# Full Application Scoring Criteria

30 Points Max:

Project Impact: Proposed projects will exhibit a strong impact on the community and the downtown.

A strong application will:

* Be a catalyst for economic development in Red Wing (growth in jobs, new or existing businesses, development of new housing units, increased property values, public/private sector investment)
* Make use of property that is largely vacant
* Complement additional activities in the downtown area
* Involve a building that is an important location or a building that has significant historic importance
* A clear description of the site’s future use

10 Points Max:

Project Appropriateness: The proposed project will use appropriate rehabilitation practices and fit into the community goals. A strong application will:

* Exhibit sympathetic treatment of historic structures
* Describe how the approach is suitable for this building
* Describe how the project addresses the highest and best use of the property
* Show appropriate recycling and diversion of materials from the landfill when appropriate. Include information about abatement of hazardous materials such as asbestos or lead
* Shows that the project clearly fits into the development plans for the city/downtown
* Includes evidence that there is support from the project from the City, adjacent property owners, and community

10 Points Max:

Project Funding/Partnerships: The proposed project will exhibit ample and reasonable funding from a number of sources. A strong application will:

* Show evidence-based estimates of project’s estimated costs and sources and uses of funding
* List all incentives or programs that are being used on this project
* If in-kind support is used (ex: volunteering, gifted materials, etc), show sources matched with a specific element of the project.

Scoring:

Project Impact (0-30 Points) \_\_\_\_\_\_

Project Appropriateness (0-10 Points) \_\_\_\_\_\_

Project Funding and Partnerships (0-10 Points) \_\_\_\_\_\_

Total Score \_\_\_\_\_\_

**Red Wing Redevelopment Application**

|  |  |  |
| --- | --- | --- |
| **Applicant** |  | |
| *Name and Title* |  | |
| Email |  | |
| Address |  | |
| City |  | Zip Code: |

### PROJECT SUMMARY - Please attach a short summary of the project.

### I. SITE IDENTIFICATION AND HISTORY

#### *SITE INFORMATION*

1. **Name of Site/Project**: Click or tap here to enter text.

**Site Address**: Click or tap here to enter text.

**Acreage of Site:** Click or tap here to enter text.

**Property Identification Number(s):** Click or tap here to enter text.

**Provide/attach a legal description of the site**: Click or tap here to enter text.

2. A. **Current property owner(s)**: Click or tap here to enter text.

**When was the property purchased?** Click or tap to enter a date.

**For what amount?** $Click or tap here to enter text.

**From whom was the property purchased?** Click or tap here to enter text.

B. **Who will develop the site?** Click or tap here to enter text.

**Will the developer/affiliate own the property at any time?**  Yes No

**When was/will the property be purchased?** Click or tap to enter a date.

**For what amount?** $Click or tap here to enter text.

C**. Who will own the site after development?** Click or tap here to enter text.

**When was/will the property be purchased?** Click or tap here to enter text.

**For what amount?** $ Click or tap here to enter text.

D**. What is the relationship (if any) between the developer and the current or future owner(s)?** Click or tap here to enter text.

#### *SITE VALUATION*

3. **Current appraised or assessed value of the site:** $Click or tap here to enter text.

Attach the appraisal or assessor’s value. Note: A current market value must be provided even for tax exempt properties without an assessed value.

4. **Projected appraised or assessed value after the redevelopment activities have been completed (prior to development):** $Click or tap here to enter text.

5. **Projected value after the proposed development has been completed**: $Click or tap here to enter text.

#### *MAPS AND SITE FEATURES*

6. **Attach an accurate and legible site and location map indicating the site showing locations of prominent and relevant site features such as buildings, retaining walls, etc. (Note: maps shall include property boundaries, a north arrow and bar scale). The map(s) should show the following:**

The current condition of the site including labeled structures.

The proposed development of the site including labeled structures; and

Specifically, where and for what activities challenge funds will apply to

7. **Provide current and historic photographs of the site, if available**.

#### *HISTORY*

8. **Provide the timeline and history of the site. This includes, but is not limited to, a description of the former and current uses of the site, as well as an explanation of what has occurred on the site, leading to its current dilapidated condition.**

Click or tap here to enter text.

#### *CURRENT AND FUTURE SITE USE*

9. **Zoning/Land Use**:

1. Current:  Industrial  Commercial  Residential  Mixed-use

Other (Specify) Click or tap here to enter text.

B. After Redevelopment:  Industrial  Commercial  Residential  Mixed-use

Other (Specify) Click or tap here to enter text.

10. **How many buildings are currently on site**?

|  |  |  |
| --- | --- | --- |
|  | How many are occupied? | If vacant, for how long? |
| Industrial |  |  |
| Commercial |  |  |
| Residential |  |  |

11. **Year building(s) was/were constructed**: Click or tap here to enter text.

12. **Describe the current condition of the buildings on the site**: Click or tap here to enter text.

13. **Describe plans for existing buildings as redevelopment occurs**: Click or tap here to enter text.

14. **Provide a detailed narrative of the proposed new development plan for the site. Include information such as the number and size of buildings, any known future tenants, treatment of historic elements, etc**.: Click or tap here to enter text.

15. **How does the project fit in the development plans of the City of Red Wing and the strategic plans for downtown?**

Yes  No

### II. COST ANALYSIS

16. **Total redevelopment costs**: $Click or tap here to enter text.

17. **Redevelopment Challenge requested amount**: $Click or tap here to enter text.

18. **Describe in detail the specific activities for which the Challenge funds are being requested:**

Click or tap here to enter text.

19. Fill out the **budget table** below indicating the sources, uses, and amounts of **all** funds (including TIF, DEED requests, etc.) that will be used for eligible redevelopment costs. The table should list the total redevelopment costs, including any costs that have already been incurred.

# Redevelopment Sources and Uses of Funds for the Project (Budget Table)

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Use of Funds (Activity) | Cost | Costs Incurred? Y/N | Date Incurred | Source of Funds  (List individually) | Date Funds Committed\* |
|  | $ |  |  |  |  |
|  | $ |  |  |  |  |
|  | $ |  |  |  |  |
|  | $ |  |  |  |  |
| **Total** | $ |  |  |  |  |

**Use of Funds (Activity):**Eligible redevelopment costs. Be specific.

**Cost**: Total cost of the budget line item.

**Costs Incurred**: Has work on this activity started?

**Date Incurred**: When was this work done? Give a time range if necessary.

**Source of Funds**: List the funding source(s) contributing to each activity.

**Date Funds Committed**: When were the funds secured from this source?

\*Attach documentation of funding commitments.

**Construction Sources and Uses of Funds for the Project**

|  |  |  |  |
| --- | --- | --- | --- |
| Construction Activity | Cost | Source of Funds  (List individually) | Date Funds Committed |
|  | $ |  |  |
|  | $ |  |  |
|  | $ |  |  |
| Total | **$** |  |  |

**Construction Activity:** May include building construction or other non-Redevelopment costs.

**Commitment Date**: If your construction financing is pending, please list the date you expect to close on your financing.

21. **What will be the total cost of the final development project?**

|  |  |
| --- | --- |
| Total | $ |
| Public | $ |
| Private | $ |

22. **Is all the financing in place for the final development of the site?**  Yes  No

If yes, attach any funding commitments. Click or tap here to enter text.

23. **If financing is not in place, what is the process to secure the funds and its timeline?**

Click or tap here to enter text.

Attach any letters of interest, term sheet(s) from lenders or other funding sources. In addition, include this information in the Project Schedule in Section V.

### III. ANALYSIS OF REDEVELOPMENT POTENTIAL

24. **Describe how the project will exhibit a strong impact on the community and the downtown:**

Click or tap here to enter text.

25. **Describe how the project will use appropriate rehabilitation practices and fit into Red Wing’s community goals.**

Click or tap here to enter text.

26. **Has the site been found or suspected to be contaminated?**  Yes  No

**If yes,** describe the type of contamination: Click or tap here to enter text.

Check all that have been completed:

Phase I ESA

Phase II ESA

Response Action Plan (RAP)

MPCA RAP Approval

Hazardous Material Survey

**What are the anticipated remediation costs?** $Click or tap here to enter text.

28. **Have all the required local/city approvals necessary for this project to proceed been obtained (planning commission, zoning, etc.)?**  Yes  No

If not, what approvals remain and what is the process for obtaining these approvals?

Click or tap here to enter text.

*PROPERTY TAX INFORMATION*

29. **What are the current property taxes (as determined by the County or City Assessor) for the site?** $Click or tap here to enter text.

Attach the most recent tax property statement for each parcel.

30. **What are the projected property taxes after final development?** $Click or tap here to enter text.

How was this figure determined? Click or tap here to enter text.

#### *HOUSING DATA*

31. **If the site will be redeveloped for residential use, provide the following data:**

RENTAL:

|  |  |
| --- | --- |
| Total number of units |  |
| Monthly rental cost per unit | $ |
| Number of affordable units\* |  |
| Level of affordability |  |
| Construction cost per unit | $ |

OWNER OCCUPIED:

|  |  |
| --- | --- |
| Total number of units |  |
| Purchase price per unit | $ |
| Number of affordable units/homes\* |  |
| Level of affordability |  |
| Construction cost per unit | $ |

#### *OTHER PUBLIC BENEFITS*

32. **Is there a positive environmental impact associated with this project?**  Yes  No

**If yes,** what is the positive environmental infrastructure associated with this project?

Click or tap here to enter text.

33. **Does the project advance or promote the growth of the green economy as defined in** [Minn. Stat. § 116J.437](https://www.revisor.mn.gov/statutes/cite/116J.437)? Yes No

**If yes,** please describe: Click or tap here to enter text.

### V. PROJECT SCHEDULE

34. Provide a detailed project schedule outlining the individual tasks of the overall project. This includes redevelopment tasks and activities necessary to complete the subsequent development such as, but not limited to, acquisition, demolition, city approval meetings, financing closing dates and approvals, construction activities.

**Be advised that if awarded, this schedule will be incorporated into your future Challenge contracts, so you should be as accurate and realistic as possible.**

*Scheduled Tasks*

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Task** | **20\_\_** | | | | | | | | | | | | **20\_\_** | | | | | | | | | | | | **20\_\_** | | | | | | | | | | | |
| **Jan** | **Feb** | **Mar** | **Apr** | **May** | **Jun** | **Jul** | **Aug** | **Sept** | **Oct** | **Nov** | **Dec** | **Jan** | **Feb** | **Mar** | **Apr** | **May** | **Jun** | **Jul** | **Aug** | **Sept** | **Oct** | **Nov** | **Dec** | **Jan** | **Feb** | **Mar** | **Apr** | **May** | **Jun** | **Jul** | **Aug** | **Sept** | **Oct** | **Nov** | **Dec** |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**Redevelopment Activities Start Date:** Click or tap to enter a date.

**Redevelopment Activities Completion date**: Click or tap to enter a date.

**Construction Completion date:** Click or tap to enter a date.

1. **Please list any factors which would change or delay this schedule**. Click or tap here to enter text.
2. **Are there any other details about your project that you would like us to know?**

Click or tap here to enter text.

Please email completed application and supporting documents to [director@downtownredwing.org](mailto:director@downtownredwing.org) or mail it postmarked by the June 30th, 2022 deadline to Downtown Main Street, 419 Bush Street, Red Wing, MN 55066. For questions, call Megan Tsui, Executive Director, at 612-807-0804.