

Swift County Demolition Program



Upper Minnesota Valley
**REGIONAL
DEVELOPMENT
COMMISSION**

Helping Communities Prosper



Before Demo



After Demo

*“The purpose of the program is to reenergize the County neighborhoods through blight elimination **while enhancing the health, safety, and general welfare of the community.**”*

Project Purpose

Reenergize the County

From abandoned residential buildings, to run down commercial properties—dilapidated structures are not only unappealing to the eye but can cause safety and health issues to those around the property.

Swift County came up with a program in 2016 to address this issue. The purpose of the program is to reenergize the County neighborhoods through blight elimination while enhancing the health, safety, and general welfare of the community.



Funding

Program match or percentage or dollar amount and revitalization conditions for each of the following property types may require both owner and local municipality match. Some funds may be in-kind but must be approved by the City or Municipality.

- **Single Family Residential:** 75% of the difference between demo cost and city grant, not to exceed \$2,500. County match cannot exceed the city grant.
 - Example: The total cost of demolition = \$6,230. City grant = \$2,500
County match 75% x (total cost \$6,230 – city match \$2,500) = \$2,797.50
Limit is \$2,500 County match, so owner pays \$1,230
- **Commercial Structures:** 50% match requirement and the County portion will not exceed \$7,500. Reuse must fit within local zoning ordinance, County comprehensive plan or redevelopment efforts.
- **Municipal-Owned (tax forfeiture/court-ordered) Residential Properties:** County/City match 50-50, but County match must not exceed \$2,500.
- **Special Projects:** Consideration given to special projects based on revitalization criteria; reinvestment, job creation, and overall economic impact. Match, including in-kind match, requirements are determined on a case-by-case basis (necessary for fed ED use match).
- **Other:** Reimbursements will not be issued without City/Municipality approval. Residential property owners will be encouraged to contact the County Assessor to request tax parcel combinations.

The Process

Swift County HRA

The Swift County HRA (Housing & Redevelopment Authority) is an advocate for neighborhood initiatives in the County and is active in a variety of strategic partnerships to promote community revitalization and reinvestment in central business districts and residential neighborhoods. The Swift County Demo Fund as administered by

the HRA will promote and facilitate community revitalization and reinvestment in residential neighborhoods and central business districts.

To apply for this program, one must fill out an application administered by the Swift County HRA.



Projects Completed with Program

- Appleton: 5
- Benson: 14
- DeGraff: 4
- Kerkhoven: 3
- Murdock: 3
- Swift Falls: 1

Properties Redeveloped: 3



Additional Information

- A strong emphasis will be placed on the subject land for purposeful reuse that stimulates reinvestment.
- The program is not intended to eliminate the financial and maintenance responsibility of private property owners.
- The program is principally designed to address municipal owned structures (tax forfeiture) or privately-owned properties key to a community's revitalization plan.
- In the event demand of demolition funds exceeds available dollars, preference may be given to those municipalities who have not received demolition assistance during the previous 12-month period.

Swift County HRA
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