

# TBRA

## Cleanup Funding

**Available Funding:** \$2,625,000 each 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)

## Cleanup Key Dates

**Round One Due:** May 3

**Round One Decision:** July

**Round Two Due:** November 1

**Round Two Decision:** January 2022

## Cleanup Eligible Sites Table

Eligible Sites	Ineligible Sites
<ul style="list-style-type: none"><li>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.</li><li>Properties that are publicly-owned or privately-owned that will<ul style="list-style-type: none"><li>increase the tax base <b>and</b></li><li>add or preserve jobs <b>and/or</b></li><li>add or preserve affordable housing after redevelopment is completed</li></ul></li><li>Total cleanup costs are over 1% of the total development cost excluding the cost of site acquisition</li></ul>	<ul style="list-style-type: none"><li>A responsible party has been identified and is likely financially capable of carrying out the cleanup in the foreseeable future;</li><li>TBRA funding is not needed in order for the redevelopment to proceed;</li><li>Eligible cleanup costs are equal to one percent or less than the total project development costs excluding the cost of site acquisition;</li><li>Redevelopment proposals that will not generate property taxes or payments in lieu of taxes (PILOT/PLT);</li><li>The application does not score at least 50% (75 points) of the total possible points (150 points)</li></ul>

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 redevelopment component of the municipality's comprehensive plan

## Cleanup Eligible Activities Table

Eligible Activities	Ineligible Activities
<ul style="list-style-type: none"> <li>• recently completed site investigation activities*               <ul style="list-style-type: none"> <li>• Phase I environmental site assessment</li> <li>• Phase II environmental site assessment work plans</li> <li>• Phase II environmental site assessment</li> <li>• Hazardous building materials assessment</li> <li>• Development of a Response Action Plan</li> <li>• Abatement plans</li> <li>• Asbestos emissions control plans (ECP)</li> </ul> </li> <li>• contaminated soil remediation**,</li> <li>• groundwater remediation**,</li> <li>• soil vapor mitigation**,</li> <li>• hazardous building materials abatement or mitigation (asbestos and/or lead-based paint only) *** including               <ul style="list-style-type: none"> <li>• Abatement area containment</li> <li>• Implementing asbestos emissions control plan</li> <li>• Asbestos removal or encapsulation</li> <li>• Lead-based paint removal or stabilization</li> <li>• Loading, transport and disposal of asbestos and/or lead-based paint wastes</li> <li>• limited demolition (as necessary to access contamination only)</li> </ul> </li> <li>• environmental oversight</li> </ul>	<ul style="list-style-type: none"> <li>• “soft costs” such as               <ul style="list-style-type: none"> <li>• administrative overhead,</li> <li>• travel expenses,</li> <li>• legal fees,</li> <li>• bonds,</li> <li>• insurance,</li> <li>• permits,</li> <li>• licenses or authorization fees,</li> <li>• costs associated with preparing grant proposals or applications or bids,</li> <li>• applicant project coordination costs, operating expenses, planning costs, and prorated lease and salary costs.</li> </ul> </li> <li>• non-hazardous wastes, such as household waste, construction debris and solid waste (e.g., old tires)</li> <li>• 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</li> <li>• geotechnical costs</li> <li>• managing excess clean soil</li> <li>• construction costs</li> <li>• costs for work outside of the redevelopment site (as identified in the application &amp; cleanup plan)</li> </ul>

\*The costs for the investigation work incurred included in a contamination cleanup grant request will only be reimbursed if the TBRA applicant’s overall project is recommended for funding.

\*\*Costs must be for activities included in a Response Action Plan (RAP) - and amendments, if any - approved by the MPCA or MDA for the redevelopment being proposed. (Projects working with the Voluntary Investigation Cleanup (VIC) Program and/or the Petroleum Brownfields Program (PBP) should start early. The MPCA requires a minimum of 45 working days before the TBRA application deadline to respond to a request for approval in time to apply for a grant.)

\*\*\*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.

## Cleanup Eligible Costs 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 back fill and grading of clean soil are eligible as long as the volume of clean soil added matches the volume of contaminated soil removed.
- In order 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.

## Cleanup Scoring Table

What: Proposed Project Outcomes		
Tax Base	Increase to the tax base of the recipient municipality	25
	Add tax revenue in the near term. (Projects not in or not expected to be in a Tax Increment Finance district earn 5 points because all the affected tax jurisdictions benefit immediately)	
Jobs and Housing	Increase in affordable rental or ownership housing units for households with incomes at or below 60% of Area Median Income (AMI)	25
	Preserve existing affordable housing units if: <ul style="list-style-type: none"> <li>the building undergoes substantial rehabilitation</li> <li>it ensures the extension of long-term affordability with income restrictions on tenants with incomes at or below 60% of Area Median Income (AMI) <b>and</b></li> <li>it includes federal subsidy (e.g., project-based Section 8) as part of the redevelopment financing</li> </ul>	
	Increase or retain the number of new full-time equivalent jobs in the region through adaptive reuse, infill development or redevelopment	
	Preserve and/or increase the number of permanent living wage jobs in the region	
	Increase permanent living wage jobs in an area of concentrated poverty or high unemployment	
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	
Environment and Livability	Cleanup contaminated sites with the greatest potential to improve the environment and reduce risk to human health	25
	Maximize access to local and regional parks and trails through outreach, site design, or programming	13
	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 through the use of renewable energy sources	
	Increase job opportunities within micro-enterprises, worker-owned businesses, or other business models that support wealth creation	7
	Potential to support equitable environmental protection based on project location and potential impact of exposure	

## Cleanup Scoring Table Continued

<b>How: Proposed Project Process</b>		
<b>Process</b>	Include or plan for meaningful and inclusive community engagement with a variety of stakeholders including those least represented and most impacted by the future redevelopment project	<b>25</b>
	Address a city or neighborhood community or economic need identified in consideration or partnership of those most impacted and least represented; and demonstrate a need for public financing	
	Demonstrate a market demand for future redevelopment proposals	
<b>Who: Proposed Project Team</b>		
<b>Capacity</b>	Demonstrate public applicant's capacity to oversee environmental cleanups	<b>10</b>
	Project team's readiness to proceed with project site cleanup and construction	
<b>Total</b>		<b>150</b>
<b>Applications must score at least 75 of the total 150 available points</b>		

**Program Manager**

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## Cleanup Checklist

### TBRA Cleanup Application Contents

- 2021 TBRA Cleanup 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].”
- 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 Volume (for soil cleanup grant requests). Name the file “TBRA Proposed Excavation– [Project Name].”

### Environmental Reports

- RAP (PDF) Name the file “TBRA RAP– [Project Name].”and/or
- 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].”

## Cleanup Checklist Continued

### Budgets (Excel spreadsheet)

- Detailed Contamination Cleanup Budget
- Line-item Budget for Asbestos and Lead-Based Pain