

TBRA

Seeding Equitable Environmental Development (SEED)

Funding

Available Funding: \$250,000 per round

Award Limit: \$50,000 for investigation

Local Match: None

Grant Term: Two years (no extensions)

Application Limit: None

Key Dates

Round One Due: May 2, 2022

Round One Decision: July 2022

Round Two Due: November 1, 2022

Round Two Decision: January 2023

SEED Eligible Sites Table

Eligible Sites	Ineligible Sites
<ul style="list-style-type: none">Sites must be in an equitable development area (as determined by the Metropolitan Council)Properties with contamination that exceeds or is perceived to exceed 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 have the potential to<ul style="list-style-type: none">increase the tax base andadd or preserve jobs and/oradd or preserve affordable housing after redevelopment is completed.	<ul style="list-style-type: none">A party likely responsible for the contamination has been identified and is also likely financially capable of carrying out the investigation or partial cleanup in the foreseeable futureTBRA funding is not needed for the redevelopment to proceedRedevelopment 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 site requires extensive new regional infrastructure beyond that which is already planned or
- the redevelopment concept is not consistent with the municipality's comprehensive plan

SEED Eligible Costs Table

Eligible Costs	Ineligible Costs
<ul style="list-style-type: none"> • Creating or updating environmental investigation* documents including <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • contaminated soil remediation • groundwater remediation • soil vapor mitigation • limited demolition (as necessary to assess or access contamination only) • environmental oversight 	<ul style="list-style-type: none"> • “Soft costs” such as <ul style="list-style-type: none"> • 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 for the investigation work incurred prior to award are not eligible for reimbursement with grant 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.

SEED Eligible Activities Continued

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.

SEED Scoring Table

What: Proposed Project Outcomes		
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 OR based on the desired land use per a current request for proposals for redevelopment	5
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
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 marketability of the redevelopment proposals	
	Demonstrate a market demand for future redevelopment proposals	
	Potential to increase the intensity of land use based on existing improvements, if any, and existing zoning designation	
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
	Potential to support equitable environmental protection based on project location and potential impact of exposure	6
Subtotal Outcomes		51
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
Subtotal Process		7

SEED Scoring Table Continued

Who: Proposed Project Team		
Capacity	Project team's capacity to begin an environmental investigation and commit sources for required matching fund contribution	12
	The team can demonstrate a need for public financing	
	The project team, including partners, is designed to reflect and be responsive to those under-represented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way	
	Project team's capacity to begin a partial soil cleanup or soil vapor mitigation	
	Public applicant's capacity to oversee environmental investigations or partial cleanup	
Subtotal Team		12
TOTAL		70
Applicants must score at least 35 of the 70 available points		

Program Coordinator

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SEED Checklist

TBRA SEED Application Contents

- 2022 TBRA SEED 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 image(s) of building interiors for abatement requests.)
Name the file “TBRA Current Images – [Project Name].”

Environmental Reports

- Phase II Environmental Site Assessment (PDF)
Name the file “TBRA Phase II ESA – [Project Name].” (Submit if analytical tables not included in RAP)
- Phase I Environmental Site Assessment (PDF)
Name the file “TBRA Phase I ESA – [Project Name].”
- Hazardous Materials Report (PDF) for asbestos or lead-based paint
- Response Action Plan Approval from PCA (PDF) for soil or ground water cleanups.
Name the file “TBRA RAP Approval – [Project Name].”

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
- Response for Proposals (RFPs for subject property) (Demonstrating preferred development guidelines)