

TAX BASE REVITALIZATION ACCOUNT (TBRA) CLEANUP

TBRA

Funding

Available Funding: \$2,250,000 per round round

Award Limit: 50% of available funding per city and no more than 75% of available funding in Minneapolis and St. Paul

Local Match: None

Grant Term: Three years (up to two year extension possible)

Application Limit: None

Key Dates

Round One Due: May 1, 2024

Round One Decision: July 2024

Round Two Due: November 1, 2024

Round Two Decision: January 2025

Cleanup Eligible Sites Table

Eligible Sites

- Properties with contamination that exceeds 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.
- Properties that are publicly-owned or privately-owned that will
 - increase the tax base **and**
 - add or preserve jobs **and/or**
 - add or preserve affordable housing after redevelopment is completed
- Total cleanup costs are over 1% of the total development cost excluding the cost of site acquisition

Ineligible Sites

- A responsible party has been identified and is likely financially capable of carrying out the cleanup in the foreseeable future;
- TBRA funding is not needed in order for the redevelopment to proceed;
- Eligible cleanup costs are equal to one percent or less than the total project development costs excluding the cost of site acquisition;
- Redevelopment proposals that will not generate property taxes or payments in lieu of taxes (PILOT/PLT);
- The application does not score at least 50% (75 points) of the total possible points (150 points)

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 requires extensive new regional infrastructure beyond that which is already planned
- the redevelopment is not consistent with the municipality's comprehensive plan

Program Coordinator

Marcus Martin

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Cleanup Eligible Activities Table continued

The Council considers the following additional factors when reviewing future costs to be paid using grant funds:

- Eligible activities for contaminated soil remediation include excavation, transportation, disposal fees for removal of contaminated soil conducted according to the RAP submitted with the application.
- The costs for replacing contaminated fill with clean fill and grading of clean soil are eligible as long as the volume of clean soil requested to be paid with grant funds is equal or less than the volume of contaminated soil removed.
- To minimize the amount of funds needed to replace contaminated soils, applicants are encouraged to design and implement projects in a way that minimizes the amount of backfill needed to replace the contaminated soils (e.g., underground parking, basements). Any underground use must be consistent with the approved RAP.
- Costs associated with soil vapor mitigation must be based on data provided that shows soil vapors are over 33 times the MPCA intrusion screening value thresholds.
- Actions documenting environmental monitoring systems or the successful implementation of a RAP such as technical writing are eligible for reimbursement.
- 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.

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Cleanup Scoring Table

WHAT: PROPOSED PROJECT OUTCOMES		
Tax Base	Increase to the city tax base	25
	Add tax revenue in the near term.(Projects not in or not expected to be in a Tax Increment Finance district(s) earns 5 points because all the affected tax jurisdictions benefit after construction is complete.)	
Jobs and Housing	Build new affordable housing that helps the city meet their share of the region’s need for affordable housing built between 2020-2030. Priority will be given to new housing units affordable to household with incomes at or below 30% of the area median income (AMI) in census tracts with the most households spending more than a third of their income on housing costs before considering units affordable at other levels of AMI up to 60% OR Preserve and rehabilitate affordable housing, prioritizing cities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or cities with higher rates of housing cost burdened households, AND Build or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market with priority given to housing for previously unhoused individuals, individuals with disabilities and housing developed with on-site supportive social services.	25
	Add or preserve long-term job opportunities with priority given to projects with living wage jobs	
	Add jobs in priority high-growth and high-opportunity sectors of the region’s economy for industry sectors that have demonstrated significant growth in recent years compared with the nation as a whole; and/or advance city job growth priorities identified in a public economic development strategy	
	Increase long-term living wage jobs in a qualified Seeding Equitable Environmental Development (SEED) eligible area	
Compact, Connected Development	Support efficient growth in the region through adaptive reuse, infill development or redevelopment	20
	Increase the use of transit and alternatives such as walking or biking	
	Demonstrate a market demand for future redevelopment proposals	5

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Cleanup Scoring Table continued

WHAT: PROPOSED PROJECT OUTCOMES		
	Criteria	Points
Environment and Livability	Cleanup contaminated sites with the greatest potential to improve the environment and reduce risk to human health	8
	Improve access to local and regional parks and trails through outreach, site design, or programming	20
	Conserve vital existing regional natural resources features and functions	
	Conserve, restore or protect the region's water resources through environmentally sound opportunities for recharging groundwater with best management practices for stormwater	
	Commitment to resilient energy infrastructure using renewable and/or district energy sources	
	Increase job opportunities within micro-enterprises, worker-owned businesses, or other business models that support wealth creation	
	Support equitable environmental protection for projects in areas most impacted by prior contaminants, pollutants, or hazardous substances that reduce potential impact of exposure	
Subtotal Outcomes		120
HOW: PROPOSED PROJECT PROCESS		
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by racial or other disparities	10
	The city is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices	4
Subtotal Process		14
WHO: PROPOSED PROJECT TEAM		
Capacity	Demonstrate public applicant's capacity to oversee environmental cleanup grants	16
	The team demonstrates a need for public financing	
	The project team, including partners represents the community the project will serve; or predevelopment activities will build a representative team	
	Project team's readiness to proceed with project site cleanup and construction	
Subtotal Team		16
Total		150
Applicants must score at least 75 of the 150 available points		

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Cleanup Checklist

TBRA Site Investigation Application Contents

- 2024 TBRA Site Investigation 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 images of site, and/or existing building exteriors for all requests. Include image(s) of building interiors for abatement requests.)
Name the file “TBRA Current Images – [Project Name].”
- Before image (JPG or GIF)
- Proposed site plan figure.
Name the file “TBRA Site Plan – [Project Name].”
- Proposed development (e.g., elevations, architectural renderings, concept sketches, etc.).

Name the file “TBRA Development Images – [Project Name].”

- Proposed soil excavation location with estimated depth and volume (for soil cleanup grant requests).
Name the file “TBRA Proposed Excavation– [Project Name].”

Environmental Reports

- Phase I Environmental Site Assessment (PDF)
Name the file “TBRA Phase I ESA – [Project Name].”
- Phase II Environmental Site Assessment (PDF)
Name the file “TBRA Phase II ESA – [Project Name].”
- RAP (PDF) Name the file “TBRA RAP– [Project Name]”
- Response Action Plan approval from MPCA (PDF) for soil or ground water cleanups.
Name the file “TBRA RAP Approval – [Project Name].”
- Hazardous materials report (PDF) for asbestos or lead-based paint

Budgets (Excel spreadsheet)

- Detailed contamination cleanup budget
- Line-item budget for asbestos and lead-based paint
- Construction Financing Commitment(s)

Other

- Letters of local support
- Demonstration of community engagement

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