

Community Development Committee

Meeting date: January 20, 2015

For the Metropolitan Council meeting of January 28, 2015

Subject: Livable Communities Act Tax Base Revitalization Account (TBRA) Grant Recommendations

District(s), Member(s): All

Policy/Legal Reference: Livable Communities Act, Minnesota Statutes §473.25

Staff Prepared/Presented: Marcus Martin, Senior Planner, 651-602-1054
Paul Burns, Manager, 651-602-1106

Division/Department: Housing & Livable Communities/Community Development

Proposed Action

That the Metropolitan Council (1) award thirteen 13 Tax Base Revitalization Account grants as follows and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Projects recommended for November 2014 TBRA funding cycle:	Recommended amount
Contamination Site Investigation	
Saint Louis Park – Wolfe Park Recreation Center	\$50,000
Saint Paul – Schmidt Keg House	\$24,300
Saint Paul – University and Vandalia Mixed Use	\$28,200
Contamination Cleanup	
Brooklyn Center EDA – MBC II	\$400,000
Fridley HRA – Northern Stacks Phase II	\$600,000
Hastings HEDRA – Hudson Manufacturing Redevelopment	\$78,000
Minneapolis – 602 Residences	\$60,100
Minneapolis – Leef Park	\$641,000
Minneapolis – Manufacturer’s Building	\$106,200
Minneapolis – New Horizon Academy	\$35,900
Minneapolis – Washington Chicago Redevelopment	\$423,400
Saint Paul Port Authority – Midway Stadium	\$750,000
White Bear Lake – The Waters Senior Living	\$101,700
TOTAL	\$3,298,800

Background

The TBRA is one of three active accounts established by the Livable Communities Act (LCA). The TBRA awards grants to clean up and redevelop contaminated land and buildings. The funding recommendations are evaluated based on criteria adopted annually by the Metropolitan Council as part of the Livable Communities Fund Distribution Plan (FDP); see http://metro council.org/Council-Meetings/Committees/Metropolitan-Council/2014/3-26-14/0326_2014_64.aspx

Rationale

Contamination cleanup grants are awarded based how well the proposals meet the requirements of the LCA and the Council's development goals described in Thrive MSP 2040. Each of the recommended proposals received in the November funding cycle implements Council policy by working with local communities to accommodate growth in a flexible, connected, and efficient manner. All of the recommended projects comply with guidelines established in the 2014 FDP.

Funding

The 2014 FDP approved \$5M for TBRA awards, with up to \$250,000 of that amount for the site investigation grant category. The plan approved two funding cycles, each offering funds for the cleanup and investigation grant categories. Half of the funds were offered in the spring cycle and half in the current fall cycle.

The FDP also approved \$3M for 2014 TBRA Transit-Oriented Development (TBRA-TOD) awards. The TBRA-TOD funds were drawn from the TBRA fund balance that increased due to relinquished grants and funds that were not granted during the economic downturn/Great Recession. The Council awarded two TBRA-TOD grants in August 2014, leaving \$1M available. The Council transferred \$76,500 of this amount into the spring funding round for regular program TBRA awards, which was over-subscribed.

The fall round of the regular program TBRA applications is also over-subscribed. To meet this need and fund as many qualified applications as possible, this motion recommends using the remaining amount of unrequested TBRA-TOD funds from 2014. Eight of the 13 projects recommended for funding in this round are located in TOD grant-eligible areas.

The LCA legislation provides funding limits when competition for the funds exceeds the amount available. In this grant cycle, the total amount requested – just over \$5.7M – exceeds the available funding. To comply with the statute, in this round no more than 75% of the TBRA funding made available may be awarded to Minneapolis and Saint Paul and no more than 50% of the funding made available may be awarded to a single city.

Minneapolis requested over \$2.5M in funding. Given the total amount of funding available, for this funding cycle the statute limits the total award to projects in a single city to \$1,649,400 or less. Minneapolis and Saint Paul combined requested over \$3.9M in funding. Similarly, for this funding cycle the statute also limits the total awards to projects in Minneapolis and Saint Paul to \$2,474,100 or less. Therefore, recommendations to these cities are lower than the cities' requests.

Known Support / Opposition

Resolutions endorsing each of the applications submitted were received from the respective cities or development authorities. No documented opposition to any of the proposed projects was presented to staff during the application review process.

Background

Response to the funding announcement

The Council issued a notice in August that grant funds were available in November. A workshop for prospective applicants was held in collaboration with the Department of Employment and Economic Development (DEED), Hennepin County and Ramsey County in August. Including the recommended additional TBRA TOD funding from 2014, the TBRA funding available for the November 2014 cycle is \$3,298,800. The Council received 21 applications last November, totaling \$5.7M. Three applications were later withdrawn. With the additional TBRA-TOD funding, the regular program could fund 58% of the total costs requested from applicants. However, all of the eligibility criteria must be met in order to be considered for funding.

How were the proposals evaluated?

Criteria approved in the FDP include:

- the projected increase in tax base
- increase in jobs
- anticipated wage levels
- the amount of environmental risk and threats to health and corresponding improvement upon completion
- market demand
- how the project helps implement Thrive MSP 2040 outcomes and support regional systems, including
 - leveraging transit investments with higher expectation of land use
 - encouraging redevelopment and infill development
 - investing in a mix of housing affordability along the region's transit corridors
 - providing housing and transportation choices for a range of demographic characteristics and economic means
 - increasing access to nature through regional parks and trails
 - promoting the wise use of water through expanding water conservation, and reuse as well as increasing groundwater recharge and optimizing surface water and ground water use
- work with partnerships (e.g., supporting Thrive principles such as coordinating effectively with partners and stakeholders across and throughout the region.) and
- the housing performance score of the city where the project is located.

Council staff from Environmental Services, Transportation, Regional Parks, and Local Planning Assistance reviewed the applications for consistency with Council plans and policies and found them all to be consistent. Their comments included:

- Future communication regarding the location of regional trails between the respective developers, the applicant and the regional park's implementing agencies is recommended for project sites to ensure safe and appropriate access to regional trail corridors. In particular, HEDRA and the private developer should coordinate proposed relocation of the Mississippi River Regional Trail with Dakota County Parks Department.
- For project sites that encounter contaminated ground water that may be discharged to the metropolitan wastewater disposal system (such as MBC II, Washington-Chicago, and Leef

Review Record

Park), the developer must contact the MCES Industrial Waste department to get a discharge permit.

- In addition, developers must submit monthly discharge records containing volume of discharge so that wastewater service charges may be determined.
- Some of the redevelopment proposals such as The Waters Senior Living will require a comprehensive plan amendment.

To evaluate the applications, staff worked with the Council's brownfield funding partners in the metro area including DEED, Hennepin County and Ramsey County. Staff clarified questions about the applications with applicant city staff and/or the technical consultants who helped prepare the application. Staff reviewed project budgets to determine if all of the requested expenses are eligible and reasonable for TBRA grants. In this funding cycle, staff determined that some of the requested funds were ineligible, so in these cases the eligible amount is less than the amount requested by the applicant. The recommended grant amounts for each application reflect all such adjustments.

Each application earned points based on how well it met the TBRA criteria. Contamination cleanup projects have a total of 150 possible points. Applications must score a minimum of 75 points to be considered for funding. Cleanup site investigation projects have a total of 60 possible points. Applications must score a minimum of 30 points to be considered for funding. Tables 3 and 4 (starting on page 6) lists the applications recommended for funding in descending rank order based on the points assigned.

Demonstrated Need for TBRA funding

Eligible applications need to demonstrate that the project requires TBRA funding for it to be completed as proposed. This determination is made by reviewing the applications, verifying the data and obtaining additional information from the various partners.

For requests for cleanup assistance, staff first compares the amount of the eligible cleanup funding requested to the overall project costs. Where the eligible cleanup costs are one percent or less than the total development costs, the program expectation is that the cleanup cost can be reasonably absorbed in the development costs without Council assistance. The eligible cleanup costs for all of the applicants in the November 2014 round (excluding applications that were withdrawn) were over one percent of the development costs and were thus considered a significant barrier to development.

The second measure considered is the amount of funding available from other public and private sources to conduct the environmental work.

Finally, staff determined if the project, as proposed, would proceed without Council funding. All the recommended projects met this consideration.

Partner Funding

In addition to TBRA funding, other sources of public funding are available to investigate and clean up contaminated sites. The Council has the discretion to make up for shortfalls from other funding partners, using Council evaluation criteria and limiting awards to TBRA-eligible cleanup expenses. The TBRA recommendations take into consideration the funding recommendations by the partners but the TBRA recommendations are not dependent on the decisions of the other funding partners.

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The table on the following page shows which applications made requests to the Metropolitan Council as well as to other funding partners providing environmental investigation and cleanup funding during this funding cycle.

Table 2: TBRA Funding Requests by Project and Grantor November 2014

Applicant - Project	Metropolitan Council	DEED	Hennepin County	Ramsey County
Brooklyn Center EDA - MBC II	•	•		
East Bethel - Castle Towers Wastewater Treatment Plant	•			
Fridley HRA - Northern Stacks Phase II	•	•		
Hastings HEDRA- Hudson Manufacturing Redevelopment	•	•		
Minneapolis - 602 Residences	•	•	•	
Minneapolis - 729 Washington	•	•		
Minneapolis - Anishinabe Bii Gii Win (Phase II)	•			
Minneapolis - The Encore	•	•	•	
Minneapolis - Hawthorne Eco Village Apartments	•		•	
Minneapolis - Leef Park	•		•	
Minneapolis - Manufacturer's Building	•			
Minneapolis - New Horizon Academy	•	•	•	
Minneapolis - Washington Chicago Development	•	•	•	
Saint Louis Park - Recreation Center	•	•	•	
Saint Paul - Schmidt Keg House	•			
Saint Paul - 333 Lofts on the Park (Phase I)	•			
Saint Paul - Willow Reserve	•			
Saint Paul - University and Vandalia Mixed Use Housing/Commercial Project	•			
Saint Paul Port Authority – Midway Stadium	•	•		•
South St Paul HRA - BridgePoint Building 4	•	•		
White Bear Lake - The Waters Senior Living	•	•		

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Grant awards have been made by DEED. Grant recommendations have been sent to the Hennepin County Board. The grant request to Ramsey County is under review.

Occasionally, contaminant-specific funding is available for soil impacted by petroleum and drycleaner solvents administered by the Minnesota Department of Commerce and the MPCA, respectively. Where applicable, TBRA grant recommendations have taken into account funding expected from other sources.

Project Ranking

Projects are listed by evaluation point totals in descending order in Tables 3 and 4 below. Thirteen projects are recommended for funding. More detailed information for each project related to the use of the funds and the expected project results is provided starting on page 8.

*Table 3
Tax Base Revitalization Account
November 2014 Ranking and Funding Recommendations
Contamination Cleanup Grant Applications*

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1	Saint Paul Port Authority – Midway Stadium ±	106	\$750,000	\$750,000
2	Minneapolis - Leef Park ±, †	103	\$641,075	\$641,000
3	Hastings HEDRA - Hudson Manufacturing Redevelopment	102	\$78,000	\$78,000
4-tie	Fridley HRA - Northern Stacks Phase II	99	\$600,000	\$600,000
4-tie	White Bear Lake - The Waters Senior Living	99	101,705	\$101,700
6	Minneapolis - 602 Residences ±	98	\$60,114	\$60,100
7	Minneapolis - Manufacturer's Building ±	97	\$106,260	\$106,200
8	Minneapolis - Washington Chicago Development ±	95	\$423,450	\$423,400
9-tie	Brooklyn Center EDA - MBC II	93	\$400,000	\$400,000
9-tie	Minneapolis - Hawthorne Eco Village Apartments †, ^	93	\$118,800	\$0
11	Minneapolis - New Horizon Academy ±, †	90	\$161,418	\$35,900
12	Minneapolis - Anishinabe Bii Gii Win Phase II ±, †	89	\$434,370	\$0
13-tie	South St Paul HRA -BridgePoint Building 4	72	190,268	\$0
13-tie	Saint Paul - 333 Lofts on the Park Phase I **, ±	72	\$585,000	\$0
NA	Minneapolis - 729 Washington ***, ±	NA	\$572,080	\$0
NA	Minneapolis - The Encore ***, ±	NA	\$19,500	NA
NA	East Bethel - Castle Towers Wastewater Treatment Plant ***	NA	\$460,605	NA

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*Table 4
Tax Base Revitalization Account
November 2014 Ranking and Funding Recommendations
Contamination Investigation Grant Applications*

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1	Saint Paul - University and Vandalia Mixed Use Housing/Commercial Project ±	42	\$48,809	\$28,200
2	Saint Louis Park - Wolfe Park Recreation Center Expansion	37	\$50,000	\$50,000
3	Saint Paul - Schmidt Keg House ±	36	\$24,327	\$24,300
4	Saint Paul - Willow Reserve **, †	25	\$16,875	NA
TOTAL Investigation and Cleanup Funding Recommended				\$3,298,800

(Shading indicates applicants not recommended for funding)

Eligible grant costs listed for investigations exclude the 25% matching fund requirement.

* Recommended funds are rounded down to the nearest \$100.

** Applicant did not meet required minimum score.

*** Application withdrawn.

^ TBRA request recommended for funding by a public partner± Located in a Transit Oriented Development Area

† Project is located in a Concentrated Area of Poverty (CAP)

Additional Review Considerations

As stated in the [Funding section of this business item](#) above, the LCA statute places limits on the amount of funds that may be awarded.

Additional funding limits are listed in Table 5 below.

*Table 5
Tax Base Revitalization Account
Livable Communities Funding Recommendations and Statutory Funding Limits*

Communities	Recommendation	Percentage of Funding Available
Suburban	\$1,229,700	37%
Cities of the first class (Minneapolis and St. Paul)	\$2,069,100	63%
Total Available	\$3,298,800	100% of total available
Balance	\$0	0% of total available
City with the largest cumulative funding recommendation: Minneapolis	\$1,266,600	38% of total amount available

Projects Not Recommended for TBRA Funding

Minneapolis – Hawthorne Eco Village Apartments: The applicant requested \$118,800 for cleanup on a vacant 1.3-acre site. The application is being recommended for full funding by the Hennepin County ERF grant program; therefore staff is not recommending any TBRA funding.

Minneapolis – Anishinabe Bii Gii Win Phase II: The applicant requested \$434,370 for soil cleanup of a vacant 1.4 acre site. Staff is not recommending funding due to the low evaluation score for the proposed project.

Projects Not Eligible for TBRA Funding

Withdrawn applications

East Bethel, Castle Towers Wastewater Treatment Plant: The applicant withdrew the application to allow for environmental investigation of the proposed project site.

Minneapolis, The Encore: The applicant withdrew the application to allow for further environmental investigation of the proposed project site.

Minneapolis, 729 Washington: The applicant withdrew the application to complete the environmental investigation of the proposed project site.

Applications that did not meet the scoring threshold

Saint Paul – 333 Lofts on the Park Phase I: The applicant requested \$585,000 for asbestos and lead-based paint abatement of a largely vacant building.

Saint Paul, Willow Reserve: The applicant requested \$16,875 in TBRA funding to conduct an environmental assessment on a vacant 2.9-acre site.

South Saint Paul HRA – BridgePoint Building 4: The applicant requested \$190,268 for soil cleanup of a 0.7-acre industrial site.

Projects Recommended for TBRA funding

Following is a summary of each project recommended for funding, listed alphabetically by applicant and grant type. Please be aware:

- The grant-funded activities for each of the projects are expected to be completed within the grant term and each redevelopment project facilitated by the grant must at least commence construction within the grant term (for example, 3 years for cleanup grants).
- Recommended funds are rounded down to the nearest \$100.
- For investigation applicants, grant amounts recommended exclude the 25% in required matching funds to be contributed by other public or private partners.
- It is possible that not all of the total estimated cleanup costs submitted in an application are eligible for reimbursement due to a number of factors. These can include the responsibility by the individual or organization that caused the pollution, the type of contamination, the date the costs were incurred, costs that are not part of a Response Approval Plan approved by the MPCA or Minnesota Department of Agriculture, ineligibility according to our grant administration guidelines or insufficient documentation of the proposed costs.

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- For evaluation purposes, estimated private investment is limited to redevelopment costs excluding land value or acquisition costs as well as furniture, fixtures and equipment or operating costs.
- Increases in the annual net tax capacity were calculated using a comparison of the net tax capacity assessed in 2014 with the future estimated net tax capacity for improvements that will be completed within a three-year grant term.
- Full-time equivalent jobs are based on the number of full-time and part-time hours divided by a 40-hour work week.

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Grant #
Grant Type Contamination Investigation
Applicant City of Saint Louis Park
Project Name Wolfe Park Recreation Center Expansion
Project Location 3700 Monterey Drive, Saint Louis Park
Council District 6 – James Brimeyer

Project Detail

Contaminant History	The vacant 8.1-acre public site was historically a dump for construction debris, municipal and hospital waste. The city acquired the site through tax-forfeiture. The site is currently used for recreation. The primary contaminants of concern identified are polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), diesel range organics (DRO), metals and debris in the soils and potential for soil vapor contamination.
Potential redevelopment project	Expected benefits include the expansion of the existing recreation center including a 180,700 square foot addition with recreational and community space, an outdoor ice rink and three levels of structured parking.
Potential net tax capacity increase	\$0 (The property will remain tax-exempt.)
Est. Jobs (FTEs)	47.25
Est. Affordable units (60% AMI)	NA
Est. Total housing units	NA
Funding	
Requested amount	\$50,000
Funding partners	None (Applications to DEED and Hennepin County were not successful.)
Previous LCA Funding	\$0
Match	\$29,500
Comments	Environmental investigation costs incurred prior to the date of grant award but within 180 days of the application date may be used for grant matching purposes only.
Use of Funds	
Amount	Uses to be completed by 12/31/2015
\$50,000	For Phase I environmental site assessment update, Phase II environmental site assessment and development of a Response Action Plan (RAP).

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Grant #
Grant Type Contamination Investigation
Applicant City of Saint Paul
Project Name Schmidt Keg House
Project Location 928 West Seventh Street, Saint Paul
Council District 14 – Jon Commers

Project Detail

Contaminant History	The 1.9-acre site and immediate surrounding area has historically been used as a lumber yard, gas station, brewery operations, and most recently an ethanol manufacturing plant before the recent conversion to housing. The existing historic keg house building is vacant and surrounded by various exposed concrete foundations. The primary contaminants of concern include contaminated fill soils with metals (primarily lead), polynuclear aromatic hydrocarbons (PAHs), and diesel-range organics (DRO) and debris as well as asbestos and lead-based paint in the building.
Potential redevelopment project	Restoration of the Keg House into 27,000 square feet of restaurant/entertainment space and a multi-tenant market.
Potential net tax capacity increase	\$103,908
Est. Jobs (FTEs)	140
Est. Affordable units (60% AMI)	NA
Est. Total housing units	NA

Funding

Requested amount	\$24,327
Funding partners	None
Previous LCA Funding	\$0. (No prior LCA funding has been awarded specifically for the former Keg House; however there have been several prior TBRA and TBRA-TOD awards, totaling \$1.9M, and two LCDA awards totaling \$1.8M.)
Match	\$8,109
Comments	Environmental investigation costs incurred prior to the date of grant award but within 180 days of the application date may be used for grant matching purposes only.

Use of Funds

Amount	Uses to be completed by 12/31/2015
\$24,300	For updating a Phase I environmental site assessment, supplemental Phase II Investigation, and development of a Response Action Plan (RAP).

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Grant #
Grant Type Contamination Investigation
Applicant City of Saint Paul
Project Name University and Vandalia Mixed Use
Project Location 2146 and 2161 University Avenue, Saint Paul
Council District 14 – Jon Commers

Project Detail

Contaminant History	The 1.8-acre site has two largely vacant commercial buildings that have been used for commercial and warehouse space. The primary contaminants of concern identified are asbestos within the existing buildings, petroleum-impacts in the soil from underground storage tanks, chlorinated solvents in the ground water and related soil vapor impacts.
Potential redevelopment project	Expected benefits include the development of 130 apartments including at least 60 affordable units and 15,000 square feet of commercial space to be developed in two phases.
Potential net tax capacity increase	\$92,087
Est. Jobs (FTEs)	3
Est. Affordable units (60% AMI)	60
Est. Total housing units	130

Funding

Requested amount	\$48,809
Funding partners	None.
Previous LCA Funding	\$0
Match	\$9,400
Comments	Environmental investigation costs incurred prior to the date of grant award but within 180 days of the application date may be used for grant matching purposes only.

Use of Funds

Amount	Uses to be completed by 12/31/2015
\$28,200	For additional hazardous materials assessment, supplemental Phase II work plan and environmental site assessment, including testing of hydraulic oils and development of an asbestos abatement plan and a Response Action Plan (RAP)

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Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Brooklyn Center EDA
Project Name	MBC II
Project Location	4821 Xerxes & 4823-1/2 Osseo Road, Brooklyn Center
Council District	2 – Lona Schreiber

Project Detail

Contaminant history	The 5.1-acre site was historically used as a bulk petroleum distributor, warehousing and shipping of potatoes and the manufacture of nitrogen-based fertilizers and the re-packaging and sale of agricultural pesticides & herbicides. As the result of putting out a fire in 1979, contaminants were spread in the surface water and ground water. A partial cleanup was completed related to the impact of the fire. The remaining existing buildings on the site have been vacant since 2006. The primary remaining contaminants of concern identified include agricultural chemical to soil and groundwater, polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), metals (mercury, arsenic, chromium and silver), diesel range organics (DRO) in the fill soils and asbestos in the three buildings.
Redevelopment project to start construction by 12/31/17	Expected benefits include development of a 60,000 square foot multi-tenant light industrial building
Jobs (FTEs)	87
Net tax capacity increase	\$84,329
Acres cleaned	5.1
Total housing units	NA
Affordable units (60% AMI)	NA
Funding	
Requested amount	\$400,000
Funding partner requests	\$610,000 from DEED and \$440,000 from Hennepin County (awarded in the spring of 2014) for soil remediation, soil vapor mitigation, well abandonment and demolition.
Previous LCA Funding	\$50,000 for environmental investigation in 2010
Comments	Costs incurred prior to grant award are not eligible for grant funding. In addition, costs associated with off-site well surveys, capping of the site are also not eligible for grant funding. Cleanup work adjacent to the Canadian Pacific (CP) rail lines (i.e., "Railroad Property") is considered off-site and not part of this grant request.
Use of Funds	
Amount	Uses to be completed by 12/31/2017
\$400,000	For soil remediation, soil vapor mitigation including a vapor barrier, and construction of ground water monitoring wells.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant City of Fridley HRA
Project Name Northern Stacks Phase II
Project Location 4800 E River Rd, Fridley
Council District 2 – Lona Schreiber

Project Detail

Contaminant history	The 40.2-acre commercial site is the second of a phase of the redevelopment of the former Naval Industrial Reserve Ordinance Plant (NIROP) operated by BAE Systems. Industrial operations at the site including the use of chlorinated solvent degreasers, distillation and discharge operations contributed to the contamination found. The primary contaminants of concern identified include volatile organic compounds, semi-volatile organic compounds, metals, polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls, diesel range organics and gasoline range organics in the soil and ground water and related soil vapor impacts as well as asbestos in the building.
Redevelopment project to start construction by 12/31/17	Expected benefits include rehabilitation of an existing building into 561,000 square feet of office and industrial space.
Jobs (FTEs)	630
Net tax capacity increase	\$418,539
Acres cleaned	40.2
Total housing units	NA
Affordable units (60% AMI)	NA

Funding

Requested amount	\$600,000
Funding partner requests	\$903,500 from DEED for soil remediation, soil vapor mitigation and ground water monitoring and \$1M in TIF Hazardous Materials Sub-District from the City of Fridley for environmental investigation and soil remediation and additional TIF for soil vapor mitigation.
Previous LCA Funding	\$0 (However, the first phase of the redevelopment adjacent to the subject property was awarded a \$547,000 contamination cleanup grant in the fall 2013 funding cycle.)
Comments	Operation and maintenance of the vapor mitigation system is not eligible for grant funding.

Use of Funds

Amount	Uses to be completed by 12/31/2017
\$600,000	For soil remediation, soil vapor mitigation installation, lining of the storm water pond to prevent infiltration and asbestos abatement within the existing building.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Hastings HEDRA
Project Name	Hudson Manufacturing Redevelopment
Project Location	200 West 2nd Street, Hastings
Council District	16 – Wendy Wulff

Project Detail

Contaminant history	The 2.4-acre industrial site was formerly used by a spray tank manufacturing business and historically used as a sawmill, lumber yard as well as a door and sash manufacturing business. The building is almost entirely vacant. Additions built in 1966 and 1974 have been demolished. The primary contaminant of concern in the current request is asbestos in the buildings.
Redevelopment project to start construction by 06/30/17	Expected benefits include the renovation of the existing building into 35 apartments (42,538 square feet) and 66,114 square feet of commercial space including a 52-room hotel, restaurant and additional amenities including art and event space as well as a roof terrace and parking.
Jobs (FTEs)	74
Net tax capacity increase	\$123,974
Acres cleaned	2.4
Total housing units	35
Affordable units (60% AMI)	NA
Funding	
Requested amount	\$78,000 in TBRA funding for additional asbestos abatement
Funding partner requests	\$256,142 from DEED for soil remediation and soil vapor mitigation and \$400,000 from EPA via Dakota County for environmental investigation, soil remediation and soil vapor mitigation.
Previous LCA Funding	Contamination investigation funding previously awarded includes \$50,000 from TBRA in spring 2011 funding cycle and \$93,400 from TBRA in spring 2014 and \$980,000 for Great River Landing from LCDA.
Use of Funds	
Amount	Uses to be completed by 6/30/2017
\$78,000	For asbestos abatement

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Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	602 Residences
Project Location	602, 602 1/2 and 606 1st Street North, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail

Contaminant history	The 0.3-acre commercial site was historically a railroad yard. It has been used for various wholesale and assembly operations and more recently as a parking garage for adjacent residents. The primary contaminants of concern identified include metals and polynuclear aromatic hydrocarbons (PAHs) in the soils and asbestos in the building.
Redevelopment project to start construction by 12/31/17	Expected benefits include development of 30 condominiums in an 8-story building with two levels of underground parking
Jobs (FTEs)	2.5
Net tax capacity increase	\$351,878
Acres cleaned	0.3
Total housing units	30
Affordable units (60% AMI)	0

Funding

Requested amount	\$60,114
Funding partner requests	\$295,006 from DEED for environmental investigation and soil remediation and \$25,563 from Hennepin County for soil remediation.
Previous LCA Funding	\$0
Comments	Eligible soil remediation costs are for loading, transportation and disposal of contaminated soil. Costs associated with geotechnical soil correction or excavation of contaminated soil is not eligible for grant funding.

Use of Funds

Amount	Uses to be completed by 12/31/2017
\$60,100	For asbestos abatement and soil remediation.

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Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Leef Park
Project Location	212 James Avenue, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail

Contaminant history	The 1.8-acre commercial site was initially used for manufacturing asbestos pipe but has been used for over 80 years as an industrial laundering facility. The site has been vacant for 8 years. The primary contaminants of concern identified include Stoddard solvents and related petroleum impacts, metals (lead and mercury) and polynuclear aromatic hydrocarbons (PAHs) in soil, petroleum impacts and naphthalene, trichloroethene, and tetrachloroethene in the groundwater and related soil vapor impacts as well as asbestos and lead-based paint in the building.
Redevelopment project to start construction by 12/31/17	Expected benefits include development of 47 market-rate condominiums and 13 affordable condominiums with surface parking in development phase 1 (Additional housing and potentially retail will be considered for phase 2.)
Jobs (FTEs)	1
Net tax capacity increase	\$125,750
Acres cleaned	1.8
Total housing units	60
Affordable units (60% AMI)	13

Funding

Requested amount	\$641,075
Funding partner requests	\$244,850 to Hennepin County for environmental investigation, soil remediation and soil vapor mitigation and ground water soil vapor extraction.
Previous LCA Funding	\$50,000 for environmental investigation in the spring 2014 funding cycle

Use of Funds

Amount	Uses to be completed by 12/31/2017
\$641,000	For additional environmental investigation, asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation including an active sub-slab vapor depressurization system and ground water soil vapor extraction (including operations and maintenance for 2 years and sampling from monitoring wells).

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Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Manufacturer's Building
Project Location	401 1st Ave North and 27 4th Street North, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail

Contaminant history	The 0.2-acre commercial site was formerly used for clothing and apparel manufacturing. The building has been vacant for over 8 years. The primary contaminants of concern identified include asbestos and lead-based paint in the building.
Redevelopment project to start construction by 12/31/17	Expected benefits include renovating the existing building into 54,190 square feet of office space
Jobs (FTEs)	241
Net tax capacity increase	\$26,598
Acres cleaned	0.2
Total housing units	NA
Affordable units (60% AMI)	NA

Funding

Requested amount	\$106,260
Funding partner requests	\$0
Previous LCA Funding	\$0
Comments	

Use of Funds

Amount	Uses to be completed by 12/31/2017
\$106,200	For asbestos abatement and lead-based paint abatement.

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Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	New Horizon Academy
Project Location	3354 Penn Avenue North, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail

Contaminant history	The 0.3-acre commercial site was formerly used as a gas station. The site has been vacant for five years. The primary contaminants of concern identified include petroleum impacts to the soil and related soil vapor impacts.
Redevelopment project to start construction by 12/31/17	Expected benefits include the development of a 12,127 square foot child care and early education center.
Jobs (FTEs)	24
Net tax capacity increase	\$23,250
Acres cleaned	0.3
Total housing units	NA
Affordable units (60% AMI)	NA

Funding

Requested amount	\$161,418
Funding partner requests	\$242,876 from DEED and \$102,610 from Hennepin County for soil remediation and soil vapor mitigation.
Previous LCA Funding	\$0

Use of Funds

Amount	Uses to be completed by 12/31/2017
\$35,900	For soil remediation and soil vapor mitigation.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Washington Chicago Development
Project Location	708, 713 and 724 South 3rd Street; 713 South Washington Avenue; and 233 Park Ave South, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail

Contaminant history	The 1.3-acre commercial site was formerly used for a variety of commercial and industrial uses for over 100 years. Recently, the site has been used for surface parking and includes a vacant two-story industrial building. The primary contaminants of concern identified include fill soils with metals (arsenic, lead, and mercury), petroleum impacts, poly aromatic hydrocarbons (PAHs), and tetrachloroethene (PCE) and asbestos in the building and fire doors with lead-based paint.
Redevelopment project to start construction by 12/31/17	Expected benefits include 175 market-rate apartments with 25,000 square feet of commercial space and underground parking
Jobs (FTEs)	53
Net tax capacity increase	\$388,014
Acres cleaned	1.3
Total housing units	175
Affordable units (60% AMI)	0

Funding

Requested amount	\$423,450
Funding partner requests	\$523,450 from DEED and \$100,000 from Hennepin County for soil remediation
Previous LCA Funding	\$0
Comments	Disposal of regulated materials are not eligible for grant funding.

Use of Funds

Amount	Uses to be completed by 12/31/2017
\$423,400	For a hazardous materials assessment, asbestos abatement, lead-based paint abatement and soil remediation.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Saint Paul Port Authority
Project Name Midway Stadium
Project Location 1771 Energy Park Drive, Saint Paul
Council District 14 – Jon Commers

Project Detail

Contaminant history	The 12.6-acre commercial site was historically used as a dump prior to being developed into a baseball stadium. The site is currently vacant. The primary contaminants of concern identified include fill soils with naphthalene, metals (mercury and lead), and polyaromatic hydrocarbons (PAHs) and diesel range organics (DRO), gasoline range organics (GRO) and debris as well as soil vapor impacts including benzene and elevated levels of methane.
Redevelopment project to start construction by 12/31/17	Expected benefits include the development of 189,000 square feet multi-tenant industrial building with surface parking.
Jobs (FTEs)	380
Net tax capacity increase	\$366,966
Acres cleaned	12.6
Total housing units	NA
Affordable units (60% AMI)	NA

Funding

Requested amount	\$750,000
Funding partner requests	\$1,250,000 from DEED and \$500,000 from Ramsey County for soil remediation and soil vapor mitigation.
Previous LCA Funding	\$0
Comments	Costs related to erosion control, solid waste management (e.g., concrete crushing) and geotechnical costs are not eligible for grant funding.

Use of Funds

Amount	Uses to be completed by 12/31/2017
\$750,000	For soil remediation and soil vapor mitigation.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of White Bear Lake
Project Name	The Waters Senior Living
Project Location	1600 and 1596 Cedar Ave. and 3808 and 3816 Hoffman Road, White Bear Lake
Council District	11 – Sandy Rummel

Project Detail

Contaminant history	The 5-acre site was formerly used for various commercial services including use as a former gas station and auto repair and more recently for car sales. The site also includes a bowling alley and two residences. The primary contaminants of concern identified include petroleum impacts and small amounts of debris containing asbestos in the soil and related vapor impacts particularly tetrachloroethene and trichloroethene (TCE) as well as asbestos in the buildings.
Redevelopment project to start construction by 12/31/17	Expected benefits include the development of 136 market-rate senior apartments in a new 4-story building with underground (78 spaces) and surface parking (71 spaces).
Jobs (FTEs)	52
Net tax capacity increase	\$330,882
Acres cleaned	5
Total housing units	136
Affordable units (60% AMI)	0

Funding

Requested amount	\$101,705
Funding partner requests	\$171,525 from DEED for soil remediation
Previous LCA Funding	\$0
Comments	

Use of Funds

Amount	Uses to be completed by 12/31/2017
\$101,700	For a hazardous materials assessment soil remediation and soil vapor mitigation.