

## Community Development Committee

Meeting date: December 19, 2016

For the Metropolitan Council meeting of January 11, 2017

**Subject:** Livable Communities Act Tax Base Revitalization Account 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

**Division/Department:** Housing & Livable Communities/Community Development

### Proposed Action

That the Metropolitan Council (1) award 12 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:

Recommended Projects - Contamination Investigation	Recommended amount
Minneapolis – Quarry (Outlots A & B)	\$36,000
Recommended Projects - Contamination Cleanup	Recommended amount
Edina – Medical Office & Parking	\$73,200
Fridley – Northern Stacks Phase IV	\$1,023,700
Minneapolis – Foundry	\$406,400
Minneapolis – Hook and Ladder Apartments	\$211,600
Minneapolis – Ironclad	\$262,300
Minneapolis – Penn Avenue Union	\$122,100
Minneapolis – Theater Garage Marquee Apartments	\$132,000
Saint Paul – 428 Minnesota (former Woolworth Building)	\$340,800
Saint Paul – Empire Building	\$99,900
Saint Paul – Hamm’s Brewery	\$128,200
<b>TOTAL Recommended</b>	<b>\$2,836,200</b>
<b>Total Available</b>	<b>\$4,008,135</b>
<b>Total Remaining</b>	<b>\$1,171,935</b>

Recommended Projects - Pilot	Recommended amount
Saint Paul – Lexington Library	\$34,200
<b>TOTAL Recommended</b>	<b>\$34,200</b>
<b>Total Available</b>	<b>\$944,400</b>
<b>Total Remaining</b>	<b>\$910,200</b>

## Background

The Tax Base Revitalization Account (TBRA) is one of three active accounts established by the Livable Communities Act (LCA). The TBRA provides grants to clean up and redevelop contaminated land and buildings. The Council adopted the 2016 TBRA guidelines, criteria, schedule, and evaluation process as part of the [Fund Distribution Plan \(FDP\)](#) earlier this year.

## 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 fall funding cycle implements Council policy by working with local communities to accommodate growth in a flexible, connected, and efficient manner. All the recommended projects comply with guidelines established in the 2016 FDP.

## Funding

As outlined in the FDP, the following funding was approved for 2016:

- \$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 available in the current fall cycle. If there is funding remaining in the investigation category, the balance will be used for cleanup purposes.
- \$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. A balance of \$944,400 remains for the fall funding cycle. The balance of funding will be considered in the next Fund Distribution Plan.
- \$2M for TBRA Transit-Oriented Development (TBRA-TOD) awards, with up to \$125,000 of that amount available for each spring and fall cycle of TBRA-TOD Site Investigation grant awards. If there is funding remaining in the TOD category, the balance can be used for the regular TBRA funding rounds as specified in the FDP.

**Cross-over between regular-program TBRA and TBRA-TOD applications.** The FDP, as stated above, allows unspent funds to be transferred from the TOD cleanup and site investigation grant categories to the regular TBRA grant category. Due to remaining funds in the TBRA-TOD cleanup grant category (\$1,461,635), and the TBRA-TOD site investigation grant category (\$46,500) there is \$1,508,135 more than the \$2,500,000 typically available for this funding cycle for a total of \$4,008,135. The balance of funding will also be considered in the next Fund Distribution Plan.

**Statutory limits.** The LCA legislation limits funding when competition exceeds the amount available. In this grant cycle, the total amount requested – over \$5.7M – exceeds the available funding. To comply with the statute, 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.

With the additional funding from TBRA-TOD, the statutory limit of the total award to projects in a single city is \$2,004,067 or less. The second statutory limit for the sum of the requests for projects located in Minneapolis or Saint Paul is \$3,006,101 or less. The sum of the funding recommendations for these cities do not exceed the statutory limit amounts.

**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.

## Review Record

### Review Process

Staff issued a notice of funding availability in August 2016 pursuant to the schedule in the 2016 Annual Livable Communities Fund Distribution Plan (FDP). Staff conducted a webinar in August for prospective applicants, in collaboration with the Department of Employment and Economic Development (DEED), Hennepin County, and Ramsey County. Staff also provided additional technical assistance to applicants prior to the application deadline.

The Council received 17 applications in November, totaling \$5.7M in requests. The TBRA program could fund up to 71% of the costs requested if all submissions were eligible and met the minimum scoring threshold. Staff reviewed the cleanup applications in November using the following evaluation categories approved in the FDP:

- increase to the tax base,
- access to jobs and/or affordable housing and economic competitiveness,
- brownfield cleanup/environmental health improvements,
- orderly and efficient land use,
- readiness and market demand,
- partnership, and
- housing performance score

Staff also reviewed an investigation and a pilot proposal using criteria approved in the FDP in categories above with an emphasis on potential outcomes.

Council staff in Environmental Services, Transportation, Regional Parks, and Local Planning Assistance provided comments. The Council’s brownfield funding partners in the metro area including DEED and Hennepin County provided additional comments. Sites requiring revisions to land use categories are expected to be addressed in the 2040 Comprehensive Plan update process.

Proposals must meet or exceed a minimum score to be recommended for funding. Contamination cleanup applicants must score a minimum of 75 points. Cleanup site investigation projects and pilot projects applicants must score a minimum of 30 points. Five cleanup applicants did not achieve the required minimum score.

**Table 1: Contamination Cleanup Application Scoring Summary**

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1-tie	Minneapolis – Foundry ±	105	\$406,489	\$406,400
1-tie	Minneapolis – Ironclad ±	105	\$262,359	\$262,300
2	Minneapolis – Hook and Ladder Apartments	100	\$211,610	\$211,600
3-tie	Fridley – Northern Stacks Phase IV	93	\$1,023,750	\$1,023,700
3-tie	Saint Paul – 428 Minnesota (former Woolworth Building) ±	93	\$343,020	\$340,800
4	Minneapolis – Penn Avenue Union ±	90	\$122,178	\$122,100
5	Edina – Medical Office & Parking	88	\$73,275	\$73,200
6	Saint Paul – Hamm’s Brewery ±	83	\$128,220	\$128,200

## Review Record

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
7	Minneapolis – Theater Garage Marquee Apartments ±	81	\$132,015	\$132,000
8	Saint Paul – Empire Building ±	75	\$99,999	\$99,900
9	Saint Paul – Karibu Grocery and Deli ±	68	\$62,529	\$0
10	Hastings HEDRA - Hudson Manufacturing (former)	67	\$450,000	\$0
11	Columbia Heights, City of - Central Ave Retail Center ±	58	\$756,429	\$0
12	Richfield - Lyndale Gardens Residential Redevelopment ±	57	\$790,000	\$0
13	Saint Paul – Degree of Honor Building ±	57	\$750,000	\$0
	<i>TOTAL Cleanup Funding Recommended</i>			<i>\$2,800,200</i>

Table 2: Contamination Investigation Grant and Pilot Application Scoring Summary

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
Investigation				
1	Minneapolis – Quarry (Outlots A & B)	39	\$36,026	\$36,000
Pilot				
1	Saint Paul – Lexington Library ±	46	\$34,276	\$34,200

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

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

± Located in a Transit-Oriented Development Area.

### 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 are not dependent on the decisions of the other funding partners.

Funding partners have not made their recommendations yet.

### 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 TBRA account is oversubscribed. The account was oversubscribed in the fall funding cycle. (However, the individual investigation and pilot grant categories were undersubscribed. The balance of investigation funding is recommended to be used for cleanup purposes. The balance of pilot funding will be considered in the next fund distribution plan.) The recommended amounts and percentages shown in Table 3 below are below the required statutory limits of 75% for cities of the first class and 50% for individual cities. (Pilot funding is excluded from the table.)

## Review Record

Table 3: TBRA Investigation and Cleanup Funding Category Recommendations and Statutory Funding Limits

Communities	Recommendation	Percentage of Funding Available
Suburban	\$1,096,900	27%
Cities of the first class (Minneapolis and St. Paul)	\$1,739,300	43%
Recommended Total Investigation & Cleanup Funding	\$2,836,200	71%
Balance	\$1,171,935	29%
City with the largest cumulative funding recommendation: Minneapolis	\$1,170,400	29%

### Areas of Concentrated Poverty

Recognizing the risk of concentrating affordable housing in already-impooverished neighborhoods, Council staff analyzed the share of housing development projects recommended for funding that are in an Area of Concentrated Poverty. The goal of the analysis was to determine if the proposed housing units would expand the mix of housing affordability in census tracts in response to the 2040 Housing Policy Plan which states: *“Use Livable Communities Act resources to both catalyze private investment in Areas of Concentrated Poverty and attract affordable housing to higher-income areas.”* Table 4 shows the effect of the addition of proposed units on the shares of both rental housing units and household incomes in the neighborhood.

Table 4: Change in Shares of Rental Housing Units and Household Incomes

	Housing units					Households			
	At or below 30% of AMI	31%- 50% of AMI	51%- 80% of AMI	Above 80% of AMI		At or below 30% of AMI	31%- 50% of AMI	51%- 80% of AMI	Above 80% of AMI
Hook & Ladder	-1%	-2%	+4%	-0%		-1%	-0%	+3%	-1%
Penn Avenue Union	-1%	-1%	+1%	+0%		-1%	-0%	+1%	-0%
Hamm’s Brewery	-0%	+1%	-0%	-0%		-0%	+1%	-0%	-0%

For example, with the occupancy of the Hook and Ladder project, the overall percentage of rental housing units affordable only to households earning between 50% to 80% area median income (AMI) across the neighboring census tracts would increase by 4 percentage points while the share of rental housing units affordable to households earning below 30% of AMI and between 31% to 50% of AMI would drop by 1 and 2 percentage points accordingly.

Looking at the incomes of all households (including both renters and homeowners) in those census tracts, the occupancy of the Hook & Ladder project is likely to lead to increasing shares of households earning 51 to 80% of AMI and decreasing shares of households earning at or below 30% of AMI and households with incomes above 80% of AMI and no change in households between 31 and 50% of AMI.

## Review Record

### Projects Not Eligible for TBRA Funding

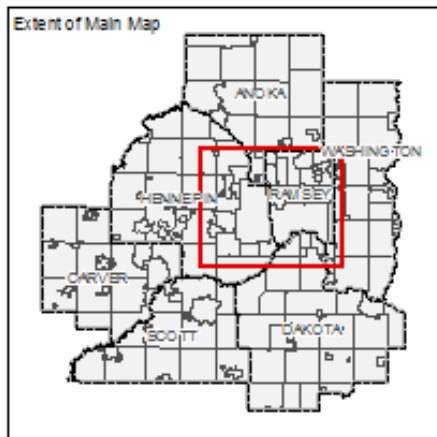
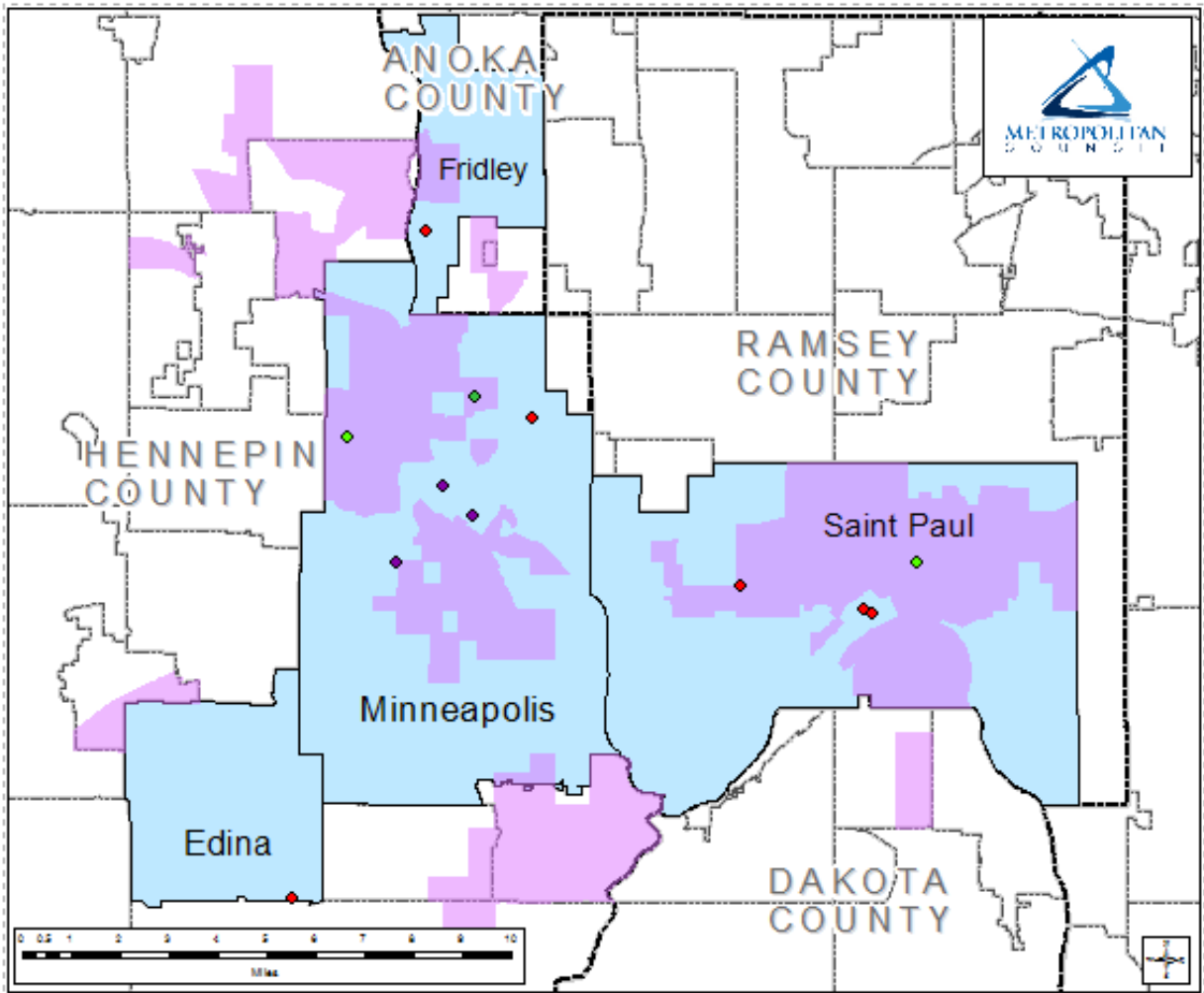
Applications that did not meet the scoring threshold:

- Karibu Grocery & Deli, Saint Paul
- Hudson Manufacturing (former), Hastings
- Central Avenue Retail Center, Columbia Heights
- Lyndale Gardens Residential, Richfield
- Degree of Honor Building, Saint Paul

# Review Record

## Projects Recommended for TBRA funding

### 2016 Tax Base Revitalization Account Grants Communities Recommended for Award- Fall Funding Cycle



- TBRA Project Type**
- Affordable Housing
  - Commercial / Industrial
  - Mixed-Use with Affordable Housing
  - Mixed-Use with Market-Rate Housing
  - Market-Rate Housing
- Areas of Concentrated Poverty
- Community Recommended for Funding

A summary follows for each project recommended for funding, listed alphabetically by applicant and grant type. For evaluation purposes, please note:



## Review Record

- 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.
- It is possible that not all the total estimated cleanup costs submitted in an application are eligible for reimbursement due to several 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.
- Increases in the annual net tax capacity were calculated using a comparison of the net tax capacity assessed in 2016 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** Pilot  
**Applicant** Saint Paul  
**Project Name** Lexington Library  
**Project Location** 1080 University Avenue West, Saint Paul  
**Council District** 14 – Jon Commers

### Project Detail

Contaminant history	The 0.6-acre vacant public site was previously used as a branch library. The suspected contaminants of concern include asbestos-containing materials in the existing building to prepare for an interim use offering job training opportunities processing orders of promotional materials.
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### Funding

Requested amount	\$34,276
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$0

### Use of Funds

Amount	Uses to be completed by the end of the grant term
\$34,200	For hazardous materials assessment and asbestos abatement

## Project Summary

<b>Grant #</b>	
<b>Grant Type</b>	Contamination Investigation
<b>Applicant</b>	Minneapolis
<b>Project Name</b>	Quarry (Outlots A & B)
<b>Project Location</b>	1526 Arthur St. NE; 1500, 1520, 1540, 1600, 1710, and 1730 New Brighton Boulevard, Minneapolis
<b>Council District</b>	8 – Cara Letofsky

### Project Detail

Contaminant history	The 40-acre target area includes a retail area with surface parking and a vacant city-owned lot. Potential contaminants of concern to investigate include contaminated fill soils.
Potential redevelopment project	Potential benefits include the development of 25,500 square feet of retail space.

### Funding

Requested amount	\$36,026
Funding partner requests	None
Previous LCA funding	\$0
Match	\$12,000 (or 25% of total investigation costs requested for reimbursement, whichever is less)
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 the end of the grant term
\$36,000	For Phase I and Phase II environmental site assessments (ESAs) and Response Action Plan preparation

## Project Summary

<b>Grant #</b>	
<b>Grant Type</b>	Contamination Cleanup
<b>Applicant</b>	Edina
<b>Project Name</b>	Medical Office and Parking
<b>Project Location</b>	7700 France Avenue South, Edina
<b>Council District</b>	5 – Steve Elkins

### Project Detail

Contaminant history	Historical uses include aggregate mining and later as a dump. The contaminants of concern identified include diesel-range organics and debris in the fill soil and volatile organic compounds in the soil vapor. (Two existing office buildings on the eastern portion of the site will remain in use.)
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 68,000 SF medical office on the vacant western part of the site and construction of shared structured parking in the center of the site.
Jobs (FTEs)	153
Net tax capacity increase	\$300,000
Acres cleaned	17.1
Total housing units	0
Affordable units (80% AMI or less)	0

### Funding

Requested amount	\$73,275
Funding partner requests	\$807,062 from DEED and \$68,716 from Hennepin County
Previous LCA funding	\$0
Comments	Soil vapor mitigation, surface water and groundwater management are not eligible for grant funding.

### Use of Funds

Amount	Uses to be completed by the end of the grant term
\$73,200	For environmental investigation, soil remediation and lining a stormwater pond.

## Project Summary

<b>Grant #</b>	
<b>Grant Type</b>	Contamination Cleanup
<b>Applicant</b>	Fridley
<b>Project Name</b>	Northern Stacks Phase IV
<b>Project Location</b>	4800 East River Road, Fridley
<b>Council District</b>	2 – Lona Schreiber

### Project Detail

Contaminant history	Development phase IV is a vacant 22.5-acre industrial site that was part of a larger 122-acre site used by the former Naval Industrial Reserve Ordinance Plant (NIROP). The site was historically used for manufacturing industrial pumps and later for manufacturing naval gun mounts. The foundation of the former cold storage building (#50), a former munitions storage building and active ground water pump and treatment equipment remain. The contaminants of concern identified include volatile and semi-volatile organic compounds, polycyclic aromatic hydrocarbons, polychlorinated biphenenyls, diesel-range organics and gasoline-range organics, metals (arsenic), asbestos and foundry waste in the fill soils.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 303,200 square feet of new industrial space in two buildings.
Jobs (FTEs)	983
Net tax capacity increase	\$329,843
Acres cleaned	22.5
Total housing units	0
Affordable units (80% AMI or less)	0
<b>Funding</b>	
Requested amount	\$1,023,750
Funding partner requests	\$2,055,500 from DEED and \$1M in TIF Hazardous Soils Subdistrict
Previous LCA funding	\$0. (Prior TBRA grants have been awarded in in 2013 (\$547,000), 2014 (\$600,000) and 2015 (\$902,500) for contamination cleanup in development phases adjacent to the current site.)
Comments	The cost of a vapor barrier is not eligible for grant funding.
<b>Use of Funds</b>	
Amount	Uses to be completed by the end of the grant term
\$1,023,700	For soil remediation, active soil vapor mitigation, ground water extraction system and limited demolition

## Project Summary

<b>Grant #</b>	
<b>Grant Type</b>	Contamination Cleanup
<b>Applicant</b>	Minneapolis
<b>Project Name</b>	Foundry
<b>Project Location</b>	115-125 1st Street North, 128 1st Avenue North & 128 2nd Street North, Minneapolis
<b>Council District</b>	7 – Gary L. Cunningham

### Project Detail

Contaminant history	The 1.5-acre site is occupied by a bar, retail, small office with apartments above and surface parking. Historically different parts of the development site have been used as a foundry, junk yard, gas station, auto body repair and manufacturing. The contaminants of concern identified include asbestos and lead-based paint in the existing buildings, volatile organic compounds (VOCs), diesel-range organics, gasoline-range organics, polycyclic aromatic hydrocarbons, and metals and debris in the soil, polychlorinated biphenyls oil residue on the concrete as well as VOCs in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the renovation of two existing buildings into 50,948 SF of office and construction of 150 market-rate apartments with 57,232 square feet of new ground-level retail with underground parking.
Jobs (FTEs)	176
Net tax capacity increase	\$560,873
Acres cleaned	1.5
Total housing units	150
Affordable units (80% AMI or less)	0
<b>Funding</b>	
Requested amount	\$406,489
Funding partner requests	\$495,603 from DEED and \$118,970 from Hennepin County
Previous LCA funding	\$0
Comments	The cost of a vapor barrier is not eligible for grant funding.
<b>Use of Funds</b>	
Amount	Uses to be completed by the end of the grant term
\$406,400	For environmental investigation, asbestos and lead-based paint abatement, and active soil vapor mitigation.

## Project Summary

<b>Grant #</b>	
<b>Grant Type</b>	Contamination Cleanup
<b>Applicant</b>	Minneapolis
<b>Project Name</b>	Hook & Ladder Apartments
<b>Project Location</b>	2212, 2316, 2320 Jefferson Street NE, Minneapolis
<b>Council District</b>	8 – Cara Letofsky

### Project Detail

Contaminant history	The 2.6-acre site is used as a wholesale warehouse and storage of construction equipment. Historically the site was for bulk fuel and coal storage. The contaminants of concern identified include petroleum-impacts, polynuclear aromatic hydrocarbons and benzo(a)pyrene equivalents, metals as well as coal, coal fines, coke and slag among the debris in the fill soils. An LCDA grant (\$1,300,000) is recommended for action Metropolitan Council in December.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 118 affordable apartments.
Jobs (FTEs)	2.5
Net tax capacity increase	\$77,681
Acres cleaned	2.6
Total housing units	118
Affordable units (80% AMI or less)	118

### Funding

Requested amount	\$211,610
Funding partner requests	\$328,350 from DEED, 71,994 from Hennepin County
Previous LCA funding	\$1,300,000 LCDA
Comments	

### Use of Funds

Amount	Uses to be completed by the end of the grant term
\$211,600	For environmental investigation, asbestos abatement, and soil remediation

## Project Summary

<b>Grant #</b>	
<b>Grant Type</b>	Contamination Cleanup
<b>Applicant</b>	Minneapolis
<b>Project Name</b>	Ironclad
<b>Project Location</b>	811 Washington Avenue South, Minneapolis
<b>Council District</b>	7 – Gary L. Cunningham

### Project Detail

Contaminant history	The 9.3-acre site is used for surface parking. Historically a grain elevator and rail tracks occupied the site. The contaminants of concern identified include polycyclic aromatic hydrocarbons and metals (lead, barium, mercury) and debris in the soil.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 148-unit hotel with 31,000 square feet of new retail, office and banquet space, and 175 market-rate apartments with structured parking.
Jobs (FTEs)	85.5
Net tax capacity increase	\$537,708
Acres cleaned	9.3
Total housing units	175
Affordable units (80% AMI or less)	0

### Funding

Requested amount	\$262,359
Funding partner requests	\$552,207 from DEED and \$98,663 from Hennepin County
Previous LCA funding	\$0
Comments	

### Use of Funds

Amount	Uses to be completed by the end of the grant term
\$245,600	For environmental investigation and soil remediation



## Project Summary

<b>Grant #</b>	
<b>Grant Type</b>	Contamination Cleanup
<b>Applicant</b>	Minneapolis
<b>Project Name</b>	Penn Avenue Union
<b>Project Location</b>	2200 Golden Valley Road; 1911 Penn Avenue N; 1915 Penn Avenue N; 1906 Queen Avenue N; 1910 Queen Avenue N; and 1914 Queen Avenue N, Minneapolis
<b>Council District</b>	7 – Gary L. Cunningham

### Project Detail

Contaminant history	The 0.9-acre site includes three rental homes and vacant lots that were previously used for an apartment and a gas station as well as a retail shop and a restaurant. The contaminants of concern identified include polynuclear aromatic hydrocarbons and benzo(a)pyrene equivalents and metals (arsenic, mercury) and debris in the soil and volatile organic compounds in the ground water and soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 39 affordable and 4 market-rate apartments and 9,400 SF of retail space with underground and surface parking.
Jobs (FTEs)	17
Net tax capacity increase	\$40,530
Acres cleaned	0.9
Total housing units	43
Affordable units (80% AMI or less)	39

### Funding

Requested amount	\$122,178
Funding partner requests	\$217,530 from DEED and \$41,769 from Hennepin County
Previous LCA funding	\$0
Comments	

### Use of Funds

Amount	Uses to be completed by the end of the grant term
\$122,100	For asbestos surveys, asbestos abatement, and soil remediation

## Project Summary

<b>Grant #</b>	
<b>Grant Type</b>	Contamination Cleanup
<b>Applicant</b>	Minneapolis
<b>Project Name</b>	Theater Garage Marquee Apartments
<b>Project Location</b>	1526 Arthur St. NE; 1500, 1520, 1540, 1600, 1710, 1730 New Brighton Boulevard, Minneapolis
<b>Council District</b>	6 – Gail Dorfman

### Project Detail

Contaminant history	The 0.8-acre site is used by a variety of commercial businesses, a small theater and surface parking. Historical uses include a gas station and a laundry business. The contaminants of concern identified include diesel-range organics and gasoline-range organics in the soil and groundwater and volatile organic compounds in the groundwater and soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 133 market-rate apartments and 8,900 SF commercial space with structured parking.
Jobs (FTEs)	14
Net tax capacity increase	\$199,552
Acres cleaned	0.8
Total housing units	113
Affordable units (80% AMI or less)	0

### Funding

Requested amount	\$132,015
Funding partner requests	\$161,385 from DEED and \$31,213 from Hennepin County
Previous LCA funding	\$0
Comments	

### Use of Funds

Amount	Uses to be completed by the end of the grant term
\$132,000	For environmental investigation, asbestos abatement, and soil remediation

## Project Summary

<b>Grant #</b>	
<b>Grant Type</b>	Contamination Cleanup
<b>Applicant</b>	Saint Paul
<b>Project Name</b>	428 Minnesota (former Woolworth Building)
<b>Project Location</b>	428 Minnesota Street, Saint Paul
<b>Council District</b>	13 – Richard Kramer

### Project Detail

Contaminant history	The 0.3-acre vacant commercial site was formerly a Woolworth's department store. The contaminants of concern identified include asbestos, lead-based paint, and PCB caulk in the existing building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the renovation of the existing building into 58,166 square feet of office space. (Construction of additional space is under consideration.)
Jobs (FTEs)	302.5
Net tax capacity increase	\$265,300
Acres cleaned	0.3
Total housing units	0
Affordable units (80% AMI or less)	0

### Funding

Requested amount	\$343,020
Funding partner requests	\$0
Previous LCA funding	\$0
Comments	Work must be incurred after the date of award to be eligible for grant funding. Phase I ESA is not eligible for grant funding. Demolition costs are limited to a maximum of \$49,300.

### Use of Funds

Amount	Uses to be completed by the end of the grant term
\$340,800	For asbestos survey and abatement plan, asbestos and lead-based paint abatement and disposal of PCB-caulk and limited demolition.

## Project Summary

<b>Grant #</b>	
<b>Grant Type</b>	Contamination Cleanup
<b>Applicant</b>	Saint Paul
<b>Project Name</b>	Empire Building
<b>Project Location</b>	360 Robert Street North; 134 East 5th Street, Saint Paul
<b>Council District</b>	13 – Richard Kramer

### Project Detail

Contaminant history	The 0.6-acre site is a 7-story office building. The contaminants of concern identified include asbestos-containing materials.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the renovation of existing building into a 96-room hotel and 10,000 SF of retail in the adjacent single-story retail building.
Jobs (FTEs)	11
Net tax capacity increase	\$65,844
Acres cleaned	0.6
Total housing units	0
Affordable units (80% AMI or less)	0

### Funding

Requested amount	\$99,990
Funding partner requests	\$0
Previous LCA funding	\$0
Comments	Work must be incurred after the date of award to be eligible for grant funding.

### Use of Funds

Amount	Uses to be completed by the end of the grant term
\$99,900	For asbestos abatement

## Project Summary

<b>Grant #</b>	
<b>Grant Type</b>	Contamination Cleanup
<b>Applicant</b>	Saint Paul
<b>Project Name</b>	Hamm's Brewery
<b>Project Location</b>	680 Minnehaha Ave, Saint Paul
<b>Council District</b>	13 – Richard Kramer

### Project Detail

Contaminant history	The 3.3-acre project site is a part of a former brewery. Asbestos was found in various buildings: 2,3, 6, 18, 23, 24, 25 and 56. The contaminants of concern identified include additional asbestos-containing materials found after starting abatement.
Redevelopment project to start construction by the end of the grant term	Expected benefits include renovation of existing buildings #3 and #18, #23, #24 and #56 into 98,618 SF of commercial space and buildings and renovate buildings #2, #6 and #25 into 21 affordable live-work apartments.
Jobs (FTEs)	178
Net tax capacity increase	\$96,000
Acres cleaned	3.3
Total housing units	21
Affordable units (80% AMI or less)	21

### Funding

Requested amount	\$128,220
Funding partner requests	\$0
Previous LCA funding	\$385,700 TBRA
Comments	Work must be incurred after the date of award to be eligible for grant funding.

### Use of Funds

Amount	Uses to be completed by the end of the grant term
\$128,200	For asbestos abatement