

Community Development Committee

Meeting date: December 17, 2018

For the Metropolitan Council meeting of January 9, 2019

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

That the Metropolitan Council:

1. 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;
2. Award 12 Tax Base Revitalization Account grants as shown in Table 1 below; and
3. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Table 1. Tax Base Revitalization Account Grant Recommendations

Recommended Projects - Contamination Investigation	Recommended amount
Roseville Economic Development Authority – PIK Redevelopment	\$50,000
Recommended Projects - Contamination Cleanup	Recommended amount
Minneapolis – RBC Gateway	\$781,200
Minneapolis – Gateway Northeast	\$60,500
Saint Paul – Fairview Business Center	\$441,600
Saint Paul – Northwest University Dale	\$233,700
Bloomington – Senior Living and Daycare	\$192,900
Minneapolis – Bessemer at Seward Commons	\$302,800
Roseville Economic Development Authority – Edison Apartments	\$633,000
Minneapolis – Calhoun Towers Building C	\$426,800
Saint Paul – Raymond Station	\$483,900
Minneapolis – Rand Tower	\$583,200
Robbinsdale – Robbinsdale Apartments	\$250,000
TOTAL Recommended (All Grant Categories)	\$4,439,600
Total Available	\$4,439,600
Total Remaining	\$0

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 2018 TBRA guidelines, criteria, schedule, and evaluation process as part of the amended [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 2018 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 and investments supporting a mix of housing affordability also support the Equity outcome identified in Thrive.

Funding

As outlined in the Fund Distribution Plan, the Council approved the following funding for 2018:

- \$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 for the calendar year: 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 Seeding Equitable Environmental Development (SEED) to encourage development on strategic sites within and near 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.

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 or SEED categories to the regular TBRA grant category. We did not receive any applications requesting funding for the TBRA-TOD cleanup grant category in 2018. We also did not receive any requests for SEED funding in the fall funding cycle. A portion of the balance originally reserved for TBRA-TOD (\$82,400 out of \$2M) was awarded in the spring TBRA funding cycle.

Council staff recommends adding all of the \$1.8M remaining in TBRA-TOD funding (\$2,000,000 less \$55,900 for environmental investigation awarded in July 2018 less \$82,400 previously awarded for regular TBRA cleanup equals \$1,861,700) and the balance in SEED funding (\$77,900) to the to the amount typically available for this funding cycle (\$2,500,000). The added funding results in a maximum of \$4,439,600 to award this funding cycle.

Statutory limits. The LCA statutes limit funding when competition for funds exceeds the amount available. In this grant cycle, the total amount requested – over \$6.5M – 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 \$2,219,800 or less. The second statutory limit for the sum of the requests for projects located in Minneapolis or Saint Paul is \$3,329,700 or less. The sum of the funding recommendations for these cities does not exceed the statutory limit amounts.

Since the total amount requested by the City of Minneapolis for eligible applications (\$3,568,348) is higher than the limit for a single city, even with additional funding not all of the projects requesting funding are recommended for a grant.

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 2018 according to the schedule in the 2018 Annual Livable Communities Fund Distribution Plan (FDP). Technical assistance was offered in a workshop 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 when requested prior to the application deadline.

The Council received 17 applications (16 cleanup and 1 investigation application) in November, totaling \$6.5M in requests. With additional TBRA-TOD and SEED funding, the TBRA program has the capacity to fund up to 68% of the costs requested if all activities 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 proposal using criteria approved in the Fund Distribution Plan for categories above with an emphasis on potential outcomes.

Council staff in Environmental Services, Transportation, Regional Parks, and Local Planning Assistance also reviewed and 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 projects recommended are consistent with the guiding land use and density range.

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 applicants must score a minimum of 30 points. Two cleanup applicants did not achieve the required minimum score (see shaded rows in Table 2 below).

Table 2: Contamination Cleanup Application Scoring Summary

Rank	Applicant - Project Name	Score	TBRA Request	Recommended Funding*
1	Minneapolis – RBC Gateway ±	108	\$781,222	\$781,200
2	Minneapolis – Gateway Northeast ±	107	\$60,504	\$60,500
3	Saint Paul – Fairview Business Center ±,~	99	\$441,668	\$441,600
4	Saint Paul – Northwest University Dale ±,~	96	\$233,792	\$233,700
5	Bloomington – Senior Living & Daycare Facility	95	\$192,924	\$192,900

Review Record

Rank	Applicant - Project Name	Score	TBRA Request	Recommended Funding*
6	Minneapolis – Bessemer at Seward Commons ±,~	92	\$302,871	\$302,800
7	Roseville Economic Development Authority – Edison Apartments	89	\$633,000	\$633,000
8	Minneapolis – Calhoun Towers Building C ±	87	\$426,867	\$426,800
9-tie	Saint Paul – Raymond Station ±	85	\$483,912	\$483,900
9-tie	Minneapolis – Rand Tower ±	85	\$770,200	\$583,200
10	Minneapolis – Checkerboard ±	84	\$600,000	\$0
11	Minneapolis – Creekside at Van White ±,~	80	\$551,683	\$0
12	Minneapolis – Malcolm Yards Market ±	78	\$75,000	\$0
13	Robbinsdale – Robbinsdale Apartments	75	\$250,003	\$250,000
Minimum scoring threshold for funding: 75				
14	Saint Paul – Rice Street Flats ~	69	\$441,550	\$0
15	Hastings – Riverfront Addition	68	\$270,020	\$0
	TOTAL Cleanup Funding Recommended			\$4,389,600

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

± Located in a Transit-Oriented Development Area.

~ Located within an Area of Concentrated Poverty

Table 3: Contamination Investigation Grant Application Scoring Summary

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1	Roseville Economic Development Authority – PIK Redevelopment	30	\$50,017	\$50,000
	TOTAL Investigation Funding Recommended			\$50,000

Eligible grant request listed for investigation grant category excludes the 25% matching fund requirement.

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

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. Funding partners have not made their recommendations yet. This report does not include recommendations to address potential shortfalls.

Review Record

Additional Review Considerations

As stated in the [funding section of this business item](#) above, the LCA statute limits the amount of funds that may be awarded when the TBRA account is oversubscribed as in this funding cycle.

As a result of the funding limits, four of the proposed projects in Minneapolis with an evaluation score above the lowest ranking project are recommended for partial or no funding: Rand Tower, Checkerboard, Creekside at Van White and Malcolm Yards Market, 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 meets the statutory 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 Amount
Combined Total Award for Minneapolis and Saint Paul	75%	\$3,313,700	75%
Single City (Minneapolis)	50%	\$2,154,500	49%

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.” Tables 5 and 6 shows the effect of the addition of proposed units on the shares of both rental housing units and household incomes in the neighborhood respectively.

Table 5: Change in Shares of Rental Housing Units

	Rental units				
	At or below 30% of AMI	31%-50% of AMI	51%-60% of AMI	61%-80% of AMI	Above 80% of AMI
Bessemer at Seward Commons	-2%	-1%	-2%	-2%	+7%
Northwest University Dale	-1%	+/-0%	+1%	+/-0%	+/-0%

Review Record

Table 6: Change in Shares of Household Incomes

	Households				
	At or below 30% of AMI	31%-50% of AMI	51%-60% of AMI	61%-80% of AMI	Above 80% of AMI
Bessemer at Seward Commons	-3%	-1%	+/-0%	+/-0%	+4%
Northwest University Dale	-1%	+/-0%	+2%	+/-0%	+/-1%

For example, with the occupancy of the Northwest University Dale project, the overall percentage of rental housing units affordable only to households earning below 30% of area median income (AMI) and households earning above 80% of AMI would decrease by 1 percentage point but increase by two percentage points for households earning between 51% to 60% of AMI. The percentage of rental units affordable to households earning 31% to 50% of AMI and 61% to 80% of AMI would not change.

Looking at the incomes of all households (including both renters and homeowners) in those census tracts, the occupancy of the Northwest University Dale project is likely to lead to increasing shares of households earning 51 to 60% of AMI and decreasing shares of households earning below 30% of AMI and above 80% of AMI, and no change in households earning 31% to 50% of AMI and 61% to 80% 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.

All of the projects reviewed demonstrate sufficient need for funding.

Projects Not Eligible for TBRA Funding

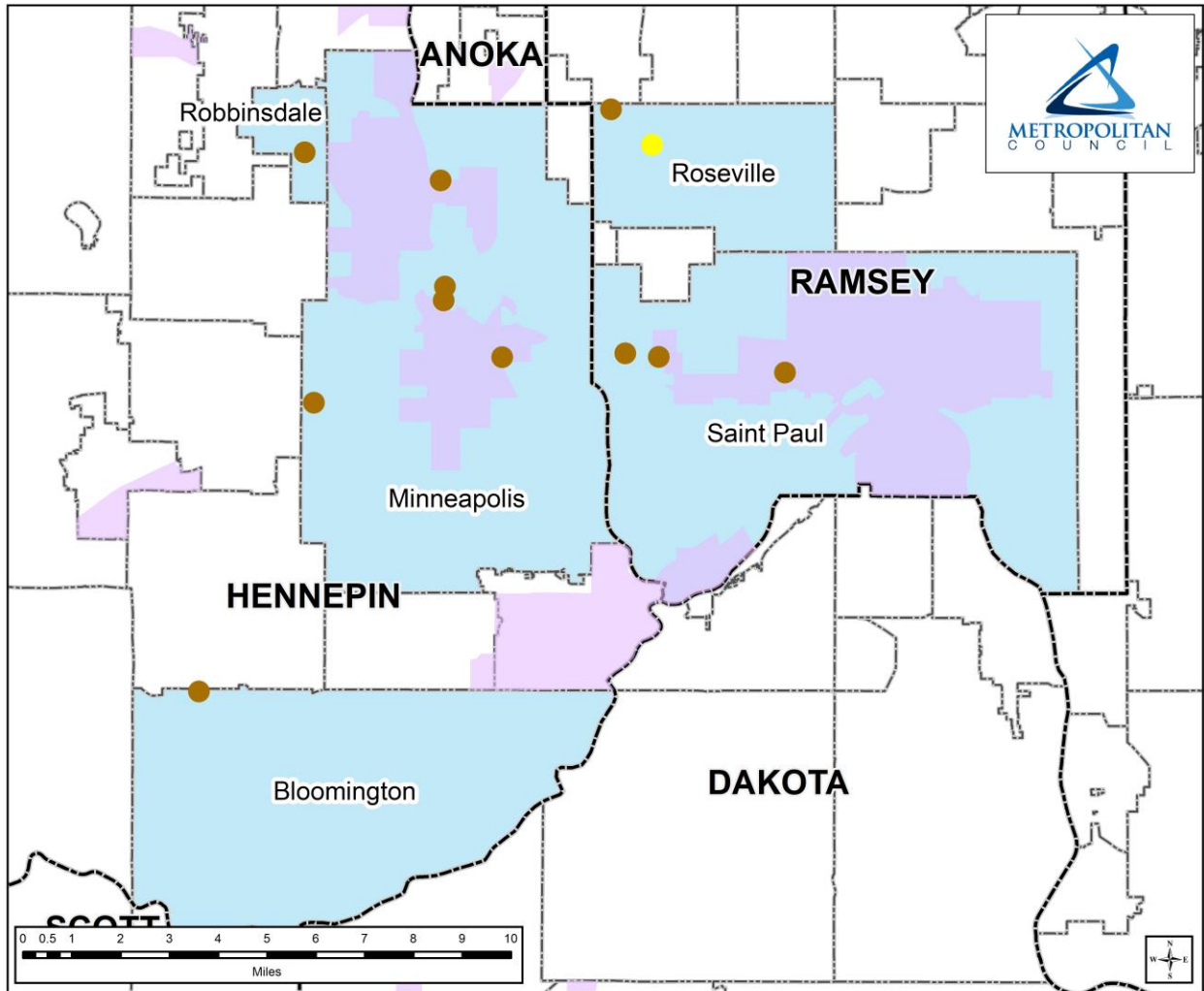
Cleanup applications that did not meet the minimum scoring threshold (75 points) are:

- Saint Paul – Rice Street Flats
- Hastings – Riverfront Addition

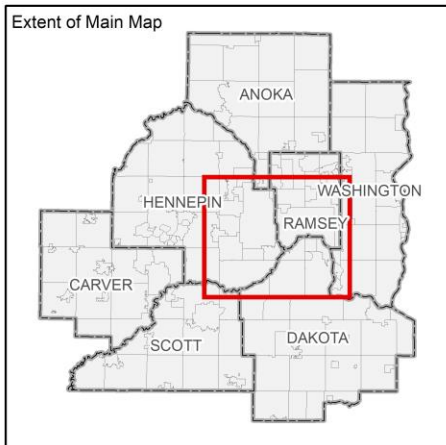
Review Record

Projects Recommended for TBRA funding

2018 Tax Base Revitalization Account Projects Recommended for Funding by Grant Type



12/7/2018



Grant Type

- Cleanup
- Investigation
- Areas of Concentrated Poverty
- Cities with Project Recommended for Funding

Review Record

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 2018 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

Grant #
Grant Type Contamination Investigation
Applicant Roseville EDA
Project Name PIK Redevelopment
Project Location 2680-2690 Prior Ave, Roseville
Council District 10 – Marie McCarthy

Project Detail	
Contaminant history	The 12.5-acre site was a former trucking terminal. Prior buildings were demolished by 2013. The foundation of former buildings remains. Suspected contaminants of concern on the site include petroleum impacts in the soil particularly in the western and southern portion of the site and related soil vapor impacts.
Potential redevelopment project	Potential benefits include the development of 367 market-rate apartments and approximately 39,000 SF of commercial retail space to be built in 3 development phases. (An extended stay hotel may replace the housing in the second development phase.)
Funding	
Requested amount	\$50,017
Funding partner requests	\$0
Previous LCA funding	\$0
Match	25% of total eligible costs requested for reimbursement
Comments	Investigation of chlorinated solvents is being conducted by the property owner and is not eligible for grant funding.
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, and Response Action Plan development.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Bloomington
Project Name	Senior Living & Daycare Facility
Project Location	6701 78th Street West, Bloomington
Council District	5 – Steve Elkins

Project Detail	
Contaminant history	A 7-acre site was used as a commercial fitness center. The prior building and athletic courts on the site were demolished in 2006. The contaminants of concern include asbestos in the former building and court materials that were spread in the shallow fill soil.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 186 units of senior housing (including 166 independent and assisted living units and 20 memory care units) and a daycare business.
Jobs (FTEs)	80.4
Net tax capacity increase	\$625,665
Acres cleaned	7
Total housing units	186
Affordable units	0
Funding	
Requested amount	\$192,924
Funding partner requests	\$1,113,025 from DEED
Previous LCA funding	\$0
Comments	Investigation costs must be incurred within 180 days of the date of application or later to be eligible for grant funding. Excavation is not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$192,900	For environmental investigation, transport and disposal of contaminated soil and soil replacement with clean backfill.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Bessemer at Seward Commons
Project Location	2200-2218 Snelling Avenue
Council District	8 – Cara Letofsky

Project Detail	
Contaminant history	A 1.2-acre site was historically used as a lumber yard, grain elevator and mill, machining and most recently for warehousing by interim tenants. The contaminants of concern include poly aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), and diesel-range organics (DRO) and metals (arsenic and lead) in the fill soil, trichloroethene (TCE) in the groundwater, VOCs (including TCE) in the soil vapor and asbestos within the buildings.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 121 market-rate apartments.
Jobs (FTEs)	2.5
Net tax capacity increase	\$190,570
Acres cleaned	1.2
Total housing units	121
Affordable units	0
Funding	
Requested amount	\$302,871
Funding partner requests	\$389,513 from DEED (\$110,000 from Hennepin Environmental Response Fund previously)
Previous LCA funding	\$0
Comments	Investigation costs must be incurred within 180 days of the date of application or later to be eligible for grant funding. Demolition and excavation are not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$302,800	For environmental investigation, asbestos abatement, transport and disposal of contaminated soil and soil vapor mitigation (including post-construction verification soil vapor sampling)

Review Record

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

Project Detail	
Contaminant history	A 1.8-acre portion of a 4.6-acre site was part of a former historic unpermitted dump. The contaminants of concern include polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and metals in the fill soil, trichloroethylene (TCE) and tetrachloroethylene (PCE) and metals in the soil vapor and VOCs, diesel-range organics (DRO) and gasoline-range organics (GRO) in the groundwater.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 100 market-rate apartments and 25 affordable apartments with structured parking.
Jobs (FTEs)	10
Net tax capacity increase	\$253,000
Acres cleaned	1.8
Total housing units	125
Affordable units	25 at 31%-50% AMI
Funding	
Requested amount	\$426,867
Funding partner requests	\$272,492 from Hennepin Environmental Response Fund
Previous LCA funding	\$0 (Prior TBRA grants were for a different development phase.)
Comments	Soil vapor mitigation will be paid with private funding and is not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$426,800	For soil remediation

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Gateway Northeast
Project Location	2419, 2423 and 2435 Marshall Street NE; 30, 34, 38 and 44 Lowry Avenue NE, Minneapolis
Council District	8 – Cara Letofsky

Project Detail	
Contaminant history	The 1.2-acre site includes vacant residential lots, two single-family homes and two retail buildings. The contaminants of concern include polynuclear aromatic hydrocarbons (PAHs) and metals (lead and arsenic) in the fill soil, and suspected asbestos-containing materials within the buildings. (An abatement survey of the buildings is planned.)
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 50 market-rate apartments and 75 affordable apartments and 13,500 square feet of commercial space with underground parking.
Jobs (FTEs)	2
Net tax capacity increase	\$180,363
Acres cleaned	1.2
Total housing units	125
Affordable units	30% or below AMI; 22 at 31%-50% AMI, 50 at 51%-60% AMI
Funding	
Requested amount	\$60,504
Funding partner requests	\$245,684 from Hennepin Environmental Response Fund; \$60,504 from DEED
Previous LCA funding	\$0 (A future LCDA grant request is expected.)
Comments	Asbestos abatement is not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$60,500	For soil remediation

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Rand Tower
Project Location	527 Marquette Avenue, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail	
Contaminant history	A 0.3-acre site made up of a historically-designated 26-story tower and an annex building. The contaminants of concern include asbestos-containing materials primarily around the exterior windows and pipes, insulation and flooring within the building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include renovation of the existing building into 266-unit hotel with 5,000 square feet of retained commercial/retail space
Jobs (FTEs)	196
Net tax capacity increase	\$608,800
Acres cleaned	0.3
Total housing units	0
Affordable units	0
Funding	
Requested amount	\$770,200
Funding partner requests	\$0 (\$812,614 previously awarded from DEED)
Previous LCA funding	\$0
Comments	Prior investigation costs are not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$583,200	For asbestos and lead-based paint abatement.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	RBC Gateway
Project Location	30 3rd Street South, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail	
Contaminant history	A 1.7-acre site was historically used as a hotel with adjacent printing business and later gas station and dry-cleaning businesses. The site is currently used for surface parking. The contaminants of concern include polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), petroleum-impacts, metals (lead, mercury) and debris in the fill soil, and diesel-range organics (DRO) and gasoline-range organics in the ground water. Additional soil vapor investigation is planned.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 36 story mixed-use tower with 590,000 square feet of office, a 240-unit hotel, 9,100 SF of retail and 20 market-rate condos with underground parking
Jobs (FTEs)	485
Net tax capacity increase	\$3,521,750
Acres cleaned	1.7
Total housing units	20
Affordable units	0
Funding	
Requested amount	\$781,222
Funding partner requests	\$272,489 from Hennepin Environmental Response Fund; \$1,092,395 from DEED
Previous LCA funding	\$0
Comments	Groundwater permitting, monitoring and management as well as cleanup of bedrock are not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$781,200	For contaminated soil transport and disposal and additional post-construction soil vapor sampling.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Robbinsdale
Project Name	Robbinsdale Apartments
Project Location	3600 France Avenue North
Council District	7 – Gary L. Cunningham

Project Detail	
Contaminant history	The 2.7-acre site includes a two-story commercial building with surface parking. A former drycleaner was located adjacent to the site. The contaminants of concern include naphthalene, benzo(a)pyrene (BaP) equivalents, diesel-range organics (DRO) and debris in the fill soil, and asbestos in the building and DRO in the groundwater. (Additional soil vapor sampling is planned.)
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 197 market-rate apartments
Jobs (FTEs)	5
Net tax capacity increase	\$537,650
Acres cleaned	2.7
Total housing units	197
Affordable units	0
Funding	
Requested amount	\$250,003
Funding partner requests	\$28,577 from Hennepin Environmental Response Fund; \$184,438 from DEED
Previous LCA funding	\$0
Comments	Investigation costs must be incurred within 180 days of the date of application or later to be eligible for grant funding. Excavation costs are not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$250,000	For environmental investigation (including a hazardous materials assessment as well as additional soil and soil vapor sampling), asbestos abatement, and transport and disposal of contaminated soil.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Roseville EDA
Project Name	Edison Apartments
Project Location	3080, 3100 & 3110 Old Highway 8, Roseville
Council District	10 – Marie McCarthy

Project Detail	
Contaminant history	The 9.2-acre site has been vacant for most of the past 80 years except for two billboards. The contaminants of concern include polycyclic aromatic hydrocarbons (PAHs), naphthalene, trichloroethylene (TCE) and methylene chloride, diesel-range organics (DRO), metals (lead) and debris in the fill soil and DRO in the ground water from historic unpermitted dumping and adjacent petroleum leak sites near the site. (Additional soil vapor sampling is planned.)
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 91 market-rate apartments and 118 affordable apartments with supportive services
Jobs (FTEs)	6.3
Net tax capacity increase	\$269,920
Acres cleaned	9.2
Total housing units	209
Affordable units	30% or below AMI; 114 at 51%-60% AMI
Funding	
Requested amount	\$633,000
Funding partner requests	\$350,000 from Ramsey Environmental Response Fund; \$325,000 from DEED
Previous LCA funding	\$2,045,295 LCDA-TOD in 2017
Comments	Investigation costs must be incurred within 180 days of the date of application or later to be eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$633,000	For environmental investigation and soil remediation and clean backfill.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Paul
Project Name	Fairview Business Center
Project Location	640 Prior Avenue North, and 641-655 Fairview Avenue North, Saint Paul
Council District	14 – Jon Commers

Project Detail	
Contaminant history	A 10.8-acre site made up of three attached industrial buildings that have been used by multiple tenants for manufacturing, printing and warehousing and more recently for fitness-related uses and as a church. The property is mostly vacant. Remaining tenants are on short-term leases. The contaminants of concern include trichloroethylene (TCE) in the groundwater and soil vapor, and asbestos within the buildings.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the renovation of three existing buildings into 76,500 SF of office space and 204,000 SF of industrial space
Jobs (FTEs)	285.5
Net tax capacity increase	\$236,862
Acres cleaned	10.8
Total housing units	0
Affordable units	0
Funding	
Requested amount	\$441,668
Funding partner requests	\$229,050 from DEED (for soil vapor mitigation)
Previous LCA funding	\$0
Comments	Soil vapor mitigation is not included in the TBRA grant request.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$441,600	For asbestos abatement

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Paul
Project Name	Northwest University Dale
Project Location	489, 501, 507 Dale St N; 625, 631, 633 University Ave W; 628, 632 Sherburne Ave, Saint Paul
Council District	14 – Jon Commers

Project Detail	
Contaminant history	The 1.1-acre site had a variety of historical institutional and commercial uses that briefly included a dry cleaner and currently includes two single-family homes, a two-story, multi-tenant commercial building and a community garden. The contaminants of concern include benzo[a]pyrene (BaP) equivalents, diesel range organics (DRO), volatile organic compounds (VOCs), and metals (arsenic, mercury) in the fill soil, and asbestos within the buildings. (Additional soil vapor sampling is planned.)
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 40 affordable apartments, 6,100 SF of commercial incubator space and 15,300 SF of office (including a small business training center) with underground parking
Jobs (FTEs)	75.8
Net tax capacity increase	\$74,330
Acres cleaned	1.1
Total housing units	40
Affordable units	20 at 31%-50% AMI; 20 at 51%-60% AMI
Funding	
Requested amount	\$233,792
Funding partner requests	\$68,660 from Ramsey Environmental Response Fund; \$237,630 from DEED
Previous LCA funding	\$2,439,250 (for pre-development and development in 2014, 2017 and 2018)
Comments	Investigation costs must be incurred within 180 days of the date of application or later to be eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$233,700	For additional soil vapor sampling, asbestos abatement, and soil remediation.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Paul
Project Name	Raymond Station
Project Location	2250 and 2264 University Avenue West; 731 Hampden Avenue North, Saint Paul
Council District	14 – Jon Commers

Project Detail	
Contaminant history	A 1-acre site that once included a gas station, petroleum distribution, truck sales and service, and auto repair businesses was most recently used as a car dealership, a restaurant and a wholesale distributor. All three buildings are currently vacant. The contaminants of concern include diesel-range organics (DRO), gasoline-range organics (GRO) and volatile organic compounds (VOCs), metals (lead) and debris in the fill soil and petroleum impacts to the groundwater and asbestos in the buildings.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 154 market-rate “micro” apartments and 9,000 SF of commercial space with underground parking.
Jobs (FTEs)	52.4
Net tax capacity increase	\$383,136
Acres cleaned	1
Total housing units	154
Affordable units	0
Funding	
Requested amount	\$483,912
Funding partner requests	\$96,783 from Ramsey Environmental Response Fund
Previous LCA funding	\$0
Comments	Excavation and dewatering costs are not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$483,900	For asbestos abatement, transport and disposal of contaminated soil and additional post-construction soil vapor sampling.