



## Commercial Redevelopment

Commercial Redevelopment grants assist with the internal and external demolition of commercial and industrial buildings and clean-up of brownfields to pave the way for new development.

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**Eligible Applicants:** Cities, townships, counties, tribal governments and governmental entities created pursuant to Minnesota Statutes within the agency's service area. Multi-organization collaboration is encouraged.

**Eligible Projects:** Partial and full demolition of commercial buildings and clean-up of brownfields. Abatement expenses are eligible and considered a component of the demolition project.

### Funding

- Funded at \$1,000,000 for FY2024.
- 1:1 match per project required.
- In-kind materials and/or labor are not eligible towards the project match.
- Applications should be submitted within nine months of the project construction start date.

### Diversity, Equity & Inclusion

- The Department of Iron Range Resources & Rehabilitation works to improve economic opportunities in support of diversity, equity and inclusion in our service area.
- Diverse populations served by this program include economically distressed communities, tribal nations, black and people of color, veterans, low to moderate income neighborhoods and disabled individuals.
- Additional points are awarded to projects that serve a diverse population as listed above or utilize state certified Targeted Group (TG), Economically Disadvantaged (ED) area or Veteran-Owned (VO) vendors.

### Evaluation Criteria (100 points)

Grants are awarded to the highest scored applications using the following criteria. All evaluation criteria must be addressed in the project narrative.

#### 1. Development. (25 points)

- New development or redevelopment is planned.

#### 2. Economic impact. (25 points)

- Wages and benefits.
- Total project investment.

#### 3. Diversity, equity and inclusion. (15 points)

- Project incorporates a state certified targeted group, economically disadvantaged area or veteran owned vendor.
- Project serves an underserved community/population.
- Diverse populations that include:
  - Black and people of color.
  - Tribal nations.

- LGBTQIA+ communities.
- Disability status.
- Veterans.
- Geographic.

**4. Environmental Impact. (10 points)**

- Energy efficiency improvements or water conservation.
- Clean-up of contaminants on brownfield site.
- Supports clean energy, improves air quality or reduction of emissions or pollution.
- Installation or transition to renewable energy sources like wind and solar power.
- Project is located within an environmental justice community or population.
- Project designed and constructed using sustainable, resilient or green infrastructure for site, building or materials.

**5. Job creation and retention. (10 points)**

- # of permanent full-time jobs created.
- # of permanent full-time jobs retained.
- # of temporary full-time jobs created.
- # of temporary full-time jobs retained.
- Describe how you will measure the jobs created or retained.

**6. Project readiness and timeliness. (5 points)**

- Applicant and partner funding are secured.

**7. Removes blight. (5 points)**

**8. Program funding has not been awarded in the prior two fiscal years, to include the current fiscal year. (5 points)**

**Evaluation criteria may be waived and a grant awarded when the Commissioner determines that a project will alleviate or mitigate an emergency condition, which shall mean a threat to public health, welfare or safety caused by the status of a building or structure. Top priority is given to unanticipated urgent health and public safety concerns and will be evaluated based on:**

- Location is immediate risk to community.
- Degree of safety concerns.
- Jobs - temporary and/or permanent, created and/or retained.

**Application Checklist**

- **Project narrative.**
  - Narrative must address evaluation criteria.
- **Funding sources.**
  - List funding sources and contribution amounts.
  - Letter of intent from lending institution (if applicable).
- **Certified cost estimates and engineering/architectural plans and costs for new development, any service contract and/or materials must follow the state contracting and bidding requirements below.**

Contract or Cost of Material or Service	Quotes/Cost Estimates
Under \$25,000	Two – may be upon quotation or open market.
\$25,000 - \$175,000	Two – may use competitive bidding process or direct negotiation.
Over \$175,000	Sealed bids shall be solicited by public notice in the manner and subject to the requirements of the law governing contracts by the particular municipality or class thereof.

- **Scope of work or bid specifications must be provided for agency-funded portion of demolition project.**
- **Pre-demolition photographs.**
- **Developer business plan (if applicable).**
- **Resolution authorizing applicant to apply for and accept funds.**
- **Historic preservation requirements:**
  - If your project is listed in or located on the National Register of Historic Places and/or the State Register of Historic Places (specific to public buildings and landmarks), it must be submitted to the State Historic Preservation Office (SHPO) for review and the response letter uploaded to your application.
  - Contact the State Historic Preservation Office with questions at 651-201-3287.
- **Other documentation to support the application.**

#### **Application and Award Process**

- **Application process.**
  - Applications must be submitted through the FLUXX grants portal.
  - A short pre-application is required to determine eligibility of project.
  - A full application will be available in FLUXX once eligibility is determined.
- **Application deadline.**
  - Applications are accepted July 3, 2023 through May 31, 2024 or until program funds are substantially committed for the fiscal year, whichever occurs sooner.
  - Notify grant program administrator of any changes to application after final submission.
- **Application review.**
  - Initial review is completed by the grant program administrator for eligibility and application requirements.
  - Eligible applications are subject to a competitive review process. They are evaluated and scored based on the evaluation criteria by a minimum of three reviewers.
  - Grant program administrators do not score applications for their respective program.
  - Applications must meet the minimum required score in order to be recommended for funding.
  - Grant program administrator finalizes recommendations based on the completed evaluations, past performance of grantee and availability of program funds.
- **Application award.**
  - Grants are awarded to the most competitive applications.
  - The agency reserves the right to award all or partial funding per application.
  - Applicants will be notified by email within 30 days following application review.

- Grant award is subject to the Commissioner's final approval and must meet objectives, priorities and policies established by the Commissioner.

#### **Grant Outcome Expectations**

- Demolition CANNOT begin prior to execution of a grant contract.
- Upon receiving a grant award that is over \$175,000, it must be publicly bid. The contractor is required to be licensed and insured.
- Upon receiving a grant award, the grantee may be required to make additional documentation available that includes:
  - MPCA Intent to Demolition form.
  - Utilities disconnect form.
  - Assurance of hazardous waste removal.
  - Current tax statement for property.
- The agency reserves the right to require signage/logo acknowledging financial assistance from the Department of Iron Range Resources & Rehabilitation. Details are outlined in the grant agreement.
- Awarded projects must meet the Minnesota Prevailing Wage Statutes and the agency's board policy as stated in the grant agreement.
- Spending for project expenses within the agency's service area is encouraged.

#### **Reporting Requirements**

- A progress report is required if grant period is to exceed 12 months and annually thereafter.
- A monitoring report will be conducted by the program administrator if the grant is over \$50,000.
- A site visit may be conducted by the program administrator.
- A final report is required before final payment.
- A close out acknowledgement form may be required if there is a grant balance remaining.

#### **Public Information**

- All application information submitted is presumed to be public information pursuant to the Minnesota Data Practices Act, Minnesota Statute Chapter 13.