



Redevelopment Grant Program

Meeting will begin shortly



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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

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Building Demolition

Soil Stabilization (geotechnical)

Public Infrastructure Improvements

Environmental Infrastructure (ponding)

Interior Abatement (asbestos/lead)

Public Acquisition (match only)

Ineligible Costs

Interior Demolition or Rehab Costs

Development or Construction costs

Project/Grant Administration

Environmental Remediation

Appraisal or other application costs

Streetscape (landscaping, benches, planters, etc.)

Contingencies, Soft Costs, Contractor per diem

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

Project Readiness

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

Competitive Scoring Categories

- Contamination remediation need
- Qualifies for and uses TIF
- Redevelopment potential
- Proximity to public transit
- Project readiness and timeframe
- Projects that are multi-jurisdictional, offer affordable housing, and/or have a positive environmental impact

Minimum Score

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

Awarding Grants

- Past use is detriment
- Eligible costs
- Ready to go
- New project is creating jobs and taxes

Program Changes/Updates

- Application form has changed
- Additional documentation
 - TIF Slum and Blight Analysis or other evidence that the site meets the requirements for a Redevelopment TIF District
 - Geotechnical Reports (if soil stabilization costs are requested)

Redevelopment Grants – Question Break

- Will discuss deadlines, funding timelines and application logistics at the end of the presentation
- Will open up for questions

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

Funds Available

\$2,000,000 approximately

Awards split

50% to Greater Minnesota

50% to Metro Area



Application Due Dates

Applications are due on
August 1, 2022

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

(Required: 2 paper copies and 1 flash drive)

See instructions for drop off!!



Applications

Applications and instructions can be found on the DEED website:

<https://mn.gov/deed/government/financial-assistance/cleanup/>

Select 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

DEED Assistance

Brownfields and Redevelopment Unit Staff

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Questions?

For more information on DEED Programs,
visit DEED's website:
www.mn.gov/deed