

MRLBA Property Stabilization Grant Pilot Program Guidelines (FY2027)

Program Summary:

Maine Redevelopment's Lightning Stabilization Grant program helps municipalities address distressed properties they own. These are properties at risk of further deterioration, potentially beyond the point of being viable for reuse. The intent is to "pause" the decline and create time for community visioning and planning efforts to begin or continue. These funds are not intended to fund full rehabilitation, environmental cleanup, or deferred maintenance by a current owner. The focus is stabilization, not demolition.

Eligible Applicants:

Municipalities, counties, or units of local government who own the property. On a case-by-case basis, private or nonprofit owners may apply with the municipality as a co-applicant.

Eligible Properties:

Property must be eligible for Maine Redevelopment engagement ([from statute](#)) and applicant attests that property meets these criteria.

Financial/Invoicing:

Grant awards are up to \$25,000.00. Matching funds are not required. Maine Redevelopment will reimburse awardees for the stabilization work completed. Invoices must be on awardee's letterhead and submitted to rnelson@maineredevelopment.org on or before 12/31/2026 for the fall round and 6/15/2027 for the spring round.

Required Application Materials:

- [Completed digital application](#)
- Community surveys, public conversations, and/or planning exercises conducted to date which indicate project readiness
- Current deed and property information such as lot and building size and zoning

- Itemized list of stabilization work and quotes from contractors
- Description of all other public, private, or philanthropic funding expected to be used on the project (if needed), which helps demonstrate project readiness

Acceptable Uses of Funds:

Maine Redevelopment understands that determining the next chapter for a challenging or functionally obsolete property is a thoughtfully paced public process that necessitates community visioning and support. Therefore, Maine Redevelopment understands a property's immediate reuse case may not be finalized at the time of application, and this stabilization work may be completed in order to facilitate these planning efforts.

Examples of Eligible Stabilization Expenses:

- Roofing
- Siding
- Window and door repair/replacement
- Foundation repair
- Repointing brick
- Closing the building envelope

Ineligible uses:

- Whole site clearing and demolition
- Environmental assessment or remediation
- Cosmetic repairs
- Utility upgrades or extensions
- Acquisition
- Funds may not be used to service existing debt

Process/Timeline:

For FY2027, there will be two rounds of grant awards:

Round	Applications Due	Award Letters Sent	Work Completed and invoiced by
Fall	8/31/2026	9/15/2026	12/31/2026
Spring	3/31/2027	4/15/2027	6/15/2027

**out of cycle requests and extensions considered on a case-by-case basis*

Submission and Review Process:

- 1) Initial scoping call between Maine Redevelopment and applicant (Optional, please email rnelson@maineredevelopment.org to schedule.)
- 2) Applicant [completes intake form](#) and submits required documents

- 3) Application materials reviewed by Maine Redevelopment
- 4) If selected for funding, Maine Redevelopment sends notice of award letter and applicant acknowledges receipt of program guidelines
- 5) Upon award / execution of agreement, applicant sends MRLBA a W-9 and ACH.
- 6) Applicant invoices Maine Redevelopment when work has been completed (see above)
- 7) Once funds are fully deployed and the stabilization work has been completed, a final closeout meeting will be held with the grantee, Maine Redevelopment, and any relevant partners. A final project report will be due at this time. Reports can be in a document or presentation format, but must include:
 - Photos of completed stabilization work
 - Final budget amounts reflecting this grant and all other funds that were expended on the project
 - A brief narrative summary of project status, recent challenges, successes, and any newly developed goals for the property and community
 - Details on reuse case, timeline, and plan to occupy and/or program the property
 - If there is not yet a plan to occupy/program, a timeline to complete community visioning for the property

Questions:

Please reach out to Rose Nelson, Senior Programs Coordinator,
rnelson@maineredevelopment.org, if you have any questions.