

# TBRA SEEDING EQUITABLE ENVIRONMENTAL DEVELOPMENT (SEED)

Successful TBRA applications support redevelopment that eliminates or reduces the risk from contamination, increases the tax base and creates or preserve jobs or affordable housing.

SEED grants are intended for sites that do not have a planned or identified redevelopment located within an equitable development area (as determined by the Metropolitan Council) and are seeking public funding for site investigation, partial cleanup, or both.

## WHAT: PROPOSED PROJECT OUTCOMES

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
<b>Tax Base</b>	Increase to the tax base <b>OR</b> potential to increase the city tax base from expected changes to the property classification or the preferred land use in a current Request For Proposals for redevelopment	<b>5</b>	<ul style="list-style-type: none"> <li>What is the current tax base?</li> </ul> If a redevelopment is proposed, what is the future estimated tax base? For sites without a redevelopment project: <ul style="list-style-type: none"> <li>Will there be any changes to the current property tax classification?</li> <li>What is the future expected land use for the site?</li> </ul> (Properties that will be tax-exempt are not eligible.)	<ul style="list-style-type: none"> <li>Propose a redevelopment that will increase the tax base.</li> <li>Select a site with the most potential to increase the annual tax base.</li> </ul>
<b>Jobs and Housing</b>	Potential to add or preserve living-wage jobs or affordable housing based on the proposed redevelopment <b>OR</b> existing land use designation and proximity to existing employment centers..	<b>5</b>	If a redevelopment is proposed, how many jobs earning at least \$57,700 per year or affordable units are expected? For sites without a redevelopment project: <ul style="list-style-type: none"> <li>What is the current use of the site?</li> <li>Is the site near a regional concentration of jobs?</li> </ul>	<ul style="list-style-type: none"> <li>Propose a development that will add or keep existing jobs earning at least \$57,700 per year or affordable units affordable to households earning less than 60% of the area median income.</li> <li>(To see the rents or sales prices that qualify as affordable go to <a href="https://www.metrocouncil.org/2023-Ownership-and-Rent-Affordability-Limits">2023 Ownership and Rent Affordability Limits - Metropolitan Council</a> (<a href="https://www.metrocouncil.org">metrocouncil.org</a>).</li> <li>For sites without a redevelopment project, demonstrate the site has potential for commercial or residential redevelopment, particularly within areas with a high regional concentration of jobs.</li> </ul>

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Compact, Connected Development	Develop vacant lots or re-use vacant buildings	<b>20</b>	<ul style="list-style-type: none"> <li>• Is the proposed redevelopment site on a vacant lot?</li> <li>• Will the redevelopment require renovation of an empty or partly empty building?</li> </ul>	<ul style="list-style-type: none"> <li>• Propose redevelopment projects on vacant sites or projects that will re-use vacant buildings.</li> </ul>
	Potential to increase the use of transit and alternatives such as walking or biking		<ul style="list-style-type: none"> <li>• Is the redevelopment site located near existing transit and/or a regional bike trail?</li> <li>• Does the site location, sidewalks and/or proposed or existing building placement encourage tenants to walk to nearby destinations?</li> </ul>	Select a project location near: <ul style="list-style-type: none"> <li>• transit services,</li> <li>• a regional bike trail or</li> <li>• other places people find easy to walk.</li> </ul>
	Interim use that increases visibility or improves marketability of the redevelopment opportunity		<ul style="list-style-type: none"> <li>• Will there be an interim use for the site?</li> <li>• How visible is the site and interim use?</li> <li>• How has the redevelopment potential been marketed?</li> </ul>	<ul style="list-style-type: none"> <li>• For sites without a redevelopment project, identify an interim use and user.</li> <li>• Select a site with high visibility.</li> <li>• Identify ways the site is marketed to increase redevelopment interest (e.g., better on-site, signage, district marketing, tours, public and private real estate listing services, etc.)</li> </ul>
	Demonstrate a market demand for the proposed redevelopment OR future redevelopment proposals		<ul style="list-style-type: none"> <li>• What similar developments have been built or are under construction near the proposed redevelopment site in the past 3 years?</li> <li>• How full are the similar development sites nearby?</li> <li>• Have prospective tenants been identified for the redevelopment site?</li> </ul>	<ul style="list-style-type: none"> <li>• Identify recent similar developments open or opening soon near your development site.</li> <li>• How much of the space like your development is being used?</li> <li>• Include signed letters of intent from tenants with your application.</li> <li>• For sites without a redevelopment project, identify community needs or real estate market gaps not being met in your area that could be built on your site.</li> </ul>
	Potential to increase the density or intensity of land use based on the proposed development OR changes to existing site conditions, if any, and existing zoning designation		If the project will include housing, how many apartments or condos will be built considering the size of the property? If the project will include commercial space, how much space will be built or renovated considering the size of the property? If the project will include industrial space, is the location near a street used for trucking (freight corridor) or in an area with lots of jobs within our 7-county region? For sites without a redevelopment project: <ul style="list-style-type: none"> <li>• What other public investments have been made or are expected at the site?</li> <li>• Is the current zoning compatible with redevelopment concepts under consideration?</li> </ul>	Identify how many housing units or how much commercial space will be added or renovated. For sites without a redevelopment project: <ul style="list-style-type: none"> <li>• Identify the maximum size building that could be built on the redevelopment site.</li> <li>• Identify other public investments occurring at or near the project site.</li> <li>• Identify consistency of zoning with development concepts for the site.</li> </ul>

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## WHAT: PROPOSED PROJECT OUTCOMES

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
<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>	<ul style="list-style-type: none"> <li>• What are the expected contaminants of concern for the redevelopment project?</li> <li>• What prior land uses, or prior activities are highly likely to have resulted in contamination at the site?</li> <li>• Do you have a cleanup plan approved by the MPCA (or another similar regulatory organization)?</li> </ul>	<ul style="list-style-type: none"> <li>• Select sites that pose the greatest risk to human health and the environment.</li> </ul>
	Potential to support equitable environmental protection based on project location and potential impact of exposure.	<b>6</b>	<ul style="list-style-type: none"> <li>• What is the expected exposure risk for the contaminants expected or identified (i.e., soil, water, soil vapor, interior abatement, etc.)?</li> </ul>	<ul style="list-style-type: none"> <li>• Select sites likely to reduce the highest risks to potentially vulnerable populations and improve the environment.</li> <li>• Or sites in areas already more likely to result in higher or cumulative exposures to contaminants</li> </ul>

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## HOW: PROPOSED PROJECT PROCESS

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities	4	<ul style="list-style-type: none"> <li>How was the need for the project determined (e.g., private market, local policy, community, communities of color)?</li> <li>Who will benefit from the project, now and in the future?</li> </ul>	<ul style="list-style-type: none"> <li>Project needs were identified to reduce inequities or were identified by those most impacted by inequities.</li> <li>The project is expected to provide short- and long-term benefits to individuals and communities most impacted by inequities.</li> </ul>
	The city is taking steps toward addressing racial and other inequities at the local level, especially efforts to implement equitable development practices	3	<ul style="list-style-type: none"> <li>Has the city taken steps to define and understand local disparities in measurable outcomes influenced by development patterns and decisions? the city?</li> <li>Has the city adopted policies that are intended to mitigate disparities and/ or create more equitable development outcomes?</li> <li>Is the city taking tangible actions to integrate equitable development practices?</li> </ul>	<ul style="list-style-type: none"> <li>The city has adopted policies, like a disadvantaged business enterprise (DBE) policy, racial equity action plan, inclusionary zoning or environmental sustainability building standards or workforce programs that prioritize equitable development outcomes.</li> <li>The city participates in the Government Alliance on Race and Equity (GARE), has an equity, human rights or similar commission or advisory committee that informs local decisions, or other municipal efforts to address inequities.</li> </ul>

## WHO: PROPOSED PROJECT TEAM

Capacity	Project team's capacity to begin an environmental investigation or cleanup	12	<ul style="list-style-type: none"> <li>How have staff managed prior investigation or contamination cleanup?</li> <li>Do the requested grant activities reflect a good understanding of the eligible uses of funds?</li> </ul>	<ul style="list-style-type: none"> <li>The project team has successfully completed one or more prior environmental investigations or cleanups.</li> <li>The project team has hired an environmental contractor with brownfield redevelopment experience in Minnesota.</li> <li>A preliminary environmental investigation has been completed and a cleanup plan has been approved by a regulator.</li> <li>Sufficient financing has been identified for the intended investigation or cleanup.</li> <li>A signed access agreement(s) is provided if applicant or developer does not own site.</li> </ul>
	The team can demonstrate a need for public financing		<ul style="list-style-type: none"> <li>What is the total cost of the environmental investigation or partial cleanup?</li> <li>What sources are being or have been pursued to finance the environmental investigation?</li> </ul>	<ul style="list-style-type: none"> <li>A significant gap is demonstrated after all other public and private sources for the investigation or cleanup are identified.</li> <li>A viable Responsible Party for the contaminants has not been identified.</li> </ul>

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	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Capacity	The project team, including partners, represents the community the project will serve, or the predevelopment activities will build a representative team		<ul style="list-style-type: none"> <li>Is the project team (meaning any person or organization with a decision-making role, i.e., advisory group member, consultant, service provider, developer) intentionally structured to reflect or have experience working effectively with those historically impacted by racial or other inequities, or are traditionally under-represented in the community or the region?</li> </ul>	<ul style="list-style-type: none"> <li>A direct connection between demographic makeup of the project area and the lived experience of project team members (in a meaningful and appropriate way) or their experience responding to the needs of that or similar communities.</li> <li>A direct connection between the population intended to be served (i.e., persons with disabilities, persons experiencing homelessness) and the lived experience of project team-members or their experience responding to the needs of that or similar communities.</li> </ul>
	Public applicant's capacity to oversee environmental investigations or cleanup		<ul style="list-style-type: none"> <li>How have city staff managed prior contamination investigation or cleanup grants?</li> <li>If the applicant has received prior TBRA grants, how much of the grant funding has been relinquished in the past five years?</li> </ul>	<ul style="list-style-type: none"> <li>Prior successful grant management of TBRA funding.</li> <li>Consistent provision of required reports.</li> <li>Meeting grant administration deadlines.</li> <li>Providing an executed development agreement between the city and private developer for projects involving public-private partnerships on publicly-owned land.</li> </ul>