

Community Development Committee

Meeting date: December 21, 2020

For the Metropolitan Council meeting of January 13, 2021

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.
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 - SEED	Recommended amount
Minneapolis – Baldwin Square	\$107,800
Minneapolis - Resolute, The	\$37,200
St Paul - 1560 White Bear Ave	\$41,400
Minneapolis - 1517 West Broadway Incubator	\$35,800
Minneapolis - Link on 21st, The	\$38,200
Recommended Projects – Investigation	Recommended amount
Minneapolis - Northrup King	\$50,000
St Louis Park - Beltline Boulevard Station	\$50,000
678 North Snelling Av	\$10,000
Recommended Projects - Contamination Cleanup	Recommended amount
Minneapolis - Currie Commons	\$480,300
Hopkins - Vista 44	\$172,300
Minneapolis - Elliot Twins	\$233,600
Minneapolis - 2025 West River Road	\$517,100
Bloomington HRA - Lyndale Flats	\$264,100
Falcon Heights - Amber Union	\$962,200
TOTAL Recommended (All Grant Categories):	\$3,000,000
Total Available:	\$3,000,000
Total Remaining:	\$0

Background

The 1995 Livable Communities Act (LCA) funds community investment that revitalizes economies, creates viable housing options, and links land use and transportation. Under State statute, communities choosing to participate in the program are eligible to compete for LCA funds. Participation is voluntary.

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 2020 TBRA guidelines, criteria, schedule, and evaluation process as part of the [2020 Fund Distribution Plan \(FDP\)](#) 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 2020 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 2020 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

Funds are available in the Livable Communities authorized 2020 budget, 2021 adopted budget, and Livable Communities reserve accounts. Reserve funds may need to be amended into future budget amendments if grantee draws are forecasted to exceed annual authorized budgets.

Known Support / Opposition

Applicants submitted resolutions endorsing each of the applications. Some of the applications also included local letters of support. No documented opposition to any of the proposed projects was presented to staff during the application review process.

Review Record

Review Process

Council staff issued an initial notice of funding availability in March according to the schedule in the 2020. A second notice was issued in August for the fall funding cycle. Annual Livable Communities Fund Distribution Plan (FDP). Technical assistance was offered in a workshop in September for prospective applicants, in collaboration with the Minnesota 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 23 applications in November, totaling \$5.9M in requests.

Staff reviewed the cleanup applications in November and December 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, and
- partnership.

Council staff in Environmental Services, Transportation, Regional Parks, and Local Planning Assistance also reviewed submissions and provided comments. DEED, the Council’s largest (as measured by funding available) brownfield funding partner in the metro area and staff from the Minnesota Pollution Control Agency (MPCA), provided additional comments. Local Planning Assistance staff reviewed projects for consistency with each City’s comprehensive plan. Staff noted that projects recommended for funding are consistent with the guiding land use and density range expected in the 2040 comprehensive plans reviewed to date. In one instance (Currie Commons, Minneapolis) planning staff recommends clarification on allowance of residential-only uses for new construction within areas guided as Production Mixed Use to ensure consistency with the city’s 2040 comprehensive plan.

Proposals must meet or exceed a minimum score to be recommended for funding. Contamination cleanup applicants must score a minimum of 70 points. Four cleanup applicants did not achieve the required minimum score (see shaded rows in Table 4 below). One project (Blake Road Station, Hopkins) did show sufficient cleanup costs to meet the “but for” eligibility requirement for funding.

Table 2. SEED Application Scoring Summary

Rank	Applicant - Project Name	Score	TBRA Request	Recommended Funding*
1	Minneapolis – Baldwin Square ± ~	38	\$107,859	\$107,800
2-tie	Minneapolis – The Resolute ± ~	37	\$37,245	\$37,200
2-tie	Saint Paul – 1560 White Bear Av ~	37	\$41,456	\$41,400
3-tie	Minneapolis – 1517 West Broadway Incubator ± ~	30	\$35,840	\$35,800
3-tie	Minneapolis – The Link on 21 st ± ~	30	\$38,225	\$38,200

* 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. Environmental Investigation Application Scoring Summary

Rank	Applicant - Project Name	Score	TBRA Request	Recommended Funding*
1	Minneapolis – Northrup King ± ~	42	\$50,006	\$50,000
2	Saint Louis Park EDA – Beltline Boulevard Station ±	36	\$50,000	\$50,000
3	Saint Paul – 678 North Snelling Av ±	30	\$50,000	\$10,000

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

± Located in a Transit-Oriented Development Area.

~ Located within an Area of Concentrated Poverty

Table 4. Contamination Cleanup Application Scoring Summary

Rank	Applicant - Project Name	Score	TBRA Request	Recommended Funding*
1	Minneapolis - Currie Commons ± ~	95	\$494,330	\$480,300
2	Hopkins - Vista 44 ±	89	\$73,000	\$172,300
3	Minneapolis – Lake Street Housing Phase 2 ±	84	\$163,900	\$0
4	Minneapolis - Elliot Twins Towers ± ~	83	\$233,648	\$233,600
5	Minneapolis - 2025 West River Road ~	81	\$587,000	\$517,100
6	Minneapolis - 550 West Lake Street ±	78	\$140,209	\$0
7	Bloomington HRA – Lyndale Flats	76	\$264,109	\$264,100
8	Minneapolis – Metro Blooms	74	\$54,680	\$0
9	Minneapolis – Walker Methodist Raines	71	\$374,128	\$0
10	Falcon Heights – Amber Union ±	70	\$992,000	\$962,200
Minimum scoring threshold for funding: 70				
11	Minneapolis – Snelling Yards Senior Housing ±	67	\$458,600	\$0
12	South Saint Paul EDA – The Yards	53	\$400,000	\$0
13	Saint Louis Park – Parkway Residences ±	48	\$638,322	\$0
14	South Saint Paul EDA – Bremer Bank	40	\$880,300	\$0
NA	Hopkins – Blake Road Station ^	NA	\$171,172	\$0
TOTAL Cleanup Funding Recommended				\$3,000,000

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

± Located in a Transit-Oriented Development Area.

~ Located within an Area of Concentrated Poverty

^ Not eligible for funding

Funding

As outlined in the Fund Distribution Plan, the Council approved the following funding for 2020:

- \$6M for TBRA investigation and cleanup activities, with up to \$250,000 of that amount set aside for the site investigation. The approved plan included 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.
- \$250,000 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 divided the \$3M available in this funding cycle into three grant categories: SEED, investigation, and cleanup. However, if the eligible requests for funding are below the original amount offered, funds may be awarded in other grant categories within the same account if there is sufficient demand. In this second funding cycle for 2020, there was higher demand in the SEED category than in the investigation category.

Council staff recommends using \$15,000 out of the \$125,000 originally offered in the investigation category be in the SEED category and cleanup categories. The total amount of TBRA funding recommended (\$3M) is the same amount identified in the Fund Distribution Plan for 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 (\$5.9M) exceeds the available funding (\$3M). 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.

Based on the total recommended award amount (\$3M), the statutory maximum award available for one or more projects to a single city is \$1,500,000. The statutory maximum for one or more projects located in Minneapolis or Saint Paul is \$2,250,000 or less. The amount of funding recommended for these cities does not exceed the statutory limit amounts.

Partner Funding

In addition to TBRA funding, other sources of public funding are available to investigate and clean up contaminated sites. In the current funding cycle, there are projects that have also applied for state and/or county cleanup funding. By statute, the Council must consider the probability of funding from other sources when making grants (Minn. Stat. 473.252, subd. 3). For projects that are a priority for the Metropolitan Council, the Council has the discretion to increase funding to make up for shortfalls or reduce Council funding due to sources expected from other funding partners. Priorities are evaluated using Council evaluation criteria and funding awarded by the Council is limited to TBRA-eligible cleanup expenses. As of the writing of this report, funding partners DEED and Hennepin County are near completing their funding recommendations. The TBRA funding recommendations take into account funding expected from other sources.

Additional Review Considerations

As mentioned above, the LCA statute limits the amount of funds that may be awarded when the TBRA account is oversubscribed as it is 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%	\$1,551,400	52%
Single City (Minneapolis)	50%	\$1,500,000	50%

Affordable Housing Need

In order to be able to compete for LCA funding, each community negotiates long-term affordable and life-cycle housing goals with the Council. The Council uses the community’s Need for Affordable Housing (Housing Need) as the basis for negotiating the Goal, but the community and Council also consider availability of resources to develop affordable housing as a factor in determining Affordable Housing Goal ranges.

The units proposed in this grant cycle are projected to be available for occupancy in the year 2021 - 2023. The following table shows the projected affordable housing need for the decade between 2021 and 2030 and the number of proposed affordable units that are expected to be built within each city for projects recommended for funding. If completed as planned, the proposed affordable units supported by TBRA grant funding will address part of the affordable housing need in the next decade.

Table 6: Affordable Housing Need and Total Proposed Affordable Units for TBRA Cleanup Projects Recommended for Funding by City

City	Affordable Housing Need 2021-2030	Number of Proposed Affordable Units Recommended for Award in the Current Funding Cycle
Bloomington	842	81
Falcon Heights	11	125
Hopkins	197	50
Minneapolis	3,499	534
TOTAL	4,549	790

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 eligible costs and sources, 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 committed from other public and private sources to conduct the environmental work.

One of the projects – Blake Road Station, Hopkins -- did not demonstrate sufficient need for funding. Thus, the project is not eligible to be recommended for funding.

Other Projects Not Eligible for TBRA Funding

Cleanup applications that did not meet the minimum scoring threshold (70 points) are:

- Minneapolis – Snelling Yards Senior Housing

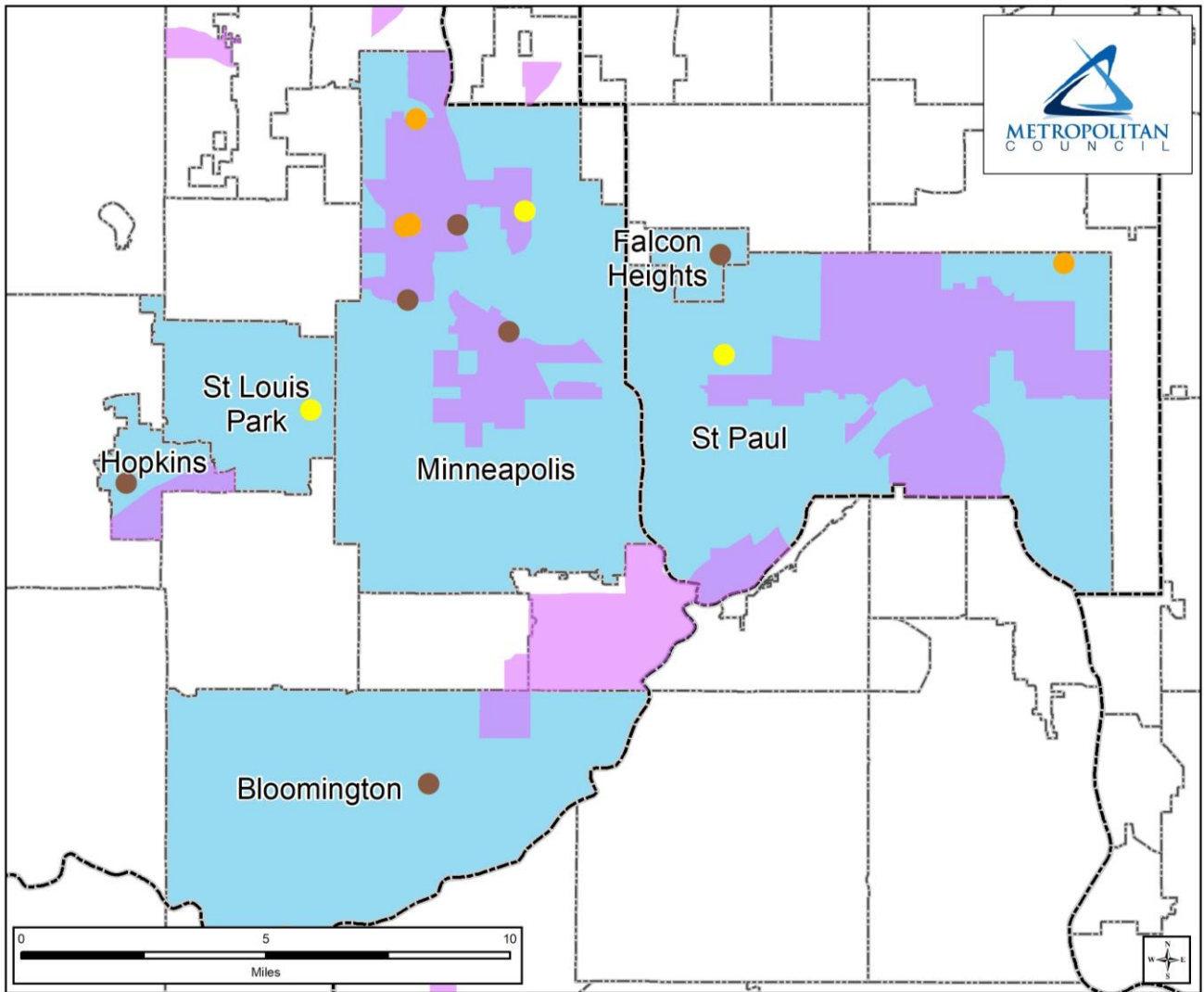
- Saint Louis Park – Parkway Residences
- South Saint Paul EDA – The Yards
- South Saint Paul – Bremer

Projects Recommended for TBRA funding

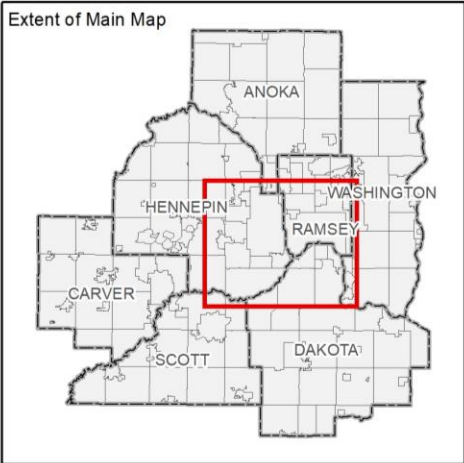
A summary follows for each project recommended for funding, listed alphabetically by applicant and grant type. See Figure 1 for a map of recommended projects. For evaluation purposes, please note:

- 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 start 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 2020 with the future estimated net tax capacity for improvements that will be completed within a three-year grant term.
- Full-time equivalent (FTE) jobs are based on the number of full-time and part-time hours divided by a 40-hour work week.
- For grant evaluation purposes in 2020, living wage jobs have an annual wage equal to 130% of the federal poverty level for a family of four per job.
- 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.

Figure 1. Map of Recommended TBRA Projects



12/11/2020



Grant Type

- TBRA - SEED
- TBRA - Investigation
- TBRA - Cleanup
- Areas of Concentrated Poverty
- Cities with Projects Recommended for Funding

Project Summary

Grant #	
Grant Type	SEED
Applicant	Minneapolis
Project Name	Baldwin Square
Project Location	4140, 4142, 4144 & 4146 Fremont Avenue North, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.3-acre site includes 2 buildings that were used for a variety of retail businesses and a 4-unit apartment building. The buildings been vacant for the last eight years and became tax-forfeit in 2014. Potential contaminants of concern are asbestos and lead-based paint within the building and potential soil and groundwater impacts from a former drycleaner nearby.
Funding	
Recommended amount	\$107,800
Funding partner requests	\$0
Previous LCA funding	\$10,037 for asbestos survey and abatement plan
Match	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Phase I Environmental Site Assessment (ESA) update, Phase II ESA workplan, supplemental Phase II ESA, Response Action Plan, asbestos and lead-based paint abatement, and related environmental oversight.
Comments	Geotechnical costs are <u>not</u> eligible for grant funding. Costs – including investigation costs – must be incurred after the date of grant award. Applicant must submit a Phase II ESA workplan to the voluntary investigation and cleanup program at the Minnesota Pollution Control Agency MPCA prior to starting Phase II ESA work.

Project Summary

Grant #
Grant Type SEED
Applicant Minneapolis
Project Name Resolute, The
Project Location 1300 West Broadway Avenue, 2011 Girard Avenue North, 2015 Girard Avenue North, Minneapolis
Council District 7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.6-acre site includes a former restaurant and a duplex that have been vacant for three years. Potential contaminant of concern is lead-based paint and possibly asbestos within the buildings and unknown fill soils.
Funding	
Recommended amount	\$37,200
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$9,300 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	Phase I Environmental Site Assessment (ESA), Phase II ESA workplan, Phase II ESA, Hazardous Materials Survey, and development of a Response Action Plan (RAP) and related environmental oversight.
Comments	Geotechnical costs are <u>not</u> eligible for grant funding. Applicant must submit a Phase II ESA workplan to the voluntary investigation and cleanup program at the Minnesota Pollution Control Agency MPCA prior to starting Phase II ESA work.

Project Summary

Grant #
Grant Type SEED
Applicant Saint Paul
Project Name 1560 White Bear
Project Location 1560, 1570, 1590 White Bear Ave, Saint Paul
Council District 13 – Chai Lee

Project Detail	
Contaminant history	The vacant 2.2-acre commercial retail site is located near three former gas stations. Potential contaminants of concern are petroleum-impacts to the soil, groundwater and soil vapor.
Funding	
Recommended amount	\$41,400
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$10,350 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For a Phase I Environmental Site Assessment (ESA), Phase II ESA workplan, Phase II ESA and development of a Response Action Plan (RAP) and related environmental oversight.
Comments	Geotechnical costs are <u>not</u> eligible for grant funding. Applicant must submit a Phase II ESA workplan to the voluntary investigation and cleanup program at the Minnesota Pollution Control Agency MPCA prior to starting Phase II ESA work.

Project Summary

Grant #	
Grant Type	SEED
Applicant	Minneapolis
Project Name	1517 West Broadway Incubator
Project Location	1517, 1521, 1525, and 1531 West Broadway Avenue, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.4-acre site has three buildings and an adjacent lot that has been vacant for 20 years. One of the buildings formerly included an automotive repair business. The buildings are currently used for storage. Potential contaminants of concern include lead-based paint, asbestos within the building and petroleum impacts to the soil, groundwater and soil vapor.
Funding	
Recommended amount	\$35,800
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$8,950 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For a Phase I Environmental Site Assessment (ESA), Phase II ESA workplan, Phase II ESA, Hazardous Materials Survey, and development of a Response Action Plan (RAP) and related environmental oversight.
Comments	Geotechnical costs are <u>not</u> eligible for grant funding. Applicant must submit a Phase II ESA workplan to the voluntary investigation and cleanup program at the Minnesota Pollution Control Agency MPCA prior to starting Phase II ESA work.

Project Summary

Grant #	
Grant Type	SEED
Applicant	Minneapolis
Project Name	Link on 21 st , The
Project Location	1301, 1303, 1307, 1317 and 1403 21st Avenue North, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.6-acre site is made up of 5 residential parcels. Two of the lots have been vacant for 7 years. Potential contaminants of concern include asbestos and lead-based paint within the homes and in the soil of the vacant lots.
Funding	
Recommended amount	\$38,200
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$9,550 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For a Phase I Environmental Site Assessment (ESA), Phase II ESA workplan, Phase II ESA, Hazardous Materials Survey, and development of a Response Action Plan (RAP) and related environmental oversight.
Comments	Geotechnical costs are <u>not</u> eligible for grant funding. Applicant must submit a Phase II ESA workplan to the voluntary investigation and cleanup program at the Minnesota Pollution Control Agency MPCA prior to starting Phase II ESA work.

Project Summary

Grant #	
Grant Type	Contamination Investigation
Applicant	Minneapolis
Project Name	Northrup King
Project Location	1500 Jackson Street NE, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	The 13.2-acre site includes 13 commercial/industrial buildings historically used for storage and distribution of seeds. Seven of the buildings have been vacant for 30 years. Groundwater and soil vapor contamination from other nearby sites have been found on the property. Additional potential contaminants of concern are asbestos and lead-based paint within the buildings and soil vapor that have not been fully investigated.
Potential redevelopment project	Potential benefits include the renovation of buildings #2 and #3 into 84 affordable apartments, and renovation of building #8 into 8,120 square feet of creative commercial space. (A future development phase will include renovation of buildings #4 and #10.)
Funding	
Recommended amount	\$50,000
Funding partner requests	\$50,000 awarded by DEED
Previous LCA funding	\$0
Match	\$16,669 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For an abatement plan, asbestos and lead-based paint abatement, Phase II environmental site assessment work plan, soil vapor sampling, and related environmental oversight.
Comments	Soil investigation costs are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Investigation
Applicant	Saint Louis Park EDA
Project Name	Beltline Boulevard Station
Project Location	4725 and 4601 Highway 7, 3130 Monterey Avenue South, and one adjacent unassigned parcel, Saint Louis Park
Council District	6 – Lynnea Atlas-Ingebretson

Project Detail	
Contaminant history	The vacant 5.6-acre site was previously used for industrial uses including a machine shop, manufacturer, and auto repair and commercial uses. A portion of the site is undeveloped right-of-way. Potential contaminants of concern include contamination in the fill soil and impacts from petroleum and chlorinated solvent from nearby sites to the groundwater and soil vapor on the property.
Potential redevelopment project	Potential benefits include construction of 482 apartments in three buildings, 20,000 square feet of commercial space and structured parking.
Funding	
Recommended amount	\$50,000
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$17,388 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For a Phase I Environmental Site Assessment (ESA), Phase II ESA workplan, Phase II ESA, and development of a Response Action Plan (RAP) and related environmental oversight.
Comments	Costs incurred prior to May 5, 2020 are not eligible for use as a matching cost. Costs related to geotechnical costs are <u>not</u> eligible for grant funding. Applicant must submit a Phase II ESA workplan to the voluntary investigation and cleanup program at the Minnesota Pollution Control Agency MPCA prior to starting Phase II ESA work.

Project Summary

Grant #
Grant Type Contamination Investigation
Applicant Saint Paul
Project Name 678 North Snelling
Project Location 678 Snelling Ave North, Saint Paul
Council District 14 – Kris Fredson

Project Detail	
Contaminant history	The 0.2-acre site has been used for retail and commercial office space. Potential contaminants of concern include asbestos within the existing building and impacts from small quantity hazardous storage at an adjacent auto repair business.
Potential redevelopment project	Potential benefits include 13,240 square feet of varied commercial space use for office, commercial kitchen, business incubator, and workforce development training.
Funding	
Recommended amount	\$10,000
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$2,500 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Phase I environmental site assessment (ESA) and a hazardous building materials survey.
Comments	Costs related to Phase II ESA and/or a Response Action Plan (RAP) are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Currie Commons
Project Location	187 Humboldt Ave North, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The vacant 1.7-acre site historically was used for refining, blending storing and sale of waste oils. The property became tax-forfeit in 1994 and a significant cleanup of above-ground and underground petroleum tanks and piping was completed by Superfund program the following year. Additional buildings and storage tanks were removed, and a partial soil cleanup was conducted in 2004. Remaining contaminants of concern include polyaromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), trichloroethene (TCE), metals (lead, arsenic, mercury) and debris including concrete, ash and slag that were not previously removed and in the fill soil; PCBs, Benzo[a]pyrene (BAP)-equivalents and petroleum impacts in the groundwater; and TCE in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 187 mixed-income apartments with supportive services and above-grade, enclosed structured parking.
Jobs (FTEs)	3 FTE
Net tax capacity increase	\$243,184
Acres cleaned	1.7
Total housing units	187
Affordable units	187 (45 at 30% Area Median Income (AMI) or below; 35 at 31%-50% AMI, 97 at 51%-60% AMI and 10 at 61%-80% AMI)
Funding	
Recommended amount	\$480,300
Funding partner requests	\$234,825 from DEED; \$190,000 from Hennepin County
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For soil remediation, soil vapor sampling, soil vapor mitigation, treatment of groundwater prior to discharge, and related environmental oversight.
Comments	Costs related to dewatering are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Hopkins
Project Name	Vista 44
Project Location	1st Street South between 12th and 13th Avenues South, Hopkins
Council District	5 – Molly Cummings

Project Detail	
Contaminant history	The vacant 1-acre site has been used for outdoor storage and recreational uses. Contaminants of concern include metals (arsenic, lead), asbestos and Benzo[a]pyrene (BAP)-equivalents within coal ash and demolition debris in the fill soil.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 50 affordable apartments with supportive services and underground parking.
Jobs (FTEs)	8.1 FTE
Net tax capacity increase	\$67,920
Acres cleaned	1
Total housing units	50
Affordable units	50 (33 at 30% Area Median Income (AMI) or below; 17 at 31%-50% AMI)
Funding	
Recommended amount	\$172,300
Funding partner requests	\$120,600 from DEED; \$25,000 from Hennepin County
Previous LCA funding	\$1,500,000 LCDA in 2020
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For soil remediation, and related environmental oversight.
Comments	Costs related to geotechnical work are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Elliot Twins
Project Location	1212 South 9th Street & 1225 South 8th Street, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	The 2.2-acre site is currently occupied by two 12-story apartment buildings. Historically, the site included two commercial sites including a chemical company and transportation company. Cleanup began in the spring of 2020. Remaining contaminants of concern include additional asbestos and lead-based paint in the buildings; polynuclear aromatic hydrocarbons (PAHs), metals (mercury, lead) and debris in the fill soil.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the renovation of 174 affordable units, plus 10 new affordable units, and a new single-story addition with amenities and office space for social services linking the two buildings.
Jobs (FTEs)	7 FTE
Net tax capacity increase	\$15,700 (Estimated Payment-in-lieu-of-taxes)
Acres cleaned	2.2
Total housing units	184
Affordable units	184 (19 at 30% Area Median Income (AMI) or below; 155 at 51%-60% AMI and 10 at 61%-80% AMI)
Funding	
Recommended amount	\$233,600
Funding partner requests	\$0
Previous LCA funding	\$21,100 TBRA in spring cycle 2020
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For additional asbestos and lead-based paint abatement, soil remediation, adding clean soil backfill, and related environmental oversight.
Comments	Costs must be incurred after August 20, 2020 to be eligible for grant reimbursement. The volume of clean backfill must not exceed the volume of contaminated soil disposed off-site. Costs related to soil vapor mitigation and/or underground storage tank (UST) removal are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	2025 West River Road
Project Location	2025 West River Road North, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 2.4-acre site with a vacant restaurant historically was used as a rail storage yard. Contaminants of concern include polynuclear aromatic hydrocarbons (PAHs) measured as Benzo[a]pyrene (BAP)-equivalents, metals (lead, arsenic, mercury) and petroleum impacts in the fill soil.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 163 affordable apartments and 2,000 square feet of commercial space.
Jobs (FTEs)	7.5 FTE
Net tax capacity increase	\$202,380
Acres cleaned	2.4
Total housing units	163
Affordable units	163 (25 at 30% Area Median Income (AMI) or below; 138 at 51%-60% AMI)
Funding	
Recommended amount	\$517,100
Funding partner requests	\$921,344 from DEED; \$100,510 from Hennepin County
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For environmental investigation including an asbestos survey, and additional soil vapor sampling, asbestos abatement, soil remediation, and related environmental oversight.
Comments	Costs related to demolition, soil vapor mitigation, and/or geotechnical work are <u>not</u> eligible for grant funding. Environmental investigation costs incurred prior to May 5, 2020 are also <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Bloomington
Project Name	Lyndale Flats
Project Location	9320 Lyndale Ave South, Bloomington
Council District	5 – Molly Cummings

Project Detail	
Contaminant history	The vacant 1.8-acre site previously included a bowling alley, an American Legion post and home. The site has been vacant for seven years. The site is impacted by trichloroethylene (TCE) and tetrachloroethylene (PCE) in the groundwater and soil vapor contamination within an area known as the Lyndale Avenue Corridor Area-Wide Superfund site. PCE and debris were also found in the fill soil.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 81 affordable apartments.
Jobs (FTEs)	2.5 FTE
Net tax capacity increase	\$93,584
Acres cleaned	1.8
Total housing units	81
Affordable units	81 at 51%-60% AMI
Funding	
Recommended amount	\$264,100
Funding partner requests	\$0 from DEED; \$172,766 from Hennepin County
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For environmental investigation, soil remediation and soil vapor mitigation.
Comments	Costs related to geotechnical work are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Falcon Heights
Project Name	Amber Crossing
Project Location	1667 Snelling Avenue North, Falcon Heights
Council District	10 – Peter Lindstrom

Project Detail	
Contaminant history	The 3.7-acre site currently includes two vacant office buildings. Contaminants of concern include asbestos and lead-based paint within the existing buildings. (Petroleum impacts in the fill soil and related impacts to groundwater; and the soil vapor will be addressed by other grantors.)
Redevelopment project to start construction by the end of the grant term	Expected benefits include 125 affordable apartments and 930 square feet of retail space.
Jobs (FTEs)	6 FTE
Net tax capacity increase	\$130,843
Acres cleaned	3.7
Total housing units	125
Affordable units	125 at 51%-60% AMI
Funding	
Recommended amount	\$962,200
Funding partner requests	\$200,000 additional funding from Ramsey County (\$65,366 from Ramsey County and \$151,744 from DEED for soil and soil vapor cleanup was awarded in Jan 2020)
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For asbestos and lead-based paint abatement and related environmental oversight.
Comments	Costs related to soil remediation, soil vapor abatement, radon sampling and/or radon mitigation are <u>not</u> eligible for grant funding.