

**TO: MAYOR AND CITY COUNCIL**

**FROM: Neil Jensen, City Administrator**

**SUBJECT: Redevelopment Grant Application (Kwik Trip/Nursing Home)**

**MEETING DATE: October 15, 2024**

**BACKGROUND**

Kwik Trip is requesting the City of Cannon Falls apply for the Redevelopment Grant that helps communities with the costs of redeveloping areas that are blighted and vacant. This fits the nursing home to a tee with it being closed and starting to get vandalized.

This grant will help Kwik Trip with a 50% match on the demolition of the building and misc. site work that fits into the grant program.

There will be no cost to the City of Cannon Falls except the grant application and processing.

**STAFF RECOMMENDATION**

Please make a motion to approve the Redevelopment Grant Application for the nursing home site on behalf of Kwik Trip.

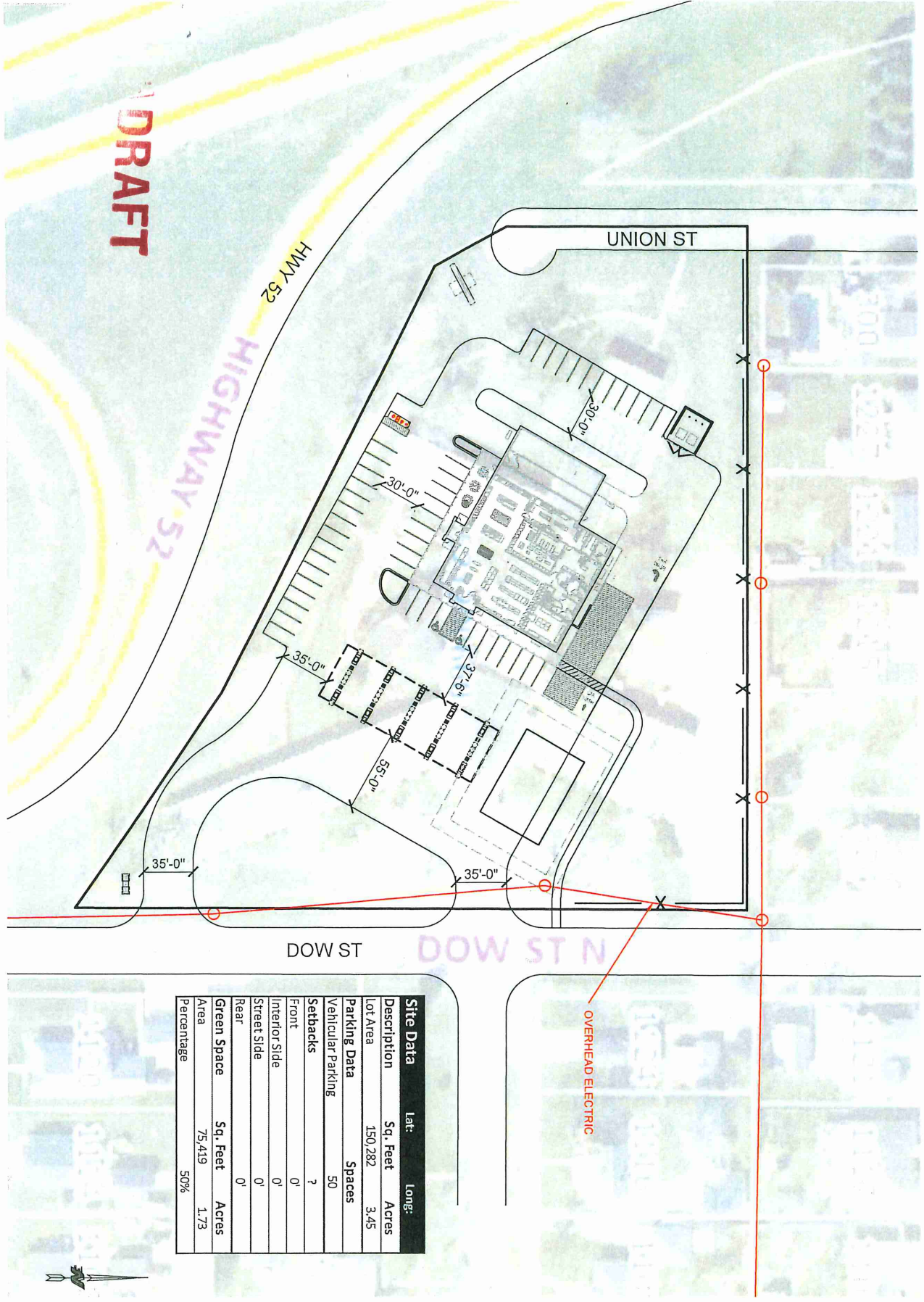
**REQUESTED COUNCIL ACTION**

Please make a motion to approve the Redevelopment Grant Application for the nursing home site on behalf of Kwik Trip.

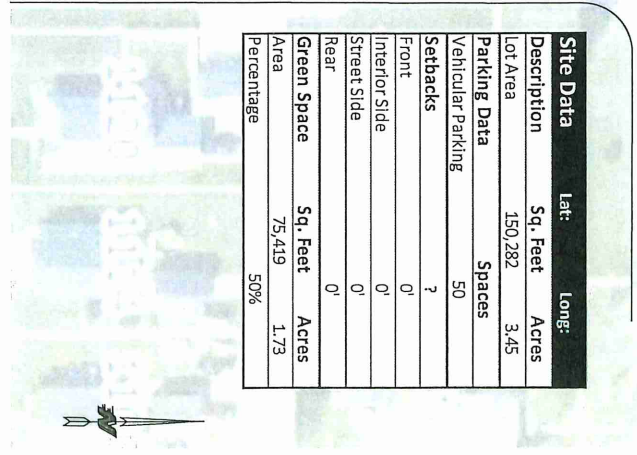
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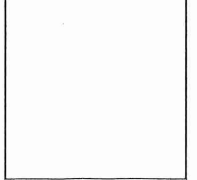
Site Data		Lat:	Long:
Description	Sq. Feet		Acres
Lot Area	150,282		3.45
Parking Data	Spaces		
Vehicle Parking	50		
Setbacks	?		
Front	0'		
Interior Side	0'		
Street Side	0'		
Rear	0'		
Green Space	Sq. Feet	Acres	
Area	75,419	1.73	
Percentage		50%	







KWIK TRIP, Inc.  
 P.O. BOX 2107  
 1100 WEST  
 LA CROSSE, WI 54602-2107  
 Ph. (608) 781-8988  
 FAX (608) 781-8950



**PROPOSED SITE PLAN**

**GEN 3 CONVENIENCE STORE #XXXX**  
**WITH 10 MPD, 1-BAY CW**

DOW ST & HWY 52  
 CANNON FALLS, MN  
 LAT 44.50904, LONG -92.91731

#	DATE	DESCRIPTION

DESIGNED BY: \_\_\_\_\_

SCALE: 1" = 60'-0"

REAL ESTIMATE: L. WAGEN

DATE: 2/24/2023

SHEET: SP3

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

REAL ESTIMATE: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: \_\_\_\_\_

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# Program Information

## Who is eligible?

Eligible applicants for this program are statutory or home rule charter cities, economic development authorities, housing and redevelopment authorities, counties, or port authorities. While these are the eligible applicants, the site can be either privately or publicly owned.

## What sites are eligible?

Only sites that have been previously developed, and the need to redevelop the land into a different and/or more productive use exists, qualify for a Redevelopment Grant. Sites which were never historically developed with buildings or infrastructure (i.e., cornfield) do not qualify. This program is not intended for parties that have operated on the site long-term, but rather to assist new parties with site redevelopment. The Redevelopment Grants pay for up to 50% of the redevelopment costs for a qualifying site.

## Eligible & Ineligible Costs

### Eligible Costs

- Public acquisition\*
- Demolition costs (as defined by Minn. Stat. 116J.572 (<https://www.revisor.mn.gov/statutes/cite/116J.572>))
- Interior environmental abatement (e.g., asbestos abatement, lead paint abatement)
- Public infrastructure improvements\*\* (e.g., water, sanitary, and storm connections, public sidewalks, public street or sidewalk lighting, public roads, etc.)
- Environmental infrastructure (e.g., stormwater ponding or system, etc.)
- Geotechnical soil correction (must submit a geotechnical soil evaluation)

*\*Although the statute recognizes acquisition as an eligible expense, DEED will only consider public acquisition, and these costs are only eligible as matching costs.*

*\*\*Although these costs are eligible, they should not be the sole costs of the grant request.*

### Ineligible Costs

- Construction costs
- Building rehabilitation costs (including interior demolition)
- Environmental remediation (i.e., soil, groundwater, and/or vapor contamination)
- Project/grant administration
- Work performed or fees charged by the grantee or another public entity
- Costs of appraisals or other application costs
- Streetscaping/landscaping (including rain gardens)
- Soft costs (e.g., performance bonds, insurance, etc.)

- Contingencies

## Priorities

1. Need for redevelopment in conjunction with contamination remediation needs. *Maximum = 15 points.*
2. Redevelopment project meets current tax increment financing requirements for a redevelopment district and tax increments will contribute to the project. *Maximum = 25 points.*
3. Redevelopment potential within the municipality. *Maximum = 85 points.*
4. Proximity to public transit if located in the metropolitan area. *Maximum = 5 points.*
  - Multi-jurisdictional projects that consider the need for affordable housing, transportation, and environmental impact. *Maximum = 15 points*

## Application Information

### Application Deadlines

The Redevelopment Grant Program operates on a semi-annual grant cycle. Deadlines for submitting applications are **February 1** and **August 1 by 4:00 p.m.** each year. If these days fall on a weekend, the deadline will be the following business day. **Three complete sets of application documents are required for each project: 2 paper copies and 1 electronic copy on a flash drive.** An applicant may apply for more than one project, but a separate application must be completed and submitted for each site.

**NOTE: Emailed applications will not be accepted.** Please fill out the entire application. All applications must be complete upon submission to qualify for a grant. This includes the fully signed, required resolutions. Applications should be in a binder or bound with attachments clearly marked and tabbed.

For a copy of the Applications Materials, please contact Amber Merritt at 651-259-7449, [amber.merritt@state.mn.us](mailto:amber.merritt@state.mn.us) (<mailto:amber.merritt@state.mn.us>).

### Applications are ranked on the following criteria:

1. Need for redevelopment in conjunction with contamination remediation needs. *Maximum = 15 points.*
2. Redevelopment project meets current tax increment financing requirements for a redevelopment district and tax increments will contribute to the project. *Maximum = 25 points.*
3. Redevelopment potential within the municipality. *Maximum = 85 points.*
4. Proximity to public transit if located in the metropolitan area. *Maximum = 5 points.*
5. Multi-jurisdictional projects that consider the need for affordable housing, transportation, and environmental impact. *Maximum = 15 points*