

Community Development Committee

Meeting date: June 18, 2018

For the Metropolitan Council meeting of June 27, 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

That the Metropolitan Council:

1. Award 16 Tax Base Revitalization Account grants as shown below.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Recommended Projects - SEED	Recommended amount
Hopkins – Cold Storage	\$805,700
Minneapolis – 2 nd and Van White	\$49,300
Minneapolis – Impound West	\$44,700
Saint Paul – 617 Stryker	\$22,400
Recommended Projects - Contamination Investigation	Recommended amount
Minneapolis – Checkerboard	\$50,000
Saint Paul – 7 th & Bush	\$30,700
Hastings – Riverfront Addition	\$23,700
Dakota County CDA – Valley Ridge	\$29,800
Recommended Projects - Contamination Cleanup	Recommended amount
Saint Paul – Ain Dah Yung Supportive Housing	\$47,200
Minneapolis – West Broadway Curve 2	\$206,300
Minneapolis – Superior Plating (former) Phase 2	\$880,000
Minneapolis – Sons of Norway	\$410,100
Minneapolis – 12 th Street Tower	\$150,800
Maple Grove – 13250 Grove Drive	\$36,400
Saint Paul – Snelling and St Clair	\$150,000
Saint Paul Port Authority – Minnesota Chemical	\$328,200
TOTAL Recommended (All Grant Categories)	\$3,265,300
Total Available	\$3,582,400
Total Remaining	\$317,100

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 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 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 the development of affordable housing 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 project concept plans requesting funding for the TBRA-TOD cleanup grant category in 2018. We received \$55,850 in requests for TBRA-TOD site investigation grants this spring. In addition, \$125,000 of the TBRA-TOD funding is reserved for a funding cycle this fall.

Council staff recommend adding \$82,400 out of the balance remaining for TBRA-TOD awards ($\$2,000,000 - \$55,900 - \$125,000 = 1,819,100$) to the amount typically available for this funding cycle (\$2,500,000) plus the funding from the SEED grant category (\$1M). The added funding results in a maximum of \$3,582,400 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 \$7.7M (excluding applications that were withdrawn or ineligible) – 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 \$1,791,200 or less. The second statutory limit for the sum of the requests for projects located in Minneapolis or Saint Paul is \$2,686,800 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 (\$5,251,753) 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. The balance of funding will be made available in the next funding cycle.

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

The Council received 28 applications (21 cleanup, 3 investigation and 4 SEED applications) in May, totaling \$7.9M in requests. Two of the cleanup applications were withdrawn during the evaluation process. With additional TBRA-TOD and SEED funding, the TBRA program has the capacity to fund up to 46% 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 May 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 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 and SEED projects applicants must score a minimum of 30 points. Nine cleanup applicants did not achieve the required minimum score (see shaded rows in Table 1 below).

Review Record

Table 1: Contamination Cleanup Application Scoring Summary

Rank	Applicant - Project Name	Score	TBRA Request	Recommended Funding*
1	Saint Paul - Ain Dah Yung Supportive Housing ±	118	\$47,225	\$47,200
2	Minneapolis - West Broadway Curve 2 ±, ~	94	\$206,334	\$206,300
3	Minneapolis - Superior Plating [former] Phase 2 ±	93	\$880,000	\$880,000
4	Minneapolis - Sons of Norway ±	92	\$410,159	\$410,100
5	Minneapolis - 12th Street Tower ±, ~	91	\$690,113	\$150,800
6	Minneapolis - Bassett Creek East ±	89	\$402,081	\$0
7	Minneapolis - Calhoun Towers ±	85	\$182,952	\$0
8	Maple Grove - 13250 Grove Drive	80	\$36,478	\$36,400
9	Saint Paul - Snelling and St Clair ±	78	\$150,000	\$150,000
10	Saint Paul Port Authority - MN Chemical ±	76	\$328,250	\$328,200
Minimum scoring threshold for funding: 75				
11	Minneapolis - Malcolm Yards Market ±	74	\$99,574	\$0
12	Minneapolis - Rand Tower ±	70	\$1,220,927	\$0
13	Minneapolis - River Loop Apartments	69	\$880,000	\$0
14	Fridley - Northern Stacks VIII (Former All Temp Building)	66	\$250,000	\$0
15	Minneapolis - 36 Bryant	65	\$130,256	\$0
16	Roseville - McGough Construction HQ	62	\$157,230	\$0
17	Wayzata - Lake Street Condos	62	\$149,165	\$0
18	Plymouth - Sandpiper Ponds	59	\$381,366	\$0
NA	Bloomington – Bloomington Central Station Multifamily (BCS3) ±	NA	\$220,000	\$0
NA	Minneapolis – Marshall Apartments ±, ~	NA	\$95,000	\$0
	TOTAL Cleanup Funding Recommended			\$2,209,000

Review Record

Table 2: Contamination Investigation Grant Application Scoring Summary

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1	Minneapolis – Checkerboard ±	41	\$50,000	\$50,000
2	Saint Paul - 7th & Bush	36	\$30,780	\$30,700
3	Hastings - Riverfront Addition	30	\$11,894	\$23,700
4	Dakota Co CDA (Burnsville) - Valley Ridge	30	\$48,923	\$29,800
	<i>TOTAL Investigation Funding Recommended</i>			\$134,200

Table 3: SEED Grant Application Scoring Summary

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1	Hopkins - Cold Storage ±, ~	45	\$805,706	\$805,700
2	Minneapolis - 2nd and Van White ±, ~	44	\$49,357	\$49,300
3	Minneapolis - Impound West ±, ~	43	\$49,958	\$44,700
4	Saint Paul - 617 Stryker Av, ~	32	\$22,425	\$22,400
	<i>TOTAL SEED Funding Recommended</i>			\$922,100

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

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. Although funding partners have not made their recommendations yet, this report does not include recommendations to address potential shortfalls.

One application, Riverfront Addition (Hastings), requested a small amount of funding for environmental investigation from DEED and the Metropolitan Council. Council staff recommend reducing the administrative effort for the City by awarding sufficient funding from the Metropolitan Council above the requested amount to meet the applicants needs with one grant.

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, like it is in this year’s spring funding cycle. Two of the three individual grant categories were undersubscribed: investigation and SEED grants.

Review Record

As a result of the funding limits, three of the proposed projects in Minneapolis with an evaluation score above the lowest ranking project are recommended for partial or no funding: 12th Street Tower, Bassett Creek East, and Calhoun Towers, 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%	\$2,369,700	73%
Single City (Minneapolis)	50%	\$1,791,200	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.” 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
12th Street Tower	-3%	-1%	-2%	-1%	+7%
West Broadway Curve 2	-2%	+1%	+/-0%	-2%	+3%
Ain Dah Yung Supportive Housing	+1%	+/-0%	-1%	+/-0%	+/-0%

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
12th Street Tower	-3%	-1%	+/-0%	-1%	+5%
West Broadway Curve 2	-2%	+1%	+1%	-1%	+/-0%
Ain Dah Yung Supportive Housing	+1%	+/-0%	+/-0%	+/-0%	-1%

Review Record

For example, with the occupancy of the West Broadway Curve 2 project, the overall percentage of rental housing units affordable only to households earning below 30% of area median income and households earning 61% to 80% of area median income would decrease by 2 percentage points but increase by one percentage point for households earning between 31% to 50% of area median income (AMI). The percentage of rental units affordable to households earning 51% to 60% of area median income would not change. The share of rental housing units affordable to households earning above 80% of AMI in the census tract would increase by 3 percent.

Looking at the incomes of all households (including both renters and homeowners) in those census tracts, the occupancy of the West Broadway Curve 2 project is likely to lead to increasing shares of households earning 31 to 50% of AMI and 51% to 60% of AMI and decreasing shares of households earning 61% to 80% of AMI, and no change in households earning above 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. Finally, staff determines if the project, as proposed, would not proceed without Council funding.

All of the projects reviewed demonstrate sufficient need for funding except two: Bloomington Central Station Multifamily and Marshall Apartments. The projects were withdrawn during the evaluation process.

Projects Not Eligible for TBRA Funding

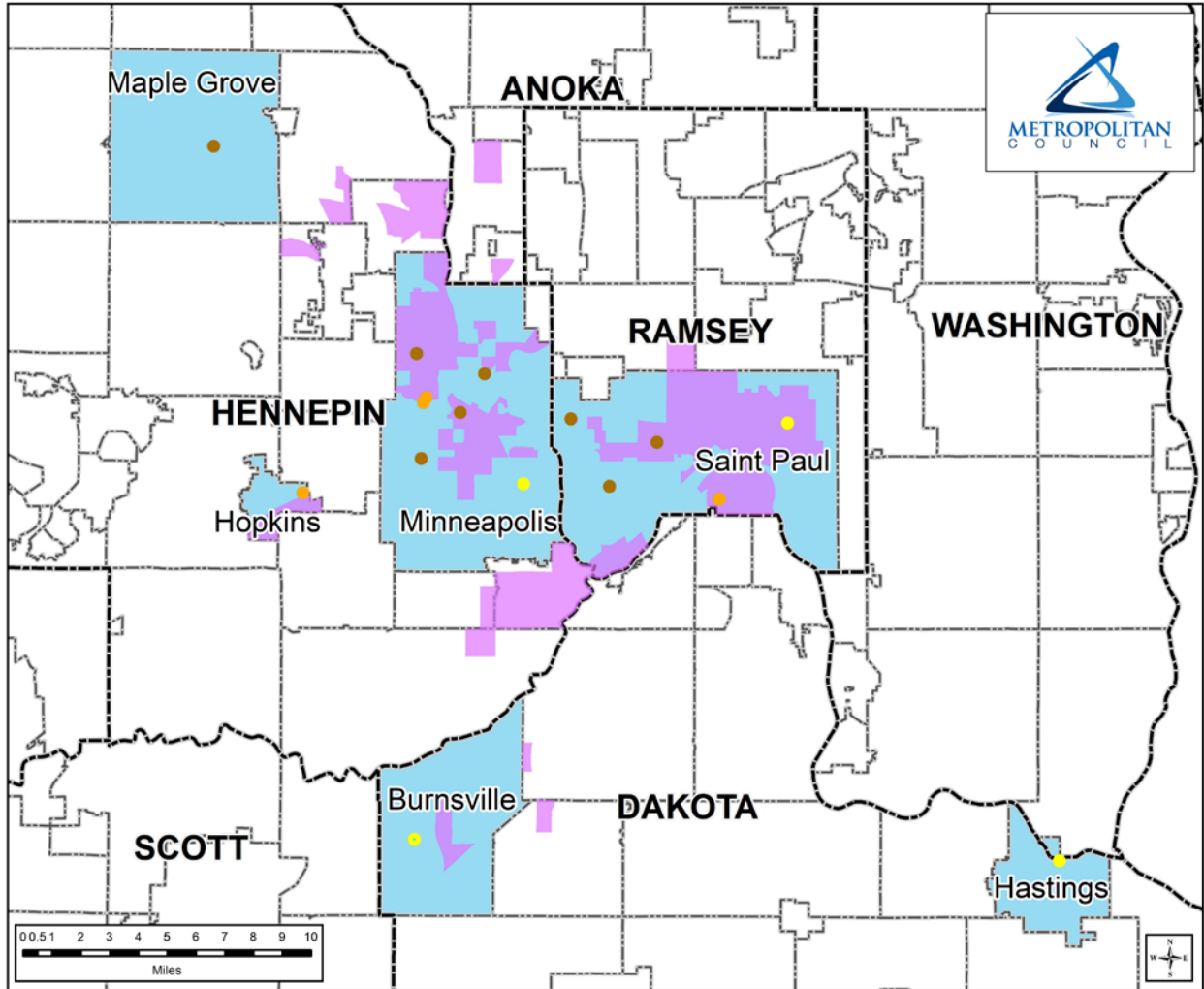
Cleanup applications that did not meet the minimum scoring threshold (75 points) include:

- Minneapolis - Malcolm Yards Market
- Minneapolis - Rand Tower
- Minneapolis - River Loop Apartments
- Fridley - Northern Stacks VIII (Former All Temp Building)
- Minneapolis - 36 Bryant
- Roseville - McGough Construction HQ
- Wayzata - Lake Street Condos
- Plymouth - Sandpiper Ponds

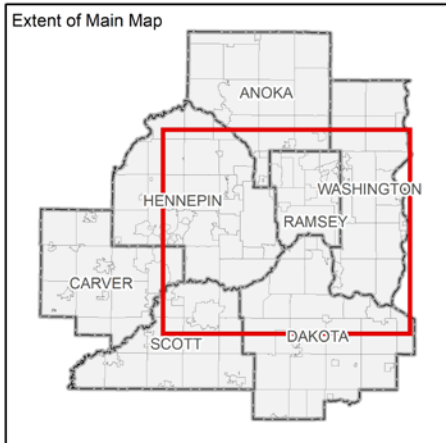
Review Record

Projects Recommended for TBRA funding

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



6/14/2018



Grant Type

- Cleanup
- Investigation
- SEED
- Areas of Concentrated Poverty
- Cities with Projects 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 Minneapolis
Project Name Checkerboard
Project Location 3716 Dight Avenue, Minneapolis
Council District 8 – Cara Letofsky

Project Detail	
Contaminant history	The 2.1-acre site is a closed, vacant grain production facility. Suspected contaminants of concern on the site include volatile organic compounds, agricultural chemicals, metals, and asbestos in the soil.
Potential redevelopment project	Potential benefits include the development of 100 market-rate and 100 affordable apartments and 50,000 square feet of commercial space.
Funding	
Requested amount	\$50,000
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$62,000 (or 25% of total eligible 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, hazardous materials assessment, abatement plan and Response Action Plan development

Review Record

Grant #
Grant Type Contamination Investigation
Applicant Saint Paul
Project Name 7th & Bush
Project Location 0 Bush Street, Saint Paul
Council District 13 – Richard Kramer

Project Detail	
Contaminant history	The 1.3-acre is currently a vacant lot that was formerly part of a gravel excavation area that was later used as a disposal area for demolition debris and contaminated soil. Suspected contaminants of concern on the site include polynuclear aromatic hydrocarbons, metals (lead), and diesel range organics (DRO).
Potential redevelopment project	Potential benefits include the development of 60 affordable apartments.
Funding	
Requested amount	\$30,780
Funding partner requests	\$0
Previous LCA funding	\$0 (TBRA investigation funding was previously awarded to an adjacent site that is not part of the current development site.)
Match	\$10,270 (or 25% of total eligible 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
\$30,700	For Phase II Environmental Site Assessment including additional soil vapor sampling, Response Action Plan development including vapor mitigation system design.

Review Record

Grant #
Grant Type Contamination Investigation
Applicant Dakota County CDA
Project Name Valley Ridge
Project Location 1945 136th Street West, Burnsville
Council District 15 – Steven T. Chávez

Project Detail	
Contaminant history	The 6.7-acre is currently a vacant lot that formerly included a shopping center with a dry cleaner and a gas station. Known contaminants include tetrachloroethene (PCE), trichloroethene (TCE) and Cis-1,2-dichloroethene were detected in groundwater. Additional sampling is needed to determine if there is a source for the contamination in the soil and to delineate the cleanup area in surface soils for future housing.
Potential redevelopment project	Potential benefits include the development of 27 ownership townhomes and 8,400 square feet of commercial space.
Funding	
Requested amount	\$48,923
Funding partner requests	\$290,647 from DEED
Previous LCA funding	\$0 (A prior LCDA grant was awarded to the adjacent senior housing site in 2010.)
Match	\$12,225 (or 25% of total eligible 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. Costs for RAP implementation are <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$29,800	Additional soil investigation of the upper 12 feet below grade and ground water monitoring well installation and additional ground water sampling.

Review Record

Grant #
Grant Type Contamination Investigation
Applicant Hastings
Project Name Riverfront Addition
Project Location 101 Tyler Street, Hastings
Council District 16 – Wendy Wulff

Project Detail	
Contaminant history	The 1.5-acre is currently a mostly vacant lot with a small storage building that historically included a bulk oil storage facility and a tannery. Suspected contaminants of concern on the site include chlorinated volatile organic compounds (VOCs); including cis-1,2-dichloroethene (cis-1,2-DCE), tetrachloroethene (PCE), and trichloroethene (TCE), and petroleum-related compounds, polyaromatic hydrocarbons (PAHs), metals (lead), and formaldehyde found on adjacent site west of the subject property.
Potential redevelopment project	Potential benefits include the development of 4,800 square feet of commercial space for a cidery (including office space) and 3 market-rate apartments.
Funding	
Requested amount	\$11,984
Funding partner requests	\$11,894 from DEED
Previous LCA funding	\$0
Match	\$8,025 (or 25% of total eligible 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
\$23,700	For a Phase I Environmental Site Assessment (ESA), Phase II ESA (including a Phase II ESA work plan) and Response Action Plan development

Review Record

Grant #
Grant Type SEED
Applicant Hopkins
Project Name Cold Storage
Project Location 325 Blake Road North, Hopkins
Council District 5 – Steve Elkins

Project Detail	
Contaminant history	The 16.8-acre site is currently used by a vacant cold storage facility that has begun decommissioning the refrigeration system. Contaminants of concern include asbestos-containing materials within the building, petroleum impacts and polynuclear aromatic hydrocarbons in the soils. (The grant request is for required abatement prior to demolition within the existing 277,000 square foot building only.)
Funding	
Requested amount	\$805,706
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$268,569 (or 25% of total eligible costs requested for reimbursement including environmental investigation and abatement plan costs incurred to date, whichever is less)
Comments	Demolition costs to be reimbursed by a grant focused on accessing Cork/Tar Wall Insulation are limited to a maximum of \$480,000. Costs for decommissioning of the refrigeration system are <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$805,700	For asbestos abatement and limited demolition.

Review Record

Grant #
Grant Type SEED
Applicant Minneapolis
Project Name 2nd and Van White
Project Location 205, 210 Humboldt Ave North; 205, 212 Girard Ave North, 210 Girard Ave North (portion west of Van White Blvd); 1207, 1215, 1221 2nd Ave North; 212 Girard Ave North; 1129 2nd Ave North (portion west of Van White Blvd)
Council District 7 – Gary L. Cunningham

Project Detail	
Contaminant history	Nine lots make up the vacant 4.6-acre site. Historically, portions of the site were used by a scrap metal processor and for bulk petroleum storage as well as an engine repair. A metal plating facility was historically located directly north of the site. The part of the site owned by the railroad is being leased for outdoor semi-trailer storage. Contaminants of concern include chlorinated solvents, petroleum, metals and polynuclear aromatic hydrocarbons and debris, ash, cinders, slag in the soils and volatile organic compounds from chlorinated solvents and petroleum impacts and in the groundwater.
Funding	
Requested amount	\$49,356.50
Funding partner requests	\$0 (Previously awarded \$59,011 from Hennepin County)
Previous LCA funding	\$0
Match	\$59,010 (or 25% of total eligible costs requested for reimbursement including the cost incurred for completing a prior Phase II Environmental Site Assessment, whichever is less)
Comments	Costs associated with stormwater management and floodplain mitigation requirements are <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$49,300	For a focused feasibility assessment to determine the most cost-effective treatment chemistry and dosage rate for reducing the concentration of the contaminants of concern in-place (including soil sampling, bench scale testing, evaluation of soil treatments) for potential future in-situ remediation.

Review Record

Grant #
Grant Type SEED
Applicant Minneapolis
Project Name Impound West
Project Location South of Bassett Creek and West of Van White Memorial Boulevard
Council District 7 – Gary L. Cunningham

Project Detail	
Contaminant history	The 20-acre site is currently used for secured long-term storage of vehicles on surface parking. Historically, the site was part of a former unlicensed dump. Suspected contaminants of concern include metals (lead, arsenic, copper, mercury), benzo(a)pyrene (BaP) and its equivalents, naphthalene, and polychlorinated biphenyls (PCBs) and dump debris (concrete, ash, brick, asphalt, glass, wood, limestone, transite, tiles) in the soil; polynuclear aromatic hydrocarbons in the groundwater, and methane in the soil vapor. Planned consolidation of the existing city impound lot by the end of 2018 will allow the area west of Van White to be used for redevelopment.
Funding	
Requested amount	\$50,000
Funding partner requests	\$0
Previous LCA funding	\$100,000 TOD Pre-Development in 2017
Match	\$14,900 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Comments	Costs associated with stormwater management and floodplain mitigation requirements are <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$44,700	For Phase I and Phase II environmental site assessment (including a work plan, soil sampling and technical writing)

Review Record

Grant #
Grant Type SEED
Applicant Saint Paul
Project Name 617 Stryker
Project Location 617, 620 Stryker Ave; 604, 610, 612 Winslow Ave
Council District 13 – Richard Kramer

Project Detail	
Contaminant history	The vacant five parcel that make up the 1-acre site is currently used as a community garden. Historically, a portion of the site was a gas station. Contaminants of concern include residual petroleum-impacted soils particularly on adjacent parcels after removal of petroleum underground storage tanks from one of the parcels in 1992.
Funding	
Requested amount	\$22,425
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$7,475 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Comments	None
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$22,400	For Phase I Environmental Site Investigation (ESA) and Phase II ESA (including a Phase II ESA workplan)

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Paul
Project Name	Ain Dah Yung Supportive Housing
Project Location	769 University Avenue West, Saint Paul
Council District	14 – Jon Commers

Project Detail	
Contaminant history	A 0.5-acre site made up of five parcels was used for residential purposes and by a variety of appliance, vehicle and equipment sales and service companies. Prior buildings on the site were demolished in 2015 except for one vacant duplex. The contaminants of concern include metals (lead, mercury), diesel-range organics, polynuclear aromatic hydrocarbons and debris (ash, glass, brick, plastic and concrete waste materials) in the fill soil, and asbestos within the remaining building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 42 affordable, supportive apartments for homeless youth with community and amenity space.
Jobs (FTEs)	14
Net tax capacity increase	\$52,393
Acres cleaned	0.5
Total housing units	42
Affordable units	32 below 30% AMI; 10 at 31%-50% AMI
Funding	
Requested amount	\$47,225
Funding partner requests	\$22,570 from Ramsey ERF; \$94,890 from DEED
Previous LCA funding	\$424,009, LCDA-TOD 2011 (balance of the LCDA grant and the prior cleanup funding awarded for the same redevelopment site formerly known as Central Exchange was relinquished.); \$350,000 LCDA 2017
Comments	Investigation costs must be incurred within 180 days of the date of application to be eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$47,200	For additional soil vapor sampling (including system verification sampling), a hazardous materials assessment, asbestos abatement, and soil remediation.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	West Broadway Curve 2
Project Location	1706, 1710, 1714, 1716, 1720, 1726, 1800, 1804, 1808, 1818, 1820, 1826, 1900, 1904, 1910, 1914, 1918, 1920 West Broadway; 2009 Ilion Avenue N; 2109 James Avenue N, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail	
Contaminant history	The vacant 2.4-acre site made up of 20 vacant residential parcels including one parcel used for a variety of commercial purposes including a former gas station. Contaminants of concern at the site include petroleum-impacts, polynuclear aromatic hydrocarbons and debris in the fill soil, as well as petroleum-impacts to the groundwater and soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 68 mixed- apartments (including 54 affordable units) and 20 are market-rate townhomes
Jobs (FTEs)	2
Net tax capacity increase	\$118,125
Acres cleaned	2.4
Total housing units	89
Affordable units	31 at 31%-50% AMI; 23 at 51%-60% AMI
Funding	
Requested amount	\$206,334
Funding partner requests	\$
Previous LCA funding	\$780,000 LCDA 2017
Comments	Investigation costs must be incurred within 180 days of the date of application to be eligible for grant funding. Costs related to soil vapor mitigation for apartments are <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$206,300	For environmental investigation (including additional soil vapor system verification sampling of apartment and townhome buildings), soil remediation and soil vapor mitigation for townhomes.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Superior Plating (former) Phase 2
Project Location	120 5th Street Northeast, Minneapolis
Council District	8 – Cara Letofsky

Project Detail	
Contaminant history	The vacant 2.3-acre commercial site was historically used for a variety of uses including coal yards, fuel companies, sheet metal works, and a gas station. More recently, the site was used for parking and propane storage for the adjacent Superior Plating Company. Contaminants of concern include metals (arsenic, cadmium, chromium, lead, mercury), volatile organic compounds, polynuclear aromatic hydrocarbons in the soil and weathered bedrock; and, 2,4-trimethylbenzene; and trichloroethene (TCE) in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 333 market-rate apartments with 8,200 square feet of retail
Jobs (FTEs)	40.5
Net tax capacity increase	\$793,121
Acres cleaned	2.3
Total housing units	333
Affordable units	0
Funding	
Requested amount	\$880,000
Funding partner requests	\$1,223,929 from DEED; \$300,000 from Hennepin ERF
Previous LCA funding	\$0 (Prior cleanup grants awarded for Superior Plating were for a separate development phase.)
Comments	Investigation costs must be incurred within 180 days of the date of application to be eligible for grant funding. Geotechnical work is <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$880,000	For soil remediation, soil vapor mitigation under residential building and structured parking and soil vapor system verification sampling

Review Record

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

Project Detail

Contaminant history	The 2.9-acre commercial site includes a vacant office building and surface parking and a storage building. In addition to the commercial use, the site was historically mostly residential, and also included a drycleaner and a gas station. Contaminants of concern include metal (lead) and debris (including buried asbestos in green tile) in the fill soils and asbestos in the existing building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 317 market-rate apartments, 15,000 square feet of office, and 7,000 square feet of retail
Jobs (FTEs)	85
Net tax capacity increase	\$703,700
Acres cleaned	2.9
Total housing units	318
Affordable units	0

Funding

Requested amount	\$410,159
Funding partner requests	\$741,553 from DEED; \$200,000 from Hennepin ERF
Previous LCA funding	\$503,600 TBRA Fall 2017
Comments	The costs of soil excavation and loading, dewatering are <u>not</u> eligible for grant funding.

Use of Funds

Amount	Uses to be completed by the end of the grant term
\$410,100	For additional asbestos abatement (including costs incurred up to 180 days prior to the date of grant application) and transport and disposal of contaminated soil.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	12th Street Tower
Project Location	228 12th Street South, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail	
Contaminant history	The 1.2-acre former institutional site is currently vacant. Contaminants of concern include metals (lead, mercury), diesel-range organics and polynuclear aromatic hydrocarbons in the fill 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 357 market-rate apartments, 3,600 SF of office, and 13,100 SF of retail
Jobs (FTEs)	8
Net tax capacity increase	\$1,147,060
Acres cleaned	1.2
Total housing units	357
Affordable units	0
Funding	
Requested amount	\$690,113
Funding partner requests	\$540,202 from DEED; \$139,537 from Hennepin ERF
Previous LCA funding	\$0
Comments	Investigation costs must be incurred within 180 days of the date of application to be eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$150,800	For hazardous materials assessment, Response Action Plan development, asbestos abatement, and soil remediation

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Maple Grove
Project Name 13250 Grove Drive
Project Location 13250 Grove Drive North, Maple Grove
Council District 1 – Katie Rodriguez

Project Detail	
Contaminant history	The vacant 1-acre commercial site was historically used as a drycleaner before the building was demolished in 2015. Contaminants of concern include tetrachloroethene (PCE) in the soil, and PCE and trichloroethene (TCE) in the groundwater and soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 7,400 square feet of retail space
Jobs (FTEs)	25
Net tax capacity increase	\$23,702
Acres cleaned	1
Total housing units	0
Affordable units	0
Funding	
Requested amount	\$36,478
Funding partner requests	\$27,723 Hennepin ERF
Previous LCA funding	\$0
Comments	None
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$36,400	For soil remediation and a sub-slab depressurization system and soil vapor system verification sampling

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Paul
Project Name	Snelling and St Clair
Project Location	246, 252, and 258 Snelling Avenue South, Saint Paul
Council District	14 – Jon Commers

Project Detail	
Contaminant history	The 0.7-acre commercial site includes a vacant dry cleaner and former commercial bakery. Historically, the site also included a gas station currently used for surface parking. Contaminants of concern include impacts from petroleum and chlorinated solvents in the soil, ground water and tetrachloroethene (PCE) in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 118 market-rate apartments with 4,000 SF of retail
Jobs (FTEs)	14.5
Net tax capacity increase	\$247,742
Acres cleaned	0.7
Total housing units	118
Affordable units	0
Funding	
Requested amount	\$150,000
Funding partner requests	\$99,900 from DEED
Previous LCA funding	\$0
Comments	Vapor mitigation and dewatering costs are <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$150,000	For environmental investigation (including a hazardous materials assessment and abatement plan), asbestos abatement and soil remediation.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Paul Port Authority
Project Name	Minnesota Chemical
Project Location	2285 Hampden Avenue West, Saint Paul
Council District	14 – Jon Commers

Project Detail	
Contaminant history	The 1.5-acre industrial site is occupied by 4 connected buildings historically used by different tenants for a variety of manufacturing uses including a furniture warehouse & manufacturer, lumberyard, chemical factory, and a glue factory. Contaminants of concern include metals (arsenic, lead, mercury), diesel-range organics and polynuclear aromatic hydrocarbons in the soil; and tetrachloroethene (PCE) and trichloroethene (TCE) in the soil vapor as well as asbestos and lead-based paint in the buildings.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the renovation of the existing building into 45,000 square feet of office space and adding on-site stormwater management.
Jobs (FTEs)	59.5
Net tax capacity increase	\$86,374
Acres cleaned	1.5
Total housing units	0
Affordable units	0
Funding	
Requested amount	\$328,250
Funding partner requests	\$377,150 from DEED; \$48,900 from Ramsey ERF
Previous LCA funding	\$0
Comments	Costs associated with investigating groundwater and soil vapor impacts off-site are expected to be incurred by the current owner and are <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$328,200	For asbestos abatement, soil remediation, soil vapor mitigation and soil vapor system verification sampling and liner for stormwater system.