



**Smart Growth America**  
Making Neighborhoods Great Together

## Bottineau, ND

# Planning for Economic and Fiscal Health Report and Suggested Next Steps

**To:** Mayor Ben Aufforth, Bottineau, ND  
Penny Nostdahl, City Auditor, Bottineau, ND

**From:** John Robert Smith, Smart Growth America  
Alex Hutchinson, Smart Growth America

**Date:** 12/21/16

## Executive Summary

Pursuant to our technical assistance award with the City of Bottineau, this Memorandum constitutes Smart Growth America's final report summarizing the recent *Planning for Fiscal and Economic Health* workshop, and suggesting possible [Next Steps](#) the city and region could take to craft a vision for Bottineau's future development.

Alex Hutchinson and John Robert Smith, representing Smart Growth America (SGA), met with regional leaders and residents on November 1 and 2, 2016 to provide assistance via the *Planning for Fiscal and Economic Health* tool, supported by a cooperative agreement with the U.S. Department of Agriculture, Rural Development.

Following a productive discussion with various stakeholders — including residents, advocates, business owners and elected officials — the following [Next Steps](#) are

recommended:

1. **Restore and repurpose historic structures for community revitalization**
2. **Develop and deploy gateway signage**
3. **Develop an aggressive tourism strategy**
4. **Consolidate Bottineau's economic development efforts**
5. **Curate and enliven public spaces with art installations and landscaping**
6. **Build a more integrated partnership with the Dakota College of Bottineau**

## Need for assistance

Traditionally, Bottineau's economy has been oriented around agriculture — grain farms and forestry in particular. A quick sight of the town's grain silo skyline is a testament to that legacy. In recent decades, small or family-owned farms in the region have been bought up by major agribusiness conglomerates, streamlining farming operations and area farm jobs.

In recent years, the dip in oil prices stunted the area's booming energy sector tied to the Bakkan Shale Formation, and the recent closing of a manufacturing plant in nearby Dunn County cut some 200 jobs, a setback for a town of just more than 2,200 people.

Bottineau's population loss has mirrored those economic difficulties. In every census since 1990, Bottineau has posted declines above 5 percent. Commercial and residential vacancy is up, and the city has struggled to court new business and employers.

A planned real estate development called Stone Bank recently halted construction due to a lack of funds, according to economic development officials. The city is discussing construction of a new community center that would house several public services, but has not been able to fund the project.



While the City does have land use plans for how and where to site new businesses, Bottineau has primarily looked into courting industrial business outside its footprint in an industrial park or strip development setting. City officials have expressed interest in attracting new business sectors beyond what is already present in the market. However, there is some concern that the city simply does not have a large enough labor pool to attract new business.

Recently officials looked into planning and building a industrial park somewhere outside of the city's current footprint. However, no economic development officer is currently employed — the previous lead at Bottineau's Economic Development Authority resigned 10 days before our workshop.

Among Bottineau's strongest assets is Dakota College at Bottineau, a two-year associates and technical college that attracts some out-of-state students. Dakota College has a successful aquaponics program, in part funded by USDA, that has some promise as a regional leader in the field. No housing or entertainment is readily available for out of town students, however. When the college closes in between semesters, many of these students leave, as the dorms close and housing options are limited, draining Bottineau of a valuable employment and demand resource. There is also little physical or community connection between the college and Bottineau.

Bottineau does have an opportunity to leverage its natural resources and regional beauty to success as a gateway community, particularly considering its close proximity (around 10 miles) to Canada. Many Canadians travel to Bottineau or the greater Bottineau County area to buy goods depending on the currency exchange between U.S. and Canadian dollars.

Taking advantage of that transient commercial activity, and/or serving as an outpost community for Americans travelling to Canada could be of great benefit to the city's economic development. The International Peace Garden, which straddles the U.S. and Canadian border, is a nearby tourist attraction.

There is an opportunity to develop craft foods programming as a means of cultural promotion thanks to the area's agricultural heritage. Pride Dairy, a regionally operated dairy and creamery, exports ice creams made with regional produce like chokecherries and juneberries. The company has statewide and even national notoriety due to their production of an award winning ice cream recipe, which was featured at Mount Rushmore.

The city has not developed a strong and directed marketing campaign to take full advantage of potential tourism dollars passing through local attractions. Lake Metigoshe and the Turtle Mountains, are nearby attractions and feature snow-mobile trails and ski lodges. The City has looked into expanding and repairing some area walking paths in the future as well.

Beyond its need for general economic consultation, Bottineau sought input on how to best utilize several public facilities. The city has several historic structures — as well as opportunities for infill development — that have development and reuse potential, either as civic or commercial spaces. Of particular note are Main Street's historic bank building, and a Masonic Temple.

## Workshop Review

We began our visit with a tour of Bottineau and its natural surrounds. As noted, Bottineau serves a gateway to the Turtle Mountains, the nearby Lake Metigoshe State Park, and the Canadian border. Lake Metigoshe has the largest preserved acreage of unspoiled and undeveloped land in the state.

Aside from the distant vistas of the Turtle Mountains, Bottineau's immediate environs are completely flat. Visitors approaching the city by highway would likely, at a distance, confuse the constellation of grain elevators as a skyline, of which there are roughly a dozen. Naturally, the grain elevators harken to the city's past and present stature as an agricultural hub.



Bottineau is home to the Pride Dairy, which bills itself as the “Last Small Town Creamery in North Dakota.” We toured the facility and sampled some of its line of Dakota-inspired ice cream flavors, distributed throughout the state and beyond, including juneberry and chokecherry flavors.

The city’s proximity to Canada defines much of its touristic character. Within the last few years, the city’s rail connection was purchased by a Canadian corporation looking to maintain the line as a commercial corridor to convey the region’s bounty of flax seeds, sunflowers and other grain crops.

At Dakota College of Bottineau, we toured a USDA-funded aquaponics program and facility, one of the more successful programs at the school. It’s clear that the college serves as a key driver of the city’s vitality, but feels geographically distinct from the community at large, despite being downtown-adjacent.

Our driving tour took us by some of Bottineau’s historic properties, including the local Masonic Temple, an old department store recently purchased, the unused armory and a historic bank buildings — currently contemplated as landing spots for city offices — and some of Bottineau’s local shops. There already exists an impressive degree of cooperation among the town’s “mom and pop” operations through the city’s retail association, particularly among the shops on Highway 5.

We began our workshop that evening with a brief overview of Smart Growth principles, highlighting the ways in which demographic and economic changes at the national level apply to small towns like Bottineau. We covered the history of American development patterns using some of Bottineau’s own historic maps to draw a picture of how the town’s history fits into that narrative.

Building on that overview, we spent our second day in breakout sessions discussing some of the on-the-ground issues currently facing Bottineau. A delegation of students from Dakota College’s aquaponics program engaged the workshop in a spirited discussion about the perceived disconnects between the college and the

city. Participants reported that more should be done to build a mutually beneficial partnership between the college and the city. The college provides an obvious conduit to new residents and commerce via students and collegiate business programming, but the city's residential and hospitality infrastructure do little to reciprocate.

According to the student group there is simply nothing for students to do outside of their campus studies. There is no student housing available in town, and in between semesters students commonly return home, taking with them a lost opportunity for more commerce and activity. Many of the school's athletes leave when their sports are not in season. On the whole, the student delegation professed a sense that little has been done to attract and retain the student population.

Working with the college delegation, it's clear that more can be done with the city's existing resources to build upon what is arguably an untapped resource — the Dakota College students. Given that most communities are working to even attract younger residents and workers, having a steady supply of newcomers by way of the college is a massive advantage for Bottineau. Not surprisingly, our workshop's group discussion reflected that outlook.

Ultimately, the working groups identified these basic challenges/issues for discussion and problem solving: [Development Around Historic Structures](#); [Strengthening Community Connection with Dakota College](#); and [Marketing Bottineau's Brand as an Outdoor Gateway](#).

**Representatives from the USDA included:**

- William C Davis
- Melanie Bauer-Dukart
- Jill Haakenson
- Megan McConville

**Attending leaders from regional agencies included:**



- Penny Nostdahl - City Auditor, City of Bottineau
- Diane Lorenz - City Council
- Greg Stewart - City Council
- Jerry Mortensen - City Council
- Harley Getzlaff - City Council

*The intent of these workshops is neither for Smart Growth America to create a plan nor bind the communities to any particular course of action, but to assist ongoing regional efforts to create a more vibrant, successful region, consistent with the goals of their envisioned plans.*

## The built environment and fiscal and economic health

Communities around the nation are always concerned about their fiscal and economic health. This is especially true of small towns and rural regions.

By *fiscal* health, we mean a local government's bottom line: Does the life cycle cost of a project's investment—upfront infrastructure, ongoing service provision and eventual repair and maintenance—cost more than what it produces in tax revenue?

By *economic* health, we mean the general economic well-being of the community and its region: How does new investment and development add to or detract from the creation of economic competitiveness, fiscal efficiency and sustainability, jobs, jobs access, retention of local youth, cultural identity and wealth?

In approaching these questions for Bottineau, as in any part of the country today, it is important to bear three trends in mind:

**Our nation's demographics are changing in a way that profoundly affects the housing market in large cities and rural areas alike.**

Demographic trends are moving the housing market strongly away from conventional suburban housing.<sup>1</sup> That presents a significant opportunity for rural communities to compete for new growth. The two biggest demographic groups in the nation—retiring baby boomers and millennials (18-39 year-olds) — both express strong preferences for a more walkable, urban/village lifestyle.

Data tells us that ten percent of all city-dwelling Americans would prefer to live in rural locales if those places are walkable, connected to the larger region and possess a strong sense of character and place. That represents a pool of 26 million potential transplants that Bottineau could compete to attract. Indeed, forty percent of millennials prefer to live in rural places, provided those places have a vibrant rural fabric. The vast majority of net new households formed have no children at home, and most of them are one- and two-person households, which are much more likely to prefer a walking lifestyle.<sup>2</sup> These trends depart from those experienced in the

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<sup>1</sup> See; "The Changing Shape of American Cities," Luke J. Juday, Weldon Cooper Center for Public Service, University of Virginia, March 2015.

"Demographic Reversal: Cities Thrive, Suburbs Sputter," William H. Frey, Brookings Institution, State of Metropolitan America Series, June 29, 2012.

<sup>2</sup> "Suburbs Try to Prevent an Exodus as Young Adults Move to Cities and Stay," Joseph Berger, New York Times, April 16, 2014 (on-line at, [http://www.nytimes.com/2014/04/17/nyregion/suburbs-try-to-hold-onto-young-adults-as-exodus-to-cities-appears-to-grow.html?\\_r=0](http://www.nytimes.com/2014/04/17/nyregion/suburbs-try-to-hold-onto-young-adults-as-exodus-to-cities-appears-to-grow.html?_r=0).)

"See ya, suburbs: More want to live in the big city," Greg Toppo and Paul Overberg, USA TODAY, March 27, 2014.

"Why urban demographers are right about the trend toward downtowns and walkable suburbs," Kaid Benfield, bettercities.net, February 28, 2014.

"NAR 2013 Community Preference Survey: Americans Prefer to Live in Mixed-Use, Walkable Communities," National Association of Realtors, November 1, 2013.

<sup>iii</sup> For more information, see: <http://www.smartgrowthamerica.org/research/the-fiscal-implications-of-development-patterns/>



latter half of the 20<sup>th</sup> century.

### The formula for economic growth is changing.

Business growth used to be driven by large corporations that operated in a fashion that was both private in ownership structure and linear in manufacturing and production. In the past, new research breakthroughs occurred in sealed research laboratories controlled by the companies that owned them. Manufacturing and other business processes occurred in assembly-line situations, with little interaction across or inside industries. These conditions led to communities that featured large, sealed-off campuses and tended to be linear in their arrangements.

Today, business growth is driven by collaboration among many types of entities — private companies, research institutions, universities, and others — that must interact frequently and work together creatively. This trend requires cities and communities that encourage interaction and collaboration — the opposite of the older model described above. How communities are designed directly impacts their ability to create interactive and collaborative environments.

Most significantly, the innovation economy, as it is sometimes called, depends heavily on skilled workers. The companies that are driving innovation are pursuing highly educated talent, especially among millennials. Increasingly, companies find it necessary to locate in places that their target workforce wants to live in. Increasingly, that means walkable communities. **People on the move are looking to relocate to places with a high quality of life. In fact, they are willing to sacrifice salary for location. High quality of life is defined more and more by the character of the town center than by the size of a front yard or square footage of a home.**

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<sup>iv</sup> A description of the methodology and summary of the results of each case studied can be found in Government Finance Review

Similarly, the market for retail is changing. Suburban shopping malls and retail centers that thrived for decades are struggling as a result of oversupply and a shift in shopping preferences. With online buying playing a bigger role for consumers (especially for bargain hunters), many are looking for a more authentic experience when they shop in person. Consumers are demonstrating strong preferences for shopping locally at unique establishments that offer handcrafted, regional products. They prefer this experience to be a short distance from their homes and offices and within a comfortably walkable town center. This is bringing new value to traditional walkable main streets. Bottineau and its neighboring communities, oriented with traditional main street districts, are well-suited to taking advantage of this shift in consumer choice.

**Sprawling development patterns are making it more difficult for local governments to balance their budgets.**

Development patterns that sprawl outward from town center require extensive investments in capital infrastructure and ongoing service delivery. Sprawling development requires more infrastructure to serve relatively few people and requires service providers such as firefighters and school buses to travel farther. More compact development patterns reduce both life-cycle infrastructure costs and operating costs.

A 2013 study by Smart Growth America, *Building Better Budgets: A National Examination of the Fiscal Benefits of Smart Growth Development*<sup>3</sup>, concluded that, compared to conventional suburban development, smart growth patterns can achieve savings of one-third or more in upfront infrastructure cost, and 10%

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<sup>3</sup>vi The full report can be downloaded at, <http://www.smartgrowthamerica.org/building-better-budgets>.



annually in ongoing operating expenses. Smart growth development patterns can generate up to ten times more revenue on a per-acre basis.

More recently, SGA's [Core Values: Why American Companies are Moving Downtown](#) examines the characteristics, motives, and preferences of companies that have either relocated, opened new offices, or expanded into walkable downtowns between 2010 and 2015. Smart Growth America partnered with global real estate advisors Cushman & Wakefield to identify nearly 500 companies that have made such a move in the past five years. Of those, we interviewed representatives from more than 40 companies to gain a better understanding of this emerging trend. These companies' new locations are in areas that are dramatically more walkable than previous sites. The average Walk Score of companies' previous locations was 52; the average Walk Score of the new locations is 88. Similarly, Transit Scores grew from an average of 52 to 79 and Bike Scores bumped from an average of 66 to 78.

This trend is visible across the country, in big cities and small ones alike and should be a factor in the economic development strategy of all communities, including Bottineau.

***Note:** Not all of these trends will be completely relevant in every situation. Rural communities are more reliant on private automobile ownership, and transit is often less feasible in these situations. But it is important to bear all three in mind in considering the fiscal and economic health of any community.*

## Participant viewpoints

### Actions for Success

- Connecting students with local business for seasonal jobs
- Establishing a street festival timed with the DCB school year
- Recruiting a cafe or any hospitality businesses that cater to student needs

- Developing off-campus housing
- Promoting Bottineau's trails and natural resources for outdoor tourism
- Marketing Bottineau's existing craft foods culture
- More collaboration among Economic Development office, small businesses, and DCB

### Obstacles/Disconnects

- Disconnection among local population and student population
- DCB is a two year school, student retention is low
- No off campus housing, students must be 21 or older to live off campus
- Local farming industry is consolidating with major agribusiness
- Lack of diversity in the student population
- Little to attract younger generation to town, outside of DCB

### Opportunities/Assets

- Successful aquaponics program
- DCB horticulture program
- Established collaboration among small businesses in the Retail Association
- A stock of historic structures that can be easily repurposed
- Eligible for most USDA RD grant funding
- Existing tourism attractions (Turtle Mountains, Lake Metigoshe, Peace Garden)
- A student body eager to live, work and play in Bottineau

## Recommendations

### 1. Restore and repurpose historic structures for community revitalization

Bottineau's historic and iconic structures — particularly the Masonic Temple, the Armory, and historic Bank — present substantial opportunities to anchor revitalization efforts. Of these, the Masonic Temple should take priority.

The Temple's third floor would serve as an excellent space for community gathering and events. Restoration funding for that floor could come from USDA grants,



provided a non-profit owned and managed the floor as a public facility. With public utility established, USDA funds could then be used to add hospitality features like a warming kitchen for catering and the ADA compliant features required of public facilities. For the first and second floor, the current owner could twin historic tax credits and new market tax credits to fund restoration efforts.

In general, the city should develop a concerted preservation strategy to ensure these structures remain useable and attractive. Even if city government ultimately moves its operation out of the Armory, the space should be considered for future restoration and be redeployed into use. The historic bank building could serve a variety of uses. Whatever the specific uses these buildings serve, such historic and iconic structures should be used as cornerstone pieces in Bottineau's efforts to discover and develop an attractive sense of place.

## **2. Develop and deploy gateway signage**

Bottineau boasts connectivity to stunning natural resources, and should leverage the attractions to coax tourists to city's shops and restaurants. The city should create a signature entrance that directs attention to the nearby state park and outdoor attractions, the town's historic main street district, local restaurants, and DCB, for both travelers on nearby interstates and highways, and to tourists visiting Lake Metigoshe. That's a two way street — advertising Bottineau's assets to existing outdoorsing tourists and billing Bottineau as a gateway to these wonders. The city should work with the retail association to promote local shops and attractions, and leverage existing local food producers like the Bottineau dairy co-op and emerging companies like the honey producers for added local interest.

## **3. Develop an aggressive tourism strategy**

Again, Bottineau is surrounded by enviable natural resources. Where signage would boast of those assets to visitors, a concerted marketing campaign would send that message to a wider, even national audience. The city should develop a marketing campaign to promote its discrete tourism assets like the Peace Garden, Bottineau

Winter Park and Lake Metigoshe State Park, and aggressively advertise the outdoor adventure opportunities available in the area: hunting, fishing, winter sports, and skiing.

Beyond marketing, Bottineau could work to recruit and site hospitality features that accommodate outdoor travelers.

#### **4. Consolidate Bottineau's economic development efforts**

Considering Bottineau's size and personnel resources, the city should consider consolidating its economic development efforts — business recruitment, tourism, revitalization — under one roof. Bottineau should create a single office or agency charged with promoting both Downtown Bottineau and the community's gateway assets. Communication between these efforts is key to ensuring they don't duplicate efforts or work at cross purpose.

Tourism, economic development, business recruitment efforts etc. are currently served, for the most part, by the same cast of dedicated citizens. Furthermore, at least two of these agencies have vacant executive positions. That presents an opportunity to consolidate these functions under one roof, thereby streamlining these efforts into one multifaceted agency with a slimmer schedule of meetings and duties.

Cultivating and promoting a vibrant downtown goes hand-in-hand with efforts to attract more tourism with the region's natural resources and recruit more business and industry. Bottineau should create a multifaceted tourism and development agency that reflects that reality, comprised of the previously siloed departments. This unified agency could be funded through a special sales tax that pays directly to this office, including the existing revenue streams for the previously separate agencies.

This arrangement would pool scant resources, improve communication, cohere strategy development around a unified vision, and lead to greater overall implementation of the city's economic development plans.



For this approach to succeed, it's crucial that this unified office have the support and collaboration of city government. A robust economic development strategy could deliver greater revenue and cultural prosperity for the city. City government should support these goals.

### **5. Curate and enliven public spaces with art installations and landscaping**

Bottineau's grain elevator skyline establishes a striking visual signature for the city's downtown. Simply adding lights or design elements to these structures could enhance what is already an impressive feature of the city's built environment, and create an iconic sense of place. Cultivating activities in public space will help tell Bottineau's story as a agricultural hub and railroad stop, illuminated by lighted and still functioning grain elevators. Curation of public space will leave a lasting impression on the visitors Bottineau can attract with its bountiful natural resources. These enhancements can be done at little cost.

For reference, see the lighted grain elevator project at [Canalside in Buffalo, NY](#).

Among these public spaces should be a greenway connection between downtown and the DCB campus that visually and physically connects campus and downtown. The connection ought to have aesthetic design elements that create sense of place and arrival for visitors to the city, and to visitors of either downtown or DCB. A [complete streets policy](#) could be of use in planning the downtown/campus connection and ensuring it provides for transportation connection across a variety of modes — walking, biking, etc. An appendix featuring essential elements of a complete streets policy is attached to this document.

DCB's horticulture program can help the city develop landscaping and tree canopies for the downtown area featuring native plants. Some of these features could provide a visual and physical link with the college.

Finally, these public spaces could be better activated by hospitality and retail offerings. The city should work to recruit and site night-operating businesses like

cafes, restaurants, bars, and shops around these public spaces to attract student residents to populate and enliven the area.

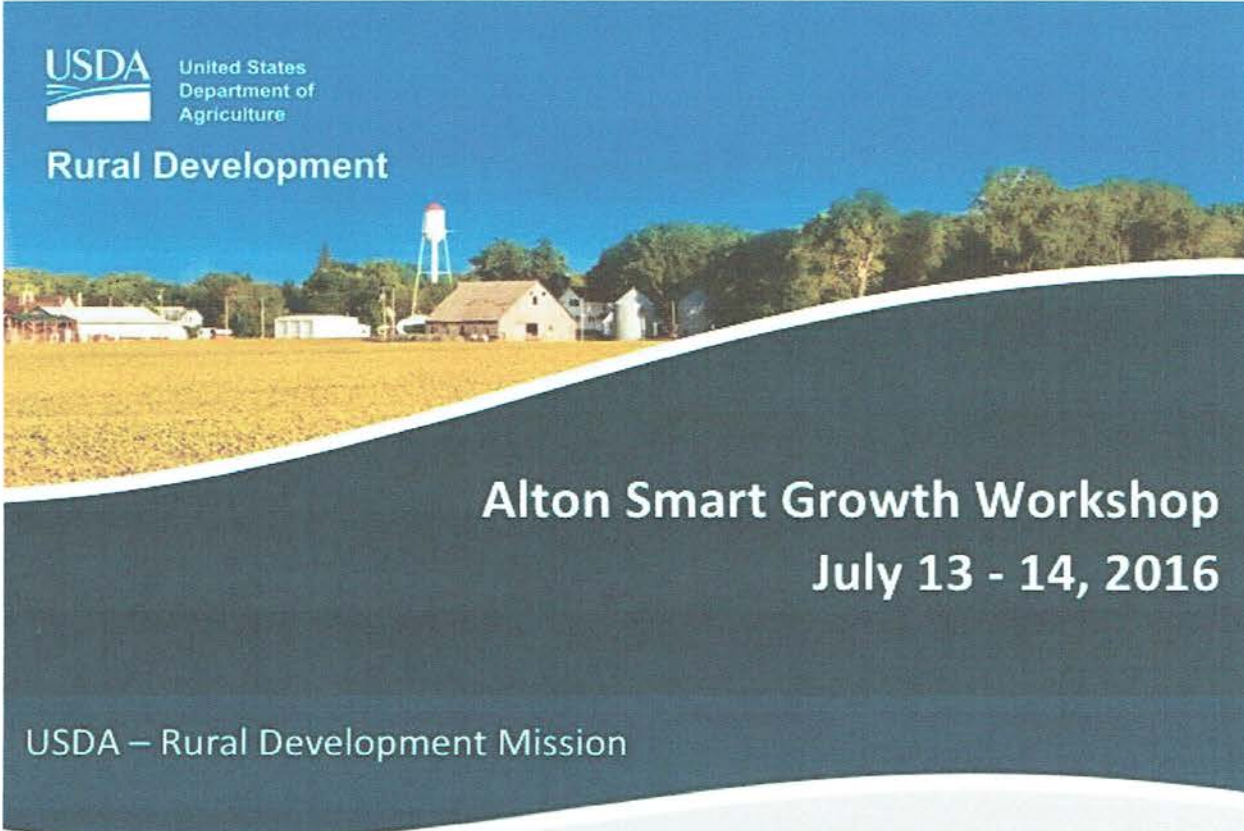
#### **6. Build a more integrated partnership with the DCB**

As previously discussed, the presence of DCB is a tremendous asset to Bottineau and its future growth. Continuing to build links to the college will help both institutions grow in tandem. The city should expand its system of trails that connect the college and downtown, and work to expand better bike and pedestrian connectivity. Rural Development funding available to grow these already popular amenities. Helping the college grow its aquaponics program through collaborative marketing could spur business development opportunities in the long run.

Most importantly, the city should work with DCB to expand downtown housing for students as well as provide housing for students during the winter and summer months. This creates a double benefit for area business — students that stay in town year round will both work and spend more in local shops. There's an opportunity to develop student leadership programs to pool resources for the city's own civic programs. Students can provide personnel and labor support for the city's cultural events and initiatives. In that way, the college can serve to bridge some of the gaps in the city's revitalization efforts.



## Appendix A: USDA funding and development resources



USDA United States Department of Agriculture

Rural Development

Alton Smart Growth Workshop  
July 13 - 14, 2016

USDA – Rural Development Mission

***“To increase economic opportunity and improve the quality of life for all rural Americans.”***



## Population Guidelines

**Business Programs: 50,000 and below (exception is local foods projects)**

**Community Programs: 20,000 and below**

**Housing Programs: 35,000 and below**

**Water and Waste Water Programs: 10,000 and below**



## Community Connect Grant

**Program Purpose:**

Program helps fund broadband deployment into rural communities where it is not yet economically viable for private sector providers to deliver service.

**Who May Apply:**

Most State and Local Governments/Federally-Recognized Tribes/Non-Profits/For-Profit Corporations

**Special Considerations:**

SUTA/Strikeforce and Promise Zone Areas (Extra 15 points for scoring)

**Application Grant Request Limits:**

MINIMUM = \$100,000 MAXIMUM = \$3,000,000

**Application Match Requirements:**

Minimum = 15% of Grant Request

**FY2015 Funded Projects:**

\$11 Million (5 out of 68 applications)

**FY2016 Budget Allocation:**

\$11,740,000 Available

**Grant Application Period:**

Opened April 18, 2016 and Closed June 17, 2016 ([www.grants.gov](http://www.grants.gov) or Paper applications)

## Distance Learning & Telemedicine Grant

**Program Purpose:**

Assists rural communities to use telecommunications by purchasing equipment to connect remote locations to urban areas or other rural areas for purposes of increased education or healthcare opportunities.

**Who May Apply:**

Most State and Local Governments/Federally-Recognized Tribes/Non-Profits/For-Profit Corporations

**Special Considerations:**

SUTA/Strikeforce and Promise Zone Areas (Extra 15 points for scoring)

**Application Grant Request Limits:**

MINIMUM = \$50,000 MAXIMUM = \$500,000

**Application Match Requirements:**

Minimum = 15% of Grant Request

**FY2015 Funded Projects:**

\$23 Million (75 out of 191 applications)

**FY2016 Budget Allocation:**

\$19,000,000 Available (182 Applications Received)

**Grant Application Period:**

Opened January 12, 2016 and Closed March 14, 2016 ([www.grants.gov](http://www.grants.gov) or Paper applications)

## Business and Industry (B&I) Guaranteed Loans

**Program Purpose:**

Bolsters the existing private credit structure through the guaranteeing of loans for rural businesses, allowing private lenders to extend more credit than they would typically be able.

**Who May Apply:**

Lenders with legal authority, sufficient experience, and financial strength to operate a successful lending program

**Eligible borrowers:**

For-profit business, Nonprofits and cooperatives, Federally recognized Tribes, Public bodies

**Loan guarantee limits:**

80% for loans of \$5 million or less

70% for loans between \$5 and \$10 million

60% for loans exceeding \$10 million, up to \$25 million maximum

**Terms:**

Interest rate negotiated between lender and borrower, subject to Rural Development review.

Real estate – 30 years, machinery and equipment -15 years and working capital – 7 years.

Initial guarantee fee of 3% with annual renewal fee of 0.5% on outstanding principal.

## Rural Business Development Grant (RBDG)

**Program Purpose:**

Assist small and emerging businesses in rural areas

**Who May Apply:**

Public bodies, units of government and community-based non-profit organizations

**Special Considerations:**

Eligible costs include real estate improvements, equipment, utility/infrastructure, feasibility studies, engineering services, and/or technical assistance to small businesses

Competitive application process

**Application Grant Request Limits:**

Grants less than \$100,000 have highest competitive priority

**FY2015 Funded Projects:**

\$674,519 (18 Grants)

**FY2016 Budget Allocation:**

\$610,000



## Rural Economic Development Loans and Grants (REDLG)

**Program Purpose:**

Assist economic and community development projects in rural areas

**Who May Apply:**

Rural electric or telecommunications utilities

**Special Considerations:**

Real estate improvements, equipment, working capital

Pass-through funding

20% Match Required from utility

**Application Grant Request Limits:**

Up to \$300,000 to establish Revolving Loan Fund for electric or telecommunications utility

**FY2016 Budget Allocation:**

\$40,000,000 (National Competition)

## Rural Energy for America Program (REAP)

**Program Purpose:**

Assist rural small businesses and agricultural producers by conducting and promoting energy audits, and providing renewable energy development assistance.

**Who May Apply:**

Farmers and rural small businesses

**Special Considerations:**

Grant is 25% of eligible project costs

**Application Grant Request Limits:**

\$500,000 maximum for renewable energy projects

\$250,000 maximum for energy efficiency

\$100,000 maximum for energy audit and rural energy development assistance

**FY2015 Funded Projects:**

\$1,978,341 (85 Grants)

**FY2016 Budget Allocation:**

\$819,000

## Community Facilities Grant Program

**Program Purpose:**

Provides affordable funding to develop essential community facilities

**Who May Apply:**

Public body or community-based non-profit organization

**Special Considerations:**

Essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community.

Does not include private, commercial or business undertakings.

**Application Grant Request Limits:**

Grant for up to 15%, 35%, 55% or 75% of proposed project depending upon population and MHI of proposed service area

**FY2015 Funded Projects:**

\$314,000 (21 Grants)

**FY2016 Budget Allocation:**

\$543,780

## Economic Impact Initiative (EII) Grant Program

**Program Purpose:**

Provides funding to assist in the development of essential community facilities in rural communities with extreme unemployment and severe economic depression

**Who May Apply:**

Public body or community-based non-profit organization

**Special Considerations:**

Essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community.

Grants may made in combination with other Rural Development financial assistance.

Community facilities may include

**FY2015 Funded Projects:**

\$118,700 (14 Grants)

**FY2016 Budget Allocation:**

\$118,700



## Rural Community Development Initiative Grant (RCDI)

**Program Purpose:**

Provide funding to help non-profit housing and community development organizations support housing, community facilities, and community and economic development projects

**Who May Apply:**

Public bodies and non-profit organizations

**Eligible Uses:**

Training sub-grantees; for example, home-ownership or minority business entrepreneur education

Technical assistance such as strategic plan development, board training, effective fundraising techniques

**Application Grant Request Limits:**

\$50,000 minimum award

\$250,000 maximum award

Matching funds equal to the amount of the grant award

**FY2015 Funded Projects:**

\$155,000 (1 Grant)

## Housing Preservation Grant (HPG) Program

**Program Purpose:**

Provides grants to sponsoring organizations for the repair or rehabilitation of housing occupied by low- and very-low-income families and individuals.

**Who May Apply:**

State and local government entities and non-profit organizations

**Eligible Uses:**

Home must be in a rural area or community under 20,000 population

Repairing or replacing electrical wiring, foundations, roofs, insulation, heating systems, water/waste disposal systems

Handicap accessibility features

Labor and materials

**FY2015 Funded Projects:**

\$86,273 (3 Grants)

## Single Family Housing 504 Grants Program

**Program Purpose:**

Provides loan and grant funds to be used to pay for needed repairs to dwellings of very low income families. To remove health and safety hazards – leaky roofs, bad heating systems, structural problems, handicap accessibility.

**Who May Apply:**

Very-low income families or individuals

**Special Considerations:**

Home must be in a rural area or community under 35,000 population

Lifetime grant assistance up to \$7,500. Grants only available to applicants 62 years or older who do not have repayment ability.

**FY2015 Funded Projects:**

\$379,383(154 Grants)

**FY 2016 Budget Allocation**

\$367,834

## Community and Economic Development (CED)

**Partners With Potential to Assist Downtowns/Communities**

- Missouri Department of Economic Development (DED) Community Development Block Grant (CDBG)
- Small Business Administration (SBA)
- University of Missouri and Lincoln University Extensions
- Missouri Department of Transportation (MoDOT)
- Missouri Department of Natural Resources (DNR) State Historic Preservation Office (SHPO)
- Community Development Finance Institutions (CDFIs)
- Community Foundations
- Environmental Protection Agency (EPA) Local Foods/Local Places Initiative
- Brownfields Program (EPA and DNR)



## Let's Talk!

What projects do you have underway or under consideration in your community?

What barriers/obstacles exist to successful implementation or completion of the project?

Are projects being hindered or threatened by government processes?

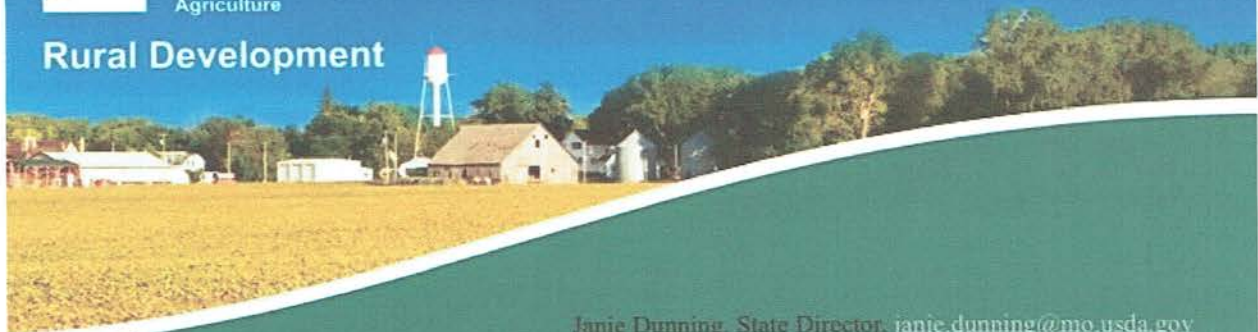
What projects would you undertake if money were not an issue?

What assistance or expertise do you need in your community to bring your project to fruition?

What assets are present in your community which are not currently being utilized fully?



## Rural Development



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## Rural Development



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## Appendix B: Elements of an effective complete streets policy

- Includes a vision for how and why the community wants to complete its streets
- Encourages street connectivity and aims to create a comprehensive, integrated, connected network for all transportation modes
- Requires solutions that will complement the context of the community
- Specifies that 'all users of all abilities' includes pedestrians, bicyclists and transit passengers of all ages and abilities, as well as trucks, buses, and automobiles
- Applies to both new and retrofit projects, including design, planning, maintenance, and operations
- Makes specific any exceptions to the policy and sets a clear procedure requiring for high-level approval of exceptions
- Includes specific next steps for implementation of the policy

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