# 2022 Comparison of Competitive State, Regional and County Brownfield Financial Resources

| Frequently Asked Questions: | **EMPLOYMENT AND ECONOMIC DEVELOPMENT**<br><br>DEED Contamination Cleanup & Investigation | **METROPOLITAN COUNCIL**<br><br>Livable Communities Tax Base Revitalization Account (TBRA) | **Hennepin**<br><br>Environmental Response Fund | **RAMSEY COUNTY**<br><br>Environmental Response Fund |
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| 1) What general types of brownfield grants are available? | • Investigation (i.e., Environmental Site Assessment)<br>• Contamination Cleanup | • Investigation (i.e., Environmental Site Assessment)<br>• Abatement<br>• Contamination Cleanup<br>• Investigation, abatement, or cleanup within Areas of Concentrated Poverty | • Investigation (i.e., Environmental Site Assessment)<br>• Contamination Cleanup<br>• Abatement (for housing projects only) | • Investigation (i.e., Environmental Site Assessment)*<br>• Contamination Cleanup<br>• Abatement<br><br>(* Inquire with staff) |
| 2) Where can the grant funds be used? | Statewide | Cities participating in the Livable Communities Program within the 7-county metropolitan area | Hennepin County | Ramsey County |
| 3) How much money is available this funding cycle? | ~$4M | ~$2.9M | ~$1.5M | ~$500,000 |
| 4) Is there a matching fund requirement? | Yes, at least 25%<br>(up to 13% may come from other grants) | Cleanup, No<br>Investigation (25%)<br>SEED, No | No | No |
| 5) Is there a *maximum* grant request amount per proposal project? | Investigation - $50,000<br>Cleanup – no max | Investigation: $50,000<br>Cleanup: 50% of the funding available for the cycle | No | No |
| 6) Is there a *minimum* grant request amount per project? | No | No | No | No |
| 7) What is the average cleanup grant *request* amount in the past 3 years? | ~$457,000 | ~$368,000 | varies | varies |
| 8) What is the average cleanup grant *award* amount in the past 3 years? | ~$387,000 | ~$314,000 | $196,300 | $150,000 - $200,000<br>(Often as match to DEED grants) |

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| 9) Generally, what type of activities can your program fund? | • Phase I Environmental Site Assessment<br>• Phase II Environmental Assessment<br>• Response Action Plans<br>• Soil or ground water cleanups<br>• Soil vapor mitigation<br>• Limited Demolition (on a case-by-case basis) | • Phase I Environmental Site Assessment<br>• Phase II Environmental Assessment<br>• Response Action Plans<br>• Soil or ground water cleanups<br>• Hazardous building materials assessments (emphasis on asbestos or lead-based paint)<br>• Soil vapor mitigation<br>• Asbestos abatement<br>• Lead-based paint abatement<br>• Limited Demolition (on a case-by-case basis) | • Phase I Environmental Site Assessment<br>• Phase II Environmental Assessment<br>• Hazardous building materials surveys<br>• Response Action Plans<br>• Soil or ground water cleanups<br>• Soil vapor mitigation<br>• Asbestos & lead-based paint abatement (for housing projects only)<br>• Limited Demolition (on a case-by-case basis) | • Phase II Environmental Assessment*<br>• Hazardous building materials surveys*<br>• Response Action Plans<br>• Soil or ground water cleanups<br>• Soil vapor mitigation<br>• Asbestos & lead-based paint abatement<br><br>(* Inquire with staff) |
| 10) Who is eligible to apply for funding? | • Cities,<br>• Counties,<br>• Local public development authorities<br><br>(Private entities typically work together with public entities to request funding) | • Cities,<br>• Counties,<br>• Local public development authorities<br><br>(Private entities typically work together with public entities to request funding) | • Cities, quasi-governmental entities<br>• Local public development authorities<br>• Private or public for-profit companies<br>• Not-for-profit organizations | • Cities<br>• Local public development authorities<br>• Private or public for-profit companies<br>• Not-for-profit organizations |
| 11) What types of brownfield redevelopment projects have been awarded a grant within the past 2 years? | • Industrial<br>• Commercial<br>• Mixed use<br>• Multi-family Housing | • Multifamily Housing (affordable & market-rate; rental; senior; supportive; transitional)<br>• Commercial<br>• Industrial<br>• Mixed-use | • Multifamily Housing (affordable & market-rate; rental & ownership; senior; student; supportive)<br>• Commercial<br>• Industrial<br>• Mixed-use<br>• Green space | • Multifamily Housing (affordable & market-rate)<br>• Commercial<br>• Industrial<br>• Mixed-use<br>• Green space |
| 12) Does the applicant need to own the property? | No | No | No | No (but must have site control) |

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| 13) Is there a pre-application requirement by granting agencies? (Cities may have their own pre-application process e.g., Minneapolis, Saint Paul.) | No | No | No | No |
| 14) Are there prerequisites? Other than the application form, what documents are required to apply? | Response Action Plan<br>Response Action Plan Approval by MPCA<br>Development plan<br>Appraisal or Assessed value<br>City resolution of support | Response Action Plan<br>Response Action Plan Approval by MPCA<br>Hazardous Materials Assessment<br>Development plan<br>City resolution of support | Response Action Plan<br>Response Action Plan Approval by MPCA<br>Development plan<br>City resolution of support | Phase I ESA (for Phase II apps) completed within previous 24 months.<br>Response Action Plan<br>Response Action Plan Approval by MPCA<br>Development plan<br>City resolution of support |
| 15) Can I apply to more than one grant program at the same time? | Yes. You may apply to other grantors but you cannot apply for investigation and cleanup simultaneously and you may not apply to more than one program for investigation grants without prior approval. | Yes | Yes | Yes |
| 16) What are the funding priorities? | • Increases in property taxes<br>• Increases in permanent jobs<br>• Significant contamination cleanup<br>• Ready to begin construction | • Increases in property tax base (net tax capacity)<br>• Increases and retention of permanent jobs<br>• Adding affordable housing<br>• Significant contamination cleanup | • Significant contamination cleanup<br>• Ready to begin cleanup | • Increase in affordable housing units<br>• Increases in jobs<br>• Increases in property taxes<br>• Significant contamination cleanup<br>• Ready to begin construction<br>• Located in an environmental justice area as defined by MPCA<br>• 50/50 City of St. Paul/Suburban Ramsey split in awards |
| 17) What are some *other* important outcomes that will improve the chances of my project proposal being awarded a grant? | • Financial need<br>• Blight reduction | • Community Engagement<br>• Equitable Development<br>• Ready to begin construction<br>• Increase in density and intensity<br>• Proximity to transit service<br>• Proximity to regional parks and trails<br>• Use of best practices for on-site storm water management | • Creation or retention of affordable housing<br>• Sustainable project attributes<br>• Job creation & tax base increase | • Can complete cleanup within 18 months of application<br>• Project will be a catalyst to further redevelopment |

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| 18) Where do I find information about the evaluation process? | https://mn.gov/deed/government/financial-assistance/cleanup/contamination.jsp | http://www.metrocouncil.org/Communities/Services/Livable-Communities-Grants/Tax-Base-Revitalization-Account-(TBRA).aspx?source=child<br>[Select a grant type (e.g., cleanup) and the drop-down for 'Application Scoring' ] | https://www.hennepin.us/business/property/brownfields | https://www.ramseycounty.us/businesses/property-development/property-development-programs-incentives/environmental-response-fund |
| 19) What percentage of grant requests typically receive a grant award? | 71% | 71% | 70% | 77% |
| 20) Where do I find the application forms? | http://mn.gov/deed/government/financial-assistance/cleanup/contamination.jsp<br>(Select 'Forms' tab to download a form) | Online forms are listed by funding opportunity. To get started, go to our WebGrants homepage at https://metrocouncilgrants.org | An application will be available in August through the Supplier Portal https://www.hennepin.us/business/work-with-henn-co/supplier-portal | https://www.ramseycounty.us/businesses/property-development/property-development-programs/environmental-response-fund |
| 21) How many copies do I need to submit? | 2 printed copies & 2 electronic copies | submit one online form per project | submit one online form per project | submit one online form per project |
| 22) When are applications due? (Minneapolis pre-application due Mar 8) | November 1 (Loan applications are accepted anytime) | November 1 | November 1 (Loan applications are accepted anytime) | November 1 |
| 23) Is there an application fee by granting organizations required to apply? (Cities may require an application fee e.g., Minneapolis, Saint Paul.) | No | No | No | No |
| 24) When will the next cycle of grants be awarded? | December/January 2022 | January 2023 | February 2023 | February 2023 |
| 25) When is the earliest we can start the cleanup to be paid with grant funds? (*Prior to contract execution, costs incurred are at your own risk*.) | Depends on when RAP is approved | After a grant is awarded | Potentially the day after county board approval provided certain requirements are met | Potentially the day after county board approval provided certain requirements are met |
| 26) Can I get reimbursed with grant funds for costs already incurred? | Yes for cleanup costs, if RAP was approved within 6 months of the application date. However, investigation costs previously incurred are considered match-only costs and cannot be reimbursed. | Investigation costs incurred within 180 days of application date only. No cleanup costs. | No | No |
| 27) Where do I find examples of successful grant awards? | See a list of funded projects at http://mn.gov/deed/assets/contam-cleanup-funded-projects_tcm1045-132528.xlsx | https://metrocouncil.org/Communities/Services/Livable-Communities-Grants/LCA-Project-Profiles.aspx#TBRA | Contact Hennepin County Environment and Energy Staff or visit our website | https://www.ramseycounty.us/sites/default/files/Departments/Community%20%26%20Economic%20Development/ERF%20fact%20sheet%202019_Final.pdf |

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| 28) I can't submit a proposal in this funding cycle. When is the next one? | May 2023 | May 2023 | May 2023 | May 2023 |
| 29) For more information see . . | http://mn.gov/deed/government/financial-assistance/cleanup/contamination.jsp | http://www.metrocouncil.org/Communities/Services/Livable-Communities-Grants/Tax-Base-Revitalization-Account-(TBRA).aspx?source=child | https://www.hennepin.us/business/property/brownfields | https://www.ramseycounty.us/businesses/property-development/property-development-programs/environmental-response-fund |
| 30) Questions? Contact . . . | Kristin Lukes<br>Director, Brownfields and Redevelopment Unit<br> 651-259-7451 or 1-800-657-3858<br>Kristin.Lukes@state.mn.us | Marcus Martin, Livable Communities Grant Program Coordinator<br>651-602-1054<br>marcus.martin@metc.state.mn.us | Bria Boos<br>Senior Environmental Scientist<br>612-348-5948<br><br>Michael Torres<br>Senior Environmental Scientist<br>612-695-1841<br><br>Lance Robinette<br>Senior Environmental Scientist<br>612-543-4855<br><br>OR brownfields@hennepin.us | Martha Faust, Redevelopment Manager<br>martha.faust@ramseycounty.us<br>651-358-4341 |

Selected Online Resources:

Brownfields Resource Guide:  http://mnbrownfields.org/wp-content/uploads/2014/02/brownfields-resource-guide.pdf

Dakota County, Redeveloping Brownfields: https://www.co.dakota.mn.us/Environment/WaterResources/ContaminatedSites/Brownfields

Hennepin County Environmental Response Fund: https://www.hennepin.us/ERF

Ramsey County Environmental Response Fund: https://www.ramseycounty.us/businesses/property-development/property-development-programs-incentives/environmental-response-fund

Washington County CDA, Brownfield Assessment,https://www.eastmetromsp.org/brownfield-epa-grant

Metropolitan Council, Tax Base Revitalization Account: http://www.metrocouncil.org/Communities/Services/Livable-Communities-Grants/Tax-Base-Revitalization-Account-(TBRA).aspx?source=child

Minnesota Department of Employment & Economic Development, Contamination Cleanup & Investigation Program: http://mn.gov/deed/government/financial-assistance/cleanup/contamination.jsp

Minnesota Pollution Control Agency, Brownfields: http://www.pca.state.mn.us/index.php/waste/waste-and-cleanup/cleanup/brownfields/index.html

U.S. Environmental Protection Agency, Brownfields: http://epa.gov/brownfields/

Minnesota Brownfields: http://www.mnbrownfields.org/