

Site Investigation Funding

Available Funding: \$125,000 per round

Award Limit: \$50,000 per project

Local Match: 25%

Grant Term: One Year (no extension)

Application Limit: None

Site Investigation Key Dates

Round One Due: May 3

Round One Decision: July

Round Two Due: November 1

Round Two Decision: January 2022

Site Investigation Eligible Sites Table

Eligible Sites	Ineligible Sites
<ul style="list-style-type: none">• 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 will<ul style="list-style-type: none">• increase the tax base and• add or preserve jobs and/or• add 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 in the foreseeable future;• No known or suspected environmental contamination is demonstrated• TBRA funding is not needed in order 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 investigation 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

Site Investigation Eligible Activities Table

Eligible Activities	Ineligible Activities
<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** • Development of a Response Action Plan*** • Abatement plans • Asbestos emissions control plans (ECP) • limited demolition (as necessary to assess 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’s project coordination costs, operating expenses, planning costs, and prorated lease and salary costs. • cleanup or abatement costs • construction costs (e.g., geotechnical or structural assessments) • costs for environmental assessments outside of the redevelopment site (as identified in the application)

*The costs for the investigation work incurred within 180 days before the application submission deadline may be considered as matching funds.

**Costs associated with asbestos and lead-based paint assessments must 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 EPA Renovation, Repair and Painting Rule.

***Response Action Plan (RAP) - and amendments, if any - must be submitted to the MPCA or MDA for the redevelopment being proposed.

The Council considers the following additional factors when reviewing future costs to be paid using grant funds

- 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.
- Future mitigation 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.
- Contractor markups for subcontractor costs are eligible but limited to 10% or less.

Site Investigation Scoring Table

What: Proposed Project Outcomes		
Tax Base	Increase to the tax base of the recipient municipality	5
Jobs and Housing	Increase in affordable rental or ownership housing units for households with incomes at or below 60% of Area Median Income (AMI)	5
	Preserve existing affordable housing units if: <ul style="list-style-type: none"> the building undergoes substantial rehabilitation it ensures the extension of long-term affordability with income restrictions on tenants with incomes at or below 60% of Area Median Income (AMI) and it includes federal subsidy (e.g., project-based Section 8) as part of the redevelopment financing 	
	Increase or retain the number of new full-time equivalent jobs in the region through adaptive reuse, infill development or redevelopment	
Compact, Connected Development	Develop vacant lots or re-use vacant buildings	15
	Increase the use of transit and alternatives such as walking or biking	
	Support efficient growth in the region through adaptive reuse, infill development or redevelopment	
Environmental Impact	Investigate contaminated sites with the greatest potential to improve the environment and reduce risk to human health	12
	Potential to support equitable environmental protection based on project location and potential impact of exposure	6
How: Proposed Project Process		
Process	Support pre-development that includes or plans for meaningful and inclusive community engagement with a variety of stakeholders including local representatives anticipated to be most impacted by a future redevelopment project	6
	Address a city or neighborhood community or economic need and demonstrate a need for public financing	6
	Demonstrate a market demand for future redevelopment proposals	5

Site Investigation 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	10
	Demonstrate public applicant's capacity to oversee environmental investigations	
Total		70
Applicants must score at least 35 of the 70 available points		

Program Manager

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Site Investigation Checklist

TBRA Site Investigation Application Contents

- 2021 TBRA Site Investigation 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)
- Site Plan. Name the file “TBRA Site Plan– [Project Name].”

Project Images and Figures

- Current Conditions (Include image(s) of building interiors for abatement requests.) Name the file “TBRA Current Images – [Project Name].”
- Proposed Development (e.g., elevations, architectural renderings, concept sketches, etc.). Name the file “TBRA Development Images – [Project Name].”

Environmental Reports

- RAP (PDF) Name the file “TBRA RAP– [Project Name].”and/or
- Phase I Environmental Site Assessment (PDF) Name the file “TBRA Phase I ESA – [Project Name].”
- Other prior environmental reports e.g., Limited Site Investigation, Limited Hazardous Materials Report, Asbestos or Lead-based paint Survey, etc.