

Livable Communities

Tax Base Revitalization Account Grant Recommendations

7/15/19

Community Development Committee



Tax Base Revitalization Account Purpose

Minn. Stat. § 473.252



Cleanup

+



Tax Base

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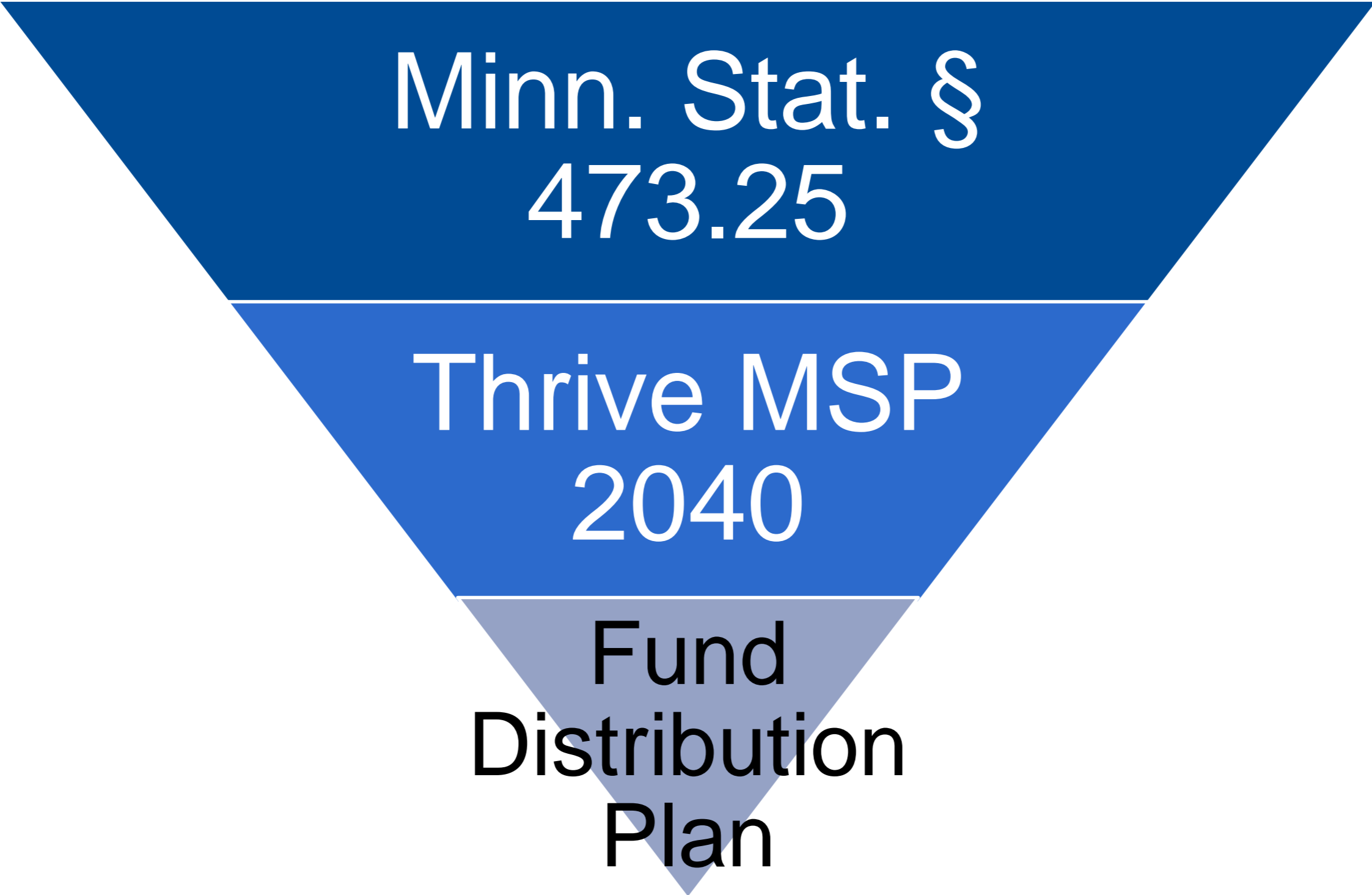


Jobs or Affordable
Housing

-
- Highest Public Benefits
 - Joint Funding

Livable Communities Act Grant Guidance

- Legislature
- Council / Community Development Committee



Types of Guidance

- General Account Considerations (e.g., funding source, annual total, distribution limits, etc.)
- Consistency with Regional Planning
- Specific Funding Cycle Evaluation and Grant Administration guidance



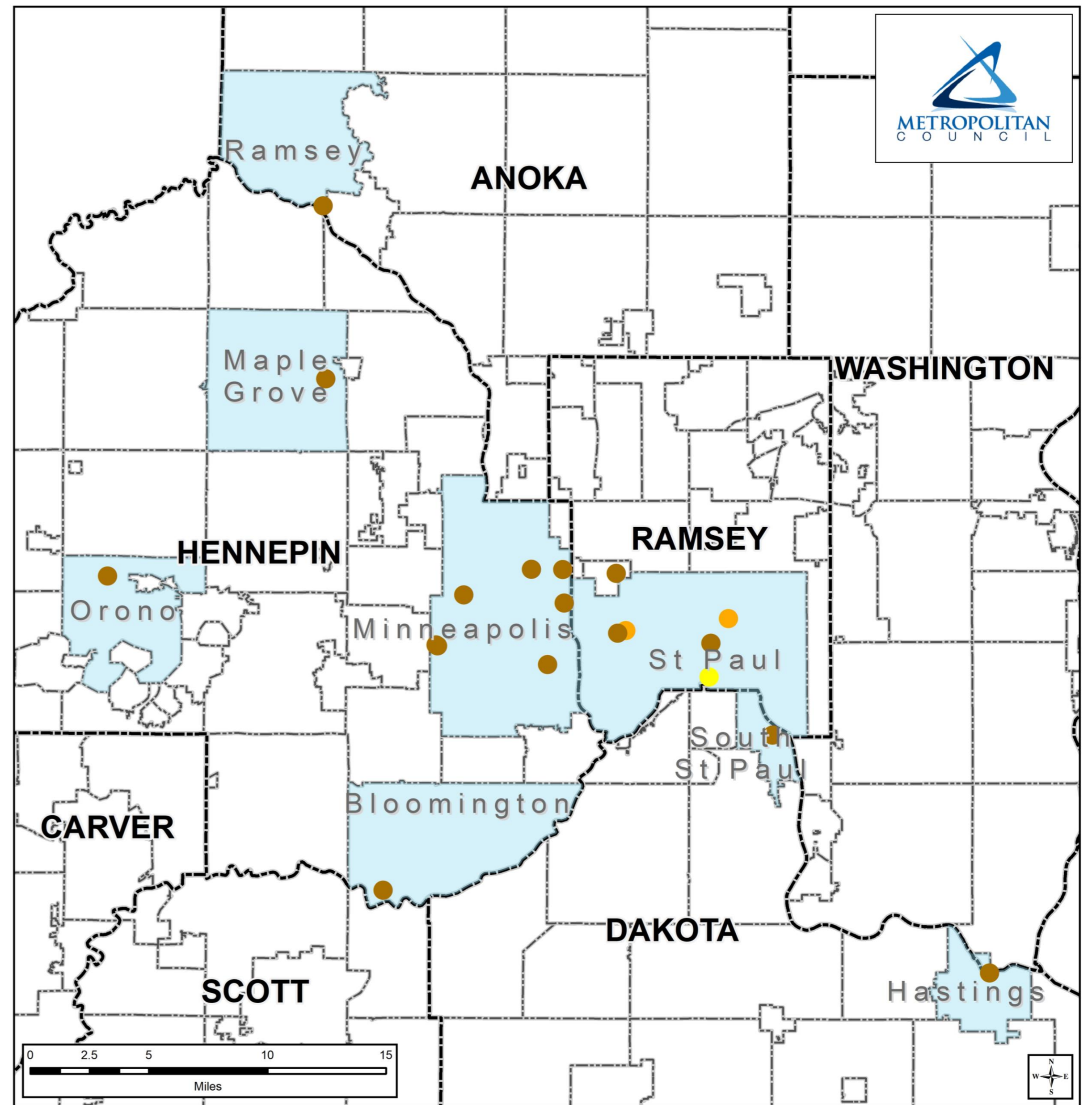
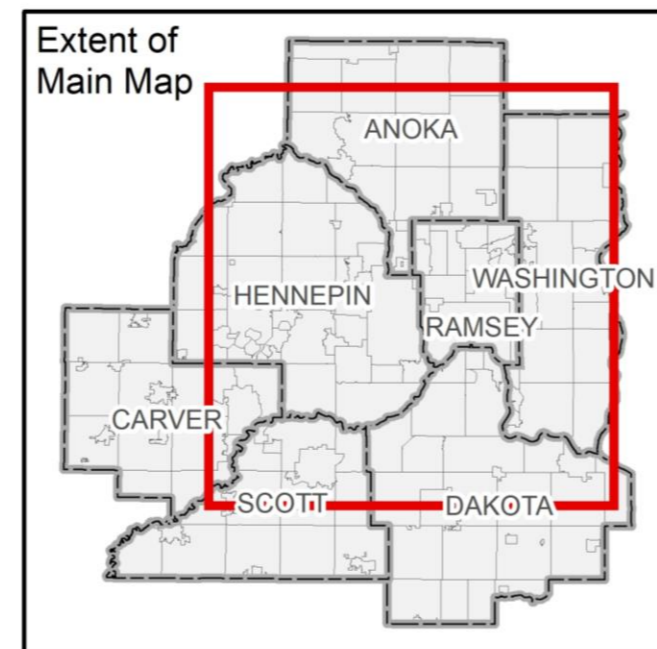
Grant Categories

Seeding Equitable Environmental Development (SEED)	Contamination Site Investigation	Contamination Cleanup
<ul style="list-style-type: none"> • For sites that do <u>not</u> have a planned or identified redevelopment project • Located within or near an area of concentrated poverty, and • For limited site investigation, partial cleanup, or both 	<ul style="list-style-type: none"> • For sites with suspected or perceived contamination, • An expected development project • To determine the scope and severity of the contamination and to develop a cleanup plan for a specific project 	<ul style="list-style-type: none"> • For projects that have recently completed their environmental site investigation or interior abatement assessment • To implement a cleanup or abatement plan for eligible activities before starting construction on a specific redevelopment project

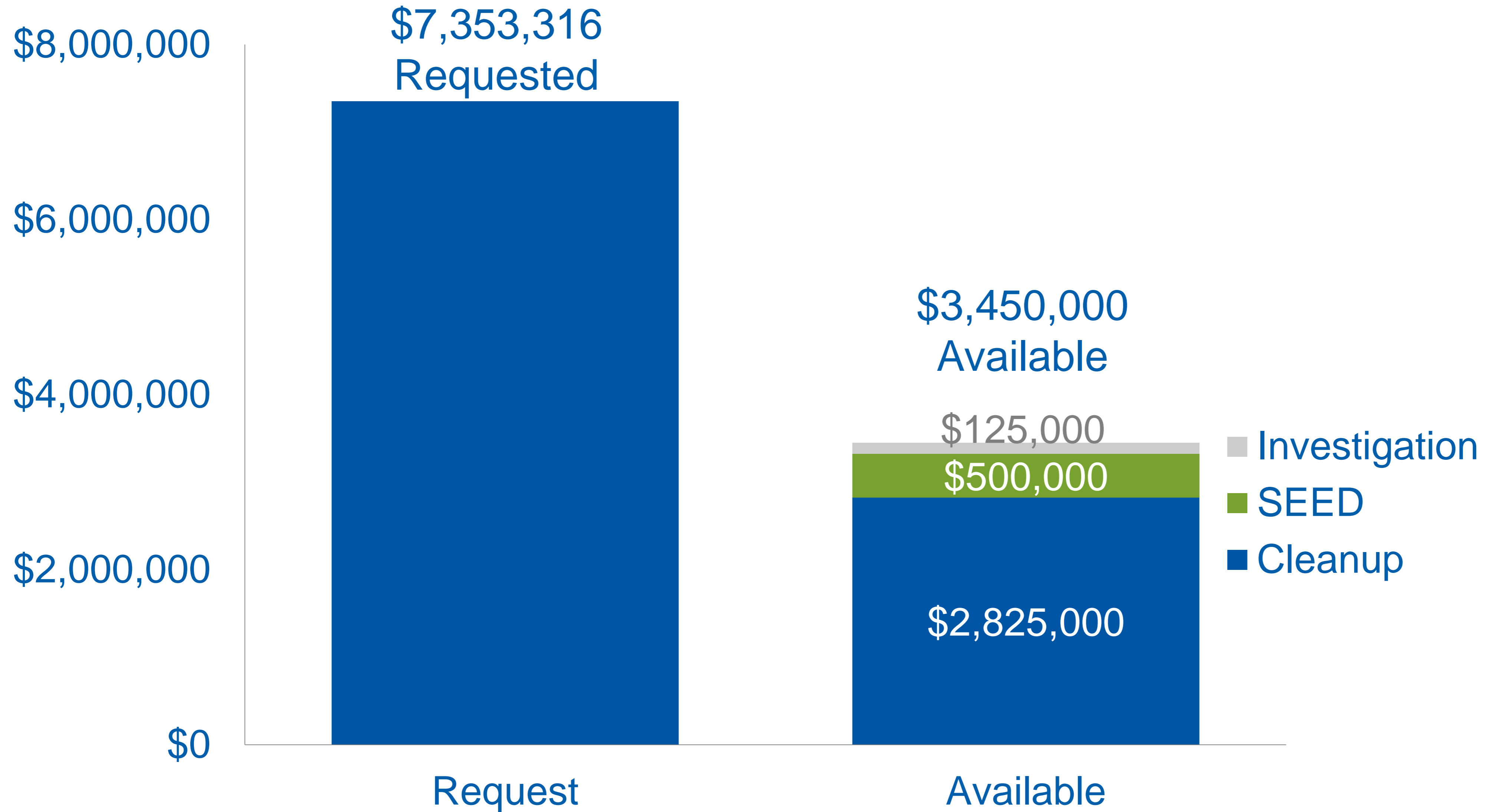
Tax Base Revitalization Account Applicants May 2019



- Grant Type**
- Investigation
 - SEED
 - Cleanup
 - Cities with Grant Requests



Requests and Funding Available



SEED Recommendations

Project (Applicant)	TBRA Request	Other Current Public Investigation Funding Requested	Amount Recommended
1433 University (St. Paul)	\$26,093	\$0	\$19,300
Powerhouse at Hamms; Phase I, ARMS, Phase II (St. Paul)	\$48,380	\$0	\$36,200
SUBTOTAL			\$50,500

Investigation Recommendation

Project (Applicant)	TBRA Request	Other Current Public Investigation Funding Requested	Amount Recommended
605-617 Stryker Avenue (St. Paul)	\$24,111	\$0	\$24,100
SUBTOTAL			\$24,100

Cleanup Recommendations

Project (Applicant)	TBRA Request	Other Current Public Cleanup Funding Requested	Amount Recommended
Leef South Lot (fka Currie & Irving) (Minneapolis)	\$63,000	\$163,214	\$37,300
Calhoun Towers Building C (Minneapolis)	\$272,492	\$0	\$272,400
907 Winter Street (Minneapolis)	\$122,450	\$211,214	\$122,400
Checkerboard (Minneapolis)	\$600,000	\$0	\$600,000
Malcolm Yards Market (Minneapolis)	\$123,982	\$73,451	\$103,900
201-211 4 th Street (St. Paul)	\$175,080	\$0	\$175,000



Cleanup Recommendations (continued)

Project (Applicant)	TBRA Request	Other Current Public Cleanup Funding	Amount Recommended
441-453 Snelling Avenue (St. Paul)	\$199,793	\$0	\$199,700
Arbor Lakes Corporate Center(fka Hilger Transfer) (Maple Grove)	\$710,000	\$1,000,000	\$143,500
3120 Excelsior (Minneapolis)	\$98,996	\$98,996	\$98,900
River Walk Village (Ramsey)	\$128,623	\$742,065	\$902,800
Panache Cidery (Hastings)	\$270,020	\$0	\$270,000
SUBTOTAL			\$2,925,900

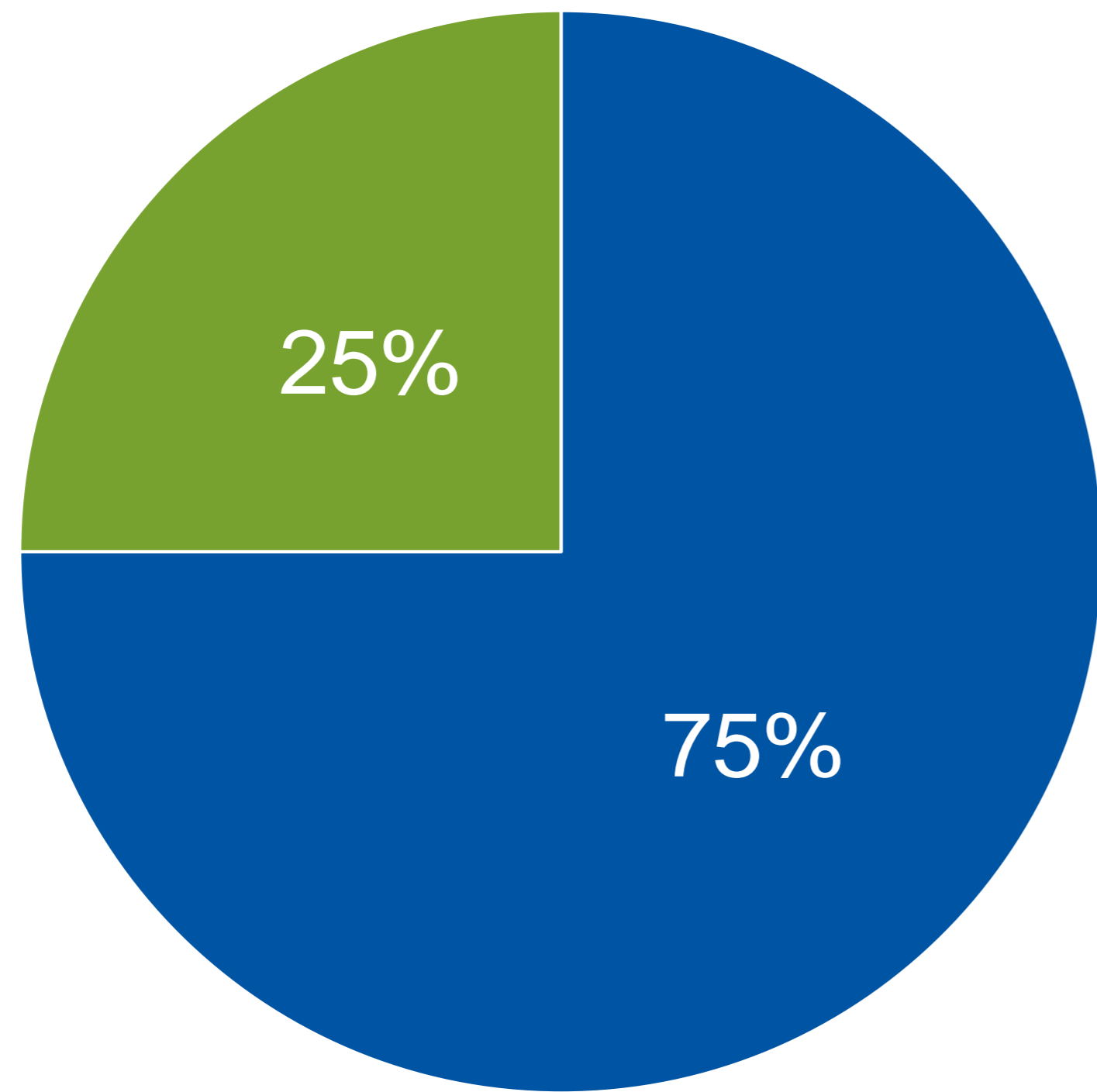


Statutory Funding Limits

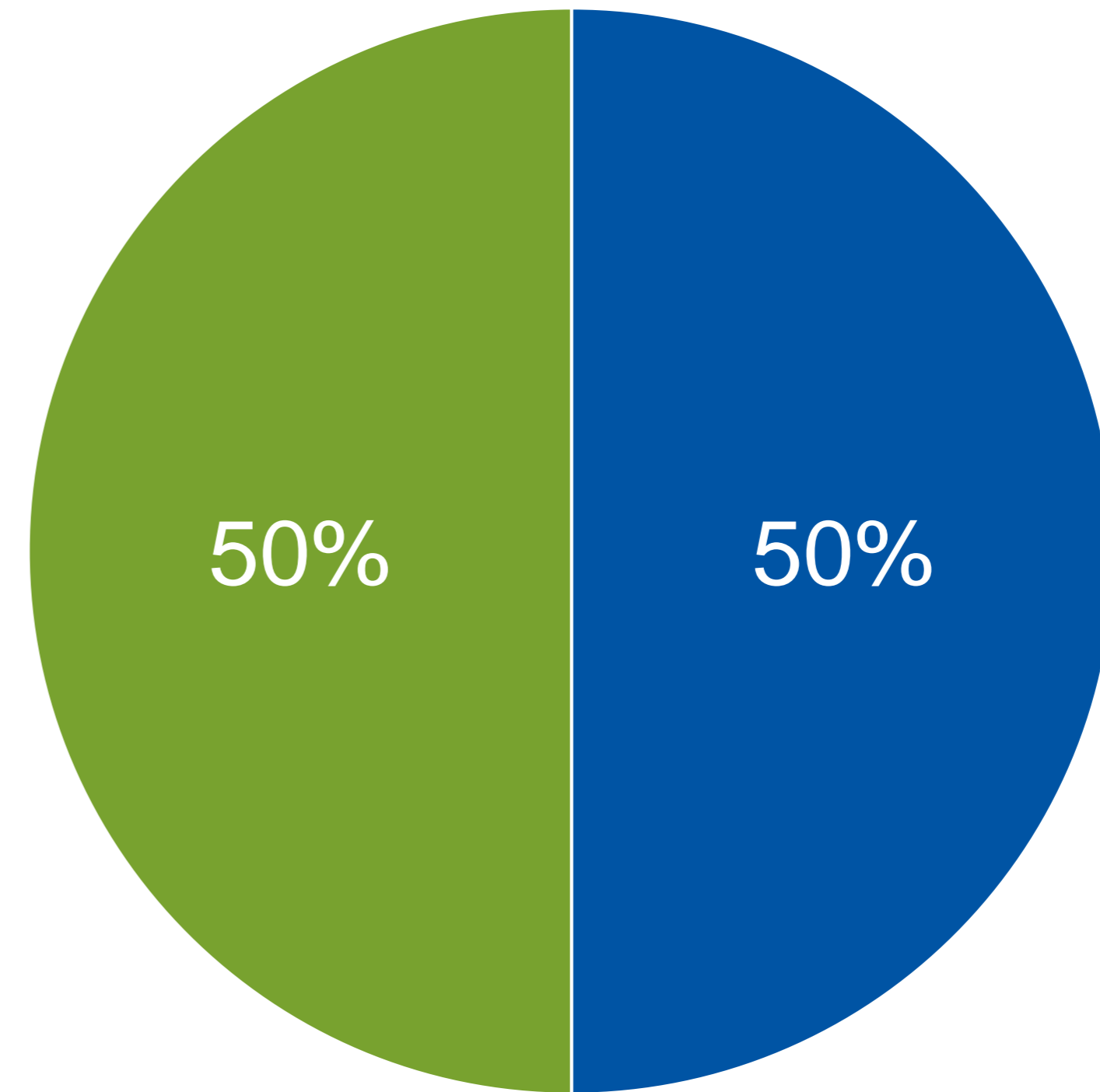
Minneapolis/St Paul Maximum

Single Community Maximum

- Suburbs
- Minneapolis/ St Paul



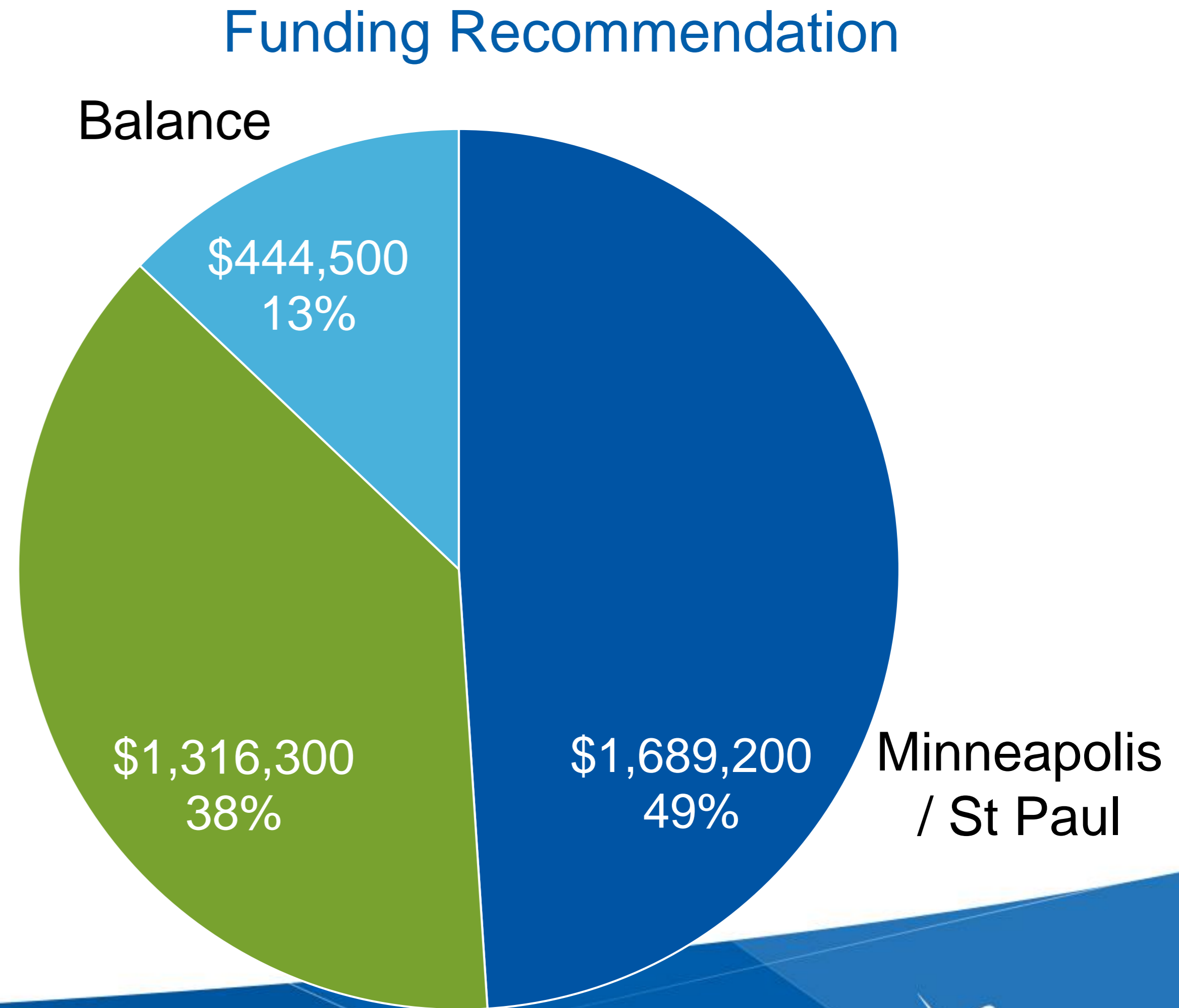
- Applicant
- Other Applicants



Statutory Funding Limits

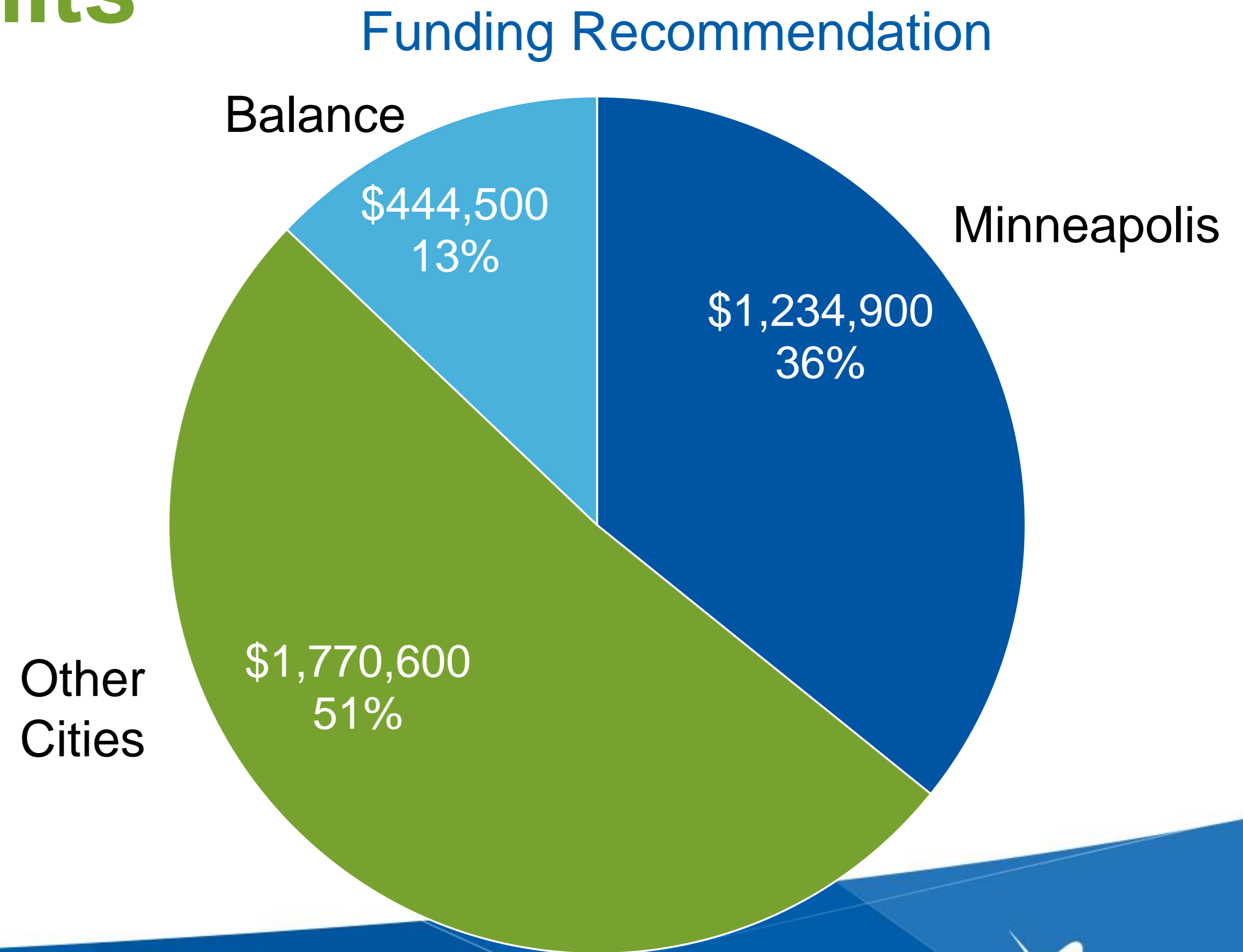
If oversubscribed,
no more than 75% of funds
available may be granted to
Minneapolis and Saint Paul

Cities Outside
of
Minneapolis/
St Paul



Statutory Funding Limits

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



Unfunded Applications

Applications – Did Not Meet Minimum Score

- Founder's Ridge Phase II (Bloomington)
- Big Heist Company Taproom and Brewhouse (South St Paul)
- Sears Warehouse (Minneapolis)
- Eisinger Meadows Phase I (Orono)

Expected Results

- \$1.9M annual increase in net tax capacity
- Over 1,000 FTE jobs added and retained
- Over 800 housing units (including 160 affordable housing units created)
- Over 500,000 square feet of commercial/industrial space
- 27 acres cleaned
- \$195M privately-financed improvements

Recommendation

That the Metropolitan Council:

1. Award 14 Tax Base Revitalization Account grants totaling \$3,005,500 to assist redevelopment projects in the cities of Hastings, Maple Grove, Minneapolis, Ramsey, and Saint Paul
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council



METROPOLITAN
C O U N C I L