

EDA Demolition Grant Program

Grants Available from EDA

An incentive is available for St. Joseph commercial property owners with potentially outdated buildings wanting to create shovel ready vacant lots. The Demolition Grant Program will match up to \$2,500 in demolition costs per property. Additional expenses related to asbestos or lead paint removal may qualify for additional assistance.

The intent of the program is to create vacant buildable parcels in existing concentrated business districts by removing structures exceeding their useful life.

The program is designed to promote redevelopment which from a developer's perspective costs more than development of vacant parcels. The EDA is interested in promoting redevelopment as it maximizes previous investment in improvements making it more cost-effective.

Projects ranking as priorities will include those removing unsound structures from lots with development potential in close proximity to existing sufficient public infrastructure. Qualifying parcels should also have identifiable potential commercial or institutional reuses.

Approved projects are funded on a first-come/first-served basis until all funds are expended. Property owners must submit invoices with reimbursement requests so as to document actual expenses.

Project Eligibility

- All work must involve an existing principal structure, but may include demolition of accessory structures in addition to the principal structure
- Work in progress or performed prior to project approval will typically not be eligible for funding unless the EDA finds a significant underlying purpose for the work commencing
- All required permits must be obtained; licensed contractors are required

The following are not eligible: tax and/or special assessment delinquent property; property in litigation, condemnation, or receivership; tax exempt property; and/or property zoned for industrial use.

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WHY REDEVELOPMENT COSTS MORE

1. Existing structures can increase the purchase price, even if existing structures are past their useful life.
2. Existing structures add development costs because demolition or rehabilitation is likely required.
3. Buildings being rehabilitated may have to adhere to codes which did not apply to them previously such as the American's With Disabilities Act, new HVAC standards, and/or new electric, fire, and structural standards.
4. Older buildings often have contamination issues such as lead paint or asbestos. Specialized removal techniques increase project costs.
5. Specialized construction techniques and/or designs are required so as to not inadvertently negatively impact surrounding built-up areas.

Demolition costs include the costs of demolition, destruction, removal, and clearance of all structures and other improvements on the subject site including interior remedial activities and proper disposal thereof.