



# Redevelopment Grant Program

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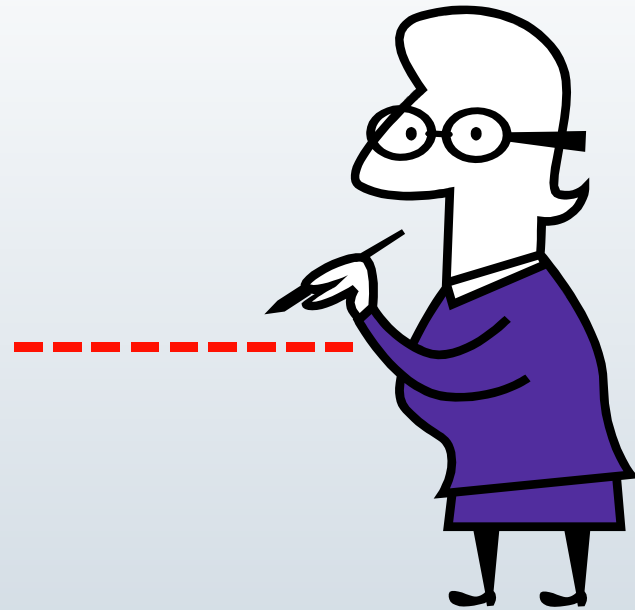
# Program Purpose

- Level the playing field by removing or assisting with extra costs of development on previously used sites
- Create jobs, increase taxes



# Eligible Applicants

- Cities
- Counties
- HRAs
- EDAs
- Port Authorities



# Eligible Projects

- Site must have been previously developed
- Redevelopment will create jobs, taxes, or other public benefits
  - Such as blight reduction, crime reduction, affordable housing, etc.
- Resolution from applicant body and municipality (if different)

# Eligible Costs

Eligible Costs	Ineligible Costs
Demolition	Development Costs
Soil Stabilization (geotechnical)	Appraisal or other application costs
Infrastructure Improvements	Project/Grant Administration
Ponding or Other Environment Infrastructure	Environmental Remediation
Interior Abatement for Re-Use (asbestos/lead)	Contingencies
Acquisition (match only)	Streetscape (landscaping, benches, planters, etc.)



# Previously Incurred Costs

- Eligible costs are those incurred after grant contract is executed
- Eligible costs incurred up to 12 months prior to application due date can be eligible as match

# Match Requirement

- Must be 50% of total eligible redevelopment costs
- Match can be from any available source

# Funds Available

\$2,000,000 approximately

50% to Greater Minnesota

50% to Metro Area





# Project Readiness

- Grants are competitive
- Apply when project is ready
- Projects must start by date listed in grant agreement
- Grant term extensions 😞
- Grant repayment

# Competitive Scoring Categories

- Contamination remediation need (15 points)
- Qualifies for and uses TIF (10 points)
- Redevelopment potential (105 points)
- Proximity to public transit (5 points)
- Projects that are multi-jurisdictional, offer affordable housing, and/or have a positive environmental impact (15 points)

# Minimum Score

- Total points available = 150
- Applications must score at least 50 points to be eligible for funding



# Application Due Dates

Applications are due on  
**August 1, 2019**

by **4:00 pm** at DEED offices

(Required: 2 paper copies and 1 electronic,  
preferably flash drive)



# Applications

Applications and instructions may be found on the DEED website:

[www.mn.gov/deed/](http://www.mn.gov/deed/)

FOR GOVERNMENT

Financial Assistance

Site Cleanup and Redevelopment Funding

Redevelopment Grant Program or

Demolition Loan Program

# Application Reminders

- Complete applications thoroughly by due date:
  - All questions answered
  - All attachments submitted (appraisals, Resolutions, etc.)
  - Closed Process
- Only Assessor or Appraiser can determine value
- Use Updated Application form

# Awarding Grants



- Grants are generally awarded approximately 6-8 weeks after submittal.
- Funds awarded must be spent within grant term

# Demolition Loan Program



# Eligible Criteria

- Same eligible applicants as Redevelopment Grants, same application deadline
- Does not require an imminent development prospect
- Eligible costs include acquisition, demolition and interior abatement
- Eligible sites must be owned by the applicant
- Vacant for at least one year
- Cannot be listed on the National Register of Historic Places

# Other Loan Information

- May pay up to 100% of costs, maximum loan amount of \$1,000,000
- 2% interest rate for maximum of 15 years
- Interest and payment free for first two years
- If development occurs, up to 50% of the remaining principal and interest could be forgiven based on development benefits



# Demo Loan Process

- Submit Demolition Loan Program Application
- Applications are due same time as Redevelopment Grant Program
- Awards typically announced at same time

# Demolition Loan Scoring Criteria

- Extent to which the existing property conditions threaten public safety
- Length of vacancy of the property
- Development potential of the property
- Proximity of the property to existing public infrastructure
- Applicant's financial condition and ability to repay the loan

# DEED Assistance

## **Brownfields and Redevelopment staff:**

Kristin Lukes,  
Director,  
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Irene Dassier,  
Administrative Support  
651-259-7449

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Project Manager,  
651-259-7634

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Project Manager,  
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# Questions?

For more information on DEED Programs, visit DEED's website:  
[www.mn.gov/deed](http://www.mn.gov/deed)