

Community Development Committee

Meeting date: July 17, 2017

For the Metropolitan Council meeting of July 26, 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: Community Development / Housing and Livable Communities

Proposed Action

(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 – Calhoun Towers	\$43,900
Recommended Projects - Contamination Cleanup	Recommended amount
Edina – 49 ½ Street Mixed Use Redevelopment	\$338,900
Minneapolis – 205 Park	\$206,300
Minneapolis – 1500 Nicollet	\$390,800
Minneapolis – Azine Alley	\$267,400
Minneapolis – East Town Apartments	\$250,000
Minneapolis – Nordic House	\$500,000
Minneapolis – Park 7	\$165,200
Minneapolis – Target Field Station	\$363,900
Saint Paul – Pioneer Press Affordable Housing	\$750,000
Saint Paul – West Side Flats III-A & III-B	\$343,700
South Saint Paul – Hardman Avenue South	\$323,700
TOTAL Recommended	\$3,943,800
Total Available	\$4,375,000
Total Remaining	\$431,200

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

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 spring 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 FDP.

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 FDP, the following funding was approved 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 will be 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 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 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. No applications were received for the TBRA-TOD grant categories. Using funding originally planned for TBRA-TOD cleanup (\$1,750,000) and half of the amount to be used for TBRA-TOD site investigation (\$125,000) there is \$1,875,000 more than the \$2,500,000 typically available for this funding cycle for a total of \$4,375,000. The balance of TOD funding (\$125,000) will be offered in the fall funding cycle.

Statutory limits. The LCA legislation limits funding when competition exceeds the amount available. In this grant cycle, the total amount requested – over \$7.6M – 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 amount available to award to projects in a single city is \$2,187,500 or less. The second statutory limit for the sum of the requests for projects located in Minneapolis or Saint Paul is \$3,281,250 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 April 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 21 applications (20 cleanup, 1 investigation) in May, totaling \$7.6M in requests. (One additional application was received but withdrawn early in the evaluation process.) No applications were received for the SEED grant category. With additional TBRA-TOD funding, the TBRA program could fund up to 58% 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 May 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 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 partner in the metro area DEED provided additional comments. An amendment to the city’s guiding land use is expected for the East Town Apartments project. A review of the airspace will need to be conducted by the Federal Aviation Administration for the West Side Flats III-A & III-B project.

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. Five cleanup applicants 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 – East Town Apartments ± ~	112	\$250,000	\$250,000
2	Minneapolis – Nordic House ±	110	\$500,000	\$500,000
3-tie	Minneapolis – 1500 Nicollet ±	97	\$390,883	\$390,800
3-tie	Minneapolis – Park 7 ± ~	97	\$165,220	\$165,200
4	Minneapolis – Target Field Station ±	95	\$363,950	\$363,900

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
5	Minneapolis – Azine Alley Redevelopment ±	91	\$267,435	\$267,400
6	Minneapolis – 205 Park ±	89	\$494,500	\$206,300
7-tie	Minneapolis – Superior Plating (former) Phase II ±	88	\$730,780	\$0
7-tie	Saint Paul – Pioneer Press Affordable Housing ±	88	\$750,000	\$750,000
8	Edina – 49 ½ Street Mixed Use Redevelopment	87	\$338,999	\$338,900
9	South Saint Paul – Hardman Avenue South	85	\$323,707	\$323,700
10	Minneapolis – 10 th Avenue Redevelopment ±	83	\$173,835	\$0
11-tie	Minneapolis – Hook & Ladder Apartments ~	78	\$100,000	\$0
11-tie	Saint Paul – West Side Flats III-A & III-B ± ~	78	\$500,000	\$343,700
Minimum scoring threshold for funding: 75				
12	Minnetonka – Shady Oak Road Redevelopment	72	\$304,275	\$0
13	Maple Grove – Hilger Landfill (former)	71	\$500,000	\$0
14	South Saint Paul – Verdersoa Avenue	66	\$864,275	\$0
15	Minneapolis – Midwest Climbing Redevelopment ±	64	\$319,871	\$0
16	Savage – Valley Oil Company Redevelopment	41	\$158,869	\$0
NA	Minneapolis – Prospect Park Senior Housing ± ^	NA	\$22,349	NA
NA	Saint Anthony – Southern Gateway Redevelopment **	NA	NA	NA
	<i>TOTAL Cleanup Funding Recommended</i>			<i>\$3,899,900</i>

Table 2: Contamination Investigation Grant Application Scoring Summary

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
Investigation				
1	Minneapolis – Calhoun Towers ±	42	\$43,980	\$43,900

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.

~ Located within an Area of Concentrated Poverty

^ Project is ineligible due to lack of demonstrated need for funding

** Project was withdrawn

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

As a result of the funding limits, some of the proposed projects in Minneapolis with a higher evaluation score are recommended for partial or no funding (e.g., 205 Park and Superior Plating (former) Phase II, 10th Avenue Redevelopment, Hook & Ladder Apartments) when compared to competing projects from other areas within the metropolitan region. Similarly, the recommended award for the lowest ranking project in Saint Paul (West Side Flats III-A & III-B) was reduced to comply with the limit on the total amount of funding that can be awarded to Minneapolis and Saint Paul.

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. The proposed funding for suburban communities falls below our goal of 25% because the remaining suburban applicant scores were below the minimum evaluation score required (75 points).

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

Communities	Recommendation	Percentage of Funding Available
Suburban	\$662,600	15%
Cities of the first class (Minneapolis and St. Paul)	\$3,281,200	75%
Recommended Total Investigation & Cleanup Funding	\$3,943,800	90%
Balance	\$431,200	10%
City with the largest cumulative funding recommendation: Minneapolis	\$2,187,500	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 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

	Rental units				
	At or below 30% of AMI	31%-50% of AMI	51%-60% of AMI	61%-80% of AMI	Above 80% of AMI
East Town Apartments	-1%	-6%	+10%	-0%	-2%
Park 7	+3%	-2%	-0%	-0%	-1%
West Side Flats III-A & III-B	-1%	-2%	-2%	-1%	+6%
	Households				
	At or below 30% of AMI	31%-50% of AMI	51%-60% of AMI	61%-80% of AMI	Above 80% of AMI
East Town Apartments	-2%	-1%	+9%	-0%	-4%
Park 7	+2%	-0%	-0%	-0%	-2%
West Side Flats III-A & III-B	-3%	-1%	+1%	-1%	+3%

For example, with the occupancy of the East Town Apartments 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 10 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 6 percentage points accordingly.

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

One of the applications did not demonstrate sufficient need for cleanup funding: Prospect Park Senior Housing.

Projects Not Eligible for TBRA Funding

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

- Shady Oak Road Redevelopment, Minnetonka

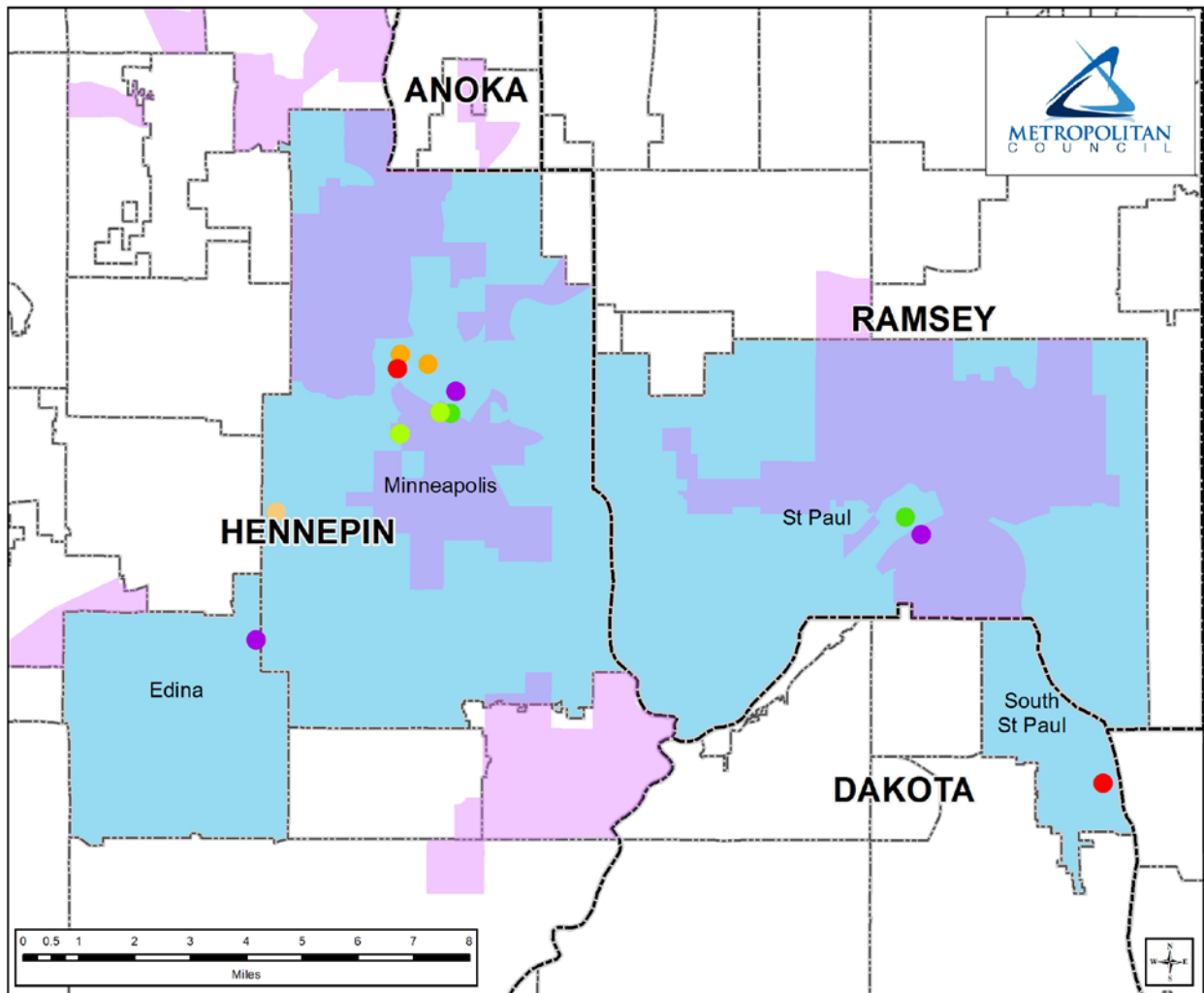
- Hilger Landfill (former), Maple Grove
- Verderosa Avenue, South Saint Paul
- Midwest Climbing Redevelopment, Minneapolis
- Valley Oil Company Redevelopment, Savage

Applications that did not demonstrate sufficient need for funding:

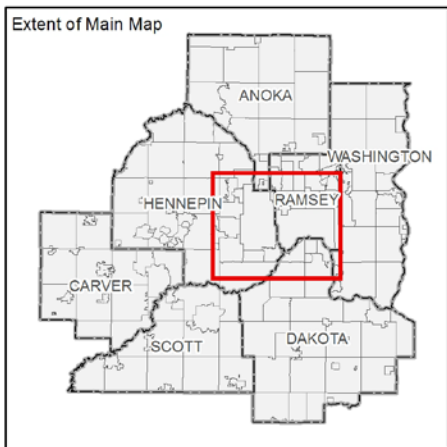
- Prospect Park Senior Housing

Projects Recommended for TBRA funding

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



7/10/2017



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

Project Summary

Grant #	
Grant Type	Contamination Investigation
Applicant	Minneapolis
Project Name	Calhoun Towers
Project Location	3430 and 3404 List Place, Minneapolis
Council District	6 – Gail Dorfman

Project Detail

Contaminant history	Contaminants of concern on the 4.6-acre site include historical unpermitted dumping within the property boundary before the construction of the existing apartment building and potential for petroleum impacts related to former gasoline underground storage tanks adjacent to the property.
Potential redevelopment project	Potential benefits include the renovation of the existing apartments and construction of 530 new units.

Funding

Requested amount	\$43,980
Funding partner requests	Duplicate request submitted to DEED
Previous LCA funding	\$0
Match	\$15,300 (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
\$43,900	For supplemental Phase II environmental site assessment (ESA) and Response Action Plan preparation

Grant #
Grant Type Contamination Cleanup
Applicant Edina
Project Name 49-1/2 Street Mixed-Use Redevelopment
Project Location 3925 - 3944 West 49 1/2 Street, Edina
Council District 5 – Steve Elkins

Project Detail

Contaminant history	The 2.9-acre site is currently used for public structured parking and a former drycleaner business. The contaminants of concern identified include petroleum compounds and solvents in the soil and related soil vapors and asbestos within the existing building and parking structures.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 110 apartments (including 11 affordable units) with 38,200 square feet of square feet of retail space, a new public plaza and renovation and expansion of the existing structured parking and additional underground parking.
Jobs (FTEs)	69.5
Net tax capacity increase	\$717,175
Acres cleaned	2.9
Total housing units	110
Affordable units	11 at 51%- 60% AMI

Funding

Requested amount	\$338,999
Funding partner requests	\$689,145 from DEED
Previous LCA funding	\$0 (\$1,441,565 LCDA request under review)
Comments	Costs associated with demolition, soil excavation, dewatering, ground water monitoring and discharge are <u>not</u> eligible for grant funding.

Use of Funds

Amount	Uses to be completed by the end of the grant term
\$338,900	For environmental investigation (including an abatement plan and additional soil vapor system design), asbestos abatement, transport and disposal of contaminated soil, active soil vapor mitigation and post-construction soil vapor sampling.

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 vacant and primarily used for parking. Historically the site was part of the former Milwaukee Railroad Depot. The contaminants of concern identified include petroleum compounds, metals, slag and crushed coal in the soil and petroleum impacts to the groundwater (likely from an off-site source).
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 123 apartments (including 25 affordable units), 7,000 square feet of commercial space with underground parking and 4 ownership townhomes.
Jobs (FTEs)	22
Net tax capacity increase	\$344,750
Acres cleaned	0.8
Total housing units	127
Affordable units	25 at 51%- 60% AMI

Funding

Requested amount	\$494,500
Funding partner requests	\$364,000 from DEED
Previous LCA funding	\$0 (A prior TBRA grant for \$419,000 awarded in 2005 was relinquished.)
Comments	Costs associated with dewatering and treatment are not eligible for grant funding.

Use of Funds

Amount	Uses to be completed by the end of the grant term
\$206,300	For transport and disposal of contaminated soil.

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name 1500 Nicollet
Project Location 1500 Nicollet Avenue, Minneapolis
Council District 7 – Gary L. Cunningham

Project Detail

Contaminant history	The 1.4-acre site currently includes four partially vacant commercial buildings. Historical uses include various retail and residential buildings. The contaminants of concern identified include petroleum compounds and polynuclear aromatic hydrocarbons and metals in the soil, petroleum impact in the groundwater, tetrachloroethene in the soil vapor and asbestos within the existing buildings.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 184 affordable apartments and 5,500 square feet of retail space with underground parking.
Jobs (FTEs)	18
Net tax capacity increase	\$167,436
Acres cleaned	1.4
Total housing units	184
Affordable units	184 at 51%- 60% AMI

Funding

Requested amount	\$390,883
Funding partner requests	\$602,699 from DEED
Previous LCA funding	\$0
Comments	Demolition and 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
\$390,800	For an abatement plan, asbestos abatement, transport and disposal of contaminated soil, and soil vapor mitigation including additional post-construction soil vapor testing.

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name Azine Alley
Project Location 120, 110, 104 and 102 1st Street North, Minneapolis
Council District 7 – Gary L. Cunningham

Project Detail

Contaminant history	The 0.8-acre site is currently a surface parking lot. Historically the site has been used by a variety of commercial businesses. The contaminants of concern identified include petroleum compounds, volatile organic compounds, polynuclear aromatic hydrocarbons and metals in the soil and volatile organic compounds in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 70 condominiums and 125-room hotel with 8,500 square feet of retail with underground parking.
Jobs (FTEs)	141.5
Net tax capacity increase	\$635,250
Acres cleaned	0.8
Total housing units	70
Affordable units	0

Funding

Requested amount	\$267,434
Funding partner requests	\$387,397 from DEED
Previous LCA funding	\$0
Comments	Soil vapor mitigation is <u>not</u> eligible for grant funding.

Use of Funds

Amount	Uses to be completed by the end of the grant term
\$267,400	For environmental investigation and transport and disposal of contaminated soil.

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name East Town Apartments
Project Location 815 South 6th Street, Minneapolis
Council District 7 – Gary L. Cunningham

Project Detail

Contaminant history	The 2.1-acre site is currently a surface parking lot. Historical uses include various commercial activities such as auto repair and a gas station. The contaminants of concern identified include petroleum compounds, polynuclear aromatic hydrocarbons and metals in the soil.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 169 affordable apartments with public surface and underground parking.
Jobs (FTEs)	3
Net tax capacity increase	\$180,782
Acres cleaned	2.1
Total housing units	169
Affordable units	169 at 51%- 60% AMI

Funding

Requested amount	\$250,000
Funding partner requests	\$166,957 from DEED
Previous LCA funding	\$0
Comments	Soil excavation and loading are <u>not</u> eligible for grant funding.

Use of Funds

Amount	Uses to be completed by the end of the grant term
\$250,000	For transport and disposal of contaminated soil

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name Nordic House
Project Location 701(Portion), 729 and 729½ Washington Ave North, 722 and 728 3rd Street North, 250½ (Portion) 7th Ave North, 425½ (Portion) 8th Avenue North, Minneapolis
Council District 7 – Gary L. Cunningham

Project Detail

Contaminant history	The 1.5-acre site is currently used as a surface parking lot. Historical uses include various commercial activities. Bassett Creek (now in a buried channel) had been used as a dump site. The contaminants of concern identified include petroleum compounds, polynuclear aromatic hydrocarbons and metals in the soil and petroleum impacts in the groundwater.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 177,300 square feet of office space, 18,900 square feet of retail and 57 apartments with underground and structured parking.
Jobs (FTEs)	688
Net tax capacity increase	\$763,000
Acres cleaned	1.5
Total housing units	57
Affordable units	0

Funding

Requested amount	\$500,000
Funding partner requests	\$1,000,000 from DEED
Previous LCA funding	\$98,000 grant for environmental investigation in 2014
Comments	Costs associated with groundwater management 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
\$500,000	For transport and disposal of contaminated soil.

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name Park 7
Project Location 615 South 7th Street and 714 Park Avenue South, Minneapolis
Council District 7 – Gary L. Cunningham

Project Detail

Contaminant history	The 0.7-acre site is currently used for a food center and a former printing business. Historical uses include manufacturing and parking. The contaminants of concern identified include polycyclic aromatic hydrocarbons and metals in the soil and asbestos in the existing buildings.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 55 affordable supportive apartments with a new food center, office and counseling space.
Jobs (FTEs)	40.3
Net tax capacity increase	\$37,500
Acres cleaned	0.7
Total housing units	55
Affordable units	55 at 30% AMI or less

Funding

Requested amount	\$165,220
Funding partner requests	\$129,500 from DEED and \$36,300 previously awarded by Hennepin County for environmental investigation
Previous LCA funding	\$0
Comments	Soil vapor mitigation is <u>not</u> eligible for grant funding. Demolition costs are limited to the building located at 714 Park and a maximum of \$28,500.

Use of Funds

Amount	Uses to be completed by the end of the grant term
\$165,200	For environmental investigation (including additional soil testing, asbestos testing, an asbestos abatement plan, RAP amendment and soil vapor sampling), soil remediation and limited demolition

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name Target Field Station
Project Location 419 5th Street North, Minneapolis
Council District 7 – Gary L. Cunningham

Project Detail

Contaminant history	The 0.8-acre site is current vacant. Historical uses include a lumberyard, outdoor storage and surface parking. Former adjacent sites included automotive repair and a gas station, rail yards and printing businesses. The contaminants of concern identified include petroleum compounds, polynuclear aromatic hydrocarbons and metals in the soil and petroleum impacts in the groundwater.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 154-room hotel, and 33,500 square feet of space for a theater and ancillary uses as well as a 3,500 square foot restaurant with underground parking.
Jobs (FTEs)	64
Net tax capacity increase	\$365,908
Acres cleaned	0.8
Total housing units	0
Affordable units	0

Funding

Requested amount	\$363,950
Funding partner requests	\$158,620 from DEED
Previous LCA funding	\$26,625 for environmental investigation in 2014 (A prior TBRA grant for \$477,900 for a different development plan was relinquished earlier this year.)
Comments	The cost of soil excavation and loading, geotechnical work, dewatering 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
\$363,900	For environmental investigation (including preparing a Response Action Plan addendum, additional soil vapor sampling, technical writing for an institutional control), transport and disposal of contaminated soil

Grant #
Grant Type Contamination Cleanup
Applicant Saint Paul
Project Name Pioneer Press Affordable Housing
Project Location 345 Cedar Street, Saint Paul
Council District 13 – Richard Kramer

Project Detail

Contaminant history	The 0.8-acre site includes a vacant office building and an ancillary maintenance garage. Historical uses include civic buildings. The contaminants of concern identified include asbestos and lead-based paint within the existing vacant office building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 143 affordable apartments and 1,600 square foot retail space on the skyway level proposed for a teen tech center and an additional 1,000 square feet of ground level retail.
Jobs (FTEs)	2
Net tax capacity increase	\$77,423
Acres cleaned	1
Total housing units	143
Affordable units	143 at 51%- 60% AMI

Funding

Requested amount	\$750,000
Funding partner requests	\$0
Previous LCA funding	\$0 (\$250,000 LCDA request under review)
Comments	Demolition costs are <u>not</u> eligible for grant funding.

Use of Funds

Amount	Uses to be completed by the end of the grant term
\$750,000	For asbestos and lead-based paint abatement.

Grant #
Grant Type Contamination Cleanup
Applicant Saint Paul
Project Name West Side Flats III-A & III-B
Project Location xxx Livingston Ave South, Saint Paul
Council District 13 – Richard Kramer

Project Detail

Contaminant history	The 5.3-acre site is currently vacant. Historical uses include various industrial and manufacturing uses including the former American Hoisting and Derrick Co. Foundry and Valley Iron Works Foundry. A partial cleanup was completed in 2005-06. The remaining contaminants of concern identified include volatile organic compounds, polynuclear aromatic hydrocarbons and metals in the soil and may also include significant volatile organic compounds in soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 264 apartments (including 64 affordable units) and a 5,000 square foot restaurant.
Jobs (FTEs)	31
Net tax capacity increase	\$417,030
Acres cleaned	5.3
Total housing units	264
Affordable units	32 at 31%- 50% AMI; 32 at 51%- 60% AMI

Funding

Requested amount	\$500,000
Funding partner requests	\$150,000 Ramsey County
Previous LCA funding	\$800,000 LCDA in 2016
Comments	Prior environmental investigation, shoring, soil excavation and loading, dewatering 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
\$343,700	For additional soil vapor sampling, transport and disposal of contaminated soil.

Grant #
Grant Type Contamination Cleanup
Applicant South Saint Paul
Project Name Hardman Avenue South Cleanup and Redevelopment
Project Location 843 Hardman Ave. South, South Saint Paul
Council District 13 – Richard Kramer

Project Detail

Contaminant history	The 36.4-acre site is currently a vehicle service garage with office space and a gas station as well as a concrete plant and outdoor storage. Historical uses include sewage treatment and a city dump. The contaminants of concern identified include petroleum compounds, volatile organic compounds, polynuclear aromatic hydrocarbons, and metals in the soil petroleum impacts in the ground water, methane in the soil vapor and asbestos in the existing building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 270,00 square foot warehouse and ancillary building.
Jobs (FTEs)	154
Net tax capacity increase	\$306,268
Acres cleaned	36.4
Total housing units	0
Affordable units	0

Funding

Requested amount	\$323,707
Funding partner requests	\$1,258,772 from DEED
Previous LCA funding	\$0
Comments	Limited Site Investigation and Remedial Investigation for petroleum, demolition of existing structures, removal of underground storage tank and demolition stockpiles, dewatering, geotechnical work, utility upgrades and groundwater monitoring are <u>not</u> eligible for grant funding.

Use of Funds

Amount	Uses to be completed by the end of the grant term
\$323,700	For environmental investigation (including abatement plans), asbestos abatement, soil remediation and active soil vapor mitigation (including a vapor barrier and a sub-slab depressurization system).