

## INDUSTRIAL BUILDING REDEVELOPMENT PROGRAM

*Note to state, regional, and local economic developers: If you intend to use this program as part of an overall incentive offer to a company, you must submit a written request to National Grid's Economic Development Department, in advance of the project announcement.*

### Program Summary

National Grid's downstate New York service territory has many vacant and underutilized buildings or complexes (integrated groups of buildings) that were originally built for and occupied by a single, large end-user. These buildings and complexes are unlikely to attract single end-users, so they must be marketed as multi-tenant, industrial properties. One of the challenges to the marketability of these properties is the expense of separating the utilities.

The **Industrial Building Redevelopment Program** provides grants of up to \$250,000 (based on the amount of capital investment per the chart below) to property owners who are upgrading natural gas infrastructure and/or building systems improvements required to subdivide the services & accommodate multiple tenants and to return these properties to active industrial use.

<b>Total Capital Investment</b>	<b>Available Funding Not to Exceed</b>
Under \$1Million	\$50,000
\$1Million to \$5Million	\$100,000
\$5Million and above	\$250,000

**Minimum Program Requirements:** *Please review the program requirements and guidelines below, prior to completing an application for funding.*

*Note: Program assistance is only available to customers in good standing, located within National Grid's downstate New York service territory. Applicants must be current in payments with National Grid or have executed a deferred payment agreement with the Company.*

To be eligible for this program, the **applicant** must:

- Be the owner, duly authorized representative of the owner or contract purchaser of the eligible facility;
- Demonstrate a willingness and ability to actively market the building to out-of-state companies;
- Obtain Industrial Development Agency (IDA) or other public development agency support for the project.

To be eligible for this program, the **project** must:

- Be a building or integrated group of buildings that were at one time occupied by a single user;
- Receive natural gas service from National Grid;

- ❑ Be vacant or underutilized (underutilized means that at least 50% of the usable space is vacant);
- ❑ Be at least **50,000** square feet or larger;
- ❑ At project conclusion, provide a certificate of occupancy or a certificate of compliance from the local building codes department; and,
- ❑ Be suitable for use by one of the following industry sectors:
  - Manufacturing
  - Regional warehousing/distribution center
  - Scientific research and development
  - Data Centers
  - “Back office” operations such as data processing or customer service operations
  - Key regional priority industries as identified through NYS Regional Economic Development Council

### **Funding and Eligibility Guidelines**

Program funding and parameters are established annually by National Grid. Grants are available on a continual basis until all funding is expended during that program year. Funding is released to a grant award recipient only after the recipient has met all conditions of the program. In all circumstances, funding should be viewed by the applicant as a reimbursement for work completed following grant approval in the form of an award letter.

The grant award recipient should expect to execute a Funding Agreement with National Grid. The Agreement will outline expectations of the grant program and the conditions for the release of funds.

Grant amounts listed are the maximum allowable award for each program. Each application is evaluated on a variety of factors, resulting in some not receiving the maximum grant award.

If you are applying to more than one program for the same project, you must indicate that clearly on the application.

Under no circumstance will funding be released after the expiration of the Company’s current rate agreement or without prior written consent from National Grid.

- ❑ Program funds may only be used to offset 50% of costs associated with upgrading, segregating, or otherwise making the property’s gas infrastructure suitable for occupancy by multiple tenants. This could include costs associated with planning, design, engineering, and construction costs
- ❑ Projects that involve converting from firm to non-firm gas service will be eligible for additional funding up to 10% of the otherwise applicable grant amounts.

- ❑ Project must show evidence that a comprehensive assessment of energy efficiency measures was fully investigated and provide documentation pertaining to any completed or pending applications for energy efficiency incentives.
- ❑ Priority will be given to applicants who furnish aggressive marketing plans designed to attract new businesses to the completed project
- ❑ Priority consideration during the grant award process will be given to projects that commit to using self-generated or purchased renewable natural gas to satisfy or all of their supply requirements.

### **How to Apply**

To apply for the Industrial Building Redevelopment Program please:

Complete the program application online; and,  
Upload all required documentation as noted at the end of your online application.

*If you need assistance in completing the application, please contact Karen Mousaw via email at [Karen.Mousaw@national.com](mailto:Karen.Mousaw@national.com).*