



# JEREMIAH PROGRAM, SAINT PAUL

**Location:** 932 Concordia Avenue

**Size:** 1.36 acres

**Total TBRA Grant Award:** \$79,500

**Funding Use:** soil remediation

**Benefits:** 38 units of supportive housing; on-site daycare; annual property tax increase of \$48,000; 19 new full-time living wage jobs



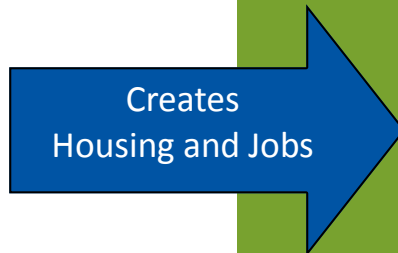
Before development, the site suffered from polynuclear aromatic hydrocarbon and diesel range organic contamination.



By funding soil remediation for this site, TBRA supported the Jeremiah Program, which provides motivated single mothers struggling with poverty with structure and opportunities to help them succeed.



Saint Paul Catholic Orphanage's garage, heating plant, and laundry facility occupied the site from 1903 until the end of the century. After its demolition, the site remained underutilized and unproductive.



TBRA funding catalyzed the development of 38 units of supportive housing. The site also includes daycare, community space, and playgrounds. The project created 20 new full time living wage jobs.

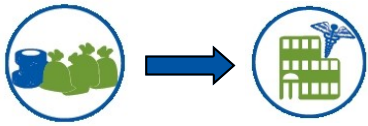


When the Jeremiah Program bought the property in 2005, Saint Paul residents were optimistic that the site would begin contributing to the community once again.



The redevelopment increased the tax base by \$24,001. Since the Saint Paul campus' development, Jeremiah Program graduates have earned \$1.5 million. Because each of these graduates entered the program at or below the poverty level, their success not only contributes to the tax base, but it alleviates the cost to the public of social services, such as welfare support.





**Location:** 11855 Ulysses Street NE

**Size:** 7.65 acres

**Total TBRA Grant Award:** \$245,760

**Funding Use:** Soil and Ground Water Remediation

**Benefits:** Catalyzed development of medical office building; increased net tax capacity by \$323,396; attracted \$8.6 million of private investment

# MEDICAL OFFICE CENTER, BLAINE



At Lee's Wrecking in Blaine, automobile destruction contaminated the soil and groundwater with metals, petroleum hydrocarbons, asbestos-containing materials and various auto parts.

## Benefits Environment

TBRA funded investigation, soil excavation and disposal, groundwater sampling and testing, well and septic monitoring, environmental consulting/reporting, dewatering, and installation of soil vapor barriers. Workers dug nearly 40 feet deep to remove the contaminated soils from the site.



The site's run down appearance likely contributed to the surrounding area's lack of commercial and social activity.

## Creates Jobs

Today, Blaine's Medical Office Center gives professionals the opportunity to provide quality services to community members. The project created 70 jobs, most of which are living wage, and catalyzed new development in the surrounding area, adding positions at a Neurology clinic, a day care, and businesses including Lowes and GoodWill.



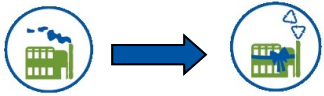
The site, scattered with old tires, batteries, and oil, discouraged development in the area.

## Increases Tax Base

The Medical Office Center serves as an asset and a resource for Blaine. It has increased the tax base by \$195,883 and attracted \$8.6 million of private investment. As the first in a series of projects in its area, the Medical Office Center pioneered a transformation that added fresh value to Blaine.







## Tax Base Revitalization Account

Location: 7003 West Lake Street  
 Size: 12 acres  
 Total TBRA Grant Award: \$800,000  
 Funding Use: soil remediation, demolition  
 Benefits: 80,000 ft<sup>2</sup> office and showroom

# NATIONAL LEAD, ST. LOUIS PARK



From 1932-81, the National Lead company operated a secondary lead smelting factory. When the EPA investigated the 12 acres of land, they found numerous contaminants and designated it as a Superfund site.



By funding soil remediation, capping of contaminated soils, and demolition, TBRA enabled Developer Real Estate Recycling to build an office and showroom on the site in 2006. According to Mac Hyde, chairman of Real Estate Recycling, the developer responsible for the site, TBRA "funding and support was critical for the success of the project."



Though the plant supplied jobs to the Saint Louis Park community while it operated, after authorities closed the site in 1981 it remained vacant.



In less than a year, National Lead's redevelopment added 350 new jobs. It also catalyzed the addition of a second building, which also brought new employment to the area.

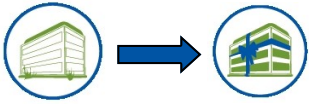


After it stopped operating, the plant drained community resources; the site's property owner was bankrupt, so the city had to bear the financial burden of securing the site from vandals and trespassers.



Today the site bolsters St. Louis Park's economy by increasing the tax base by \$149,774. The building currently houses a wide range of tenants, including a dental equipment distributor, a construction specialist, and a publishing company.





Location: 1516 East Lake Street  
Size: 43,000 ft<sup>2</sup>  
Total TBRA Grant Award: \$232,000 (2003)  
Funding Use: Asbestos Abatement  
Benefits: Mitigated environmental and health risks; created local business & arts center

# PLAZA VERDE, MINNEAPOLIS



Before 2003, the abandoned Antiques Minnesota building suffered from asbestos contamination.

## Benefits Environment

TBRA funding for asbestos abatement mitigated the site's environmental and health risks and enabled its successful redevelopment into "Plaza Verde Benito Juarez," as dedicated by Minnesota's first Mexican Consul.



An unsightly spot upon the Lake Street Latino community, the building stunted the growth of neighboring businesses for years.

## Creates Jobs

In 2003, a coalition including Neighborhood Development Center and the Latino Economic Development Center joined forces to transform the space into a community center for arts groups, entrepreneurs and retail. By 2005, the small business incubator was renovated.



Before redevelopment, the underutilized building contributed little to the community and drained local resources.

## Increases Tax Base

Today the space serves its community as an asset and a resource by providing retail, office, and non-profit arts space. The renovation reclaimed the first floor of the building for store-front businesses and reinvigorated the street's commercial activity, and increased the tax base by \$14,580.





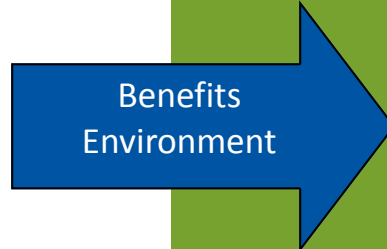


Location: 100 East 10<sup>th</sup> Street  
 Size: 7 stories, 70,360 ft<sup>2</sup>  
 Total TBRA Grant Award: \$298, 200  
 Funding Use: asbestos & lead-based paint abatement, environmental investigation, soil remediation  
 Benefits: 70 affordable rental units; 5,000 ft<sup>2</sup> of new green space, renovated building

# RENAISSANCE BOX, SAINT PAUL



Before redevelopment, the site suffered from asbestos and lead-based paint contamination.



In 2008, TBRA funded asbestos and lead-based paint abatement, environmental investigation, and soil remediation. This funding catalyzed the historic building's transformation into the Renaissance Box apartments. Minnesota Preservation Alliance awarded the project for demonstrating modern reuse of an old building.



Since its construction in 1915, the site's building had been used as a shoe factory, a warehouse, and a retail space. However, with time the site fell into disrepair. The building filled with junk, windows were boarded up, and the property was foreclosed.



Today, Renaissance Box adds 70 units of affordable workforce housing to downtown Saint Paul, 20% of which are designated for families who have experienced homelessness. Residents enjoy spaces for art, exercise, and community gatherings, as well as 5000 ft<sup>2</sup> of green space. The project generated 90 construction jobs and two positions at Aeon, Renaissance Box's developer.



Before redevelopment, the small businesses occupying the building did not pay rent. Despite its prime location in downtown Saint Paul and its elegant historical structure, the building remained underutilized, its potential unrealized.



The redevelopment project contributed to Mayor Chris Coleman's Rebuild Saint Paul effort, which is expected to attract \$100 million in private investment. By revitalizing a historic space, bringing new residents to the area, and increasing the tax base by \$1933, the redevelopment added value to the neighborhood.