

# Development Incentive Program

City of Delano

The State of Minnesota has given cities temporary authority to stimulate construction through the use of excess Tax Increment Finance (TIF) funds. The City of Delano has approximately \$150,000 in excess TIF that will be available for commercial, industrial, and residential construction in up to \$5,000 grants. To distribute these funds, the City of Delano has established the Development Incentive Program (DIP) which will partially offset Infrastructure Charges associated with new commercial, industrial and residential development, and commercial and industrial redevelopment within the City of Delano.

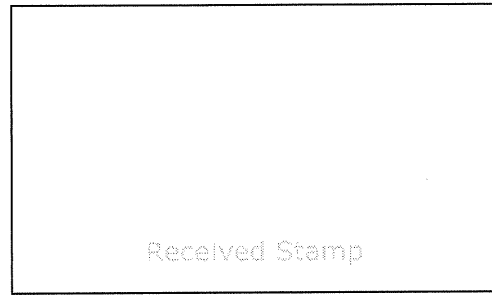
The State has mandated that all projects eligible for these DIP funds meet the following requirements:

- The assistance to private development must result in the construction or substantial rehabilitation of buildings and ancillary facilities, if doing so will create or retain jobs in the state, including construction jobs, and construction commences before July 1, 2011, and would not commence before that date without assistance; and

Further, the City of Delano has implemented the following requirements to ensure equity of DIP funds in Delano:

- The project must be within Delano's corporate limits
- DIP funds shall only apply to City Infrastructure Charges (SAC, WAC, etc.) associated with construction
- DIP fund applicants may not receive other municipal financing incentives, such as TIF
- 10 DIP grants will be reserved for Commercial/Industrial development or expansion projects, prior to October 31, 2010
- Residential DIP grant funding will be reserved for new home construction in the following developments, prior to October 31, 2010:
  - o (2) Clover Springs (all additions)
  - o (2) Fox Meadows (all additions)
  - o (2) Highland Ridge (all additions)
  - o (2) Parkview Hills (all additions)
  - o (2) Westridge Hills (all additions)
- The remaining 10 DIP grant funds may be used for any commercial, industrial, or residential development, prior to October 31, 2010
- No person or entity may apply for more than 2 DIP grant funds, prior to October 31, 2010
- On November 1, 2010 limitations on the use of DIP funds will be lifted and considered in the order in which the applications are received

Applications for DIP grants are available at the City of Delano. All projects must begin no later than June 30, 2011.



**CITY OF DELANO**  
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 Delano MN 55328  
 Phone (763) 972-0550  
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Project/Case No: \_\_\_\_\_  
 Project Name: \_\_\_\_\_  
 Common Name: \_\_\_\_\_  
 Base Fee: \_\_\_\_\_  
 Escrow Amount: \_\_\_\_\_ Paid: \_\_\_\_\_  
 Date Filed: \_\_\_\_\_

**REQUEST FOR DEVELOPMENT INCENTIVE PROGRAM FUNDS**

Please read carefully and answer all questions thoroughly. **Only complete applications** will be accepted after validation by the City Clerk and prior to acceptance of required processing fee/deposits.

1. Provide a brief project description and the following information:  
 Property Zoning: \_\_\_\_\_  
 Building square footage: \_\_\_\_\_  
 Size of property: \_\_\_\_\_  
 Description of building: \_\_\_\_\_
  
2. Provide a brief description of your business and the following information:  
 Business Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_
  
3. Provide information on the present ownership of the site:  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_
  
4. Estimated project costs:  
 a. Total Project Cost \$ \_\_\_\_\_  
 b. Infrastructure Charges \_\_\_\_\_  
**TOTAL ESTIMATED COSTS** \$ \_\_\_\_\_

5. Assistance Requested:

- a. Total cost of infrastructure fees/charges \$ \_\_\_\_\_
- b. Total DIP Request \_\_\_\_\_

6. Does your DIP request meet the following requirements:

1) Will this project result in the construction or substantial rehabilitation of a building or ancillary facility within the City of Delano?

Yes \_\_\_\_\_ No \_\_\_\_\_

2) Will this project create or retain jobs in the State of Minnesota?

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, how many jobs? \_\_\_\_\_

How is this figure measured?

\_\_\_\_\_  
\_\_\_\_\_

3) Would this project commence without DIP assistance?

Yes \_\_\_\_\_ No \_\_\_\_\_

4) Will this project commence prior to June 30, 2011?

Yes \_\_\_\_\_ No \_\_\_\_\_

7. Provide market value information:

Current market value (from County Assessor): \_\_\_\_\_

Proposed market value at completion: \_\_\_\_\_

8. Provide real estate property tax information:

Existing real estate taxes of property: \_\_\_\_\_

Estimated real estate taxes of property upon completion: \_\_\_\_\_

9. Provide project construction schedule:

Estimated construction start date: \_\_\_\_\_

Estimated construction completion date: \_\_\_\_\_

10. Provide the following required supplemental information, if a building permit application is not also being submitted:

- Legal description of property, including: Lot, Block, Plat Number, Subdivision, and Property identification (PID) number
- Site plan and building rendering

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I hereby apply for the above consideration and declare that the information and materials submitted with this application are in compliance with City Ordinance and Policy Requirements and are complete and accurate to the best of my knowledge.

I understand that the application will be processed after review of the information submitted to determine if any other data is needed and after completion of a staff report.

I understand that all City incurred professional fees and expenses associated with the process of this request are the responsibility of the property owner and/or applicant and should be promptly paid. If payment is not received from the applicant, the property owner acknowledges and agrees to be responsible for the unpaid fee balance either by direct payment or a special assessment against the property. If the property owner is not the applicant, the applicant must provide written authorization by the owner to make application.

**Signature(s) of owners:** \_\_\_\_\_ **Date** \_\_\_\_\_  
\_\_\_\_\_ **Date** \_\_\_\_\_

**Signature(s) of applicants:** \_\_\_\_\_ **Date** \_\_\_\_\_  
\_\_\_\_\_ **Date** \_\_\_\_\_

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