

Livable Communities

# Tax Base Revitalization Account Grant Recommendations

12/17/18

Community Development Committee



# Statutory Criteria



Cleanup

+



Tax Base

+



Jobs or Affordable  
Housing

- 
- Highest Public Benefits
  - Joint Funding

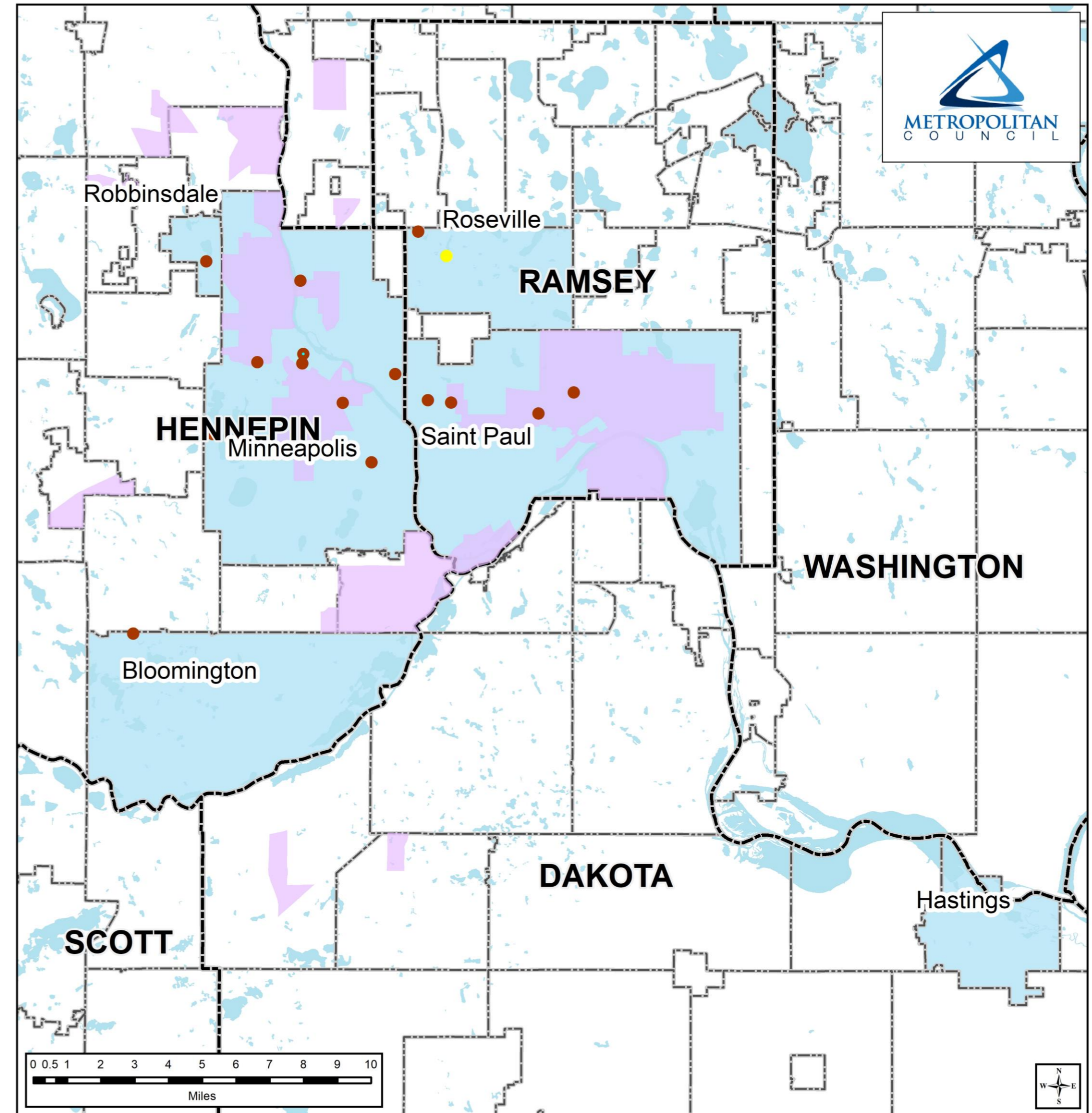
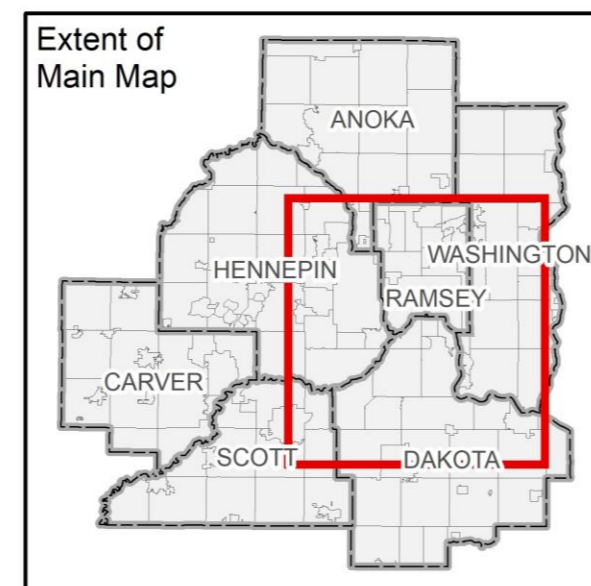
# Grant Categories

- Contamination Cleanup
- Contamination Site Investigation
- Seeding Equitable Environmental Development (SEED): investigation / asbestos abatement

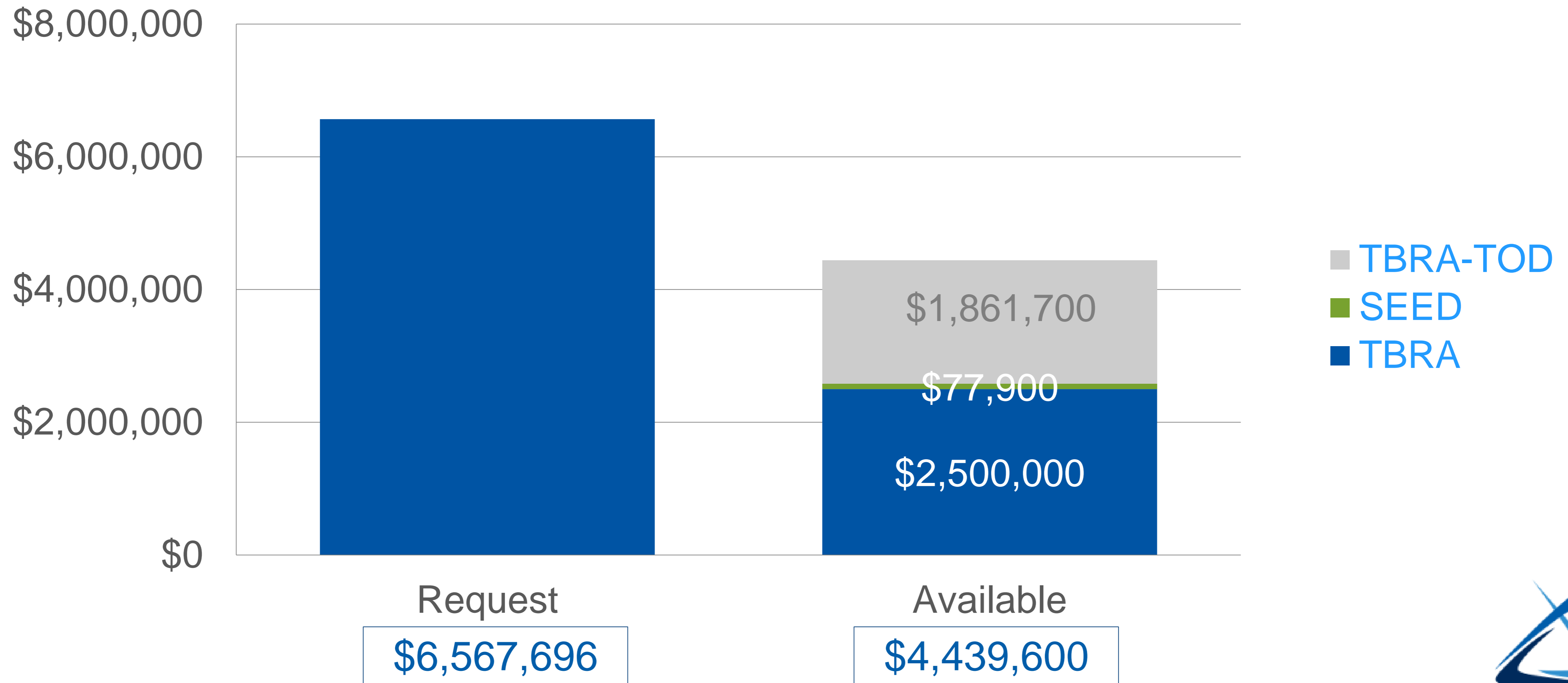


# Tax Base Revitalization Account Applicants Nov 2018

- Grant Type**
- Cleanup
  - Investigation
  - Area of Concentrated Poverty
  - Cities Requesting Grants



# TBRA Requests and Funding Available



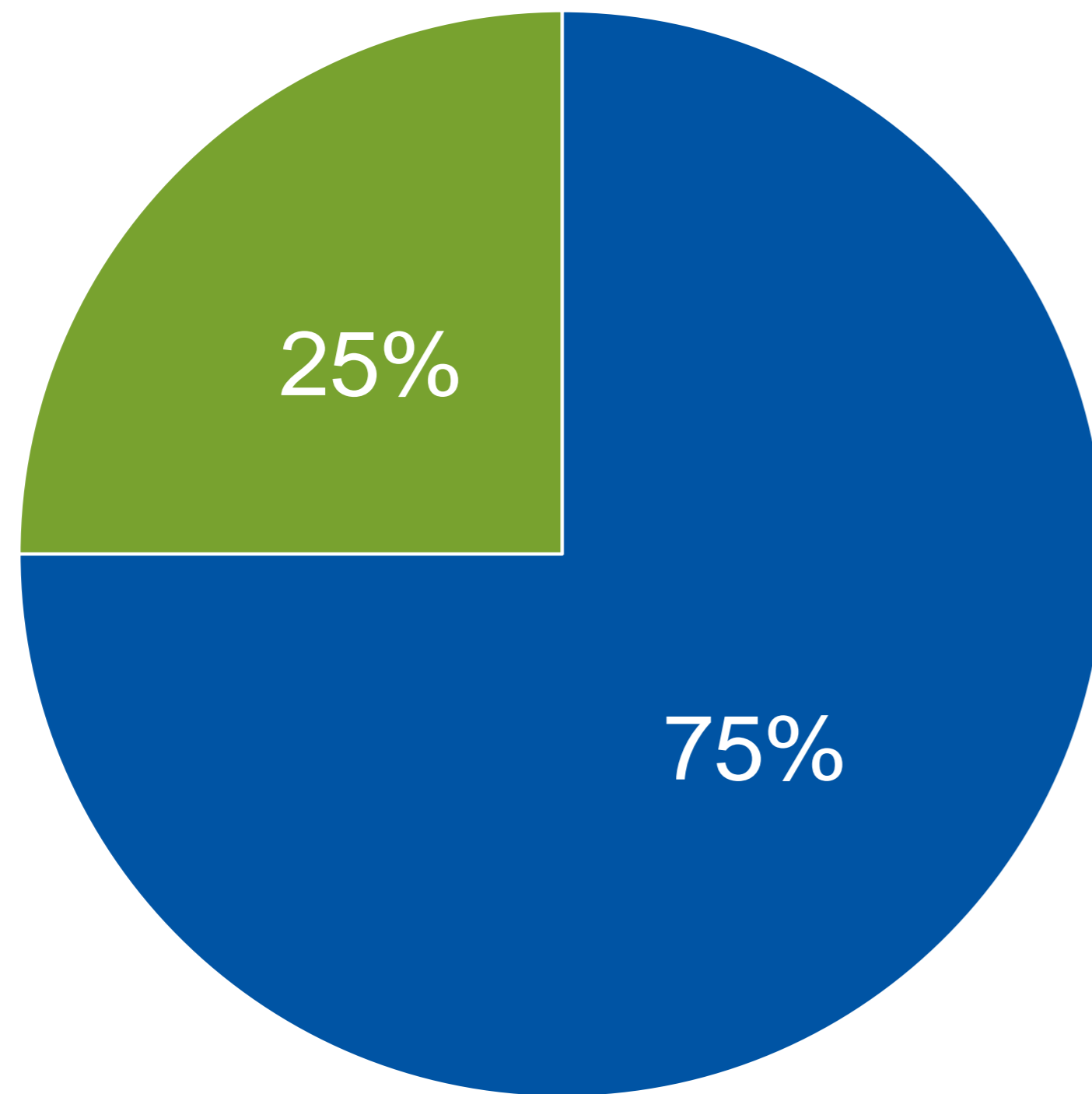


# Statutory Funding Limits

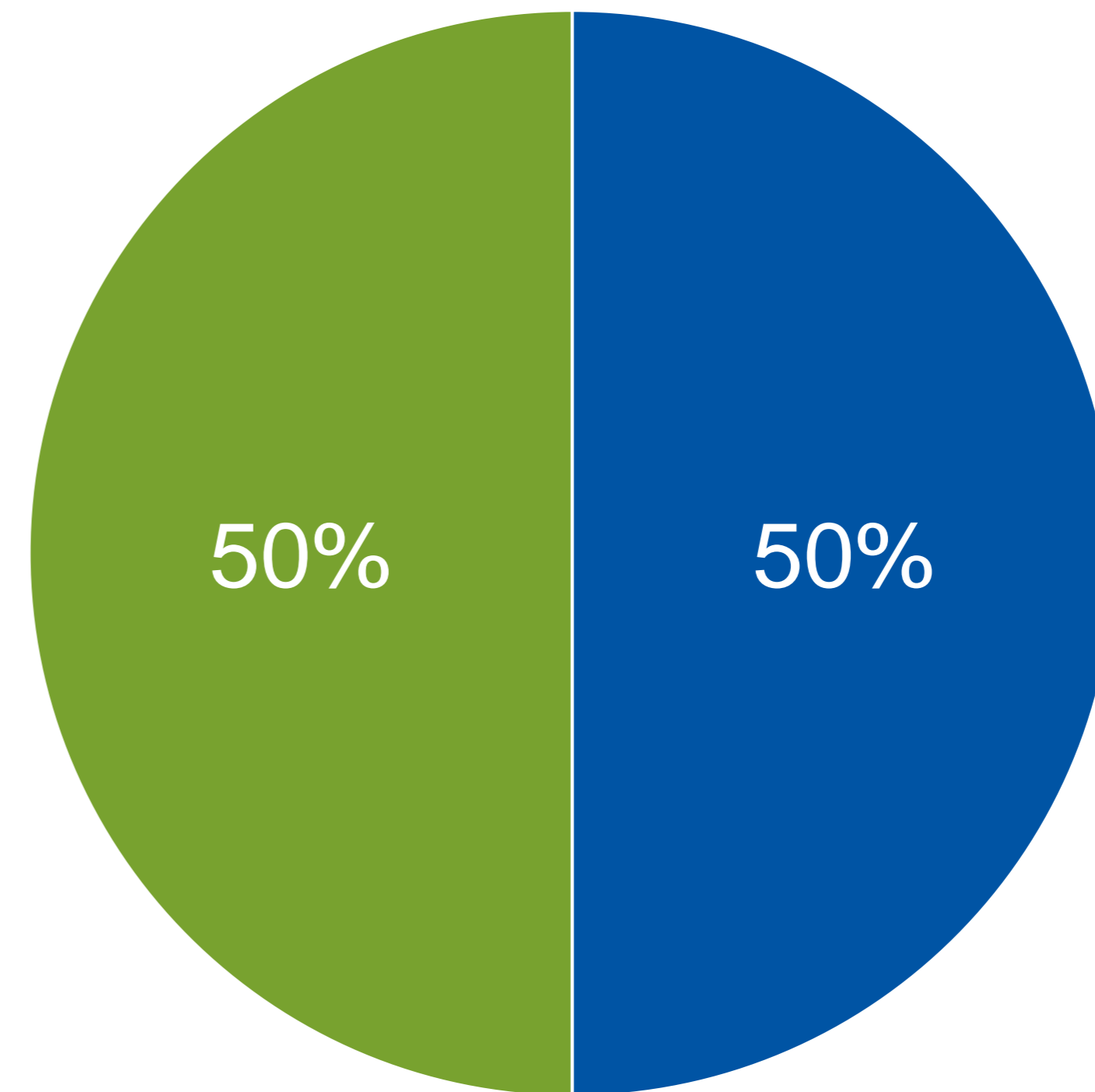
## Minneapolis/St Paul Maximum

## Single Community Maximum

- Suburbs
- Minneapolis /St Paul



- Applicant
- Other Applicants

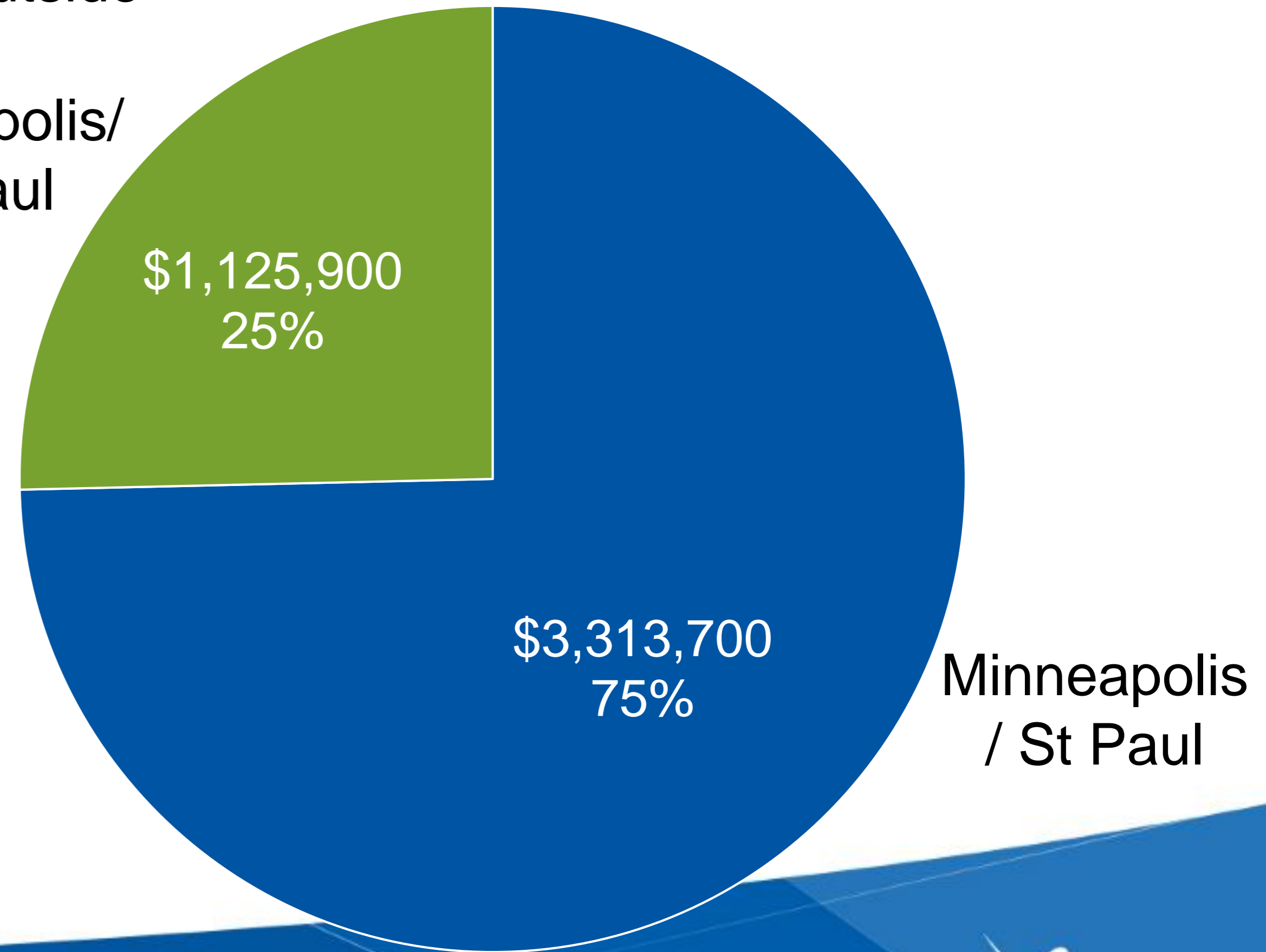


# Statutory Funding Limits

If oversubscribed,  
no more than 75% of funds  
available may be granted to  
Minneapolis and Saint Paul

Cities Outside  
of  
Minneapolis/  
St Paul

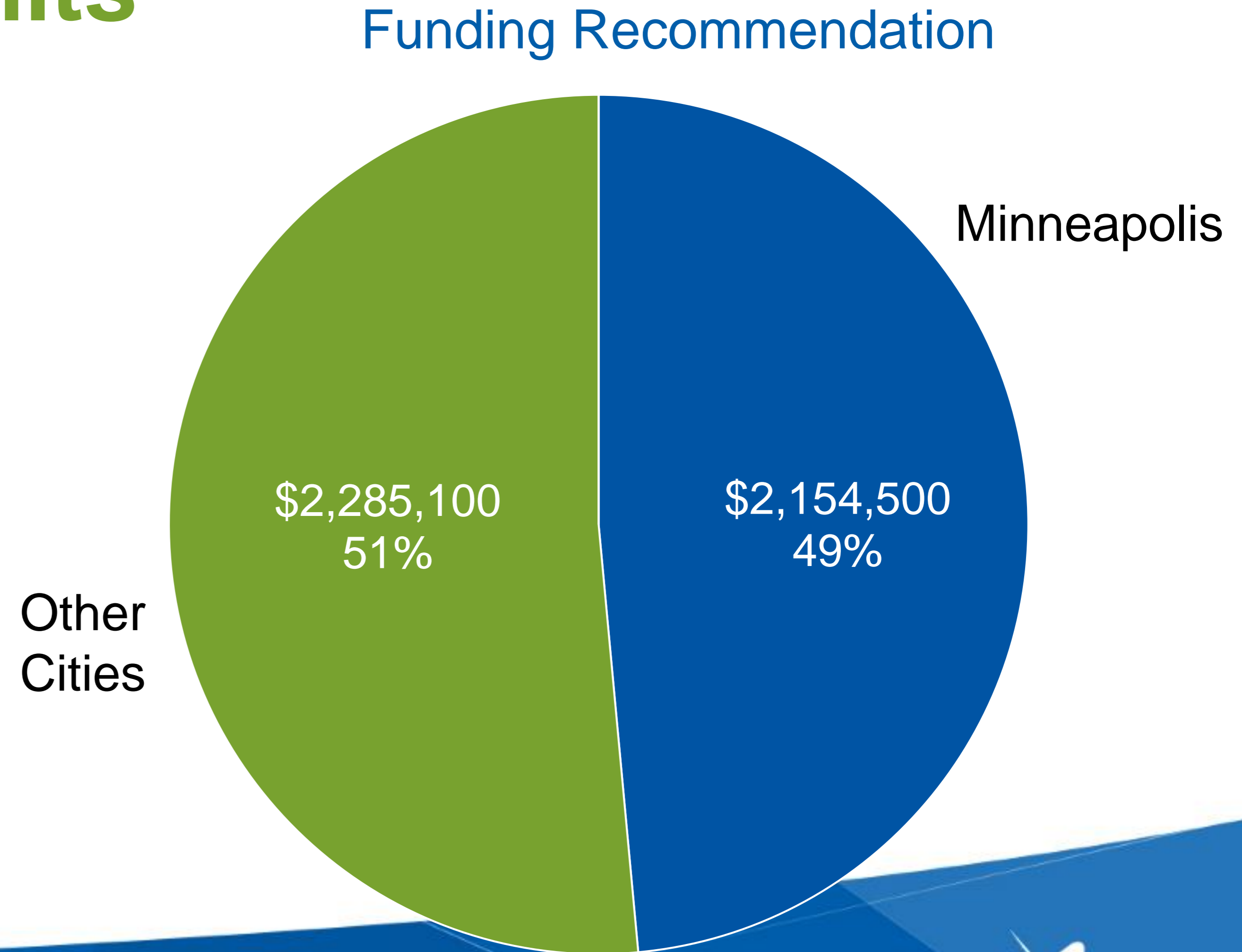
Funding Recommendation



Minneapolis  
/ St Paul

# Statutory Funding Limits

If oversubscribed, no more than half of the funding available may be awarded to a single city





# Cleanup Recommendations

Project (Applicant)	TBRA Request	Other Public Cleanup Funding	Amount Recommended
RBC Gateway (Minneapolis)	\$781,222	\$1,364,884	\$781,200
Gateway Northeast (Minneapolis)	\$60,504	\$306,188	\$60,500
Fairview Business Center (St Paul)	\$441,668	\$229,050	\$441,600
Northwest University Dale (St Paul)	\$233,792	\$306,290	\$233,700
Senior Living and Daycare (Bloomington)	\$192,924	\$1,113,025	\$192,900
Bessemer at Seward Commons (Minneapolis)	\$302,871	\$499,513	\$302,800

# Cleanup Recommendations continued

Project (Applicant)	TBRA Request	Other Public Cleanup Funding	Amount Recommended
Edison Apartment (Roseville)	\$633,000	\$675,000	\$633,000
Calhoun Towers Building C (Minneapolis)	\$426,867	\$272,492	\$426,800
Raymond Station (St Paul)	\$483,912	\$96,783	\$483,900
Rand Tower (Minneapolis)	\$770,200	\$812,614	\$583,200
Robbinsdale Apartments (Robbinsdale)	\$250,003	\$213,015	\$250,000
<b>SUBTOTAL</b>			<b>\$4,389,600</b>

# Investigation Recommendations

Project (Applicant)	TBRA Request	Other Public Investigation Funding	Amount Recommended
PIK Redevelopment (Roseville)	\$50,017	\$0	\$50,000
<b>SUBTOTAL</b>			<b>\$50,000</b>



# Unfunded Applications

## Applications – Exceeding Single-City Funding Limit (50%)

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- Checkerboard (Minneapolis)
- Creekside at Van White (Minneapolis)
- Malcolm Yards (Minneapolis)

## Applications – Did Not Meet Minimum Score

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- Rice Street Apartment (St Paul)
- Riverfront Addition (Hastings)

# Expected Results

- \$6.9M annual increase in net tax capacity
- Over 1,200 FTE jobs added and retained
- Over 1,100 housing units (including 258 affordable housing units created)
- Over 1.3M square feet of commercial/industrial space
- 38 acres cleaned
- \$730M privately-financed improvements

# Recommendation

That the Metropolitan Council:

- Authorize the transfer of \$1,861,700 from the Tax Base Revitalization Account – Transit-Oriented Development (TBRA-TOD) and \$77,900 from the Tax Base Revitalization Account – Seeding Equitable Environmental Development (SEED) grant categories to the Tax Base Revitalization Account grant category
- Award 12 Tax Base Revitalization Account grants totaling \$4,439,600 to assist redevelopment projects in the cities of Bloomington, Minneapolis, Roseville, Robbinsdale and Saint Paul
- Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council





**METROPOLITAN**  
C O U N C I L