

COMMERCIAL REHABILITATION PROGRAM FACT SHEET Swift County Small Cities Development Program

Swift County is requesting grant funds for owners interested in improving their commercial buildings from the Minnesota Department of Employment and Economic Development Small Cities Development Program (SCDP).

This assistance to owners is in the form of a 0% interest, 10-year deferred loan which must be matched with other funds to complete the project. The match of funds must be 30% of the total cost of improvements, SCDP funds will only pay for 70% of the total cost of improvements.

The maximum available through the SCDP is typically **\$40,000** per property, but may change.

The SCDP loan is repaid to the county if the property is sold; title is transferred, or conveyed within 10 years of the loan closing. The obligation to repay is reduced by one-tenth of the original loan amount after each of the years. **If after 10 years the property is still owned by the borrower, the deferred forgivable loan is completely forgiven.**

To qualify:

- Building must be located in Swift County, and zoned as a commercial property.
- You must be an owner/occupant or owner with a rental occupant of a building used for commercial purposes, either free of debt, through a mortgage or recorded Contract for Deed. *If you are buying the property on a Contract for Deed, the holder of the contract must sign off on the loan as well.
- You must be able to meet the requirement for matching funds (30% of total project costs).
- The building must have an active and bona fide business

The following improvements qualify under the SCDP: repairs that make the property more livable, energy efficient, safe and accessible for handicapped occupants. These may include replacing or repairing:

- Defective plumbing, heating or electrical systems.
- Roofing, windows, doors, and wall repairs
- Ramps and bathroom accessibility conversions.

Other below market rate financing is available through:

- Swift County Revolving Loan Funds

If you are interested in participating in this program or have questions, call or write:

Swift County Rural Development Authority (RDA)

320-842-4769

P.O. Box 288, Benson, MN 56215

rda@co.swift.mn.us

IMPORTANT: If you have any interest in learning more about the program please sign the form on this page and send it back the RDA. The signed form in no way commits you to the program; it is simply an indication of interest that builds support for the application. *If you are interested your name will place on a priority list to receive more information if funds are ultimately awarded next spring.*

Small Cities Development Program Intent to Participate Form

Commercial Rehab

Please return to: Swift County RDA
PO Box 288, Benson, MN 56215

Name _____

Business or Property
Address _____

Mailing Address (if different than
above) _____

Owner's Phone _____ Cell Phone _____

Email _____

I understand that:

- *SCDP funds are limited and in competition and may not be awarded to Swift County*
- *If the grant is awarded funds are limited and in competition*
- *There will be a deferred loan (lien) placed upon my home for the SCDP funding for ten years. If the property is sold or changes owners in that time, the remaining un-forgiven loan must be paid back to the county*
- *The rehabilitation must be coordinated through the Prairie Five, the field administrator for the project, and competitive bids must be received for the work. Any improvements/work done before coordinating with Prairie Five will NOT be eligible for SCDP funding*
- *The property must be occupied by a business. No vacant properties will be rehabilitated with SCDP funds*
- *Being placed on a priority list does not guarantee funding.*
- *After reviewing the above information including the financing package, I am interested in participating in the program*

Owner Signature

Date