

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
Tax Base	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	5	<ul style="list-style-type: none"> What is the current tax base? Will there be any changes to the current property tax classification? What is the future expected land use for the site? 	<ul style="list-style-type: none"> Selection of sites with potential to increase the annual tax base.
	OR based on the desired land use per a current request for proposals for redevelopment			
Jobs and Housing	Potential to create or preserve living wage jobs or affordable housing opportunities based on existing land use designation and proximity to existing employment centers.	5	<ul style="list-style-type: none"> What is the current land use of the site? Is the site near a regional concentration of jobs? 	<ul style="list-style-type: none"> Demonstrate the site has potential for commercial or residential redevelopment. Sites with the potential to add jobs particularly within existing areas with a high regional concentration of jobs.
Compact, Connected Development	Develop vacant lots or re-use vacant buildings	20	<ul style="list-style-type: none"> Is the proposed redevelopment site on a vacant lot or require renovation of an existing building? 	<ul style="list-style-type: none"> Propose redevelopment projects on vacant sites or projects that will re-use vacant buildings.
	Potential to increase the use of transit and alternatives such as walking or biking		<ul style="list-style-type: none"> Is the redevelopment site located near existing transit and/or a regional bike trail? Does the site location, sidewalks and/or proposed or existing building placement encourage tenants to walk to nearby destinations? 	<ul style="list-style-type: none"> Select a project location near transit services. Select a location near a regional bike trail.
	Interim use that increases visibility or improves marketability of the redevelopment opportunity		<ul style="list-style-type: none"> Will there be an interim use for the site? How visible is the site and interim use? How has the redevelopment potential been marketed? 	<ul style="list-style-type: none"> Identify an interim use and user. Select a site with high visibility. Identify ways the site is marketed to increase redevelopment interest (e.g., better on-site, signage, district marketing, tours, public and private listing services, etc.)

What: Proposed Project Outcomes

Scoring Criteria		Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development	Demonstrate a market demand for future redevelopment proposals		<ul style="list-style-type: none"> • What similar developments have been built or are under construction near the proposed redevelopment site in the past 3 years? • How full are the similar development sites nearby? • Have prospective tenants been identified for the redevelopment site? 	<ul style="list-style-type: none"> • Identify recent developments with similar land uses existing or soon to be open near the proposed redevelopment site. • Identify occupancy or vacancy rates for similar developments near the development site. • Submit signed letters of intent identifying future development.
	Potential to increase the intensity of land use based on existing improvements, if any, and existing zoning designation		<ul style="list-style-type: none"> • What other public investments have been made or are expected at the site? • Is the current zoning compatible with redevelopment concepts under consideration? 	<ul style="list-style-type: none"> • Identify other public investments occurring at or near the project site. • Identify consistency of zoning with development concepts for the site.
Environmental Impact	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.	15	<ul style="list-style-type: none"> • What are the expected contaminants of concern for the redevelopment project? • What prior land uses, or prior activities are highly likely to have resulted in contamination at the site? 	<ul style="list-style-type: none"> • Selection of sites within equitable development areas with vulnerable populations that pose the greatest expected risk to human health and the environment. • Selection of sites more likely to result in higher or cumulative exposures to contaminants.
	Potential to support equitable environmental protection based on project location and potential impact of exposure.	6	<ul style="list-style-type: none"> • What is the expected exposure risk for the contaminants expected or identified (i.e., soil, water, soil vapor, interior abatement, etc.)? 	

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"> How was the need for the project determined (e.g., private market, local policy, community, communities of color)? Who will benefit from the project, now and in the future? 	<ul style="list-style-type: none"> Project needs were identified to reduce inequities or were identified by those most impacted by inequities. The project is expected to provide short- and long-term benefits to individuals and communities most impacted by inequities.
	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"> Has the city taken steps to define and understand local disparities in measurable outcomes influenced by development patterns and decisions? the city? Has the city adopted policies that are intended to mitigate disparities and/or create more equitable development outcomes? Is the city taking tangible actions to integrate equitable development practices? 	<ul style="list-style-type: none"> 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. 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.

Who: Proposed Project Team

Capacity	Project team's capacity to begin an environmental investigation	16	<ul style="list-style-type: none"> When will the investigation begin? Do the requested grant activities reflect a good understanding of the eligible uses of funds? 	<ul style="list-style-type: none"> Sufficient financing has been identified for the intended investigation. Signed access agreement(s) is provided if site is not owned by applicant.
	The team can demonstrate a need for public financing		<ul style="list-style-type: none"> What is the total cost of the environmental investigation or partial cleanup? What sources are being or have been pursued to finance the environmental investigation? 	<ul style="list-style-type: none"> A significant gap is demonstrated after all other public and private sources for the investigation are identified.

Who: Proposed Project Team

Capacity	The project team, including partners, is designed to reflect and be responsive to those underrepresented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way	12	<ul style="list-style-type: none"> 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? 	<ul style="list-style-type: none"> 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. 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.
	Project team's capacity to begin a partial soil cleanup or soil vapor mitigation		<ul style="list-style-type: none"> When will the cleanup begin? Do the requested grant activities reflect a good understanding of the eligible uses of funds? 	<ul style="list-style-type: none"> A preliminary environmental investigation has been completed and a cleanup plan has been approved by a regulator. Sufficient financing has been identified for the intended partial cleanup. Signed access agreement(s) is provided if site is not owned by applicant. Environmental contractors have been hired. A viable Responsible Party for the contaminants has not been identified.
	Public applicant's capacity to oversee environmental investigations or partial cleanup		<ul style="list-style-type: none"> How have city staff managed prior contamination investigation or cleanup grants? If the applicant has received prior TBRA grants, how much of the grant funding has been relinquished in the past five years? 	<ul style="list-style-type: none"> Prior successful grant management of TBRA funding. Consistent provision of required reports. Meeting grant administration deadlines. Providing an executed development agreement between the city and private developer for projects involving public-private partnerships on publicly-owned land.