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**COMMUNITY DEVELOPMENT** >

- > Quality of Life.....
  - Entertainment and Recreational opportunities
  - Land use patterns
  - Preservation of historic and culturally significant buildings and districts
  - Population and building densities
  - Access to basic goods, services and public amenities
  - Respect for diversity and cultural identities
  - Housing opportunities




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**WEDC COMMUNITY DEVELOPMENT GRANTS** >

- > **Brownfield Grant:** Grants for developing commercial and industrial sites that have been adversely affected by environmental contamination
- > **Site Assessment Grant:** Grants to assist with conducting initial environmental assessment and demolition activities on eligible commercial and industrial sites
- > **Idle Sites Redevelopment Program:** Grants for the implementation of redevelopment plans for large industrial or commercial sites that have been idle, abandoned or underutilized for at least five years
- > **Community Development Investment Grant:** Grants for shovel-ready projects with particular emphasis on downtown community-driven efforts that generate private investment.




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### BROWNFIELD GRANT PROGRAM >

- > Funds for investigation and remediation of contaminated properties with a firm redevelopment plan **and** identified end-user
- > Grant: Up to \$500,000 – 70% Match expected
- > FY17 funding: \$4,500,000
- > Eligible Applicants: local governments, businesses and individuals
- > Eligible activities include:
  - Site investigations and remedial action plans
  - Environmental remediation
  - Tank / hazardous waste removals, asbestos abatement
  - Building demolition or rehabilitation
  - Infrastructure Improvements
  - Vapor intrusion systems




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### Brownfield Grant Projects >



- > **St. Anne Center (Milwaukee)**
  - \$147,000 for remediation of a vacant 7.5-acre brownfield site into an 88,000 sf intergenerational care facility located in an inner city neighborhood.



- > **Revitalize Grafton, Inc.**
  - \$336,815 for remediation of 13 properties including a former lumberyard creation of 72 residential apartments and 10,000 sq. ft. of commercial space.



- > **West Gateway, Inc (Cross Plains)**
  - \$288,000 for remediation of the former Zander Creamery for a \$6.2M three-story apartment building with 45 units.




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### SITE ASSESSMENT GRANT PROGRAM >

- > Provided for conducting initial environmental assessment and demolition activities. Firm redevelopment plan is **not** required.
- > Grant up to \$150,000 - 33% Match
- > FY17 funding: \$1,000,000
- > Eligible Applicants: Local units of government and RDAs
- > Eligible Costs: Phase I & II environmental assessments, site investigations, remedial action plans, tank / hazardous waste removals. Demolition and asbestos abatement associated with demolition is eligible if it benefits the environmental assessment or investigation




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### Site Assessment Grant Projects >



> **Village of Waunakee**

- \$150,000 for investigation of a blighted and tax-delinquent industrial property located near the downtown of the community.



> **City of Mauston**

- \$60,322 in funding site investigation and demolition activities on the blighted one acre site of the former Mauston Feed Mill



> **City of Medford**

- \$24,214 towards site assessment and demolition of a former furniture repair facility.




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### Idle Site Redevelopment Program >



> **City of Waterloo**

- \$800,000 for a 20-acre former printing facility generating \$17M local investment in residential, commercial and light industrial development.



> **City of Wausau**

- \$1m for the development of six riverfront commercial and industrial parcels (21 acres) needing utilities, public parking and public space for mixed-use development.



> **City of Madison**

- \$500,000 for the redevelopment of the former Garver Feed Mill for food production focused businesses.




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### COMMUNITY DEVELOPMENT INVESTMENT GRANT PROGRAM >

- > CDI grants support economic development efforts with an emphasis on downtown, community driven efforts with committed private investment.
- > Grant: Up to \$250,000 – 75% Match
- > FY17 funding: \$3,000,000
- > Eligible applicants: Local units of government
- > Eligible activities include
  - Building renovation or historic preservation
  - Demolition
  - New construction
  - Infrastructure investment




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## CDI Grant Projects



### > City of Superior

- \$250,000 for renovation and preservation of an 1892 building for commercial and residential use in downtown Superior.



### > City of Baraboo

- \$250,000 for a \$3.2 million renovation of the downtown historic Al Ringling Theatre.



### > City of Burlington

- \$200,000 for a \$1.4 million renovation of vacant downtown property into expanded coffee shop, bakery and event space




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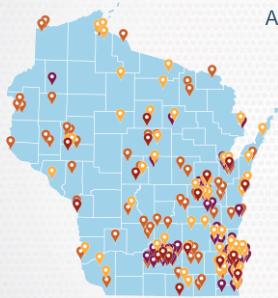
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## Community Development Programs



Awards from FY12 – FY18:

- 131 Brownfield Grants
- 105 CDI Grants
- 73 Site Assessment Grants
- 19 Idle Site Grants

Totalling **\$85,526,877** in assistance

FY 2012 through FY 2018 (\*to date)  
Brownfield, SAG, Idle Site and CDI Program Awards




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## QUALITY PROJECTS DEMONSTRATE.....

- > Assistance will be "gap financing"
- > Impact on community
  - Infill Development
  - Public/private partnerships developed
  - Creation of jobs, increase of the tax base and stimulates private investment
  - Catalyst for further development growth
  - Community wide support
  - Blight removal
  - Affect on "Main St" / Traditional business districts
- > Complementary to past planning efforts
- > Financial need (public and private sector)
- > Readiness to proceed (Shovel ready w/financial commitments)




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### WHAT IS AN ACCEPTED APPLICATION? >

- > After you submit your application and materials to your REDD, they input into our system and Underwriting is notified.
- > Underwriting will review the materials to determine if all required parts of the application have been submitted and completed.
  - Application
  - Budget
  - Certification statement
  - Any other required documents for that program (financial commitment, estimates, etc...)
- > If application is missing documents or documents are not fully completed, the application is sent back to the REDD to ask for more information.
- > If the application is deemed complete, Underwriting will accept the application.
- > The application accepted date can be used as your project start date.




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### TIPS TO GET AN ACCEPTED APPLICATION >

- > **ALL PROGRAMS**
  - Completed application – fill in all applicable boxes.
  - Signed and dated certification statement. Also, please read the certifying question at the end of the statement and check the box that applies.
  - Filled in budget table – make sure to complete the headers and check the math.
  - Signed and dated W-9.
  - If you marked “yes” to any question under the Legal Proceedings section on application, please provide a detailed explanation.
  - Complete and detailed narratives for project.




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## TIPS TO GET AN ACCEPTED APPLICATION

### BROWNFIELD

- Third-party estimates – these must be from a third party. These totals should add up to the amounts on the budget.
- Firm financial commitment
  - If coming from bank loan, the commitment needs to show the terms of the loan.
  - If coming from equity/personal funds, we can use a copy of bank statement or recent financial statements.
- Full Phase I and II report completed within past five years. If another document has been completed within the past five years (MMP, SI Workplan, etc.) that shows that conditions at the site has not changed since the past Phase II, we could accept these in their place.
- Provide detailed narrative on possible viable causer or why you believe there is no viable causer.




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## TIPS TO GET AN ACCEPTED APPLICATION

### SITE ASSESSMENT GRANT

- Third-party estimates – these must be from a third party. These totals should add up to the amounts on the budget.
- Firm financial commitment
- If WAM funding is being used, provide copy of approval letter that shows the amount of award.
- Provide detailed narrative on possible viable causer or why you believe there is no viable causer.
- Documentation showing you have legal access to property to perform the work.




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## TIPS TO GET AN ACCEPTED APPLICATION

### IDLE SITES REDEVELOPMENT GRANT

- Approved resolution to apply for WEDC ISR grant.
- Redevelopment plan for the project. A Developer's Agreement can be submitted as long as it discusses the specific work to be performed with the outcomes of the project.
- Documentation showing you have legal access to property to perform the work.
- Committed funding for all eligible project costs




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## TIPS TO GET AN ACCEPTED APPLICATION

### > COMMUNITY DEVELOPMENT INVESTMENT GRANT

- Approved resolution to apply for WEDC CDI grant.
- Completed budget on WEDC budget template.
- Project narratives should be detailed. This helps Underwriting fully understand the project and the need for CDI funding.
- If more than one project address, please provide. This includes if the address will be changing and that new address is available. This will help eliminate amendments in the future.




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## YOU HAVE AN ACCEPTED APPLICATION, NOW WHAT?

- > Once you are notified you have an accepted application, you can begin work (at your own risk). There still could be quite a few weeks before you get a contract to review and sign.
- > An accepted application **does not** mean funding has been approved.
- > After the application gets accepted, the Underwriter begins its full review process and writes a Staff Review. The review goes through a peer-review process called Underwriting Review Group (URG).
- > If no changes or updates at URG, you will be sent Terms and Conditions. If you approve, a draft contract will be reviewed internally then the draft will be sent out to you to review.
- > The Staff Review will then go to the Management Review Committee for approval. If no additional review committees need to sign off, the funding will be committed for the project and a final contract will be sent out for execution.
- > At any time during the processes above, more questions may arise and more documentation may be requested.




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## THANK YOU!!

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