

Eligible and Ineligible Costs for Livable Communities Demonstration Account (LCDA) Development Grants

Livable Communities grant funds are intended to cover the hard costs – the “brick and mortar” costs – of the Grant-Funded Activities. Grantees may request reimbursement of costs that meet the terms and conditions of the grant agreement as outlined and defined in the Project Summary. The lists below provides examples of [eligible](#) and [ineligible](#) costs.

Note that some awards made in previous years include funds for activities that are no longer eligible. Applicants with questions about eligibility should contact the [LCDA Program Coordinator](#), and grantees with questions about active grants should contact the [LCA Grant Administrator](#) if they have any questions related to eligibility.

Note also that this list is not pertinent to 2010 LCDA **Pre-Development Grants**, which has a different set of requirements and associated eligible and ineligible costs.

Eligible Costs for LCDA Development Grants

- I. Basic public infrastructure to support development projects that meet the funding goals.
 - A. Local public streets: new streets, street realignment, reconstruction of an existing street grid, street extensions or connections. Note that these elements are eligible *only* when performed on local public streets. County roads are ineligible.
 1. Street lighting and street signs, when awarded in conjunction with one of the eligible items in Section 1(A) of the LCDA application or to retrofit an existing street grid with these elements
 2. Permanent public pedestrian features, including sidewalks and benches, when awarded in conjunction with one of the eligible items in this section I-A or to retrofit an existing public local street with these elements
 - B. Other infrastructure:
 1. Public parking structures, above ground or underground, or the public portion of parking structures that will be shared for public/private use
 2. Extensions or modifications of local public sewer and water lines or telecommunication lines
 - C. Other public connecting elements:
 1. Sidewalks and trails connected to transit
 2. Site-integrated transit shelters
 3. Permanent bike racks
 4. Bridge construction for vehicle or pedestrian use
 - D. Stormwater management improvements that are integral to the development:
 1. New or expanded stormwater ponds
 2. Rain gardens

3. Infiltration swales
 4. Pervious pavement
 5. Native vegetation for infiltration and erosion control
- E. Design and engineering for items I-A through I-D, above.
- II. Site assembly of lands to be used for construction of buildings, streets, sidewalks, parks, plazas and other public spaces and/or trails that are integral to the development. Eligible items are:
- A. Land acquisition
- B. Demolition and removal of obsolete structures, pavement, curb and gutter, sewer and water pipes, on sites the grantee has already acquired or will acquire
1. Demolition
 - a. Building demolition
 - b. Explosive/implosive demolition
 - c. Demolition of building footings and/or foundations
 - d. Removal of:
 - 1) Existing fencing around the eligible structures to be demolished
 - 2) Concrete pavement through hydrodemolition
 - 3) Catch basin or manhole frames and covers
 - 4) Roadside delineators
 - 5) Guide posts
 - 6) Railroad tracks
 - 7) Masonry walls, block or tile, brick or stone
 - 8) Median barriers
 - 9) Sewer/water pipe
 - 10) Bituminous sidewalks
 - 11) Slab on grade
 - 12) Fire hydrants
 2. Selective demolition
 - a. Gutting existing structures
 - b. Saw and torch cutting
 3. Pest control (prior written approval from the Council required).
 4. Videotaping of demolition (prior written approval from the Council required)
 5. Safety fencing and signage
 6. Lane closure / sidewalk closure fees *only* as related to demolition
 7. Utility disconnection
 8. Dump charges
 9. Rubbish handling:
 - a. Chutes

- b. Dumpster rental
 - c. Dust partitions
 - d. Loading, hauling, dumping
- C. Site preparation – site grading and soil correction to enable construction:
- 1. Site clearing and grubbing **only** for the funded project activities, including:
 - a. Cutting and chipping trees
 - b. Stump removal
 - c. Clearing brush
 - d. Selective clearing and tree removal
 - e. Stripping and stockpiling of soil
 - 2. Dewatering
 - a. Draining ditch excavation
 - b. Pumping
 - c. Sump hole construction
 - d. Wells for dewatering
 - e. Wellpoints
 - 3. Shoring and underpinning
 - a. Pressure grouting
 - b. Sheet piling
 - c. Shoring
 - d. Underpinning
 - e. Vibroflotation
 - 4. Excavation support/protection
 - a. Cofferdams
 - b. Rock bolting
 - 5. Earthwork – equipment mobilization and/or demobilization
 - 6. Grading
 - 7. Excavation and fill
 - a. General and structural backfill
 - b. Structural compaction
 - c. Drilling and blasting rock
 - d. Bulk bank measure excavating
 - e. Bulk dozer excavating
 - f. Bulk scraper excavating
 - g. Structural excavation
 - h. Hauling
 - i. Fill and fill-by-borrow
 - j. Trench excavation
 - k. Utility trench excavation
 - l. Utility bedding
 - 8. Dredging

9. Soil stabilization
10. Soil treatment for termite control
11. Erosion and sedimentation control
 - a. Rip-rap and rock lining
 - b. Synthetic erosion control, such as jute mesh, hay bales, silt fence, stapled plastic netting, etc.
 - c. Shore protection/mooring structures

Ineligible Costs for LCDA Development Grants

“Soft costs”— costs not necessary or essential to completing the project activity for which funding was awarded— are not eligible for reimbursement from Livable Communities grant funds. Following are some of the soft costs ineligible for reimbursement. **Please consult with Livable Communities Grant staff regarding questions about costs not listed.**

1. Administrative overhead: the typical costs of doing business, including administrative staff salaries, project management, project coordination, oversight activity, office equipment, printing, copying, faxing, meetings, mailing, delivery, courier, etc.
2. Operating expense: day to day expenses, including but not limited to salaries and wages, insurance costs, maintenance contracts, space rental, etc.
3. Salaries that are a part of the administrative overhead or operating expense.
4. Architect, developer, legal or other fees.
5. Marketing costs.
6. Costs associated with master plans or redevelopment plans, design workshops, design standards, market studies, zoning and land use implementation tools.
7. Leases for trailers or space.
8. Bonds and insurance: including all forms of bonds and insurance fees.
9. Eminent domain: costs associated with exercising eminent domain authority. (Note: see <http://www.metrocouncil.org/services/livcomm/EminentDomainPolicy.htm> for information regarding restrictions on grants for projects using eminent domain for economic development).
10. Food and beverage: All costs incurred for food and beverages.
11. Legal fees: attorney fees, including administrative costs, legal assistance to prepare proposals, requests for proposals, bids, oversight, document review, etc.
12. Licenses/authorization fees associated with any license or authorization, including costs to hire people with licenses or authorization.
13. Permits, including but not limited to building permits, construction, redevelopment, equipment use, special use, grading, excavation, etc.
14. Planning costs, including comprehensive planning costs and all other planning and plan preparation costs.
15. Travel costs incurred by any employees, project staff, contractors, project managers, and/or consultants traveling to and from the project site or meeting sites, etc.; includes costs such as lodging, parking fees, per diem costs, other allowances, etc.
16. Site assembly of land to be used for transit infrastructure or capital improvements, such as transit stations, station platforms, park-and-ride facilities (unless park-and-ride spaces will be used for shared parking).
17. Building construction.
18. Building rehabilitation and improvements (exterior and interior).
19. County road improvements.
20. Traffic signals for local and county roads.

21. Private parking structures.
22. Surface parking.
23. Trees, sod and landscape plantings except for native vegetation associated with approved stormwater management improvements awarded with the grant.
24. For parks, plazas and other public areas:
 - A. Lighting
 - B. Retaining walls
 - C. Seat walls
 - D. Sidewalks
 - E. Paths
 - F. Furnishings and equipment **including but not limited to:**
 1. Benches
 2. Trash receptacles
 3. Bike racks
 4. Signs
 5. Kiosks
 6. Playground equipment
 7. Water features
 8. Entry features
 9. Public art
 10. Shelters
 11. Gazebos
 12. Pergolas
 13. Bell towers
 14. Recreation buildings
 15. Amphitheatres
25. Financing for housing affordability gap or value gap.
26. Pollution cleanup and related expenses.
27. Activities prior to the date of the award or after the expiration date of the grant agreement.