

Community Development Committee

Meeting date: December 20, 2021

For the Metropolitan Council meeting of January 12, 2022

Subject: Funding Recommendations for 2021 Tax Base Revitalization Account (TBRA) Round 2

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 11 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 – Seeding Equitable Environmental Development	Recommended amount
Minneapolis - 1108 East Lake	\$24,100
Minneapolis - 405 East Lake	\$27,500
Recommended Projects – Investigation	Recommended amount
Minneapolis - Washburn Flats	\$43,800
Recommended Projects - Contamination Cleanup	Recommended amount
Saint Paul - Farwell Yards	\$400,700
Saint Paul - 176 S Robert	\$551,400
Saint Louis Park EDA - Union Park Flats	\$236,800
Minneapolis - Northrup King Residential	\$457,200
Minneapolis - Hotel Indigo Northstar	\$865,800
Minneapolis - Kyle Garden Square	\$203,100
Minneapolis - Saint Olaf Exodus Apartments	\$233,700
Saint Paul - Kimball Court	\$147,700
TOTAL Recommended (All Grant Categories):	\$3,191,800
Total Available:	\$3,191,800
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 2021 TBRA guidelines, criteria, schedule, and evaluation process as part of the [2021 Fund Distribution Plan \(FDP\)](#) this year. The Council awards funds for TBRA in two rounds each year. The attached Review Record describes the Round 2 applications and recommended awards for the 2021 grant cycle.

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 MSP2040*. Each of the recommended proposals received in the first funding cycle of 2021 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 2021 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 Environmental Justice as well as investments supporting a mix of housing affordability also support the Equity outcome identified in Thrive.

Funding

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

The 11 projects recommended for funding total \$3,191,800.

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

Council staff issued an initial notice of funding availability in February and March according to the schedule in the 2021. Annual Livable Communities Fund Distribution Plan (FDP). Technical assistance was offered in a workshop in February 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 14 applications in May, totaling \$3.6M in requests. We received a lower request amount from suburban communities (17%) than our minimum target (25% or more).

Staff reviewed the cleanup applications in November and December using the following general evaluation categories approved in the Fund Distribution Plan:

- project impact
 - increase to the tax base
 - jobs and/or affordable housing
 - compact, connected development
 - environmental & livability
- project process
- project capacity

Council staff in Environmental Services, Transportation, Regional Parks, and Local Planning Assistance also reviewed submissions and provided evaluation comments. Minnesota Department of Employment and Economic Development (DEED), the Council’s largest brownfield funding partner in the metro area (as measured by funding available) 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 respective 2040 comprehensive plans.

Proposals must meet or exceed a minimum score to be recommended for funding. Contamination cleanup applicants must score a minimum of 75 points. Two cleanup applicants did not achieve the required minimum score (see grey shaded rows in Tables 3 and 4 below). One project (Beltline Station) 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 - 1108 East Lake ±,~	46	\$36,740	\$24,100
2	Minneapolis - 405 East Lake ±,~	44	\$32,202	\$27,500

* 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 - Washburn Flats ±,~	42	\$43,816	\$43,800

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

^ Not eligible for funding

Table 4. Contamination Cleanup Application Scoring Summary

Rank	Applicant - Project Name	Score	TBRA Request	Recommended Funding*
1	Saint Paul - Farwell Yards ~	121	\$400,736	\$400,700
2	Saint Paul - 176 S Robert ~	108	\$551,400	\$551,400
3	Saint Louis Park EDA - Union Park Flats ±	98	\$236,893	\$236,800
4	Minneapolis - Northrup King Residential ±	95	\$457,248	\$457,200
5	Minneapolis - Hotel Indigo Northstar ±	90	\$865,820	\$865,800
6	Minneapolis - St Olaf Exodus Apartments ±,~	83	\$233,708	\$233,700
7	Minneapolis - Kyle Garden Square ±,~	82	\$203,100	\$203,100
8	Saint Paul - Kimball Court ±	76	\$176,045	\$147,700
Minimum scoring threshold for funding: 75				
9	South St Paul EDA - 220-230 Hardman Av	62	\$76,104	\$0
10	Minneapolis - 2508 24th Av S	55	\$44,047	\$0
NA	Saint Louis Park EDA - Beltline Station ±, ^	NA	\$330,954	\$0
TOTAL Funding Recommended All Grant Categories				\$3,191,800

* 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 2021:

- \$5.5M 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 (\$2,750,000) available were awarded in the first cycle and half are available in the current cycle.
- \$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. A portion of the SEED funding (\$58,200) was awarded in the first cycle. The balance of funding (\$441,800) is available this cycle.

Cross-over between grant categories

The Fund Distribution Plan divided the funding 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 2021, there was higher demand in the cleanup category than in the investigation and SEED categories.

Council staff recommends using \$81,200 out of the \$125,000 originally offered in the investigation category and \$390,200 out of the SEED category be spent in the cleanup category.

Statutory limits

The LCA statutes limit funding when competition for funds *exceeds* the amount available. 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.

In this grant cycle, although the total amount requested, \$3.6M, slightly exceeds the available funding, the requested amount from *eligible* applications (\$3.2M) is equal to the amount available as rounded. Thus, staff is recommending use of all of the funding available.

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, Hennepin County and Ramsey County are near completing their funding recommendations. The TBRA funding recommendations takes into account funding expected from other sources.

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, and 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 2023 - 2025. 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 2021-2030 and Total Proposed Affordable Units for TBRA Cleanup Projects Recommended for Funding by City

City	Need for units affordable to households with income at or below 30% of AMI	Need for units affordable to households with income 31% to 50% of AMI	Need for units affordable to households with income 51% to 80% of AMI
Minneapolis Units Proposed	121	60	9*
Minneapolis Need	1,551	494	1,454
Saint Louis Park Units Proposed	16	27	17*
Saint Louis Park Need	309	178	106
Saint Paul Units Proposed	133	0	160*
Saint Paul Need	832	128	1,013
TOTAL Units Proposed	270	87	186
Total Need for Selected Cities	2,458	672	2,487

* Only units affordable to households with income 51% to 60% of AMI included for proposed units per grant distribution criteria.

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 – Beltline Station (Saint Louis Park) -- 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

Two cleanup application that did not meet the minimum scoring threshold (75 points) are:

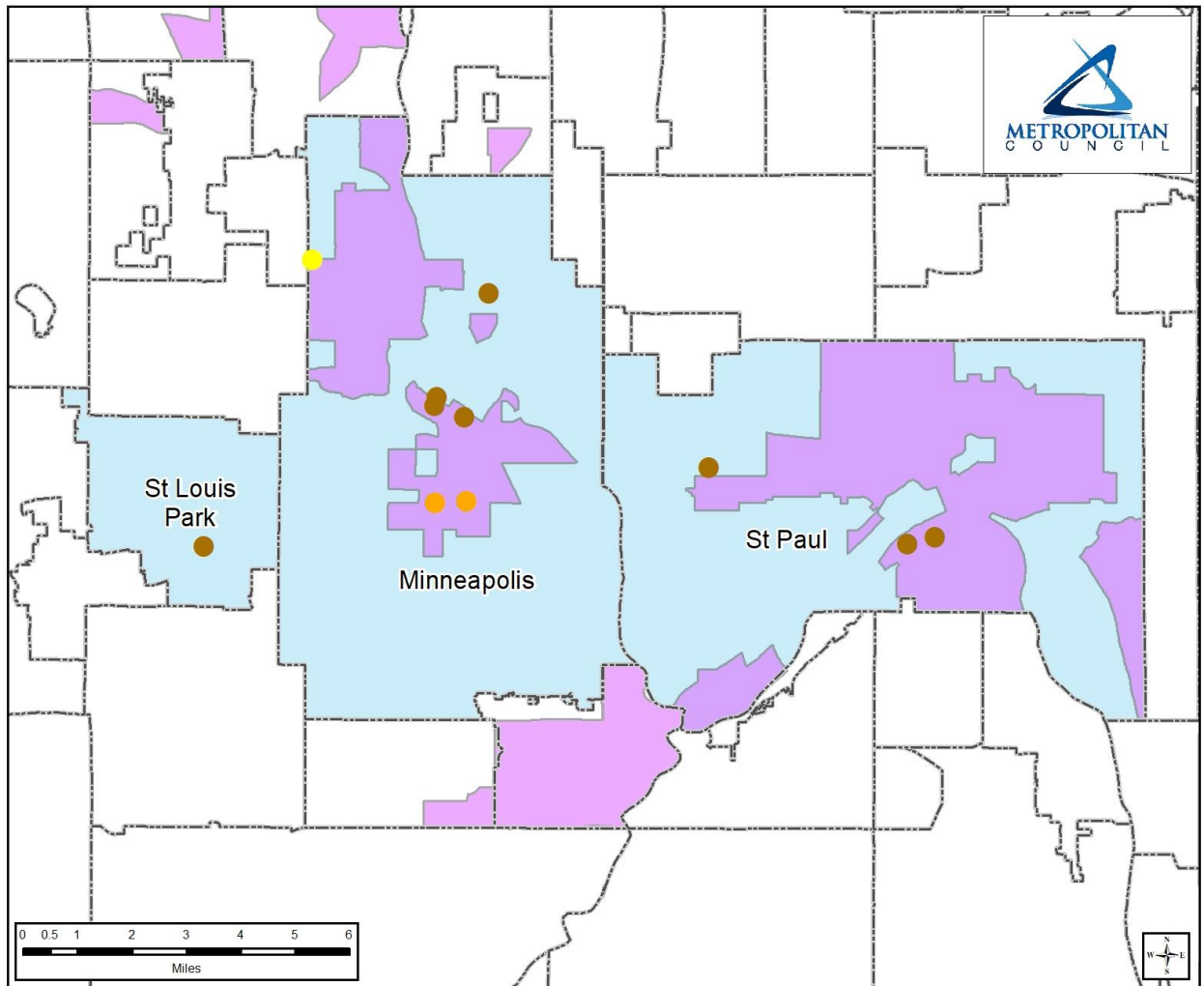
- The 220-230 Hardman Av (South Saint Paul EDA) identified a need for soil vapor mitigation but did not propose any redevelopment activities. Thus, there was insufficient regional benefits as measured by the evaluation factors included in the fund distribution plan .
- The 2508 24th Avenue South (Minneapolis) also identified a need for soil vapor mitigation but did not propose any redevelopment activities. Thus, there was insufficient regional benefits as measured by the evaluation factors included in the fund distribution plan .

Projects Recommended for TBRA funding

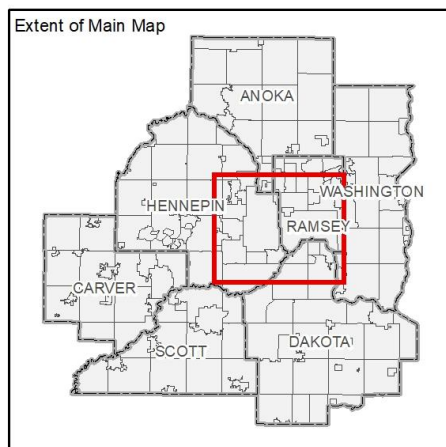
A summary follows for each project recommended for funding, listed alphabetically by applicant and grant type. See Figure 1 for a map of recommended projects. For evaluation purposes, please note:

- 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; costs for soil management that was not demonstrated to exceed or does not exceed regulatory thresholds or cleanup guidance, ineligibility according to our grant administration guidelines; or insufficient documentation of the proposed costs.
- For cleanup grants, increases in the annual net tax capacity were calculated using a comparison of the net tax capacity assessed in 2021 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 2021, living wage jobs have an annual wage equal to 185% 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 60% 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



12/10/2021



Grant Type

- TBRA SEED
- TBRA Investigation
- TBRA Cleanup
- Areas of Concentrated Poverty (ACPs)
- Cities with a Project Recommended for Funding

Project Summary

Grant #
Grant Type SEED
Applicant City of Minneapolis
Project Name 1108 East Lake
Project Location 1108 Lake Street East, Minneapolis
Council District 7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.1-acre commercial site has had multiple retail uses. Potential contaminants of concern include asbestos or other hazardous materials in the building and potential petroleum-related impacts from adjacent underground storage tanks.
Funding	
Estimated Project Amount	\$32,202
Recommended amount	\$24,100
Funding partner requests	\$0
Grantee Match	\$8,050 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Phase I Environmental Site Assessment (ESA), Phase II ESA workplan, Phase II ESA including pre-mitigation soil vapor sampling, hazardous materials survey, Response Action Plan (RAP), abatement plan, and related environmental oversight.
Comments	Phase I ESA update is duplicative and is not eligible.

Project Summary

Grant #	
Grant Type	SEED
Applicant	City of Minneapolis
Project Name	405 East Lake
Project Location	401-405 Lake Street East, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.2-acre commercial site has had multiple retail uses. Potential contaminants of concern include asbestos or other hazardous materials in the buildings and potential petroleum-related impacts from adjacent underground storage tanks.
Funding	
Estimated Project Amount	\$36,740
Recommended amount	\$27,500
Funding partner requests	\$0
Match	\$9,195 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Phase I Environmental Site Assessment (ESA), Phase II ESA workplan, Phase II ESA including pre-mitigation soil vapor sampling, hazardous materials survey, Response Action Plan (RAP), abatement plan, and related environmental oversight.
Comments	Phase I ESA update is duplicative and is not eligible.

Project Summary

Grant #
Grant Type Contamination Investigation
Applicant City of Minneapolis
Project Name Washburn Flats
Project Location 3120 North Washburn Avenue, Minneapolis
Council District 7 – Robert Lilligren

Project Detail	
Contaminant history	The 1.4-acre site includes a vacant church. Potential contaminants of concern include asbestos and lead-based paint in the building and volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), metals and diesel range organics (DRO) in historic fill soil.
Potential redevelopment project	Potential benefits include the renovation of the existing office building into 12 single-room occupancy (SRO) units for homeless individuals, renovation of an existing vacant church sanctuary into a community youth center and construction of 44 affordable apartments in a new 4-story building.
Funding	
Estimated Project Amount	\$58,420
Recommended amount	\$43,800
Funding partner requests	\$0
Match	\$14,604 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Phase I Environmental Site Assessment (ESA), Phase II ESA workplan, Phase II ESA including pre-mitigation soil vapor sampling, hazardous materials survey, Response Action Plan (RAP), abatement plan, and related environmental oversight.
Comments	HUD environmental review is not eligible

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Saint Paul
Project Name	Farwell Yards
Project Location	102 and 150 West Water Street and 75 Bidwell Street, Saint Paul
Council District	13 – Chai Lee

Project Detail	
Contaminant history	The 5.1-acre site includes multiple parcels with a partially occupied 6-story warehouse, two vacant slab-on-grade corrugated steel sheds/garages and a vacant brick construction office and warehouse building with gravel storage and parking areas. Historically, the site was used for outdoor equipment maintenance and storage and by a paint and varnish business. More recently, the site has been used for automotive maintenance and leased storage and temporary solid waste transfer site. Contaminants of concern include polycyclic aromatic hydrocarbons (PAHs), diesel-range organics (DRO), metals (chromium, barium, lead, arsenic) and debris in the soil, and Trichloroethylene (TCE), in the groundwater and TCE, naphthalene, 1,2,4-trimethylbenzene (1,2,4-TMB) in the soil vapor. In addition, asbestos was confirmed in the building at 75 Bidwell.
Redevelopment project to start construction by the end of the grant term	Expected benefits include construction of 210 apartments (21 affordable; 189 market-rate) and renovation of 60,000 square feet within an existing 210,000 SF building into 30,000 SF of new office space and additional 30,000 SF of artist production studios.
Jobs (FTEs)	253
Net tax capacity increase	\$959,443
Acres cleaned	5.1
Total housing units	210
Affordable units	21 at 51%-60% Area Median Income (AMI)
Funding	
Recommended amount	\$400,700
Funding partner requests	\$0 (Prior awards include \$1392,178 from DEED; \$200,849 from Ramsey County ERF).
Previous LCA funding	\$0 (\$1.5M LCDA request under review)
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For asbestos abatement, soil remediation, soil vapor mitigation including pre-mitigation and post-construction soil vapor sampling and a vapor mitigation operation maintenance and monitoring plan (OMM), as well as cleaning, disposal and removal of former paint and varnish vats, underground and/or above-ground storage tank removal, and related environmental oversight.
Comments	Abatement is limited to asbestos-containing materials within building located at 75 Bidwell Street. Building demolition and dewatering, or groundwater monitoring, and sampling are <u>not</u> eligible for grant funding.

Project Summary

Grant #
Grant Type Contamination Cleanup
Applicant City of Saint Paul
Project Name 176 South Robert
Project Location 176 South Robert Street, Saint Paul
Council District 13 – Chai Lee

Project Detail	
Contaminant history	The 2.9-acre site includes a 3-story office building. Historically, the site included a variety of commercial and industrial uses including warehousing, storage of coal and wood, and a junk yard. Contaminants of concern include polycyclic aromatic hydrocarbons (PAHs), diesel-range organics (DRO) and metals (lead) and benzene in the soil as well as benzene in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include construction of 174 apartments (35 affordable; 139 market-rate) and 9,500 square feet of commercial space
Jobs (FTEs)	19.5
Net tax capacity increase	314,050
Acres cleaned	2.9
Total housing units	174
Affordable units	174 (35 at 30% Area Median Income (AMI) or below; 139 at 51%-60% AMI)
Funding	
Recommended amount	\$551,400
Funding partner requests	\$695,023 from DEED and \$198,199 from Ramsey County
Previous LCA funding	\$0 (\$1.1M LCDA request under review)
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For environmental investigation, soil remediation (including stabilization of lead-soils, if needed), soil vapor mitigation (including post-construction soil vapor sampling and a vapor mitigation operation maintenance and monitoring plan (OMM)) and related environmental oversight.
Comments	Permits are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Louis Park Economic Development Authority (EDA)
Project Name	Union Park Flats
Project Location	3700 Alabama Ave & 6027 37th Street, Saint Louis Park
Council District	6 – Vacant

Project Detail	
Contaminant history	The 1.2-acre site includes a partially occupied addition to a church used as a childcare center. Contaminants of concern include lead and debris in the soil and volatile organic compounds (VOCs) particularly benzene in the soil vapor and impacts from a regional contaminated groundwater plume with chlorinated solvents tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene beneath the site. In addition, asbestos was confirmed within the existing building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the construction of 60 affordable apartments with supportive services and underground parking
Jobs (FTEs)	1.5
Net tax capacity increase	\$90,000
Acres cleaned	1.2
Total housing units	60
Affordable units	60 (16 at 30% Area Median Income (AMI) or below; 27 at 31%-50% AMI 17 at 51%-60% AMI)
Funding	
Recommended amount	\$236,800
Funding partner requests	\$177,000 from Hennepin County
Previous LCA funding	\$1.9M LCA TOD in Oct. 2020
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For environmental site investigation, abatement plan, asbestos abatement, soil remediation (including lead stabilization), soil vapor mitigation (including post-construction soil vapor confirmation sampling and a vapor mitigation operation maintenance and monitoring plan (OMM)), and related environmental oversight.
Comments	Costs related to grant application are <u>not</u> eligible for grant funding.

Project Summary

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

Project Detail	
Contaminant history	The 3.9-acre site includes 13 buildings that have been historically used for seed storage and distribution, coal storage, a lumber yard and more recently for multi-tenant commercial use. Contaminants of concern include asbestos and lead-based paint within 3 buildings within the site. (Additional concerns regarding petroleum-related volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), arsenic, and diesel range organics (DRO). in the soil and non-petroleum VOCs and gasoline range organics (GRO) and both petroleum and non-petroleum VOCs in the soil vapor are expected be addressed by other funding.)
Redevelopment project to start construction by the end of the grant term	Expected benefits include the renovation of Building 2 and Building 3 into 84 apartments including 69 affordable apartments and 15 market-rate apartments and renovation of Building 8 into 8,120 square feet of creative business space. (Buildings 7 & 11 will remain unused in this development phase.)
Jobs (FTEs)	5.5
Net tax capacity increase	\$110,500
Acres cleaned	10.4
Total housing units	84
Affordable units	69 (60 at 31%-50% Area Median Income (AMI) and 9 at 51%-60% AMI)
Funding	
Recommended amount	\$457,200
Funding partner requests	\$228,624 from Hennepin County (Prior award: \$50,000 from DEED)
Previous LCA funding	\$50,000 (\$1.9M LCDA request under review)
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	Soil remediation and soil vapor mitigation are <u>not</u> eligible for grant funding as part of the current request.

Project Summary

Grant #
Grant Type Contamination Cleanup
Applicant City of Minneapolis
Project Name Hotel Indigo Northstar
Project Location 618 2nd Avenue South, Minneapolis
Council District 7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.3-acre site includes a vacant hotel. Contaminants of concern include asbestos within the existing building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the renovation of a 125,526 SF vacant hotel into 218 rooms and two restaurants.
Jobs (FTEs)	57.8
Net tax capacity increase	\$305,994
Acres cleaned	0.3
Total housing units	0
Affordable units	0
Funding	
Recommended amount	\$865,800
Funding partner requests	\$0
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For asbestos survey, abatement plan, and abatement and related environmental oversight.
Comments	No soil, soil vapor cleanup or lead-based paint abatement.

Project Summary

Grant #
Grant Type Contamination Cleanup
Applicant City of Minneapolis
Project Name Saint Olaf Exodus Apartments
Project Location 819 2nd Avenue South, Minneapolis
Council District 7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.2-acre site includes an 8-story building that has been used for transitional housing. Contaminants of concern include asbestos and lead-based paint within the existing building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the renovation of an existing vacant 8-story building into 66 affordable apartments with supportive services & related stormwater improvements. (A future development phase will add 250 new units of affordable housing on an adjacent site.)
Jobs (FTEs)	17
Net tax capacity increase	\$30,500
Acres cleaned	0.2
Total housing units	66
Affordable units	66 at 30% Area Median Income (AMI) or below
Funding	
Recommended amount	\$233,700
Funding partner requests	\$233,707 from Hennepin County
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	No soil or soil vapor cleanup.

Project Summary

Grant #
Grant Type Contamination Cleanup
Applicant City of Minneapolis
Project Name Kyle Garden Square
Project Location 700 10th Avenue South, Minneapolis
Council District 7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.7-acre site includes a four and a half story building currently used as a medical office. Contaminants of concern include asbestos within the existing building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include renovation of a 55,700 SF medical office into 55 affordable apartments and supportive services for formerly homeless individuals.
Jobs (FTEs)	17
Net tax capacity increase	\$20,050
Acres cleaned	1
Total housing units	55
Affordable units	55 at 30% Area Median Income (AMI) or below
Funding	
Recommended amount	\$203,100
Funding partner requests	\$150,000 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 a Phase I environmental site assessment and a supplemental asbestos and regulated materials survey), asbestos abatement, and related environmental oversight.
Comments	No soil, soil vapor cleanup, or lead-based paint abatement.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Saint Paul
Project Name	Kimball Court
Project Location	543-545 Snelling Ave North and 555 Snelling Av North, Saint Paul
Council District	14 – Kris Fredson

Project Detail	
Contaminant history	The 4-acre site includes a vacant bakery and grocery and a 3- and one-half story apartment offering supportive housing. Contaminants of concern include asbestos within the buildings and benzene in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include renovation of a 30,000 SF existing building and construction of a 14,000 SF addition into 98 affordable units (24 efficiencies and 74 single-room occupancy (SRO) units) with supportive services for formerly homeless individuals.
Jobs (FTEs)	11.85
Net tax capacity increase	\$0 (Although the project is expected to result in a small decrease to the existing tax base it will be contributing over \$44,000 annually.)
Acres cleaned	0.4
Total housing units	98
Affordable units	98 at 30% Area Median Income (AMI) or below
Funding	
Recommended amount	\$147,700
Funding partner requests	\$108,500 from Ramsey County
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For environmental investigation (including recent completed Phase II environmental site assessment (ESA), Response Action Plan (RAP) and a Phase I ESA update, lead-based paint assessment, and additional soil sampling within the footprint of the new building addition), asbestos abatement and soil vapor mitigation (including sealing of concrete floors, post-construction soil vapor confirmation sampling and a vapor mitigation operation maintenance and monitoring plan (OMM)), and related environmental oversight.
Comments	Investigation costs must be incurred on or after May 5 to be eligible for grant funding. Demolition, soil remediation, and on-going vapor mitigation reporting post-installation and environmental covenants are <u>not</u> eligible for grant funding.