

## Community Development Committee

Meeting date: December 18, 2017

For the Metropolitan Council meeting of January 10, 2018

**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:** Community Development / Regional Planning

### Proposed Action

(1) award 14 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 - SEED	Recommended amount
Saint Paul – 520 Payne	\$13,200
Saint Paul – 623-629 Whitall	\$9,600
Recommended Projects - Contamination Investigation	Recommended amount
Minneapolis – Malcolm Yards	\$45,700
Saint Paul – Oakdale Development	\$15,700
Saint Paul Port Authority – Hmongtown Marketplace	\$50,000
Recommended Projects - Contamination Cleanup	Recommended amount
Minneapolis – Midtown Corner Senior Housing	\$85,600
Minneapolis – Mino-bimaadiziwin	\$207,900
Minneapolis – Bunge East	\$73,500
Minneapolis – 205 Park	\$352,200
Minneapolis – 510 Lake Street Affordable Housing	\$215,300
Minneapolis – Calhoun Towers	\$544,300
Bloomington – Minnesota Center/Drury Southwest Inc	\$649,500
Minneapolis – Sons of Norway	\$503,600
Maple Grove – Hilger Landfill (former)	\$500,000
<b>TOTAL Recommended (All Grant Categories)</b>	<b>\$3,266,100</b>
<b>Total Available</b>	<b>\$4,056,200</b>
<b>Total Remaining</b>	<b>\$790,100</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 2017 TBRA guidelines, criteria, schedule, and evaluation process as part of the [Fund Distribution Plan \(FDP\)](#) earlier this year.

## Rationale

The Council awards TBRA grants 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 2017 Fund Distribution Plan.

## Thrive Lens Analysis

Investigating and cleaning up contamination to encourage new residential choices and business opportunities supports stewardship of prior infrastructure investments, increased prosperity and livability and encourages redevelopment and infill. Investments in Areas of Concentrated Poverty also support equity within the region.

## Funding

As outlined in the Fund Distribution Plan, the Council approved the following funding for 2017:

- \$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 are available in the fall cycle. If there is funding remaining in the investigation category, the balance will be used for cleanup purposes.
- \$1M for the continuation of the former pilot grant category under a new name -- Seeding Equitable Environmental Development (SEED) -- to encourage development on strategic sites within areas of concentrated poverty that do not have a specific redevelopment project but show potential for job or housing creation.
- \$2M for TBRA Transit-Oriented Development (TBRA-TOD) awards, with up to \$250,000 of that amount for the TBRA-TOD site investigation grant category. There is one TOD cleanup cycle and two TOD investigation cycles offered per year. 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 other grant categories.** The Fund Distribution Plan allows unspent funds to be transferred from the TOD cleanup and site investigation grant categories to the regular TBRA grant category. No applications were received for the TBRA-TOD grant categories. A portion of the funding originally planned for TBRA-TOD cleanup (\$1,443,800) was awarded in the spring TBRA funding cycle. Adding the balance remaining for TBRA-TOD awards (\$556,200) to the \$2,500,000 typically available for this funding cycle results in a total of \$3,056,200 available.

No applications were received in the spring funding cycle for the SEED grant category. Two SEED applications were received this fall. Adding the funding from the SEED grant category (\$1M) results in a maximum of \$4,056,200 to award this funding cycle.

**Statutory limits.** The LCA legislation limits funding when competition exceeds the amount available. In this grant cycle, the total amount requested – over \$4.7M (excluding applications that were withdrawn) – 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 and SEED categories, the statutory limit of the total amount available to award to projects in a single city is \$2,028,100 or less. The second statutory limit

for the sum of the requests for projects located in Minneapolis or Saint Paul is \$3,042,150 or less. The sum of the funding recommendations for these cities do not exceed the statutory limit amounts.

The balance of funding will be addressed in the next fund distribution plan.

**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 2017 pursuant to the schedule in the 2017 Annual Livable Communities Fund Distribution Plan (FDP). Staff conducted a webinar in February 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 20 applications (14 cleanup, 4 investigation and 2 SEED applications) in November, totaling \$6.9M in requests. (Two of the cleanup applications were withdrawn during the evaluation process.) With additional TBRA-TOD and SEED funding, the TBRA program could fund up to 59% of the costs requested if all submissions were eligible and met the minimum scoring threshold and geographic funding limits. Staff reviewed the cleanup applications in November using the following evaluation categories approved in the Fund Distribution Plan:

- 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 the investigation and SEED proposals using criteria approved in the Fund Distribution Plan in categories above with an emphasis on potential outcomes.

Council staff in Environmental Services, Transportation, Regional Parks, and Local Planning Assistance provided comments. DEED, the Council’s brownfield funding partner in the metro area, provided additional comments. Local Planning Assistance staff reviewed projects for consistency with each City’s comprehensive plan. Staff noted that several projects may call for amendments that adjust the guiding land use or density range. These projects include the 510 Lake Street Affordable Housing, Bunge East, Calhoun Towers and Sons of Norway projects. Council staff will communicate with City staff about these findings and determine whether they should be reflected in near-term amendments or be reflected in the full comprehensive plan update.

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 SEED projects applicants must score a minimum of 30 points. Two cleanup applicants and one investigation applicant did not achieve the required minimum score (see shaded rows in Table 1 below).

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

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1	Minneapolis – Midtown Corner Senior Housing ±	104	\$103,150	\$85,600
2	Minneapolis – Mino-bimaadiziwn ± ~	102	\$324,950	\$207,900

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
3	Minneapolis – Bunge East Redevelopment ±	92	\$73,504	\$73,500
4-tie	Minneapolis – 205 Park ±	91	\$352,200	\$352,200
4-tie	Minneapolis – 510 Lake Street Affordable Housing ± ~	91	\$260,890	\$215,300
4-tie	Minneapolis – Calhoun Towers (Phase 1) ±	91	\$544,390	\$544,300
5	Bloomington – Minnesota Center/Drury SW Inc.	88	\$649,526	\$649,500
6	Minneapolis – Sons of Norway ±	83	\$880,030	\$503,600
7	Minneapolis – Maya Commons	76	\$113,686	\$0
8	Maple Grove – Hilger Landfill (former)	75	\$500,000	\$500,000
<b>Minimum scoring threshold for funding: 75</b>				
9	Hastings – Hudson Manufacturing	64	\$233,039	\$0
10	Saint Paul – Willow Reserve ~	63	\$470,000	\$0
NA	Hopkins – Cold Storage ± ^	NA	\$1,749,158	\$0
	<i>TOTAL Cleanup Funding Recommended</i>			<i>\$3,131,900</i>

**Table 2: Contamination Investigation Grant Application Scoring Summary**

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1	Minneapolis – Malcolm Yards ±	42	\$48,600	\$45,700
2	Saint Paul Port Authority – HmongTown Marketplace ± ~	41	\$50,000	\$50,000
3	Saint Paul – Oakdale Development	30	\$15,735	\$15,700
<b>Minimum scoring threshold for funding: 30</b>				
4	Saint Paul – Public Safety Annex ±	28	\$45,000	\$0
	<i>TOTAL Investigation Funding Recommended</i>			<i>\$111,400</i>

**Table 3: SEED Grant Application Scoring Summary**

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1	Saint Paul – 520 Payne ± ~	39	\$13,200	\$13,200
2	Saint Paul – 623-629 Whitall ± ~	34	\$9,600	\$9,600
	<i>TOTAL SEED Funding Recommended</i>			<i>\$22,800</i>

Eligible grant request listed for investigation and SEED grant categories exclude the 25% matching fund requirement.

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

± Located in a Transit-Oriented Development Area.

- ~ Located within an Area of Concentrated Poverty
- ^ Project is ineligible due to not enough certainty about proposed outcomes and development commitment

### 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. Since funding partners have not made their recommendations yet, no recommendations have been made to address potential shortfalls.

### 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. (Two of the three individual grant categories were undersubscribed: investigation and SEED grants. The balance of investigation and SEED funding is recommended to be used for cleanup purposes.)

As a result of the funding limits, two of the proposed projects in Minneapolis with an evaluation score above the lowest ranking project are recommended for partial or no funding (i.e., Sons of Norway, Maya Commons, respectively).

The recommended amounts and percentages shown in Table 4 are below the required statutory limits of 75% for Minneapolis and Saint Paul and 50% for individual cities. The proposed funding for communities outside of Minneapolis and Saint Paul is over our goal of at least 25%.

**Table 4: TBRA Funding Recommendations and Statutory Funding Limits**

Statutory Funding Limit Types	Statutory Funding Limit Percentage	Recommended Award Amount	Percentage of Recommended Award out of Total Funding Available
Combined Total Award for Minneapolis and Saint Paul	75%	\$2,116,600	52%
Single City	50%	\$2,028,100 (Minneapolis)	50%

### Areas of Concentrated Poverty

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 5 shows the effect of the addition of proposed units on the shares of both rental housing units and household incomes in the neighborhood.

**Table 5: Change in Shares of Rental Housing Units and Household Incomes**

	Rental units				
	At or below 30% of AMI	31%-50% of AMI	51%-60% of AMI	61%-80% of AMI	Above 80% of AMI
510 Lake Street Affordable Housing	-0%	-0%	+2%	-0%	-1%
Mino-bimaadiziwin	-0%	-0%	+1%	-0%	-0%
	Households				
	At or below 30% of AMI	31%-50% of AMI	51%-60% of AMI	61%-80% of AMI	Above 80% of AMI
510 Lake Street Affordable Housing	-1%	-0%	+2%	-0%	-1%
Mino-bimaadiziwin	-1%	+1%	+1%	-0%	-1%

For example, with the occupancy of the 510 Lake Street Affordable Housing project, the overall percentage of rental housing units affordable only to households earning between 51% to 60% area median income (AMI) in the census tract would increase by 2 percentage points while the share of rental housing units affordable to households earning above 80% of AMI would drop by 1 percentage point.

Looking at the incomes of all households (including both renters and homeowners) in those census tracts, the occupancy of the 510 Lake Street Affordable Housing project is likely to lead to increasing shares of households earning 51 to 60% of AMI and above 80% AMI and decreasing shares of households earning at or below 30% of AMI, and no change in households earning between 31 to 50% of AMI and households with incomes 51 to 60% of AMI.

**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 second measure considered is the amount of funding available from other public and private sources to conduct the environmental work. Finally, staff determines if the project, as proposed, would not proceed without Council funding.

All of the projects reviewed demonstrate sufficient need for funding.

**Projects Not Eligible for TBRA Funding**

Cleanup applications that did not meet the minimum scoring threshold (75 points):

- Hudson Manufacturing, Hastings
- Willow Reserve, Saint Paul

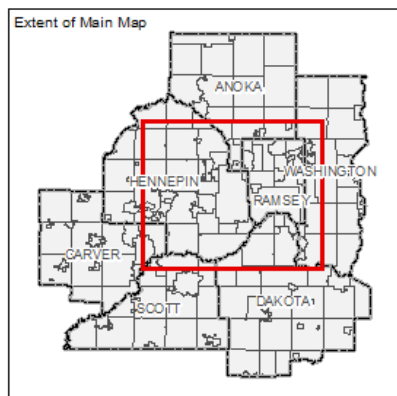
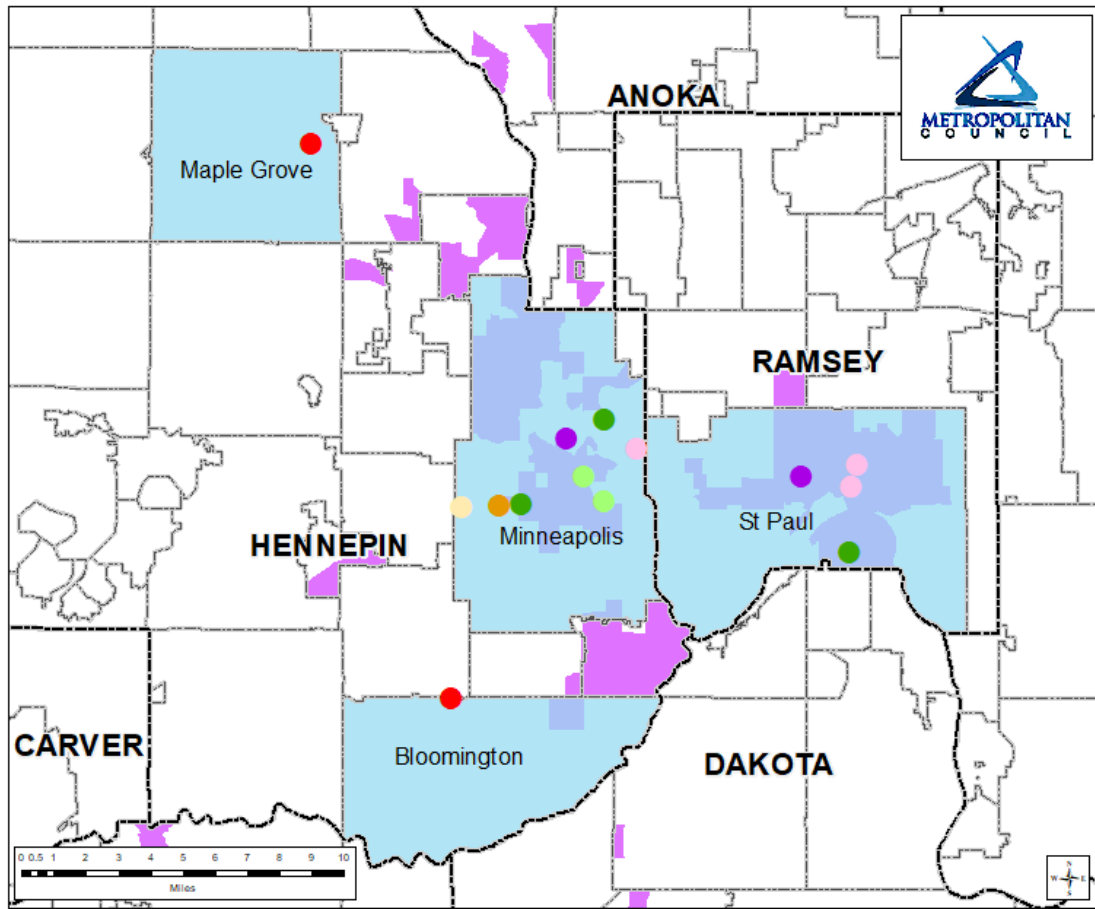
Investigation application that did not meet the minimum scoring threshold (30 points):

- Public Safety Annex

In addition, an application for the Cold Storage redevelopment site in Hopkins was determined to be ineligible for review because there was not enough certainty about the proposed redevelopment outcomes identified and the development commitment to the project. Council staff encourage the applicant to re-apply when a developer is identified and there is more information about the future development plans.

## Projects Recommended for TBRA funding

### 2017 Tax Base Revitalization Account Projects Recommended for Funding by Development Type



- Primary Development Type**
- Affordable Housing
  - Commercial / Industrial
  - Market-rate Housing
  - Mixed Use
  - Mixed Use with Affordable & Market-rate Housing
  - Mixed Use with Affordable Housing
  - Mixed Use with Market-rate Housing
  - Areas of Concentrated Poverty



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

- 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 Minnesota Pollution Control Agency 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 2017 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.
- For grant evaluation purposes, affordable units include units affordable to a household of four earning 80% of the regional area median income or less. The number of proposed units by affordability tiers are specified in each project summary.
- Funding Partner Requests are limited to costs associated with brownfield investigation and/or cleanup

## Review Record

<b>Grant #</b>	
<b>Grant Type</b>	Contamination Investigation
<b>Applicant</b>	Minneapolis
<b>Project Name</b>	Malcolm Yards
<b>Project Location</b>	445, 501, 518 Malcolm Avenue SE; 419 and 504 29th Avenue SE; 501 30th Avenue SE, Minneapolis
<b>Council District</b>	8 – Gary L. Cunningham

### Project Detail

Contaminant history	Contaminants of concern on the 16.9-acre site include polycyclic aromatic hydrocarbons, metals, volatile organic chemicals and polychlorinated biphenyls (PCBs).
Potential redevelopment project	Potential benefits include up to 600 residential units and 250,000 square feet of commercial/industrial property and a regional stormwater treatment system.

### Funding

Requested amount	\$48,681
Funding partner requests	None
Previous LCA funding	\$21,000 awarded for investigation of the Harris Machinery site
Match	\$16,228 (or 25% of total investigation costs requested for reimbursement, whichever is less)

Comments	Costs associated with recent environmental investigations for parcels within the project boundary i.e., former Harris Machinery and former Factory Lumber sites are not eligible for grant funding or as matching costs. A grant requests for a Response Action Plan (\$2,944) are excluded until the first parcel in the phased development is specified. 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.
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### Use of Funds

Amount	Uses to be completed by the end of the grant term
\$45,700	For Phase I Environmental Site Investigation (ESA), Phase II ESA work plan, and Phase II ESA.

**Grant #**  
**Grant Type** Contamination Investigation  
**Applicant** Saint Paul Port Authority  
**Project Name** Hmongtown Marketplace  
**Project Location** 217 Como Avenue, Saint Paul  
**Council District** 14 – Jon Commers

**Project Detail**

Contaminant history	Contaminants of concern on the 5.7-acre site include petroleum and polycyclic aromatic hydrocarbons
Potential redevelopment project	Potential benefits include the development of 60 apartments (including 30 market-rate and 30 affordable units), replacement of existing market with a total of 196,500 square feet of commercial space.

**Funding**

Requested amount	\$50,000
Funding partner requests	None
Previous LCA funding	\$0
Match	\$37,000 (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
\$50,000	For a Phase I Environmental Site Assessment (ESA), Phase II ESA work plan, Phase II ESA and Response Action Plan development

**Grant #**  
**Grant Type** Contamination Investigation  
**Applicant** Saint Paul  
**Project Name** Oakdale Development  
**Project Location** 614 State Street, 623, 633, 637, 645, 647, and 651 Oakdale Avenue, Saint Paul  
**Council District** 13 – Richard Kramer

**Project Detail**

Contaminant history	Contaminants of concern on the 7.9-acre site include metals, polycyclic aromatic hydrocarbons (PAHs), and buried debris in the fill soils.
Potential redevelopment project	Potential benefits include the development of six for-sale housing units

**Funding**

Requested amount	\$ 15,735
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$5,300 (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
\$15,700	For Phase I Environmental Site Assessment (ESA), Phase II ESA and a Response Action Plan.

**Grant #**  
**Grant Type** SEED  
**Applicant** Saint Paul  
**Project Name** 520 Payne  
**Project Location** 520 Payne Avenue, Saint Paul  
**Council District** 13 – Richard Kramer

Project Detail	
Contaminant history	Contaminants of concern on the 1-acre site include ash, metals and debris in the soil
Funding	
Requested amount	\$13,200
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$4,400 (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
\$13,200	For Phase I Environmental Site Assessment (ESA), Phase II ESA work plan, and Phase II ESA.

**Grant #**  
**Grant Type** SEED  
**Applicant** Saint Paul  
**Project Name** 623-629 Whitall  
**Project Location** 623-629 Whitall Street, Saint Paul  
**Council District** 13 – Richard Kramer

<b>Project Detail</b>	
Contaminant history	Contaminants of concern on the 0.23-acre site include debris and contaminants in historic fill soil
<b>Funding</b>	
Requested amount	\$9,600
Funding partner requests	\$0
Previous LCA funding	\$27,100 for investigation of the adjacent parcel at 845-851 Payne Av.
Match	\$3,200 (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.
<b>Use of Funds</b>	
Amount	Uses to be completed by the end of the grant term
\$9,600	For Phase I Environmental Site Assessment (ESA), Phase II ESA work plan, and Phase II ESA.

**Grant #**  
**Grant Type** Contamination Cleanup  
**Applicant** Bloomington  
**Project Name** Minnesota Center/Drury Southwest, Inc  
**Project Location** 3901 Minnesota Drive, Bloomington  
**Council District** 5 – Steve Elkins

**Project Detail**

Contaminant history	The 3.8-acre site is currently used for surface parking and was historically part of an aggregate mine and landfill that became the France Avenue dump. The contaminants of concern identified include polycyclic aromatic hydrocarbons (PAHs), petroleum, volatile organic compounds and metals in the fill soil.
Redevelopment project to start construction by the end of the grant term	Expected benefits include a 214-room hotel with structured parking and 7,000 square foot restaurant.
Jobs (FTEs)	91.5
Net tax capacity increase	\$390,000
Acres cleaned	3.8
Total housing units	NA
Affordable units	NA

**Funding**

Requested amount	\$649,526
Funding partner requests	\$649,526 from DEED
Previous LCA funding	\$0
Comments	Costs associated with groundwater management are <u>not</u> eligible for grant funding.

**Use of Funds**

Amount	Uses to be completed by the end of the grant term
\$649,500	For environmental investigation, soil remediation, active soil vapor mitigation including a vapor barrier.

**Grant #**  
**Grant Type** Contamination Cleanup  
**Applicant** Maple Grove  
**Project Name** Hilger Landfill (former)  
**Project Location** 8550 Zachary Lane North, Maple Grove  
**Council District** 1 – Katie Rodriguez

**Project Detail**

Contaminant history	The 13-acre site is currently vacant and was historically a sand and gravel mine that was later used as a dump and a waste transfer site. The contaminants of concern identified include petroleum, volatile organic compounds, metals and polychlorinated biphenyls (PCBs).
Redevelopment project to start construction by the end of the grant term	Expected benefits include a 192,700 square foot office-warehouse
Jobs (FTEs)	680
Net tax capacity increase	\$230,610
Acres cleaned	13
Total housing units	NA
Affordable units	NA

**Funding**

Requested amount	\$500,000
Funding partner requests	\$1M from DEED
Previous LCA funding	\$0
Comments	Costs associated with backfill are <u>not</u> eligible for grant funding.

**Use of Funds**

Amount	Uses to be completed by the end of the grant term
\$500,000	For soil remediation



**Grant #**  
**Grant Type** Contamination Cleanup  
**Applicant** Minneapolis  
**Project Name** 205 Park  
**Project Location** 205 Park Avenue South, Minneapolis  
**Council District** 7 – Gary L. Cunningham

**Project Detail**

Contaminant history	The 0.8-acre site is currently used for surface parking and was historically part of the Milwaukee Railroad Depot. The contaminants of concern identified include petroleum, metals in the soil, petroleum in the groundwater and volatile organic chemicals in the soil vapors.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 118 apartments (including 24 affordable units), 4 ownership condos and 7,000 square feet of commercial space with structured parking
Jobs (FTEs)	22
Net tax capacity increase	\$344,750
Acres cleaned	0.8
Total housing units	122
Affordable units	24 at 51% - 60% AMI

**Funding**

Requested amount	\$352,200
Funding partner requests	\$200,000 DEED; \$100,000 Hennepin Environmental Response Fund
Previous LCA funding	\$206,300 TBRA Spring 2017
Comments	Costs associated with soil excavation, groundwater monitoring or dewatering are <u>not</u> eligible for grant funding.

**Use of Funds**

Amount	Uses to be completed by the end of the grant term
\$352,200	For additional transport and disposal of contaminated soil and soil vapor sampling.

**Grant #**  
**Grant Type** Contamination Cleanup  
**Applicant** Minneapolis  
**Project Name** 510 Lake Street Affordable Housing  
**Project Location** 510, 514 and 516 West Lake Street; 2946 and 2948 Harriet Avenue South, Minneapolis  
**Council District** 7 – Gary L. Cunningham

**Project Detail**

Contaminant history	The 0.7-acre site has historically been used for many commercial activities and is currently an auto repair business. The contaminants of concern identified include petroleum, metals and polycyclic aromatic hydrocarbons in the fill soil.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 128 affordable apartments
Jobs (FTEs)	5
Net tax capacity increase	\$82,758
Acres cleaned	0.7
Total housing units	128
Affordable units	20 at 31% - 50%; 108 at 51%- 60% AMI

**Funding**

Requested amount	\$260,890
Funding partner requests	\$60,389 DEED; \$29,816 Hennepin Environmental Response Fund
Previous LCA funding	\$0
Comments	Costs associated with soil excavation and demolition are <u>not</u> eligible for grant funding.

**Use of Funds**

Amount	Uses to be completed by the end of the grant term
\$215,300	For transport and disposal of contaminated soil.

**Grant #**  
**Grant Type** Contamination Cleanup  
**Applicant** Minneapolis  
**Project Name** Bunge East Redevelopment  
**Project Location** Portion of 937 13th Avenue SE; a portion of 1200 Brook Avenue SE; 1206 Brook Ave SE; and 901 12th Avenue SE, Minneapolis  
**Council District** 8 – Cara Letofsky

**Project Detail**

Contaminant history	The 0.9-acre site is currently vacant but has historically been used as a grain elevator served by rail and former ancillary buildings were used for coal storage and power generation. The contaminants of concern identified include petroleum, metals and polycyclic aromatic hydrocarbons in the soil and volatile organic chemicals in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 95 mixed-income apartments (including 75 affordable units and 23 market-rate units) with underground parking
Jobs (FTEs)	2
Net tax capacity increase	\$94,736
Acres cleaned	0.9
Total housing units	95
Affordable units	15 at 31% - 50%; 57 at 51% - 60% AMI

**Funding**

Requested amount	\$73,504
Funding partner requests	\$143,800 from DEED; \$34,500 Hennepin Environmental Response Fund
Previous LCA funding	\$0 (Prior LCA grants for Van Cleve were for different development phases.)
Comments	Costs associated with soil excavation are <u>not</u> eligible for grant funding.

**Use of Funds**

Amount	Uses to be completed by the end of the grant term
\$73,500	For transport and disposal of contaminated soil and active soil vapor mitigation.

**Grant #**  
**Grant Type** Contamination Cleanup  
**Applicant** Minneapolis  
**Project Name** Calhoun Towers (Phase 1)  
**Project Location** 3430 List Place, Minneapolis  
**Council District** 6 – Gail Dorfman

**Project Detail**

Contaminant history	The 4.4-acre site is currently an apartment and vacant space. Historically the site was part of the former Polansky dump. The contaminants of concern identified include petroleum compounds, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons and metals in the soil, volatile organic compounds in the soil vapor and groundwater.
Redevelopment project to start construction by the end of the grant term	Expected benefits include construction of 234 market-rate apartments with structured parking. (Renovations to the existing apartment building are not part of the grant request.)
Jobs (FTEs)	12.5
Net tax capacity increase	\$565,500
Acres cleaned	2 out of 4.4
Total housing units	234
Affordable units	0

**Funding**

Requested amount	\$544,390
Funding partner requests	\$351,898 DEED; \$374,040 Hennepin Environmental Response Fund
Previous LCA funding	\$0
Comments	Costs associated with excavation are <u>not</u> eligible for grant funding.

**Use of Funds**

Amount	Uses to be completed by the end of the grant term
\$544,300	For transport and disposal of contaminated soil and soil vapor mitigation.

**Grant #**  
**Grant Type** Contamination Cleanup  
**Applicant** Minneapolis  
**Project Name** Midtown Corner Senior Housing  
**Project Location** 2601 East 29th Street, Minneapolis  
**Council District** 8 – Cara Letofsky

**Project Detail**

Contaminant history	The 0.7-acre site is currently used for surface parking but historically has been used for a variety of commercial purposes including auto repair and sheet metal business and a former machine shop and a gas station. The contaminants of concern identified include petroleum, metals, polycyclic aromatic hydrocarbons in the soil and petroleum compounds in the groundwater.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 90 affordable apartments and 15,000 square feet of commercial space
Jobs (FTEs)	40
Net tax capacity increase	\$138,700
Acres cleaned	0.7
Total housing units	90
Affordable units	90 at 31% - 50% AMI

**Funding**

Requested amount	\$103,150
Funding partner requests	\$98,800 from DEED; \$54,323 Hennepin Environmental Response Fund
Previous LCA funding	\$0
Comments	Costs associated with soil excavation and soil vapor mitigation are <u>not</u> eligible for grant funding.

**Use of Funds**

Amount	Uses to be completed by the end of the grant term
\$85,600	For Response Action Plan development, transport and disposal of contaminated soil

**Grant #**  
**Grant Type** Contamination Cleanup  
**Applicant** Minneapolis  
**Project Name** Mino-bimaadiziwin  
**Project Location** 2105, 2109, 2113 Cedar Avenue South; 1820 22st Street East, Minneapolis  
**Council District** 7 – Gary L. Cunningham

**Project Detail**

Contaminant history	The 1-acre site is currently used for storage but has historically included many commercial businesses including metal fabricators, truck stop, bulk oil facility, coal and metal storage, service tank installer, surplus hardware and machinery businesses. The contaminants of concern identified include petroleum, metal and polycyclic aromatic hydrocarbons in the soil, petroleum in the groundwater and volatile organic chemicals in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 109 affordable apartments with community wellness (15,650 square feet) and embassy office space (6,570 square feet) and underground parking
Jobs (FTEs)	39
Net tax capacity increase	\$132,970
Acres cleaned	1
Total housing units	109
Affordable units	22 below 30% AMI; 44 at 31% - 50%; 43 at 51% - 60% AMI

**Funding**

Requested amount	\$324,950
Funding partner requests	\$192,630 from Hennepin ERF
Previous LCA funding	\$0
Comments	Costs associated with environmental investigation, demolition, soil excavation and soil vapor mitigation are <u>not</u> eligible for grant funding.

**Use of Funds**

Amount	Uses to be completed by the end of the grant term
\$207,900	For transport and disposal of contaminated soil

**Grant #**  
**Grant Type** Contamination Cleanup  
**Applicant** Minneapolis  
**Project Name** Sons of Norway  
**Project Location** 1455 West Lake Street; 3001, 3015, 3017, 3021; 3025 Humboldt Avenue South and 3016 Holmes Avenue South, Minneapolis  
**Council District** 6 – Gail Dorfman

**Project Detail**

Contaminant history	The 2.5-acre site is currently used as a commercial office and surface parking. Historically the site included a gas station, dry cleaner and homes. The contaminants of concern identified include asbestos within the existing buildings, petroleum and lead in the soil and petroleum in the groundwater.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 326 market-rate apartments, 15,000 square feet of office and 7,000 square feet of retail space and parking
Jobs (FTEs)	85
Net tax capacity increase	\$663,288
Acres cleaned	2.5
Total housing units	326
Affordable units	0

**Funding**

Requested amount	\$880,030
Funding partner requests	\$998,926 DEED; \$50,000 Hennepin Environmental Response Fund
Previous LCA funding	\$0
Comments	Costs associated with soil excavation are <u>not</u> eligible for grant funding.

**Use of Funds**

Amount	Uses to be completed by the end of the grant term
\$503,600	For environmental investigation (including an asbestos survey) and asbestos abatement, transport and disposal of contaminated soil