

Property Enhancement Program

Funded through Kandiyohi County HRA

The Program is established to:

Encourage business owners and commercial property owners to improve the exterior appearance of commercial and retail buildings including the addition or improvement of permanent signage.

Enhance streetscapes in order to revitalize and strengthen the overall business climate within Kandiyohi County.

Promote economic benefits such as improved business retention, increased sales tax revenue, higher property values, increased commercial lease rates and strengthened economic vitality.

The property Enhancement Program is for the 2026-2027 years or until funds are no longer available. All three program must meet the following criteria:

Eligibility

To be eligible for this program, a business must meet all of the following:

- A new or existing business must be established for a commercial or retail purpose. Industrial, manufacturing, financial institutions, adult-only entertainment businesses and retailers of regulated products whose primary purpose is the sale of tobacco, nicotine, cannabis and alcohol are ineligible for funding.
- Non-profit and for-profit businesses included
- Businesses who have received a prior grant or loan through the Small Cities Development Program in the last 10 years are ineligible for funding.
- The building to be enhanced must be located in Kandiyohi County.
- The building's property taxes and utilities must be current.
- The amount of debt on the building including the proposed HRA loan must not exceed the taxable market value or appraised value, whichever is higher, of the property at the time of application. An appraisal is not required for the application.
- The Property must have no outstanding code violations.
- Applicant must maintain current liability and property insurance.

Eligible Facade Improvements

- Replacement of doors and windows;
- Painting
- Tuck pointing, siding and stucco replacement or repair.
- Exterior window lighting additions or replacement. Interior lighting that illuminates any store front windows will be eligible.
- Permanent building signage (on parcel);
- Accessibility improvements including door openers, transitions, ramps, signage and parking space striping.

Ineligible Projects:

- Interior improvements with the exception of interior lighting that illuminates store front windows
- Roofing
- Exterior improvements not visible from a public street
- Temporary or non-permanent improvements (i.e. banners)
- Furniture or equipment purchases
- Improvements to non-retail portions of a building (i.e. upper level residential units).
- Improvements that have already been completed or are already in process.

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County Communities

County Community Project

- Community Driven Enhancement
- \$10,000
- 20% owner investment

Deferred Loan Program

- 5 years
- No Interest
- No Payment
- Due in 5 years
- \$10,000-\$50,000
- 20% owner investment
- \$400 application fee

Deferred Forgivable Loan Program

(Downtown Willmar)

- 5 years
- No Interest
- No Payment
- Forgiven after 5 years
- \$1-\$10,000
- 20% owner investment
- Lein is put on the building
- Downtown: Willmar businesses in an area bounded by Trott Avenue on the south, Seventh Street Southwest on the west, the Highway 12 bypass and Pacific Avenue on the north, and Highway 71 (First Street) on the east and will include businesses on either side of the boundary streets.
- Application and scoring process.

Willmar

Deferred Loan Program

- 5 years
- No Interest
- No Payment
- Due in 5 years
- \$10,000-\$50,000
- 20% owner investment
- Lein is put on the building
- \$400 application fee



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Deferred Loan Program

5 years
No Interest
No Payment
Due in 5 years
\$10,001-\$50,000
20% owner investment

This program is administered through the KCED. All proposed work requires written bids, no previous work will be considered. Program is available June 1, 2026 through May 2027. To apply: Programs@Kandiyohi.com or 320-235-7370 (website application coming soon).

Eligibility Requirements

1. Enter into a loan agreement with Kandiyohi County Housing and Redevelopment Authority (HRA)
2. A new or existing business must be established for a commercial or retail purpose.
3. Non-profit and for-profit businesses included.
4. The building to be enhanced must be located in Kandiyohi County.
5. The building's property taxes and utilities must be current.
6. The amount of debt on the building including the proposed HRA loan must not exceed the taxable market value or appraised value, whichever is higher, of the property at the time of application. An appraisal is not required for the application.
7. The property must have no outstanding code violations.
8. Applicant must maintain current liability and property insurance.
9. Exterior improvements, a list of acceptable improvements is included with the application.
10. \$400 application fee

Ineligible for funding.

1. Industrial, manufacturing, financial institutions, adult-only entertainment businesses and retailers of regulated products whose primary purpose is the sale of tobacco, nicotine, cannabis and alcohol.
2. Businesses who have received a prior grant or loan through the program or through the Small Cities Development Program in the last 10 years.