

Community Development Committee

Meeting date: July 15, 2019

For the Metropolitan Council meeting of July 24, 2019

Subject: Livable Communities Act Tax Base Revitalization Account Grant Recommendations

District(s), Member(s): All

Policy/Legal Reference: Livable Communities Act, Minn. Stat. § 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 14 Tax Base Revitalization Account grants as shown in Table 1 below; and
2. 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 - Seeding Equitable Environmental Development (SEED)	Recommended amount
Saint Paul - 1433 University	\$19,300
Saint Paul - Powerhouse at Hamms; Phase I, ARMS, Phase II	\$36,200
Recommended Projects - Contamination Investigation	Recommended amount
Saint Paul - 605-617 Stryker Ave	\$24,100
Recommended Projects - Contamination Cleanup	Recommended amount
Minneapolis - Leef South Lot (fka Currie & Irving)	\$37,300
Minneapolis - Calhoun Towers Building C	\$272,400
Minneapolis - 907 Winter Street NE	\$122,400
Minneapolis - Checkerboard	\$600,000
Minneapolis - Malcolm Yards Market	\$103,900
Saint Paul - 201-211 4th Street	\$175,000
Saint Paul - 441-453 Snelling Av	\$199,700
Maple Grove - Arbor Lakes Corporate Center (fka Hilger Transfer)	\$143,500
Minneapolis - 3120 Excelsior	\$98,900
Ramsey - River Walk Village	\$902,800
Hastings - Panache Cidery	\$270,000
TOTAL Recommended (All Grant Categories)	\$3,005,500
Total Available	\$3,450,000
Total Remaining	\$444,500

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 2019 TBRA guidelines, criteria, schedule, and evaluation process as part of the [Fund Distribution Plan \(FDP\)](#) earlier this year.

Rationale

The Council awards TBRA grants based on how well the proposals meet the requirements of the Livable Communities Act 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 2019 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 2019:

- \$5.9M 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.
- \$500,000 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.

Cross-over between grant categories. The Fund Distribution Plan allows unspent funds to be transferred between the SEED, and investigation or cleanup grant categories if eligible grant requests by category are below the amount available. In this funding cycle, we received requests for less funding than we offered for the SEED and investigation grant categories. Conversely, we received higher requests for funding than we offered in the cleanup grant category.

Council staff recommends using the balance of funding in the investigation category (\$100,900) for cleanup in this funding cycle. Staff recommends offering the balance of funding in SEED grant category (\$444,500) in the next funding cycle.

Statutory limits. The Livable Communities Act statutes limit funding when competition for funds exceeds the amount available. In this grant cycle, the total amount requested – over \$7M – exceeds the available funding. To comply with the statute, no more than 75% of the TBRA funding may be awarded to Minneapolis and Saint Paul, and no more than 50% of the funding may be awarded to a single city.

Based on the total amount made available in the spring funding cycle (\$3,450,000), the statutory maximum award available for one or more projects to a single city is \$1,725,000 or less. The second statutory maximum for one or more projects located in Minneapolis or Saint Paul is \$2,587,500 or less. The amount of funding recommended for these cities does 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. However, one applicant (Minneapolis) cited design changes made prior to grant application submission to address public concerns about safety, utility service, and shading from construction of the Calhoun Towers site and neighborhood concerns about potential future displacement resulting from construction in the LEEF South area. (The subject property is currently vacant except for a storage building.)

Review Record

Review Process

Staff issued an initial notice of funding availability in February and again in March 2019 according to the schedule in the 2019 Annual Livable Communities Fund Distribution Plan (FDP). Technical assistance was offered in a workshop 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 19 applications (16 cleanup, 1 investigation and 2 SEED) in May, totaling \$7.3M in requests. One of the cleanup applications (1667 Snelling) was withdrawn during the evaluation stage.

Staff reviewed the cleanup applications in May and June using the following general 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 most projects recommended are consistent with the guiding land use and density range expected in the 2040 comprehensive plans received to date. One of the projects (River Walk) will require a change in guiding land use expected as part of the comprehensive plan update process.

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. Four 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 – Leef South Lot (fka Currie & Irving) ± ~	109	\$63,000	\$37,300
2	Minneapolis – Calhoun Towers Building C ±	98	\$272,492	\$272,400
3	Minneapolis – 907 Winter Street NE	95	\$122,450	\$122,400
4-tie	Minneapolis – Checkerboard ±	92	\$600,000	\$600,000

Review Record

Rank	Applicant - Project Name	Score	TBRA Request	Recommended Funding*
4-tie	Minneapolis – Malcolm Yards Market ±	92	\$123,982	\$103,900
5	Saint Paul – 201-211 4 th Street ± ~	88	\$175,080	\$175,000
6	Saint Paul – 441-453 Snelling Avenue ± ~	83	\$199,793	\$199,700
7	Maple Grove – Arbor Lakes Corporate Center (fka Hilger Transfer)	81	\$710,000	\$143,500
8	Minneapolis – 3120 Excelsior ±	79	\$98,996	\$98,900
9	Ramsey – River Walk Village	78	\$128,623	\$902,800
10	Hastings – Panache Cidery	75	\$270,020	\$270,000
Minimum scoring threshold for funding: 75				
11	Bloomington – Founders Ridge Phase II	69	267,900	\$0
12	South St. Paul – Big Heist Company Taproom & Brewhouse	60	\$335,000	\$0
13	Minneapolis – Sears Warehouse	58	\$524,514	\$0
14	Orono – Eisinger Meadows Phase I	37	\$2,441,815	\$0
	TOTAL Cleanup Funding Recommended			\$2,925,900

* 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	Saint Paul – 605-617 Stryker Avenue ~	40	\$24,111	\$24,100
	TOTAL Investigation Funding Recommended			\$24,100

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

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

~ Located within an Area of Concentrated Poverty

Review Record

Table 4: Seeding Equitable Environmental Development (SEED) Grant Application Scoring Summary

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1	Saint Paul – 1433 University±	37	\$26,093	\$19,300
2	Saint Paul – Powerhouse at Hamms; Phase I, ARMS, Phase II ± ~	39	\$48,380	\$36,200
	TOTAL Investigation Funding Recommended			\$55,500

Note: Eligible grant request listed for SEED grant category excludes the 25% matching fund requirement for investigation activities.

± 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. Staff recommends increasing the recommended award to the River Walk Village in Ramsey project to address a recommendation of no-funding by DEED. Full funding of the cleanup costs is expected from DEED for the Big Heist Company Taproom & Brewhouse redevelopment in South St. Paul.

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.

The recommended amounts and percentages shown in Table 5 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 5: 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%	\$1,689,200	56%
Single City (Minneapolis)	50%	\$1,234,900	41%

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.

Review Record

All of the projects reviewed demonstrate sufficient need for funding.

Projects Not Eligible for TBRA Funding

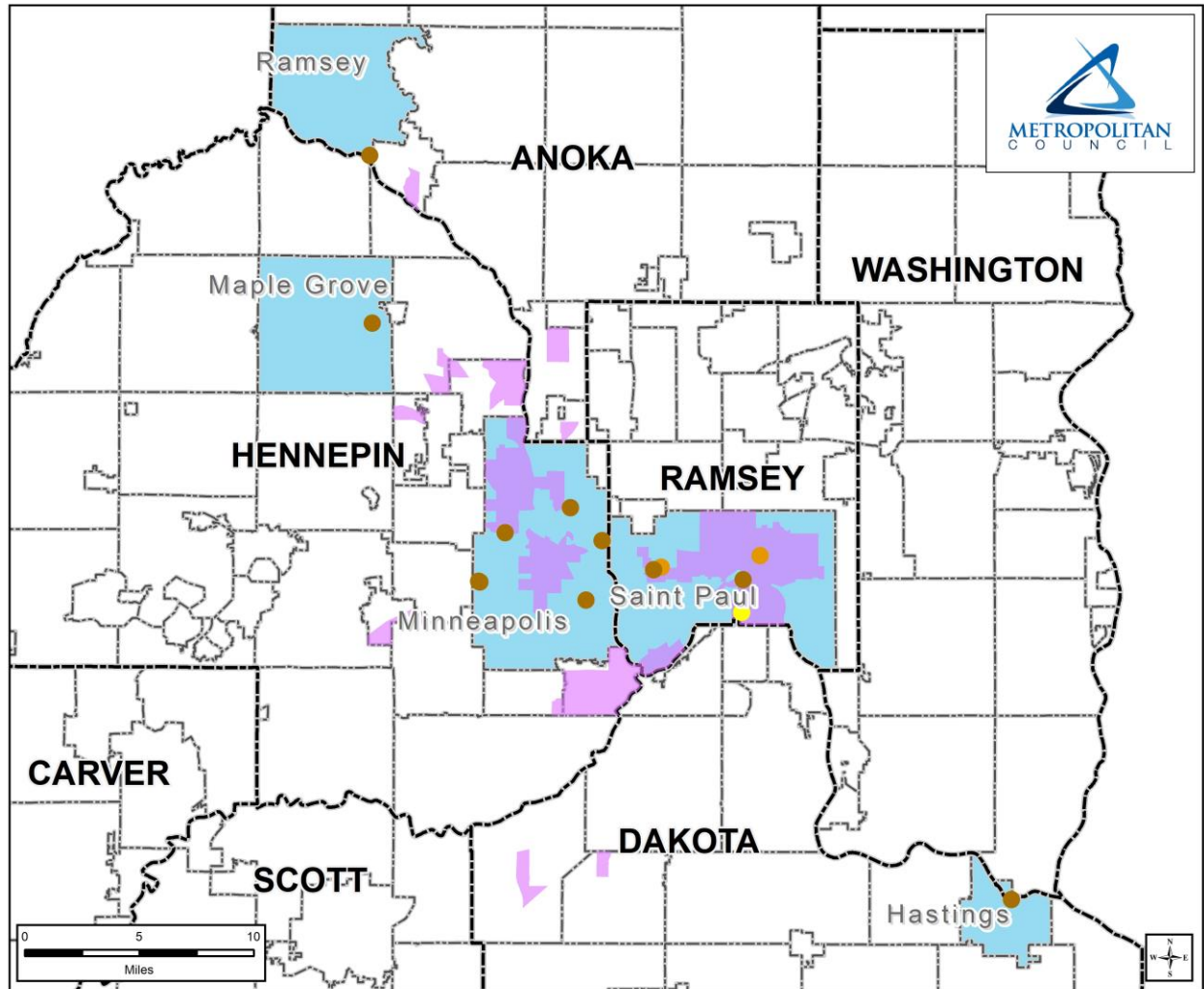
Cleanup applications that did not meet the minimum scoring threshold (75 points) are:

- Bloomington – Founders Ridge Phase II
- South St. Paul – Big Heist Company Taproom and Brewhouse
- Minneapolis – Sears Warehouse
- Orono – Eisinger Meadows Phase I

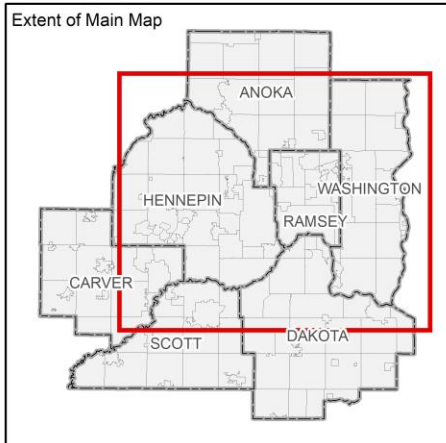
Review Record

Projects Recommended for TBRA funding

2019 Tax Base Revitalization Account Projects Recommended for Funding by Grant Type



6/20/2019



Grant Type

- Investigation
- SEED
- Cleanup
- 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 2019 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 Saint Paul
Project Name 605-617 Stryker Ave
Project Location 605, 617 Stryker Avenue; 604, 610, 612 Winslow Avenue, Saint Paul
Council District 13 – Chai Lee

Project Detail	
Contaminant history	The 1-acre site currently has a vacant store and vacant residential lots. Raised garden beds have been added for community gardening on a portion of the site. Potential contaminants of concern include petroleum impacts in the soil from historic underground storage tanks.
Potential redevelopment project	Expected benefits include the development of 57 affordable apartments for seniors.
Funding	
Requested amount	\$24,111
Funding partner requests	\$0
Previous LCA funding	\$22,400 for limited investigation that did not include all of the parcels proposed for development
Match	25% of total eligible costs requested for reimbursement
Comments	Contingency planning is not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$24,100	For Phase I environmental site assessment, limited Phase II Environmental Site Assessment (including a workplan with soil vapor sampling), preparation of a Response Action Plan, Hazardous Materials Assessment, and related environmental oversight.

Review Record

Grant #
Grant Type SEED
Applicant Saint Paul
Project Name 1433 University
Project Location 1433 University Avenue, Saint Paul
Council District 14 – Kris Fredson

Project Detail	
Contaminant history	The 0.4-acre site is currently being leased to adjacent businesses for surface parking. Potential contaminants of concern include volatile organic compounds in the soil vapor from prior historical commercial operations in the immediate area.
Funding	
Requested amount	\$26,093
Funding partner requests	\$0
Previous LCA funding	\$0
Match	25% of total eligible costs requested for reimbursement
Comments	The need for a Response Action Plan has not been sufficiently established and is not eligible for grant funding at this time.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$19,300	For Phase I environmental site assessment, limited Phase II Environmental Site Assessment (including a workplan with soil vapor sampling), and related environmental oversight.

Review Record

Grant #
Grant Type SEED
Applicant Saint Paul
Project Name Powerhouse at Hamms; Phase I, ARMS, Phase II
Project Location 685 Minnehaha Avenue East, Saint Paul
Council District 13 – Chai Lee

Project Detail	
Contaminant history	The 0.8-acre site was historically used for central heating for the adjacent brewery buildings. The building has been vacant for over 21 years. Potential contaminants of concern include asbestos within the building and contaminants within surface fill soils.
Funding	
Requested amount	\$48,380
Funding partner requests	\$0
Previous Livable Communities Act funding	\$0
Match	25% of total eligible costs requested for reimbursement
Comments	RAP preparation is not part of the current grant request, but may be eligible for a future grant request, if needed.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$36,200	For Phase I environmental site assessment, limited Phase II Environmental Site Assessment, Hazardous Materials Assessment, and related environmental oversight.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Leef South Lot fka Currie & Irving
Project Location	190 -198 James Ave N; 187 - 199 Irving Ave N, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 1.2-acre site is mostly vacant except for a small storage shed. Recent uses include parking, accessory storage, and as a construction-staging area. A former commercial drycleaner was located adjacent to the site. Contaminants of concern include polyaromatic hydrocarbons, diesel-range organic compounds, and metals (arsenic, lead, mercury) in the shallow soils. Additional petroleum-impacts were found in the groundwater as well as 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 a three-story 94,800 square foot office building with surface and structured parking.
Jobs (FTEs)	157
Net tax capacity increase	\$244,965
Acres cleaned	1.2
Total housing units	0
Affordable units	0
Funding	
Requested amount	\$63,000
Funding partner requests	\$173,856 from DEED
Previous Livable Communities Act funding	\$0 (Prior funding awarded to separate adjacent development.)
Comments	Asbestos and lead-based paint abatement are <u>not</u> eligible for funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$37,300	For soil remediation, vapor controls in underground utility corridors, and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name Calhoun Towers Building C
Project Location 3404, 3430 List Place, Minneapolis
Council District 6 – Lynnea Atlas-Ingebretson

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. Additional petroleum-impacts were found 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	\$272,492
Funding partner requests	\$0
Previous Livable Communities Act funding	\$426,800 (Jan 2019)
Comments	
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$272,400	For soil remediation and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name 907 Winter Street NE
Project Location 901-909 Winter Street NE, Minneapolis
Council District 8 – Abdirahman Muse

Project Detail	
Contaminant history	The 0.5-acre site was most recently used by metal finishing company and was previously used by different tool and die and machining companies. The finishing company closed and began removing containers of hazardous wastes from the facility in June 2018. Contaminants of concern include polyaromatic hydrocarbons and metals (arsenic, copper, lead, mercury) and petroleum impacts in the soil, volatile organic compounds in the groundwater, and asbestos containing materials within the building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 16 market-rate apartments and 4 affordable apartments with surface parking.
Jobs (FTEs)	1
Net tax capacity increase	\$36,630
Acres cleaned	0.5
Total housing units	20
Affordable units	4 at 51% - 60% AMI
Funding	
Requested amount	\$122,450
Funding partner requests	\$194,194 from DEED; \$295,000 from Hennepin County
Previous Livable Communities Act funding	\$0
Comments	Demolition costs to be reimbursed by a grant are limited to a maximum of \$34,860.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$122,400	For asbestos abatement (including abatement plans), limited demolition, soil remediation, and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name Checkerboard
Project Location 3716 Dight Ave, Minneapolis
Council District 8 – Abdirahman Muse

Project Detail	
Contaminant history	The 2-acre site was previously used for grain storage. Contaminants of concern are asbestos-containing material on the cement coating on the existing silos, window caulk, and floor tiles. Additional environmental investigation of the soil, soil vapor, and groundwater will be required for development.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the redevelopment of 375 market-rate apartments and 125 affordable apartments with 19,000 square feet of commercial space.
Jobs (FTEs)	45
Net tax capacity increase	\$779,700
Acres cleaned	2
Total housing units	500
Affordable units	125 at 31% to 50% AMI
Funding	
Requested amount	\$600,000
Funding partner requests	\$290,000 Hennepin County (committed)
Previous Livable Communities Act funding	\$50,000 (June 2018)
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
\$600,000	For asbestos abatement, and related environmental oversight.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Malcolm Yards Market
Project Location	501 30th Avenue Southeast, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	The 1.3-acre site has two vacant buildings historically used for machining and storage that have been extensively damaged by fire, water, and unknown occupants. Contaminants of concern include asbestos-containing materials within roofing materials, building debris, and shallow soils; polyaromatic hydrocarbons; metals (arsenic, lead, mercury, polychlorinated biphenyls (PCB) in the fill soils; and petroleum impacts to the soil from an underground storage tank.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the redevelopment of an existing building shell into a 18,500 square foot food hall.
Jobs (FTEs)	38
Net tax capacity increase	\$51,396
Acres cleaned	1.3
Total housing units	0
Affordable units	0
Funding	
Requested amount	\$123,982
Funding partner requests	\$100,000 DEED
Previous Livable Communities Act funding	\$44,888 (Jan 2018)
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
\$103,900	For asbestos abatement (including removal of debris with asbestos-containing material), soil remediation, stabilization, and disposal of hazardous waste tank, additional soil vapor sampling, and related environmental oversight.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Paul
Project Name	201-211 4 th Street
Project Location	201-211 4th Street East, Saint Paul
Council District	13 – Chai Lee

Project Detail	
Contaminant history	The currently vacant three-story building on a 0.2-acre site was most recently used as entertainment and recording space. Historically, the building was used for a variety of commercial uses including printing, electrical supply, storage, and manufacturing. Contaminants of concern include asbestos-containing materials and lead-based paint within the building. Additional assessment of potential soil vapor impacts is required.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the redevelopment of an existing building into 23 market-rate apartments and 20,000 square feet of commercial and storage space.
Jobs (FTEs)	30
Net tax capacity increase	\$60,718
Acres cleaned	0.2
Total housing units	23
Affordable units	0
Funding	
Requested amount	\$175,080
Funding partner requests	\$0
Previous Livable Communities Act funding	\$0
Comments	Investigation costs (Phase I environmental site assessment and hazardous materials assessment) incurred more than 180 days prior to the date of application are <u>not</u> eligible for grant funding. Cleanup costs incurred prior to the date of grant award are also <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$175,000	For additional soil vapor sampling and indoor air sampling), asbestos abatement, lead-based paint abatement, and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Saint Paul
Project Name 441-453 Snelling Av.
Project Location 441-455 Snelling Avenue North, Saint Paul
Council District 14 – Kris Fredson

Project Detail	
Contaminant history	The 0.6-acre site includes three vacant one-story buildings. Recent uses included retail and a construction-staging office. Historical uses included a gas station and various retail shops with space used by multiple dry cleaners. Contaminants of concern include petroleum impacts to the soil and asbestos-containing materials within the buildings.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 134 market-rate apartments and 3 affordable apartments with 7,000 square feet of retail and underground and ground-level structured parking.
Jobs (FTEs)	17.5
Net tax capacity increase	\$237,134
Acres cleaned	0.6
Total housing units	137
Affordable units	3 at 51% - 60% AMI
Funding	
Requested amount	\$199,793
Funding partner requests	\$0
Previous Livable Communities Act funding	\$0
Comments	Demolition is also <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$199,700	For environmental investigation (including Phase I and Phase II Environmental Site Assessment and an asbestos survey), asbestos abatement, soil remediation, and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Maple Grove
Project Name Arbor Lakes Corporate Center (fka Hilger Transfer)
Project Location 8550 Zachary Lane North, Maple Grove
Council District 1 – Judy Johnson

Project Detail	
Contaminant history	The 13-acre site was formerly used as a sand and gravel mine that was later used as an unpermitted dump before becoming a waste transfer site. The site has been vacant since 2002. Contaminants of concern include additional untreated hazardous wastes with volatile organic compounds, polychlorinated biphenyls (PCBs), and metals in the soil that require on-site treatment prior to disposal 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 204,000 square foot multi-tenant office-warehouse building.
Jobs (FTEs)	680
Net tax capacity increase	\$205,918
Acres cleaned	13
Total housing units	0
Affordable units	0
Funding	
Requested amount	\$710,000
Funding partner requests	\$1,000,000 from DEED
Previous Livable Communities Act funding	\$500,000 (Jan 2018)
Comments	Supplemental costs incurred prior to May 1, 2019, related to field scale testing, removal, and disposal of “black material” wastes are eligible for grant funding. Successful pre-treatment of the soils has reduced the total required cleanup costs as compared to costs expected at the time of application.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$143,500	For field scale testing and disposal of hazardous wastes, additional soil stabilization and remediation, soil vapor sampling and soil vapor mitigation (sub-slab venting system), and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name 3120 Excelsior
Project Location 3120 Excelsior Boulevard, Minneapolis
Council District 6 – Lynnea Atlas-Ingebretson

Project Detail	
Contaminant history	The 0.3-acre site includes a vacant building formerly used by multiple auto service businesses and is located on a portion of a historical unpermitted dump. Contaminants of concern include metals (arsenic, mercury), petroleum impacts to the soil, and a storage tank within the building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the redevelopment of an existing building into 3,200 square foot retail space.
Jobs (FTEs)	66
Net tax capacity increase	\$5,230
Acres cleaned	0.3
Total housing units	0
Affordable units	0
Funding	
Requested amount	\$98,996
Funding partner requests	\$98,996 from DEED
Previous Livable Communities Act funding	\$0
Comments	Demolition costs to be reimbursed by a grant are limited to a maximum of \$12,000 or less. Paving or other parking lot replacement is <u>not</u> eligible for grant funding. Investigation costs (Phase I Environmental Site Assessment) incurred more than 180 days prior to the date of application is <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$98,900	For Phase II environmental site assessment, preparation of a Response Action Plan, soil vapor sampling, limited demolition, soil remediation, and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Ramsey
Project Name River Walk Village
Project Location 6080 Highway 10, Ramsey
Council District 9 – Raymond Zeran

Project Detail	
Contaminant history	The 4.8-acre site is vacant and was foreclosed in 2011. Historical uses include an unpermitted dump. Contaminants of concern include polyaromatic hydrocarbons, asbestos-containing materials and metals mixed with debris in the soils, and petroleum-impacts to the soil and groundwater. Additional soil vapor sampling is required.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 11 market-rate homes and 3 affordable homes. (All units will be for sale.)
Jobs (FTEs)	1.5
Net tax capacity increase	\$31,879
Acres cleaned	4.8
Total housing units	14
Affordable units	3 at 61% 80% AMI (ownership units)
Funding	
Requested amount	\$128,623
Funding partner requests	\$742,065 from DEED
Previous Livable Communities Act funding	\$0
Comments	Costs associated with Health and Safety Plan and Environmental Covenant 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
\$902,800	For environmental investigation (Phase I and Phase II Environmental Site Assessments, development of a Response Action Plan, and soil vapor sampling), soil remediation (including field screening), and related environmental oversight.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Hastings
Project Name	Panache Cidery
Project Location	Southeast corner of East 1st Street and Tyler Street, Hastings
Council District	16 – Wendy Wulff

Project Detail	
Contaminant history	Currently vacant, the 1.5-acre site historically was used for bulk petroleum storage. Contaminants of concern include volatile organic compounds, polyaromatic hydrocarbons, metal (arsenic) and petroleum impacts in the soils, and volatile organic compounds in the ground water and soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 4 market-rate apartments and a 2,000 square foot cidery and cider bar.
Jobs (FTEs)	4
Net tax capacity increase	\$7,375
Acres cleaned	1.5
Total housing units	4
Affordable units	0
Funding	
Requested amount	\$270,020
Funding partner requests	\$0
Previous Livable Communities Act funding	\$23,700 (TBRA June 2018)
Comments	
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$270,000	For soil remediation, soil vapor design and mitigation (including post-installation confirmation sampling), and related environmental oversight.