



Funding Recommendations

2023 Round Two Tax Base Revitalization Account



Livable Communities Act

Goals Across LCA Programs

- Help create more housing choice and support affordable housing
- Support living wage jobs growth
- Improve connections between housing, jobs, and regional amenities
- Support more equitable development outcomes



LCA Overview

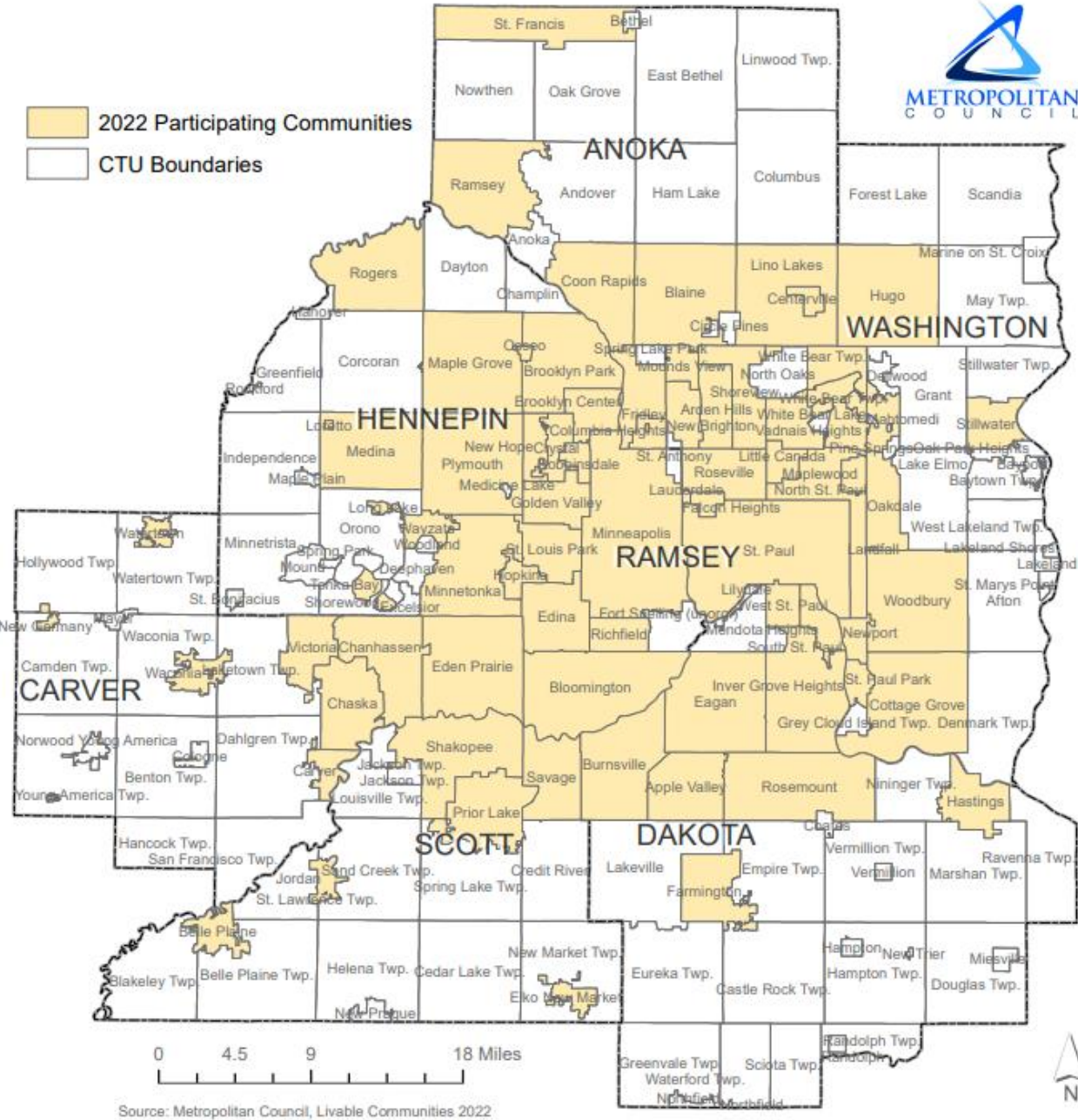
What is LCA?

What we do

- Grants given to cities, counties, development authorities, or port authorities that support development

Who can apply

- Participating cities and townships*
- Developers partner with the government organization to apply



LCA Grant Programs



LCDA



TOD



TBRA



LHIA

Livable Communities Programs

Support Across Stages of Development

Regulatory

Policy Development

Planning & Design

LCDA/TOD Pre-Development

TBRA Site Investigation

TBRA Seeding Equitable Environmental Development (SEED)

Remediation & Environmental

Tax Base Revitalization Account (TBRA) Cleanup

Construction

Livable Communities Demonstration Account (LCDA)
Transit Oriented Development (TOD)
Local Housing Incentives Account (LHIA)



Funding Availability



2023 Fund Distribution Plan

TBRA Funding Amount for the Year:
\$5.5 million

Deadlines:

- May 1
- November 1

TBRA Grant Categories



- Investigation
- Cleanup
- Seeding Equitable Environmental Development

Scoring Framework



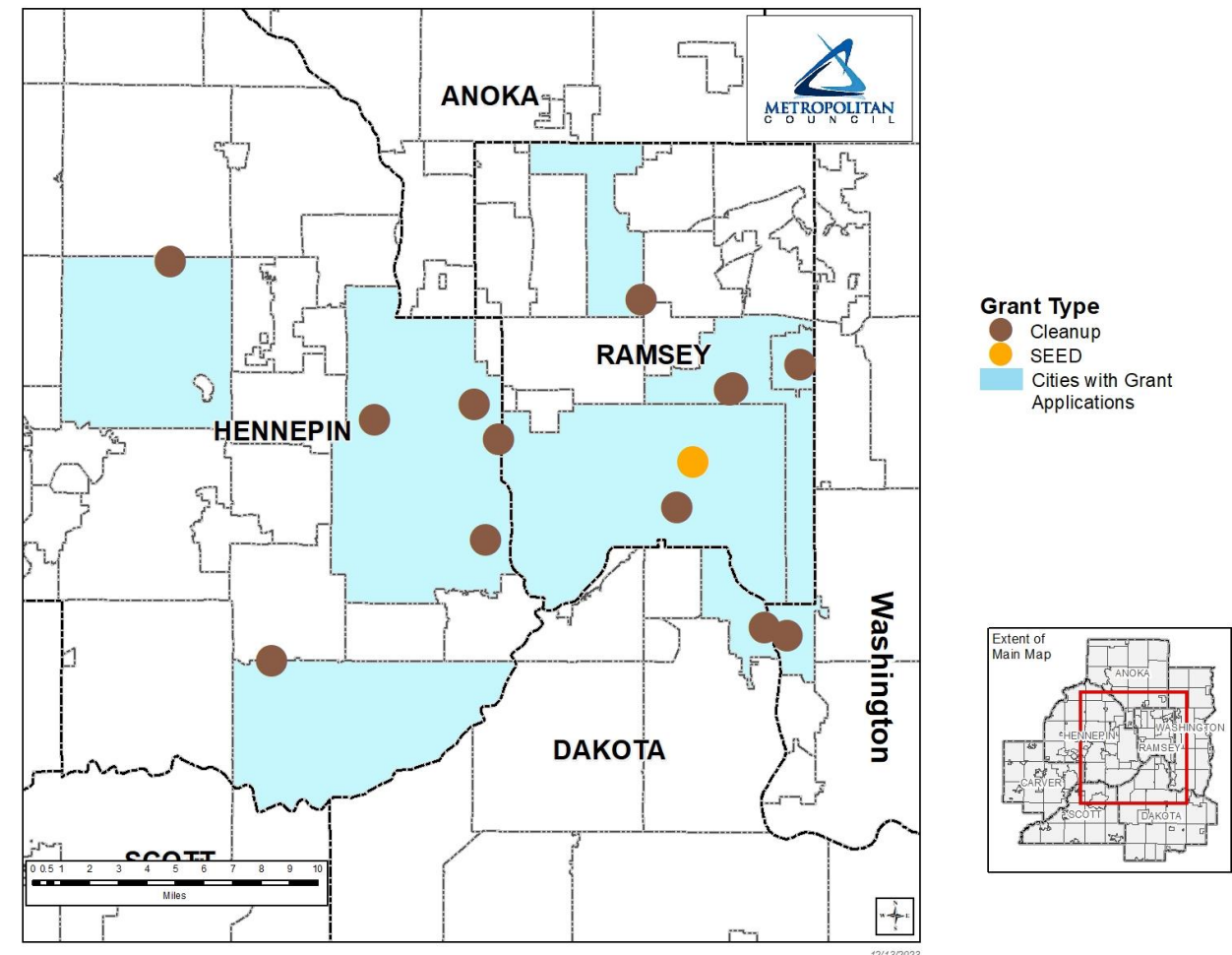
- What:** Project Outcomes
(Tax Base, Housing, Jobs, Connections, Environment)
- How:** Process
(Community engagement)
- Who:** Team
(Representation and City involvement)

Application Summary

Applications Received

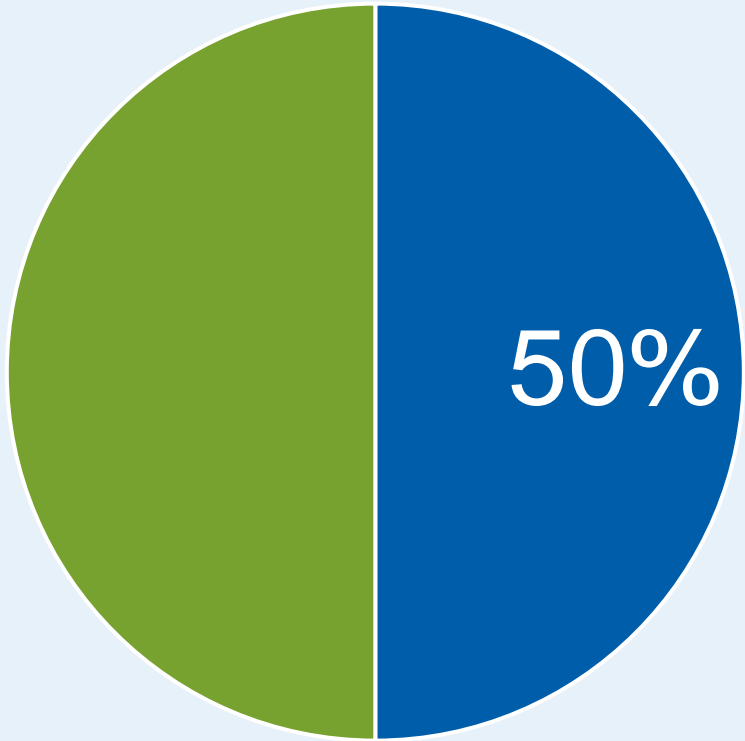
- 1 SEED Application (St. Paul)
- 14 Cleanup Applications (Bloomington, Maplewood, Minneapolis, Newport, North St Paul, Plymouth, St. Paul, Shoreview, and South St. Paul)
- \$5.6M TOTAL

Cities with TBRA Applications

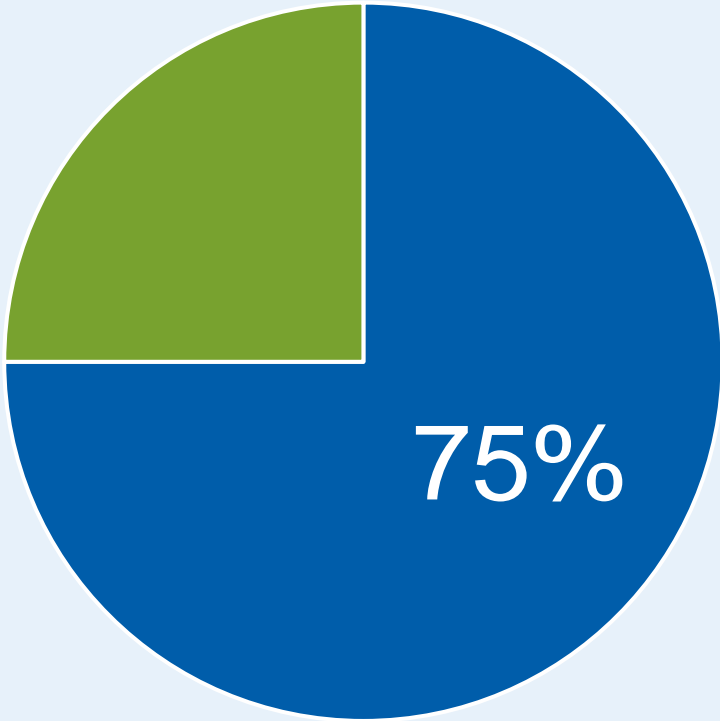


Funding Limits

Single City Limit
(\$1,565,200)



Minneapolis & St Paul Limit
(\$2,348,800)



Funding Recommendation - SEED

Applicant	Project	Points	Amount Requested	Amount Recommended
Saint Paul	Hamm's Brewery Redevelopment	50	\$50,000	\$50,000

Funding Recommendation - Cleanup

Applicant	Project	Points	Amount Requested	Amount Recommended
Minneapolis	Snelling Yards Family Housing	98	\$233,838	\$233,800
St. Paul	Soul Apartments	96	\$394,380	\$394,300
Maplewood	Gladstone Village	87	\$100,058	\$100,000
Shoreview	Rice Street Crossings	86	\$147,836	\$147,800
South St Paul EDA	Wakota Logistics Center	84	\$814,767	\$814,700
Maplewood	Gladstone Crossing	83	\$196,148	\$196,100
Minneapolis	Stinson Apartments	80	\$103,650	\$259,600

Funding Recommendation – Cleanup Continued

Applicant	Project	Points	Amount Requested	Amount Recommended
North St Paul	7 th Avenue Redevelopment	78	\$191,360	\$191,300
Newport	Red Rock Villas	78	\$88,140	\$88,100
Bloomington	Residential Apartment & Daycare	77	\$228,000	\$228,000
Minneapolis	O'Shaughnessy Distillery Expansion	75	\$125,100	\$125,100
Minneapolis	Park Plaza	69	\$584,237	\$0
St Paul	Hamm's Brewery Adaptive Re-Use	69	\$1,450,000	\$0
Plymouth	Prudential Campus	65	\$850,000	\$0

Funding Recommendation - Totals

Applicant	Funding Limit	Amount Recommended
South St Paul	\$1,565,200	\$814,700
Minneapolis & St. Paul	\$2,347,800	\$1,364,400
Suburbs	NA	\$1,766,000
	Total Recommended	\$2,818,800
	Total Requested	\$5,547,514
	Total Available	\$3,130,400
	Total Remaining	\$311,600

Funding Recommendations



pope DESIGN GROUP Snelling Yards Family | Rendering - Tot-Lot Perspective
MINNEAPOLIS, MN | 02.09.2023 | # 75244-18043



Shafer Richardson



Enclave



Urbanworks /
JB Vang

Funding Recommendation

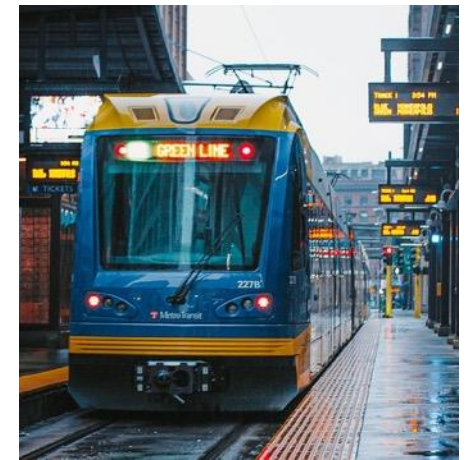
Not Recommended

Park Plaza (Minneapolis)

- No expected increase to tax base.
- Moderately low environmental health risk posed by contaminants relative to competitors.

Hamm's Brewery Adaptive Re-Use (St Paul)

- Low readiness
- Moderately low environmental health risk posed by contaminants relative to competitors.

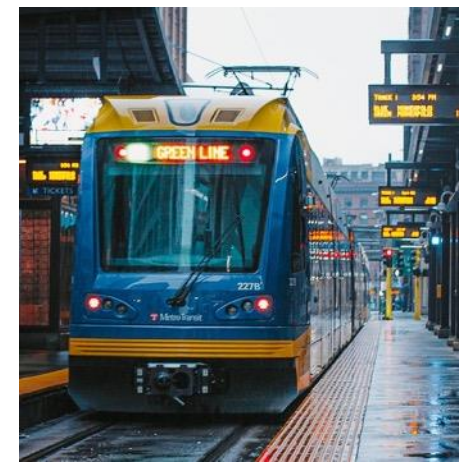


Funding Recommendation

Not Recommended

Prudential Campus (Plymouth)

- Moderately low environmental health risk posed by contaminants relative to competitors.
- Low ratio of affordable housing units
- Moderate ratio of jobs per grant dollar



Funding Recommendation



2023 Round Two Funding Recommendation

That the Metropolitan Council:

- 1) Award 12 Tax Base Revitalization Account grants totaling \$2,818,800 as shown in Table 1 in the business item.
- 2) Authorize its Executive Director of Community Development to execute the grant agreements on behalf of the Council.



Marcus Martin

Senior Planner

Community Development

marcus.martin@metc.state.mn.us

