

Community Development Committee

Meeting date: June 21, 2021

For the Metropolitan Council meeting of July 14

Subject: Tax Base Revitalization Account Funding Recommendations Round 1

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 13 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
Saint Paul - 1490 7th Street East	\$37,400
Saint Paul - 694 Minnehaha Av	\$20,800
Recommended Projects – Investigation	Recommended amount
South St. Paul EDA - Hardman Triangle	\$41,300
Saint Paul - 375 Selby Av YWCA Expansion	\$38,400
Recommended Projects - Contamination Cleanup	Recommended amount
Minneapolis - 2301 California Street	\$193,500
Minneapolis - Agra	\$378,000
Roseville EDA - Harbor at Twin Lakes Senior Housing	\$213,700
Plymouth - Dundee Nursery Redevelopment	\$456,300
Minneapolis - 2025 West River Road	\$384,100
Minneapolis - Walker Methodist Raines	\$373,800
Minneapolis - Nordeast Business Center	\$74,700
Burnsville - Capstone 35	\$421,600
Saint Paul – 1222 University	\$174,600
TOTAL Recommended (All Grant Categories):	\$2,808,200
Total Available:	\$3,250,000
Total Remaining:	\$441,800

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 1 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 MSP 2040*. 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 13 projects recommended for funding total \$2,808,200. Funds not authorized for projects in this round will be available for future programming.

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 18 applications in May, totaling \$4.9M in requests. One application (2618 Lowry Ave N) was withdrawn by the applicant during the evaluation process, leaving 17 applications for consideration in this funding round.

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
- 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 (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.

Proposals must meet or exceed a minimum score to be recommended for funding. Contamination cleanup applicants must score a minimum of 75 points. One investigation applicant and one cleanup applicant did not achieve the required minimum score (see grey shaded rows in Tables 3 and 4 below). One project (550 West Lake Street Phase 3) 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	Saint Paul - 1490 7th Street East ~	42	\$49,923	\$37,400
2	Saint Paul - 694 Minnehaha Av ±, ~	39	\$20,812	\$20,800
NA	Minneapolis - 2618 Lowry Ave N ±, ~, ^	NA	\$28,410	\$0

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

± Located in a Transit-Oriented Development Area.

~ Located within an Area of Concentrated Poverty

^ Application withdrawn

Table 3. Environmental Investigation Application Scoring Summary

Rank	Applicant - Project Name	Score	TBRA Request	Recommended Funding*
1	South St Paul EDA - Hardman Triangle	43	\$41,300	\$41,300
2	Saint Paul - 375 Selby Av YWCA Expansion	37	\$38,484	\$38,400
Minimum scoring threshold for funding: 35				
3	Little Canada - 3006 Rice Street ^	15	\$1,238	\$0

* 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	Minneapolis - 2301 California Street ±, ~	102	\$193,574	\$193,500
2	Minneapolis - Agra ±, ~	96	\$378,040	\$378,000
3	Roseville EDA - Harbor at Twin Lakes Senior Housing	94	\$213,741	\$213,700
4	Plymouth - Dundee Nursery Redevelopment	91	\$456,385	\$456,300
5	Minneapolis - 2025 West River Road ~	89	\$384,121	\$384,100
6	Minneapolis - Walker Methodist Raines	88	\$373,866	\$373,800
7	Minneapolis - Nordeast Business Center	87	\$238,208	\$74,700
8	Burnsville - Capstone 35	84	\$430,000	\$421,600
9-tie	Minneapolis - Shelby Commons ±	76	\$414,174	\$0
9-tie	Saint Paul - 1222 University Av ±, ~	76	\$736,990	\$174,600
Minimum scoring threshold for funding: 75				
10	Brooklyn Center – Sears ±	72	\$774,920	\$0
NA	Minneapolis - 550 West Lake Street Phase 3 ~, ^	NA	\$230,344	\$0
TOTAL Funding Recommended All Grant Categories				\$2,808,200

* 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) are available in the first cycle and half are available in the second 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.

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 first funding cycle for 2021, there was higher demand in the cleanup category than in the investigation category.

Council staff recommends using \$45,300 out of the \$125,000 originally offered in the investigation category be spent in the cleanup category. The total amount of TBRA funding recommended for the investigation and cleanup categories combined (\$2,750,000) 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. 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, the total amount requested, \$4.9M, exceeds the available funding, \$3.25M. The cleanup category was the most oversubscribed. Given the lower demand for SEED funding in the first round and the interest in preserving funding for SEED for the second round, when determining the funding limits for this cycle, the funds available were further reduced to \$2,808,200.

Based on the total available amount, \$2,808,200, the statutory maximum award available for one or more projects to a single city is \$1,404,100. The statutory maximum for one or more projects located in Minneapolis or Saint Paul is \$2,106,150 or less. The amount of funding recommended for these cities does not exceed the statutory limit amounts.

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%	\$1,675,300	60%
Single City (Minneapolis)	50%	\$1,404,100	50%

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 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, 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 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	98	242	186*
Minneapolis Need	1,551	494	1,454
Roseville Units Proposed	0	0	277*
Roseville Need	75	50	20
Saint Paul Units Proposed	0	21	12*
Saint Paul Need	832	128	1,013
TOTAL Units Proposed	110	286	486
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 – 550 West Lake Street Phase 3 (Minneapolis) -- did not demonstrate sufficient need for funding. Testing of soils within the development phase revealed buried debris but did not show significant amounts of contamination over state thresholds. Thus, the project is not eligible to be recommended for funding.

Other Projects Not Eligible for TBRA Funding

One cleanup application that did not meet the minimum scoring threshold (75 points) is:

- The Shelby Commons (Minneapolis) proposal offered fewer affordable housing units, a lower projected increase in the tax base, and a moderate contamination risk when compared with competing applications. Funding was not recommended due to the statutory limit on funding that may be awarded to a single city.
- The Sears (Brooklyn Center) proposal demonstrated strong job growth potential but also a lower cleanup health risk (the subsurface environmental investigation has yet to be completed), a low density, and a low tax base increase relative to grant amount requested when compared with competing applications.
- The 3006 Rice Street (Little Canada) proposal did not sufficiently demonstrate the need for environmental investigation or likely future development of the subject property.

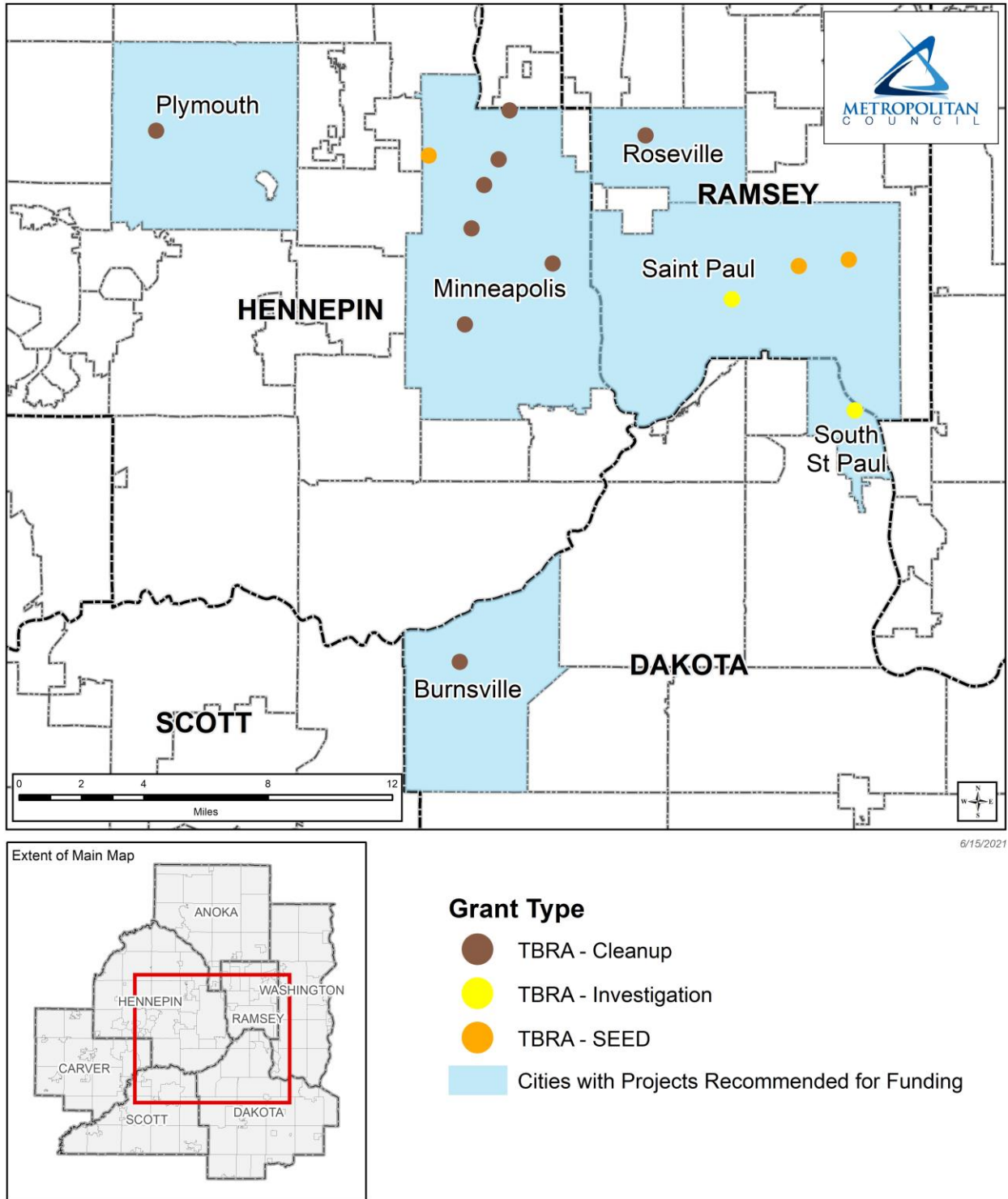
Projects Recommended for TBRA funding

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



Project Summary

Grant #
Grant Type SEED
Applicant City of Saint Paul
Project Name 1490 7th Street East
Project Location 59 parcels bound to the North by 7th St E, to the East by Hazelwood Street, to the South by Reaney Avenue, and to the West by Bush Avenue, Saint Paul
Council District 13 – Chai Lee

Project Detail	
Contaminant history	Initially a gravel pit, the 13.8-acre site was later used as a demolition dump. Later disposals also included concrete washout and debris as well as household waste. Potential contaminants of concern include Naphthalene, PAHs, asbestos-containing material (ACM) in the soil.
Funding	
Estimated Project Amount	\$49,923
Recommended amount	\$37,400
Funding partner requests	\$0
Grantee Match	\$12,481 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Previous LCA funding	\$46,500 TBRA in 2011; \$90,000 LCDA 2018
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Phase II Environmental Site Assessment (ESA) workplan, Phase II ESA, a hazardous materials survey, and related environmental oversight.
Comments	Geotechnical costs including but not limited to removal and disposal of solid waste, soil screening to remove debris or concrete crushing are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	SEED
Applicant	City of Saint Paul
Project Name	694 Minnehaha Av
Project Location	694 Minnehaha Avenue; 680 Minnehaha Avenue East, Saint Paul
Council District	13 – Chai Lee

Project Detail	
Contaminant history	The proposed investigation focuses on a pre-demolition assessment the former oil storage building (building #15) and limited site assessment of the HRA-owned parcels within a 7-acre site. Potential contaminants of concern include petroleum, solvents, polyaromatic hydrocarbons (PAHs), and agricultural chemicals
Funding	
Estimated Project Amount	\$27,750
Recommended amount	\$20,800
Funding partner requests	\$0
Match	\$6,938
Previous LCA funding	\$0 (Prior TBRA awards for other adjacent project phases.)
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Phase I Environmental Site Assessment (ESA) of HRA-owned parcels (including buildings and publicly-owned area around buildings 2,3, 6, 18 23, 24, 25, 56 and the parking lot on the West side of the site); limited Phase II ESA (building 15); a hazardous materials survey (building 15), and related environmental oversight.
Comments	Costs associated with match must be incurred after the date of grant award. Prior costs incurred for adjacent phases of development are <u>not</u> eligible as matching costs.

Project Summary

Grant #
Grant Type Contamination Investigation
Applicant South Saint Paul EDA
Project Name Hardman Triangle
Project Location 125 Grand Avenue East; 135 Grand Avenue East; 139 Grand Avenue East; 130 - 134 Hardman Avenue North; 302 Hardman Avenue North; 201 Concord Street North, South Saint Paul
Council District 13 – Chai Lee

Project Detail	
Contaminant history	The 15.9-acre site historically used for slaughter and meat rendering and processing with rail service, has more recently included industrial uses such as semi-truck repair, wood pallet processing, screen printing, as well as for office space. Potential contaminants of concern include Asbestos and lead-based paint within the existing buildings and petroleum, solvents, and debris in the soil.
Potential redevelopment project	Potential benefits include the development of a mix of 750 apartments and ownership units with retail and restaurant space over multiple phases of development.
Funding	
Estimated Project Amount	\$55,085
Recommended amount	\$41,300
Funding partner requests	\$0
Match	\$13,785
Previous LCA funding	\$0 (Prior TBRA funding awarded for adjacent areas.)
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Phase I Environmental Site Assessment, limited Phase II Environmental Site Assessment (ESA), hazardous materials survey, and related environmental oversight.
Comments	Costs associated with match must be incurred after the date of grant award. Prior costs incurred for adjacent phases of development are <u>not</u> eligible as matching costs.

Project Summary

Grant #	
Grant Type	Contamination Investigation
Applicant	City of Saint Paul
Project Name	375 Selby Av YWCA Expansion
Project Location	375 Selby Avenue and 193 Western Avenue North, Saint Paul
Council District	14 – Kris Fredson

Project Detail	
Contaminant history	The 1.8-site has been used for recreation and office space. Historically, the site has been used for auto repair, dry cleaning as well as metal works, woodworking, and freight services. Potential contaminants of concern include chemical or petroleum spills and, old, imported fill in the soil; Asbestos-Containing Material (ACM) and Lead-Based Paint in the buildings; and solvents in soil vapor and groundwater.
Potential redevelopment project	Potential benefits include the development of a new 60,000 square foot recreation facility for fitness, community programming, and office space and 60 units of affordable housing. Four of the six buildings within the subject property are expected to be renovated for retail, service, or other community needs.
Funding	
Estimated Project Amount	\$51,558
Recommended amount	\$38,400
Funding partner requests	\$0
Match	\$13,075
Previous LCA funding	\$100,000 LCDA in 2020
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For hazardous building materials assessment, Phase II ESA workplan, Phase II ESA (including additional soil vapor sampling), development of a Response Action Plan (RAP), and related environmental oversight.
Comments	Cost of recent Phase I Environmental Site Assessment (ESA) may be used to meet part of matching cost for the TBRA grant.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	2301 California Street
Project Location	2301 California Street NE and 78 23rd Avenue NE, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	The vacant 2.6-acre site includes some community garden plots, and piles of solid waste and clean sand. Historically, the site included a grain elevator served by a rail corridor prior to a fire and subsequent demolition of the remaining structures. Contaminants of concern include polynuclear aromatic hydrocarbons (PAHs) measured as benzo(a)pyrene (BaP) equivalents and metal (arsenic) in the soil and chlorinated volatile organic compounds (VOCs) in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 135 affordable apartments, 25 market-rate apartments, and 23,000 square feet of commercial or industrial production space.
Jobs (FTEs)	49
Net tax capacity increase	\$283,808
Acres cleaned	2.6
Total housing units	160
Affordable units	135 (16 at 30% Area Median Income (AMI) or below; 30 at 31%-50% AMI; and 89 at 51%-60% AMI)
Funding	
Recommended amount	\$193,500
Funding partner requests	\$504,631 from DEED; \$193,574 from Hennepin County
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Response Action Plan (RAP) preparation, asbestos abatement of waterproofing in buried tunnel, soil remediation, soil vapor, soil vapor confirmation sampling, and related environmental oversight.
Comments	Investigation costs incurred prior to November 4, 2020, operation and maintenance of soil vapor mitigation system, easement preparation, and environmental covenants are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Agra
Project Location	901 27th Avenue South, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	The 1-acre site includes a vacant restaurant. Historically, the site included a variety of commercial tenants in buildings that were razed before the construction of the restaurant. Contaminants of concern include metals (arsenic, lead, and mercury) and debris in the shallow soil
Redevelopment project to start construction by the end of the grant term	Expected benefits include 172 affordable apartments with 3,500 square foot rooftop hydroponic greenhouse.
Jobs (FTEs)	10.5
Net tax capacity increase	\$186,550
Acres cleaned	1
Total housing units	172
Affordable units	172 (18 at 30% Area Median Income (AMI) or below; 86 at 31%-50% AMI; and 68 at 51%-60% AMI)
Funding	
Recommended amount	\$378,000
Funding partner requests	\$248,420 from DEED and \$116,710 from Hennepin County
Previous LCA funding	\$1,250,000 LCDA-TOD in 2020
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Phase II Environmental Site Assessment, development of a Response Action Plan, asbestos survey, transport and disposal of contaminated soil (including stabilization of lead-soils, if needed), and related environmental oversight.
Comments	Phase I ESA and asbestos abatement, and costs related to geotechnical work are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Roseville Economic Development Authority (EDA)
Project Name	Harbor at Twin Lakes Senior Housing
Project Location	2730 Herschel Street, Roseville
Council District	10 – Peter Lindstrom

Project Detail	
Contaminant history	The 5.2-acre site is vacant. Previously part of the site had been used for truck maintenance. The rest of the site was used for truck and trailer storage and parking, automobile parking, and equipment storage. A fueling area and underground storage tanks (USTs) were removed in 2020. Some illegal dumping occurred along the northern part of the site. Contaminants of concern include polynuclear aromatic hydrocarbons (PAHs), and debris in the soil and tetrachloroethene (PCE) in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 277 affordable senior apartments with underground and surface parking.
Jobs (FTEs)	6
Net tax capacity increase	\$339,550
Acres cleaned	5.2
Total housing units	277
Affordable units	277 at 51%-60% AMI
Funding	
Recommended amount	\$213,700
Funding partner requests	\$189,904 from DEED and \$213,740 from Ramsey County
Previous LCA funding	\$241,460 (Portion of prior TBRA award in 2019 spent on subject property).
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For environmental site investigation, transport and disposal (including soil characterization for landfill) of contaminated soil, soil vapor mitigation (including post-construction soil vapor confirmation sampling), and related environmental oversight.
Comments	Costs related to geotechnical work, operation and maintenance of soil vapor mitigation system, easement preparation, and environmental covenants are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Plymouth
Project Name	Dundee Nursery Redevelopment
Project Location	16800 State Highway 55, Plymouth
Council District	1 – Judy Johnson

Project Detail	
Contaminant history	The 15.5-acre site has been used for agriculture before use as a nursery and landscaping business. Contaminants of concern include metals (arsenic) and debris in the soil. Benzene was identified in the soil vapor during a heating season sampling event. Additional soil vapor sampling is needed prior to making a decision regarding requirements for soil vapor mitigation for the proposed Site buildings.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 210 market-rate apartments and a 70,000 square foot medical office with structured and surface parking.
Jobs (FTEs)	106.5
Net tax capacity increase	\$1,392,833
Acres cleaned	15.5
Total housing units	210
Affordable units	0
Funding	
Recommended amount	\$456,300
Funding partner requests	\$800,000 from DEED and \$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 additional soil vapor sampling), asbestos survey, asbestos abatement, transport and disposal of contaminated soils, clean soil backfill, and related environmental oversight.
Comments	Clean soil backfill is limited to the same volume of contaminated soil removed or less. Costs related to soil vapor mitigation and geotechnical work are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of 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 130 affordable apartments, 33 market-rate units with interior and exterior parking, and 1,684 SF of commercial space.
Jobs (FTEs)	8.5
Net tax capacity increase	\$250,190
Acres cleaned	2.4
Total housing units	163
Affordable units	130 (64 at 30% Area Median Income (AMI) or below; 37 at 31%-50% AMI; and 29 at 51%-60% AMI)
Funding	
Recommended amount	\$384,100
Funding partner requests	\$491,855 from DEED; \$104,295 from Hennepin County (Received \$92,329 award from Hennepin County in 2020.)
Previous LCA funding	\$517,100 TBRA in Jan 2021
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For transport and disposal of contaminated soil, clean soil backfill, and related environmental oversight.
Comments	Costs for environmental investigation, asbestos abatement, and geotechnical costs are <u>not</u> eligible for grant funding.

Project Summary

Grant #
Grant Type Contamination Cleanup
Applicant City of Minneapolis
Project Name Walker Methodist Raines
Project Location 3737 Bryant Ave South, Minneapolis
Council District 6 – Lynnea Atlas-Ingebretson

Project Detail	
Contaminant history	The existing building had been used as skilled nursing facility prior to being vacated after operations were consolidated in a newer building. Contaminants of concern include asbestos-containing materials (ACM) within the old building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the renovation of an existing building into 89 affordable senior apartments.
Jobs (FTEs)	1.8
Net tax capacity increase	\$99,225
Acres cleaned	0.5
Total housing units	89
Affordable units	89 at 31%-50% of Area Median Income (AMI)
Funding	
Recommended amount	\$373,800
Funding partner requests	\$0 (\$374,128 was awarded from Hennepin County for abatement in 2020)
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For asbestos abatement and related environmental oversight.
Comments	No additional comments.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Northeast Business Center
Project Location	310, 324, 400, 416 37th Avenue NE, and 3600 5th Street NE, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	The 7.9-acre site is currently vacant. Before demolition, the site had been used by a linseed oil processing facility with at least four buildings and rail spurs. More recently, portions of the site have been used for community gardens, tree staging, and a compost and recycling drop-off area. Contaminants of concern include metals (arsenic, mercury) and polynuclear aromatic hydrocarbons (PAHs), debris in the soil, and petroleum impacts in the soil and groundwater.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 131,000 square feet of single- or multi-tenant industrial space.
Jobs (FTEs)	170
Net tax capacity increase	\$94,270
Acres cleaned	7.9
Total housing units	0
Affordable units	0
Funding	
Recommended amount	\$74,700
Funding partner requests	\$1,288,549 from DEED; \$105,878 from Hennepin County
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Phase II Environmental Site Assessment, development of a Response Action Plan (RAP) and installation, sampling of groundwater monitoring wells, transport and disposal of contaminated soils, and related environmental oversight.
Comments	Soil vapor mitigation and geotechnical costs are <u>not</u> eligible for grant funding.

Project Summary

Grant #
Grant Type Contamination Cleanup
Applicant City of Burnsville
Project Name Capstone 35
Project Location 12501 Dupont Avenue, Burnsville
Council District 15 - Phillip Sterner

Project Detail	
Contaminant history	The 16.6-acre site has been used as an unpermitted industrial waste dump prior to being used for storing clean topsoil for resale. Contaminants of concern include petroleum impacts and debris in the soil and methane in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 232,000 square feet of multi-tenant industrial space in two new buildings.
Jobs (FTEs)	75
Net tax capacity increase	\$297,917
Acres cleaned	16.6
Total housing units	0
Affordable units	0
Funding	
Recommended amount	\$421,600
Funding partner requests	\$611,995 from DEED; \$250,000 from Dakota County
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For transport and disposal of contaminated soil, soil vapor mitigation, and related environmental oversight.
Comments	Environmental investigation and geotechnical costs are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Saint Paul
Project Name	1222 University Av
Project Location	1222 University Ave West, Saint Paul
Council District	14 – Kris Fredson

Project Detail	
Contaminant history	<p>The vacant 1-acre site has been used as a storage warehouse and various businesses including furniture refinishers, sign makers, music studios, and a retail music store. Contaminants of concern include asbestos and lead-based paint within the building materials, metal (arsenic), polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyl (PCBs) in the soil and trichloroethene (TCE) in the soil vapor.</p> <p>One of the prior tenants was a lightbulb, ballast, lead acid battery, and CRT screen recycling business that annually generated large amounts of polychlorinated biphenyl (PCB) and lead waste destined for offsite disposal and recycling. PCB contamination was found in samples from the loading dock. Additional testing and mitigation planning to be overseen by EPA staff is needed to address PCB contamination</p>
Redevelopment project to start construction by the end of the grant term	Expected benefits include the redevelopment of an existing building into 33 affordable apartments and 30 market-rate apartments.
Jobs (FTEs)	2
Net tax capacity increase	\$161,189
Acres cleaned	0.9
Total housing units	63
Affordable units	33 (21 at 31%-50% Area Median Income (AMI); and 12 at 51%-60% AMI)
Funding	
Recommended amount	\$174,600
Funding partner requests	\$0
Previous LCA funding	\$49,200 TBRA in 2020
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For additional environmental assessment related to PCBs located indoors, asbestos abatement, lead-based paint abatement, soil remediation, soil vapor mitigation, and related environmental oversight.
Comments	Costs associated with PCB-abatement or cleanup are <u>not</u> eligible. Grant reimbursement for the cost of subcontractor markup is limited to a maximum of 10%.