

Community Development Committee

Meeting date: June 15, 2015

For the Metropolitan Council meeting of June 24, 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 16 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 May 2015 TBRA funding cycle:	Recommended amount
Contamination Site Investigation	
Minneapolis – PRG Southside Rehabilitation	\$50,000
Pilot	
Minneapolis - 4146 Fremont Av N	\$68,600
Minneapolis - Upper Harbor Terminal	\$32,200
Minneapolis - Western Motors	\$13,100
St Paul - 845-851 Payne Av	\$27,100
St Paul - Rice & Sycamore	\$27,100
St Paul - Saxon Ford	\$22,500
Contamination Cleanup	
Hopkins - Oxford Village Apartments	\$190,100
Maplewood - Villages at Frost-English	\$77,900
Minneapolis - 4041 Hiawatha	\$130,100
Minneapolis - Huron Hotel	\$180,400
Minneapolis - Seward Towers	\$517,950
Minneapolis - Superior Plating (former)	\$798,800
Saint Louis Park EDA - Shoreham	\$594,000
Saint Paul - Schmidt Keg House (former)	\$94,500
Saint Paul Port Authority – Macys	\$720,750
TOTAL	\$3,545,100

Background

The Tax Base Revitalization Account (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 on 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 May 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 2015 FDP.

Funding

Approved funding. The 2015 FDP approved

- \$5M for TBRA investigation and cleanup activities, with up to \$250,000 of that amount for the site investigation grant category. The plan approved two funding cycles. Half of the investigation and cleanup category funds are available in the spring cycle and half will be available in the current fall cycle.
- \$1M for a new pilot grant category to encourage development on strategic sites within areas of concentrated poverty that do not have a specific redevelopment project but show potential for job creation. The entire amount of the pilot funds is available in the spring cycle. The balance of funds not awarded will be available in the fall cycle.
- \$2M for TBRA Transit-Oriented Development (TBRA-TOD) awards. The Council received \$1,145,000 in preliminary requests, known as project concept plans (PCPs), for two TBRA-TOD projects in May 2015. These requests will be considered as part of the TOD program – not the regular TBRA program – leaving the TBRA-TOD program at least \$854,500 under-subscribed. (Applicants must first submit a PCP to be eligible to submit a full application in July.)

Cross-over between regular-program TBRA and TBRA-TOD applications. The cleanup grant category in the spring round of the TBRA applications is over-subscribed. To fund as many qualified applications as possible, staff recommends using the \$854,500 in under-subscribed 2015 TBRA-TOD funds in the spring round of regular program grants. Doing so would leave up to \$1,145,500 to potentially fund the two expected applications due in July. (Eleven of the 16 projects recommended for funding in this round are located in TOD grant-eligible areas.)

Statutory limits. The LCA legislation limits funding when competition exceeds the amount available. In this grant cycle, the total amount requested – over \$7M – exceeds the available funding. To comply with the statute, in this round no more than 75% of the available TBRA funding may be awarded to Minneapolis and Saint Paul and no more than 50% of the available funding may be awarded to a single city. Increasing the amount available for the spring round of regular TBRA grants will also increase the amounts associated with the statutory limits.

If the Metropolitan Council chooses to add the \$854,500 of TBRA-TOD funding to the \$2.5M in regular-program TBRA available for this funding cycle, the statutory limit of the total award to projects in a single city would be \$1,677,250 or less. The grant request amounts for projects located in Minneapolis and Saint Paul combined is over \$6M with Minneapolis requesting over \$.37M. However, even by

adding the unused TBRA-TOD funding the additional funding, the second statutory limit for the sum of the requests for projects located in Minneapolis and Saint Paul would be \$2,515,875 or less. Therefore, the funding recommendations for these cities must be lower than the total amounts requested by the cities.

Known Support / Opposition

Applicants submitted resolutions endorsing each of the applications. 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 March that grant funds were available in May. A workshop was also held in March for prospective applicants, in collaboration with the Department of Employment and Economic Development (DEED), Hennepin County and Ramsey County. Including the recommended additional \$854,400 TBRA TOD funding, the TBRA funding available for the May 2015 cycle would be \$3,354,500. The Council received 24 applications in May, totaling \$7.9M. With the additional TBRA-TOD funding, the TBRA program could fund 48% of the amount requested in 23 eligible applications. (One application was found ineligible for review.)

How were the proposals evaluated?

Criteria approved in the FDP for evaluating investigation or cleanup proposals 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 (for example, supporting Thrive principles such as coordinating effectively with partners and stakeholders across and throughout the region.)
- development readiness and
- the housing performance score of the city where the project is located.

Criteria approved for the pilot proposals include evaluating the potential for:

- increasing the tax base
- adding or retaining new jobs based or adding or preserving affordable, workforce housing choices
- reducing contamination risk
- market potential for job growth
- implementing Thrive MSP 2040 outcomes and support regional systems, particularly sites that offer

Review Record

- opportunities for reducing vacancy by encouraging adaptive reuse or infill development
- potential for increases in transit use with higher expectation of land use
- support for freight-generating industries near regional intermodal freight terminals.
- interim use that increases visibility or improves marketability of the redevelopment opportunity
- partnerships and
- readiness to investigate or cleanup a site.

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. However, additional coordination is expected in some instances for preparing comprehensive plan updates as well as future communication with sites with potential to impact regional interceptors. Staff comments included:

- Staff recommends the City of Minneapolis continue to coordinate with the Minneapolis Parks and Recreation regarding the Upper Harbor Terminal site.
- Developments that may encounter contaminated ground water or are seeking a sanitary sewer connection directly to a metropolitan interceptor must notify MCES Industrial Waste department.
- The Anishinabe Bii Gii Wiin redevelopment would require additional future housing to be consistent with the comprehensive plan guidance for transit station areas. A future development phase could make the site meet a minimum floor area ratio of 1.0.

To evaluate the applications, staff worked with the Council's brownfield funding partners in the metro area including DEED, Hennepin County and Ramsey County. In this funding cycle, staff determined that in some 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 and pilot 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 8) 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 the project 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 cleanup assistance requests, staff first compares the amount of the eligible cleanup funding requested to the overall project costs. Where the eligible cleanup costs are 1% or less of 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 May 2015 round (excluding the one application that was ineligible) were over 1% 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.

Review Record

Finally, staff determined if the project, as proposed, would not 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.

The following table 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 May 2015

Applicant - Project	Metropolitan Council	DEED	Hennepin County	Ramsey County
Hopkins - Oxford Village Apartments	•		•	
Maplewood - Villages at Frost-English	•			•
Minneapolis - 4041 Hiawatha	•	•	•	
Minneapolis - 4146 Fremont Av N	•			
Minneapolis - Anishinabe Bii Gii Win (Phase II)	•		•	
Minneapolis - Huron Hotel	•	•	•	
Minneapolis - North Loop Commons	•	•	•	
Minneapolis - Praxis Marketplace	•			
Minneapolis - PRG Southside Rehabilitation	•			
Minneapolis - Seward Towers	•		•	
Minneapolis - Superior Plating (former)	•	•	•	
Minneapolis - Upper Harbor Terminal	•			
Minneapolis - Washington Chicago Development	•		•	
Minneapolis - Western Motors	•			
Ramsey County - Government Ctr West & Detention Ctr	•			•
Saint Louis Park EDA - Shoreham	•	•	•	
Saint Paul - 333 Lofts on the Park	•			

Review Record

Applicant - Project	Metropolitan Council	DEED	Hennepin County	Ramsey County
Saint Paul - 845-851 Payne Av	•			
Saint Paul - Lonnie Adkins	•			
Saint Paul - Rice & Sycamore	•			
Saint Paul - Saxon Ford (former)	•			
Saint Paul - Schmidt Keg House (former)	•	•		
Saint Paul - Western U Plaza	•			
Saint Paul Port Authority – Macys (former)	•			

Our funding partners are also nearing the end of their application cycles. The grant requests to DEED, Hennepin and Ramsey County are 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 starting on the following page. Sixteen 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 11. (Shading indicates applicants not recommended for funding.)

Review Record

Table 3
 Tax Base Revitalization Account
 May 2015 Ranking and Funding Recommendations
 Contamination Cleanup Grant Applications

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1	Minneapolis – Superior Plating ±	97	\$1,193,319	\$798,800
2	Minneapolis – Huron Hotel ±	93	\$180,400	\$180,400
3-tie	Minneapolis – 4041 Hiawatha ±	90	\$130,135	\$130,100
3-tie	Minneapolis – Seward Towers †	90	\$663,980	\$517,950
5	Saint Paul – Schmidt Keg House ±	89	\$94,561	\$94,500
6	Saint Paul Port Authority – Macys ±	88	\$750,000	\$720,750
7-tie	Minneapolis – Anishinabe Bii Gii Win Phase 2 ±	87	\$436,556	\$0
7-tie	Saint Paul – Western Union Plaza ±, †	87	\$308,995	\$0
9	Maplewood – Villages at Frost & English	85	\$77,911	\$77,900
10	Saint Louis Park EDA - Shoreham ±	83	\$594,025	\$594,000
11	Hopkins – Oxford Village Apartments ±	82	\$190,125	\$190,100
12	Minneapolis – North Loop Commons ±	81	\$335,054	\$0
13-tie	Minneapolis – Washington-Chicago **, ±	78	\$355,800	\$0
13-tie	Saint Paul - 333 Lofts on the Park ***, ±	78	\$932,477	\$0
15	Saint Paul – Lonnie Adkins ±, †	75	\$249,284	\$0
16	Minneapolis – Praxis Marketplace **, ±, †	68	\$271,752	\$0
NA	Ramsey County – Government Center West and Detention Center ***, ±	NA	\$900,000	NA
	<i>TOTAL Cleanup Funding Recommended</i>			<i>\$3,304,500</i>

Review Record

*Table 4
Tax Base Revitalization Account
May 2015 Ranking and Funding Recommendations
Contamination Investigation Grant and Pilot Applications*

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
Investigation				
1	Minneapolis – PRG Southside Rehabilitation ±, †	41	\$50,000	\$50,000
	<i>TOTAL Investigation Funding Recommended</i>			<i>\$50,000</i>
Pilot				
1	Minneapolis – 4146 Fremont Av N, †	50	\$68,635	\$68,600
2	Minneapolis - Upper Harbor Terminal, †	42	\$32,250	\$32,200
3	Minneapolis - Western Motors ±, †	38	\$13,125	\$13,100
4	St Paul - Rice & Sycamore †	35	\$32,100	\$27,100
5	St Paul - Saxon Ford ±, †	33	\$26,625	\$22,500
6	St Paul - 845-851 Payne Av ±, †	31	\$32,100	\$27,100
	<i>TOTAL Pilot Funding Recommended</i>			<i>\$190,600</i>

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

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

** Application did not meet required minimum score.

*** Application was ineligible.

± 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 when the accounts are oversubscribed. The cleanup funding was oversubscribed. The pilot funding and investigation funding were not oversubscribed. The balance of the investigation funding (\$100,000) is recommended to be added to the available cleanup funding. Additional pilot requests are expected this fall.

Additional funding limits are listed in Table 5 below.

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

Communities	Recommendation	Percentage of Funding Available
Suburban	\$862,000	26%
Cities of the first class (Minneapolis and St. Paul)	\$2,492,500	74%
Total Investigation & Cleanup Funding Available	\$3,354,500	100% of total available
Balance	\$0	0% of total available
City with the largest cumulative funding recommendation: Minneapolis	\$1,677,250	50% of total amount available

* Excludes pilot funding

Projects Not Recommended for TBRA Funding

The following central city projects ranked high enough to be considered for funding but are not recommended due to statutory funding limits on awards to central city applicants when the account is oversubscribed:

- Anishinabe Bii Gii Wiin, Minneapolis
- Western U Plaza, Saint Paul

The following projects are not recommended for funding due to the low evaluation score after higher priority projects are recommended for funding:

- North Loop Commons, Minneapolis
- Washington-Chicago, Minneapolis
- 333 Lofts on the Park, Saint Paul
- Lonnie Adkins, Saint Paul

Projects Not Eligible for TBRA Funding

Ramsey County – Government Center West and Detention Center: The applicant requested \$900,000 for asbestos and lead-based paint abatement of vacant buildings on a 3.9-acre site. Staff is not recommending funding due to the lack of a developer and the uncertain scope of the proposed future development, making it unfair to evaluate when compared to the other proposals received. In addition, based on the cost of cleanup relative to the total estimate of the development concept the project would not meet the “but for” criterion requiring that cleanup cost be over 1% of the total development cost. Staff encourages the applicant to re-apply once they have more certainty about the future development.

Applications that did not meet the scoring threshold

Minneapolis – Praxis Marketplace: The applicant requested \$271,752 for additional soil cleanup on a vacant 0.7-acre site.

Projects Recommended for TBRA funding

A summary follows for 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, three 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.
- 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 2015 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.
- Funding Partner Requests are limited to costs associated with brownfield investigation and/or cleanup

Project Summary

Grant #

Grant Type Contamination Investigation

Applicant City of Minneapolis

Project Name PRG Southside Rehabilitation

Project Location 2201 13th Ave S; 3201, 3205 Bloomington Ave S; 3200 16th Ave S; 3406, 3408, 3421,3417, 3451, 3441, 3431, 3429 Chicago Ave S; 910 25th Ave S; 2730 Portland Ave S; 516 28th St E; 3633, 3708 Elliot Ave S; 3439 15th Ave S; 2733 Portland Ave S; 3641 Elliot Ave S, Minneapolis

Council District 7 – Gary L. Cunningham

Project Detail

Contaminant history	The properties have been used as affordable apartments. The primary contaminants of concern identified are asbestos-containing materials within the buildings.
Potential redevelopment project	Expected benefits include the preservation of 91 units of affordable housing.
Potential net tax capacity increase	\$12,222
Est. Jobs (FTEs)	6
Est. Affordable units (80% AMI or less)	91
Est. total housing units	91

Funding

Requested amount	\$50,000
Funding partner requests	None
Previous LCA funding	\$0
Match	\$77,850
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 6/30/2016
\$50,000	For Phase I environmental site assessments and hazardous materials assessments.

Project Summary

Grant #	
Grant Type	Pilot
Applicant	City of Minneapolis
Project Name	4146 Fremont Av N
Project Location	4140, 4142, 4144, and 4146 Fremont Ave N., Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail

Contaminant history	The 0.3-acre site and immediate surrounding area has historically been used for both residential and commercial purposes. The existing building is vacant. The primary contaminants of concern include asbestos and lead-based paint in the building.
---------------------	---

Funding

Requested amount	\$68,635
Funding partner requests	None
Previous LCA funding	\$0
Match	\$0

Use of Funds

Amount	Uses to be completed by 6/30/2018
\$68,600	For asbestos abatement and lead-based paint abatement.

Project Summary

Grant #	
Grant Type	Pilot
Applicant	City of Minneapolis
Project Name	Upper Harbor Terminal
Project Location	3800 1st St. N., 2 36th Ave. N., 51 36th Ave. N., 51 34th Ave. N., 3360 1st St. N., 3700 Washington Ave. N., 3648 Washington Ave. N., 3701 Washington Ave. N., 3639 Washington Ave. N., Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail

Contaminant history	The 50-acre site has been an intermodal facility with a small office and outdoor storage of bulk commodities. The primary contaminants of concern identified are polycyclic aromatic hydrocarbons, volatile organic chemicals and diesel-range organic compounds in the soil as well as asbestos and lead-based paint on and in the structures.
Funding	
Requested amount	\$32,250
Funding partner requests	None
Previous LCA funding	\$0
Match	\$10,750
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. (The Minneapolis Park and Recreation Board will own a portion of the site. The investigation is for the non-park portion of the site.)
Use of Funds	
Amount	Uses to be completed by 6/30/2016
\$32,200	For Phase I environmental site assessment, a Phase II environmental site assessment Work Plan, Phase II environmental site assessment and hazardous materials assessment.

Project Summary

Grant #	
Grant Type	Pilot
Applicant	City of Minneapolis
Project Name	Western Motors
Project Location	1939, 2005 and 2015 West Broadway Avenue, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail

Contaminant history	The 0.8-acre site has been used most recently as a car dealership and included an area for car repair. Historically, the site was also a gas station. The existing buildings are vacant. The primary contaminants of concern identified are petroleum-stained concrete, polycyclic aromatic hydrocarbons, lead, diesel-range organic compounds and ash mixed with debris in the soils and petroleum-impacts within the groundwater.
---------------------	---

Funding

Requested amount	\$13,125
Funding partner requests	None
Previous LCA funding	\$0
Match	\$3,813
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 6/30/2016
\$13,100	For hazardous materials assessments and soil vapor investigation

Project Summary

Grant #	
Grant Type	Pilot
Applicant	City of Saint Paul
Project Name	845-851 Payne Av
Project Location	845 - 851 Payne Avenue, Saint Paul
Council District	13 – Richard Kramer

Project Detail

Contaminant history	The 0.2-acre site has previously been used for motor repair and is currently used for surface parking. The site is currently vacant. The primary contaminants of concern identified are petroleum-impacts to the soil and possibly contaminated fill soils.
---------------------	---

Funding

Requested amount	\$32,100
Funding partner requests	None
Previous LCA funding	\$0
Match	\$9,050
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 6/30/2016
\$27,100	For Phase I environmental site assessment, a Phase II environmental site assessment Work Plan, and Phase II environmental site assessment.

Project Summary

Grant #	
Grant Type	Pilot
Applicant	City of Saint Paul
Project Name	Rice & Sycamore
Project Location	782-804 Rice Street, 129 Sycamore Street and 119 Lyton Place, Saint Paul
Council District	14 – Jon Commers

Project Detail

Contaminant history	One portion of the 0.9-acre site on Rice is current vacant and has historically been used as a gas station; the other portion has been used by a series of churches. The primary contaminants of concern identified are petroleum-related impacts to the soil.
---------------------	--

Funding

Requested amount	\$32,100
Funding partner requests	None
Previous LCA funding	\$0
Match	\$9,050
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 6/30/2016
\$27,100	For Phase I environmental site assessment, a Phase II environmental site assessment Work Plan, Phase II environmental site assessment and hazardous materials assessment.

Project Summary

Grant #	
Grant Type	Pilot
Applicant	City of Saint Paul
Project Name	Saxon Ford
Project Location	253-255 & 263 University Av. W; 250-262 Sherburne Av., Saint Paul
Council District	14 – Jon Commers

Project Detail

Contaminant history	The one-acre site has historically included both residential and commercial uses with a portion of the site used as a gas station and more recently for detailing new cars. The primary contaminants of concern identified are petroleum-related impacts and metals in the soil.
---------------------	--

Funding

Requested amount	\$23,625
Funding partner requests	None
Previous LCA funding	A portion of the acquisition was paid using a \$1M LAAND loan
Match	\$7,500
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 6/30/2016
\$22,500	For updating the Phase I environmental site assessment, a Phase II environmental site assessment Work Plan, Phase II environmental site assessment and a hazardous materials abatement plan.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Hopkins
Project Name	Oxford Village Apartments
Project Location	1202, 1208, 1210, 1216, 1220 and 1304 Oxford Street, Hopkins
Council District	5 – Steve Elkins

Project Detail

Contaminant history	The one-acre site is primarily residential and a portion of the site was formerly used for engine repair. The primary contaminants of concern identified include asbestos in the existing buildings, polynuclear aromatic hydrocarbons in fill soils, asbestos and hazardous building materials in buildings, and tetrachloroethene (PCE) in soil vapor and groundwater, likely from an off-site source.
Redevelopment project to start construction by 6/30/2018	Expected benefits include 51 affordable apartments with supportive services.
Jobs (FTEs)	3.25
Net tax capacity increase	\$31,000
Acres cleaned	1
Total housing units	51
Affordable units (80% AMI or less)	51

Funding

Requested amount	\$190,125
Funding partner requests	\$167,385 from Hennepin County ERF
Previous LCA funding	\$1,6M LCDA TOD in 2013
Comments	Costs associated with dewatering or operating costs for vapor mitigation system are not eligible for grant funding.

Use of Funds

Amount	Uses to be completed by 6/30/2018
\$190,100	For asbestos abatement (including pre-demolition survey), soil remediation, removal of underground storage tank and soil vapor mitigation (including a vapor barrier).

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Maplewood
Project Name	Villages at Frost-English
Project Location	1955 English Street, Maplewood
Council District	11 – Sandy Rummel

Project Detail

Contaminant history	The 5.6-acre commercial site historically included a gas station. The existing building is vacant. The primary contaminants of concern identified include asbestos in the existing building, petroleum-related impacts to the soil and groundwater, and 1,3 butadiene, benzene, propylene and toluene in the soil vapor
Redevelopment project to start construction by 6/30/2018	Expected benefits include 50 new mixed-income apartments (including 40 affordable units and 10 market-rate units) in Phase I. (Phase II will have 80 units of affordable senior housing and future Phase III will be a 6,000 SF commercial building. Outcomes for future phases were not evaluated as part of current request.)
Jobs (FTEs)	2.5
Net tax capacity increase	\$95,167
Acres cleaned	2.3
Total housing units	50
Affordable units (80% AMI or less)	40

Funding

Requested amount	\$77,911
Funding partner requests	\$95,150 from Ramsey County ERF
Previous LCA funding	\$1.9M LCDA in 2013
Comments	

Use of Funds

Amount	Uses to be completed by 6/30/2018
\$77,900	For environmental investigation, asbestos abatement (including disposal of a concrete slab with asbestos-containing mastic), soil remediation and sealing a monitoring well.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	4041 Hiawatha
Project Name	City of Minneapolis
Project Location	4041 Hiawatha Avenue, Minneapolis
Council District	8 – Cara Letofsky

Project Detail

Contaminant history	The 1.8-acre site was historically used for manufacturing and storage by a window and door company and a series of container manufacturing businesses. The primary contaminants of concern identified include asbestos and lead-based paint in the existing buildings, polycyclic aromatic hydrocarbons, diesel-range organics and arsenic in the soils as well as tetrachloroethene (PCE) in the soil vapor.
Redevelopment project to start construction by 6/30/2018	Expected benefits include renovating the existing 100,000 square foot industrial building into 78 affordable units and amenity space
Jobs (FTEs)	2
Net tax capacity increase	\$36,375
Acres cleaned	1.8
Total housing units	78
Affordable units (80% AMI or less)	78

Funding

Requested amount	\$130,135
Funding partner requests	\$160,394 from DEED and \$130,135 from Hennepin County ERF
Previous LCA funding	\$0
Comments	Costs associated with demolition, construction stormwater management or dewatering are not eligible for grant funding.

Use of Funds

Amount	Uses to be completed by 6/30/2018
\$130,100	For asbestos abatement, lead-based paint abatement, soil remediation, and soil vapor mitigation

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Huron Hotel
Project Location	2510 Essex Street SE and 501 Huron Boulevard SE, Minneapolis
Council District	8 – Cara Letofsky

Project Detail

Contaminant history	The 0.8-acre site was historically used for rail and industrial uses including machine manufacturing and is currently used for commercial food production. The primary contaminants of concern identified include asbestos within the existing building, metals (lead and arsenic), polycyclic aromatic hydrocarbons and diesel-range organics and debris in the fill soil and diesel-range organics in the groundwater.
Redevelopment project to start construction by 6/30/2018	Expected benefits include a 168 room hotel with underground and surface parking
Jobs (FTEs)	40
Net tax capacity increase	\$176,538
Acres cleaned	0.8
Total housing units	0
Affordable units (80% AMI or less)	0

Funding

Requested amount	\$180,400
Funding partner requests	\$270,678 from DEED and \$64,000 from Hennepin County ERF
Previous LCA funding	\$0
Comments	Demolition and construction stormwater management are not eligible for grant funding.

Use of Funds

Amount	Uses to be completed by 6/30/2018
\$180,400	For asbestos abatement and soil remediation (including lead stabilization).

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Seward Towers
Project Location	2910 East Franklin Avenue and 2515 South 9th Street, Minneapolis
Council District	8 – Cara Letofsky

Project Detail

Contaminant history	The 6.3-acre site is residential. The primary contaminant of concern identified is asbestos-containing building materials.
Redevelopment project to start construction by 6/30/2018	Expected benefits include preservation of 640 affordable apartments.
Jobs (FTEs)	22.7
Net tax capacity increase	\$12,847
Acres cleaned	6.3
Total housing units	640
Affordable units (80% AMI or less)	640

Funding

Requested amount	\$663,980
Funding partner requests	\$442,500 from Hennepin County ERF
Previous LCA funding	\$0
Comments	Demolition costs are not eligible for grant funding.

Use of Funds

Amount	Uses to be completed by 6/30/2018
\$517,950	For asbestos abatement

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Superior Plating (former)
Project Location	315 1st Avenue NE, Minneapolis
Council District	8 – Cara Letofsky

Project Detail

Contaminant history	The 2.9-acre site was most recently used for an electroplating business and historically used as a streetcar repair facility. The site is currently vacant. The commercial building was demolished in 2014 although portions of foundation and exterior walls remain. A partial cleanup has been conducted by the property owner. Ongoing collection of leaching contaminants and ground water monitoring is occurring. The primary remaining contaminants of concern identified include metals (chromium, cooper, lead and nickel) and cyanide compounds in the remaining surface soils and metals (cadmium, chromium and nickel) and trichloroethene (TCE) in the groundwater within the limestone bedrock.
Redevelopment project to start construction by 6/30/2018	Expected benefits include 278 market-rate apartments with amenities and 22,000 square feet of commercial space with one level of underground parking. (Outcomes for a future development phase on the adjacent block [Parcel 2, block 13] were not evaluated as part of the current request.)
Jobs (FTEs)	75
Net tax capacity increase	\$717,005
Acres cleaned	2.9
Total housing units	278
Affordable units (80% AMI or less)	0
Funding	
Requested amount	\$1,193,319
Funding partner requests	\$1,255,131 from DEED and \$118,233 from Hennepin County ERF
Previous LCA funding	\$712,200 in 2014
Comments	Costs incurred prior to grant award are not eligible for grant funding and costs associated with the leachate collections system and stormwater management are not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by 6/30/2018
\$798,800	For soil remediation (including disposal of impacted concrete and brick), soil vapor mitigation and the third and fourth year of ground water monitoring.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Louis Park EDA
Project Name	Shoreham
Project Location	3909 County Highway 25, Saint Louis Park
Council District	6 – Gail Dorfman

Project Detail

Contaminant history	The 2.2-acre site includes residential and commercial uses one of which is a former printing company. The primary contaminants of concern identified include asbestos in the existing buildings, diesel-range organics, lead polycyclic aromatic hydrocarbons and debris including timber pilings likely treated with creosote and ash in the fill soils and diesel-range organics in the groundwater and benzene and 1,3 butadiene in the soil vapors.
Redevelopment project to start construction by 6/30/2018	Expected benefits include 120 market-rate and 30 affordable apartments and 20,000 square feet of office with underground & surface parking
Jobs (FTEs)	138.5
Net tax capacity increase	\$549,050
Acres cleaned	2.2
Total housing units	150
Affordable units (80% AMI or less)	30

Funding

Requested amount	\$594,025
Funding partner requests	\$625,075 from DEED and \$200,000 from Hennepin County ERF
Previous LCA funding	\$0
Comments	Demolition, geotechnical activities (including shoring), dewatering and costs for managing or disposing regulated special wastes are not eligible for grant funding.

Use of Funds

Amount	Uses to be completed by 6/30/2018
\$594,000	For hazardous materials assessment, asbestos abatement, removal and disposal of timber pilings, removal of underground storage tank and soil remediation.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Saint Paul
Project Name	Schmidt Keg House (former)
Project Location	928 West 7th Street, Saint Paul
Council District	14 – Jon Commers

Project Detail

Contaminant history	The 1.8-acre site was historically used as part of a lumber yard, brewery and ethanol manufacturing business. The site is vacant and includes various exposed concrete foundations. The primary contaminants of concern identified include lead-based paint and a small amount of asbestos within the existing building, lead and diesel-range organics, polycyclic aromatic hydrocarbons and debris including cinders and slag in the fill soils.
Redevelopment project to start construction by 6/30/2018	Expected benefits include renovation of 27,000 square feet of industrial space into restaurant and retail space with surface parking. (Outcomes for a potential future development phase adding 12,000 square feet of commercial space south of the keg house were not evaluated as part of the current request.)
Jobs (FTEs)	101
Net tax capacity increase	\$113,908
Acres cleaned	1.8
Total housing units	0
Affordable units (80% AMI or less)	0

Funding

Requested amount	\$94,561
Funding partner requests	\$110,479 from DEED
Previous LCA funding	\$0
Comments	Demolition (including removal and disposal of concrete slabs) are not eligible for grant funding.

Use of Funds

Amount	Uses to be completed by 6/30/2018
\$94,500	For asbestos abatement, lead-based paint abatement, and soil remediation (including lead-stabilization).

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Paul Port Authority
Project Name	Macys
Project Location	411 Cedar Street, Saint Paul
Council District	13 – Richard Kramer

Project Detail

Contaminant history	The 2.2-acre site has historically included a variety of commercial and retail uses. The primary contaminants of concern identified include asbestos and lead-based paint within the existing building and structured parking.
Redevelopment project to start construction by 6/30/2018	Expected benefits include renovation of the vacant retail building into 373,000 square feet of commercial space, including restaurant, retail, medical clinic and office space and the addition of a roof-top hockey practice facility.
Jobs (FTEs)	598.5
Net tax capacity increase	\$1,110,000
Acres cleaned	2.2
Total housing units	0
Affordable units (80% AMI or less)	0
Funding	
Requested amount	\$750,000
Funding partner requests	\$0
Previous LCA funding	\$0
Comments	Costs for managing or disposing of regulated special wastes are not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by 6/30/2018
\$720,750	For asbestos abatement and lead-based paint abatement.