



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](#).

88000383 LaGrange Furnace (40SW214)	Address Restricted	Stewart	McKinnon	19880421
RS100003157 Maple Grove Farm	544 Long Creek Rd	Stewart	Dover	20190131
88000251 Rough and Ready Furnace (40SW215)	Address Restricted	Stewart	Cumberland City	19880409
88000258 Saline Furnace (40SW218)	Address Restricted	Stewart	Bumpus Mills	19880409
88000257 Stacker, Samuel, House	Long Branch Rd.	Stewart	Dover	19880411
73001851 Alison, Finlay, House	W of Piney Flats off U.S. 11	Sullivan	Piney Flats	19730411
73001834 Arcadia	E of Bloomingdale off U.S. 11W	Sullivan	Arcadia	19730411
73001835 Blountville Historic District	Center of Blountville along both sides of TN 126	Sullivan	Blountville	19730223
14000087 Blountville Historic District (Bl, BD, and AD)	Roughly bounded by Blountville Cemetery, Great Stage Road, Massengill Rd., and Blountville Bypass	Sullivan	Blountville	20140326
MP100001476 Boone Hydroelectric Project	301 Boone Dam Rd.	Sullivan	Kingsport	20171026
03000441 Bristol Commercial Historic District	Roughly along State, Piedmont, Moore, Shelby, Bank, Progress, 5th, 6th, 7th, and 8th Sts.	Sullivan	Bristol	20030522
87001039 Bristol Municipal Stadium	1112 Edgemont Ave.	Sullivan	Bristol	19870625
88001568 Bristol Virginia--Tennessee Slogan Sign	E. State St.	Sullivan	Bristol	19880908
73001841 Church Circle District	Center of Kingsport, along Sullivan St.	Sullivan	Kingsport	19730411
73001842 Clinchfield Railroad Station	101 E. Main St.	Sullivan	Kingsport	19730424
85000669 DeVault-Masengill House	Andrew Johnson Hwy. US 11E	Sullivan	Piney Flats	19850328
11000142 East Hill Cemetery	East State Street at Georgia Ave	Sullivan	Bristol	20110328
73001836 Erwin Farm	W of Blountville off TN 75	Sullivan	Blountville	19730411
10000510 Fairmount Neighborhood Historic District	Roughly bounded by Taylor St, Pennsylvania Ave, Maple St, and Florida Ave	Sullivan	Bristol	20100730

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!



NATIONAL ARCHIVES CATALOG

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.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION
TENNESSEE HISTORICAL COMMISSION
NATIONAL REGISTER INFORMATION APPLICATION

PROPERTY NAME
Historic _____
Current _____

PROPERTY ADDRESS
Street _____
City _____ County _____

OWNER (S) OF PROPERTY
Name(s) _____
Street _____
City _____ State _____ Zip Code _____
Phone _____ Email _____
Source of Information (Information must be from legal records - e.g., tax records, deeds)

PROPERTY USE (example: residence, school, warehouse)
Historic _____
Current _____

DATE OF CONSTRUCTION _____
Source of Information _____

ARCHITECT/BUILDER _____
Source of Information _____

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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://tnced.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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<https://www.tn.gov/ecd/rural-development/historic-development-grant-program.html>

