

Brownfields Cleaned Through Tax Base Revitalization Account Projects 1996 - 2008

Anoka - IMI Cornelius

Awarded in 2007: \$339,000

The applicant is requesting \$394,973 in TBRA funds for asbestos and lead-based paint abatement for the renovation and partial demolition of a vacant industrial facility formerly used for manufacturing beverage dispensers on a 26-acre site. Upon review, \$339,073 of the costs were determined to be eligible. The expected benefits include the development of 230,000 square feet of office space with a projected increase of \$112,028 in net tax capacity and \$13M of private investment. Funds are to be used for asbestos and lead-based paint abatement. (Note, costs for removing "universal wastes" are not eligible for grant funding.)

Anoka - North Central Business District

Awarded in 2001: \$116,870

Clean a city-owned site in the heart of the historic downtown, east of city hall. The site is currently used for city parking and will be redeveloped into office and commercial space. Contamination on the site stems from a dry cleaner that occupied the site from 1962 to 1986.

Arden Hills - Gateway Center

Awarded in 2006: \$200,000

The Gateway Center project is located at 501 West Lawson Avenue (NE corner of I-35W and I-694) in Arden Hills. The building on the site first was used as a rendering plant, then to manufacture foam insulation and, most recently, by ATS Steel as a facility for cutting and grinding operations. Costs eligible for TBRA reimbursement include investigation, RAP preparation/oversight and cleanup costs related to soil and ground water contamination. Funding requests include \$200,000 TBRA, \$600,000 DEED and \$50,000 from Ramsey County. The planned end use is a 23.5-acre campus including two 8-story office buildings (480,000 square feet). Total projected investment in the project is \$76,500,000. An increase of \$1.9 million in annual property taxes is expected, along with the creation of 400 new living-wage jobs.

Blaine - 9011 University Avenue

Awarded in 2000: \$20,410

Assist the Blaine Economic Development Authority with abatement of asbestos in a blighted building that has been vacant for about three years. The asbestos is contained in the wall and ceiling surfaces, kitchen flooring, mastic under carpets and floor tile, and other locations. The asbestos will be removed and disposed of in accordance with MN Department of Health requirements. The building will then be renovated as a DC Music USA retail store.

Blaine - Former Lee's Wrecking

Awarded in 2005: \$119,360

The city of Blaine seeks TBRA cleanup funding for the Former Lee's Wrecking site located at 11808 Central Avenue NE. Former use of the site for automobile wrecking has left a variety of contaminants including metals, petroleum hydrocarbons, asbestos-containing materials and various auto parts. TBRA funds will be used as part of the match to a DEED grant request for soil and groundwater remediation. This site is part of a larger redevelopment area planned to include medical offices, a large home improvement store and a grocery store. Eligible reimbursable costs include investigation, soil excavation and disposal, groundwater sampling and testing, well and septic monitoring and environmental consulting and reporting. Total cleanup costs are about \$ 977,670, which is about 10% of the redevelopment costs.

Blaine - Medical Center (former Lee's Wrecking) - I

Awarded in 2006: \$62,400

The Medical Center (former Lee's Wrecking) project is located at 11808 Central Avenue South. Initial cleanup investigation and implementation at the site significantly underestimated the amount of contamination. The supplemental TBRA funding award (\$62,400) is to be used for additional soil remediation. The planned end use is an 85,000 square foot medical center on a 7.65-acre site. A \$13,000,000 investment is expected to result in 35 new jobs (90% living wage) and a \$300,000 increase in annual property taxes.

Blaine - Medical Center (former Lee's Wrecking) - II

Awarded in 2006: \$64,000

The applicant is requesting supplemental funding for additional soil remediation of a 7.65-acre site formerly used as automobile scrap yard. Contamination identified includes DRO, VOC, SVOC, PAH, cyanide, metals (antimony, arsenic, cadmium, copper iron, selenium and lead in soil; manganese and cyanide in groundwater). Completed remediation activities include removal of petroleum-impacted and partial removal of lead-impacted soil. Upon review, \$158,594 of the costs for remediating additional lead-impacted soil, installation of soil vapor barriers and environmental oversight were deemed eligible. The amount awarded was based on the TBRA funds available in the grant round after other higher priority projects were funded. Funds are to be used for remediating 7,000 cubic yards of additional impacted soil, dewatering, installation of soil vapor barriers, and environmental oversight. Expected benefits include the development of an 85,000 square foot 3-story medical office building with an increase of \$323,396 in net tax capacity and \$8.6 million of private investment.

Bloomington - Bloomington Corporate Center

Awarded in 2002: \$736,000

Help remove asbestos and hazardous materials from buildings on the former Control Data campus south of the Minneapolis-St. Paul International Airport. Two low-rise buildings on the site were constructed with asbestos-containing materials that must be removed prior to demolition. There is also an underground pipe containing asbestos that must be removed. A third low-rise building will also be demolished. Demolition of the three buildings will make way for a future higher-density, mixed-use development with

housing, office space, a hotel/exhibition hall and two parking ramps. The Mall of America and planned light-rail transit are nearby.

Bloomington - Market Pointe

Awarded in 1998: \$788,128

Clean landfill debris from the former France Avenue Dump which was adjacent to the Market Pointe property, and remove asbestos and hazardous materials in two buildings on the site. Five businesses and surface parking are current uses for the site which, following clean up, will be redeveloped for substantially more attractive uses. Ryan Companies Inc. intends to redevelop the site with three Class A office buildings (748,000 square feet) and a four-level parking ramp in a campus setting.

Bloomington - National Handicapped Housing Institute

Awarded in 2000: \$161,319

Assist the Bloomington HRA with clean up of a site comprised of four properties where previous owners had cleaned the site sufficiently by 1995 to allow it to remain vacant. However, clean up of remaining contamination necessary to make the land suitable for redevelopment proved to be more costly than the city realized when it acquired the properties for redevelopment. Once clean up is completed, the National Handicapped Housing Institute, Inc. plans to construct a 21-unit apartment building for physically disabled adults with very low incomes.

Bloomington - Penn American District

Awarded in 2007: \$84,100

The applicant is requesting \$86,163 in matching TBRA funds to a \$232,488 request from DEED and \$20,000 from Hennepin County for soil remediation, soil vapor mitigation, and asbestos abatement for the first phase of a two-phase mixed-use residential and commercial redevelopment of a 3.95-acre site formerly used as a auto dealership, repair and washing facility. The contamination of concern identified includes DRO and arsenic in the soil. Isolated detections of PCBs and PCE were also found in the soil.

Contamination of concern identified in the ground water includes GRO and benzene and an isolated detection of cis-1,2-DCE. The expected benefits for Phase 1 include 40,000 square feet of retail space, a projected increase of \$60,648 in net tax capacity and \$15M of private investment. Funds are to be used for environmental investigation, soil remediation, soil vapor mitigation, asbestos abatement. (Note, demolition costs are not eligible for grant funding.)

Bloomington - The Corners/Bloomdale

Awarded in 2007: \$75,000

The applicant is requesting \$75,000 in non-matching TBRA funds for asbestos abatement only within 3 buildings totaling approximately 54,841 square feet on a 5.64-acre site that formerly included a gas station and dry cleaner. Additional funding requests were made to DEED (\$340,500) and Hennepin County (\$55,600) for soil remediation, groundwater monitoring, and soil vapor mitigation. The contamination identified includes DRO GRO, xylene, benzene, ethylbenzene and toluene in the soil. There was also detections of PCE, TCE and 1,2-DCE in the soil vapor. The expected

benefits include a mixed-use retail and commercial development that will be built in two phases. Phase one includes 36,728 square feet of commercial/retail space. Phase two includes an additional 10,000 square feet of office space with a projected increase of \$138,990 in net tax capacity and \$13.8M of private investment.

Bloomington - The Corners/Bloomdale II

Awarded in 2008: \$94,100

The applicant is requesting \$94,192 in non-matching TBRA funds for additional asbestos abatement within 3 buildings totaling approximately 54,841 square feet on a 5.64-acre site that formerly included a gas station and dry cleaner. Expected benefits include a mixed-use retail and commercial development that will be built in two phases. Phase one includes 36,728 square feet of commercial/retail space in three stand-alone buildings. Phase two includes an additional 10,000 square feet of office space with a projected increase of \$80,487 in net tax capacity and \$10M of private investment. Previous funding includes \$75,000 from TBRA for asbestos abatement and \$256,500 from DEED and \$55,600 from Hennepin County for soil remediation, groundwater monitoring, and soil vapor mitigation in the fall 2007 application cycle. The TBRA recommendation is \$94,100, the full amount of the TBRA request. Funds are to be used for asbestos abatement. (Removal of other hazardous materials is not eligible for grant funding.)

Brooklyn Center - France Avenue Business Park - I

Awarded in 1998: \$318,172

Funds awarded in December 1998 were to assist with the local match for a DTED grant to address contamination from the former Joslyn wood pole treating operation. Creosote, pentachlorophenol and copper chromated arsenic were used for 75 years to preserve wood. No. 2 fuel oil was deployed as a carrier solvent. Material boiled, dripped, spilled and leaked to enter the soil and groundwater under the site. Joslyn met its clean up obligation to prevent migration of contamination if the site were not used, but additional remediation is necessary to allow redevelopment and new uses of the site, which is a gateway to the city. The site will be combined with three adjacent sites for a 39-acre redevelopment parcel. A 130,000-square foot regional office outlet and distribution center with space for a 60,000-square foot expansion will be constructed for a Fortune 500 company. (\$77,650 of the awarded funds were not expended for this phase of the project and were carried forward to help with supplemental funding requested in 1999).

Brooklyn Center - France Avenue Business Park - II

Awarded in 1999: \$171,563

The site will be combined with three adjacent sites for a 39-acre redevelopment parcel. A 130,000-square foot regional office outlet and distribution center with space for a 60,000-square foot expansion will be constructed for a Fortune 500 company. (\$77,650 of the awarded funds were not expended for this phase of the project and were carried forward to help with supplemental funding requested in 1999). The second grant (matching a DTED grant), awarded in 1999, was to clean up of eastern 9 acres of the Joslyn site. A 205,600-square foot industrial building with a decorative facade facing Highway 100 is proposed for the redevelopment of this eastern portion of the site. The western portion of the site, cleaned with support from the first grant, is now the location of a Wickes Distribution Center.

Brooklyn Center - Joslyn Manufacturing (a.k.a. France Avenue Business Park)

Awarded in 2000: \$219,232

The third and final grant (2000) will assist with removal of asbestos prior to demolishing the Dale Tile building, remediation of soil and groundwater, installation of a cap system and a stormwater retention pond. A 90,000 square foot industrial building along Hwy.100 will be constructed on the reclaimed land.

Brooklyn Park - Courtyard Apartments

Awarded in 1996: \$500,000

Complete a survey and sampling of asbestos. Develop and implement an asbestos remediation plan prior to demolition of the deteriorated structure located on this site. Once clean up is completed, the site will be redeveloped for business use.

Brooklyn Park - Village Creek - III

Awarded in 2005: \$73,900

The 15-acre project site is located at the intersection of Brooklyn Blvd. and Zane Avenue. The funds would be used to clean up petroleum contamination in both the soil and groundwater in approximately one third of the site. The release is from a former Amoco gas station that has been cleaned up to commercial standards as required by the PCA. This grant would clean up the site to residential standards so that all of the land is available for the mixed use development. The development on the area proposed to be cleaned up will include 2-story to 4-story mixed use buildings including retail and office on the first and second levels with housing on the second to fourth levels. There will be 171 multi-family units (73 of the units are affordable at 80% AMI - 43% of all the units) There will also be a significant amount of surface parking. Previous Council grants for the larger site include a LCDA Opportunity grant of \$75,000 in 1999 (The Village), an LCDA Development Grant of \$1,000,000 in 2000 (Shingle Creek Corridor Improvements I), an LCDA Development Grant of \$500,000 in 2000 (Shingle Creek Corridor Improvements II), a TBRA grant of \$257,400 in 2003 (Village North Shopping Center), an LCDA Development grant of \$346,150 in 2003 (Village Creek I) and a LCDA grant of \$1,180,000 in 2004 (the Village Creek II). Metropolitan Council LCA grants to Village Creek total \$3,358,550. Funding is to be used for soil and groundwater remediation, vapor barrier and installation, wrap utility services, enriched concrete at parking entrances and building foundations (to make a better barrier between the buildings and any remaining soil contamination) and construction testing and observation.

Brooklyn Park - Village North Shopping Center

Awarded in 2003: \$257,400

The Brooklyn Park Economic Development Authority seeks TBRA funds for asbestos abatement at 7571-7639 Brooklyn Boulevard, the Village North Shopping Center. The Village North Shopping Center is a 20-acre portion of Village Creek, a 134-acre area located within the heart of Brooklyn Park, and for many years was the primary commercial and residential corridor. In the mid- to late-1980's, the city noticed a steady decline in this area as a result of the movement of the commercial corridor to the west, changes in shopping/retail trends and the multitude of issues surrounding the multi-family apartment complexes within the immediate area. The environmental survey of Village North Shopping Center found asbestos-containing materials in the mastic under

carpet and floor tile as well as in the floor tile. In addition, asbestos was found in transite panels, wall and ceiling texture, the roof flashing material and assumed under replaced roof areas. Although tested for, lead was not detected in any of the samples. The cleanup of asbestos will turn the site into a developable greenfield to allow for an 80,000-square foot fitness facility, 100,000 square feet of office space, 70,000 square feet of retail space, 50 urban townhomes and a community park.

Champlin - Louie's Auto Recyclers - I

Awarded in 2001: \$307,372

Help clean up contaminated soils at the site of an automobile salvage yard. Soil contaminants include diesel range organics, volatile organic compounds, copper and lead. Benzene exceeded the health risk limit at two wells and nickel at one well. Proposed development will eventually include about 26 businesses and 80 units of multi-family housing, priced at about \$150,000.

Champlin - Louie's Auto Recyclers - II

Awarded in 2003: \$200,000

The city of Champlin seeks \$229,166 in supplemental TBRA funding to remediate 15 acres of a 64-acre site at 12260 Business Park Boulevard. In 1948, a portion of the site began to be used as an auto salvage yard. Louie's Auto Recyclers expanded to buy and sell vehicle parts and recycle automobiles. A second business (Auto Repair By Joe's) also operates on the site. The site recently had a Phase I and II Environmental Assessment conducted and in 1995 the site was a voluntary participant in an MPCA study of thirteen salvage facilities. These investigations found contamination consisting of DRO's, GRO's and heavy metals. During the fall 2001 TBRA grant cycle, the Council award the applicant \$307,302 of TBRA funding for cleanup of the site. Additional costs are being incurred primarily due to the increase in the volume of contaminated soil projected for clean up. The original estimated volume of contaminated soil was 9,100 cubic yards. However in order to meet cleanup goals established by the MPCA, nearly 32,900 cubic yards of soil has been handled.

Chaska - Block 6 Redevelopment

Awarded in 2006: \$66,400

The applicant requested \$66,473 from TBRA as matching funds to an \$850,000 request from DEED for soil remediation of a 1.87-acre site formerly used as a brickyard and currently used as a filling station, auto repair garage and retail garden center. Contamination identified includes DRO, GRO, and arsenic. Funds are to be used for lead-based paint and asbestos abatement, demolition of Randy's Auto building, remediation of 5,000 cubic yards of petroleum-impacted soil and 17,500 cubic yards of arsenic-impacted soil, and for environmental oversight. Expected benefits include the development of a 22,285 square foot mixed use residential and commercial building adding 93 FTE jobs (13% living wage), 54 rental units (5-6 will be affordable) and 17,000 square feet of retail and service commercial space, with an increase of \$71,929 in net tax capacity and \$9.9 million of private investment.

Chaska - Block 6 Redevelopment II

Awarded in 2007: \$326,600

The applicant is requesting \$326,645 in TBRA funding for asbestos abatement prior to demolition and both matching and additional funding for soil remediation to a \$500,000 request from DEED for soil remediation of a 1.87-acre site formerly used as a brickyard and currently used as a filling station, auto repair garage and retail garden center. Contamination identified includes DRO, GRO, and arsenic. Expected benefits include the development of a 14,500 square foot mixed use residential and commercial building with 40 rental units (8 will be affordable) and 17,000 square feet of retail and service commercial space. Previous funding includes \$66,400 from TBRA in the fall 2006 application cycle.

Chaska - Brickyard

Awarded in 1999: \$77,909

Provide a match for a DTED grant to acquire and demolish six dilapidated buildings on this site and excavate, dispose and replace contaminated soil under the site. Over the years the site was home to a brickyard, a farm implement dealer, a dry cleaner, a filling station and an auto repair facility. The Chaska Economic Development Authority acquired the site and demolished the buildings before an environmental assessment identified the more significant soil remediation needs that jeopardized the city's ability to make the site available for redevelopment. Once clean, the site will be redeveloped as a 14,000 square foot Walgreen's Drug Store.

Columbia Heights - Columbia Heights Industrial Park - II

Awarded in 2004: \$288,892

Columbia Heights Industrial Park, submitted by the city of Columbia Heights, is a TBRA request as part of the match required for a DEED grant request. The city seeks funding for the second phase (3800 5th Street) of its industrial park redevelopment. The city was awarded funding from the TBRA and DEED for the first phase in the fall 2003 grant cycle. This phase proposes to be redeveloped into 124 affordable and market rate townhomes. Soil and groundwater contaminants of concern in phase 2 include linseed oil, petroleum, foundry waste (primarily metals) and chlorinated solvents. In addition, asbestos containing materials are present in buildings that need to be demolished. TBRA funds will be used for asbestos abatement and to remediate contaminated soil.

Columbia Heights - Columbia Heights Industrial Park - III

Awarded in 2005: \$292,900

The 6.3-acre project is located at 3755 5th Street. The site was previously used as a foundry and other industrial uses. The contamination includes foundry wastes (metals, slag metal shavings and ash), petroleum and Dowtherm A (a heat transfer fluid). These contaminants have been identified in the soil and groundwater. High concentrations of DROs and chlorinated solvents have been found in the groundwater. The application also requests funding for the removal of asbestos and other hazardous waste from the building on the site before demolition. The proposed end use is 260 owner-occupied high density loft and town home units with 10% to 20% of the units targeted to be affordable. Previous Council grants include a TBRA grant for Phase I of \$231,731 in 2003 and a TBRA grant for Phase II of \$288,892 in 2005. Grant funds are to be used to

remediate groundwater and soil contamination including foundry waste contamination.

Columbia Heights - Columbia Heights Industrial Park I

Awarded in 2003: \$231,731

Begin the redevelopment of a multiphase project to provide residential and office space in a struggling industrial area. This TBRA award will be used as a match to DEED. The decreased amount reflects asbestos abatement expenses that are eligible under DEED guidelines because the asbestos containing building needs to be demolished to access soil contaminated by petroleum products, foundry waste and chlorinated solvents.

Columbia Heights - Industrial Park- II North Lot

Awarded in 2006: \$19,100

The applicant received a TBRA award for \$19,120 to be used as matching funds to a supplemental request of \$110,308 in DEED funds for the soil remediation of an additional portion of an 8.85-acre site with various former uses including a foundry, machine shops, plating operations, automotive repair and chemical manufacturing. Contamination identified includes soils contaminated by foundry wastes. Funds are to be used to remediate the 3,370 cubic yards of soil impacted by foundry wastes and for environmental oversight. Expected benefits from Phase II of the development include the construction of 124 townhomes with an increase of \$322,538 in net tax capacity and \$28.8 million of private investment. Previous funding includes \$288,892 from TBRA and \$582,897 from DEED in the Fall 2004 application cycle.

Coon Rapids - 1350-1440 Coon Rapids Boulevard

Awarded in 1999: \$124,781

Funding (matching a DTED grant) will be used to excavate, evaluate, screen and appropriately dispose of material from an unpermitted landfill that operated on this site into the 1960_s, replacing the material removed with clean backfill. Once cleanup is completed, the site will be redeveloped with a 60,000-square foot commercial/retail structure completed in two phases. Two of the property's current occupants, Gopher Electric and Rapids Cleaners, may move into the new structure.

Edina - Pentagon Park Hotel

Awarded in 2008: \$317,400

The applicant is requesting \$317,429 in funding from TBRA for asbestos abatement of two buildings on 2 acres of an 8-acre site formerly used a multi-building office complex. Expected benefits include the development of a Starwood Hotel. The proposed redevelopment site was previously awarded \$59,220 from Hennepin County for environmental investigation. The TBRA recommendation is \$317,400, the full amount of the TBRA request. Funds are to be used for asbestos abatement. (Removal of other hazardous or regulated materials is not eligible for grant funding.)

Falcon Heights - Falcon Heights Town Center

Awarded in 2003: \$74,773

Falcon Heights, is requesting reimbursement for lead and asbestos abatement. Lead and asbestos containing buildings were recently removed to accommodate a redevelopment

consisting of some commercial and mostly varying housing types.

Farmington - Former Elm Park Landfill

Awarded in 1999: \$85,030

This grant is a TBRA match of a DTED grant to remediate this former landfill. Approximately 45,000 to 55,000 cubic yards of waste materials are approximately 5 to 12 feet thick across the site. Elevated concentrations of lead have been detected in the dump materials and low concentrations of VOCs associated with the dump materials are present in the ground water. Existing buildings and surface debris will be removed and disposed. The dump materials will be excavated from construction areas and screened mechanically to remove contaminants. Fine screenings will be reused where acceptable on the site. Contaminants and unusable materials will be disposed. A methane monitoring and mitigation system will be installed. Redevelop plans include 16,000 to 26,000 square feet of commercial retail, office or service type space.

Fridley - 5601 East River Road (Tiro)

Awarded in 2006: \$168,000

The 5601 East River Road (Tiro) project is located at the grant title address. A hazardous materials survey of this industrial building for identified asbestos in floor tiles, thermal insulation, steam lines and process piping. Lead-based paint was found in several areas. TBRA funding of \$168,000 will be used for pre-demolition abatement of both contaminants. The planned end use is a multi-use development of retail/service/and office space including a large anchor retail tenant in a building of 200,000 square feet, a multi-tenant retail/service building of 75,000 square feet, a six-story office condominium building of 90,000 square feet, and a surface parking lot with 1,460 spaces. The redevelopment expects to create 180 full-time, living wage jobs and 225 part-time positions, and annual property tax increases of \$530,000.

Fridley - Dealers Manufacturing Company

Awarded in 1997: \$443,990

Clean five acres of contamination on a site occupied by Dealers Manufacturing Company. A former sanitary sewer system sump used to recover spent caustics and acids that had been neutralized for discharge resulted in solvent contamination to the soil and ground water. The cleanup will allow a 7,346 square-foot addition completed in 1996 to provide additional space for approximately 300 employees. It will also offer an additional 20,000 square feet of property available for additional expansion.

Fridley - Former Boise/Onan Site

Awarded in 1999: \$154,658

Funding will assist with the local match for a DTED grant to address this former superfund site contaminated by creosote residue from wood treating operations conducted on the site by a former tenant. Boise Cascade acquired the property and remediated the site under court order to a "no subsequent use" standard. Reuse of the site required additional investigation and preparation of a response action plan. The residual contamination consisting of VOCs and PAHs must be remediated. This will involve excavation, thermal treatment of contaminated soil, groundwater management

through monitoring and construction of a wetland for attenuation, plus backfilling and compaction of removed soil. The site will be redeveloped with a 400,000 square foot distribution center for Murphy Trucking and Onan Corporation.

Golden Valley - Breck School Ice Arena

Awarded in 2000: \$231,750

Clean soil contamination from the former Glenwood Junction railroad switching point used for locomotive repair, fueling and train storage from the early 1900s through 1988. Cleanup involves soil excavation, disposal, asphalt capping, and installation of a soil venting system. When the remediation work is completed, the site will be used to relocate the Breck School Ice Arena. The site vacated by the ice arena, together with an adjacent property, will then be developed by Allianz Insurance as its North American headquarters.

Hastings - Guardian Angels

Awarded in 2000: \$58,350

Dakota County will use this funding to address contaminants in the buildings of the St. Elizabeth Ann Seton Parish site - the former Guardian Angels church, school and rectory. The facilities, now vacant, were constructed prior to 1900 and suffer from asbestos in pipe insulation, floor tile and adhesive, ceiling texture, and window caulk. Once asbestos concerns are dealt with, a developer will renovate the upper two levels of the school into 20 affordable apartments, and the lower level into a daycare/preschool. The rectory will be renovated for use as the Community Action Council Lewis House shelter providing transitional housing for victims of domestic abuse. The church will be preserved as a community center.

Hastings - Hastings Middle School

Awarded in 2001: \$256,555

Help remediate asbestos and hazardous materials prior to demolition of this former middle school. The building was constructed in 1938, with expansions in 1954 and 1964. Asbestos has been surveyed in thermal system insulation, floor tile and mastic, duct vibration cloths, and transite board throughout the building. Removal will also include fire doors, window and door caulk and glazing, chalk board pods, ceramic base mastic, incinerator insulation and boiler flue insulation. Following removal of the asbestos, the city will demolish the building and sell the site to a developer. Plans for redevelopment include 27 townhomes and a retail/restaurant/commercial building.

Hastings - Tyler Street Apartments

Awarded in 1996: \$85,121

The city will use this funding as a portion of the local match for a DTED grant. Purpose: clean up of hazardous waste from soils associated with previous sheepskin tanning, dry cleaning and auto repair operations on this site in downtown Hastings. The city's HRA acquired the site and demolished the buildings, anticipating an opportunity to redevelop the site. The opportunity came when a developer proposed a condominium project. Once clean up work is completed, construction of the condominiums will begin.

Hopkins - 10895 - 10921 Excelsior Boulevard - I

Awarded in 1999: \$168,371

Hopkins is requesting Council funding as part of the local match requirement for a DTED grant to address soil contamination on a former municipal landfill site that was capped in 1964. The site is on the south side of Co. Rd. 3 (Excelsior Blvd.) between Nine Mile Creek on the east and Napco Industries/Venturian Corp. on the west. A large building was constructed to the northeast of the site and used the site for parking after the landfill closed. It has been used for a variety of commercial and manufacturing activities. Hopkins Auto Body has occupied the building and the northeast portion of the site since 1994. The site has shallow groundwater with low concentrations of VOC's, manganese and arsenic. It is believed to harbor a 500-gallon gasoline storage tank. The proposed cleanup involves excavation and disposal of refuse, backfilling with residentially safe material, reuse of low-toxicity stable material under an asphalt capped parking area, management of asbestos in accord with state requirements, and managing the remaining problem material by thermal treatment or disposal at a hazardous waste disposal facility. It also requires the installation of a liner to prevent groundwater from leaching contaminants from the site. Additionally, special pilings designed to prevent a pathway for groundwater migration are also required by the MPCA for the proposed construction.

Hopkins - 10895 - 10921 Excelsior Boulevard - II

Awarded in 1999: \$737,958

Hopkins is requesting Council funding as part of the local match requirement for a DTED grant to address soil contamination on a former municipal landfill site that was capped in 1964. The site is on the south side of Co. Rd. 3 (Excelsior Blvd.) between Nine Mile Creek on the east and Napco Industries/Venturian Corp. on the west. A large building was constructed to the northeast of the site and used the site for parking after the landfill closed. It has been used for a variety of commercial and manufacturing activities. Hopkins Auto Body has occupied the building and the northeast portion of the site since 1994. The site has shallow groundwater with low concentrations of VOC's, manganese and arsenic. It is believed to harbor a 500-gallon gasoline storage tank. The proposed cleanup involves excavation and disposal of refuse, backfilling with residentially safe material, reuse of low-toxicity stable material under an asphalt capped parking area, management of asbestos in accord with state requirements, and managing the remaining problem material by thermal treatment or disposal at a hazardous waste disposal facility. It also requires the installation of a liner to prevent groundwater from leaching contaminants from the site. Additionally, special pilings designed to prevent a pathway for groundwater migration are also required by the MPCA for the proposed construction.

Hopkins - Excelsior Crossing

Awarded in 2006: \$237,800

The Excelsior Crossing project is located at 9300 Excelsior Avenue in Hopkins. The North Annex building was constructed by Red Owl for use as a grocery distribution warehouse and was later owned by SuperValu. TBRA funds (\$237,800) will be used for pre-demolition soil remediation and abatement of asbestos and lead-based paint in buildings on the site. The planned end use will be three office buildings (685,000 square foot) and

a small retail building (5,000 square feet). The \$100,000,000 investment is expected to increase annual property taxes by \$2.9 million and lead to 2,700 new jobs (99% living wage) and 14 part-time jobs at the site.

Hopkins - Excelsior Crossing II

Awarded in 2007: \$615,200

The applicant is requesting \$615,243 in supplemental funding for additional soil remediation of a 32-acre site including various former uses such as grocery distribution, gas station, automotive maintenance, refrigerator repair, cabinet making and candy repackaging. Contamination identified includes DRO, PAHs (BaP equivalents, naphthalene, fluoranthene, pyrene, dibenzofuran, 2-methylnaphtalene), creosote tar in underground (USTs) and above-ground (ASTs) storage tanks. Expected benefits include three office buildings and a small retail building resulting in 746,000 total square feet of new office space and 6,000 square feet of retail space and approximately 2,980 parking spaces. Previous funding includes \$237,800 from TBRA and \$952,000 from DEED in the spring 2006 application cycle. Funds are to be used for additional soil remediation. (Funding for activities prior to January 2007 is not eligible for funding because they did not occur under an approved RAP amendment).

Hopkins - Excelsior Tech Center

Awarded in 2002: \$579,528

This grant funds removal of asbestos and hazardous materials from the former Alliant Techsystems property. Honeywell purchased a sugar beet warehouse here in the mid-1950s and converted it into a defense plant. Alliant used it for defense production, research and a corporate office until vacating it in 2001. Asbestos is present in walls and floor coverings as well as on pipes throughout the complex. The city's redevelopment strategy for the site includes 66 single-family homes and townhomes, plus 320,000 square feet of class B office space for mixed-use office, warehouse/production, and climate-controlled storage.

Hopkins - Knox/Luther Company

Awarded in 2003: \$452,978

The former site of Knox lumber has had some remediation work completed in the past, but due to demolition of structures additional petroleum, benzo(a)pyrene, copper and naphthalene impacted soil needs to be removed prior to redevelopment. The TBRA request is a match to DEED funding, but the project will likely not rank high enough to receive DEED funding and therefore TBRA funds are supplementing the original request to allow the project to move forward.

Lakeville - Meadowlark

Awarded in 2004: \$126,717

Meadowlark, submitted by the Dakota County Community Development Agency and located in the city of Lakeville, is a TBRA request equal to a DEED grant request. The Dakota County CDA intends to redevelop the site at 8500 210th Street in the city of Lakeville with 42 units of affordable family townhomes. Soil contaminants of concern are metals, volatile organic compounds, polynuclear aromatic hydrocarbons, petroleum

compounds, asbestos and elevated levels of methane. TBRA funds will be used to remediate contaminated soil.

Lakeville - Meadowlark II

Awarded in 2007: \$125,000

The applicant is requesting \$125,000 in additional funding and \$25,000 from DEED for additional soil remediation and installation of vapor barriers on of a 7.04 acre site formerly used for dumping demolition waste and overnight car storage. A prior grant was awarded to cleanup up DRO, VOC, metals, PAHs, and asbestos in the soil and ground water. Contamination identified for cleanup in this application includes ACM in the soil and methane vapors. Additional solid and organic wastes remain on the site must be removed but are not eligible for grant funds. Expected benefits include the development of 40 affordable rental townhomes (including 1-, 2- and 3-bedroom units). Previous funding includes \$126,717 from TBRA and \$246,250 from DEED in the fall 2004 application cycle. Previous funding includes \$126,717 from TBRA and \$246,250 from DEED in the fall 2004 application cycle. Funds are to be used for additional soil remediation. (Note, funds are to be used for excavation, loading, hauling and disposal of asbestos-impacted soil. Solid and household waste removal is not eligible for funding.

Lauderdale - Bolger Publications, Inc.

Awarded in 1996: \$256,000

Clean from soils hazardous waste associated with a former machine tool and die operation that was located on the site for six decades. Following completion of clean up work Bolger Publications will expand its operations, redeveloping the former tool and die building for new press and warehouse space.

Lauderdale - Lightning Transient Research Institute (LTRI) Site

Awarded in 1996: \$658,450

Clean hazardous waste and asbestos from the buildings and soils of this former electricity generation site owned by the University of Minnesota. In addition to the response actions to clean up hazardous materials, the University will demolish and remove the existing LTRI building prior to transferring property to a buyer. The new owner will redevelop the site and the adjoining property at 2520 Broadway for commercial or printing business use.

Loretto - West Railway Property

Awarded in 2002: \$112,005

Loretto will use TBRA funds as a match for a DTED grant to address soil contamination on former railway and lumberyard property on the southern edge of the town center. Contamination includes petroleum, diesel range organics, gasoline range organics, volatile organic compounds, and polynuclear aromatic hydrocarbons. Soil excavated during the redevelopment construction must be disposed of at an approved landfill, and about a third of the excavation must be replaced with clean fill. The site will be redeveloped for office and retail space, a park/plaza amenity and associated off-street parking. The project is part of a much broader redevelopment initiative that includes multi-family housing, office space and park and pedestrian amenities.

Minneapolis - Portland Condominiums

Awarded in 2002: \$460,000

The December 2002 award will continue remediation work on Parcel D. Now that substantial improvements have been completed on other parts of the site it no longer qualifies for DTED funding. The MCDA purchased the site in 1992 from the Resolution Trust Company and currently uses it as a tax-exempt parking lot. The upper three feet of soil are affected by low concentrations of metals, carcinogenic polynuclear aromatic hydrocarbons (PAHs) and diesel range organics (DROs). Arsenic and mercury slightly exceed residential use standards. These materials must be disposed of at an approved landfill and a portion of this excavation must be replaced with clean fill. Soil removed for building foundations will be tested and reused on site if it meets residential standards or disposed of at a landfill if it does not. Vapor barriers and engineering controls may be designed to manage potential vapors detected after the completion of site excavation. This second phase of redevelopment on Parcel D will include construction of the 56-unit Portland Condominiums and two levels of underground parking.

Minneapolis - 1035 East Franklin Avenue

Awarded in 2003: \$20,396

This is a supplemental request. The redevelopment is for the Project for Pride and Living service center and headquarters. It previously received TBRA funding for asbestos abatement. The supplemental request is based on new guidance from MPCA that vermiculite insulation needs to be treated as asbestos containing material and abated appropriately. Additional requested costs include higher than expected asbestos abatement. The recommendation is to pay for the vermiculite abatement costs and not additional asbestos abatement costs.

Minneapolis - 1209 Tyler Street NE

Awarded in 2006: \$211,500

The project is located at the grant title address. The applicant was awarded \$211,575 for asbestos and lead paint abatement for a 3.14-acre site formerly used for paint and linseed oil manufacturing. Soil contamination will be addressed by the Davis Frost Company as a responsible party. The company is currently enrolled in the Voluntary Investigation and Cleanup (VIC) program at the MPCA. Funds are to be used for a hazardous materials survey, and asbestos and lead-based paint abatement. Expected benefits include the renovation of a 40,000 square foot commercial/industrial space, 80 new FTE and 5 retained FTE jobs (100% living wage), an increase of \$134,632 in net tax capacity and \$3.7 million of private investment.

Minneapolis - 1508 East Lake Street (aka Plaza Verde)

Awarded in 2003: \$232,000

After asbestos abatement, this property will be transformed into a center for local businesses. An arts and entrepreneur center in the heart of the burgeoning Latino community on Lake Street. The Neighborhood Development Center, a nonprofit organization, is working with In the Heart of the Beast Theatre, the Latino Economic Development Center, and the Mercado Central to renovate a historic building that has been vacant for more than five years.

Minneapolis - 1900 Central Avenue N.E.

Awarded in 2000: \$125,062

Hennepin County requested funding as part of the match for a DTED grant to demolish a building and address soil and groundwater contamination at this Minneapolis site. The dilapidated, two-story, poured concrete former Minnesota Plating Laboratories building was built in 1910 and has been long vacant. Asbestos and hazardous wastes must be removed prior to the demolition of the plating building which shows evidence of chemical spills through the floor that are affecting the soil and groundwater. Basement concrete with elevated levels of iron and copper must also be dealt with. The site will be redeveloped with a 114-unit apartment building and underground parking plus 6,000 square feet of commercial space.

Minneapolis - 200 1st Street North

Awarded in 2008: \$92,600

The applicant is requesting \$92,609 in TBRA funding and \$65,875 from Hennepin County for environmental investigation, asbestos and lead-based paint abatement, soil remediation and soil vapor mitigation of a vacant commercial building on a 0.2-acre site with various former uses including carriage manufacturing, hide and fur tanning, farm implement storage, stoker repair and manufacturing and most recently for manufacturing measuring equipment and wire cutter tools. Expected benefits include the renovation of the existing building into 20,500 square feet of new multi-tenant commercial space for 2-3 small to mid-size businesses. The TBRA recommendation is \$92,600, the full amount of the TBRA request. Funds are to be used for environmental

Minneapolis - 2037 Riverside Avenue/Jimmy John's

Awarded in 2005: \$8,904

The city of Minneapolis sought TBRA funding for asbestos and lead abatement at 2037 Riverside Avenue/Jimmie John's. Funding was requested to allow reuse of a building to support a Jimmie John's Gourmet Sandwiches store. TBRA funds will be used for the abatement of asbestos containing materials and lead based paint. Total cleanup costs are \$ 8,904, which is about 4% of the redevelopment costs.

Minneapolis - 3408 Snelling Avenue

Awarded in 2001: \$40,000

Hennepin County will use this funding to address soil contaminants on a vacant site on Snelling Avenue. The site was used primarily as a storage location for the commercial vehicles of a roofing company and other roofing related storage. Contamination consists of petroleum-related compounds and lead consistent with those found in roof tarring products. Local neighborhood groups are encouraging new residential housing for the parcel, and Twin Cities Habitat for Humanity, in partnership with Minnesota Environmental Initiative, has proposed a single-family residence at the site.

Minneapolis - 45th and Chicago Ave

Awarded in 2004: \$133,965

45th and Chicago, submitted by the city of Minneapolis, is a TBRA request for the site located at 4500, 4500 -1/2 and 4516 Chicago Avenue. Hennepin County ERF funds are

also being requested to assist with cleanup costs. Site use proposes a 3-story building with 32 condominiums and 32 stalls of enclosed tuck under parking and 7 stalls of visitor or secondary parking. Petroleum impacted soil is the primary cleanup concern. TBRA funds will be used for soil remediation.

Minneapolis - 501 - 509 Washington Avenue S.

Awarded in 2002: \$35,090

Funds provided will help remove asbestos and hazardous materials from the former Krelitz Industries pharmaceutical manufacturing and distribution business at this downtown site. Krelitz sold the property to Project for Pride in Living (PPL) Industries in 1989. PPL used the facility to provide paid training in light assembly work along with skill building to improve career options for its employees. PPL vacated the building in May 2002 and it has remained unoccupied since that time. Asbestos was a problem in thermal system insulation, ceiling texture, and in floor tile and mastic. Hazardous materials were a problem in HVAC equipment, door closers, thermostats, electric power panels, smoke detectors and in fluorescent light tubes and ballasts. Lead paint was removed from doors, windows and various other areas. The cleanup was completed during the fall of 2002. The developer maintains that recovery of remediation expenses is a potential barrier to completing the entire redevelopment plan to remodel the property into a mixed-use office and retail shopping center.

Minneapolis - 628 Franklin Avenue

Awarded in 2002: \$140,000

TBRA grant funds will be used to remediate asbestos, lead paint and other hazardous materials in an apartment building vacant since 1994 and tax forfeiture in 1998. Hazardous materials include asbestos, lead paint, pigeon droppings, mercury, mold, and fungus. The MCDA purchased the property from Hennepin County in 2000 and has been exploring redevelopment options since the acquisition. (The replacement of doors, windows, trim, pipe, tile, or linoleum, or the encapsulation of hazardous materials are not eligible for grant reimbursement.) Central Community Trust and HOPE Community are developing the Children's Village Franklin-Portland Gateway Project on all four corners of the Franklin/Portland intersection on which this site is located. Thea, LLC, a subsidiary of GESCO Construction, Inc. will rehabilitate the building into six condominiums and first floor commercial space. The commercial possibilities include a copy/computer/fax service center and a coffee shop.

Minneapolis - 714-718 Washington Avenue North

Awarded in 2005: \$275,000

The 0.5-acre site is located at 714 -718 Washington Avenue North. The existing 106,000 square foot, six-story warehouse on the site was constructed in the early 1920s for the Johnson Nut Company. The building had a number of food warehouse uses until the 1970s when it was converted to a multi-tenant building. Some of the contamination is related to activities of Printer Services Inc. with the rest being associated with asbestos related to the original heating system, including pipe wrapping. There is some soil contamination by the former railroad loading area. The building is proposed to be upgraded to today's standards for a mixed used complex. It will contain approximately 30% neighborhood service/retail, 40% commercial services and 30% live/work units (24

units). Eight of the live/work units will be affordable to people at 80% of the area median income. The subbasement will be used for self storage and the basement will be used for parking. All of the space is to be owner occupied with the building managed by an association. Grant funds are to be used for the asbestos survey of the building (investigation), asbestos abatement design (plan), asbestos abatement, and contamination monitoring (air sampling).

Minneapolis - All Weather Roof

Awarded in 2001: \$635,708

MCDA will use TBRA funding as a match for a DTED grant to remediate soil at this site in the Seward neighborhood. The contamination found is primarily associated with fuel oil in the soil. Concentrations of heavy metals were found in one test pit on the site. All Weather Roof will be the primary tenant of the planned 46,300 square foot office/warehousing facility planned for redevelopment at the site.

Minneapolis - Aloft Hotel

Awarded in 2006: \$44,400

The Aloft Hotel project is located at 900 Washington Avenue South. The TBRA award for \$44,400 was requested as matching funds for a \$256,170 request from DEED for soil remediation of a 1.13-acre site formerly used as an industrial chemical warehouse and freight facility. Contamination identified includes clinker (a waste by-product from smelting metals), metals (arsenic, copper, lead), DRO, VOC, and PAH (BaP equivalents). A TBRA application in the Spring 2006 was not recommended for funding due to relatively low contamination over a large part of the site related more to geotechnical concerns than to soil remediation. A change in the development plan to use existing adjacent structured parking rather than underground parking for the hotel and allowing for a slab-on-grade building indicates a more limited need for excavation. The current award takes into account limited areas of higher contamination related to the clinker- and lead-impacted soil. Funds are to be used to remediate approximately 200 cubic yards of lead- and BaP-impacted fill, and approximately 2,000 cubic yards of clinker-impacted fill, as well as for environmental oversight. Expected benefits include the development of a 155 room hotel and 4,000 square feet of retail commercial space, 44 new FTE jobs (28% living wage), an increase of \$849,160 in net tax capacity, and \$26.5 million of private investment.

Minneapolis - Block 43

Awarded in 1996: \$345,507

Block 43 is located in an area of mixed commercial and industrial development. Its history includes a variety of uses: auto parts storage and scrap facilities, a soft drink manufacturer, an industrial supply business, hotels, salvage businesses, wholesale grocery supply, artificial limb manufacturing, and a bottle exchange business. Contamination on the block is believed to be related primarily to the former auto salvage and scrap facilities. TBRA funds will be used with DTED funds to assist with cleanup of petroleum and lead contaminated soils and removal of a utility tunnel from the site. Plans are to develop the site as a multi-tenant industrial project, including possible expansion of nearby businesses. Light industrial use is proposed with one of two options - a multi-tenant light industrial building or expansion of nearby businesses.

Minneapolis - Bottineau Lofts

Awarded in 2002: \$70,000

This grant to MCDA will be used to abate asbestos and lead paint from the former East Side Neighborhood Services (ESNS) building, now vacant. The building was completed in 1919 with an addition in 1927. Asbestos and lead paint were used in construction. Asbestos was found in mastic, floor tile, boiler insulation and pipe insulation. Lead paint is present in several locations. Once contaminants are removed, the building's exterior will be restored to its original facade and the interior will be renovated for 33 rental units. Four additional new rental townhouses will be constructed. Of the 37 units, 11 will be affordable to households earning 30 percent of median income, and 18 units will be available for those earning 60 percent of median income. The remaining 8 units will rent at market rates. The project is part of a 184-unit complex including Bottineau Commons East, which is a 119-unit apartment building currently under construction, and Bottineau Commons West, including 28 new for-sale townhouses.

Minneapolis - Broadway Plaza

Awarded in 2008: \$224,400

The applicant is requesting \$224,489 in TBRA funding, \$77,274 from DEED and \$198,867 from Hennepin County for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation on a 2.4-acre site with former commercial uses including a gas station and auto service business. The contamination of concern identified includes Diesel Range Organics (DRO), Volatile Organic Compounds (VOCs), and metal (selenium) in the soil, Gasoline Range Organics (GRO) in the ground water and Asbestos Containing Minerals (ACM) and lead-based paint in the existing structures. Expected benefits include the development of a 21,000 square foot fitness center, 44,000 square foot retail and office space, 327 units of structured parking and a public outdoor plaza. The TBRA recommendation is \$224,400, the full amount of the TBRA request. Funds are to be used for environmental investigation, asbestos abatement, off-site disposal of contaminated soil and soil vapor mitigation. Costs for excavating, loading and hauling excess soil (including contaminated soil) off-site are considered a development cost and are not eligible. Costs associated with geotechnical activities also are not eligible.

Minneapolis - Coloplast

Awarded in 2007: \$54,500

The applicant is requesting \$54,540 in matching funds for environmental investigation and soil remediation of a 5.41-acre site formerly used as a sawmill, rail yard, and machine shop. Contamination identified includes arsenic, and PAHs (BaP equivalents associated with coal slag) and a single detection of PCE in the soil. Expected benefits include the replacement of two smaller one-story office buildings with a 6-story class-A office building totaling 90,000 square feet. The completed redevelopment will result in 52,750 square feet of additional space for a total of 197,050 square feet of finished office space. Funds are to be used for environmental investigation and soil remediation. Demolition and deep foundation system are not eligible.

Minneapolis - Creamettes Building

Awarded in 1997: \$137,500

Built in 1896, the Creamettes Building is located in a National Historic District. A 1952 addition to the building's north side will be demolished, leaving the original 5-story structure which is contaminated by asbestos insulation and flooring, old lead-based paint, a fuel oil storage tank which appears to have leaked petroleum contamination into the groundwater, old transformers, capacitors and fluorescent ballasts which may contain PCBs, and many fluorescent bulbs. The TBRA grant will assist with management of the asbestos and hazardous waste other than lead paint. The clean building will be renovated into 28 loft-style apartments, with 72 new mixed-income apartment units constructed where the 1950's addition used to stand. Fifty-two of the units will be rented at market rates and 48 units will be affordable to households earning 60 percent

Minneapolis - Crown Iron/Electric Machine

Awarded in 2006: \$690,000

The Crown Iron/Electric Machine project is located at 1227-1361 Tyler Street NE. The applicant was awarded \$690,000 from TBRA to be used only for a hazardous materials survey and for asbestos remediation. Additional requests were made for \$496,350 in DEED funds and \$86,034 in Hennepin ERF funds for soil remediation of a 5.6-acre site formerly used for machining and as a foundry. Contamination identified includes VOC (BaP equivalents), SVOC, metals (arsenic, barium, chromium, lead, and mercury), DRO in soil, petroleum, and chlorinated solvents in groundwater, and asbestos in the building. Expected benefits include the development of 75,000 square feet of renovated commercial industrial space adding 230 new FTE jobs and retaining 10 FTE jobs (100% living wage), 32 live/work rental units (on the 2nd floor), an increase of \$374,829 in net tax capacity and \$8 million of private investment.

Minneapolis - Dania Hall

Awarded in 1999: \$85,980

Grant funds will be used to remove and dispose of lead paint and asbestos in an 1886 building erected by the Danish-American Society. The building was sold to a pharmacy tenant in 1963. It was placed on the National Register of Historic Places in 1975. Dania Hall has been vacant since MCDA acquired it in 1991. The hall will be renovated to its original uses, i.e., retail on the first floor, offices on the second floor, and auditorium space on the upper two floors for public and private social functions. (Note: Dania Hall was undergoing renovation when it was destroyed by fire early in 2000.)

Minneapolis - Delisi Building

Awarded in 2007: \$47,500

The applicant is requesting \$47,500 for asbestos abatement of a two-story building on 0.17-acre site. Expected benefits include 13,400 square feet of rehabilitated commercial space. Funds are to be used for asbestos abatement.

Minneapolis - Despatch Laundry Site

Awarded in 2003: \$502,000

Hennepin County seeks TBRA match for a DTED grant to address soil contamination at

113 East 26th Street in the Whittier Neighborhood of Minneapolis. The site is contaminated from its past uses as a dry cleaning facility and gas station. The soil and ground water are heavily contaminated with dry-cleaning solvent (primarily perchloroethylene) and, petroleum-related compounds. The severity of contamination has prompted the state Superfund program, Hennepin County taxpayer services and the Federal Environmental Protection Agency to contribute a combined \$517,000 toward site assessment and cleanup. The site, which has been tax-forfeit since 1994, is currently not scheduled to receive Superfund funding related to soil contamination and needs additional funds to clean the property so that redevelopment can occur.

Minneapolis - Digigraphics

Awarded in 2008: \$22,400

The applicant is requesting \$22,455 in TBRA funding and \$259,099 from DEED and \$22,455 from Hennepin County for environmental investigation, soil remediation and soil vapor mitigation on a 2.8-acre site formerly used as a railroad yard including parts and supply sheds, roundhouse, print shops, machine shops, boiler repair services. Oils and petroleum storage for railroad operations also occurred on properties west of the site. The site is currently owned and used by Digigraphics, a printing business providing large format items for marketing purposes, retail use and trade shows displays. Expected benefits include the development of 16,000 square foot one-story addition to their existing 24,000 square foot building. The TBRA recommendation is \$22,400, the full amount of the TBRA request. Funding is to be used for environmental investigation, soil remediation and soil vapor mitigation.

Minneapolis - Dunwoody Flats

Awarded in 2008: \$161,600

The applicant is requesting \$328,000 in TBRA funding for asbestos abatement and \$328,000 from Hennepin County for asbestos and other hazardous materials abatement on a 4-story building built in 1920 on a 1.7 -acre site formerly used as a hospital facility. Expected benefits include the development of 125 units of work force rental housing (including 10 affordable units). The TBRA recommendation is \$161,600 to fund the portion of eligible request remaining after higher-ranked projects are funded. Funds are to be used for asbestos and lead-based paint abatement. Costs related to environmental investigation, bidding and removal and disposal of other hazardous or regulated materials are not eligible for TBRA funding.

Minneapolis - Eat Street Flats and Market

Awarded in 2005: \$288,706

The city of Minneapolis seeks TBRA funding for cleanup assistance at 2000 1st Avenue South on East Franklin Avenue between Nicollet and 1st Avenue. Hennepin County Environmental Response Fund (ERF) is also requested for funding. Petrofund has paid some costs, but additional petroleum related contaminants as well as asbestos needs to be remediated. Project goals include a four story building with a pharmacy and other commercial space on the first level and three levels of for-sale condominiums above. In addition, there will be some underground and surface parking. TBRA funds may be used for demolition related to accessing contamination, asbestos abatement and costs associated with soil remediation. Total cleanup costs are estimated to be \$ 577,412,

which is about 7% of the total redevelopment costs.

Minneapolis - Garelick Steel - I and Garelick Steel - II

Awarded in 1997: \$238,148

The Garelick Steel site is located in a mixed commercial/industrial area. Use of the property as a battery storage area is believed to be the source of high concentrations of lead in site soils. Garelick purchased the contaminated property in 1986 and used it to expand steel storage. When Garelick Steel was about to be liquidated in 1996, a neighboring steel supply company purchased the business and returned it to profitability. TBRA monies awarded in June were to be used to properly monitor, excavate and dispose of about 500 yards (650 tons) of lead-impacted soils from the site. During the removal of contaminated soils from the original area identified for treatment, an additional area of lead-contaminated soil was identified. Instead of the anticipated 650 tons removed from the site, it was necessary to remove and dispose of 2,340 tons of soil, significantly increasing the cost of cleanup. An additional award was provided in August to cover the unexpected remediation costs. The excavation area will then be backfilled with clean fill material. A 7,000-foot steel storage and sheltered workspace will be built on the restored property. The additional funds brought the total grant to \$238,148, awarded in a single contract.

Minneapolis - Grain Belt Brewhouse - I

Awarded in 2000: \$1,046,097

The Minneapolis Community Development Agency is seeking a TBRA grant to remove asbestos and lead based paint in buildings and facilities of the Grain Belt brewing complex. The agency is requesting from \$972,000 up to the amount of the eligible budget depending on the availability of funding. Built less than a mile north of downtown Minneapolis in 1882 at 1220 Marshall St. N.E., the Grain Belt Brew House is a historic landmark that has remained vacant and unused more than two decades. The complex is on the National register of Historic Places. It includes 12 structures (six are historically significant) and occupies an unusually large city block with an angular southern boundary along Broadway St. N.E. The Brew House towers and a large bottle cap neon sign serve as community landmarks. The MCDA acquired the site for \$5 million in 1989 and has already spent about \$5 million more improving the facility. Two of the historic buildings, the Warehouse and the Bottling House are fully occupied as art/studio lease space. The Brew House, Boiler House and Gausthaus buildings must be cleaned by removing and encapsulating lead based paint, removing asbestos, and treating for molds which have developed due to previous use and the long vacancy. Loose lead paint will be removed and most surfaces will be blasted and repainted to encapsulate the remaining paint. Most of the paint abatement work is in the Brew House. Piping throughout the complex was insulated with asbestos insulation that must be removed by certified contractors when the piping is replaced. The entire interior of the Brew House will be washed with a chlorine solution to inhibit mold growth that is present due to the brewing process, the humidity and inadequate ventilation.

Minneapolis - Grain Belt Brewhouse - II

Awarded in 2000: \$600,000

The Minneapolis Community Development Agency is seeking a TBRA grant to remove

asbestos and lead based paint in buildings and facilities of the Grain Belt brewing complex. The agency is requesting from \$972,000 up to the amount of the eligible budget depending on the availability of funding. Built less than a mile north of downtown Minneapolis in 1882 at 1220 Marshall St. N.E., the Grain Belt Brew House is a historic landmark that has remained vacant and unused more than two decades. The complex is on the National register of Historic Places. It includes 12 structures (six are historically significant) and occupies an unusually large city block with an angular southern boundary along Broadway St. N.E. The Brew House towers and a large bottle cap neon sign serve as community landmarks. The MCDA acquired the site for \$5 million in 1989 and has already spent about \$5 million more improving the facility. Two of the historic buildings, the Warehouse and the Bottling House are fully occupied as art/studio lease space. The Brew House, Boiler House and Gausthaus buildings must be cleaned by removing and encapsulating lead based paint, removing asbestos, and treating for molds which have developed due to previous use and the long vacancy. Loose lead paint will be removed and most surfaces will be blasted and repainted to encapsulate the remaining paint. Most of the paint abatement work is in the Brew House. Piping throughout the complex was insulated with asbestos insulation that must be removed by certified contractors when the piping is replaced. The entire interior of the Brew House will be washed with a chlorine solution to inhibit mold growth that is present due to the brewing process, the humidity and inadequate ventilation.

Minneapolis - Greenleaf Lofts

Awarded in 2003: \$25,122

Redevelop a vacant site with petro-related soil contamination into 27 owner-occupied condominiums, 4 commercial tenant spaces and a police substation. The recommended amount reflects a modification of the project budget to account for cleanup costs of only the contaminated soil and not soil that needs to be excavated for the project. This request is being used as a match to a DEED request.

Minneapolis - Greenway Terrace - I

Awarded in 2005: \$161,430

The city of Minneapolis applied for TBRA funding for remediation of the proposed Greenway Terrace site, located at 2850 Cedar Avenue South and adjacent to the Midtown Greenway. The redevelopment plan proposes a 26-unit, three-level condominium building with underground parking. Contaminants from former railroad maintenance activities include polyaromatic hydrocarbons and petroleum-related compounds. Hennepin County cleanup funds are also requested for this site. TBRA funds may be used for costs associated with remediating soil contamination. Total cleanup costs are \$ 193,900, which is about 5% of the redevelopment costs.

Minneapolis - Greenway Terrace - II

Awarded in 2005: \$13,500

The project's 0.4-acre site is located at 2850 Cedar Avenue South. The site was most recently used for truck and equipment storage. The project was previously funded by TBRA with \$161,430 for soil remediation, but additional soil contamination has been found, so this is a supplemental request. Hennepin County has provided \$32,740 in funds for the project. The cost of soil clean up, in addition to the previously funded grant

for clean up, is \$194,170. The request of \$28,010 is substantially less than the additional amount because the developer has been able to achieve some cost savings in the development including lower than expected costs to install utilities. The redevelopment will be a 3-story, 26-unit condominium building. Grant funds are to be used to remediate the additional soil contamination that was discovered as the previously funded soil remediation work was being implemented.

Minneapolis - Harrison Commons

Awarded in 2007: \$14,600

The applicant is requesting \$14,625 in matching TBRA funds to a \$168,750 request from DEED and \$14,625 from Hennepin County for environmental investigation, soil remediation and soil vapor mitigation of a 0.46-acre site formerly used as a gas station. The contamination identified includes GRO, xylene, benzene, ethylbenzene and toluene in the soil and ground water and also naphthalene, 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene in the ground water. The expected benefits include the development of 66,982 square feet of mixed-use residential and commercial building with 45 rental units (13 units will be affordable) and 7,800 square foot retail commercial space with a projected increase of \$35,216 in net tax capacity and \$7.6M of private investment.

Minneapolis - Heritage Park - II (a.k.a. Near Northside Redevelopment)

Awarded in 2003: \$143,750

The Minneapolis Community Development Agency requests funds for soil cleanup activities on a 40-acre site located both north and south of Olson Memorial Highway. The Bassett Creek Valley area is a buried valley that was filled for development in the early part of the 20th century. The materials used included a variety of inappropriate soils and debris. Since it was filled, the area has had residential and heavy industrial land uses. As a result of a 1995 consent decree from a class action complaint entitled Hollman vs. Cisneros, four distressed public housing developments were demolished along with the central heating plant and an oil storage facility. Environmental assessments have found contaminants consisting of DRO's, PAH's lead and mercury in the soil. The Heritage Park redevelopment area consists of many Phases. This proposal supports redevelopment plans that include reconstructing the area containing former public housing developments into a stable, mixed-income, mixed-density, culturally diverse and high amenity urban neighborhood containing 900 units of rental, owner occupied and senior housing. It is estimated 50 jobs will be created. The site will also connect via streets, sidewalks and natural amenities to adjacent neighborhoods.

Minneapolis - Hiawatha Business Center

Awarded in 2005: \$168,200

The city of Minneapolis sought TBRA funding for soil remediation assistance at a five-acre parcel located at East 28th and Hiawatha. The site, also known as Arsenic Triangle, is proposed to be redeveloped into a 60,200 square foot multi-tenant industrial building. The site was cleaned-up to a certain level, or standard, by the responsible party. This request is to remediate the site further, specifically in utility corridors, to allow for industrial use. Contaminants of concern include arsenic, lead and petroleum related. The city has also requested cleanup funding from Hennepin County. TBRA funds will be utilized for costs associated with soil remediation. Additional cleanup costs are estimated

to be \$258,800, which is about 5% of the redevelopment costs.

Minneapolis - Hiawatha Commons

Awarded in 2004: \$46,345

Hiawatha Commons is a request as part of the match required for a DEED grant request. Hennepin County Environmental Response Fund (ERF) is the requested other source of match funding. Located at East 28th Street and Minnehaha Avenue South, redevelopment goals are for a mixed-use, mixed income project creating 80 units of rental housing over first floor commercial and underground parking. Soil contamination of concern consists of semivolatile organic compounds, diesel range organics and various metals. TBRA funds will be used to remediate contaminated soil.

Minneapolis - Hollywood Theater

Awarded in 2002: \$160,000

Remediate asbestos, lead paint, and other hazardous materials in this former theater building. The Art Deco theater was constructed in 1935 and has been designated historically significant by the Minneapolis Heritage Preservation Commission. When cleanup is complete, a "vaudeville 2000" comedy club-type venue is proposed for the site.

Minneapolis - Hubbard Building

Awarded in 2002: \$100,000

Remove asbestos, lead paint, hazardous materials and fungus from the historic Hubbard Building, built in 1910. The property went tax forfeiture and was conveyed by Hennepin County to the MCDA in 1992. It was partially occupied through 1999 and has been vacant since. A developer intends to restore the building to its original use pattern, with commercial offices on the upper level and retail on the lower level.

Minneapolis - Humboldt Industrial Park

Awarded in 2005: \$207,000

The 10-acre site is located at 2601 49th Avenue North. The site is currently vacant land owned by the CP Railroad. Identified contamination includes petroleum DROs, Semi-VOC/PAHs and pesticides. The proposed end use is a 125,000 square foot single story office/warehouse building. Grant funds are to be used for soil and groundwater cleanup and for MPCA oversight and reporting directly related to the soil and groundwater cleanup.

Minneapolis - Ivy Tower

Awarded in 2001: \$721,758

Remediate asbestos and hazardous materials prior to renovation and construction of an addition to the Ivy Tower building in downtown Minneapolis. The Second Church of Christ, Scientist, completed the Art Deco style building in 1930. The Depression interrupted the church's plan for another tower on each corner of the block. The church sold the building in 1965 and it was converted to office space and renamed the Ivy Tower. The building was designated for local heritage preservation in 1986 and was eligible for listing on the National Register of Historic Places. Due to the building's

landmark status, two applications for demolition permits were denied in the early 1990s. The building's heating system failed in 1993, all tenants were evicted and the building was boarded up. Subsequently, water pipes froze and burst, and trespassers, animals, the elements, and a series of fires took their toll on the building. Debris throughout the building is intermixed with asbestos, lead paint and mold contamination. Once contamination is dealt with, the 10-story tower building will be rehabilitated and connected to a 16- to 20-story office tower constructed at the rear of the tower. Located near the Minneapolis Convention Center, the renovated building will house a deli/coffee shop, and banquet and convention-related event space on the lower floors, the Minneapolis History Museum and Visitors Center on the third floor, and a boutique office resource center on the upper five floors. It will be linked by a skyway connection to the Minneapolis Convention Center and Orchestra Hall parking ramp.

Minneapolis - Lewis Nut and Bolt Site

Awarded in 1996: \$837,980

Clean up of this site will address contaminated soils, contaminated groundwater, asbestos, restricted wastes, underground storage tanks, petroleum contaminated soils and groundwater, hazardous substance-contaminated soils, and the abandoned and dangerous manufacturing buildings on the site. The site will be redeveloped for office/warehouse use.

Minneapolis - Longfellow Station

Awarded in 2007: \$295,200

AMENDED DESCRIPTION: The Longfellow Station project is a high-density multi-use transit oriented development (TOD) located in immediate proximity to the 38th St. transit station of the Hiawatha LRT line. When completed the project will include the construction of 185-215 housing units, 35,000 to 50,000 square feet of commercial space, and approximately 430 spaces (structured, below-grade, and surface) parking spaces. The project is seeking assistance for a key project component ? a comprehensive integrated and innovative green stormwater management system. The rental housing is made up of 185-215 units (approximately 119 affordable). The commercial space may include a grocery store as well as other neighborhood commercial uses at ground level immediately adjacent to the housing structures. Commercial space users and housing residents will be able to park in the structured and below grade parking spaces. The estimated total development costs for the project are approximately \$50 million. The project developers have site control, have in place a complete development team, and are working with the neighborhood and city staff on land use and zoning approvals.

ORIGINAL DESCRIPTION:

The applicant submitted a revised request of \$401,406 for lead-based paint and asbestos abatement as well as matching funding for soil remediation and of a 3.6-acre site formerly used as a commercial feed mill, animal food supplement production and distribution center. Contamination identified includes arsenic and slag and coal fragments with traces of PAHs in shallow soils and DRO, GRO in deep soils. Expected benefits include the development of 200 housing units (100 ownership housing units (including 10-15 affordable), and 100 affordable rental units). Funds are to be used for asbestos and lead-based paint abatement and soil remediation. (Note, costs related to

petroleum remediation will require submission of a DRAP approval letter, other regulated and hazardous material removal are not eligible.

Minneapolis - Lupient Buick

Awarded in 2000: \$226,225

These three TBRA fund awards are intended as a match for DTED grants to remediate soils on a 7-acre, 3 block site formerly occupied by Lupient Buick and others (Blocks 1 and 2) and by commercial and industrial businesses on Block 3 vacated in the summer of 2000. Wood-framed housing occupied this site around the turn of the century. It has also been home to a series of auto dealerships and an auto body and collision repair facility. The \$226,225 from TBRA was a match for a DTED grant to be used to excavate and dispose of contaminated soil from an unknown source that has been undisturbed on the site for about 50 years, and manage asbestos found in a building on the site to prepare it for demolition to make way for redevelopment.

Minneapolis - Master-2112 Broadway

Awarded in 2006: \$70,800

The Master-2112 Broadway project is located at the grant title address. The building was constructed in the early 1930s as a food production /dairy building. In the early 1990s, the building was expanded to 59,000 square feet for use as a packing facility for nuts and imported fruit. The property has been vacant and for sale since 2003-04. TBRA funding of \$70,800 is to be used for asbestos and lead-based paint abatement. The planned end use is a small business rental space for an estimated 10 to 15 new businesses in an existing 59,000 square foot building. The building is 40% pre-leased. Expected benefits include an annual property tax increase of \$115,000 and the creation of 95 full-time jobs (85% living wage) and 25 part-time positions (76% living wage) when the project is completed.

Minneapolis - Midtown Exchange - I (f.k.a. Sears)

Awarded in 2004: \$750,000

Asbestos abatement and lead-based paint abatement in order to redevelop the site as a mixed-use project which will include 371 units of "for sale" and rental housing, a 1,234 space parking ramp, a public transit center, a 150 room hotel, headquarters office space for the Allina Healthcare Corporation, a global marketplace, Hennepin County service center, and other office and retail uses.

Minneapolis - Midtown Exchange - II (f.k.a. Sears)

Awarded in 2005: \$243,000

The Sears regional retail, catalog and distribution center has been vacant since 1994. It is currently being renovated as mixed use development known as the Midtown Exchange. The fully completed project is projected to have 409,000 square feet of office space occupied by Allina Health System, 89 condominiums (22 affordable), 219 apartments (178 affordable), a 73,000 square foot global market, a 1,582 stall parking ramp and 330 surface parking spaces. The larger site also includes a new 136 room Sheraton Hotel and 57 new town home/flats (15 affordable). The original clean up budget was \$2,535,000. The project has since encountered clean up cost overruns for

lead-based paint and asbestos of \$938,000. In October 2005, the City Council's Community Development Committee rated this project as its number one TBRA request. Previous Metropolitan Council grants to this project include TBRA grants of \$2,666,332 in 1997 (Sears site I), \$1,303,982 in 1998 (Sears Site II), \$600,000 in 1998 (Sears site III) and \$750,000 in 2004 (Midtown Exchange). The total for TBRA grants is \$5,320,314. The Metropolitan Council also provided a LCDA grant of \$750,000 in 2004 and an IHA grant of \$178,700 in 2004. Metropolitan Council LCA grants to Midtown exchange from 1997 through 2004 total \$6,249,014. Funds are to be used to abate the additional lead-based paint and asbestos contamination that was discovered as previously funded abatement was being implemented.

Minneapolis - Milwaukee Depot - I

Awarded in 1996: \$262,000

A series of grants will assist with clean up of this long-neglected, historically significant location in downtown Minneapolis that is on the road to recovery. The Depot Complex, constructed for use by the railroads in 1897, is located immediately adjacent to the nationally designated St. Anthony Falls Historic District and its buildings are listed on the National Register of Historic Places. Asbestos was found in pipe insulation and floor tiles. MCDA purchased the property in 1992 and immediately began cleanup of fuel oil contamination, leaving asbestos removal as the last pollution problem on the site. The grant awarded in 1996 will fund asbestos removal, monitoring and testing from the former Milwaukee Depot and Freight House. The developer proposes to include a skating facility, restaurant/brew pub, and office/exhibition space on a portion of the site, with the remaining portion of the site used for parking until a new developer is selected to develop that part of the property.

Minneapolis - Milwaukee Depot - II

Awarded in 1997: \$334,098

The second grant will be used to clean 2.63 acres in another portion of the 17-acre Milwaukee Depot railroad complex to remove fuel oil spills and leaks from fuel oil tanks and equipment formerly located on this portion of the site. Fuel oil contaminants have pooled on a rock layer 25-30 feet underground. This is the second of three phases in different parts of the railroad complex. The Whitney Hotel is exploring the feasibility of a 100-room hotel on part of the Phase II parcel. The remainder of the site would continue to be used as a parking lot until additional redevelopment occurs.

Minneapolis - Milwaukee Depot East

Awarded in 2002: \$162,858

The 2002 grant award of \$162,858 will match a DTED grant to address soil contamination on a square block portion of the former Milwaukee Depot site referred to as Parcel C. The upper two feet of soil are affected by metals. Carcinogenic polynuclear aromatic hydrocarbons (PAHs) and diesel range organics (DROs) are present from two to seven feet below the surface. These materials must be disposed of at an approved landfill and about a third of the excavation must be replaced with clean fill. CSM Corporation plans to build an office building on the site, with ground-floor retail, 22 units of ownership housing and a 290-stall parking ramp. A portion of the income from the sale of the housing units will subsidize four affordable units at another location. A

separate 60,000 square foot building will be constructed for the MacPhail Center for the Arts.

Minneapolis - Minnesota Innovation Center

Awarded in 2004: \$827,420

The city of Minneapolis Community Planning and Economic Development (CPED), was requested as match to a DEED grant request. Although supportive of the project, DEED was not able to fund the project during this funding round. TBRA funds are requested to help fill the funding gap created by the lack of DEED funds so the project can move forward. The 65-acre site will be redeveloped in three phases. The first phase, approximately 22 acres, proposes redevelopment into six buildings and 530,000 square feet of office/research/manufacturing. Minnesota Innovation Center will provide a state of the art research park venue for collaboration between University of Minnesota students and faculty and Minnesota-based biomedical/biotechnology related companies. The site currently consists of several worn and/or vacant buildings and three grain elevators. The site has a complex history of industrial land use going back over 100 years. Hazardous materials are present in the buildings being demolished and scattered, low-level contamination is present in the soil and groundwater.

Minneapolis - Near Northside Redevelopment (a.k.a. Heritage Park)

Awarded in 2000: \$252,610

Clean soil contamination on the former Sumner Heating Plant site affected by petroleum leaks from storage tanks. The Minneapolis Public Housing Authority owns this site, which has up to 13,000 cubic yards of petroleum impacted soils that may require excavation and thermal treatment or disposal at a landfill. Parameters detected include arsenic, barium, chromium, lead, n-butylbenzene, sec-butylbenzene, ethylbenzene, naphthalene, n-propylbenzene, trimethylbenzene, xylenes, GROs and DROs. A Near Northside Redevelopment is planned with 10 homeownership and 23 rental townhouse units around a central courtyard. This project is part of a 145-acre redevelopment of 900 units of mixed-income housing on the former public housing site that was the subject of the Hollman vs. Cisneros consent decree in 1995.

Minneapolis - Nicollet Youth Housing

Awarded in 2007: \$107,000

The applicant is requesting \$111,292 in TBRA funds for environmental investigation, asbestos and lead-based paint abatement and vermiculite removal and disposal in a funeral home and residential buildings on a 0.91-acre site. The expected benefits include the development of a 42-unit supportive housing development (all will be affordable) and 7,000 square feet of commercial space. Although the development will be taxable, there is a net loss when compared to the existing net tax capacity of the project site. The development will result in \$8.1M of private investment. Funds are to be used for environmental investigation, asbestos and lead-based paint abatement and vermiculite removal and disposal. (Note Removal of other hazardous materials are not eligible for grant funding. In addition, environmental investigation costs incurred prior to May 1, 2007 are not eligible for grant funds.)

Minneapolis - North Star Woolen Mill and Washburn-Crosby Mill Utility Building

Awarded in 1997: \$421,200

The North Star Mill is a nationally designated historic building that operated from 1864 until the 1940s as a woolen mill - once the principal woolen blanket mill in the United States. Since its decades of wool dyeing, bleaching, drying and washing operations, the building has been used as a warehouse and transportation facility. The five-story structure has been vacant and neglected since 1983. It is contaminated by lead-based paint, old asbestos insulation and roofing material, fuel storage tanks that appear to have leaked under its basement, fluorescent ballasts that probably contain PCBs, fluorescent bulbs, and unknown substances in the sub-basement that cannot be assessed until this portion of the building is made more structurally sound. These contaminants will be addressed with funding awarded in December 1997. Brighton Development proposes to restore and preserve the structure by creating 36 loft condominiums in a range of sizes and prices, adjoining the Minnesota History Center Mill Museum. The Utility Building will also be remodeled to create 28 loft condominiums together with a common rooftop deck and covered parking. Redevelopment of this portion of the West Side Milling District is intended to connect the current downtown to the river and the city's past.

Minneapolis - North Washington Industrial Park - II

Awarded in 2002: \$55,421

TBRA funds will be used as a match for a DTED grant to clean this former auto junkyard. The site was in commercial and residential use between 1870 and 1912 when it was converted to stores with some dwelling units on upper floors. Stores and a junkyard occupied the site from 1912 to 1949. More recent uses include a bar, liquor store, tool sales and repair, auto parts storage and auto engine rebuilding. Contamination identified on the site includes diesel range organics, cadmium, chromium, mercury and lead. Highly contaminated soils would have to be removed and remaining soils stabilized. Heavy metals analysis on soils at the base of the excavation would determine the need for any additional excavation. Redevelopment for light industrial uses is anticipated.

Minneapolis - North Washington Industrial Park (Block 49) - I

Awarded in 1999: \$32,000

TBRA funds will be used as a match for a DTED grant to clean this former auto junkyard. The site was in commercial and residential use between 1870 and 1912 when it was converted to stores with some dwelling units on upper floors. Stores and a junkyard occupied the site from 1912 to 1949. More recent uses include a bar, liquor store, tool sales and repair, auto parts storage and auto engine rebuilding. Contamination identified on the site includes diesel range organics, cadmium, chromium, mercury and lead. Highly contaminated soils would have to be removed and remaining soils stabilized. Heavy metals analysis on soils at the base of the excavation would determine the need for any additional excavation. Redevelopment for light industrial uses is anticipated.

Minneapolis - NWIP III 2nd & Plymouth

Awarded in 2007: \$11,400

The applicant is requesting \$11,429 in matching TBRA funds to a \$131,874 request from DEED and \$11,429 from Hennepin County for soil remediation of a 1.7-acre site most

recently used as an automotive scrap yard but also used for metal recycling, lumber milling, wood working, metal manufacturing, paint manufacturing, coal storage, and creosote storage. (Funding previously awarded includes \$32,000 in the spring of 1999 and \$55,541 in the fall of 2002 from TBRA and \$263,683 from DEED in the fall of 2002.) The contamination identified includes BaP equivalents. The expected benefits include the development of a 47,400 square foot multi-tenant office/industrial building with a projected increase of \$94,875 in net tax capacity and \$4.8M of private investment. Funds are to be used for additional environmental investigation, soil remediation, and soil vapor mitigation. (Note, environmental investigation costs incurred prior to May 1, 2007 are not eligible for grant funding. In addition, geotechnical costs are not eligible for funding.)

Minneapolis - Old Federal Reserve Building

Awarded in 1999: \$1,000,000

TBRA funds will remove asbestos from the former Federal Reserve Bank in the heart of downtown Minneapolis. The building was built in two parts - three levels (two underground) hidden under a sloping plaza, and an 11-story office structure suspended over the plaza, the first occupied structure built like a suspension bridge. Since its completion in 1973, the building experienced serious problems with air and moisture infiltration and heat loss. Asbestos thermal insulation was sprayed over all ceiling surfaces and vertical steel components. The insulation deteriorated and contaminated the entire area above the ceiling tiles. The building has been vacant since the fall of 1997 because seals between the steel suspension framing and the glass wall failed due to different expansion rates. A group of new owners purchased the building in 1996 and intend to renovate the existing structure, add a 534,000-square foot class A office building and provide a landscaped plaza. The renovation will include replacing the original framing system with glass and aluminum. Grant funds will provide enough assistance to avoid forcing rents beyond the range of competitive suburban rents as required by lenders in order to attract construction financing.

Minneapolis - Open Arms of Minnesota

Awarded in 2007: \$87,700

The applicant is requesting \$87,793 in both matching and non-matching TBRA funds for environmental investigation and soil remediation to a \$77,257 request from DEED and \$175,586 from Hennepin County for a 0.84-acre site formerly used as an auto repair shop, sign painting business, and machine shop. The contamination identified includes DRO, BaP equivalents, and metals (arsenic and lead) in the soil. The expected benefits include the development of a 15,000-20,000 square foot commercial kitchen and office building and \$7M of private investment. The proposed project will be owned by a non-profit and thus be tax-exempt.

Minneapolis - Park Avenue Lofts West

Awarded in 2002: \$285,000

The June 2002 TBRA award of \$285,000 will be used as a match for a DTED grant to address soil contamination on a square block portion of the former Milwaukee Depot site referred to as Parcel D. The Council and DTED previously addressed groundwater contamination on this and other portions of the site. The soil is affected by petroleum-

related volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), diesel range organics (DROs), and metals. These materials must be disposed of at an approved landfill. Clean up will make way for 41 condominium units and two levels

Minneapolis - Penn - Lowry Redevelopment

Awarded in 2000: \$48,331

MCDA will use TBRA funds as a match for DTED funds to address contamination of several lots purchased from the Ethel Cohen family that owned them since prior to 1900. The properties were developed as a restaurant and apartments, and were used for a variety of other purposes including a service station and a dry cleaner. Past tenants include Champion Auto and Penn Best Steak House. The restaurant burned in 1994 and the site has been mostly vacant since. Cleanup will involve managing asbestos and hazardous wastes in dilapidated buildings, demolition, soil removal and treatment, tank removal and monitoring. Petroleum-based chemicals associated with the former service station and dry cleaner uses include ethylbenzene, toluene, xylene, and gasoline range organics. Redevelopment of the site is anticipated to be a 54-unit apartment building for seniors, with some low- to moderate-income affordability levels, and 18,000 square feet of commercial space on the main floor plus underground parking.

Minneapolis - Project for Pride in Living (PPL) Headquarters

Awarded in 2001: \$34,875

This grant is needed to remediate asbestos and hazardous materials from a commercial building constructed in 1914. The building was also partially used for apartment housing between the 1950s and the early 1990s. Lead and asbestos contamination stems from standard use of such materials during the construction and various renovations of the building. Project for Pride in Living plans to renovate the building to serve as its headquarters, constructing a small addition to fill in the U-shaped footprint.

Minneapolis - River Run Apartments

Awarded in 2004: \$59,546

The River Run Apartments site will be redeveloped into a 74-unit affordable rental apartment building and 11 owner-occupied market rate townhomes on the Mississippi Riverfront. The site was historically used for metal fabrication, paper recycling, pallet making, and more recently, for automotive repair, junk automobile and truck storage and other miscellaneous uses. Contamination of concern is primarily petroleum-related. The 2.59-acre site expects to generate an increase in tax capacity of \$86,501, provide 1.5 jobs and leverage \$8,815,000 in private investment.

Minneapolis - Riverview Homes

Awarded in 2004: \$192,018

Riverview Homes, submitted by the city of Minneapolis, is a TBRA request as part of the match required for a DEED grant request. Hennepin County ERF is the requested other source of match funding. The original TBRA recommended award amount is less than the request because some costs in the budget are considered project costs and not necessary to implement the cleanup plan. Located at 2313 West River Parkway and 70-22nd Avenue North (adjacent to the Mississippi River), the request is to assist with

contamination concerns to allow phases two and three of a total four-phase development to proceed. Redevelopment plans for phases two and three consist of 59 ownership townhome units and a senior housing complex with 45 ownership and 45 rental units. Soil and groundwater contaminants consisting primarily of petroleum and nonpetroleum volatile organic compounds, semivolatile organic compounds, diesel range organics, gasoline range organics, metals and asbestos have been identified on the site and need to be addressed for residential uses. TBRA funds will be used to remediate contaminated soil.

Minneapolis - Schnitzer/Watkins Site

Awarded in 1996: \$239,450

The MCDA will be the grantee for this contract. However, part of the Schnitzer/Watkins site is also located in the city of St. Paul, so the city will share total project funds with St. Paul. The Minneapolis portion of this project campus is made up of both part of the Schnitzer property and the former Watkins Motor Lines Inc. Funds will be used to remove lead and PCBs from the former Schnitzer Metal site, and asbestos, PCBs, batteries, fluorescent lights and soil contaminated with petroleum derivatives and lead from the former Watkins site. The combined sites will be redeveloped as an 85,000 square foot office building and an underground parking facility for United States Satellite Broadcasting (USSB), a subsidiary of Hubbard Broadcasting Co. Inc. Two grant awards totaling \$1,275,001 (one each to MCDA and St. Paul) in December 1996.

Minneapolis - Sears Site - I

Awarded in 1997: \$2,666,332

The grant awarded in 1997 was the first award toward a three-phased redevelopment of the historic 17.64-acre site formerly occupied by Sears Roebuck and Company. The Sears tower was constructed in 1928 and expanded in 1964 with the addition of a warehouse. The older building, which dominates the skyline, has been vacant for about 10 years and is deteriorating rapidly, producing a profoundly adverse impact on the neighborhood and surrounding businesses. A separate warehouse was constructed in 1979, which does not appear to require cleanup assistance. Cleanup consists primarily of asbestos management, but PCBs, mercury, fly ash and other materials have also been found.

Minneapolis - Sears Site - II

Awarded in 1998: \$1,303,982

The project involves cleaning hazardous waste and asbestos from the older building on the historic 17.64-acre Sears Roebuck and Co. site located north and east of Lake St. and Chicago Ave. This is the second funding phase of three anticipated TBRA requests to complete the cleanup. The first phase consisted of an award of \$2,666,332 in the fall of 1997. The current cleanup funding shortfall exceeds the allowable grant cycle funding to a single city. The applicant will accept partial funding and seek the remainder in the next funding cycle. Multi-cycle applications compete on the basis of the funding recommended in each grant cycle aggregated with the cleanup funding previously awarded. The applicant is committed to support the cleanup and redevelopment regardless of whether the project is successful in obtaining the remaining desired funding. The cleanup primarily consists of asbestos management (\$4,829,000). Other

categories include: application for other funding (\$3,000), Phase I assessment (\$5,000), PCB and mercury management (\$208,000), well abandonment (\$40,000), removal/abandonment of automotive waste traps and hoists (\$30,000), removal of fuel oil storage tanks (\$30,000), issues from prior uses of properties east of the Sears building (\$50,000), and cleaning a fly ash pit (\$5,000). The following costs are not eligible for TBRA funding: grant application preparation, well abandonment, removal/abandonment of automotive waste traps and hoists, removal of fuel oil storage tanks, and unspecified issues from prior uses.

Minneapolis - Sears Site - III

Awarded in 1998: \$600,000

The project involves cleaning hazardous waste and asbestos primarily from the older building on the historic 17.64-acre Sears Roebuck and Co. site located north and east of Lake St. and Chicago Ave. This is the final funding phase of three TBRA requests to complete the cleanup. The first phase consisted of an award of \$2,666,332 in the fall of 1997; and the second for \$1,303,982 in the spring of 1998. Multi-cycle applications compete on the basis of the funding recommended in each grant cycle aggregated with the cleanup funding previously awarded. The initial budget request of \$5,200,000 was approved with the exception of \$203,000 in ineligible costs (\$50,000 in funding for the asbestos survey and abatement design were restored in the second funding cycle). Actual bids and more cost-effective cleanup strategies have resulted in a final request about \$500,000 less than originally anticipated. The remaining eligible cleanup categories and the aggregate initial amounts for the three funding cycles are asbestos management (\$4,829,000) and PCB and mercury management (\$208,000).

Minneapolis - Seward Co-op (aka Riverside Market)

Awarded in 2007: \$102,600

The applicant is requesting \$89,125 in funds for asbestos and lead-based paint abatement, removal of an above-ground storage tank, soil remediation and soil vapor mitigation on a 1.1-acre site formerly used as grocery store, auto showroom, gas station and auto repair facility. Expected benefits include the rehabilitation of the existing structure and a 9,000 square foot addition for a retail grocery business. Funds are to be used for asbestos and lead-based paint abatement, soil remediation and soil vapor mitigations.

Minneapolis - SoHo - 718 Washington Avenue N

Awarded in 2006: \$47,600

The SoHo 718 Washington Avenue North project is located at the grant title address. The applicant was awarded \$47,600 from TBRA in supplemental funding for a 0.51-acre site formerly used as office and warehouse space for the Johnson Nut Company. Contamination identified in the application includes asbestos, DRO, naphthalene, xylene, and toluene. Completed remediation activities include removal of petroleum-impacted soil and much of the asbestos abatement. Activities for the current request include additional asbestos abatement and removal of hazardous wastes. Funds are to be used for additional investigation, asbestos abatement, removal of petrochemicals, and for environmental oversight. Costs for soil remediation were not conducted under a Development Response Action Plan (DRAP) approved by the MPCA and thus are not

eligible. Expected benefits include the renovation of a 106,000 square foot warehouse into 31 commercial spaces and 24 live/work units (6 of which are affordable), 25 new FTE jobs and 83 retained FTE jobs (88% living wage), an increase of \$404,782 in net tax capacity and \$5.5 million of private investment. Funding previously awarded includes \$275,000 from TBRA and \$11,287 from DEED in the Fall 2005 funding cycle, and \$45,261 from the Hennepin County ERF in the Spring 2006 funding cycle.

Minneapolis - Soo Line Building

Awarded in 2007: \$614,500

The applicant is requesting \$626,578 in TBRA funds for environmental investigation and asbestos abatement of a 252,960 square foot office on a 0.38-acre site. The expected benefits include the renovation of the basement and floors 1 through 10 of the existing building into a hotel and continued use of floors 11 and above as office development with a projected increase of \$904,061 in annual net tax capacity and \$33.6M of private investment. Funds are to be used for environmental investigation and asbestos abatement. (Note, costs for project coordination, mileage and bid preparation are not eligible for grant funding.)

Minneapolis - Soo Line Building II

Awarded in 2008: \$207,600

The applicant is requesting \$254,628 in supplemental TBRA funding for additional asbestos abatement for partial conversion of an existing office building (floors 1-10) into a hotel on a 0.38-acre site directly adjacent to the Hiawatha LRT. Expected benefits include the development of 185-room hotel and 126,437 square feet of retail and office space. New retail space will occupy floors 1 and 2 and existing office space will remain on floors 11 and above. Previous funding includes \$614,500 from TBRA for asbestos abatement in the fall 2007 application cycle. The TBRA recommendation is \$207,600, to fully fund the eligible costs requested. Funding is to be used for additional asbestos abatement within floors 1-10 as well as upper and lower sub-basement, roof, and east and west stairwell pipe chases needed to upgrade mechanical systems to accommodate the hotel use.

Minneapolis - Spirit on Lake

Awarded in 2007: \$328,800

The applicant is requesting \$328,860 in TBRA funds for soil remediation and soil vapor mitigation on a 0.82-acre site formerly used as an automobile sales and repair business and most recently as a church. An additional funding request was made to Hennepin County (\$235,000) for environmental investigation, asbestos abatement and soil remediation. The contamination identified includes DRO and BaP equivalents. The expected benefits include the development of a 4-story mixed-use building including 41 ownership residential units (including 16 affordable units) and 6,000 square feet of commercial/non-profit space with a projected increase of \$40,000 in net tax capacity and \$8.5M of private investment. Funds are to be used for soil remediation and soil vapor mitigation only.

Minneapolis - St. Anthony East Bank Village - I

Awarded in 2001: \$382,422

The MCDA seeks TBRA match of a DTED grant to remediate automotive service and body-work facilities on the block bounded on the east, south, west and north, respectively, by Main St., 1st Ave., 2nd St. and a BNSF rail line in Northeast Minneapolis. The site is affected by contaminated fill to a depth of up to 30 feet that has been essentially undisturbed for about 50 years and is from an unknown source. It is contaminated with PAHs associated with ash, cinders, clinkers and demolition wastes. Other areas are affected by petroleum and chlorinated solvents. The contaminated soil will be excavated and disposed in a landfill. The TBRA request is primarily to match DTED funding, but also includes \$309,000 for management that is not eligible at DTED (asbestos and hazardous materials management in the Electric Wire building and tank removal outside, demolition of the Electric Wire building and lead paint remediation in the Firebarn building). The proposed demolition of the Electric Wire building and associated tank removal are not cleanup expenses and are not eligible for the \$204,000 requested in TBRA funding. The Project also includes additional expenses for Block 1 on the two-block portion of the project approved last year. Unanticipated asbestos steam pipe and asbestos-impacted demolition debris was discovered that cost an additional \$260,000 to investigate and properly dispose.

Minneapolis - St. Anthony East Bank Village - II

Awarded in 2001: \$201,500

The MCDA seeks TBRA funding either as DTED match or independently to remediate automotive service and body-work facilities on a 7-acre site on three blocks (1 - the northwest quadrant of the intersection of Hennepin Ave. NE and University Ave. NE, 2 ? adjacent southwest of University Ave. NE to the BNSF rail line, and 3 ? adjacent to the second block and bounded by Main St., 1st Ave. NE, 2nd St NE and the BNSF rail line). The site was affected by contaminated fill to a depth of up to 30 feet that was essentially undisturbed for about 50 years and was from an unknown source. It was contaminated with PAHs associated with ash, cinders, clinkers and demolition wastes. Other areas were affected by petroleum and chlorinated solvents. Significant unanticipated mercury contamination was discovered on Block 3 during the Phase II investigation. The contaminated soil was or is being excavated and disposed in a landfill. Most of the remaining excavation is to take place under the Electric Wire Building after it is demolished. The Response Action Plan for the site was recently amended to include this demolition which was not an eligible cleanup expense at the time of the previous grant awards.

Minneapolis - St. Anthony Mills Apartments

Awarded in 2004: \$121,194

St. Anthony Mills Apartments, submitted by the city of Minneapolis, is a TBRA request to remediate contaminated soil at Washington Avenue South, Chicago Avenue, and 2nd Street. The recommended award is less than the original request because a large amount of soil needs to be removed for geotechnical purposes (which is considered a project cost) and not solely to implement the cleanup plan. The city proposes to redevelop ?Parcel D?, which is part of the former Milwaukee Road Depot property, into 260 units of ownership and rental housing as well as underground and above grade

parking. A variety of contaminants exist from the former rail operation including metals, diesel range organics, petroleum related volatile organic compounds and polynuclear aromatic hydrocarbons. TBRA funds will be used to remediate contaminated soil.

Minneapolis - St. Barnabas

Awarded in 2002: \$135,000

Grant funds will address management of asbestos, lead paint and hazardous materials in the former St. Barnabas Hospital building in downtown Minneapolis. The 5-story brick building was constructed in 1910 as a wing of the hospital. In the 1970s Allina used the building as offices for its employees. It has been vacant and boarded up since the mid-1980s. Asbestos was identified in pipe insulation, duct insulation, floor tile and mastic, vinyl baseboard, window caulking, and roofing materials. Lead paint was identified in good to poor condition throughout the building. Light ballasts throughout the building are assumed to contain PCBs. Fluorescent lamps with mercury were also observed throughout the building. Other items of concern include a water heater, door closers, fire extinguishers, paints, adhesives, and a barrel labeled anti-freeze. Allina has committed to donate the building to the Central Housing Community Trust. The trust will have a certified contractor remove and dispose of the hazardous materials prior to working with several other partners to gut and rehabilitate the building into an affordable housing community focusing primarily on young people, with approximately 52 efficiency units, community space, green space and youth programming.

Minneapolis - Stone Arch Apartments

Awarded in 2001: \$97,500

These funds are a match for a DTED grant to remediate two adjoining properties just north of the Mississippi River. During the past 100 years, the site has been used for industrial purposes including wood working, rail traffic, construction, automobile parking, snow storage and support uses for a steam plant located to the south. The site has been a magnet for illegal surface dumping of household wastes. Coal yard use contributed contamination. Cycles of new buildings, demolition, rebuilding and regrading have resulted in buried debris including some railroad ties. The soils are contaminated with metals, polycyclic aromatic hydrocarbons, petroleum constituents, and intermixed debris. The groundwater is contaminated with petroleum constituents. Cleanup procedures include remediating the soil contamination and intermixed debris, constructing a vapor liner/barrier in the lowest building level to prevent the low potential of volatile residual contaminant migration, and constructing a building dewatering system to effectively handle any contaminated groundwater that may be collected in the system during rare periods of extremely high perched water conditions. A 273-unit apartment building will be constructed on the cleaned site, including five stories of housing above grade and two levels of below-grade parking. Twenty percent of the units will be affordable at 50 percent or less of metro median income and 20 percent of the units will be affordable at between 50 percent and 60 percent of median income.

Minneapolis - Stremel Manufacturing

Awarded in 2000: \$112,320

MCDCA will use TBRA funds as a match for a DTED grant to remediate soil contaminated with petroleum hydrocarbons, VOCs and heavy metals likely resulting from auto salvage

and storage. The site was developed for commercial and residential use by the 1880s. Uses before 1940 include a bank, pool hall, retail stores, factories, offices, laundry, livery stable and meat market. In the 1930s and 1940s the site was converted to auto parts/salvage operations and, subsequently, to vehicle storage. A building on the site burned more than a decade ago and the site continues to be vacant. The soils are contaminated with petroleum hydrocarbons, VOCs and heavy metals. The site will be redeveloped with a light industrial manufacturing facility to provide for expansion of Stremel Manufacturing from the block to the south.

Minneapolis - The Bridge

Awarded in 2006: \$51,000

The Bridge project is located at 1111 West 22nd Street in Minneapolis. TBRA funding (\$51,000) is to be used for abatement of asbestos and lead-based paint in the building that is to be renovated, as well as pre-demolition abatement for two buildings that will be demolished. Expected benefits include 18 units of affordable, supportive housing for youths (age 16-21) and the creation of two new full-time and 1 part-time (100% living wage) positions.

Minneapolis - Union Carbide/Skyway Event Services

Awarded in 2002: \$130,000

MCDCA will use TBRA to match a DTED grant to address soil contamination at 1809 East Hennepin Avenue in Northeast Minneapolis, where Union Carbide operated an oxygen production and distribution center from 1916 through 1984. The property was vacant until Union Carbide sold it in 1991. Metal finishing currently takes place in the site's dilapidated buildings. The buildings need to be cleaned of asbestos and hazardous materials prior to their demolition to address soil contamination. The soils contain DROs, TPH, VOCs, SVOCs, PCBs, and metals. About half the contaminated soils will have to be disposed of at an approved landfill, and about a third of the excavation must be replaced with clean fill. Skyway Events Services, which had planned to move outside the region, will develop their corporate headquarters at the site once cleanup work is completed.

Minneapolis - Union Scrap Site

Awarded in 1996: \$190,709

Clean heavy metals and PCBs from soils associated with previous metal and battery salvage operations conducted on this site. The Union Scrap site was listed as an EPA Superfund site, and in 1985-89 the EPA conducted cleanup activities on 1/3 of the block to remove and stabilize PCBs. The remainder of the site was, and still is, contaminated with heavy metal. Union Scrap is still listed as a State of Minnesota Permanent List of Priority site. The combination of the EPA Superfund stigma and the remaining contamination made private redevelopment of this site impossible. However, several potential industrial developers expressed interest in the site if it can be environmentally cleaned to MPCA standards. Once cleanup is complete, the site will be redeveloped for light industrial use.

Minneapolis - Unocal Thornton Street SE

Awarded in 2001: \$210,537

This grant will be used as a match of a DTED grant to remediate the former Gopher Oil Company, subsequently the Unocal site, in Southeast Minneapolis. The site was used for petroleum and solvent storage, processing, blending and packaging from at least 1906 until 1983. Unocal decommissioned the site in 1983 and removed the above ground storage tanks and several buildings. Several remedial investigations and response actions have been implemented. Ground water removal and treatment and soil vapor extraction systems were installed in the 1990s. Petroleum, chlorinated volatile organic compounds, semi-volatile organic compounds, and pesticides have been detected in the soil and groundwater. The contamination has been stabilized to minimize health risks to the surrounding environment, but additional and accelerated cleanup is necessary to meet residential standards for reuse of the site. Plans call for construction of approximately 41 ownership townhomes and 10 apartment flats appropriate for seniors. Prices are expected to range from \$210,000 to \$420,000, with a commitment to include eight units of off-site affordable housing.

Minneapolis - Urban Village

Awarded in 2000: \$231,276

TBRA funds will be used to remediate soil contamination associated with a variety of former industrial uses. Historically, the property was used as a foundry, a railway manufacturing company, a fuel company, a seat cover manufacturing company and various concrete mixing and block making companies. Currently it is occupied by an office building and maintenance shop and is also used to store cranes, trucks and other machinery and equipment associated with the L. H. Sowles crane rental operation. The southern portion of the property is used for abrasive blasting and repainting of cranes. Petroleum-impacted soils and waste abrasives from sand blasting will be excavated, tested, treated and disposed of. Redevelopment of 16 different parcels is proposed with scattered-site construction of 200 mixed-income owner and rental residences on 4.6 acres in the 3 square-block Urban Village area adjoining the Midtown Greenway. Replacement of blighted and underused light industrial properties with mixed-income owner and rental housing is one component of a comprehensive plan developed with broad participation throughout the neighborhood, city, county and region.

Minneapolis - Van Cleve Court (Bunge)

Awarded in 2006: \$121,500

The Van Cleve Court (Bunge) project is located at 1932 12th Avenue SE. The TBRA award for \$121,500 is to be used to remediate known soil contamination and for asbestos and lead-based paint abatement. The planned end use is 175 housing units developed by Project for Pride in Living (PPL), including 88 rental and 89 ownership units, 106 of which are expected to be affordable.

Minneapolis - Washburn Crosby Complex - I

Awarded in 1999: \$388,000

The Minneapolis Community Development Agency is seeking a TBRA grant to remediate asbestos in buildings and facilities on the east side of the Washburn Crosby Milling Complex. The Complex is on the National register of Historic Places and is designated a

National Historic Landmark. It is located in downtown Minneapolis between Portland Ave. and 8th Ave. on the north side of E. Second St. on the West Bank of the Mississippi River near St. Anthony Falls. Remediation of asbestos and other hazardous materials is necessary in the Wheat House, the Humboldt Mill with an adjoining warehouse, the Boiler House as well as in associated unloading facilities, a trestle area, boiler room, feed tank area, elevator silos, catacombs and tunnels. Access to many areas for inspection to estimate remediation requirements was restricted due to fire damage - especially tunnels, crawl spaces, enclosed walls and roof locations. Consequently, unanticipated materials may be discovered while cleanup and renovation are underway. Asbestos was identified in pipe joints and insulation, electrical box backing, ceiling boards, window plaster, belts, flashing, roofing, ducts, debris, siding,, barrels, fire doors, fire hose, pyro bars, wall plaster, boxes, siding, surface material, duct pipe tape, cloth, furnace cement, boilers, tank insulation and transite.

Minneapolis - Washburn Crosby Complex - II

Awarded in 1999: \$240,000

The Minneapolis Community Development Agency is seeking a TBRA grant to remediate asbestos in buildings and facilities on the east side of the Washburn Crosby Milling Complex. The Complex is on the National register of Historic Places and is designated a National Historic Landmark. It is located in downtown Minneapolis between Portland Ave. and 8th Ave. on the north side of E. Second St. on the West Bank of the Mississippi River near St. Anthony Falls. Remediation of asbestos and other hazardous materials is necessary in the Wheat House, the Humboldt Mill with an adjoining warehouse, the Boiler House as well as in associated unloading facilities, a trestle area, boiler room, feed tank area, elevator silos, catacombs and tunnels. Access to many areas for inspection to estimate remediation requirements was restricted due to fire damage - especially tunnels, crawl spaces, enclosed walls and roof locations. Consequently, unanticipated materials may be discovered while cleanup and renovation are underway. Asbestos was identified in pipe joints and insulation, electrical box backing, ceiling boards, window plaster, belts, flashing, roofing, ducts, debris, siding,, barrels, fire doors, fire hose, pyro bars, wall plaster, boxes, siding, surface material, duct pipe tape, cloth, furnace cement, boilers, tank insulation and transite.

Minneapolis - Washington Court Apartments

Awarded in 2005: \$200,000

The 1.7-acre site is located at 2101 Washington Street Northeast. The property was purchased from St. John's Evangelical Church in April 2005. The church acquired the property in 1990 to build a school, but then discovered significant contamination problems that made the property unsuitable for a school. The property is currently vacant. Up to 20-feet of fill have been added to the site. Contaminants existing in the fill include PAHs on part of the site and lead in a western portion of the property. The proposed development is a 38 unit apartment building with underground parking. It is to be marketed to low to moderate income wage earners at 50 to 60% of the area median income. Grant funds are to be used for soil and groundwater remediation, post-remediation testing and RAP implementation and oversight.

Minneapolis - Washington Live-Work Building

Awarded in 2003: \$359,785

The Minneapolis Community Development Agency (MCDA) seeks TBRA funding for cleanup assistance at Washington Avenue South and East of Portland Avenue. Historic use of the site includes a railroad yard, and since 1992 a parking lot. Several subsurface investigations, feasibility studies and response actions have been implemented at the site. A groundwater removal and treatment, steam injection and soil vapor extraction remediation system was installed in 1998 and abandoned in 2002 after receiving approval from MPCA. However soil contamination consisting of metals, DROs, petroleum related VOCs and PAHs needs to be addressed prior to redevelopment occurring. Redevelopment plans for the Washington Live/Work Building will be the third and final phase of the western block of Parcel D. The first phase was the Park Avenue Lofts West; the second Phase was the Portland Condominiums. TBRA funding was utilized for the first two phases. The Washington Live Work Building will include 28 for sale condominiums, with street level retail/commercial businesses and two levels of underground parking.

Minnetonka - BMW Dealership

Awarded in 2008: \$311,400

The applicant is requesting \$311,432 in TBRA funding and \$311,432 from DEED for soil remediation and soil vapor mitigation on a 16.2-acre site formerly used as a demolition materials dump. Expected benefits include the development of a 268,161 square foot BMW automobile dealership. The TBRA recommendation is \$311,400, the full amount of the TBRA request. Funding is to be used for soil remediation and soil vapor mitigation. (Cleanup costs incurred prior to the grant award date are not eligible for grant funding.)

Mound - Lost Lake Dump/Maxwell Property

Awarded in 2005: \$221,000

The city of Mound requested cleanup funding to assist with the Lost Lake Dump/Maxwell Property site that is a 4.3-acre site located at 5385 and 5377 Shoreline Drive. The site is a former city dump that contains a variety of materials, including general waste and building and plant material from a tornado. The proposed redevelopment plan includes market rate ownership housing and a small commercial component. This project received a LCDA grant in fall 2004. TBRA funds will be used as part of the match to a DEED grant request for removing the dump materials and preparing the site for redevelopment. Eligible reimbursable expenses include investigation and RAP development, earth work to remove contaminated materials, a sheetpile wall to support excavation & dewatering, transportation and offsite disposal, groundwater treatment and disposal, a vapor mitigation system, replacement backfill, and engineering and project oversight. Total cleanup costs are about \$4,409,700, which is about 23% of the redevelopment costs.

New Brighton - Eastern Northwest Quadrant

Awarded in 2008: \$1,400,000

The applicant is requesting \$1,400,000 in TBRA funding, \$2,600,000 from DEED and \$725,000 from Ramsey County for environmental investigation, soil remediation, soil vapor mitigation and ground water monitoring on a 42-aCre site formerly used as an

unpermitted dump. The contamination of concern identified includes Benzo(a)Pyrene (BaP)-equivalents, Diesel Range Organics (DRO) and metals (lead and copper) in the soil, Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), DRO in the groundwater and elevated levels of soil vapors (methane). Expected benefits include the development of a 200-room hotel, 322,000 square feet of office space, 84,000 square feet of commercial space, with a projected 200 units of rental housing and 15,000 square feet of retail space. (Funding previously awarded includes \$800,000 from TBRA in the spring of 2004 and \$1,500,000 from DEED for a different development plan. The grants were subsequently cancelled after the development plan had been withdrawn.) The TBRA recommendation is \$1,400,000, the full amount of the TRBA request Funds are to be used for environmental investigation, soil remediation, soil vapor mitigation, well abandonment and ground water monitoring. Costs associated with bidding, clearing and demolition of existing structures are not eligible.

New Brighton - Western Northwest Quadrant

Awarded in 2006: \$700,000

The Western Northwest Quadrant project is located at 1400 & 1430 Old Highway 8 N. W. The applicant was awarded \$700,000 from TBRA and \$1,200,000 in DEED funds for soil remediation of an 18.5-acre site with various former uses, including a stockyard, oil refinery, propane storage and distribution, and chlorinated solvent manufacturing. The site currently includes an asphalt plant. Contamination identified includes DRO, GRO, VOC, metals (chromium), cPAHs, PAH (BaP equivalents), benzene, xylenes, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and naphthalene. Funds are to be used for investigation, soil remediation, installation of perimeter monitoring wells, groundwater monitoring, a soil gas survey, vapor controls in buildings, and for environmental oversight. Expected benefits include the development of 207 housing units (12 of which will be affordable), with an increase of \$498,954 in net tax capacity and \$50.3 million of private investment.

Osseo - Hans Foreign Auto Parts

Awarded in 2001: \$98,573

Osseo will use TBRA reimbursement funding for remediating petroleum, PAHs and trace metal contaminants from a salvage yard operation at 300 West Broadway. Before 1964, the site was used as a fruit farm, a grain mill and residences in conjunction with a railroad stop. The recent owner was unwilling to cooperate with the city to eliminate the property's blighted condition without city financial assistance for remediation and redevelopment. The property was condemned and the court proceeding took liability for the contamination into consideration in compensating the owner. A DTED cleanup grant was obtained and the site was cleaned, but unanticipated remediation expenses associated with surficial soil, asbestos-containing brake liners and transite sewer pipe were discovered while the cleanup was underway for which the city had to pay. A three-story office building and an office-warehouse building are being constructed on the site.

Plymouth - Bassett Creek Office Centre

Awarded in 2007: \$311,600

The applicant is requesting \$311,695 in matching funding for soil remediation of a 13.4-acre site formerly used for unpermitted dumping after a golf driving range on the site

was no longer in operation. Contamination identified includes asbestos-containing materials in the soil. Expected benefits include the construction of a 150,000 square foot office building. (The job estimate was reduced due to a lack of commitment from an end-user.) Funds are to be used for soil remediation. (Note, solid waste and debris removal not intermixed with asbestos containing materials is not eligible.)

Plymouth - Bassett Creek Office Centre II

Awarded in 2007: \$200,000

The applicant is requesting \$200,000 in additional matching and non-matching TBRA funds for environmental investigation and soil remediation to a \$637,773 request from DEED for a 13.38-acre site formerly used as an illegal dumping site after a golf driving range on the site closed. (Funding previously awarded includes \$311,600 from TBRA and \$297,812 from DEED in the spring of 2007.) Contamination identified includes asbestos-containing materials in the soil among isolated samples of debris. The expected benefits include the development of a 150,000 square foot class-A office building with a projected increase of \$263,980 in net tax capacity and \$22.5M of private investment. Funds are to be used for air monitoring and soil remediation of asbestos containing material. (Note, soil with other debris, mileage costs and project coordination costs are not eligible for grant funding.)

Ramsey - Former St. Paul Terminals

Awarded in 2005: \$295,342

The city of Ramsey applied for cleanup funding for the Former St. Paul Terminals site, which is a 1.5-acre site located at 14050 Basalt Street NW. The site has a history of metals recycling, and is presently vacant with a single abandoned building and a substantial amount of debris. Contaminants of concern include polychlorinated biphenyls, polyaromatic hydrocarbons, diesel and gasoline range organics, and volatile organic compounds. The site plans to support an industrial use. An existing, viable responsible party is responsible for about \$80,000 worth of cleanup costs. TBRA funds may be used for demolition associated with accessing contamination, soil remediation, asbestos abatement and groundwater

Robbinsdale - 3545 Broadway Avenue W. (a.k.a. Wards at Terrace Mall)

Awarded in 1999: \$440,000

Address asbestos-containing materials in the vacant Montgomery Wards building at Terrace Mall. The mall began in 1949 with the Terrace Theater, followed by the construction of Wards in the 1960s. The two were combined with subsequent development to form a mall in the 1970s. Foreclosures marked the mall's decline in the 1980s, and Wards closed in 1997. The two-story steel frame structure has asbestos roofing, pipe insulation, floor tile, mastic and leveling material. Redevelopment for light manufacturing or office/warehouse use is planned. The city hopes to change its 1960s land use decision to put retail in this area to a more sustainable industrial/office land use pattern.

Robbinsdale - 4181 W. Broadway

Awarded in 2002: \$92,808

Funds will address soil contamination on property most recently occupied by a dry cleaner prior to demolition of the building. The soil is contaminated with petroleum, tetrachloroethene and other solvents, which can be left in place, but require management if soils are disturbed for redevelopment purposes. A plaza was constructed on the site in the early 1990s, and removed in July 2002 to allow redevelopment. Plans are to construct a 3,200 square-foot single-story brick office building capable of a two-story addition on this site.

Robbinsdale - Old Police and Fire Building

Awarded in 1998: \$149,701

Remove asbestos, lead paint and pistol range bullets from the old police and fire building built in the 1940s. The main building has served as a storage facility since a new City Hall was completed in the 1970s. A gun range in the facility is still used occasionally for practice by the police department. The hazardous materials from previous uses are preventing renovation of the property for residential and commercial use. Buildings on the site are community landmarks that will be preserved and converted into retail space and eight units of family three-story row houses (three of which will be affordable at 50 percent of the area median income, with the others charging only slightly higher rents). The section containing the gun range that currently unites the main buildings will be demolished.

Robbinsdale - Parker Village

Awarded in 2004: \$400,000

Parker Village, submitted by the city of Robbinsdale, is a TBRA request for a former Junior High School site located at 4319 Regent Avenue North. Hennepin County revolving loan funds are also being sought to assist with cleanup. The proposed redevelopment will consist of 44 townhomes and a 60-unit senior cooperative. Asbestos and other hazardous materials abatement are necessary prior to demolition. TBRA funds will be used for asbestos abatement.

Robbinsdale - Robbinsdale Condo Townhouse Project

Awarded in 2004: \$99,750

Robbinsdale Condo Townhouse Project, submitted by the city of Robbinsdale, is a TBRA request to redevelop a former drycleaner site at 3559 France Avenue North and 3554 Grimes Avenue North. The city submitted an equal request to the Hennepin County ERF. The proposed redevelopment plans include 18 ownership condominium units and four ownership townhome units. Soil and groundwater is contaminated with perchloroethylene, and the structures have asbestos containing materials that will need abatement prior to demolition. TBRA funds will be used for asbestos abatement, soil remediation and a vapor barrier.

Robbinsdale - Terrace Theater

Awarded in 2003: \$238,000

Conversion of this historic building to 29,000 square feet of professional space, primarily

for medical offices. Asbestos abatement and interior conversion of space will allow this structure, listed as one of Minnesota's most endangered historic properties, to remain a community landmark.

Roseville - Cent Ventures

Awarded in 2008: \$189,000

The applicant is requesting \$189,020 in TBRA funding and \$427,041 from DEED for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation on an 8.3-acre site formerly used as a commercial trucking terminal. The contamination of concern identified includes petroleum contamination related to the former USTs and chlorinated solvents associated with the regional groundwater contamination. The extent and location of current petroleum impacts in the surface soil were unclear based on the 1989 data provided. Expected benefits include the development of a 123-unit extended stay hotel, 54,000 square feet of office space and up to 27,000 square feet of office/retail space. (Funding previously awarded includes \$350,000 from TBRA in spring 2006 and \$692,000 in the fall of 2005 and \$1,300,000 from DEED in fall of 2005 for a larger mixed-use Twin Lakes redevelopment plan that included the current project site. Both grants were subsequently cancelled after the redevelopment plan had been withdrawn.) The TBRA recommendation is \$189,000, the full amount of the eligible TBRA request. Funds are to be used for asbestos abatement and soil vapor mitigation. Removal and disposal of petroleum-impacted soil is considered a construction contingency and is not eligible for TBRA funding.

Roseville - Har Mar Apartments

Awarded in 2007: \$121,500

The applicant is requesting \$174,506 in TBRA funds for asbestos and lead-based paint abatement of a 5-building, 120-unit apartment complex on a 5.4-acre site. The expected benefits include the rehabilitation of the residential complex into 73 1-bedroom and 30 2-bedroom units for a total of 103 affordable rental units with a projected increase of \$12,438 in net tax capacity and \$4M of private investment. Funds are to be used for asbestos and lead-based paint abatement. (Note, abatement of other hazardous materials is not eligible for grant funding.)

Roseville - Ideal Security Hardware

Awarded in 1996: \$373,000

Roseville will use TBRA funds to assist with cleanup of hazardous materials from a site vacant since 1989. A metals cleaning and painting operation that generated hazardous waste most recently occupied the property. Contaminants affected both surficial soils and perched water located beneath the site. Buildings on the site are deteriorating and substandard. A developer is interested in clearing all structures on the site, cleaning up the contamination, and constructing an office building.

Roseville - Midwest Motor

Awarded in 1996: \$218,604

Funds will be used to clean hazardous waste, asbestos and petroleum associated with previous trucking operations on the site. A motor freight terminal has occupied the site

since 1960. A specialized building, now obsolete, contains asbestos and soil contamination resulting from underground and surface releases of problem materials. The structures on the site parking areas are deteriorating and the usage of the site is not consistent with the city's redevelopment plan goals. When cleanup is complete, the property will be redeveloped with an office, showroom, warehouse or other light industrial use building.

Roseville - Opus/Gateway

Awarded in 1997: \$72,622

Remove asbestos and clean contamination on a 34-acre site previously owned by trucking companies and 13 homeowners. A 1987 redevelopment plan failed because of unanticipated contamination/cleanup challenges stemming from trucking operations; home heating oil fuel tanks; and uncapped, unused wells. The city will use TBRA funds to repay the developer for the cost to cleanup the site in preparation for development of a new 360,000 square foot office/showroom/warehouse.

Shoreview - American Aviation Airport - I

Awarded in 1998: \$179,200

The University of Minnesota purchased the site, located on the southeast quadrant of I-35W and County Rd. J, in 1941 and developed it as an airport for flight instruction, aeronautical research and related educational activities. The airport closed in 1956. A 3.5-acre "Main Landfill" for University generated fly ash, construction debris and hospital waste operated from the late 1950's until 1969. The site has been mostly vacant since the 1970's. A substantial amount of household appliances, furniture, automobile parts, household construction debris, yard waste and household waste has increasingly been blighting the property in recent years. The primary cleanup problem relates to the Main Landfill.

Shoreview - American Aviation Airport - II

Awarded in 1998: \$390,000

This cleanup was jointly funded with DTED in the spring funding cycle. Additional supplementary funding is requested for unanticipated asbestos and infectious wastes encountered during the landfill cleanup. Furthermore, the presence of benzo(a)pyrene, other PAH's, PCB's and heavy metals at concentrations more elevated than encountered during the pre-cleanup investigation require a higher volume of disposal at an industrial waste landfill and possibly additional testing and disposal as hazardous waste.

South St. Paul - 140 Hardman Avenue South

Awarded in 2002: \$510,494

This grant is a TBRA match for a DTED grant to cleanup soil contamination on this site that was at the north edge of the Armour Company facility from the 1910s through the 1980s. The HRA purchased the land from a subsequent owner for a price that reflected its perception of value impairment due to liability for cleanup, indemnifying the owner from the liability. The contamination is associated with DROs, BaP Equivalents and arsenic in organic-rich fill materials likely associated with stockyard operations. Groundwater monitoring and methane monitoring/mitigation are anticipated in addition

to soil excavation and disposal. The site will be redeveloped with two condominium office/warehouse buildings, each housing up to 12 individual businesses.

South St. Paul - Armour Gates

Awarded in 2005: \$90,900

The 4-acre site is located at 400 Hardman Avenue South. The site was formerly part of an animal processing facility that has been removed. The contamination includes petroleum impacts at various depths, scattered pockets of arsenic, organic vapors and methane vapors. The site also showed minor groundwater contamination by petroleum and PAHs. The proposed redevelopment is for single level office/warehouses. The site includes the two historic former gate houses to the Armour Plant. The city has worked hard to find a developer that was willing to accommodate the historic gate houses. The project proposes to move the gate houses from their historic site and relocate them as an entrance feature of the proposed new development. Funding is a 13% match to a DEED request. Funding is to be used for some additional investigation costs, soil remediation, RAP/DRAP implementation, methane mitigation and groundwater monitoring.

South St. Paul - Bridge Point Business Center - I

Awarded in 2006: \$155,300

The Bridge Point Business Center project is located at 235 and 285 Hardman Avenue. TBRA funds will be used for soil remediation. The end use is expected to be three buildings totaling 120,000 square feet of commercial/light industrial /office space that would be sold as business condominiums. Upon completion, the project is expected to add 240 full-time and 60 part-time living wage jobs. Annual property taxes are expected to increase by \$224,000.

South St. Paul - Bridge Point Business Center - II

Awarded in 2006: \$88,900

The Bridge Point Business Center project is located at 235 & 285 Hardman Avenue S. and 105 Hardman Circle. The applicant was awarded \$88,900 from TBRA in supplemental matching funds and \$333,944 in DEED funds for additional soil remediation of a 9.05-acre site with various former uses, including a repair shop, a power house, gas lines, fuel oil above-ground storage tanks, a box factory, rail spurs, a railcar repair/washing business, coal storage, outdoor drum storage and animal processing. Contamination identified includes DRO, PAH (BaP equivalent), lead, methane vapors, and debris. Completed remediation activities include excavation and disposal of 42,000 tons of impacted soil. Funds are to be used for remediating an additional 25,000 tons of PAH-impacted soil and for environmental oversight. Expected benefits include the development of three buildings totaling 120,000 square feet of new commercial/light industrial offices, warehousing and production facilities, 300 new FTE jobs, an increase of \$206,220 in net tax capacity, and \$11 million of private investment.

South St. Paul - Cenex Harvest States

Awarded in 2000: \$302,046

Grant funds will be used to remove hazardous materials from a building constructed in

1957, and used by Cenex Harvest States as its world headquarters between 1957 and 1982, when the company moved to a larger facility. The building has been substantially vacant since 1982. The quality of the spacious 4-story building is outstanding, except for PCB-containing electrical equipment and asbestos that must be removed to allow regular use. Transformers and capacitors that could leak PCBs also need to be removed. Asbestos from pipe insulation, spray-on fireproofing, floor tile and mastic, duct insulation, header insulation, ceiling tile and ceiling texture must be properly managed. The current owner would then remodel the building as rental office space.

South St. Paul - Holtkoetter Expansion

Awarded in 2004: \$155,740

The city of South St. Paul requests a match to a DEED grant request to cleanup contaminated land and expand an existing business. Contamination from animal processing facilities that included a machine/repair shop, an incinerator pit, storage tanks, rail spurs and fertilizer storage has contributed to polynuclear aromatic hydrocarbons, metals, and diesel range organics in the soil. The expansion proposes an additional 35,000 square feet to the business for assembly and warehouse space.

South St. Paul - Interstate Partners Site

Awarded in 2008: \$214,300

The applicant is requesting \$214,305 in TBRA funding and \$1,236,375 from DEED for soil remediation and soil vapor mitigation of a 29.3-acre site formerly part of the livestock yards and related meat-packing houses. Expected benefits include the development of 315,111 square feet of new commercial space in three office/warehouse buildings. Only construction of building 1 is expected to be completed prior within a two-year grant term thus the projected increase in net tax capacity and jobs were reduced to correspond with the first phase of development. The TBRA recommendation is \$214,300, the full amount of the TBRA request. Funding is to be used for soil remediation and soil vapor mitigation. (Soil excavation, loading or hauling conducted for geotechnical purposes is not eligible for grant funding.)

St. Anthony - Apache Plaza

Awarded in 2003: \$585,600

The city of St. Anthony Village is seeking TBRA funding for asbestos remediation for Apache Plaza at 3800 Silver Lake Road. Investigation has identified asbestos containing material. The roof was unable to be tested since the mall is still partially occupied and it is important to maintain integrity of the roof. Additional sampling is planned prior to demolition. The applicant requested TBRA funding assuming the roof material will contain asbestos. The recommended funding is only for remediation of known asbestos. Based upon future assessments, the city may request additional TBRA funding. The cost to remediate asbestos contamination is a significant barrier to the city's redevelopment goals.

St. Francis - St. Francis Auto Parts

Awarded in 2004: \$160,304

St. Francis Auto Parts, submitted by the city of St. Francis, is a TBRA request as part of

the match requirements for a DEED grant request. The city requests cleanup assistance for 4201 St. Francis Boulevard. The proposed redevelopment plan is for a commercial/retail building and associated parking. The site has soil contamination consisting of petroleum, volatile organic compounds and heavy metals. In addition, asbestos containing materials are present in the buildings. TBRA funds will be used for asbestos abatement and to remediate contaminated soil.

St. Louis Park - 4820 W. Excelsior Boulevard

Awarded in 1996: \$179,500

Remove asbestos prior to demolition of an obsolete office building and parking garage. Asbestos was used throughout the building, which was constructed between 1953 and 1970, with three levels of office space and two levels of parking ramp used by several small businesses. Asbestos abatement will address asbestos found in ceiling spray, floor tile, a light liner, ductwork on the building roof, and pipe insulation. The parking structure was deemed to be structurally unsafe and no longer useable and the entire property was declared tax forfeited in 1994. Once the building is demolished, the site will be used for parking and open space until commercial development occurs as part of the larger planned 125-acre Town Center redevelopment. Town Center will include a mix of housing and employment.

St. Louis Park - 5101 Minnetonka Boulevard

Awarded in 1999: \$87,152

TBRA funding will assist with the local match for a DTED grant to address contamination stemming from the former Waldorf-Nevens Dry Cleaner. Tetrachloroethene (PCE) has been documented in the soil and groundwater, and a PCE odor was detected from a pipe on the south side of the building in 1997. The DTED budget includes site investigation and remediation planning, RAP implementation, removal of hazardous building materials, building demolition, soil excavation and disposal, installation of a soil venting system, groundwater monitoring, and lab analysis. A five-level mixed-use building for commercial, retail and housing along with an underground parking garage will be constructed on the cleaned site.

St. Louis Park - Brookside Lofts

Awarded in 2004: \$217,110

Brookside Lofts, submitted by the city of St. Louis Park, is a TBRA request for the site located at 4100 Vernon Avenue South and 4135 Webster Avenue. Hennepin County ERF is also being requested to assist with cleanup costs. The original request amount was decreased based on conversations with Hennepin County ERF staff and eligible cleanup costs. The former school will be renovated into 27 condominiums; the site will also support the construction of 14 condominiums in one new building and five single-family homes. Soil contaminants of concern are petroleum-related, and reuse of a former school building will require asbestos abatement. TBRA funds will be used to remediate contaminated soil and abate asbestos-containing materials.

St. Louis Park - Edgewood Business Center (a.k.a. Lithium Corporation of America/Con Agra)

Awarded in 2004: \$7,463

Edgewood Business Center, submitted by the city of St. Louis Park, is a supplemental request for TBRA funds to be used as match to a DEED grant request. The project was awarded \$436,465 in TBRA funds in spring 2003. Due to additional MPCA-required ground water monitoring the project is experiencing unanticipated but warranted costs. Subsequent to the original project budget, the MPCA has required five years of groundwater monitoring. In addition, the original (2003) DEED request was not fully awarded and therefore left a cleanup funding gap. The successful cleanup and redevelopment has created an occupied 79,000 square foot office/warehouse.

St. Louis Park - Erv's Garage

Awarded in 2007: \$100,000

The applicant is requesting \$100,000 in matching and non-matching TBRA funds to a \$118,000 request from DEED and \$103,000 from Hennepin County for environmental investigation, demolition, soil remediation and capping of a 0.36-acre site formerly used for automotive and small engine repair and most recently a storage facility for a moving supply company. The site is also impacted by off-site contamination from two former National Priority List sites: National Lead/Golden Auto site and Reilly Tar and Chemical site. The contamination identified includes PAHs, and metals (lead and antimony) in the soil and a low level of DRO in the shallow ground water. (Regional ground water in the deeper glacial and bedrock aquifer is known to be impacted by PAHs from Reilly and chlorinated solvents from an unknown source. The expected benefits include the development of a 4,000 square foot office with a projected increase of \$18,467 in net tax capacity and \$1M of private investment. Funds are to be used for environmental investigation, demolition, soil remediation, capping and asbestos abatement. (Note, other hazardous or restricted wastes are not eligible for grant funding.)

St. Louis Park - Lithium Corporation of America / ConAgra

Awarded in 2003: \$436,465

The city of St. Louis Park seeks TBRA match for a DTED grant to supplement cleanup at a six acre site at 2401 Edgewood Avenue. The site was used as a brickyard in 1931, a lithium manufacturing facility starting in 1942 and a food processing manufacturing facility starting in 1960. Since 1998 the site has been vacant, and many interested developers have walked away from the site because of the severe and unusual contamination issues. The soil and ground water at the site is impacted by lithium, and is of concern in that the ground water levels are 10 times the state drinking water standard. Impacted soils exist below the water table at depths of 25 feet and are located underneath the building. Two city of St. Louis Park municipal water supply wells lie less than one-mile down gradient from the site. In addition, soils have DRO, lead and barium contamination. The site also contains 10 cesspools.

St. Louis Park - Mill City Plywood - I

Awarded in 1999: \$316,785

St. Louis Park is seeking TBRA match for a DTED grant to remediate the Mill City Plywood site on the northwest quadrant of the intersection of Hwy. 7 and Louisiana Ave.

The company began development of the site with two buildings in 1952. An adjacent St. Louis Park right-of-way will become part of the site. Plywood was manufactured and sold on the property through 1992. Since then it has been used as a plywood warehouse and distribution center. Urea formaldehyde resin glue was used to make the plywood. Polynuclear hydrocarbons (PAH's) and phenolic compounds from the Reilly Tar & Chemical Corp. site located immediately to the north of the site have migrated to the site. The site is contaminated with high levels of creosote-related compounds likely associated with the former Reilly Tar operations. A court ordered consent decree limited the liability of the responsible parties for the Reilly Tar site to groundwater monitoring and provision of topsoil to the Mill City site. MSP Real Estate, Inc. is proposing development of 200 market rate apartment units on the site. The housing will be conveniently located near major employment centers, commercial sectors, public transit and recreational attractions. The 4-story building will be constructed with a pile foundation due to poor soil conditions and to minimize contaminated soil removal and disposal. Cleanup cost at 9 percent of anticipated redevelopment expense constitutes a significant barrier to implementing this project.

St. Louis Park - Mill City Plywood - II

Awarded in 2000: \$56,700

St. Louis Park is seeking TBRA match for a DTED grant to remediate the Mill City Plywood site on the northwest quadrant of the intersection of Hwy. 7 and Louisiana Ave. The company began development of the site with two buildings in 1952. An adjacent St. Louis Park right-of-way will become part of the site. Plywood was manufactured and sold on the property through 1992. Since then it has been used as a plywood warehouse and distribution center. Urea formaldehyde resin glue was used to make the plywood. Polynuclear hydrocarbons (PAH's) and phenolic compounds from the Reilly Tar & Chemical Corp. site located immediately to the north of the site have migrated to the site. The site is contaminated with high levels of creosote-related compounds likely associated with the former Reilly Tar operations. A court ordered consent decree limited the liability of the responsible parties for the Reilly Tar site to groundwater monitoring and provision of topsoil to the Mill City site. MSP Real Estate, Inc. is proposing development of 200 market rate apartment units on the site. The housing will be conveniently located near major employment centers, commercial sectors, public transit and recreational attractions. The 4-story building will be constructed with a pile foundation due to poor soil conditions and to minimize contaminated soil removal and disposal. Cleanup cost at 9 percent of anticipated redevelopment expense constitutes a significant barrier to implementing this project.

St. Louis Park - Mill City Plywood - III

Awarded in 2001: \$150,000

St. Louis Park is seeking TBRA match for a DTED grant to remediate the Mill City Plywood site on the northwest quadrant of the intersection of Hwy. 7 and Louisiana Ave. The company began development of the site with two buildings in 1952. An adjacent St. Louis Park right-of-way will become part of the site. Plywood was manufactured and sold on the property through 1992. Since then it has been used as a plywood warehouse and distribution center. Urea formaldehyde resin glue was used to make the plywood. Polynuclear hydrocarbons (PAH's) and phenolic compounds from the Reilly Tar & Chemical Corp. site located immediately to the north of the site have migrated to the

site. The site is contaminated with high levels of creosote-related compounds likely associated with the former Reilly Tar operations. A court ordered consent decree limited the liability of the responsible parties for the Reilly Tar site to groundwater monitoring and provision of topsoil to the Mill City site. MSP Real Estate, Inc. is proposing development of 200 market rate apartment units on the site. The housing will be conveniently located near major employment centers, commercial sectors, public transit and recreational attractions. The 4-story building will be constructed with a pile foundation due to poor soil conditions and to minimize contaminated soil removal and disposal. Cleanup cost at 9 percent of anticipated redevelopment expense constitutes a significant barrier to implementing this project.

St. Louis Park - National Lead

Awarded in 2006: \$167,000

The National Lead project is located at 7003 Lake Street in St. Louis Park. TBRA funding (\$167,000) is to be used for soil remediation and capping of contaminated soils. The end use is to be a showroom/office development (2 buildings) totaling 147,000 square feet. Funding of \$800,000 was awarded to this project in Spring, 2005. This TBRA award amount meets the developer's revised budget request of each cleanup- funding partner. Expected benefits include an increase of \$196,000 in annual property taxes and 290 new full-time and 45 part-time jobs.

St. Louis Park - National Lead Site

Awarded in 2005: \$800,000

The city of St. Louis Park applied for TBRA funding to assist with cleanup-associated costs at the National lead site, a 11.6-acre site located at 7003 Lake Street West. The National Lead/Golden Auto site is a former superfund site with numerous contaminants. TBRA funds will be used as a match to a DEED grant for soil remediation and some demolition costs. The redevelopment plan proposes a 99,000 square foot industrial building. A significant amount of Hennepin County and other cleanup funds are also requested for this site. TBRA funds can be used for DEED eligible costs in addition to acquisition, which is eligible under DEED statutes. Total cleanup costs are about \$ 12,703,500, which is about 220% of the redevelopment costs.

St. Paul - 1075 Arcade Street

Awarded in 2002: \$175,250

Remove asbestos and hazardous material from the former East Side St. Paul YMCA building. The building was constructed for the YMCA in 1952-1953 with an addition in 1969. In 2001, the YMCA donated the building to the Hmong American Partnership, a nonprofit organization, for social service programming and office space. After thorough analysis it was determined that renovation would be more costly on an ongoing basis than demolition and new construction. Asbestos containing materials were identified as follows: floor tile and mastic, pipe insulation, boiler wrap and breaching, boiler insulation, wall mastic, ceiling tile mastic, ceiling plaster, transite panels, ceramic tile mastic, carpet mastic, insulation inside wood doors, and floor felt. The removal will also include fluorescent light fixtures, door closures, and mercury thermostat switches. The Hmong American Partnership plans to construct a new facility that includes a job search area, activity/children's play area, conference rooms, classrooms, computer lab, multi-

purpose room, office space, and space to lease to other agencies and businesses serving the Hmong community.

St. Paul - 430 South Robert Street

Awarded in 2007: \$27,400

The applicant is requesting \$27,495 in matching funds for soil remediation of a 0.3-acre site formerly used as a gas station. Contamination identified includes petroleum (DRO, GRO, benzene, ethyl benzene, xylene, and toluene) in the soil and groundwater. Expected benefits include a 3,648 square foot retail/office building. Funds are to be used for soil remediation.

St. Paul - 720 Payne Avenue

Awarded in 1999: \$405,680

Remove asbestos, lead paint, mercury, PCBs and other hazardous materials in the former Hamm Brewing Company administration building. The building was constructed in 1936, and a south wing was added in 1957. The entire building has been vacant for 21 years. Once contaminants are removed, the building will be renovated. Leases are anticipated with Ramsey County Probation and the Wilder Foundation.

St. Paul - 750 Pelham Boulevard

Awarded in 2000: \$86,000

St. Paul will use this grant to remove hazardous materials from an abandoned building prior to its demolition, and to remove a modest amount of contaminated soils from the site. Asbestos, lead paint, mercury, fluorescent light tubes and similar materials will be removed from the building, and various metals and organic compounds found in soils will be managed. The building was vacated in 1997. At the time of application, the property was a tax forfeiture controlled by Ramsey County. After demolition and cleanup, the city will acquire the property and transfer it to the owners of the adjacent Specialty Building. The site will be used to provide 135 additional parking spaces that would allow build out of another floor in the building, which was remodeled with assistance from a previous TBRA grant awarded in 1997.

St. Paul - Arlington Jackson West (Parcel 10)

Awarded in 2008: \$571,000

The applicant is requesting \$571,000 in TBRA funding, and \$2,100,000 from DEED for environmental investigation, soil remediation and soil vapor mitigation on a site 10-acre site formerly used as an asphalt plant, unpermitted dump and more recently for heavy equipment storage. The contamination of concern identified includes Diesel Range Organics (DRO), Gasoline Range Organics (GRO), metals (arsenic and lead) in the soil, DRO and metals in the groundwater and elevated levels of soil vapors (methane). Expected benefits include the development of 143,000 square feet of commercial/industrial space. Previous funding includes a \$245,000 EPA Assessment grant a \$200,000 EPA clean up grant, and a \$1,243,400 EPA revolving loan awarded in 2006. The TBRA recommendation is \$571,000, the full amount of the TBRA request. Funds are to be used for environmental investigation, soil remediation and soil vapor mitigation. Costs associated with the petroleum-impacted soil are ineligible due to

insufficient response action approval for petroleum impacts at the time of application.

St. Paul - Building 17

Awarded in 2004: \$50,331

The city of St. Paul PED requested TBRA funding as a match to a DEED grant. The site does not have an end-stage developer or user. However, the opportunity to clean the site up at less cost is available due to the MPCA approved response action plan that allows the contamination to be contained under the intersection of Phalen Boulevard and Arcade Street while Phalen Boulevard is under construction. Although the PCA approved the response action, Council Environmental Services staff have concerns about the repositioning of contaminated soils under the new roadway as it is not in harmony with the Council's position of encouraging infiltration of storm water runoff in lieu of continuing to dispose of it off-site. The city secured a loan from its public works department to complete the work, and TBRA and DEED funds will be used to help pay the loan. The city does not have another source of funding to pay the loan. The recommended award amount is 13% (as allowed as match funds) of the DEED award and therefore less than requested by the city. Funds will be used to remediate a variety of contaminants resulting from the dumping of railroad-related materials.

St. Paul - Carleton Lofts Phase II

Awarded in 2008: \$114,200

The applicant is requesting \$114,270 in TBRA funding and \$659,250 from DEED for soil remediation, soil vapor mitigation and ground water treatment on a vacant 1.8-acre site formerly occupied by a warehouse as well as two gas stations and prior to that was used as a railroad loading area. The contamination of concern identified includes Diesel Range Organics (DRO), Gasoline Range Organics (GRO), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, xylene in the soil and DRO, GRO, benzene and toluene in ground water. Expected benefits include the development of a 295,000 square foot residential building with approximately 174 rental units (including 13 live-work units and 1 affordable unit and possibly up to 5% of total units will be affordable units) and a total of 325 underground and surface parking spaces. A prior environmental investigation grant for \$50,000 was awarded by DEED in spring 2007. (Two prior TBRA grants were awarded in the spring of 2005 and 2006, respectively, for asbestos abatement of existing buildings that comprised phase one of the housing development adjacent to the site in this application.) The TBRA recommendation is \$114,200, the full amount of the eligible TBRA request. Funds are to be used for soil remediation, soil vapor mitigation and ground water treatment.

St. Paul - Carleton Place Lofts - I

Awarded in 2005: \$238,058

The city of St. Paul requested cleanup assistance for the proposed Carleton Place Lofts, located at 2285-2309 University Avenue. The funding was requested to abate asbestos and lead-based paint and address four underground storage tanks, petroleum impacted soil and contaminated ground water. The request is to support the first phase of a two-phase redevelopment. This phase will provide 170 new units of housing. The city has also requested cleanup funding from Ramsey County. TBRA funds may be used for costs associated with removal of underground storage tanks and associated contamination of

soil and groundwater. In addition, asbestos and lead-based paint abatement is eligible. Total cleanup costs are about \$476,106, which is about 2% of the redevelopment cost.

St. Paul - Carleton Place Lofts - II

Awarded in 2006: \$65,400

The Carleton Place Lofts project involves redevelopment of three historically designated buildings near Raymond and University in St. Paul. Contamination abatement and redevelopment began at the site in December 2005. During this demolition/redevelopment process, more extensive and previously unidentified hazardous materials were discovered and cleaned up. The TBRA supplemental grant award of \$65,400 will be used for additional costs encountered during the initial cleanup. End use is to be 170 housing units (4 buildings) totaling 215,656 square feet. This development is expected to increase annual property taxes by \$196,000 and to create 12 full-time jobs at 50% of living wage.

St. Paul - Citgo/Plastics, Inc. - I (a.k.a. River Bend Business Park)

Awarded in 1997: \$966,859

Clean contamination from petroleum tank farming, railroad property. Remove structures, clean contaminated soil that extends to groundwater about 15 feet below the surface, add up to 12 vertical feet of fill until the surface is above the 100-year flood plain. Redevelop for light manufacturing with parking, landscaping, lighting, green space and ponding at an alternative location.

St. Paul - Citgo/Plastics, Inc. - II (a.k.a. River Bend Business Park)

Awarded in 1999: \$308,249

Clean contamination from petroleum tank farming, railroad staging operations and numerous earlier uses. Supplement previous funding to address unanticipated soil and concrete slab management. De-watering, treatment of water and sanitary sewer discharge fees. Redevelop with one or two light industrial office/manufacturing facilities.

St. Paul - Commerce Building

Awarded in 2006: \$563,100

The Commerce Building project is located at 8 East 4th Street. The applicant was awarded \$563,100 for a hazardous materials survey, and asbestos and lead-based paint abatement of a 0.22-acre site formerly used as a 12-story commercial office building. Expected benefits include the renovation of floors 6-12 to include 63 rental housing units (28 of which will be affordable to renters earning 50% of area median income), an increase of \$13,058 in net tax capacity, and \$7.6 million of private investment.

St. Paul - Commerce Building Phase II

Awarded in 2008: \$210,200

The applicant is requesting \$540,410 in TBRA funding for asbestos and lead-based paint abatement of the basement through floor 5 prior to the second phase of renovation of an historic 12-story building formerly used as office space. Expected benefits include the development of 42 affordable rental housing units on floors 2 through 5 and retaining the existing commercial space on the first floor. The TBRA recommendation is \$210,200

to fund the portion of the eligible request after higher-ranked projects were funded while keeping the total below the maximum grant allowable to a single community. Funds are to be used for asbestos abatement only. (Lead abatement costs are ineligible due to the lack of bulk sampling data.)

St. Paul - Commercial Club

Awarded in 2008: \$96,000

The applicant is requesting \$110,000 in TBRA funding for asbestos and lead-based paint abatement of a 3-story 24,000 square foot vacant commercial building on a 1-acre site formerly used for residences and retail businesses. The existing building will be demolished. Expected benefits include the development of a new 10,000 square foot restaurant and deli. The TBRA recommendation is \$96,000, to fully fund the eligible costs requested. Funding is to be used for asbestos abatement and lead-based paint abatement. (Removal of other regulated materials or solid waste is not eligible for funding.)

St. Paul - Crane Ordway

Awarded in 2004: \$87,000

Crane Ordway, submitted by the city of St. Paul Planning and Economic Development (PED) in partnership with Central Community Housing Trust, proposes to reuse this former warehouse building for five stories of housing and first floor and basement level retail. The residential component includes 61 affordable rental units, 36 efficiency apartments and 25 one-bedroom apartments. Asbestos abatement is the redevelopment challenge that TBRA funds will be used to address.

St. Paul - Dale Street Shops

Awarded in 2003: \$700,000

Dale Street Shops, submitted by the Saint Paul Port Authority, will redevelop land severely contaminated with petroleum, lead and other materials into a grocery store and other retail/commercial uses. The Port Authority chose to decrease the award amount from the original request. TBRA funds are being used as match to a DEED award request.

St. Paul - Danny Boy's Restaurant/UFPHC

Awarded in 2007: \$57,700

The applicant submitted a revised request of \$57,700 for asbestos abatement prior to demolition and matching funds for soil remediation of a 1.4-acre site formerly used for commercial and residential purposes. Contamination identified includes ash fill with PAHs and metals currently below industrial soil reference values. Contamination is only a concern regarding off-site use or disposal of excess soil so only costs associated with proper soil disposal are eligible for earthwork expenses. Expected benefits include the development of a 32,588 square foot health clinic and adjacent structured parking with 102 parking stalls. Funds are to be used for pre-demolition abatement and contaminated soil disposal only. (Note, excavation, loading and hauling of soils are not eligible.)

St. Paul - Empire Builder Industrial Park, Parcel C

Awarded in 1997: \$438,537

This site is currently a paved parking lot in the center of an industrial park just north of the state capitol. Most of the industrial park is on property that was owned and operated by railroad companies from the late 1800s to 1985. Early in the 20th century the site included a railroad building containing paint shops, a paint mixing room, storage and an upholstering shop. A coach repair building and railcar transfer table and pit were added. The Port Authority acquired the property from the Burlington Northern Railroad in 1985. Environmental investigation revealed contamination in the transfer table/pit including creosote and PAH-contaminated soils, PAH-contaminated railroad ties, lead and heavy metal-contaminated sandblasting sands. Diesel range organics, VOCs, and heavy metals contaminated perched groundwater. Proposed treatment includes soil excavation, thermal incineration, stabilization and/or disposal of the materials in the pit in an industrial landfill, and pumping and treatment of approximately 150,000 gallons of perched groundwater. The Port Authority intends to sell the cleaned site to a light industrial/manufacturer for redevelopment.

St. Paul - Energy Park ABC

Awarded in 2002: \$200,000

The Port Authority will use TBRA funds to match a DTED grant to cleanup the last undeveloped property (8 acres) on the Koppers Coke Superfund site in Energy Park. Koppers Company cleaned the site sufficiently during the early 1980s to obtain a letter from the MPCA indicating that no further remediation or investigation would be required. The Port Authority acquired the site from Koppers Coke in 1982 with a stipulation that the company's successor, Beazer East, assumed Superfund liability and responsibility, which it continues to do by operating groundwater monitoring and funding all soil and groundwater investigation. Redevelopment will require additional soil investigation and remediation necessary beyond the requirements of Superfund. The groundwater and soils on the site remain impacted by PAHs, VOCs and DROs. The highest concentrations are at depths of 10 to 20 feet, which was below the previous cleanup work. Soils above industrial use standards must be removed, a geomembrane liner installed below the foundation for a new building, and a soil replacement cover layer put in place. Plans are to construct a 100,000 square foot office/showroom/manufacturing building for four to six commercial tenants.

St. Paul - Globe Building

Awarded in 2005: \$600,000

The approximately six-acre site is located at 1107-1147, 1120 and 1130 East 7th Street. The majority of the site is within the Phalen Corridor Industrial Development District which has experienced significant redevelopment. The original building on the larger parcel on the north side of 7th Street was constructed in 1865 for the St. Paul Plow Works. It has had numerous modifications, additions and uses over the subsequent years which result in the currently deteriorated 90,000 square foot main building. The east end of the parcel was formerly used as a city street car maintenance facility. A small office building and parking are located on two small parcels on the south side of 7th Street. The site has been used most recently as a tar paper and shingle plant but has been shut down since 2000. The site has a history of contaminated releases into the

city storm sewer system with resulting negative impacts on Swede Hollow Creek. The St. Paul Port Authority recently purchased the property at a bankruptcy auction. Numerous contaminants have been identified on the site including DROs, GROs, PAHs, petroleum based VOCs, lead, mercury and buried solid waste/debris. The site is known to have twenty fuel storage tanks still existing (both above and below ground). The two parcels on the south side of 7th Street have some limited building contamination. The Port Authority plans to clean up the site and market it for office/warehouse development with an estimated new building size of 84,000 square feet. The two smaller parcels would likely be for mixed use redevelopment. Grant funds are to be used for soil and groundwater remediation, removal of hazardous wastes in the building, including asbestos and lead paint contamination, solid waste buried on site and identified in the RAP as needing to be removed, RAP implementation oversight and building demolition.

St. Paul - Hmong Funeral Home

Awarded in 2004: \$62,500

The Saint Paul Port Authority requests a match to a DEED grant request to remediate the former State Street Dump and develop a funeral facility to serve the Hmong community. The 3.2-acre site currently has up to 13 feet of dump material (primarily wood, brick, concrete, ash, etc.) used as fill. Contaminants of concern include polychlorinated biphenyls, diesel range organics, volatile organic compounds, semi-volatile organic compounds and asbestos.

St. Paul - Hospital Linen

Awarded in 2007: \$552,000

The applicant is requesting \$552,010 for asbestos and lead-based paint abatement prior to demolition, soil vapor mitigation and soil remediation of a 2.6-acre site formerly used as a commercial laundry facility. Contamination identified includes PAHs, metals (arsenic, lead and mercury), PCE, carbon tetrachloride and chloroform in the soil. Expected benefits include the development of 60 ownership residential units including townhomes, rowhouses (42 of which will be affordable at 80% AMI) and 10,000 square feet of commercial space. Funds are to be used for asbestos and lead-based paint abatement, soil vapor mitigation and soil remediation. (Note, demolition is not eligible.)

St. Paul - James J. Hill Building - I

Awarded in 2000: \$534,000

St. Paul seeks TBRA funding to remediate contaminants in the historic Lowertown Great Northern Railway office building at 281 E. Kellogg Blvd. The downtown structure has been vacant about 30 years. Bird excrement, asbestos and lead paint are being removed and disposed. A portion of the cleanup has already been completed to prevent further deterioration of the building. The redevelopment, consisting of about 50 condominiums, will have a community room, exercise facility, laundry room and storage lockers for the building's residents. The building is U-shaped and occupies a half block including a central courtyard screened from the street. The arched entrance and marble lined lobby will be restored. Prices will range from under \$140,000 to about \$600,000. The developers have a good faith commitment with St. Paul to make 20 percent of the units affordable to households at 115 percent of median income.

St. Paul - James J. Hill Building - II

Awarded in 2001: \$325,000

St. Paul seeks additional TBRA funding to supplement a \$534,000 grant in 2000 to remediate contaminants in the historic Lowertown Great Northern Railway office building at 281 E. Kellogg Blvd. It was originally constructed in 1887/1888 as the office headquarters of what became known as the Great Northern Building. The downtown structure has been vacant since 1976. James J. Hill managed his railroad empire from this building until his retirement in 1914. Bird excrement, asbestos and lead paint are being removed and disposed under the initial grant. Lead paint remediation is expected to cost \$800,000 more than initially anticipated. Projections for remediation plan preparation and abatement monitoring have risen, respectively, by \$5,000 and \$40,000.

St. Paul - Jeremiah Program Project

Awarded in 2006: \$79,500

The Jeremiah Program Project is located at 932 Concordia Avenue. TBRA funding of \$79,500 will be used for soil remediation on the site. The end use will be 38 units of supportive housing and an on-site daycare. The \$6,000,000 investment is expected to raise annual property taxes by \$48,000 and provide 19 new full-time, living wage jobs.

St. Paul - Lexington Commons

Awarded in 2008: \$448,800

The applicant is requesting \$460,278 in TBRA funding for environmental investigation and asbestos abatement of a 30,000 square foot vacant nursing home on 1-acre site. Expected benefits include the adaptive reuse of the nursing home building into 48 permanent, supportive apartments for long-term homeless individuals. The apartments will be approximately 450 square feet each and the building will also include 3,000 square feet of administrative, community and program space for tenant use. The site is within ¼ mile of the proposed Central Corridor Light Rail route. (Additional asbestos abatement of a former 3,101 square foot medical clinic and three single-family homes adjacent to the nursing home are expected to occur prior to the grant award and are not part of the current grant request. CommonBond Communities is constructing a new 40,000-square foot office with two stories of structured parking adjacent to the project site. The associated abatement for the office is not part of the grant application.) The TBRA recommendation is \$448,800, to fully fund the eligible costs requested. (Abatement costs incurred prior to the grant award date are not eligible for grant funding.)

St. Paul - Llewellyn-West Side Flats

Awarded in 2004: \$213,705

Llewellyn Building/ West Side Flats is a city of St. Paul project that also includes a DEED grant. Located at 84 Wabasha Street South, the redevelopment proposes to relocate an existing business to Woodbury and demolish a building to allow for minimum 116 units of ownership and rental housing in the West Side Flats area. Contaminants of concern are asbestos in the structure to be demolished, and soil contamination consisting of arsenic, lead, mercury, polynuclear aromatic hydrocarbons and petroleum. TBRA funds will be used for asbestos abatement and soil remediation.

St. Paul - Mai Village

Awarded in 2003: \$75,000

A locally owned restaurant that is building on a site once occupied by a church and former gas station. Unexpected contamination costs associated with asbestos, petroleum and an underground storage tank are requested for reimbursement to ensure project success.

St. Paul - Maxson Steel - I

Awarded in 1997: \$1,792,805

A 21-acre site west of Como Ave., south of Topping St., east of Dale St., and north of Burlington-Northern Railroad. It is currently shared by three owners. Tri-leasing on the western portion stores construction equipment and landscaping plants. Como Foundry in the middle has six vacant buildings in poor condition. One of these was badly damaged by fire and the Health Dept. has ordered its demolition. North Atlantic manufactures large industrial heat exchangers on the eastern portion. The site has been used more than 100 years by heavy industry including foundries, construction, waste oil recyclers, tank and drum recyclers, thermal treatment of contaminated soils, manufacturing, and solid waste transfer. Numerous areas of soil contamination have been identified including: VOC's, PCB's, PAH's and heavy metals. There is no storm water management system on the site. About 16,000 cubic yards of soil need to be treated or disposed. An industrial park is anticipated with 274,000 square feet of building space for offices and manufacturing on three industrial lots. Land purchasers will be required to build on at least 30 percent of the surface area and achieve at least 1 job per 1,000 square feet of building space. An increase of at least 220 new jobs are anticipated as a result. A pond/green space area and parking would also be developed.

St. Paul - Maxson Steel - II

Awarded in 1999: \$609,900

A 21-acre site west of Como Ave., south of Topping St., east of Dale St., and north of Burlington-Northern Railroad. It is currently shared by three owners. Tri-leasing on the western portion stores construction equipment and landscaping plants. Como Foundry in the middle has six vacant buildings in poor condition. One of these was badly damaged by fire and the Health Dept. has ordered its demolition. North Atlantic manufactures large industrial heat exchangers on the eastern portion. The site has been used more than 100 years by heavy industry including foundries, construction, waste oil recyclers, tank and drum recyclers, thermal treatment of contaminated soils, manufacturing, and solid waste transfer. Numerous areas of soil contamination have been identified including: VOC's, PCB's, PAH's and heavy metals. There is no storm water management system on the site. About 16,000 cubic yards of soil need to be treated or disposed. An industrial park is anticipated with 274,000 square feet of building space for offices and manufacturing on three industrial lots. Land purchasers will be required to build on at least 30 percent of the surface area and achieve at least 1 job per 1,000 square feet of building space. An increase of at least 220 new jobs are anticipated as a result. A pond/green space area and parking would also be developed.

St. Paul - Minnehaha Lanes

Awarded in 2008: \$500,000

The applicant is requesting \$500,000 in TBRA funding and \$1,200,000 from DEED and \$400,000 in EPA funding for environmental investigation, demolition, ground water monitoring, soil remediation, soil vapor mitigation and lining a storm water pond on a 4.9-acre site formerly used as an unpermitted dump that was later developed with retail uses including a bowling alley, grocery store, and a strip retail center with a restaurant/bar. Expected benefits include the development of a 67,288 square foot commercial/industrial building. The TBRA recommendation is \$500,000, the full amount of the TBRA request. Funds are to be used for environmental investigation, limited demolition to access soil contamination, ground water monitoring, soil remediation, soil vapor mitigation and lining a storm water pond. (Removal and disposal of debris and other solid waste not intermixed with metal, PAH or petroleum impacted soils are not eligible for grant funding.)

St. Paul - Minnesota Building

Awarded in 2006: \$379,800

The Minnesota Building is located at 46 4th Street E. TBRA funds (\$379,800) are to be used for asbestos and lead-based paint abatement. The renovation of the historic art deco building will include 75 ownership condominiums, and retail/restaurant/commercial space. Twelve of the condominiums will be affordable to household earning 80% of area median income. Annual property taxes are expected to increase by \$187,830.

St. Paul - Mississippi Market

Awarded in 2008: \$68,000

The applicant is requesting \$68,098 in TBRA funding and \$67,948 in DEED funding for environmental investigation, soil remediation and soil vapor mitigation of a 1.23-acre site formerly part of the Koch-Mobile bulk petroleum storage facility. Although no tanks were known to have existed on the site, contaminated fill soils were found on the site. Expected benefits include the development of 13,345 square foot natural foods retail store. The TBRA recommendation is \$68,000, the full amount of the TBRA request. Funds are to be used for environmental investigation and soil vapor mitigation. (Cleanup costs incurred prior to the grant award date are not eligible for grant funding.)

St. Paul - Old Swedish Bank/965 Payne Avenue

Awarded in 2005: \$79,300

The 0.5-acre site is located at 965 Payne Avenue. The building was built in 1923 as a bank with doctors' offices on the 3rd floor. It operated that way until 1959 and has had various uses since then. It has been vacant since 2002. The building has asbestos and lead-based paint throughout that need abatement. The grant funds would be used to clean up the contamination in the building so that it can be renovated and rented out to local businesses. In 1999 the Metropolitan Council awarded a \$750,000 LCDA grant for the Main Street on Payne Avenue project; \$300,000 of those funds were used to acquire this building. There have been repeated attempts since then to get the building privately renovated. City staff thinks that the current improved market conditions, along with the private and public funds that they are raising, including TBRA funds, will enable them to

successfully renovate and lease the building. Eight prospective businesses have executed letters of interest to lease space in the building. Grant funds are to be used for lead-based paint and asbestos abatement and associated project management fees directly related to conducting the abatement.

St. Paul - Parkway Place Housing

Awarded in 2001: \$175,330

St. Paul will use \$70,330 of the award as a match for a DTED grant to assist in the removal of contaminated soil associated primarily with demolition materials and an area of mixed municipal waste. The city is also requesting \$105,000 in supplemental TBRA funding for asbestos management and building demolition that is not eligible through DTED. The soil contamination extends to a depth of 30-43 feet. The site includes the former St. Paul Hastings Avenue city dump, the Wakefield Avenue dump, the former Johnson Liquor building that was initially a grocery, and a former gas station that was moved within the site and now sits vacant. Contamination consists of asbestos, metals, methane, volatile organic compounds, semi-volatile organic compounds, and diesel range organics. A four-story 114-unit apartment building with underground parking for senior residents (at affordable rents) is planned. The eastern portion of the site is expected to provide parking, storm water ponds and landscaped green space on public land.

St. Paul - Ramada Inn

Awarded in 2008: \$374,400

The applicant is requesting \$630,000 in TBRA funding for environmental investigation, demolition, asbestos abatement and vermiculite abatement of a vacant 96-room hotel on a 2.5-acre site. Expected benefits include the development of 110 senior housing units. The TBRA recommendation is \$374,400, to fund the portion of the eligible request remaining based on the lowest abatement bid provided. Funds are to be used for environmental investigation, limited demolition of exterior block walls, asbestos abatement and vermiculite abatement. (Demolition costs not directly associated with asbestos or vermiculite abatement are considered a redevelopment cost and are not eligible for grant funding.)

St. Paul - Renaissance Box

Awarded in 2008: \$192,500

The applicant is requesting \$193,700 in TBRA funding for asbestos and lead-based paint abatement of a 7-story, 70,360 square foot building built in 1914 originally used as a shoe factory and later as warehouse space and more recently as commercial retail space. Expected benefits include the renovation of the building into 67 affordable rental units. The TBRA recommendation is \$192,500 to fully fund the eligible costs requested. Funds are to be used for asbestos and lead-based paint abatement.

St. Paul - River Park Lofts - I

Awarded in 2005: \$79,800

The one-acre site is located at 245 East 6th Street. The site currently includes the Park Square building, the Fire Barn building and 40% of the adjacent parking ramp. Park

Square and the fire barn have been vacant since 2002. The parking ramp is in current operation. Elevated concentrations of petroleum hydrocarbons, chlorinated VOCs and inorganic metals have been detected in the soil and/or groundwater below the site near the loading dock and parking ramp. Lead-based paint and asbestos have been identified in the Park Square building. The proposed redevelopment would convert the building into 122 condominium living units and rehabilitate 12,000 square feet of the parking garage (40%). Fifteen units are to be affordable at 80% AMI - \$193,700 (12.5% of the total units). Grant funds are to be used to remediate soil and groundwater contamination, install a venting system and for PCA-required monitoring and reporting. (Excavating and transporting of contaminated soils that would need to be removed to build the new parking areas are not eligible for reimbursement. However, the fee related to disposal of these contaminated soils is eligible. Contaminated soils that are removed beyond those needed to be removed for the construction of the parking areas are eligible for reimbursement for the cost of excavating, transporting and properly disposing of the contaminated soil.)

St. Paul - River Park Lofts - II

Awarded in 2006: \$107,000

The River Park Lofts project is located at 245 East Fifth Street. The site's Park Square Building was first used as a general mail order house, next for manufacturing telephone equipment, and, finally, for manufacturing printed circuit boards and precision etched metal components (Buckbee-Mears). The Fire Barn building was a St. Paul fire station until 1971 and then became a hazardous waste storage facility. TBRA dollars will fund asbestos and lead-based paint remediation. The planned end use is 120 condominium units built into the existing buildings (114 in the main building/6 in the old fire barn). Nineteen of the units are to be affordable to households earning 80% of the area median income. Expected benefits include expanded parking for residents and guests, and creation of one new full-time, living wage job and six part-time positions at the site.

St. Paul - Rivercentre Arena

Awarded in 1998: \$975,082

The city will use TBRA funds to address asbestos issues in the Civic Center prior to its demolition to make way for the new \$130 million Rivercentre Arena. The existing arena was completed in 1973, and asbestos-containing materials were applied as ceiling texture, insulation, floor tile, and associated mastic prior to any regulations prohibiting their use. The adjacent convention center and the Roy Wilkins Auditorium will complement the new arena. The new arena will accommodate the new Minnesota Wild National Hockey League team and numerous other shows and events. While, as a public-owned facility, the arena will remain tax-exempt, the loan from the state specifies that payments in lieu of taxes will begin at \$2.5 million per year in 2000 and escalate by the end of the 25-year lease to over \$6 million. These payments will be used primarily to service the debt issued by the city for project financing.

St. Paul - Riverview West

Awarded in 1996: \$154,500

TBRA funds would be used as a match for a DTED grant to clean hazardous waste associated with previous residential, industrial, scrap iron and battery crushing uses. Soil

contaminants include elevated concentrations of lead, mercury, volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PAHs), diesel range organics (DRO), DDT, DDD, DDE, and endrin aldehyde. Ground water contains VOCs, PAHs, DRO and lead. Once cleaned, the site will be redeveloped for parking to support renovation and expansion of the adjacent Drake Marble Building for office and light industrial use.

St. Paul - Salvation Army Booth-Brown House

Awarded in 2005: \$136,100

The Booth-Brown House is located at 1471 Como Avenue. In 1913 the Salvation Army acquired the site and built the Landmark Building. In 1968 the East Wing was added. It was operated as a maternity hospital from the time it was built until 1971. It has served a variety of social service needs since that time. Since 2000, the focus of the program has been on serving homeless youth. Parts of the building have been renovated with the asbestos and lead-based paint in those areas addressed at that time. This proposed renovation would include asbestos and lead-based paint abatement on the 3rd and 4th floors of the Landmark Building. It would also include the basement below the East Wing where the boiler and incinerator are located. This renovation would allow the Salvation Army to expand and provide improved housing and other services to homeless youth. The Minnesota Housing Finance Agency recently awarded the project a \$550,000 capital grant along with a \$225,000 three-year operation grant. The property is owned by a non-profit organization and therefore does not pay property taxes. Grant funds are to be used for lead-based paint and asbestos abatement including disposal of two furnaces, water heater expansion tanks and an incinerator, and air quality monitoring related to abatement.

St. Paul - Schmidt Brewery Phase I

Awarded in 2008: \$887,100

The applicant is requesting \$887,145 in TBRA funding for asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation and \$770,063 from DEED for soil remediation and soil vapor mitigation on a 3.9-acre site formerly used as a brewery and an ethanol plant. The contamination of concern identified includes Diesel Range Organics (DRO), metals (lead and arsenic), Volatile Organic Compounds (VOCs) in the soil and asbestos and lead-based paint in the existing structures. Expected benefits for this phase of the development include the renovation of the historic bottle house building with 96 affordable rental units, renovation of the existing office complex into 20,000 square feet of retail and commercial space and the construction of 13 ownership townhomes (including 2 affordable units) on the mostly vacant east side of the site. A prior environmental investigation grant for \$50,000 was awarded by DEED in fall of 2007. The TBRA recommendation is \$887,100, the full amount of the TBRA request. Funds are to be used for asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation. Costs associated with the removal of the fuel oil tanks are ineligible due to insufficient response action approval for petroleum impacts at the time of application. Costs associated with site-wide investigation and assessment activities are also ineligible.

St. Paul - Schnitzer/Watkins Site

Awarded in 1996: \$1,035,551

The MCDA will be the grantee for this contract. However, part of the Schnitzer/Watkins site is also located in the city of St. Paul, so the city will share total project funds with St. Paul. The Minneapolis portion of this project campus is made up of both part of the Schnitzer property and the former Watkins Motor Lines Inc. Funds will be used to remove lead and PCBs from the former Schnitzer Metal site, and asbestos, PCBs, batteries, fluorescent lights and soil contaminated with petroleum derivatives and lead from the former Watkins site. The combined sites will be redeveloped as an 85,000 square foot office building and an underground parking facility for United States Satellite Broadcasting (USSB), a subsidiary of Hubbard Broadcasting Co. Inc. Two grant awards totaling \$1,275,001 (one each to MCDA and St. Paul) in December 1996.

St. Paul - Sholom Home

Awarded in 2005: \$150,000

The 3-acre site is located on West Seventh Street at Otto Avenue. It is part of the larger River Bluff project. The site was formerly a petroleum bulk storage facility and gasoline station/auto sales facility. Sholom Community Alliance is proposing senior housing, including 45 units of independent senior rentals (all 45 units are to be affordable), 69 units of assisted living and a 90 bed nursing home (15 units are to be affordable). The Metropolitan Council provided a 2003 LCDA Development grant of \$900,000 (Koch/Mobil) to clean up a larger area that included this site. Sholom Home Alliance currently has a campus at Snelling Avenue and Midway Parkway in St. Paul. That site has no room for expansion. It may be redeveloped by Sholom Home Alliance or sold for redevelopment. Grant funds are to be used to install vapor barriers for the buildings within the Shalom Home development to ensure the safety of residential development.

St. Paul - Sholom Home II

Awarded in 2007: \$101,400

The applicant is requesting \$101,477 in additional matching and non-matching TBRA funds for dewatering, treatment of perched water, and installation of vapor barriers on a 3.24-acre site formerly used by gas station, auto sales and bulk petroleum storage businesses. Upon review, only costs related to installation of additional vapor barriers were determined to be eligible. (Funding previously awarded includes \$150,000 from TBRA in the fall of 2005 and \$20,223 from DEED in the spring of 2006.) The contamination identified includes trace detections of BaP equivalents and petroleum in the soil. Petroleum has also contaminated the ground water from the adjacent properties (the former Exxon-Mobile site and Koch fuel distribution site). The expected benefits include the development of senior housing in three buildings including 45 independent senior rentals (HUD 202 apartments), 66-unit assisted living facility and 90-bed nursing home with a projected increase of \$3,613 in net tax capacity and \$38.2M of private investment. Funds are to be used for installation of additional vapor barriers. (Note, only costs incurred on or after October 31, 2007 for the installation of vapor barriers are eligible for grant funding.)

St. Paul - Specialty Manufacturing Co.

Awarded in 1997: \$493,000

The vacant building on this site was constructed in about 1919 and is on the National Historic Register. Lead paint and asbestos are common throughout the building. Roof leaks and broken windows have allowed water infiltration and consequent warping tile and peeling, flaking paint. Despite its location close to the highly traveled University Avenue corridor, the building has been vacant since 1991 due to the high costs of remediation and restoration. After asbestos and lead paint remediation, the current owner intends to fully restore the original structure. Then office, small goods manufacturing, storage or similar uses will be designed and leased. Parking for 114 cars will meet requirements outside. If adjoining parking can be secured, the proportion of office space will be increased.

St. Paul - St. Paul (Port Authority) Griffin

Awarded in 2006: \$371,000

The Griffin-St. Paul Port Authority project is located at 941 Johnson Parkway (within the Phalen Corridor). Industrial activity at the Griffin site dates back to the 1860s when it was occupied by St. Paul Harvester. Griffin Wheel Company was first listed as the facility owner in 1896 and the Griffin Wheel Works operated at the site until the 1960s. A limited subsurface investigation was conducted at the site in the late 1980s which revealed significant contamination throughout. TBRA funding of \$371,000 and \$1,241,500 in DEED funding is designated for soil remediation. The planned end use is a 130,000 square foot commercial /industrial building. Based on the Port Authority's historic jobs-to-square-footage ratio, upon completion, the project's nine acre site is expected to provide 210 new living wage jobs, and to raise property taxes by about \$323,000 annually.

St. Paul - Strauss Building

Awarded in 2002: \$166,000

Funds will be used to remove asbestos and hazardous materials from the former Strauss Knitting building at 350 Sibley Street. The five-story building was constructed in 1878 and used by Strauss Knitting Mills Company until 1986. It has remained vacant since that time in a state of deteriorating disrepair. Asbestos has been identified in pipe wrap, ceiling panels, pipe insulation, tank insulation, floor tile, baseboard, mastic, and wallboard. The building's historic significance and prominent location adjacent to Mears Park is ideal for mixed-income housing and ancillary commercial/retail uses. The building is being renovated, with plans for 49 apartments and approximately 7,800 square feet of commercial space for retail and/or office use. At least 40 percent of the apartment units will be leased to tenants at 60 percent of area median income. Approximately half of the restricted income units will be reserved for rents affordable to tenants at 30 percent of area median

St. Paul - The Family Project

Awarded in 2001: \$525,315

Grant funds would be used as a match for a DTED grant to clean the site at 1501 N. Jackson Street. The HRA acquired the vacant tax forfeit site in the 1980s. It has no record of development, but was subject to uncontrolled filling activities from sometime

before 1940 until about 1980. Soils are contaminated with lead, arsenic, thallium, Benzo(a)pyrene equivalents, polynuclear aromatic hydrocarbons (PAHs), and diesel range organics (DROs) to a depth of 7 to 17 feet below two feet of topsoil. Beryllium, lead, nickel, selenium and boron were identified in the groundwater. Redevelopment includes 24 new units of housing for homeless families along with an activity center to support families, including childcare facilities, and amenities such as laundry facilities, playground equipment and green space. Units will be two- to four-bedrooms and will accommodate families with up to eight children.

St. Paul - The Lowry - I

Awarded in 2003: \$500,000

Conversion of the former Lowry Medical Arts Building into first floor restaurants, second floor professional offices and floors three through thirteen into 121 condominiums. The building has a large amount of asbestos abatement that needs to be done prior to redevelopment.

St. Paul - The Lowry - II

Awarded in 2004: \$300,000

The Lowry, submitted by the city of St. Paul, is a TBRA request for asbestos abatement for the former Lowry Medical Arts building located at 350 St. Peter Street. The city requested \$800,000 from the TBRA in the spring 2003 grant cycle. Due to TBRA limitations on amount able to award to a single city, the city choose to modify its request to \$500,000. In addition, the city submitted a fall 2003 application for the same site with a very different development strategy; the city rescinded this application shortly after submittal. This request is for \$300,000 to fill the remaining cleanup gap. The proposed redevelopment plan is consistent with the original spring 2003 proposal for 1st floor commercial, 2nd floor retail/office space and floors 3 thru 13 as 131 condominium units. TBRA funds will be used for asbestos abatement.

St. Paul - U.S. Bank Operations Center - I

Awarded in 2001: \$799,685

St. Paul seeks TBRA match of a DTED grant to remediate soil and water contamination associated with the former American Hoist and Derrick (Amhoist) property south of the Mississippi River between the river and Fillmore St. on the west side of Robert St. and between Robert St. and an extension of Livingston St. The site also includes the parcel adjacent to the south across Fillmore St. This parcel is currently used for parking and the eastern half is paved. Contamination is extensive. Demolition debris is present in the upper 15 to 20 feet across the property. Fill soils contain semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs) and metals above state standards at several locations outside the remaining building. Elevated concentrations of metals and SVOCs were detected in deeper soils in the portion of the site nearest the river. Diesel range organics (DRO) were detected in six of seven groundwater monitoring locations. VOCs were detected from four of these wells. The redevelopment includes three new structures. A 150,000 square-foot office building, structured parking for 1150 vehicles, and a 200,000 square-foot commercial office structure.

St. Paul - U.S. Bank Operations Center - II

Awarded in 2002: \$39,259

St. Paul seeks TBRA match for a DTED grant to address unbudgeted expenses on its joint grants approved last spring for soil and groundwater remediation of the former American Hoist and Derrick (Amhoist) property. The site is south of the Mississippi River between the river and Filmore St. on the west side of Robert St. to an extension of Livingston St. The additional expenses were incurred to remediate a storm sewer utility corridor. Amhoist, the party responsible for the contamination, filed for bankruptcy on 1991. U.S. Bank has a development agreement with St. Paul contingent upon its efforts to obtain public assistance with the cleanup costs.

St. Paul - Upper Landing

Awarded in 2000: \$702,709

TBRA funds will be used as a match for a DTED grant to clean soil contamination from the former Kaplan Scrap Metal and Harvest States Grain facilities. The adjacent parcels, streets and alleys are part of the site and may have contributed to the problems. The Kaplan site is a former state Superfund site that was cleaned sufficiently to meet the owner's obligation to prevent contamination from migrating off the site. It was residential from about 1900 to 1950, and scrap metal activities occurred from 1966 through 1988. The Harvest States site operated as a boat launch with hotels and factories in the 1800s; stone cutting and lumber transitioned to grain milling in the first half of the 20th century, and the terminal operation ran from about 1950 to 1988. Contamination includes PCBs; metals such as lead, cadmium and chromium; PAHs; petroleum hydrocarbons; and VOCs. The focus of cleanup is on excavation and treatment or disposal of the impacted soils. Redevelopment plans call for 653 new units of housing - both rental and owner-occupied - commercial uses (grocery, retail, and restaurant), a public plaza, boat dock, and a walk/bike trail along the river.

St. Paul - West Side Flats

Awarded in 2001: \$221,000

Funds awarded will be used as a match for DTED funds to address soil contamination on a vacant site, which has been used for industrial purposes over the last 100 years. Phase I on the eastern half is located on a portion of the former American Hoist and Derrick Company property. This portion was used as a foundry, pattern shops and crane shops. Phase II on the western half is located on the former Unocal Tank Farm and the Technical Sealants site, the latter contaminated with lead, mercury and Benzo(a)Pyrene equivalents. Plans call for mixed-use redevelopment at the site, including retail offices, 239 condominiums and 100 rental units. The developer is committing to build affordable units in a subsequent development phase to the south. The development would occur in conjunction with the U.S. Bank project adjacent to the east, linking jobs, housing, recreational opportunities and downtown St. Paul amenities.

St. Paul - Westminster Junction - I

Awarded in 2002: \$327,500

The Port Authority will use these TBRA funds as a match for a DTED grant to clean 35 acres that have a long history of industrial use and contamination. Contamination occurred over more than 100 years of evolving industrial use. The site was originally

developed for residential and railroad switching yard use. Poor Richard's waste transfer station was established in the 1970s on most of the railroad property. This site has been vacant for several years except for a 12-acre portion where Waste Management Inc. operates a waste transfer station. Twin City Auto and Military Supply has operated an auto salvage yard since the early 1970s on three acres of the site, and Lovering Johnson owns a contractor storage yard on the western portion of the site. The soils contain DROS, VOCs, PAHs, PCBs, and metals at concentrations over MPCA reference values. Asbestos in significant amounts is also present. Environmental investigation indicates that current property owners have likely contributed only a small amount, if any, of the contamination. Previous occupant businesses no longer exist. Timing for this project is important because some of the contaminated soil will be encapsulated and used under the proposed Phalen Boulevard. If cleanup is done after the boulevard is constructed, the Port Authority estimates that cleanup costs will triple. The Port Authority plans to convey the southern portion of the site to St. Paul for Phalen Boulevard, and subdivide the remaining property for a Westminster Junction Business Center and the construction of three homes.

St. Paul - Westminster Junction - II

Awarded in 2003: \$65,000

The Port Authority will use these TBRA funds as a match for a DTED grant to clean 35 acres that have a long history of industrial use and contamination. Contamination occurred over more than 100 years of evolving industrial use. The site was originally developed for residential and railroad switching yard use. Poor Richard's waste transfer station was established in the 1970s on most of the railroad property. This site has been vacant for several years except for a 12-acre portion where Waste Management Inc. operates a waste transfer station. Twin City Auto and Military Supply has operated an auto salvage yard since the early 1970s on three acres of the site, and Lovering Johnson owns a contractor storage yard on the western portion of the site. The soils contain DROS, VOCs, PAHs, PCBs, and metals at concentrations over MPCA reference values. Asbestos in significant amounts is also present. Environmental investigation indicates that current property owners have likely contributed only a small amount, if any, of the contamination. Previous occupant businesses no longer exist. Timing for this project is important because some of the contaminated soil will be encapsulated and used under the proposed Phalen Boulevard. If cleanup is done after the boulevard is constructed, the Port Authority estimates that cleanup costs will triple. The Port Authority plans to convey the southern portion of the site to St. Paul for Phalen Boulevard, and subdivide the remaining property for a Westminster Junction Business Center and the construction of three homes.

St. Paul - Williams Hill - I

Awarded in 1996: \$714,500

Clean metals, VOCs and PAHs from soil on three previously owned sites - Kaplans Leased Property, Former South Junkyard and the Asphalt Plant. The site is located northeast of the intersection of Mississippi St. and University Ave. E. approximately one mile northeast of Downtown St. Paul. About 20 acres is owned by Ashbach Construction Co. (asphalt plant and concrete crushing) and a vacant four acres by Burlington Northern. The remainder consists of right-of-way land owned by St. Paul. Residential use prevailed from 1917 to the 1950s, followed by railroad use until 1982. The land has

been mined since 1959 and gradually replaced with piles of rubble. A small portion was used for a scrap metal and automobile storage and crushing. The site occupies the western end of the Phalen Corridor St. Paul has identified as a high priority for redevelopment. An extensive assessment of the site identified the need for significant soil and groundwater remediation. Four areas, including a former junkyard and the former John Street Dump are contaminated with metals, VOCs and PAHs. The portion of the site used for scrap metal and auto storage and crushing is affected by VOCs, PAHs, PCBs, diesel range organics, gasoline range organics and various metals. The groundwater at three locations is contaminated with VOCs and PAHs. Remediation will include excavation of the John Street Dump and other "hot spot" areas, a vapor extraction system and long-term monitoring.

St. Paul - Williams Hill - II

Awarded in 1998: \$433,000

Clean metals, VOCs and PAHs from soil on three previously owned sites - Kaplans Leased Property, Former South Junkyard and the Asphalt Plant. The site is located northeast of the intersection of Mississippi St. and University Ave. E. approximately one mile northeast of Downtown St. Paul. About 20 acres is owned by Ashbach Construction Co. (asphalt plant and concrete crushing) and a vacant four acres by Burlington Northern. The remainder consists of right-of-way land owned by St. Paul. Residential use prevailed from 1917 to the 1950s, followed by railroad use until 1982. The land has been mined since 1959 and gradually replaced with piles of rubble. A small portion was used for a scrap metal and automobile storage and crushing. The site occupies the western end of the Phalen Corridor St. Paul has identified as a high priority for redevelopment. An extensive assessment of the site identified the need for significant soil and groundwater remediation. Four areas, including a former junkyard and the former John Street Dump are contaminated with metals, VOCs and PAHs. The portion of the site used for scrap metal and auto storage and crushing is affected by VOCs, PAHs, PCBs, diesel range organics, gasoline range organics and various metals. The groundwater at three locations is contaminated with VOCs and PAHs. Remediation will include excavation of the John Street Dump and other "hot spot" areas, a vapor extraction system and long-term monitoring.

St. Paul - Williams Hill - III

Awarded in 1999: \$144,151

TBRA funds would be used to clean metals and petroleum derivatives from soils on three previously owned sites used for salvage, junkyard and asphalt plant operations. Historically, residential use prevailed from 1917 to the 1950s, followed by railroad use until 1982. The land has been mined since 1959 and gradually replaced with piles of rubble. An extensive assessment of the site identified the need for significant soil and groundwater remediation. Four areas are contaminated with metals, VOCs and PAHs. The portion of the site used for scrap metal and auto storage and crushing is affected by VOCs, PAHs, PCBs, diesel range organics, gasoline range organics and various metals. The groundwater at three locations on the site is contaminated with VOCs and PAHs. Remediation will include excavation of _hot spot_ areas, a vapor extraction system and long-term monitoring. The TBRA funds awarded in 1999 will cover an additional portion of the costs associated with soil cleanup work completed on the site. A public-private partnership was established to promote development along the corridor. The partnership

includes customized job training, apprenticeship programs, a business retention/attraction taskforce, and a long-range funding task force. An attractive industrial park with landscaping, sidewalks, and stormwater management ponds has been developed on the site, and 348,480-square feet of building floor space is substantially constructed. Five businesses are already established on the site. Together, the three TBRA grants have provided this project with \$1,291,651.

St. Paul - Winnipeg Apartments

Awarded in 2007: \$18,800

The applicant is requesting \$18,832 in matching funds for environmental investigation, soil vapor mitigation and soil remediation of a 0.5-acre site formerly used as a gas station, a small commercial building and one residence. Contamination identified includes petroleum (GRO, benzene, ethyl benzene, xylene, and toluene) in the soil in addition to GRO and BTEX in the groundwater. A small amount of lead-based paint chips suspected in the soil has not been confirmed by lab analysis. Expected benefits include 28 affordable rental housing units, 3,000 square feet of retail and enclosed parking in a 3-story building. Funds are to be used for environmental investigation, soil vapor mitigation and soil remediation. (Note, soil remediation is for petroleum-impacted soils, lead in the soil was not adequately tested and is not eligible.)

Stillwater - Lofts of Stillwater

Awarded in 2002: \$124,159

Stillwater will use TBRA funds to match a DTED grant to address soil contamination at 501 N. Main Street. By 1884, the site was developed for warehouse use for a farm implement manufacturer that became Minneapolis-Moline. Twin Cities Forge and Foundry used the site in the 1920s. After a period of vacancy, Farmers Oil Cooperative operated on the site in the 1950s with aboveground tanks and a vehicle service station. A service station building was constructed in 1961 that housed a Domino's Pizza, Motorsport, and Valvoline Rapid Oil Change. St. Croix Wood Carving conducted an ornamental woodcarving business in a separate pole-shed building. These buildings were removed in July of 2002. Contamination includes: PAHs in fill introduced periodically to keep the site above the flood plain; petroleum from various above- and belowground storage tanks; and low levels of arsenic, lead and pesticides. Following cleanup, Lofts of Stillwater, Inc. plans to redevelop with 59 condominiums constructed atop an underground parking structure.

Stillwater - Maple Island Creamery - I

Awarded in 1996: \$266,500

June 1996 TBRA funds will be used to remove asbestos from the existing Maple Island Creamery building, located on Stillwater's Main Street, a central transportation corridor of the community and surrounding area. The creamery building was constructed in 1939 by Maple Island Farm, a dairy farm north of Stillwater. Major building expansion occurred during the 1940s and 1950s. Facility expansion and food processing development continued into the 1990s. Maple Island Farm closed the Stillwater facility in 1995.

Stillwater - Maple Island Creamery - II

Awarded in 1996: \$182,628

TBRA funds will be used to remove asbestos from the existing Maple Island Creamery building, located on Stillwater's Main Street, a central transportation corridor of the community and surrounding area. The creamery building was constructed in 1939 by Maple Island Farm, a dairy farm north of Stillwater. Major building expansion occurred during the 1940s and 1950s. Facility expansion and food processing development continued into the 1990s. Maple Island Farm closed the Stillwater facility in 1995. TBRA funds awarded in December 1996 will pay for further costs to remove additional asbestos discovered during cleanup of the creamery building. Following cleanup, the building will be renovated and expanded for use as a grocery, hardware and office space. The city's intention is to serve the youth and seniors of the community by providing essential retail services within walking distance of downtown residents. The total TBRA funding

Wayzata - Wayzata Bay Center

Awarded in 2008: \$261,500

The applicant is requesting \$261,544 in TBRA funding and \$1,534,245 from DEED and \$249,871 from Hennepin County for soil remediation of a 14.5-acre site formerly used as a retail mall which included an automobile repair business and a small warehouse. Petroleum contamination found at the site is likely from the adjacent Q Petroleum site. Some contaminants identified are also likely from contaminated fill soils previously used on the site. However, eligible soil remediation costs were reduced based on the volume of known petroleum-impacted soil (16,500 cubic yards). Expected benefits in Phase 1 include the development of 35,155 square feet of retail space, 27,000 square feet of office space and a 100-room hotel. Additional future development (Phases 2-5) will include 255 senior residences, 155 apartments, and 113,189 square feet of additional retail space. (The expected benefits resulting from additional development phases were not considered as part of the current grant request because the construction was not expected to be completed within a 2-year grant term.) The TBRA recommendation is \$261,500, the full amount of the TBRA request. Funding is to be used for soil remediation.

West St. Paul - 1225 South Robert Street

Awarded in 2000: \$122,250

The county will use TBRA funds to assist with asbestos abatement in the former Midwest Federal Bank building constructed in 1965 adjacent to the Signal Hills Mall in West St. Paul. Beginning in the late 1980s the building was occupied by First Bank. First Bank vacated the building in 1997 and the property has remained vacant. Before the building can be used, asbestos present in floor tile, mastic under carpeting throughout the basement, pipe insulation, ceiling tile, roof flashing, ducts, and in spray-on insulation/fireproofing must be properly managed. Once asbestos abatement is complete, the property's owner plans to convert the two-story building to one-story by filling the basement to grade level, constructing a new floor and removing the second floor. The resulting retail space may be leased by up to four retail/food tenants such as a bagel shop, sandwich shop, coffee shop or other retail or service use. The nearly complete renovation of Signal Hills Mall, partly as a result of a TBRA grant, will

complement the proposed project.

West St. Paul - Signal Hills Mall

Awarded in 1998: \$324,500

Dakota County CDA will use TBRA funds to clean up asbestos in air duct insulation, floor tile and linoleum, pipe insulation and ceiling panels in the Signal Hills Mall prior to demolition. The mall opened in 1955, and its two strip mall components were later covered to become one of the first enclosed malls in the country. Competition from other nearby malls has had a negative impact on the Signal Hills facility contributing to high vacancy rates. The redevelopment plan includes a new Kmart store and relocation of Herbergers, more parking on an outlot and reconfiguration of the remainder of the center to its original "open air" design supplemented with new signage and facades.