

2020 LCDA PRE-DEVELOPMENT GUIDE

2020 LIVABLE COMMUNITIES LCDA PRE-DEVELOPMENT GRANTS



March 2020

The Council's mission is to foster efficient and economic growth for a prosperous metropolitan region.

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The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.

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Section 1: General Information and Schedule

Purpose of Livable Communities Demonstration Account (LCDA) Grants

LCDA funding assists cities with the implementation of their community development objectives and comprehensive plans in ways that:

- Interrelate two or more of the following: development or redevelopment, affordable housing, and employment growth;
- Intensify land uses and lead to more compact development or redevelopment;
- Achieve a mix of housing opportunities;
- Create incentives to preserve and rehabilitate affordable housing in the fully developed area;
- Encourage public infrastructure that connects communities, attracts investment, and provides project area residents with expanded opportunities for employment.
- Help to change long-term market incentives that adversely impact creation and preservation of living-wage jobs in the fully developed area;

Types of LCDA Grants

1. **LCDA Development** – these grants are intended for applicants that have a development or redevelopment project ready to get underway and begin construction within the 36-month grant period. Grant funded activities may include stormwater management, public realm improvements, renewable energy systems, site acquisition and site preparation.
2. **LCDA Pre-Development** – these grants are intended for applicants with an identified redevelopment site that are defining their project through such activities as design workshops, the development of site plans, financial analyses, market studies, project-specific stormwater management plans, or geotechnical analysis, fiscal, travel demand management, or impact analyses (health, displacement, etc.) in support of an identified Future Development Project.

Funding Profile

LCDA Pre-Development grants require an applicant match and have an award cap per application.

LCDA Pre-Development Grant Terms

Available Funding	\$250,000 per round
Local Match	25%*
Grant Terms	2 years from date of award
Term Extensions	Not Available
Award Limits	\$100,000 per round, per city
Application Limit	No more than three per city

*Grantee or project partners may provide the match in the form of cash or in-kind services. Match is calculated as 25% of the total eligible project costs rather than the grant amount received. Project cost is defined as award plus match.

Schedule

The Council will offer competitive funding for the LCDA Pre-Development program in Spring and Fall 2020



Program Contact

Hannah Gary, Senior Planner
Hannah.gary@metc.state.mn.us
651.602.1633

Section 2: Eligible Applicants and Eligible Use of Funds

Eligible LCDA Pre-Development Applicants

Applicants must be a local governmental unit, which may be a:

1. Municipality (a statutory or home rule charter city or township) currently participating in the Metropolitan Livable Communities Housing Incentives Program
2. Metropolitan county
3. Housing and Redevelopment Authority, Economic Development Authority, Community Development Authority or Port Authority

Projects proposed by categories (2) and (3) must be located in participating municipalities, listed on the LCA website at <https://metro council.org/Communities/Services/Livable-Communities-Grants/LCA-Participating-Communities.aspx?source=child>

Applicants that receive a Livable Communities Act (LCA) grant must have adopted a Fair Housing Policy prior to the disbursement of LCA funds. A link to a sample Fair Housing Policy is available in Appendix 3.

Developers cannot apply and cannot be the grantee. However, developers are encouraged to partner with eligible applicants to submit applications.

LCDA Pre-Development Eligible and Ineligible Uses of Funds

Pre-Development grants are meant to fund planning, analysis, design, and engagement activities to support a successful development project. Grant funding is awarded on a **cost-incurred basis**. Only activities that are occur **after** the date of grant award are eligible.

Eligible Uses	Ineligible Uses
<p>Project Planning Activities:</p> <ul style="list-style-type: none"> • Development of site plans; • Phasing or staging plans for an identified parcel or multiple contiguous parcels; • Design workshops for development alternatives; • Community engagement beyond public meetings <p>Financial Analysis</p> <ul style="list-style-type: none"> • Feasibility studies of one or multiple development scenarios for an identified parcel or multiple parcels, leading to the development of a pro-forma; • Market study to determine the demand for the proposed development project <p>Site Analysis</p> <ul style="list-style-type: none"> • Project-specific stormwater management plans; • Soil testing to determine feasible land uses for site (not environmental testing); and <p>Other Project Studies needed to advance project and to assess demand and/or impact</p> <ul style="list-style-type: none"> • Development of Travel Demand Management Plan • Health Impact Assessment • Community Benefits Agreement • Displacement risk assessment and/or mitigation plan • Equity analysis or impact analysis 	<ul style="list-style-type: none"> • Corridor, small area or station area plans; • Area analysis of alternatives for market mix, land use mix, economic feasibility, or for air, water, or energy uses; and • Strategies for land banking and acquisition; • Building design/architectural work • Generic traffic study, environmental review such as AUAR, EAW, or EIS, appraisals, permits, etc... • Administrative overhead • Soft costs which are not directly related to an awarded grant activity • Costs incurred before the date of grant award, or after the expiration date of the grant agreement

Considerations for LCDA Pre-Development Applications

- Not every good future development or redevelopment project is a good subject for these grants. To qualify for funds and score competitively, the application must make it clear **how the project will address LCDA goals and outcomes**, which are listed on Page 1.

The Pre-Development category (with a project) is designed to focus on a specific future development or redevelopment project that exemplifies LCA goals. As the program name implies, the future development or redevelopment project needs to pursue a result that offers demonstration value to the region. Questions to ask about your project include:

- Will the project utilize new, unique, or challenging development strategies?
- How will the project address an identified community need?
- Can some quality, element, or portion of this project serve as an example elsewhere in the region?
- Community engagement is foundational to equitable development. Including community voices in the process supports projects that best meet the needs of residents and lead to more successful, equitable outcomes. The LCDA review process considers project teams that go beyond minimum requirements to engage residents most affected by the development project. The public engagement process must seek to mitigate existing racial, ethnic, cultural, or linguistic barriers and include people of diverse ages, races, ethnicities, incomes, national origins, and abilities. The process must include opportunity for the public to be heard and to have influence over the development project. Public engagement plans must clearly articulate how the engagement activities directly relate to the development project through defined engagement goals and must include a plan for how engagement information will be included in the project.
- It is important to understand the difference between the future project and the grant activities for which you are requesting funds. The future project is the development or redevelopment work that will support identified LCDA goals. The activities for which grant funds are requested are conducted **in support of** the overall project, including study and exploration to determine project feasibility and ability to meet LCDA goals, and must be completed during the grant term.

Section 3: Evaluation Process for LCDA Pre-Development Grants

The evaluation process for pre-development proposals will be conducted by a staff evaluation team.

Evaluation Criteria for <u>LCDA Pre-Development</u>	Possible Points
Livable Communities Act Goals	
<p>The proposed project’s ability to or assess the potential of the project to:</p> <ul style="list-style-type: none"> • Intensify land use, increase diversity of land uses, improve the pedestrian/bicycle environment and encourage community interaction at the site • Connect proposed and existing land uses and increase connections between housing, jobs, services and amenities • Conserve natural resources when feasible and follow sustainable site design practices • Increase housing choice and further City’s ability to meet their affordable housing goals 	11
Readiness	
<ul style="list-style-type: none"> • The project’s or proposal’s alignment with the City’s comprehensive or other local plans • The proposed project is ready and able to use the grant, if awarded, within the 24-month grant term 	17
Demonstration Value	
<ul style="list-style-type: none"> • Project or proposal includes process to share demonstration or innovation findings to other communities in the region • Extent to which the project incorporates or assesses feasibility to incorporate new development strategies to support identified community needs 	10
Catalytic Value	
<ul style="list-style-type: none"> • Extent to which pre-development activities will catalyze the LCA goals described above in the project of which it’s a part, or in the project area • Extent to which the project will support meeting identified community needs 	10
Partnerships and Process	
<ul style="list-style-type: none"> • Proposal provides for meaningful and appropriate public engagement during the pre-development phase and beyond • Proposal works with community partners to implement a displacement prevention strategy if needed • Engagement includes a variety of stakeholders 	12
Total	60
Applications must score 30 or more points to receive funding consideration	

Section 4: Reporting Requirements

Grantees are required to submit bi-annual progress reports, which is supplemented by details provided in the payment request. A final report is required with the last payment request.

Recipients of LCDA Pre-Development grants must supply a copy of the final work product funded by the grant award. Examples of final work products include site plans, market study reports, stormwater management plans, and community engagement process documentation. The grantee is responsible for monitoring development progress and notifying the Project Administrator of any project changes.

Contact LCA Senior Project Administrator with questions regarding reporting requirements and grant follow-up

Josiah Waderich, Senior Project Administrator, (651) 602-1297 Josiah.Waderich@metc.state.mn.us

Section 5: Completing the LCDA Pre-Development Application

Accessing the Application

The Council has a web-based management system for grant applications, evaluation, and payment requests. WebGrants is entirely online and will cover nearly all phases of grants management across every Council grant program. To begin the application process, visit <https://metro councilgrants.org/index.do>

Each application requires a resolution of support from the grant applicant. Two sample resolutions are provided: one for cities submitting a grant application and one for applicants which are counties, housing, economic development, or port authorities. **Signed resolutions are due at the time of application** in WebGrants. Resolutions can be uploaded through the “Attachments” application form within WebGrants.

A Word document of the narrative application questions is available upon request when the online application is opened. Applications will be made available no later than one month prior to the due date. This is a resource to better facilitate collaboration on the application. **All applications must be submitted through WebGrants to be considered.** Applications submitted through the Word document will not be considered.

Livable Communities staff will review submittals to ensure all required elements have been received. Incomplete applications may be disqualified.

**Applications and all attachments must be submitted via WebGrants by
3:00 pm on May 1st (Spring Round) or 3:00 pm on November 2nd (Fall Round).
No late submittals will be accepted. Convert all attachments to PDF.**

Required Attachments

The following attachments are required for LCDA Pre-Development in compressed PDF format:

1. From the online Make-A-Map tool
 - Parcel Map (from Make-a-Map)
 - Aerial Map (from Make-a-Map)
 - Overview Map (from Make-a-Map)
 - See Appendix 1 for Make-a-Map instructions
2. Site Plan, if completed
 - Include the following basic elements: scale bar, north arrow, and a title block listing the name of the project.
 - The site plan should indicate at a minimum: property lines, buildings, setbacks, sidewalks and/or trails, landscaping elements, stormwater management features, parking access and locations.

- Name the PDF file “Site Plan – [LCDA Project Name]”
3. Elevation(s), if completed.
 - Name the PDF file “Elevation – [LCDA Project name].”
 4. Resolution of Local Support
 - See Appendix 4 for a sample resolution for projects involving a city only and submitting one or more applications
 - See Appendix 5 for a sample resolution for applications submitted by a county or EDA
 - Name the resolution “Resolution – [LCDA Project Name] for a single application and “Resolution – City of XXXX” if you are submitting more than one application
 5. To scale neighborhood map or aerial showing the project site and labeled with all community assets, amenity areas, and key connections such as transit hubs, regional centers, and employment centers OR a detailed narrative description of the listed elements. Title this file “[Project Name] – Asset Map”

Other Attachments

- Up to 5 additional, one-page renderings (perspectives, sections, diagrams, photos, etc.)

For assistance with questions regarding application interpretation or assistance, contact:
Hannah Gary at (651) 602-1633 or hannah.gary@metc.state.mn.us

Use of Application Images

By submitting any renderings, images, perspectives, sections, diagrams, photos or other copyrightable materials (collectively, “copyrightable materials”) with an application, you certify that your organization is the owner of the copyrightable materials or is fully authorized to grant permissions regarding the copyrightable materials and that the copyrightable materials do not infringe upon the copyrights of others. Your organization also agrees that: 1) the Council has a nonexclusive royalty-free license and all necessary permissions to reproduce and publish any copyrightable materials for noncommercial purposes, including but not limited to press releases, presentations, reports, and on the internet; and 2) your organization will not hold the Council responsible for the unauthorized use of the copyrightable materials by third parties. If your organization desires attribution on the copyrightable materials, you may include a discreet transparent watermark.

Section 6: Appendices

Appendix 1: Using Make-a-Map

The Make-a-Map tool has been customized for LCA Grants. To access Make-a-Map, follow this link:

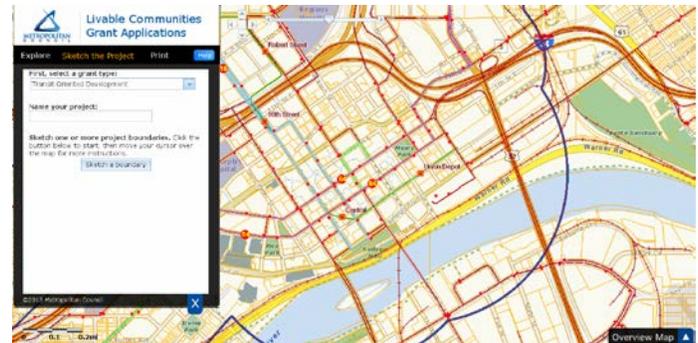
<http://giswebsite.metc.state.mn.us/publicmaps/lca>

Creating the Required Maps for LCDA Pre-Development

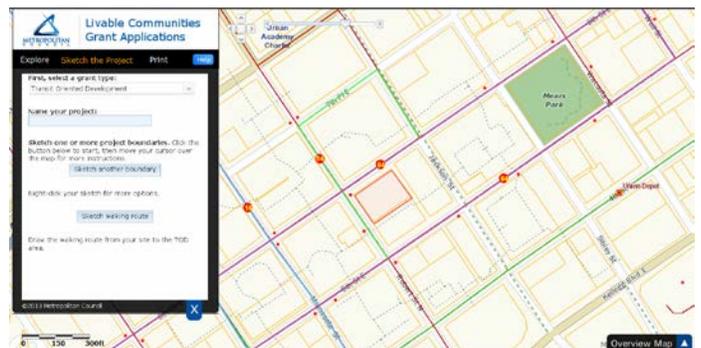
1. Enter an address or landmark in the search bar to navigate to your project area.



2. Click “Sketch the Project” and select the appropriate grant category - Livable Communities Demonstration Account



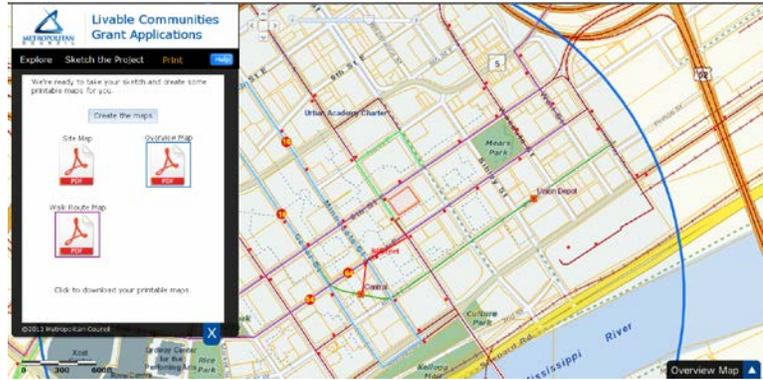
3. You may use the zoom and pan buttons to navigate to your project site. Click “Sketch a Boundary” and, using the crosshair as a guide, draw the project boundary. A gray polygon with a red outline will begin to appear. Once you have finished outlining the boundary, double click to close the polygon. If there are multiple, non-contiguous parcels that are part of your Project, you have the option of sketching another boundary.



4. Select “Print” and “Create the maps.” The system will generate two maps for LCDA Pre-Development. Please be patient – depending on your connection, it can take up to one minute to generate the maps.

5. Click each PDF to download them separately.

If you have any questions about using Make-a-Map, consult the Make-a-Map help section or contact LCA staff.



Appendix 2: Applicant Resources

Community Engagement		
Resource Name	Type of Resources	Description
Metropolitan Council Public Engagement Plan	Introduction Guide	Includes the Metropolitan Council's definitions of engagement and outreach as well as public engagement principles and strategies to guide community engagement efforts.
Metropolitan Council Community Engagement Resources	Checklists, Presentations, Best Practices	A variety of community engagement resources compiled by the Metropolitan Council Community Development Division and Community Engagement staff. Resources include checklists, best practices, and planning worksheets
Metropolitan Council PlanIt Series – Workshops	Workshop Presentations	Community Engagement presentations include: Community Engagement Best Practices; Interactive Community Engagement; Re-Thinking Engagement Strategies; and Community Engagement
Community Engagement Institute Resources	Assessment Tool, Background Guide	The Community Engagement Institute from Nexus Community Partners provides a series of trainings and additional resources to advance community engagement practice. A self-assessment tool helps teams determine how they currently do engagement and identify areas to expand. The model of community engagement elements is divided into tangible, long-term goals and core elements necessary to achieve those goals.
Public Engagement Primer	Introduction Guide	Overview of core principles of community engagement with examples of engagement strategies, including focus groups, stakeholder dialogues, and community conversations.
Springboard Irrigate	Toolkit, Case Studies	This toolkit provides step-by-step guidance in creating partnerships, connecting with local artists, training workshops and evaluation, as well as templates for budgets and timelines for projects at different scales.
Equitable Development		
Resource Name	Type of Resources	Description
Twin Cities Equitable Development Principles and Scorecard	Scorecard	The Scorecard offers guidance to assess a development project or potential project in the following areas: housing, transportation, land use, community engagement, and economic development.

King County Equity Impact Review Tool	Project Toolkit	The Impact Tool guides project teams through a series of questions to assess the racial equity impact of their project.
EcoDistricts Protocol	Guidebook, Assessment Tool	The protocol is a comprehensive framework to guide urban and community development from planning to implementation by putting equity, resilience and climate protection at the heart of every decision.
AIA Minnesota Twenty-First Century Development	Assessment Tool, Checklist	21st Century Development is a model for the creation of regenerative communities that strives to provide a healthy environment for all people and living systems now and in a dynamic future.

Complete Streets

Resource Name	Type of Resources	Description
Hennepin County Active Living	Workshops, tools, policy, and planning guides	The Hennepin County Active Living initiative provides a variety of resources on developing environments that promote active living. Resources include bike and pedestrian planning, design checklists, and workshop materials.
New York City Active Design Guidelines	Guidebook	The guide includes strategies for designing public spaces that encourage active transportation and recreation. Relationships between active living and sustainable design is also addressed.
Minnesota Complete Streets Coalition	Toolkits, Design Guides, Policy Guides	Several design toolkits, guides, and policy case studies are available through the Coalition resource page. Example complete streets resolutions are also available.
Smart Growth America	Resource Collection	Smart Growth America hosts a collection of resources on policy, transportation, sustainability, complete streets, neighborhood revitalization, and community wellbeing.

Placemaking

Project for Public Spaces	Resource Collection, Checklists, Presentations, Best Practices, Case Studies	Project for Public Spaces (PPS) is a nonprofit organization dedicated to helping people create and sustain public spaces that build strong communities. PPS provides a variety of resources on public space best practices across several topic areas.
Bass Center for Transformative Placemaking	Research, Base Studies, Best Practices	A collection of research and resources aimed at inspiring public, private, and civic sector leaders to make transformative place

		investments that generate widespread social and economic benefits.
<u>Gehl Institute Public Life Data Protocol</u>	Project Toolkit	The Public Life Data Protocol is a data specification that aims to improve the ability of everyone to share and compare information about what people do in public space. The Protocol describes a set of metrics that are crucial to the understanding of public life in public spaces.
<u>How to Do Creative Placemaking</u>	Guidebook, Case Studies	An action-oriented guide by the National Endowment for the Arts for making places better including instructional and thought-provoking case studies and essays.
<u>National Endowment for the Arts Creative Placemaking White Paper</u>	Research, Best Practices	Foundational Research on Creative Placemaking from The Mayors' Institute on City Design, a leadership initiative of the National Endowment for the Arts in partnership with the United States Conference of Mayors and American Architectural Foundation.

Appendix 3: Definition of terms

This grant category uses some terms that are specific to the category and may have other meanings elsewhere. For the purposes of the application and evaluation of LCDA Pre-Development grant category, the following definitions apply:

- **Affordable Housing** is ownership or rental housing affordable to households earning 60% or less of Area Median Income (AMI). All Livable Communities Act affordable housing grant applications that include affordable housing must have a minimum 15-year affordability term, and a mechanism in place to ensure this term, to be considered as affordable for scoring.
- **Developed Communities** (*Urban Center* and *Urban Community Designations* in Thrive) are cities where more than 85% of the land is developed, infrastructure is well established and efforts must go toward keeping it in good repair. Projects awarded grants in developed communities will be focused on maintaining and improving infrastructure, buildings and land to support adaptive reuse, infill development and redevelopment.
- **Developing Communities** (*Suburban*, *Suburban Edge* and *Emerging Suburban Edge Community Designations* in Thrive) are cities where the most substantial amount of new growth – about 60 percent of new households and 40 percent of new jobs – will occur. Projects awarded grants in developing communities will be focused on accommodating growth by supporting local efforts and policies to plan for growth that efficiently uses transportation and transit infrastructure and regional services, promotes land use patterns with clear distinctions between urban and rural areas, and by supporting activity centers along corridors that encourage the development of communities where shopping, jobs and a variety of housing choices co-exist by design.
- **Fair Housing Policy** A written statement regarding the local municipality's commitment to fair housing, typically including the policy's purpose, procedures for complaint identification and referral, designating a fair housing officer, and outlining internal and external actions the municipality will undertake to advance fair housing. A best practices guide including a copy of a model local fair housing policy can be found here: <https://metro council.org/Handbook/Files/Resources/Best-Practices/Fair-Housing-Policy-Guide.aspx>
- The **Grant-Funded Activities** are components of the development project described in the application. The grant-funded activities do not, in and of themselves, comprise the development project for which grant funds are awarded.
- A **Living Wage** is 130% of the poverty guideline for a family of four within the 48 contiguous states established annually by the U. S. Department of Health and Human Services. In 2020 this annual wage is \$34,060. Learn more at: <https://aspe.hhs.gov/poverty-guidelines>
- Communities designated **Rural Center** in Thrive are local commercial, employment, and residential activity centers serving rural areas in the region. Projects awarded grants in rural centers will be focused the efficient use of land and existing infrastructure, encouraging innovative approaches to development where existing infrastructure and capacity can support increased density, improving land use patterns to reduce carbon emissions.

Appendix 4: Sample Resolution for City Applicants

RESOLUTION NO. ____

CITY OF _____, MINNESOTA

RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT (“LCDA”) FUNDING AND AUTHORIZING AN APPLICATION FOR GRANT FUNDS

WHEREAS the City of _____ is a participant in the Metropolitan Livable Communities Act (“LCA”) Local Housing Incentives Program for 20XX as determined by the Metropolitan Council, and is therefore eligible to apply for LCA Livable Communities Demonstration Account funds; and

WHEREAS the City has identified a proposed project within the City that meets LCDA purposes and criteria and is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council’s adopted metropolitan development guide; and

WHEREAS the City has the institutional, managerial and financial capability to adequately manage an LCDA grant;

and

WHEREAS the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS the City acknowledges LCDA grants are intended to fund projects or project components that can serve as models, examples or prototypes for LCDA development or redevelopment elsewhere in the Region, and therefore represents that the proposed project or key components of the proposed project can be replicated in other metropolitan-area communities; and

WHEREAS only a limited amount of grant funding is available through the Metropolitan Council’s Livable Communities LCDA initiative during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of LCDA grant funding.

NOW THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the governing body of the City:

1. Finds that it is in the best interests of the City’s development goals and priorities for the following proposed LCDA Project(s) to occur at this particular site and at this particular time.
(Insert Full project name(s) here)
2. Finds that the LCDA Project component(s) for which Livable Communities LCDA funding is sought:
 - (a) will not occur solely through private or other public investment within the reasonably foreseeable future; and
 - (b) will occur within the term of the grant award (two years for Pre-Development grants, and three years for Development grants,) only if Livable Communities LCDA funding is made available for this project at this time.
3. Authorizes its _____ to submit on behalf of the City an application for Metropolitan Council Livable Communities LCDA grant funds for the LCDA Project component(s) identified in the application, and to execute such agreements as may be necessary to implement the LCDA Project on behalf of the City.

Adopted this __ day of _____, 20XX.

Mayor

Clerk

Appendix 5: Sample Resolution for County/EDA/Port Authority Applicants

RESOLUTION NO. _____

COUNTY OF _____, MINNESOTA

RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT (“LCDA”) FUNDING AND AUTHORIZING APPLICATIONS FOR GRANT FUNDS

WHEREAS the County/EDA/Port Authority of _____ is eligible to apply for LCDA funds on behalf of cities participating in the Livable Communities Act’s (“LCA”) Housing Incentives Program for 20XX as determined by the Metropolitan Council; and

WHEREAS the County/EDA/Port Authority has identified proposed projects within the City of _____ that meet the LCDA purposes and criteria and are consistent with and promote the purposes of the Metropolitan LCA and the policies of the Metropolitan Council’s adopted metropolitan development guide; and

WHEREAS the County/EDA/Port Authority has the institutional, managerial and financial capability to ensure adequate project administration; and

WHEREAS the County/EDA/Port Authority certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS the County/EDA/Port Authority agrees to act as legal sponsor for the projects contained in the grant applications submitted on _____, 20XX;

WHEREAS the County/EDA/Port Authority acknowledges LCDA grants are intended to fund projects or project components that can serve as models, examples or prototypes for development or redevelopment projects elsewhere in the region, and therefore represents that the proposed projects or key components of the proposed projects can be replicated in other metropolitan-area communities; and

WHEREAS only a limited amount of grant funding is available through the Metropolitan Council’s LCDA during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of LCDA grant funding.

THEREFORE, the County/EDA/Port Authority of _____ authorizes its’ Executive Director to submit an application for Metropolitan Council LCDA grant funds for the project components identified in the application, and to execute such agreements as may be necessary to implement the projects on behalf of the City of _____, where the project is located.

Adopted this ___ day of _____, 20XX.

Executive Director

Appendix 6: LCDA Eligible Items: Quick Reference Guide

Grant-Funded Activities	LCDA Pre-Development	LCDA Development
Development of site plan alternatives	X	
Design workshops for development alternatives	X	
Financial analysis of development scenarios	X	
Market study	X	
Project-specific stormwater management plans	X	
Soil testing to determine feasible soil correction and/or structural limits for site (not environmental testing)	X	
Development of Travel Demand Management Plans	X	
Community Engagement	X	X
Site acquisition (see Application Guide)		X
Holding costs		X
Geotechnical work		X
Demolition/ removal of obsolete structures (LCDA: non-contaminated areas only)		X
Grading and soil correction (LCDA: non-contaminated areas)		X
New or realigned public streets to improve connectivity to the project site		X
Public portion of shared-use parking structures		X
Extensions/modifications of local public sewer, water or telecommunication lines		X
New sidewalks, exceeding minimum city requirements, or connections to trails, that connect project site to transit and other public places		X
Site-integrated transit shelters, permanent public bike racks at non-residential uses		X
Stormwater management improvements		X
Intentionally designed public spaces		X
Design and engineering for LCDA eligible items		X
Energy efficiency installations such as photovoltaic solar panels, geothermal pumps, wind turbines, or fuel cells		X



390 Robert Street North
Saint Paul, MN 55101-1805
651.602.1000
TTY 651.291.0904
public.info@metc.state.mn.us
metro council.org

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