



## 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 upstate 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 electric and/or natural gas infrastructure to return these properties to active industrial use.

<u>Total Capital Investment</u>	<u>Available Funding Not to Exceed</u>
Under \$1 Million	\$50,000
\$1 Million to \$5 Million	\$100,000
\$5 Million 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 upstate New York franchise 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 building or integrated group of buildings that were at one time occupied by a single user;
- ❑ Receive electric or natural gas service from National Grid;
- ❑ Be vacant or underutilized (underutilized means that at least 50% of the usable space is vacant);
- ❑ Have existing electric or natural gas infrastructure that is clearly a barrier to attracting new industrial or commercial activity;
- ❑ Be at least 100,000 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 industries:
  - Manufacturing
  - Wholesale trade
  - Regional distribution center
  - Professional, scientific, or technical services
  - Research and development
  - “Back office” such as data processing or customer service operations

### **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 or until December 31<sup>st</sup> of the current 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 the expectations of the grant program and the conditions upon which funds will be released.

Grant amounts listed are the maximum allowable award for each program. All applications are evaluated on a variety of factors. Some applications may not result in 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 December 31, 2011 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 electric and/or gas infrastructure suitable for occupancy by multiple tenants. This could include costs associated with planning, design, engineering, and construction costs associated with new infrastructure.

- Priority will be given to applicants who furnish aggressive marketing plans designed to attract new businesses to the completed project.

### **How to Apply**

To apply for the Industrial Building Redevelopment Program please:

Complete and sign the program application;

- Attach the required documentation as noted at the end of the application; and,
- Submit all of the above to:  
Karen Mousaw  
Economic Development Program Coordinator  
National Grid  
300 Erie Boulevard West  
Syracuse, NY 13202

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