



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 and thus must be marketed as multi-tenant, industrial properties. One of the challenges to the marketability of these properties is the expense of separating the utility services.

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 \$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 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, or contract purchaser of the eligible facility;
- Demonstrate a willingness and ability to actively market the building to out-of-state companies or occupy the building as an end user; **and**
- 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 electric or 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

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 or until the end of National Grid’s current rate agreement. 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 fifty percent (50%) of construction 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 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@nationalgrid.com.