

Livable Communities

# Tax Base Revitalization Account Grant Recommendations

1/6/20

Community Development Committee



# Tax Base Revitalization Account Purpose

Minn. Stat. § 473.252



Cleanup

+



Tax Base

+



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

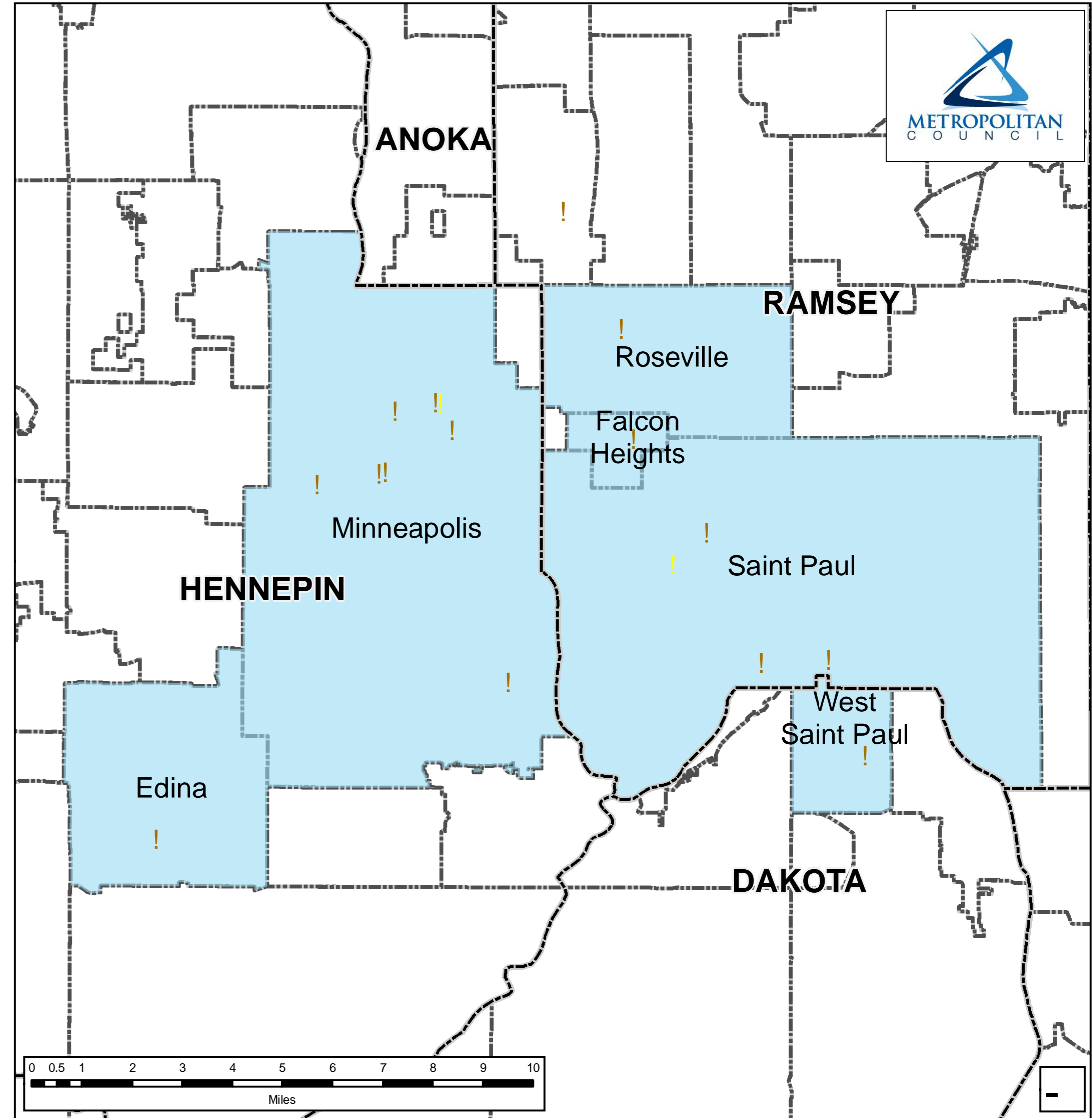
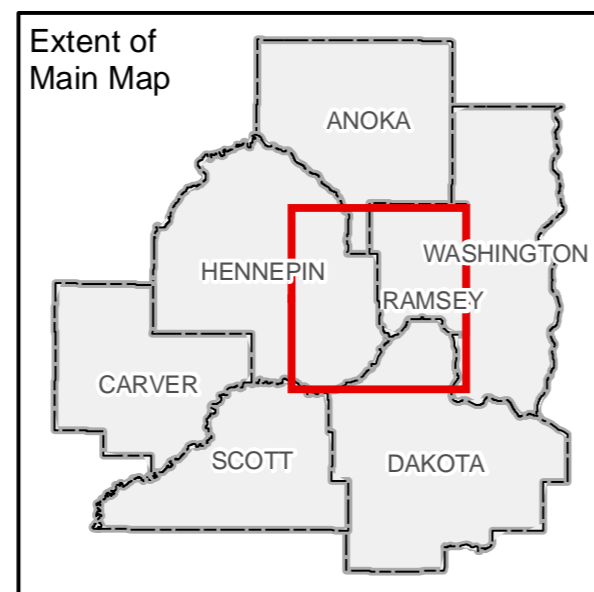


# Grant Categories

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

# Tax Base Revitalization Account Applicants Nov 2019

- Grant Type**
- ! TBRA - Cleanup
  - ! TBRA - Investigation
  - Cities with Grant Requests



# Requests and Funding Available



# Investigation Recommendation

Project (Applicant)	TBRA Request	Other Current Public Investigation Funding Requested	Amount Recommended
1222 University (St. Paul)	\$49,200	\$0	\$49,200
<b>SUBTOTAL</b>			<b>\$49,200</b>

# Cleanup Recommendations

Project (Applicant)	TBRA Request	Other Current Public Cleanup Funding Requested	Amount Recommended
14 <sup>th</sup> and Central (Minneapolis)	\$370,519	\$700,000	\$370,500
RBC Gateway (Minneapolis)	\$425,000	\$0	\$425,000
Twin Lakes Station (Roseville)	\$722,423	\$345,103	\$722,500
Amundson Flats (Edina)	\$400,500	\$247,340	\$400,500
907 Winter Street NE (Minneapolis)	\$185,000	\$0	\$185,000



# Cleanup Recommendations (continued)

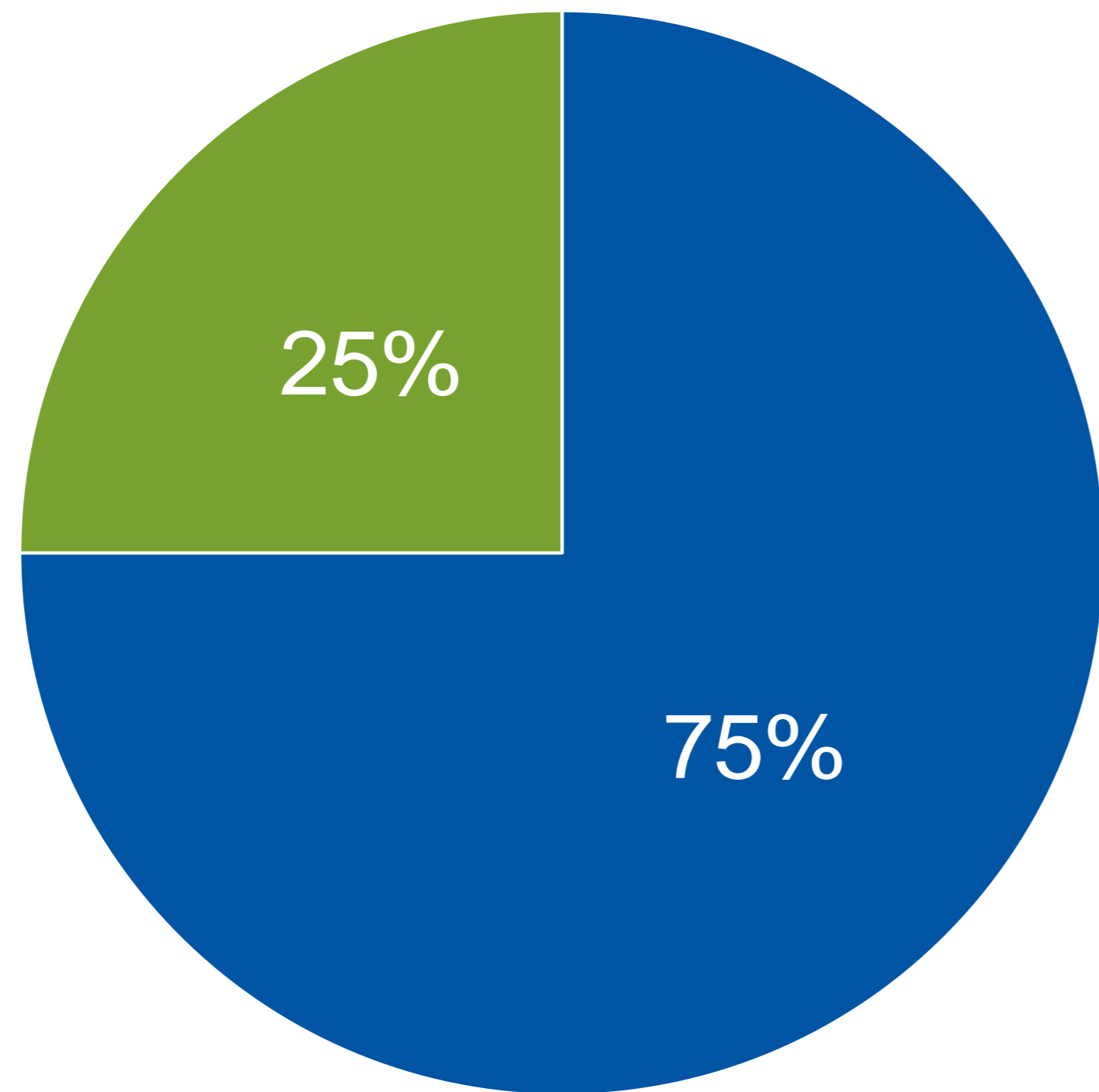
Project (Applicant)	TBRA Request	Other Current Public Cleanup Funding	Amount Recommended
Amber Apartments (St. Paul)	\$180,750	\$193,859	\$180,700
Stonehouse Square Apartments (Minneapolis)	\$140,700	\$321,328	\$140,700
Creekside at Van White (Minneapolis)	\$518,712	\$0	\$367,000
Waterford Bay (Saint Paul)	\$319,836	\$959,507	\$316,900
Stryker Avenue (Saint Paul)	\$179,872	\$0	\$179,800
<b>SUBTOTAL</b>			<b>\$3,288,600</b>

# Statutory Funding Limits

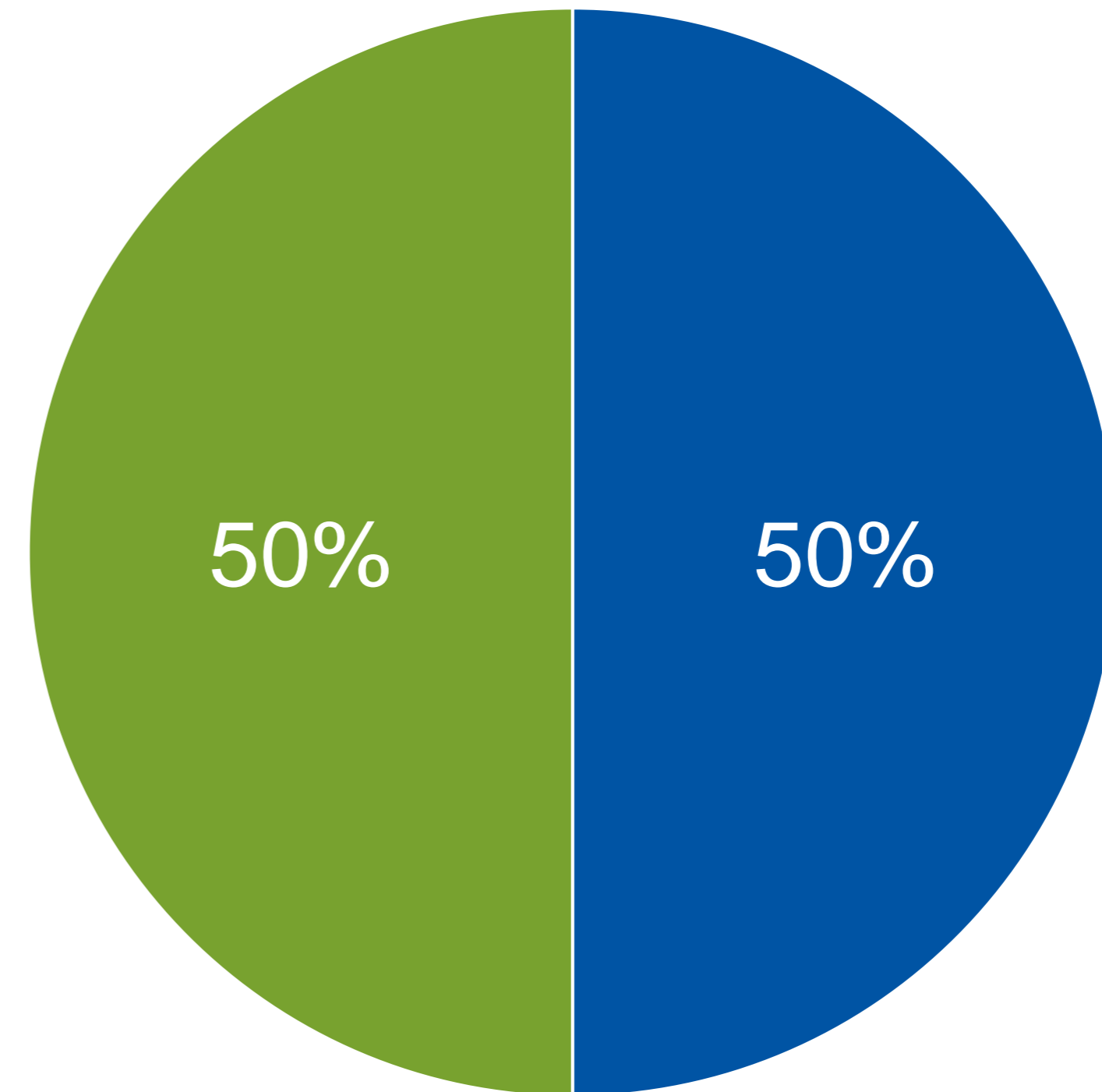
## Minneapolis/St Paul Maximum

## Single Community Maximum

- Suburbs
- Minneapolis/  
St Paul



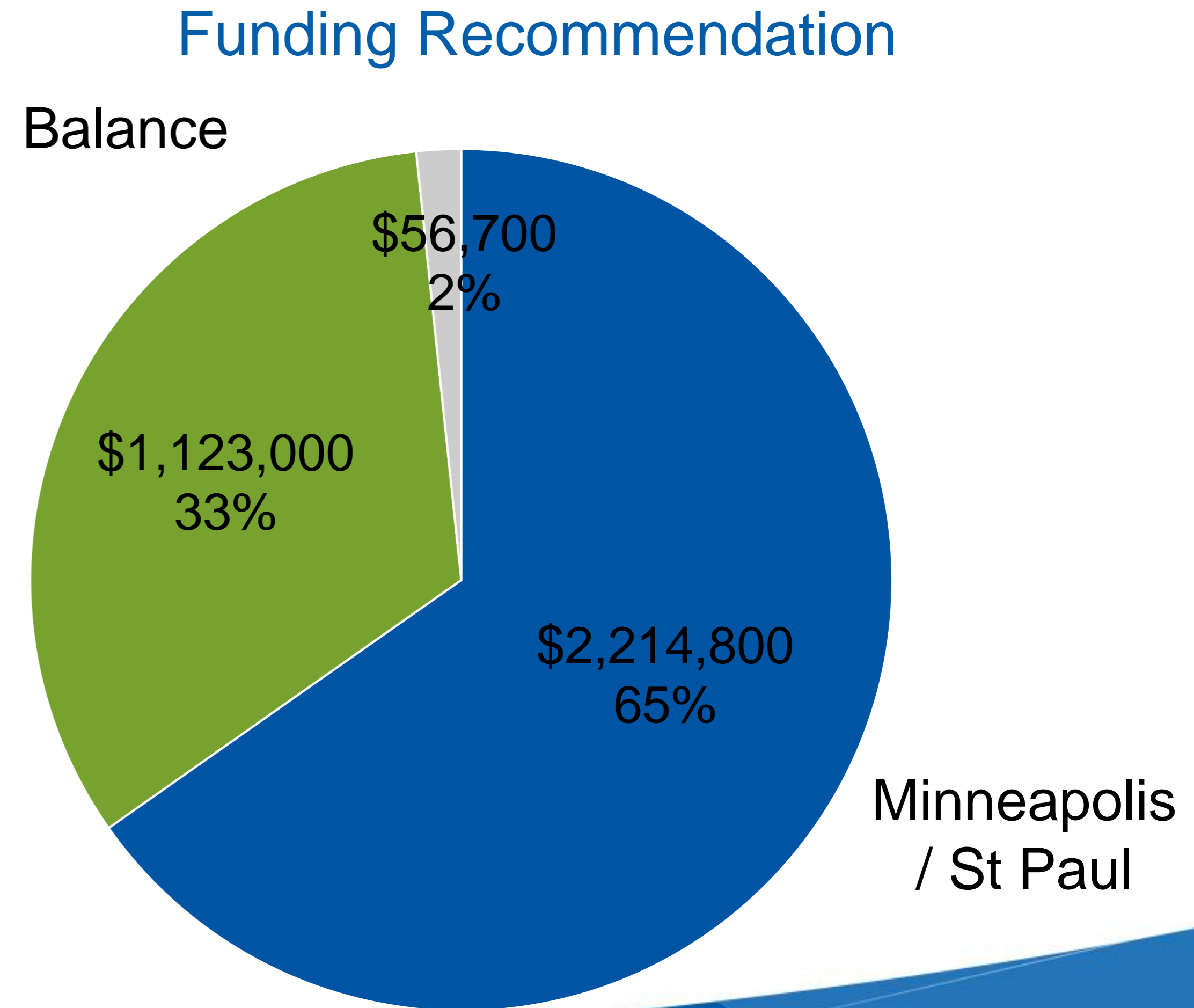
- Applicant
- Other  
Applicants



# Statutory Funding Limits

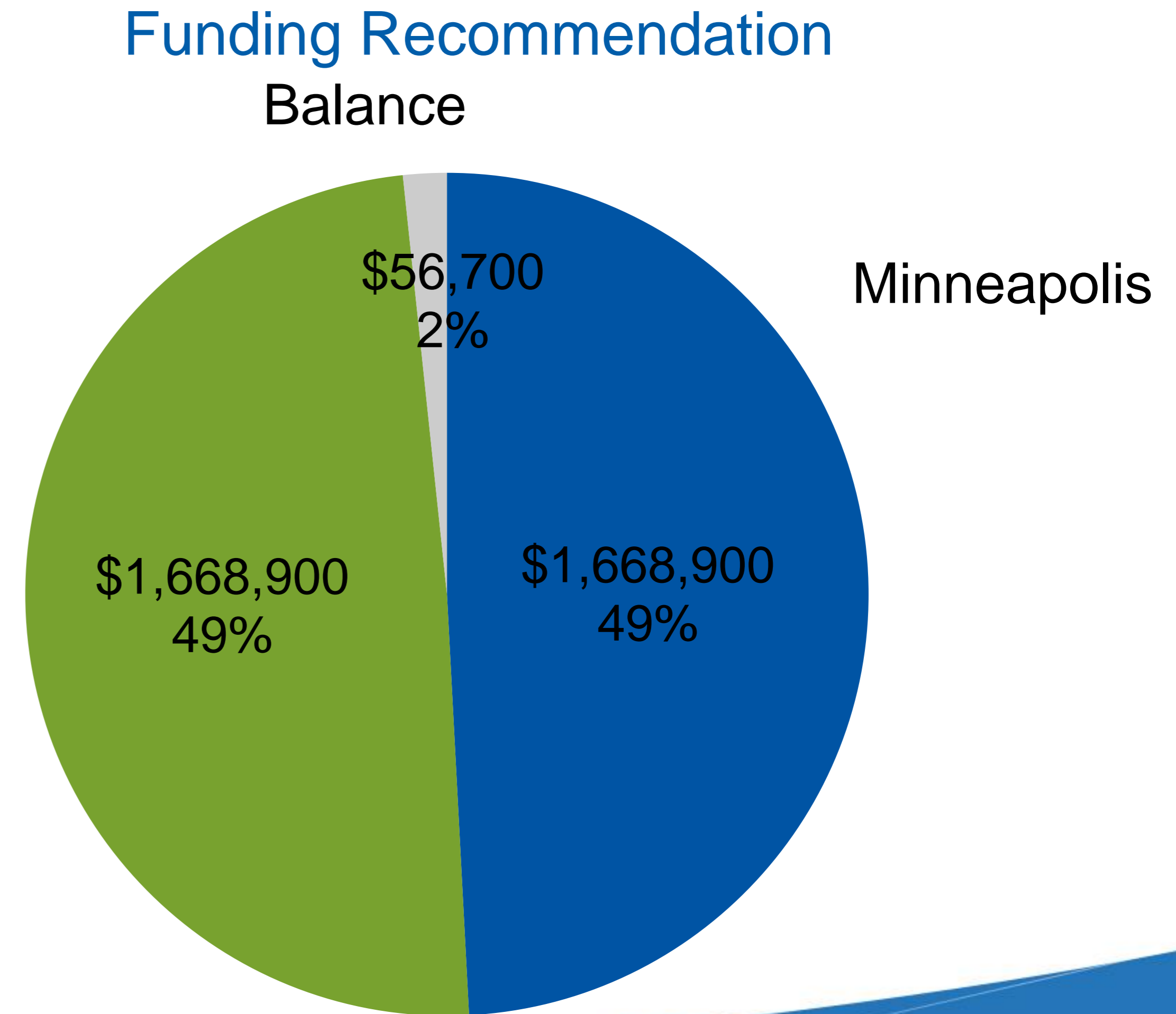
If oversubscribed,  
no more than 75% of funds  
available may be granted to  
Minneapolis and Saint Paul

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 – Not Recommended

- 1345 Central Av (Minneapolis)  
[Investigation]
- Amber Union (Falcon Heights)
- Bimosedaa (Minneapolis)

## Applications – Did Not Meet Minimum Score

- Riverfront Bluff (Shakopee)
- Micom Redevelopment (New Brighton)
- Wilder Square (Saint Paul)
- Thompson Oaks (West Saint Paul)

# Expected Results

- \$5.4M annual increase in net tax capacity
- Over 1,000 FTE jobs added and retained
- Over 1,200 housing units (including 930 affordable housing units created or preserved)
- Over 157,000 square feet of commercial/industrial space
- 46 acres cleaned
- \$643M privately-financed improvements

# Recommendation

That the Metropolitan Council:

1. Award 11 Tax Base Revitalization Account grants as shown in Table 1 in the business item; and
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