

## SEED Funding

- Available Funding:** \$500,000
- Award Limit:** \$50,000 for investigation
- Local Match:** 25% for investigation and abatement
- Grant Term:** Two years (no extensions)
- Application Limit:** None

## SEED Key Dates

- Round One Due:** May 3
- Round One Decision:** July
- Round Two Due:** November 1
- Round Two Decision:** January 2022

## SEED Eligible Sites Table

Eligible Sites	Ineligible Sites
<ul style="list-style-type: none"><li>• Site must be in a current or former area of concentrated poverty (as determined by the Metropolitan Council)</li><li>• Properties with contamination that exceeds or is perceived to exceed safe standards set by the Minnesota Pollution Control Agency (MPCA), Minnesota Department of Agriculture (MDA) or the Minnesota Department of Health (MDH) for the intended use.</li><li>• Properties that are publicly-owned or privately-owned that have the potential to<ul style="list-style-type: none"><li>• increase the tax base and</li><li>• add or preserve jobs and/or</li><li>• add or preserve affordable housing after redevelopment is completed.</li></ul></li></ul>	<ul style="list-style-type: none"><li>• A party likely responsible for the contamination has been identified and is also likely financially capable of carrying out the investigation or partial cleanup in the foreseeable future;</li><li>• TBRA funding is not needed in order for the redevelopment to proceed;</li><li>• Redevelopment proposals that will not generate property taxes or payments in lieu of taxes (PILOT/PLT);</li><li>• The application does not score at least 50% (35 points) of the total possible points (70 points)</li></ul>

Applications may also be determined ineligible for funding if

- adequate cleanup funding is available from other public and private sources;
- any part of a redevelopment site that will be funded by the State or Federal Superfund Program in the current or following fiscal year;
- the redevelopment site requires extensive new regional infrastructure beyond that which is already planned or
- the redevelopment concept is not consistent with the redevelopment component of the municipality's comprehensive plan

## SEED Eligible Costs Table

Eligible Costs	Ineligible Costs
<ul style="list-style-type: none"> <li>• Creating or updating environmental investigation documents including*               <ul style="list-style-type: none"> <li>• Phase I environmental site assessment</li> <li>• Phase II environmental site assessment work plans</li> <li>• Phase II environmental site assessment</li> <li>• Hazardous building materials assessment</li> <li>• Abatement plans</li> <li>• Asbestos emissions control plans (ECP)</li> </ul> </li> <li>• hazardous building materials abatement or mitigation (asbestos and/or lead-based paint only)               <ul style="list-style-type: none"> <li>** including                   <ul style="list-style-type: none"> <li>• Abatement area containment</li> <li>• Implementing asbestos emissions control plan</li> <li>• Asbestos removal or encapsulation</li> <li>• Lead-based paint removal or stabilization</li> <li>• Loading, transport and disposal of asbestos and/or lead-based paint wastes</li> </ul> </li> </ul> </li> <li>• For sites with an approved cleanup plan and developer site control:               <ul style="list-style-type: none"> <li>• contaminated soil remediation</li> <li>• groundwater remediation</li> <li>• soil vapor mitigation</li> </ul> </li> <li>• limited demolition (as necessary to assess or access contamination only)</li> <li>• environmental oversight</li> </ul>	<ul style="list-style-type: none"> <li>• “Soft costs” such as               <ul style="list-style-type: none"> <li>• administrative overhead,</li> <li>• travel expenses,</li> <li>• legal fees,</li> <li>• bonds,</li> <li>• insurance,</li> <li>• permits,</li> <li>• licenses or authorization fees,</li> <li>• costs associated with preparing grant proposals or applications or bids,</li> <li>• applicant project coordination costs, operating expenses, planning costs, and prorated lease and salary costs.</li> </ul> </li> <li>• non-hazardous wastes, such as household waste, construction debris and solid waste (e.g., old tires)</li> <li>• regulated materials found in buildings, such as mercury in thermostats, oils in door closers, and other issues related to heating, ventilation and air conditioning systems</li> <li>• geotechnical costs</li> <li>• managing excess clean soil</li> <li>• construction costs</li> <li>• costs for assessment or cleanup work outside of the redevelopment site (as identified in the application &amp; cleanup plan)</li> </ul>

\*If an application is only for environmental investigation, costs for the investigation work incurred within 180 days before the application submission deadline may be considered as matching funds.

\*\*If an application is primarily for abatement and includes some recently incurred investigation costs (within 180 days before the application submission deadline), the costs for the investigation work included in a cleanup abatement grant request will only be reimbursed if the SEED applicant’s overall project is recommended for funding.

## SEED Eligible Activities Continued

Costs associated with asbestos and lead-based paint abatement must be for activities that meet state standards established by the Minnesota Department of Health and Minnesota Occupational Safety and Health Administration (OSHA) as well as federal standards including Asbestos Hazard Emergency Response Act (AHERA) and the Toxic Substances Control Act (TSCA) and the Environmental Protection Agency's Renovation, Repair and Painting Rule.

The Council will consider the following additional factors when reviewing costs to be paid using grant funds.

- We recommend applicants use separate line items when bidding work to be paid by grants to simplify the review of reimbursement requests if a grant is awarded.
- Contractor markups for subcontractor costs are eligible but limited to 10% or less.

## SEED Scoring Table

What: Proposed Project Outcomes		
<b>Tax Base</b>	Potential to increase the tax base of the recipient municipality based on the current tax base of the subject property and changes to the property classification <b>or</b> based on the desired land use per a current request for proposals for redevelopment	<b>5</b>
<b>Jobs and Housing</b>	Potential to add or retain new jobs or add or preserve housing choices through adaptive reuse, infill development or mixed-use redevelopment based on existing land use designation and proximity to existing employment centers	<b>5</b>
<b>Compact, Connected Development</b>	Develop vacant lots or re-use vacant buildings	<b>15</b>
	Potential to increase the use of transit and alternatives such as walking or biking	
	Interim use that increases visibility or improves marketability of the redevelopment opportunity	
	Potential to increase the intensity of land use based on existing improvements, if any, and existing zoning designation	
<b>Environmental Impact</b>	Identify or reduce risk to human health from suspected or known environmental contaminants, pollutants, hazardous substances or hazardous building materials and characterization of risks particularly to vulnerable populations (e.g., infants, children and elderly) based on the current property use at or adjacent to the subject property	<b>15</b>
	Potential to support equitable environmental protection based on project location and potential impact of exposure	<b>6</b>
How: Proposed Project Process		
<b>Process</b>	Include or plan for meaningful and inclusive community engagement with a variety of stakeholders including those least represented and most impacted by the future redevelopment project	<b>16</b>
	Address a city or neighborhood community or economic need identified in consideration or partnership of those most impacted and least represented; and demonstrate a need for public financing	
	Demonstrate a market demand for future redevelopment proposals	

## SEED Scoring Table Continued

Who: Proposed Project Team		
Capacity	Project team's capacity to begin an environmental investigation and commit sources for required matching fund contribution	8
	Project team's capacity to begin a partial soil cleanup or soil vapor mitigation	
	Public applicant's capacity to oversee environmental investigations or partial cleanup	
<b>Total</b>		<b>70</b>
<b>Applicants must score at least 35 of the 70 available points</b>		

### Program Manager

Marcus Martin

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## SEED Checklist

### TBRA SEED Application Contents

- 2021 TBRA SEED Form (Online Form in WebGrants Funding Opportunity)

### Application Attachments

- Resolution from applicant authorizing TBRA application submission (PDF). Name the file “TBRA Resolution – [Project Name].”
- Legal Description of Site (PDF). Name the file “TBRA Legal Descrip – [Project Name].”

### Maps (include project boundary)

- Parcel Map using LCA online mapping tool – a street map showing parcels and parcel identification numbers (including a unique county ID) for the redevelopment project.(PDF)
- Aerial Map using LCA online mapping tool – An aerial map showing the redevelopment project boundary. (PDF)
- Overview Map using LCA online mapping tool – An aerial map showing ¼ mile and ½ mile radius from the project site. (PDF)

### Project Images and Figures

- Current Conditions (Include image(s) of building interiors for abatement requests.) Name the file “TBRA Current Images – [Project Name].”

### Environmental Reports

- Phase II Environmental Site Assessment (PDF) Name the file “TBRA Phase II ESA – [Project Name].” (Submit if analytical tables not included in RAP)
- Phase I Environmental Site Assessment (PDF) Name the file “TBRA Phase I ESA – [Project Name].”
- Hazardous Materials Report (PDF) for asbestos or lead-based paint
- Response Action Plan Approval from PCA (PDF) for soil or ground water cleanups. Name the file “TBRA RAP Approval – [Project Name].”

### Budgets (Submit if requesting funding for abatement or other cleanup; Excel spreadsheet)

- Detailed Contamination Cleanup Budget
- Line-item Budget for Asbestos and Lead-Based Paint
- Other Redevelopment Incentives
- Response for Proposals (RFPs for subject property) (Demonstrating preferred development guidelines)