



# Funding Recommendations

## 2023 Round One Tax Base Revitalization Account



# LCA Grant Programs



LCDA



TOD



TBRA



LHIA

# 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

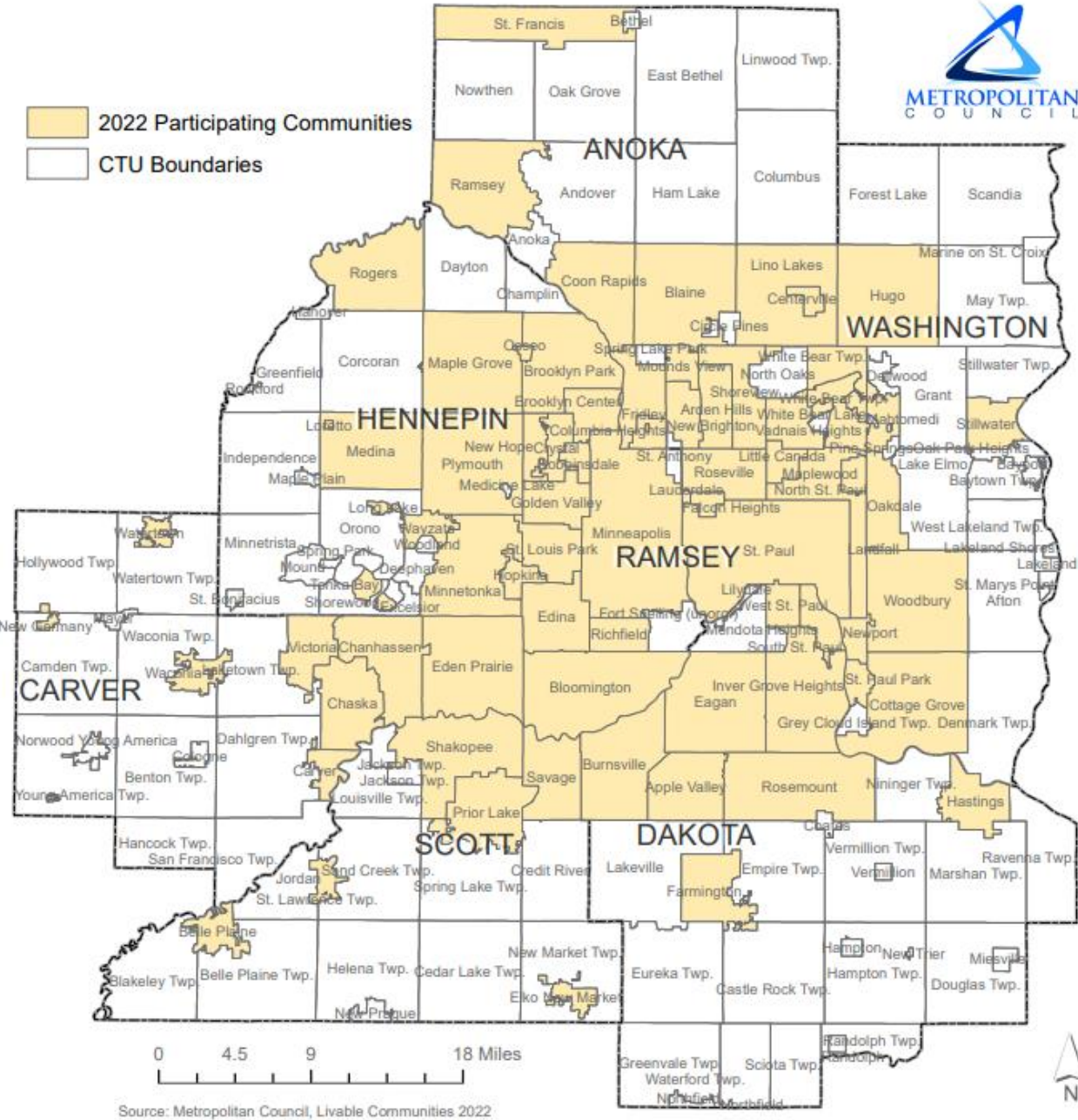
## What is LCA?

### 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



# 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)



# TBRA

## What is TBRA?

- Help makes the redevelopment of contaminated sites possible
- Identify specific environmental issues and needs
- Helps pay the extra cost of cleanup before starting construction
- Support projects that will meet public goals



**Environmental Investigation**



**Redevelopment**



**Cleanup**

# Funding Availability

## 2023 Fund Distribution Plan

TBRA Funding Amount:  
\$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)

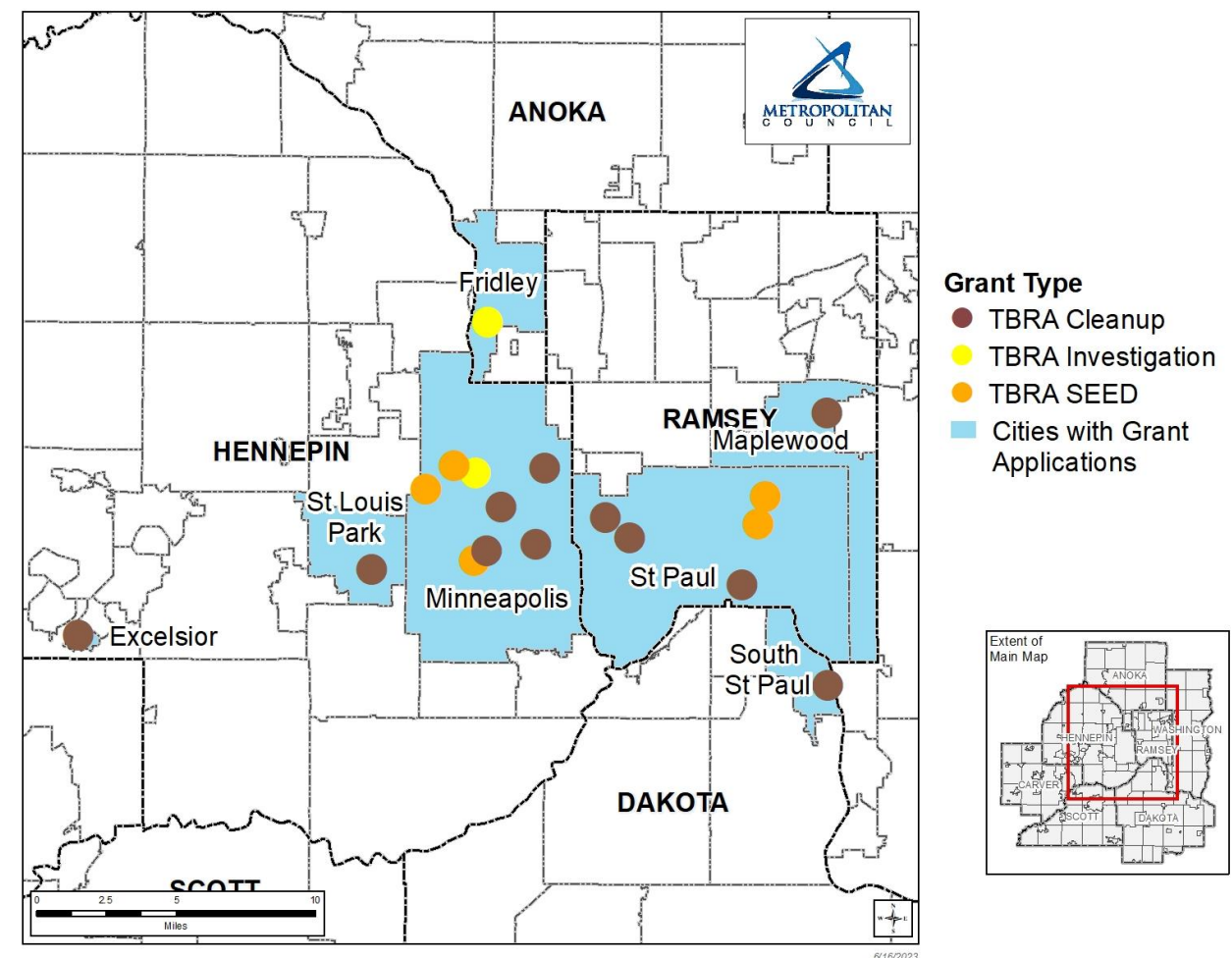
**Who:** Team  
(Representation and City  
involvement)

# Application Summary

## Applications Received

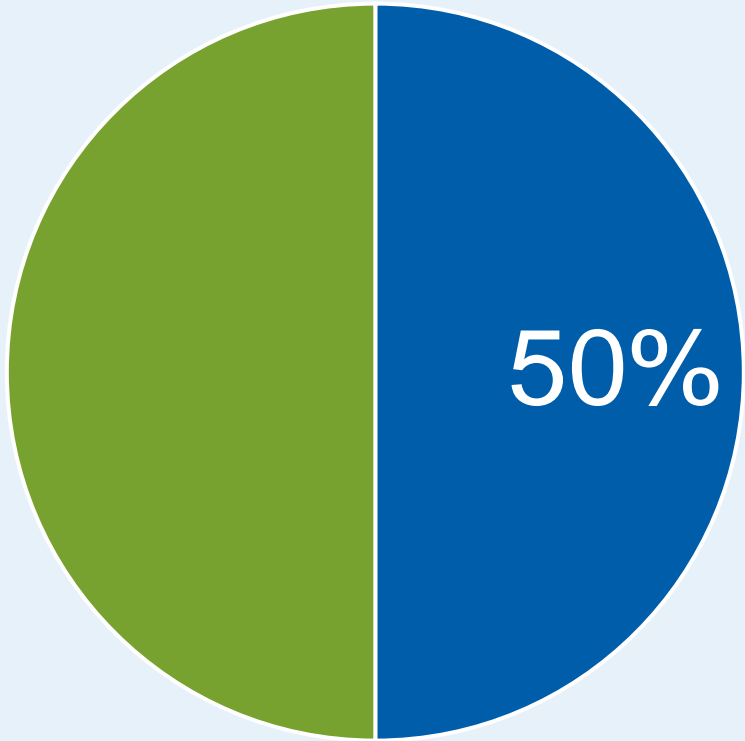
- 5 SEED Applications (Minneapolis, St. Paul)
- 2 Investigation Application (Fridley, Minneapolis)
- 11 Cleanup Applications (Excelsior, Maplewood, Minneapolis, St. Paul, St. Paul Port Authority, South St. Paul)
- \$4.9M TOTAL

## Cities with TBRA Applications

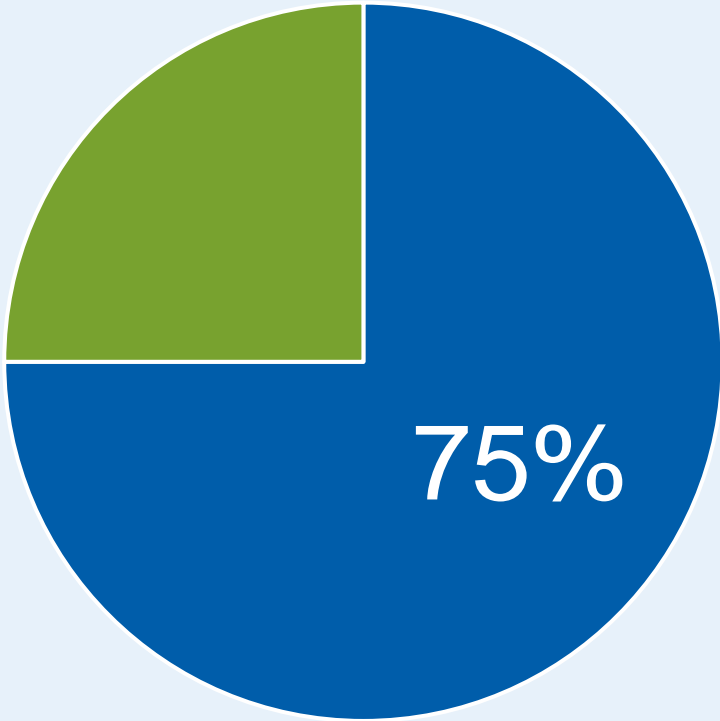


# Funding Limits

**Single City Limit  
(\$1,375,000)**



**Minneapolis & St Paul Limit  
(\$2,062,500)**



# Funding Recommendation - SEED

Applicant	Project	Points	Amount Requested	Amount Recommended
Saint Paul	Hamm's Brewery Redevelopment	46	\$50,000	\$50,000
Minneapolis	Nicollet Project	43	\$12,450	\$12,400
Minneapolis	East Plymouth Heights	35	\$30,175	\$30,100
Saint Paul	1170 Arcade	30*	\$34,750	\$0
Minneapolis	Fruen Mill Redevelopment	26*	\$200,000	\$0

\* Below minimum required evaluation score

# Funding Recommendation - Investigation

Applicant	Project	Points	Amount Requested	Amount Recommended
Minneapolis	753 Washington Av N	49	\$39,528	\$39,500
Fridley HRA	Northern Stacks 9	41	\$118,838	\$50,000

# Funding Recommendation - Cleanup

Applicant	Project	Points	Amount Requested	Amount Recommended
Minneapolis	Unity Building	98	\$296,510	\$296,500
Minneapolis	Agate Housing	89	\$213,550	\$213,500
St. Paul Port Authority	United Village Phase 1	88	\$654,424	\$652,400
St. Louis Park	Wooddale Station	87	\$428,000	\$428,000
St. Paul	Prior Works Creative Enterprise Zone	87	\$174,992	\$174,900
Minneapolis	Kyle Garden Square	80	\$172,000	\$172,000
Excelsior	339 Third Street	75	\$250,360	\$250,300
Minneapolis	Stinson Apartments	71*	\$240,971	\$0
South Stl Paul EDA	Wakota North	70*	\$814,767	\$0
St. Paul	412 & 414 Humboldt (Cerenity)	66*	\$176,238	\$0
Maplewood	Caretta	66*	\$137,850	\$0

\* Below minimum required evaluation score

# Funding Recommendation - Totals

Applicant	Amount Requested	Funding Limit	Amount Recommended
St. Paul	\$	\$1,375,000	\$877,300
Minneapolis & St. Paul	\$	\$2,062,500	\$1,641,300
Suburbs	\$	NA	\$728,300

<b>Total Recommended</b>	<b>\$2,369,600</b>
Total Requested	\$3,976,255
Total Available	\$2,750,000
Total Remaining	\$380,400

# Funding Recommendation

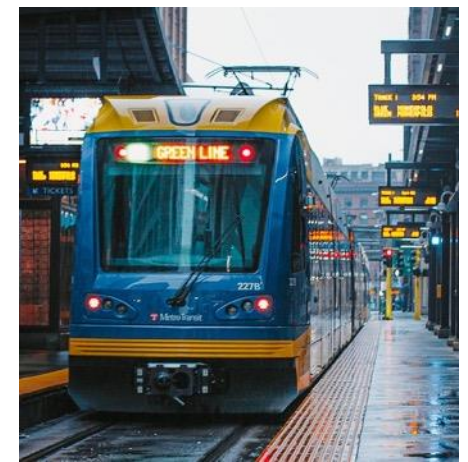
## Not Recommended

### 1170 Arcade (St Paul)

- Lower potential increase to tax base.
- Moderately low environmental health risk posed by contaminants relative to competitors.
- Minimal community engagement at this stage of development.
- Development rights yet to be assigned at the time of application.

### Freun Mill Redevelopment (Minneapolis)

- Future land uses are yet to be determined.
- Lower environmental health risk posed by contaminants relative to competitors.
- Minimal community engagement at this stage of development.





# Funding Recommendation

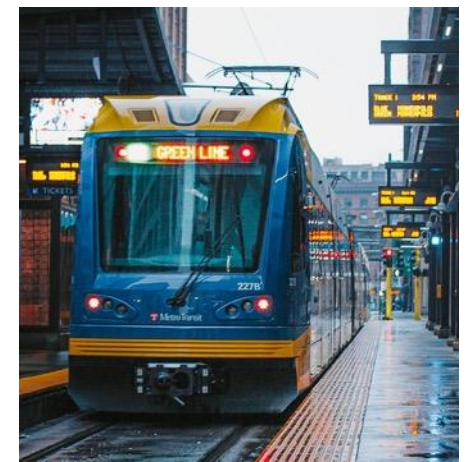
## Not Recommended

### Stinson Apartments (Minneapolis)

- Modest number of affordable housing units targeting households earning 60% AMI or less
- Minimal living wage jobs
- Minimal community engagement

### Wakota North (South St Paul EDA)

- Moderate number of new and retained jobs
- Low relative density, potential for transit use
- Minimal community engagement at this stage of development
- Moderately low readiness



# Funding Recommendation

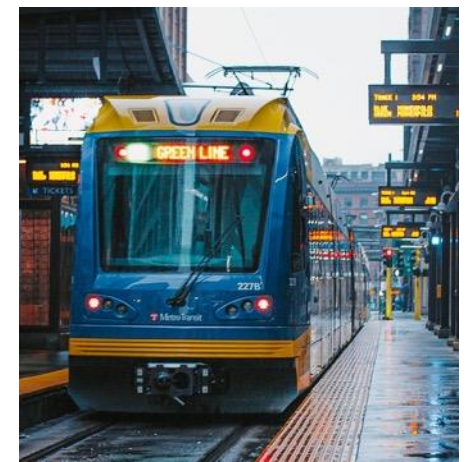
## Not Recommended

### 512 & 514 Humboldt Av aka Cerenity (St. Paul)

- No projected tax base increase
- Low relative density, low potential for transit use
- No community engagement yet
- Moderately low readiness

### Caretta (Maplewood)

- No affordable units
- Moderately low job growth
- Low relative density, potential for transit use
- Lower environmental health risk posed by contaminants relative to competitors.
- Minimal community engagement



# Funding Recommendation



## 2023 Round One Funding Recommendation

That the Metropolitan Council:

- 1) Award 12 Tax Base Revitalization Account grants totaling \$2,369,600 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](mailto:marcus.martin@metc.state.mn.us)

