

2021 Blight Elimination Grant

*For Redevelopment Ready Communities
To address public safety and health issues*

The Michigan Department of Treasury and the State Land Bank Authority (SLBA) are pleased to announce a joint blight elimination grant opportunity for fiscal year 2021. Up to \$200,000 is available for Michigan Economic Development Corporation's Redevelopment Ready Communities (RRC) to address blight in their communities. A total of \$800,000 is to be awarded.

Maximum Award: The maximum award per proposal will be \$200,000.00. Only one proposal per RRC will be accepted.

Eligible Applicants: Only projects in certified *redevelopment ready communities* as listed by the Michigan Economic Development Corporation (MEDC) are eligible. Eligible applicants' includes including city, village, township, county or land bank. Property must be publicly owned. The proposed use of funds must be completed by September 1, 2021. Payment to the grantee will be on a reimbursement basis.



Eligible Projects: Only projects that can be completed by September 1, 2021 AND that pose an immediate public safety or health risk are eligible. All documentation for final payment must be submitted by September 5, 2021.

Priority shall be given to proposed blight elimination project that pose an immediate risk to public safety and health of the community residents, which may include, but are not limited to:

- Has had utilities, plumbing, heating or sewerage disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for the intended use.
- Has contamination requiring immediate remediation.
- Failure to demonstrate any immediate public safety and health issue may lead to disqualification of the application.

Evaluation: Proposals will be evaluated based on their anticipated impact in promoting public safety and health, enhancing economic development, public and private investment in the project, and their alignment with a local place plan or other placemaking effort.

Scoring:

SCORE	CRITERIA
25 TO 30	application demonstrates that the project meets the criterion exceptionally well
20 TO 24	the project serves the goal to a high degree
10 TO 19	the project serves the stated goal
0 TO 9	the project marginally serves the goal

Administration of Project Funds: Applicants must demonstrate the capacity to administer the grant funds in a cost-efficient manner and to meet applicable deadlines including specific information on staffing, status of procured contractors and ability to procure and manage the project. Applicants may be asked for additional information and documentation.

SLBA will conduct a kick of meeting for awardees. These will be held via a Microsoft Teams meeting or similar venue. Topics include identifying and handling environmental issues, hiring qualified contractors, how to verify state required licenses and notifications, and documentation needed.

Additionally, SLBA will provide informational guidance to assist local units in establishing their own local mechanism(s) to address blight removal/demolition using the Brownfield Redevelopment financing Act (Act 381 of 1996, as amended). SLBA staff is prepared to guide/assist any applicant, awarded or not awarded grant funding, in this matter.

Allowable Costs: No funds may be expended on project administration including project management. Funds may be spent on project related activities including but not limited to demolition costs, permit fees, abatement of hazardous materials, air-monitoring at demolition sites, remediation of contaminants, site grading, the replacement of damaged sidewalk and/or re-curbings at the street, and seeding. Only reasonable and necessary costs that are directly related to the project are allowed and are supported by the solicitation of bids following local procurement policies are eligible. Funds may not be used for property acquisition or redevelopment.

Reporting: Grantees will be required to provide regular, written progress reports to the State Land Bank detailing work completed by address, a detailed accounting of the project, project milestones and other relevant information.

Reallocation of Funds: Funding commitments will be revoked, and the funds reallocated if the applicant fails to provide necessary information, fails to meet deadlines, fails to secure the necessary agreements and approvals within the established timeframes, or otherwise fails to cooperate with State partners in a manner sufficient to all for the satisfactory completion of the project. Remaining funds may be reallocated according to scores of unfunded proposals, or parts of proposals, submitted as part of this application process. Use of unlicensed or unqualified contractors will result in loss of funding commitment.

Contact Information:

State Land Bank Authority
PO Box 30766
Lansing, MI 48909
Main Phone: (517) 335-8212

Grant Managers:

- Linda Horak, SLBA, Property Analyst, (517) 648-1195, horakl@michigan.gov
- Jeff Huntington, SLBA, Property Manager, (810) 931-8592, huntingtonj@michigan.gov
- Rodney Taylor, Treasury, Administrator, (517) 241-7029, taylorr23@michigan.gov

GRANT APPLICATION REQUIREMENTS

Applications must be submitted in PDF format by e-mail to landbank@michigan.gov by 5:00 p.m. on **APRIL 19, 2021**. Late applications will not be considered. Applications will be evaluated by the both the State Land Bank Authority, Department of Treasury and Michigan Economic Development Corporation (MEDC). Decisions on selected projects are expected around May 7, 2021. Project work will begin as soon as possible following the executing of a grant agreement.

Site control for all properties submitted for the project must be submitted with the proposal. Site control means one of the following: 1) owned by applicant; 2) owned by local governmental entity and a written agreement has been executed allowing applicant to undertake the demolition activity.

All funded work must be completed, and funds expended by **September 1, 2021**. Final reimbursement paperwork must be submitted by **September 5, 2021**. This is a reimbursement grant.

Questions - Questions about the application may be e-mail to landbank@michigan.gov by April 7, 2021 at 5:00 pm. Answers to all questions will be posted on the State Land Bank Authority's website (Michigan.gov/landbank) on April 9, 2021.

Application Format: A complete application must include all of the following information, as well as address all the relevant scoring points for full consideration. Applicants are encouraged to prepare a simple, easy to read application.

➤ **Applicant Information:**

- Applicant Name, Full Address, County
- Point of Contact Name, Title, Address, Phone, Email

➤ **Project Summary:**

- Provide a brief, but descriptive, narrative including a description of the project area and proposed work to be completed.

➤ **Detailed Project Description:**

- Provide the full address, condition assessment, ownership information and current photos demonstrating its current condition.
- Disclose any known environmental problems.
- Identify any property slated for demolition that is in an historic district or listed in the National Register of Historic Places and attach appropriate approvals for demolition.
- Provide a map of the project area.
- Provide any supplemental documentation to support that the proposed project addresses an immediate public safety or health issue.
- Describe the plan for restoring the land after the project and/or the planned reuse of the land. Include details on how this funding will support other economic development opportunities in the area.

➤ **Fiscal Responsibility:**

- Identify the entity responsible for procuring contractors.
- Provide a copy of policies and procedures for procuring contractors, including required credentials and other selection criteria.

➤ **Budget:**

- Applicants must provide a detailed project budget estimate and narrative, including other funding sources, as applicable. Assistance is available prior to grant submission in helping the community understand the budget items for their property. Contact Linda Horak for assistance.

➤ **Projected timeframes:** Estimated work start and finish dates, and other project timeframes.

Scoring Project Criteria:

Be sure your application submission details how your proposed demolition meets the following criteria.

- **Public Safety and Health (12 possible points):** Explain how the project will eliminate an immediate risk to public safety or health. For example, a project that targets demolition to eliminate unsafe structures near a school, hospital, business district, or core neighborhood institution increases public safety; remediation of contaminates eliminate a public health hazard. Included additional information such as the condition of the property, environmental reports, any incidents of trespass or criminal activity at the site, etc. ***Failure to demonstrate any immediate public safety and health issue may lead to disqualification of the application.***
- **Economic Development Opportunities (9 possible points):** Explain how the project will complement or enhance any existing economic development, or bring new economic development, in or near the project area. An economic development opportunity may be any recent or current public or private investment project intended to have a positive economic effect within the community, such as downtown redevelopment. Include any details available about plan for redevelopment of the subject property or how existing or planned redevelopment on surrounding properties may be positively affected.
- **Local Support and Additional Investment (9 possible points):** Detail the degree of local government support, community engagement in the planning process and community support for the proposed project. Describe any additional public or private investment including matching funds or other funding sources. Letters of support are highly suggested as a demonstration of this support.