

# 21<sup>st</sup> Century Redevelopment Program

## Frequently Asked Questions – *Updated 2/27/2020*

Q1: Would a 501c3 YMCA be eligible to apply to reinvent their physical structure and programming?

A1: More information about the facility would be required to provide a definitive answer, as the program guidelines call for buildings previously used for commercial or retail purposes. In addition, the program was intended to help towns deal with the loss of tax ratables stemming from vacated or underutilized corporate campuses and shopping malls that are experiencing persistent vacancy. The YMCA, as a 501c3, is likely tax-exempt and therefore may not present the same challenges as other communities are facing with respect to lost tax ratables.

Q2: Can a county apply for multiple sites?

A2: A municipality, county, or county redevelopment agency can only submit one application in a “lead” role, however may be a “partner” on multiple applications. For example, City A may apply as the lead for Site A and City B may apply as the lead for Site B, and the County may be a partner (non-lead) on both applications. The County can also submit an application for one of the sites in a lead role and be a partner on the other, but cannot submit both applications in a lead role.

Q3: I applied for this grant several months ago under the first application round of the program. Do I need to do anything else?

A3: This is a completely new application round under the revised program, so a new application will be required.

Q4: Can you please clarify what a "redevelopment agency" is? Are private development companies eligible?

A4: A redevelopment agency under this program refers to public entities established within municipal or county governments that have the ability to undertake redevelopment projects on behalf of the municipality or county. Private development companies are not eligible to apply, but the host municipality or county may apply for that site on the owner/developer's behalf. The application would be under the municipality or county's name. In that circumstance, the municipality or county should have the full support/partnership of the site owner/developer as part of the application, along with full access to the site should the grant be awarded. A county or municipality may only submit one application each.

Q5: Is there a cash match for this grant – if so, can the current owner provide the case match?

A5: Please see the Application Instructions, [Section V – Match Requirement](#). There is a match requirement of 20% of the grant amount. This can be financial or in-kind resources.

Q6: We plan to engage a planning consultant to implement the scope of work. The grant application requires information on the planning team now, however. Once we receive a grant we would need to procure the planning consultant. Can you clarify how I should proceed.

A6: The Authority is looking to see that the applicant has the ability to execute the proposal, or that the proposal is viable. One way to show that is by detailing the experience of the planning team involved. The application also lists a number of additional ways this can be shown. In the situation above, the applicant should indicate in the technical proposal that the planning team is not in place at this time, but will be procured upon successful award of a grant.

Q7: I am wondering whether you can elaborate/clarify the parameters of determining whether a property is considered “vacant”. For example, our site has a small-scale tenant. They are barely using a fraction of the site for operations. Does this disqualify the remainder of the property from eligibility for the grant program?

A7: The program does not define “vacancy” and instead looks at vacancy as a relative term, which is to say if the majority of a building is unoccupied, it could suffer from “significant vacancies”. Part of the scoring criteria will address scope and scale of vacancy, but a property will not be disqualified on the basis of having small-scale occupancy.

Q8: Is the grant maximum is \$50,000 per applicant or \$50,000 per property? In other words, if we are looking to redevelop an entire block area with multiple vacant properties, does the grant max out at \$50,000 or is the planning amount \$50,000 per property/area evaluated.

A8: The grant maximum is \$50,000 per applicant.

Q9: Can an applicant submit more than one proposal per cycle?

A9: Per the application instructions, an applicant may only submit one application each in a lead role. This does not preclude an applicant from participating in other applications as a partner, where the application is being submitted by another applicant in a non-lead role.

Q10: The website link for the Application - Attachment A does not direct the user to the Application. How can we access the application?

A10: The website link has been corrected and should now link to the correct document.

Q11: Under Eligible Properties, can properties that are near each other but are not adjacent be submitted under one application?

A11: If the properties are not adjacent to each other, they must be connected by a parking surface or structure that is dedicated for use by the buildings or be a corporate campuses that were used by a single entity, per the application instructions.

Q12: Once the application is submitted, how long is the review and response period?

A12: The Authority will not begin reviewing applications until the application deadline has passed (Thursday, April 9, 2020, 5:00 PM). At that point, the Authority will gather all applications and convene the evaluation committee to begin the scoring process. While the Authority will not be providing an exact estimated date of recommended grant award, similar programs have taken appx. 30-60 days from application deadline to finalize recommendations to the NJEDA Board for grant awards.

Q13: Can municipalities use their current consultant/professional services firm to do the work or do they have to put out to bid?

A:13: The Authority defers to the applicant on this. There is no restriction to using currently retained consultants/professional service firms.

Q14: I have a question concerning a very large single user in our municipality operated by a college. The site is +/-175 acres, with +/-380,000 sq. ft. of buildings and 1,974 parking spaces. Approximately 99 percent of the buildings are unoccupied. This facility closed approximately two years ago after moving all offices and activities to another township. We are interested in applying for this grant and would like to know if this site qualifies for the 21st Century Redevelopment Program.

A14: As outlined in Section IV of the application instructions, property eligibility will be limited to sites that were previously used primarily for office or retail purposes. More information would be needed about the site with respect to how the site was used for office purposes in order to provide clearer guidance.