**Redevelopment Incentive Grant Program**

**Guide and Application**

1. **PURPOSE**

The Redevelopment Incentive Grant Program (the “RIG Program”) was created and funded by the Dakota County Community Development Agency (CDA) in September 2006. Additional funds for environmental assessments and site clean-up/remediation will be provided by Dakota County Environmental Assessment Program for the 2017 program year. The goals of the RIG Program are to increase the tax base and improve the quality of life in Dakota County through two specific strategies: redevelopment and affordable housing development, as described below.

**Redevelopment.** Blighted and under-utilized areas do not maximize their potential economic value and can negatively impact the livability of a community. These areas often require additional service costs, especially for those sites that may require environmental remediation due to the presence or potential presence of a hazardous substance, pollutant or contaminant. The responsibility for creating redevelopment activities rests primarily with the cities. Although Dakota County cities have been proactive in promoting redevelopment, they may lack sufficient resources to adequately plan for and implement redevelopment activities. The RIG Program is intended to assist Dakota County cities with those redevelopment projects that may not be undertaken by the private market to achieve the goals stated in a Redevelopment Plan.

**Affordable Housing**. The RIG Program is intended to promote the development of affordable workforce and supportive housing. While the need for affordable housing continues to grow, the opportunities for the development and redevelopment of affordable housing are rare due to the cost and availability of properly zoned land. The inclusion of affordable housing in a Redevelopment Plan can provide benefits beyond the housing itself. Often affordable housing projects are the first to break ground in a redevelopment area and can be a catalyst for additional development. Furthermore, affordable and workforce housing units can provide both demand and potential employees for retail and commercial uses in a redevelopment area.

1. **PROGRAM INFORMATION**

**Funding Available:** $1,200,000 is available for grants provided under the RIG Program during this funding cycle. The CDA will reserve $100,000 for Redevelopment Planning Grants. The maximum RIG Planning Grant amount is $15,000. The remaining funds will be used for Redevelopment Incentive Project Grants. For those plans and projects that require an environmental assessment and/or environmental remediation and/or site clean-up, $200,000 is reserved. The maximum RIG Project Grant amount is $250,000.

**Eligible Applicants:** Eligible applicants for this program are any statutory or home rule cities in Dakota County. Only one application per city, for each grant type, will be accepted.

**Application Instructions:** It is the applicant’s responsibility to be aware of the submission requirements needed to prepare a complete application in accordance with this guide. The application consists of the RIG Program application form and all required attachments. The application form is available on the Dakota County website: [www.dakotacda.org](http://www.dakotacda.org).

The applicant shall submit the application to the Dakota County CDA no later than 4:00 p.m. on Friday, **January 20, 2017**, at the Dakota County CDA. The applicant shall submit one (1) paper copy of the executed original application and all supporting documents to the CDA, and email the application and all attachments by the deadline.

Send one paper copy of the executed original application and attachments to the following:

Dakota County CDA

Attn: Margaret Dykes

Assistant Director, Community & Economic Development

1228 Town Centre Drive

Eagan, MN 55123.

Email the application and all attachments to [mdykes@dakotacda.state.mn.us](mailto:mdykes@dakotacda.state.mn.us)

In lieu of emailed attachments, an applicant may provide the attachments on a flashdrive or other similar data storage devices to the CDA. Applications must be emailed by the deadline to ensure it was received.

Applications determined by the CDA to be incomplete or not legible will not be accepted and will be returned to the applicant. No applications, attachments or documentation will be accepted after the application due date unless requested by the CDA. Applications will not be accepted by facsimile. The CDA retains the right to reject in whole or in part any application for any reason.

Contact Margaret Dykes, (651) 675-4464 or [mdykes@dakotacda.state.mn.us](mailto:mdykes@dakotacda.state.mn.us), if you require assistance with submitting your application.

1. **DEFINITIONS**

**Activity** – Those components that will be completed as part of the Project. Activities do not in and of themselves comprise the Project for which Redevelopment Project Grant funds are requested.

**Environmental Assessment –** The assessment or evaluation of a property to identify potential environmental contamination and assess potential liability coming from that contamination and costs to clean up the site.  It includes conducting due diligence to determine who previously owned the site and how it was used, assessing the current conditions at the property, and determining if those uses or conditions present an environmental concern.

**Phase I Environmental Site Investigation** - A historical review of the property’s use, previous ownership and current conditions.

**Phase II Environmental Site Investigation** - A subsurface site investigation that includes sample collection and analysis of soil, soil gas, and surface and groundwater, as appropriate.

**Housing Affordability** - “Affordable” is defined as: (a) rental – available to households at/below 50% of the area median income; (b) owner – available to households at/below 80% of the area median income.

**Infill Development** – Residential or non-residential development that occurs on vacant sites scattered throughout more intensely developed areas of municipalities. These sites may have been undeveloped due to size, configuration, or access to other more easily developable land.

**Livable Wage Jobs** - Employment that pays $15 per hour or more in wages.

**Project –**  The redevelopment component of the larger Redevelopment Plan for which Redevelopment Grant funds are requested.

**Redevelopment –** The reconstruction, re-use or change in use of any developed property that improves the economic use and value of property. Redevelopment is usually characterized by the clearance of existing structures and new construction, and the clean-up and remediation of a contaminated site. Redevelopment may also include infill development when such sites are part of a redevelopment area. The new use may be residential, commercial, retail, industrial or other use that the city supports.

**Redevelopment Plan** – A plan approved by the city council that identifies a redevelopment area, projects and activities to be undertaken within the area; the city objectives for the Redevelopment Plan area; the financial feasibility of the Redevelopment Plan; and the land use requirements, and development or redevelopment standards.

A comprehensive plan and other city-wide planning documents do not qualify as Redevelopment Plans under the RIG Program.

**Response Action Plan** - The detailed plan to remediate and/or manage contamination at a brownfield site. Background information on site history, environmental conditions, and the planned property use is required to present the context and rationale for the proposed response actions.

1. **REDEVELOPMENT PLANNING GRANTS**

The Redevelopment Planning Grant funding is restricted to activities directly related to a future redevelopment project (e.g., market analysis, financial feasibility studies, concept development, site design, zoning studies, engineering studies, and environmental studies, environmental assessments including Phase I assessments, and development of Response Action Plans) to be developed as part of a Redevelopment Plan, as defined above. Redevelopment Planning Grants may be used to fund activities that are required to establish a Redevelopment Plan. As such, the Redevelopment Plan is not required to be in place to be eligible for a Redevelopment Planning Grant, so long as the Redevelopment Planning Grant is intended to be used to assist in the development of a Redevelopment Plan.

The application must meet the following threshold criteria to be scored:

* Application must be approved by the respective city council.
* There must be a minimum leverage rate of 1 to 1 ($1 of other funds for every $1 of Redevelopment Planning Grant).
* The city must be supportive of affordable housing and the CDA’s mission.
  + A resolution containing the following required provision must be adopted by the city: *the City is supportive of affordable housing and of the CDA’s mission, to improve the lives of Dakota County residents through affordable housing and community development.*

To apply for a Redevelopment Planning Grant, the Redevelopment Planning Grant Application and required attachments must be submitted.

1. **REDEVELOPMENT PROJECT GRANTS**

The Redevelopment Project Grant funding is restricted to the Eligible Activities, defined below, necessary to prepare for the Redevelopment identified in the Redevelopment Plan.

To apply for a Redevelopment Project Grant, the Redevelopment Project Grant Application and required attachments must be submitted

**Eligible Activities:** The Redevelopment Project Grant is restricted to the following activities that are often required in preparation for redevelopment:

* + - 1. Property acquisition (see Other Requirements below)
      2. Relocation payments to occupants of property acquired with program funds
      3. Clearance and demolition expenses related to site assemblage for redevelopment and consistent with the Redevelopment Plan
      4. Environmental investigation and/or remediation activities on the impacted site. These may include Phase II environmental site assessments, hazardous building materials survey, contaminated soil excavation and disposal, ground water remediation, contaminated soil remediation, soil vapor remediation and mitigation. Please see the Dakota County Environmental Assessment Program website for additional activities that could be funded. The website can be found here: <https://www.co.dakota.mn.us/Environment/ContaminatedSites/RedevelopingBrownfields/Pages/default.aspx>
      5. Historic preservation (rehabilitation of properties with national or local significance in order to preserve that significance)
      6. Necessary public infrastructure improvements required for the redevelopment project. including but not limited to parking structures, sewer and water, sidewalks, street reconstruction, and stormwater management systems
      7. Streetscape within the redevelopment area
      8. Geotechnical corrections to soil conditions that require extraordinary expense to remediate

**Ineligible Activities:** The Redevelopment Grant cannot be used toward the following activities in a redevelopment project:

1. Construction and associated soft costs related to the project to be built on the redeveloped site
2. Costs not included in the application, including those incurred prior to the award date
3. Rehabilitation of non-historic buildings or house moving
4. Administration expenses
5. Public facilities such as city halls, city parks, city water treatment facilities, etc.

**Threshold Criteria:** Applicants must first meet the following threshold criteria to be considered for funding. No points are assigned to these criteria.

1. Proposed activities must be identified in the Redevelopment Plan
2. Application must be approved by the respective city council by resolution that includes the Required Resolution Provisions (attached).
3. Application must demonstrate a minimum leverage rate of 2 to 1 ($2 of other funds for every $1 of Redevelopment Grant).
4. Letter of support for the redevelopment project from the current property owner.
5. The city must be supportive of affordable housing and the CDA’s mission, as demonstrated by the city’s adoption of the Required Resolution Provisions (attached).

**Competitive Criteria:** If the application meets all threshold criteria, the application will then be reviewed and ranked on the following competitive criteria. To be eligible for RIG funding, the application must meet a minimum of 20 points in Competitive Criteria #3 - #7, as defined here:

1. Leverage. Applications should include a variety of other funding sources committed to the project. Other funding sources could include CDBG, TIF, DEED, Metropolitan Council grants, or other public and private resources. Evidence of funding commitments must be submitted with application. Leverage is applied to both the Redevelopment Plan and Project. [10 Maximum Points]
2. Readiness to Proceed. The applicant should be ready to proceed with the identified project upon funding award (e.g. zoning approvals in place, site control secured, financing commitments in place). Readiness to Proceed is applied to the Project. [15 Maximum Points]
3. Housing Affordability. Preference will be given to Redevelopment Plans and Projects that include workforce or supportive housing units. Housing Affordability is applied to both the Redevelopment Plan and Project. [20 Maximum Points]
4. Economic Benefit. The project should have a defined impact on the local economy. This impact is measurable through growth in property taxes and new and/or retained Livable Wage Jobs. Economic Benefit is applied to the Redevelopment Plan. [15 Maximum Points]
5. Environmental Improvement. Redevelopment Plans and Projects that will protect, preserve or enhance the environment are encouraged. Projects should facilitate the investigation and/or cleanup of sites to promote public health and safety, and protect and improve the environment in addition to providing economic and community benefits.  Applicant should work with Dakota County Environmental Resources Department and State agencies to identify the optimum remedy Environmental Improvement is applied to both the Redevelopment Plan and Project. [20 Maximum Points]
6. Smart Growth Concepts. Redevelopment Plans should consider the connections to public transit, walkable neighborhoods, compact development, preservation of open space, inclusion of green space, and a mix of land uses that can help the economic viability of an area and build a sense of community. Smart Growth is applied to the Redevelopment Plan. [10 Maximum Points]
7. Removal of Blight. Points will be awarded to projects that demolish blighted properties and/or properties with obsolete structures beyond their useful life. For purposes of this application, “slum or blight” applies to structures detrimental to the safety, health, morals or welfare of the community by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these factors. Removal of blight is applied to the Project. [10 Maximum Points]

**Other Requirements:** Property acquisition may be undertaken by a public, private or non-profit entity as part of a redevelopment project. In all instances, the CDA will provide the Redevelopment Incentive Project Grant to the city as grantee, which in turn, will provide those funds to another acquiring entity if necessary. The corresponding grant agreement will specify conditions whereby the acquiring entity will have no recourse to the CDA in matters related to the acquisition of real property.

If federal funds are used in whole or in part for a project, including property acquisition, clearance and/or construction, all provisions of 49 CFR 24.101 (the Uniform Relocation Act or URA) must be followed. With all funding sources, the cost of property acquisition must be based on a determination of fair market value as derived from an independent appraisal and/or county assessed value. If the final acquisition price exceeds the appraised value, the Redevelopment Incentive Grant must be less than this value with the additional cost being paid by public or private matching funds.

Minnesota Statutes 117.50 et. seq. and related case law also require that in all acquisitions undertaken by an acquiring entity without federal participation, the authority must provide relocation assistance as a cost of acquisition. Additionally, the Minnesota Supreme Court held in In Re Wren, 699 N.W.2d 758 (Minn. 2005) that an authority may be responsible for certain relocation costs when property is acquired by a private developer if the activities of the authority and the developer are so intertwined to produce a joint acquisition of the project.

As identified in the Competitive Criteria, leverage of other funding sources is a requirement to apply for a RIG grant. In addition to identifying leverage, the applicant shall also explain in a narrative how they have exhausted other resources for the project.

1. **SELECTION**

Applications will be reviewed by CDA staff. Those applications that include an environmental improvement component will also be reviewed by Dakota County Environmental Resources staff. Applications must be complete and received at the CDA by the due date. Applications meeting the threshold criteria and scoring highly on the competitive criteria will be submitted to the CDA Board of Commissioners for approval. After selection and approval by the CDA Board of Commissioners, the CDA will issue a letter of commitment and enter into a grant agreement with the city.

1. **GRANT AGREEMENT**

CDA staff will work with the city and enter into a Grant Agreement. This agreement will detail the terms and conditions of the grant and allow for the release of funds to the city. The grant agreement will require funds to be spent within 18 months of the date of the agreement. Waivers and extensions to any provision in the agreement requested by the grantee will be considered on a case by case basis depending on the merits of the request. Grant recipients may request one 12-month extension to be approved administratively for those projects that are making substantial progress towards completion. Projects that are not underway within 18 months from the award date are not eligible for an extension.

Grants will be paid on a reimbursement basis. Grantees will be required to submit semi-annual progress reports to the CDA.

**REDEVELOPMENT PROJECT GRANT APPLICATION**

**Introduction**. This application requests information about the redevelopment plan, project, and activities. The Redevelopment Plan question portion of the application refers to the entire redevelopment area. The project and activity question portion of the application refers to the specific work to be completed in the redevelopment plan area.

**General Information**

Project Name:

Applicant City:

Applicant Address:

Application/Project Contact:

Contact Email Address:

Phone Number:

Authorized Official(s) for Execution of Contracts (name and title):

How much funding are you requesting?

What Redevelopment Project and activities will be funded by the RIG Program? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**I. REDEVELOPMENT PLAN QUESTIONS**

1. Describe the Redevelopment Plan including the city’s goals and need for the Redevelopment Project Area and anticipated businesses, housing units, and other proposed components. Please explain the public benefit of the plan. *Attach copy of Redevelopment Plan.*

2. Has an end user committed to redevelopment of site?

*If end user committed, attach documentation of commitment.*

3. Provide a brief history of the site including previous uses, activities, prior or existing contamination, and other attempts at redevelopment.

4. Describe redevelopment within the Redevelopment Plan that has already been completed or is currently underway.

5. Smart Growth. Describe how the Redevelopment Plan incorporates strategies that maximize public investments in transit and other public infrastructure, and efficiently use land. Strategies may include incorporating a range of housing choices, proximity to public transit, pedestrian-friendly design, incorporating public and private green space or other public gathering areas, mixed land uses, storm water management improvements, and community building elements.

6. Leverage. Itemize all other funding sources that have been or will be used to complete the goals of the Redevelopment Plan. Please include all previously awarded RIG grants.

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| --- | --- | --- | --- |
| Source of Funds | Amount | Committed | Pending |
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| Total: |  |  |  |

Itemize expenses for the completion of the Redevelopment Plan goals.

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| Itemized Use of Funds/Expenses | Costs | Funding Source |
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|  |  |  |
| Total: |  |  |

7. Environmental Benefits.

* Has an environmental assessment been completed for the Redevelopment Plan area? \_\_\_\_\_\_\_\_\_\_
* If so, what level of investigation was done as part of the Redevelopment Plan? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* Has the Redevelopment Plan area been found or suspected to be contaminated?
* Does your Redevelopment Plan include the cleanup of contaminated soils, hazardous waste or materials? If yes, please describe information on type of cleanup, what measures have been taken to address the contamination, consultant reports, and/or Response Action Plan.

Describe positive environmental impacts of the redevelopment plan. How does this project resolve or mitigate environmental impacts discussed in the Redevelopment Plan?

8. Housing Affordability. Indicate the number of housing units planned in the Redevelopment Plan. *Attach separate sheet if necessary.*

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Total # of Units | # of Owner Units | # of Rental Units | Proposed Rents/ Sales Prices |
| Single Family |  |  |  |  |
| Townhouse |  |  |  |  |
| Apartments/Condominiums |  |  |  |  |
| Duplexes |  |  |  |  |
| Other: |  |  |  |  |

Will any existing affordable housing be demolished?

If yes, please explain.

Will there be any mechanisms to ensure long-term affordability?

If yes, please describe.

9. Economic Benefits

What are the current property taxes for the Redevelopment Plan area? Pay Year

What will the estimated property tax be after redevelopment? Pay Year

How was this figure determined?

Who determined it?

Project the number of new jobs created after redevelopment. Total new jobs = FTEs.

Number of new jobs with wages greater than $15.00 per hour =

Project the number of jobs retained after redevelopment. Total retained jobs = FTEs.

Number of retained jobs with wages greater than $15.00 per hour =

II. PROJECT AND ACTIVITY QUESTIONS

Project site address(es):

Acreage of site: Number of parcels:

Is the Project site publicly or privately owned?

Current Project site owner(s):

Current appraised or assessed value of the site:

Projected appraised or assessed value of the site after Redevelopment:

*Attach the appraisal or assessor’s current and projected values.*

After Redevelopment is complete, what portion of the Project site be publicly and privately owned? Public: Private:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Post-redevelopment Project site owner(s):

When has/will the acquisition be completed?

Legal description of Project site *(may be separate attachment)*:

Identify any other Project partners such as developers, consultants, and regulating/permitting agencies.:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Describe the Project including location map, photos, and current and projected site plans. Maps should include property boundaries, north arrow, and bar scale.

2. Describe the activities that are part of the Project. Is demolition of slum or blighted buildings or other structures an activity of the Project? What is the end use of the Project site? How does the Project fulfill the Redevelopment Plan?

3. Has an environmental assessment been completed for the Redevelopment Project? \_\_\_\_\_\_\_\_\_\_

If so, what level of investigation was done as part of the Redevelopment Project? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Has the Redevelopment Project site been found or suspected to be contaminated?

Does your Redevelopment Project include the cleanup of contaminated soils, hazardous waste or materials? If yes, please describe information on type of cleanup, what measures have been taken to address the contamination, consultant reports, and/or Response Action Plan.

Describe positive environmental impacts of the activities that are part of the Project.

3. How many residential buildings are on Project site? Commercial buildings?

How many residential buildings are vacant? Commercial buildings?

4. Describe how the Project will make more efficient use of the site.

5. Leverage. Itemize all other funding sources for the Project and the Activities identified as part of the Project.

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| --- | --- | --- | --- |
| Source of Funds | Amount | Committed | Pending |
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| Total: |  |  |  |

Itemize Project expenses for each Activity. *Be as detailed as possible.*

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| --- | --- | --- |
| Project Activities/Expenses | Costs | Funding Source |
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| Total: |  |  |

6. List other sources of funds requested or considered but not obtained for the Project, and explain why they were not obtained, to the best of your knowledge. (The purpose of this question is to ensure all funds have been exhausted.)

7. If the project includes property acquisition, clearance and/or construction activities, describe how owners, tenants, and businesses will be temporarily or permanently relocated within the Redevelopment Plan. *Attach relocation plan, if applicable.*

8. Readiness To Proceed. Please provide detailed project timeline with all actions, phases, and anticipated dates for completion.

9. Please indicate whether any of the following entitlement or due diligence actions are required or have been completed for the Project:

Comprehensive plan amendment: Status:

Environmental review: Status:

Market or feasibility study: Status:

Zoning amendments or variances: Status:

**Redevelopment PLANNING Grant Application**

**General Information**

Planning Project Name:

Applicant City:

Applicant Address:

Application/Project Contact:

Contact Email Address:

Phone Number: Fax Number:

Authorized Official(s) for Execution of Contracts (name and title):

How much funding are you requesting?

**Planning Area Information** *(supply information if known)*

General location of plan area

Acreage of Area: Number of Parcels:

Are properties in the area publicly or privately owned? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Current Owner(s):

Current Appraised or Assessed Value of the Area:

Projected appraised or Assessed Value of the Area after redevelopment:

*Attach the appraisal or assessor’s current and projected values.*

After redevelopment is complete, will the site be publicly or privately owned?

Post-redevelopment Site Owner(s):

When has/will the acquisition be completed?

Legal Description of Site: *may be attached*

*Provide a location map, photos, and current site plan. Maps should include property boundaries, north arrow, and bar scale.*

*Attach a brief history of the site including previous uses, activities, prior or existing contamination, and other attempts at redevelopment.*

How many residential buildings are on site? Commercial buildings?

How many residential buildings are vacant? Commercial buildings?

**Project Information**

Describe the city’s goals and need for this project. Please explain why the redevelopment plan is needed.

Describe the type and scope of the planning project.

What outcome or product will the planning project help identify?

Describe how this planning project fits into the pre-redevelopment activities.

Describe the redevelopment project, if established, for which this planning project is a component.

Who will perform this planning project?

Identify any other Project partners such as developers, consultants, and regulating/permitting agencies.:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Describe all other funding sources.

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| --- | --- | --- | --- |
| Source of Funds | Amount | Committed | Pending |
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| Total: |  |  |  |

When is the planning project expected to be completed?

**REQUIRED RESOLUTION PROVISIONS**

WHEREAS, the City of has identified a proposed project within the City that meets the Dakota County Community Development Agency (CDA) Redevelopment Incentive Grant program’s purposes and criteria; and

WHEREAS, the City has established a Redevelopment Plan of which the proposed project is a component; and

WHEREAS, the City has the capability and capacity to ensure the proposed project be completed and administered within the Redevelopment Incentive Grant program guidelines; and

WHEREAS, the City has the legal authority to apply for financial assistance; and

WHEREAS, the City is supportive of affordable housing and of the CDA’s mission, to improve the lives of Dakota County residents through affordable housing and community development.

NOW THEREFORE BE IT RESOLVED that the City of approves the application for funding from the Dakota County CDA Redevelopment Incentive Grant program.

BE IT FURTHER RESOLVED that upon approval of its application by the Dakota County CDA, the [insert authorized official’s name] , the [insert authorized official’s title] , is hereby authorized to execute such agreements as are necessary to receive and use the funding for the proposed project.