

TBRA SEEDING EQUITABLE ENVIRONMENTAL DEVELOPMENT (SEED)

TBRA

Funding

Available Funding: \$250,000 per round

Award Limit: \$50,000 for investigation; 50% of available funding available for cleanup

Local Match: None

Grant Term: Two years (no extensions)

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

SEED Eligible Sites Table

Eligible Sites

- Site must be in an equitable development area (as determined by the Metropolitan Council).
- Properties with contamination that is not safe for the intended future use according to 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 have the potential to
 - increase the tax base and
 - add or keep jobs and/or
 - add or keep affordable housing after redevelopment is completed.

Ineligible Sites

- An individual or organization likely responsible for the contamination has been identified and is also likely financially capable of carrying out the investigation or a cleanup.
- TBRA funding is not needed for the redevelopment to proceed.
- Redevelopment proposals that will not generate property taxes or payments in lieu of taxes (PILOT/PLT).
- The application does not score at least 50% (35 points) of the total possible points (70 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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SEED Eligible Costs Table

Eligible Costs

- Creating or updating environmental investigation* documents including:
 - Phase I environmental site assessment
 - Phase II environmental site assessment work
 - plans
 - Phase II environmental site assessment
 - Hazardous building materials assessment
 - Abatement plans
 - Asbestos emissions control plans (ECP)
- hazardous building materials abatement or mitigation** (asbestos and/or lead-based paint only) including:
 - Abatement area containment
 - Implementing asbestos emissions control plan
 - Asbestos removal or encapsulation
 - Lead-based paint removal or stabilization
 - Loading, transport, and disposal of asbestos and/or lead-based paint wastes
- For sites with an approved cleanup plan and developer site control:
 - contaminated soil remediation
 - groundwater remediation
 - soil vapor mitigation
- limited demolition (as necessary to assess or access contamination only)
- environmental oversight

Ineligible Costs

- “Soft costs” such as
 - administrative overhead,
 - travel expenses,
 - legal fees,
 - bonds,
 - insurance,
 - permits,
 - licenses or authorization fees,
 - costs associated with preparing grant proposals or applications or bids,
 - applicant project coordination costs, operating expenses, planning costs, and prorated lease and salary costs.
- non-hazardous wastes, such as household waste, construction debris and solid waste (e.g., old tires)
- 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
- geotechnical costs
- managing excess clean soil
- construction costs
- costs for assessment or cleanup work outside of the redevelopment site (as identified in the application & cleanup plan)

* If an application is only for environmental investigation, costs incurred prior to award are not eligible for reimbursement with grant funds. 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.

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.

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SEED Scoring Table

WHAT: PROPOSED PROJECT OUTCOMES		
Tax Base	Increase the tax base OR 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	5
Jobs and Housing	Potential to add or preserve living-wage jobs or affordable housing based on the proposed development OR existing land use designation and proximity to existing employment centers	5
Compact, Connected Development	Develop vacant lots or re-use vacant buildings	20
	Potential to increase the use of transit and alternatives such as walking or biking	
	Interim use that increases visibility or improves market potential of the redevelopment opportunity	
	Demonstrate a market demand for the proposed redevelopment OR likelihood of future redevelopment proposals	
Environmental and Livability	Identify or reduce risk to human health from suspected or known environmental contaminants, pollutants, hazardous substances or hazardous building materials and likely impact 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
	Potential to support equitable environmental protection based on project location and potential impact of exposure from existing environmental risks	6
HOW: PROPOSED PROJECT PROCESS		
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities	4
	The city is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices	3
WHO: PROPOSED PROJECT TEAM		
Capacity	Project team's capacity to begin an environmental investigation or cleanup	12
	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	
	Public applicant's capacity to oversee environmental investigations or cleanup	
Total		70
Applicants must score at least 35 of the 70 available points		

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SEED Checklist

TBRA SEED Application Contents

- 2024 TBRA SEED form (online form in WebGrants Funding Opportunity)

Application Attachments

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

Project Images and Figures

- Before image (JPG or GIF)
- Current conditions (Include image(s) of building interiors for abatement requests.)
Name the file "TBRA Current Images – [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]." (Submit if analytical tables not included in RAP)
- Response Action Plan (PDF)
- Response Action Plan Approval from PCA (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 (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 or Public Funding commitments
- Response for Proposals (RFPs for subject property) (Demonstrating preferred development guidelines)
Construction Financing Commitment(s)

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