

RAP 2.0 Application

Project Name:			
Project Street Address:	City/Twp./Village:	Zip Code:	County:
Applicant Entity Legal Name:		Employer Identification Number (EIN):	
Applicant Address:	City/Twp./Village:	Zip Code:	County:

Program Overview

The Revitalization and Placemaking Program (RAP) 2.0 is an incentive program that will proactively deploy \$100 million in funding to address the COVID-19 impacts in Michigan communities through to invest in projects that enable population and tax revenue growth through rehabilitation of vacant and blighted buildings and historic structures, rehabilitation and development of vacant properties, and development of permanent place-based infrastructure associated with social zones and traditional downtowns, outdoor dining, and place-based public spaces. Administered by the Michigan Economic Development Corporation (MEDC), this tool provides access to real estate development gap financing in the form of grants between \$500 thousand and \$5 million per project for real estate rehabilitation and development, grants between \$250 thousand and \$1 million for public space place-based infrastructure per project, and grants of up to \$20 million to local or regional partners who develop a subgrant program.

There are three categories of awards within this application:

1. Real estate rehabilitation awards are to be applied to vacant, underutilized, blighted or historic buildings.
2. Public space place-based infrastructure awards for a single project.
3. Coordinated subgrant awards for organizations who intend to implement a coordinated re-granting program to support more than one real estate rehabilitation and/or public space place-based project within their region or community.

Each applicant should apply for only one award category. Each category is outlined in the Revitalization & Placemaking 2.0 Program Guidelines. All projects in each category will be scored against other projects in their specific category. Top scoring applications from all categories will be evaluated against each other to determine which combination of the top scoring applications will most effectively accomplish geographic distribution.

To help ensure broad geographic distribution across all Michigan regions and in both rural and urban communities, less responsive proposals may be prioritized in some instances so long as the proposal meets programmatic requirements.

Award amounts may be adjusted to a lesser amount than what is requested based on project underwriting or as determined appropriate by the MSF prior to award approval.

Applications or individual projects may be disqualified for any of the following reasons:

- Failure to align with RAP Program Guidelines.
- Failure to demonstrate the development team's capacity to successfully implement the project.
- Failure to show that the project(s) can be completed before September 30, 2027
- Insufficient evidence that the proposed project with the requested award is financially viable
- Failure to provide all required attachments
- Projects must be related and reasonably proportional to the negative impact that was experienced by those who will benefit from the project. Uses of funds that bear no relation or are grossly disproportionate to the negative impacts experienced will be disqualified.
- Projects without a letter or resolution showing support from the local unit of government in which they are located.

Real Estate Rehabilitation

Project grant between \$500,000 - \$5,000,000

Background Information: 18 points possible

- 1) Describe the current status of the subject property. Please include the following: total acreage of property, number of buildings, square footage, number of floors, historic designation (state, local, national), condition of property (vacant, dilapidated, etc.), and describe any necessary demolition. 4 points for complete answer, 0 points for any missing information
- 2) Describe the proposed project. Please include the number of buildings. For residential, include the following: number of floors, proposed use(s), and for non-residential, elaborate on whether or not there are any anticipated tenants identified and what types of businesses or non-profits are anticipated as occupants. 4 points for complete answer, 0 points for any missing information
- 3) What is the amount of the grant that you are seeking from this program and what is the total cost of your proposed project? 2 points for complete answer, 0 points otherwise
- 4) Required attachments checklist: local support recommendation letter, financial proforma, preliminary or final design documents, before photos, aerial photo, construction cost estimates, evidence of any available funding commitments, and project map. 8 points for all documents, 4 points for proforma/local support letter/cost estimates/evidence of available funding commitments, 0 points for anything besides that

Project Readiness and Programmatic Considerations: 82 points possible

- 1) State whether or not the applicant owns the property. If not, please state whether or not there is a signed purchase agreement or other form of land control in place. 4 points for a recorded deed, 2 points for purchase agreement, 0 points otherwise
- 2) State the status of local approvals and type and amount of local financial support received for this project. If there is not any local financial support committed but it is anticipated, please state the anticipated type and amount and timing of award. Local support comes in many forms, such as a tax abatement, local tax increment financing, discounted sale price if the community currently owns the property, etc. In-kind support can be counted if the application can quantify the financial value of that support. In the Attachments, please provide documentation of your approval or request for local support and describe the local support below in 100 words or less. 5 points for complete answer, 0 points for anything else
- 3) Describe the project's financing as it currently stands, including equity. Please identify all forms of financing related to the project. Attach any commitments, term sheets, or any other form of evidence related to the financing sources. If equity is the only current source of financing, please provide a bank statement or letter from your bank confirming that you have adequate financing to cover the amount listed in the proforma. 10 points for proof of complete capital stack, 5 points for evidence of some sources but not all, 0 points if no sources provided
- 4) Provide information on infrastructure readiness, including any public infrastructure or utility needs associated with the site. Describe a plan for addressing those needs. 6 points if site is infrastructure ready, 3 points for a detailed explanation and date of when site will be infrastructure ready, 0 points for no date of when site will be infrastructure ready
- 5) Describe your current engagement with architects or engineers and attach any design documents, renderings and/or floor plans that have been completed. 5 points if design documents are up to date, 0 points otherwise
- 6) Explain current engagement with a general contractor. Attach any cost estimates. 3 points if GC has been engaged and provided final construction drawings, 2 points if GC has been engaged and provided preliminary drawings
- 7) Please explain the project schedule and how the projects will be completed by September 30, 2027. 4 points for articulate schedule, 0 points otherwise
- 8) Explain the development team's level of similar project-specific experience, including resume of project manager(s), any previous projects that have been undertaken and the status of those projects. 8 points for 4 projects, 6 points for 3 projects, 4 points for 2 projects, 2 points for 1 project, 0 points for 0 projects.
- 9) Explain how this proposal will have a catalytic, long-term impact on the community. Please address how it will grow the tax base, activate vacant or underutilized space, grow the population, and contribute to community resiliency. 12 points possible: 3 for activating vacant space, 3 for increasing density, 2 for adding to the success of nearby businesses, 2 for 3rd-party

green building certification, 2 for renovating a historic building per the Secretary of the Interior's Standards

- 10) Describe how your project contributes to the community's vision and priorities as laid out in the local master plan, capital improvements plan and/or economic development strategy or other locally adopted plan that addresses COVID response and community resilience. 12 points possible: 4 for each plan that references a need being addressed through this project up to 12 pts, or 12 for a locally adopted plan that included multiple opportunities for public input and specifically identifies this project as a priority.
- 11) Describe how the site is served by non-motorized infrastructure. 4 points for a well-connected nonmotorized network that connects to services and employment opportunities, 3 points if the site is served by sidewalks/paths without complete connections to services and employment opportunities, 0 points otherwise.
- 12) Articulate why the project will not be successful without this grant. 6 points for articulated explanation that proves financial need, 0 points otherwise
- 13) In your attached local support letter, ask the municipality to explicitly state why this project is a priority versus other projects in the area. 3 points if letter states why this project is a priority over others in the community, 0 points otherwise.

Tie Breaker Questions: These responses will not be scored but will be used to evaluate equally scored Public Space Place-Based Project applications against one another and to determine which combination of top scoring applications from all categories most effectively accomplish RAP program goals.

- 1) Are the project benefits broad reaching? In other words, the project qualifies because it is addressing the impacts of COVID-19 on a specific group, but will the overall benefits of the project impact multiple groups within your community? Please provide up to five letters of support.
- 2) Please provide a summary response (no more than 500 words total) to the following questions.
 - a. How does the project support investments that will create the environment necessary to attract and retain talent, add new housing options, enable business creation and attraction, and provide resources for Michigan citizens and communities.
 - b. How does the project help local governments avoid budget crises, retain current residents, and enhance downtown vitality?

Public Space Place-Based Infrastructure Project

Grant between \$250,000 and \$1,000,000

Background Information: 18 points possible

- 1) Describe the proposed project. 4 points for complete description, 0 points otherwise
- 2) Provide a map with your application that clearly identifies where the improvements will be made and the public spaces that are around the proposed investment. 4 points if map has clear boundaries of project area and outlines other public spaces near the proposed project, 0 points otherwise
- 3) What is the amount of the grant that you are seeking from this program and what is the total cost of your proposed project? 2 points for complete answer, 0 points otherwise
- 4) Required attachment checklist: Local support recommendation letter, preliminary or final design documents, before photos, aerial photo, construction cost estimates, evidence of funding commitments, project map. 8 points for all documents, 4 points for proforma/local support letter/cost estimates/evidence of available funding commitments, 0 points for anything besides that

Project Readiness and Programmatic Considerations: 82 points possible.

- 1) Describe the status of the project including status of construction drawings, cost estimates? Scoring, 3 points for final designs and contractor-provided construction cost estimates, 2 points for preliminary designs and preliminary cost estimates, zero points otherwise.
- 2) Describe any property acquisition or easements that are necessary for this project to move forward? Scoring, 5 points if no acquisition or easements are necessary or if all necessary control has been secured, 2 points if control or easements are pending, zero points otherwise.
- 3) Provide and describe how the project will benefit nearby businesses within a downtown or key commercial corridor and attach any support letter(s) from adjacent or nearby businesses or property owners? 8 points total: 2 points for each relevant letter of support
- 4) Please explain the project schedule and how the projects will be completed before September 30, 2027, as funds need to be expended by that date. 4 points for a well-articulated schedule that identifies dates and where financing commitments align.
- 5) Explain the applicant's project team's level of similar project-specific experience. 8 points for two projects completed, 4 points for one project completed and zero points for no relevant examples.
- 6) Identify and provide evidence for other sources of funds for this project, including the type and amount of local financial support received for this project. 10 points for non-RAP funds secured with 1+ source other than applicant or MSF award, 5 points for non-RAP funds secured but only source of funds is applicant.

- 7) How has the use of public space in the area changed during the pandemic and how will this project have a positive long-term impact on the community? Please address how it will grow the tax base, activate vacant or underutilized space, and contribute to the resiliency of the community? **12 points possible: 4 if activating vacant or underutilized space, 4 if the project will contribute to the success of businesses located within ¼ mile, 4 pts if the project includes innovative low-impact or green construction practices**
- 8) Describe how your project contributes to the community's vision and priorities as laid out in the local master plan, capital improvements plan and/or economic development strategy or other locally adopted plan that addresses COVID response and community resiliency. **12 points possible: 4 pts for each plan that references a need being addressed through this project up to 12 pts, or 12 pts for a locally adopted plan that included multiple opportunities for public input and specifically identifies this project as a priority**
- 9) How will this project be maintained long-term? Identify maintenance plan, funding, the organization that will be responsible, and elaborate on any other anticipated tasks associated with the maintenance of the final product. **8 points for a maintenance budget with seasonal maintenance tasks and source of funding for maintenance identified, 0 points otherwise.**
- 10) How will this public space be programmed for use by businesses, for recreation, and accessibility for all? Identify how the space will be used, by whom, and how Universal Design will be incorporated throughout the entire project. **10 points for a plan with at least one seasonal activity, Universal Design throughout the project, and funding. 5 points for less active use, and 50%-75% of the project incorporating Universal Design.**

Tie Breaker Questions: These responses will not be scored but will be used to evaluate equally scored Public Space Place-Based Project applications against one another and to determine which combination of top scoring applications from all categories most effectively accomplish RAP program goals.

- 1) Are the project benefits broad reaching? In other words, the project qualifies because it is addressing the impacts of COVID-19 on a specific group, but will the overall benefits of the project impact multiple groups within your community? Please provide up to five letters of support that are not also included in number 3) above.
- 2) Please provide a summary response (no more than 500 words total) to the following questions.
 - a. How does the project support investments that will create the environment necessary to attract and retain talent, add new housing options, enable business creation and attraction, and provide resources for Michigan citizens and communities.
 - b. How does the project help local governments avoid budget crises, retain current residents, and enhance downtown vitality?

Subgrant Program grant of up to \$20 million

Subgrant programs may support any number of real estate rehabilitation and public space place-based projects within their region or community with sub awards, but all projects must be identified and scored as part of this application. Applicants must respond to all questions in either Part 1, Real Estate Rehabilitation Projects or Part 2, Public Space Place-based Projects for each subgrant award project. The maximum score for each subgrant project is 80 points and the scores for each individual project will be added together and divided by the total number of projects to calculate the application’s average project score. The average project score will be added to the total score for Part 3, Subgrant application questions in order to calculate the total subgrant application score.

Part 1: Real Estate Rehabilitation Project Questions: 80 points possible

Project Number and Name (Please number each project in application 1, 2, 3...)			
Property Owner Legal Name:		Employer Identification Number (EIN) if applicable:	
Project Address:	City/Twp./Village:	Zip Code:	County:

Background Information: 9 points possible

- 1) Describe the current status of the subject property. Please include the following: total acreage of property, number of buildings, square footage, number of floors, historic designation (state, local, national), condition of property (vacant, dilapidated, etc.), and describe any necessary demolition. **3 points for complete answer, 0 points otherwise**

- 2) Describe the proposed project the amount of the grant that you are seeking from this program and what is the total cost of your proposed project. Please include the number of buildings. For the residential, include the following: number of floors, proposed use(s), and for non-residential, elaborate on whether or not there are any tenants lined up and what types of businesses or non-profits are anticipated as occupants. **3 points for complete answer, 0 points otherwise**

- 3) Required attachments checklist: local support recommendation letter, financial proforma, preliminary or final design documents, before photos, aerial photo, construction cost estimates, evidence of any available funding commitments, project map and if the project has a housing element provide a plan for income verification and monitoring of any affordable or attainable units. **3 points for all documents, 2 points for proforma/local support letter/cost estimates/evidence of available funding commitments, 0 points for anything besides that**

Project Readiness and Programmatic Considerations: 71 points possible

- 1) State whether or not the applicant owns the property. If not, please state whether or not there is a signed purchase agreement or other form of land control in place. 4 points if they own the property, 2 points for a purchase agreement/other site control, 0 points otherwise.
- 2) State the status of local approvals and type and amount of local financial support received for this project. If there is not any local financial support committed but it is anticipated, please state the anticipated type and amount and timing of award. Local support comes in many forms, such as a tax abatement, local tax increment financing, discounted sale price if the community currently owns the property, etc. In-kind support can be counted if the application can quantify the financial value of that support. In the Attachments, please provide documentation of your approval or request for local support and describe the local support below in 100 words or less. 7 points for having achieved any necessary local zoning and site plan approvals and a binding commitment for local financial support, 3 points for complete local approvals or local financial support, 0 points if neither.
- 3) Describe the project's financing as it currently stands, including equity. Please identify all forms of financing related to the project. Attach any commitments, term sheets, or any other form of evidence related to the financing sources. If equity is the only current source of financing, please provide a bank statement or letter from your bank confirming that you have adequate financing to cover the amount listed in the proforma. 10 points for debt financing and equity fully committed, 5 points for term sheets or LOIs for capital, 0 points if financing sources are unclear.
- 4) Provide information on infrastructure readiness, including any public infrastructure or utility needs associated with the site. Describe your plan for addressing those needs. 6 points if infrastructure is ready. Scoring, 3 points for a plan in place to provide infrastructure upgrades aligned with project schedule, zero points if the project site is significantly lacking in public infrastructure.
- 5) Describe your current engagement with architects or engineers and attach any design documents, renderings and/or floor plans that have been completed. 5 points if engaged in A&E and provided renderings & floor plans, 2 points if either floor plans or renderings are provided but not both, 0 points otherwise.
- 6) Explain current engagement with a general contractor. Please attach any cost estimates. 4 points if a contractor has been engaged and cost estimates dated within 3 months from the contractor are provided, 2 points if any estimates from contractors or architects/engineers are provided to support costs, 0 points otherwise.
- 7) Please explain the project schedule and how the projects will be completed by September 30, 2027. As mentioned above, these funds need to be expended by September 30, 2027. 3 points

for a well-articulated and realistic schedule, 2 points if the schedule is missing steps, zero points if the schedule is not complete or not realistic.

- 8) Explain the development team's level of similar project-specific experience, including resume of project manager(s), any previous projects that have been undertaken and the status of those projects. 6 points for experience represented on the team related to 3 similar projects, 3 points for two projects, 1 point for one project, 0 points otherwise.
- 9) Explain how this proposal will have a catalytic, long-term impact on the community. Please address how it will grow the tax base, activate vacant or underutilized space, grow the population, and contribute to community resiliency. 10 points possible – 3 points for projects activating vacant space, 3 points if the investment is increasing density and attracting new residents, 2 points if the project will contribute to the success of businesses located within ¼ mile, 1 point if the project includes third-party green building certification, and 1 point if the project is renovating a historic building in compliance with the Secretary of the Interior's Standards for preservation.
- 10) Describe how your project contributes to the community's vision and priorities as laid out in the local master plan, capital improvements plan and/or economic development strategy or other locally adopted plan that addresses COVID response and community resiliency. 6 points possible: 2 points for each plan that references a need that is being addressed through this project up to 6 points, or 6 points for a locally adopted plan that included multiple opportunities for public input and specifically identifies this project as a priority.
- 11) Describe how the site is served by non-motorized infrastructure. 3 points for a well-connected non-motorized network that connects to services and employment opportunities, 2 points if the site is served by sidewalks and paths without complete connections to services and employment opportunities, zero points otherwise.
- 12) Articulate why the project will not be successful without this grant. 4 points for clearly articulated financial need, zero points otherwise.
- 14) In your attached local support letter, ask the municipality to explicitly state why this project is a priority versus other projects in the area. 3 points if letter states why this project is a priority over others in the community, 0 points otherwise.

Part 2 – Public Space Place-based Project Questions: 80 points possible

Project Number and Name (Please number each project in application 1, 2, 3...)			
Property Owner Legal Name:		Employer Identification Number (EIN) if applicable:	
Project Address:	City/Twp./Village:	Zip Code:	County:

Background Information 12 points

- 1) Describe the proposed project, the amount of the grant that you are seeking from this program and the total cost of your proposed project. **2 points**
- 2) Required attachment checklist: Local support recommendation letter, preliminary or final design documents, before photos, aerial photo, construction cost estimates, evidence of funding commitments, project map that clearly identifies where the improvements will be made and what types of building uses, and public spaces are around the proposed investment. **10 points for all documents, 5 points for proforma/local support letter/cost estimates/evidence of available funding commitments, 0 points for anything besides that**

Project Readiness and Programmatic Considerations: 68 points

- 1) Describe the status of the project including status of construction drawings, cost estimates? **2 points for final designs and contractor-provided construction cost estimates, 1 point for preliminary designs and preliminary cost estimates, zero points otherwise.**
- 2) Describe any property acquisition or easements that are necessary for this project to move forward? **2 points if no acquisition or easements are necessary or if all necessary control has been secured, 1 point if control or easements are pending, zero points otherwise.**
- 3) Provide and describe how the project will benefit nearby businesses and attach any support letter(s) from adjacent or nearby businesses or property owners? **8 points possible, 2 points for each relevant letter of support up to a total of 4 points.**
- 4) Please explain the project schedule and how the projects will be completed before September 30, 2027, as funds need to be expended by that date. **3 points for a well-articulated schedule that identifies dates and where financing commitments align.**
- 5) Explain the applicant’s project team’s level of similar project-specific experience. **3 points for two projects completed, 3 points for one project completed and zero points for no relevant examples.**

- 6) Identify and provide evidence for other sources of funds for this project, including the type and amount of local financial support received for this project. 10 points if all non-RAP funding is secured and there is at least one source other than the applicant, anticipated RAP award, and any other MSF award. 5 points if all non-RAP funding is secured but the only sources of funding are the applicant and RAP. 5 points if there is at least one source other than the applicant and RAP, but there is not sufficient evidence that all non-RAP funding is secured.
- 7) How has the use of public space in the area changed during the pandemic and how will this project have a positive long-term impact on the community? Please address how it will grow the tax base, activate vacant or underutilized space, and contribute to the resiliency of the community? 10 points possible – 4 points if it is activating vacant or underutilized space, 3 points if the project will contribute to the success of businesses located within ¼ mile, and 3 points if the project includes innovative low-impact or green construction practices.
- 8) Describe how your project contributes to the community's vision and priorities as laid out in the local master plan, capital improvements plan and/or economic development strategy or other locally adopted plan that addresses COVID response and community resiliency. 10 points: 5 points for each plan that references a need that is being addressed through this project up to 10 points, or 10 points for a locally adopted plan that included multiple opportunities for public input and specifically identifies this project as a priority.
- 9) How will this project be maintained long-term? Identify maintenance plan, funding, the organization that will be responsible, and elaborate on any other anticipated tasks associated with the maintenance of the final product. 10 points for a maintenance budget with seasonal maintenance tasks and source of funding for maintenance identified, zero points otherwise.
- 10) How will this public space be programmed for use by businesses, for recreation, and accessibility for all? Identify how the space will be used, by whom, and how Universal Design will be incorporated throughout the entire project. 10 points for a detailed programming plan with at least one activity per season, Universal Design throughout the project, and source of funding, 5 points for a space that will have less active use, and less than 100% and greater than 50% of the project Universal Design.

Part 3 - Subgrant Application Questions 20 points possible

- 1) Identify the number of projects you intend to complete and the jurisdictions in which those projects will be located. Please number the projects and refer to the projects as those same numbers throughout the application. Provide a map showing the location of all projects. 1 point for a complete response.
- 2) What is the total amount of the grant that you are seeking for a subgrant program? And how will those funds be dispersed to the projects mentioned above? 1 point for a complete response.
- 3) Explain the level of real estate development project management experience your organization has. 6 pts for experience with real estate development project management, 4 pts for relevant experience but not applied to a similar project, 0 pts otherwise.

- 4) Explain how your proposal and each project aligns with an organized local or regional strategy, why each project was selected and is being put forward as a priority. 12 points possible: 2 pts per letter of support from various regional partners that references same regional strategy and how they intend to support the success of this proposal (max 10 pts) and 2 pts for an explanation of why each project is being put forward as a priority

Tie Breaker Questions: These responses will not be scored but will be used to evaluate equally scored subgrant programs against one another and to determine which combination of top scoring applications from all categories most effectively accomplish RAP program goals.

- 1) Are the program benefits broad reaching? In other words, will the program overall benefit multiple communities? Please provide a letter of support from each City, Village or Township that will benefit from the proposed program.
- 2) Please provide a summary response (no more than 500 words total) to the following questions.
 - a. How does the program support investments that will create the environment necessary to attract and retain talent, add new housing options, enable business creation and attraction, and provide resources for Michigan citizens and communities.
 - b. How does the program help local governments avoid budget crises, retain current residents, and enhance downtown vitality?