HISTORIC DEVELOPMENT GRANT PROGRAM

Letter of Intent Webinar

May 2022
Agenda

- Overview
- Program Requirements
- National Register Listed or Eligible?
- Timeline
- Who is eligible?
- Grant Requirements
- Scoring
- Financial Requirements
- Other
- Questions and Contact Info
Overview

• In April 2021 the Tennessee General Assembly developed the Historic Development Grant Program and allocated $4.8 million to renovate and preserve the State’s historic buildings. The legislators recognized that historic buildings and their preservation expand the state’s economy, create new employment opportunities, revitalize and renew communities, create an environment for investment, and promote tourism and rural economic development.

• In April 2022 the Tennessee General Assembly gave ECD the authority to approve another round of grants. These will be highly competitive and scored!
Program Requirements

- Individually listed in the National Register of Historic Places or part of a National Register of Historic Places historic district as a contributing property

AND

- In a Tier 3 or Tier 4 county
- In an Opportunity Zone
- In a Tennessee Main Street Community or Tennessee Downtown

OR

- A Certified Local Government with a population of less than 200,000
National Register Listed or Eligible?

- If you are listed in the National Register you can confirm the name of your historic property from the inventory on the Tennessee Historical Commission (THC) National Register webpage.

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>County</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>88000383 LaGrange Furnace (40SW214)</td>
<td>Address Restricted</td>
<td>Stewart</td>
<td>19880421</td>
</tr>
<tr>
<td>RS100003157 Maple Grove Farm</td>
<td>544 Long Creek Rd</td>
<td>Stewart</td>
<td>20190131</td>
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<tr>
<td>88000251 Rough and Ready Furnace (40SW215)</td>
<td>Address Restricted</td>
<td>Stewart</td>
<td>19880409</td>
</tr>
<tr>
<td>88000258 Saline Furnace (40SW218)</td>
<td>Address Restricted</td>
<td>Stewart</td>
<td>19880409</td>
</tr>
<tr>
<td>88000257 Stacker, Samuel, House</td>
<td>Long Branch Rd</td>
<td>Stewart</td>
<td>19880411</td>
</tr>
<tr>
<td>73001851 Alison, Finlay, House</td>
<td>W of Piney Flats off U.S. 11</td>
<td>Sullivan</td>
<td>19730411</td>
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<tr>
<td>73001834 Arcadia</td>
<td>E of Bloomingdale off U.S. 11W</td>
<td>Sullivan</td>
<td>19730411</td>
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<tr>
<td>73001835 Blountville Historic District</td>
<td>Center of Blountville along both sides of TN 126</td>
<td>Sullivan</td>
<td>19730223</td>
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<tr>
<td>14000087 Blountville Historic District (BI, BD, and AD)</td>
<td>Roughly bounded by Blountville Cemetery, Great Stage Road, Massengill Rd., and Blountville Bypass</td>
<td>Sullivan</td>
<td>20140326</td>
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<td>MP1000001476 Boone Hydroelectric Project</td>
<td>301 Boone Dam Rd.</td>
<td>Sullivan</td>
<td>20171026</td>
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<tr>
<td>03000441 Bristol Commercial Historic District</td>
<td>Roughly along State, Piedmont, Moore, Shelby, Bank, Progress, 5th, 6th, 7th, and 8th Sts.</td>
<td>Sullivan</td>
<td>20030522</td>
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<tr>
<td>87001039 Bristol Municipal Stadium</td>
<td>1112 Edgemont Ave.</td>
<td>Sullivan</td>
<td>19870625</td>
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<td>88001568 Bristol Virginia—Tennessee Slogan Sign</td>
<td>E. State St.</td>
<td>Sullivan</td>
<td>19880908</td>
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<tr>
<td>73001841 Church Circle District</td>
<td>Center of Kingsport, along Sullivan St.</td>
<td>Sullivan</td>
<td>19730411</td>
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<td>73001842 Clinchfield Railroad Station</td>
<td>101 E. Main St.</td>
<td>Sullivan</td>
<td>19730424</td>
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<td>850000669 DeVault-Masengill House</td>
<td>Andrew Johnson Hwy. US 11E</td>
<td>Sullivan</td>
<td>19850328</td>
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<td>11000142 East Hill Cemetery</td>
<td>East State Street at Georgia Ave</td>
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<td>73001836 Erwin Farm</td>
<td>W of Blountville off TN 75</td>
<td>Sullivan</td>
<td>19730411</td>
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<tr>
<td>10000510 Fairmount Neighborhood Historic District</td>
<td>Roughly bounded by Taylor St, Pennsylvania Ave, Maple St, and Florida Ave</td>
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<td>20100730</td>
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</table>
National Register Listed or Eligible?

• You can read more about your property when it was listed—most nominations are available from the National Archives webpage—also linked on the THC NR page.
  ▫ If you are individually listed, you are good to proceed.
  ▫ If you are listed within a historic district, you will need to complete a Part 1 form for the application. THC strongly advises applicants to begin this process early!

NEW: Most of Tennessee’s National Register nominations are now available from the National Archives (NARA) https://catalog.archives.gov/id/20812721. The NARA versions usually have correspondence and maps available, where those on the National Register site do not. Most nominations submitted before 2015 are available. Any copies not on either of these sites can be obtained from our office.
National Register Listed or Eligible?

• If you are NOT listed but your property is 50 years old with historic character intact, the applicant should complete the **National Register Information Packet**. The completed form and photos should be emailed to National.Register@tn.gov. Please indicate that you are intending to apply for ECD grant and National Register staff will provide you with an eligibility response to include with your LOI.

• The THC strongly advises applicants to begin this process early as this could take quite a bit of work.
  - NOTE--Your building or potential historic district will need to be listed in the National Register by the end of your project.
Timeline

- May 9 – Press release and LOI available
- May 12 – LOI webinar
- June 15 – LOI deadline
- June 15 – 30 LOI checked for eligibility by TNECD and THC
- June 30 – Applications available
- July 1 and 5 – Application webinars
- August 19 – Applications due
- August/September – **Competitive application scoring**
- September – Awards announced
- October/November – Contracts in place

Projects must start after the contract start date and be complete within thirty-six (36) months of grant approval. Only expenses incurred during the contract period will be eligible for reimbursement.
Timeline

• Letter of Intent is due June 15, 2022 and must be submitted online at https://stateoftennessee.formstack.com/forms/hdgp_loi.

• LOI’s submitted are checked for eligibility

• Applications are open for approved LOI’s on June 30, 2022

• Applications must be submitted online

• One application will be accepted from each entity

• Applicant must be the person or entity who holds legal fee or leasehold title to a certified historic structure, or an identifiable portion of the certified historic structure.

• TNECD reserves the right to make adjustments to the scope and/or budget based on funding availability and scoring
Who is eligible?

- Any for-profit, non-profit, governmental, or individual entity who has an eligible property on the National Register and that property will be used for commercial activity.
- If you have further questions about if your property is eligible, please see the FAQs on the website.

Who is ineligible?

- Non-commercial buildings including government buildings, churches, and schools
- Buildings that are not on the National Register or eligible for the National Register
Grant Requirements

• Financial
  ▪ This is a **100% REIMBURSABLE grant**; you must have 100% of the project financing up front.

• Procurement
  ▪ Procurement must be fair and transparent
  ▪ Grantees must document compliance with local procurement laws

• Files
  ▪ Can keep files electronically or in hard copy
  ▪ TNECD must be able to access them on the monitoring visit
  ▪ Keep contract, invoices, bid documents, all TNECD communication, and all other relative documentation
  ▪ Keep files for 5 years after the close of the contract

• Reporting
  ▪ Reports will be required **monthly** with a **comprehensive final report**
  ▪ Reporting on metrics and outcomes will continue after the project is complete and closed out for 2 years

• Closeout
  ▪ One invoice submitted at the end of the project – this is a reimbursable grant. **You will be required to submit the NPS Part 3 form and certificate of occupancy.**

• Monitoring
  ▪ All projects will be monitored by TNECD or THC staff
Scoring

Project Need: 35
Project Impact: 15
Project Plan: 20
Project Financing: 20
Project Feasibility: 10
Community Support: 10
Project Location: 10
TOTAL MAXIMUM: 120
Financial Requirements

• Maximum grant up to $300,000
  ▫ Reimbursable at a 30% rate in Tier 1 and 2 county
    Total Project Cost – $1,000,000
    Grant - $300,000
  ▫ Reimbursable at a 50% rate in Tier 3 county
    Total Project Cost - $600,000
    Grant - $300,000
  ▫ Reimbursable at a 70% rate in Tier 4 county
    Total Project Cost - $428,572
    Grant - $300,000

• Want to know your county tier level?
  https://tnecd.com/advantages/incentives-grants/
Financial Requirements

• Eligible expenses:
  ▫ Structural components of a building including walls, floors, ceilings, windows, doors, plumbing, HVAC, electrical work, elevators, fire protection
  ▫ Soft costs including architect fees, reasonable developer fees, construction management costs
  ▫ Treasury guidelines govern the eligible costs
Financial Requirements

- Reimbursable grant - work must be completed in order to submit the single invoice to the State at project closeout

- All back-up documentation for reimbursement must show dates of service and include a description of the service provided or work completed

- Expenses must be paid by contract grantee and proof of payment must be included in reimbursement request

- After grantees are selected, another webinar will be held to cover invoicing, compliance, etc.
Other Reminders

• We want your success stories! Take pictures and keep up with media

• Think about outcomes and plan how you’ll track them – we are interested in jobs created, leveraged investment, new businesses

• All documents must be submitted electronically

• Projects must be completed in 36 months

• Ask when you have questions as soon as they arise, rather than waiting until too late
Questions?

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Nancy Williams
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https://www.tn.gov/ecd/rural-development/historic-development-grant-program.html