



# Funding Recommendations

## 2024 Round Two Tax Base Revitalization Account



December 16, 2024

# 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 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



## 2024 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)

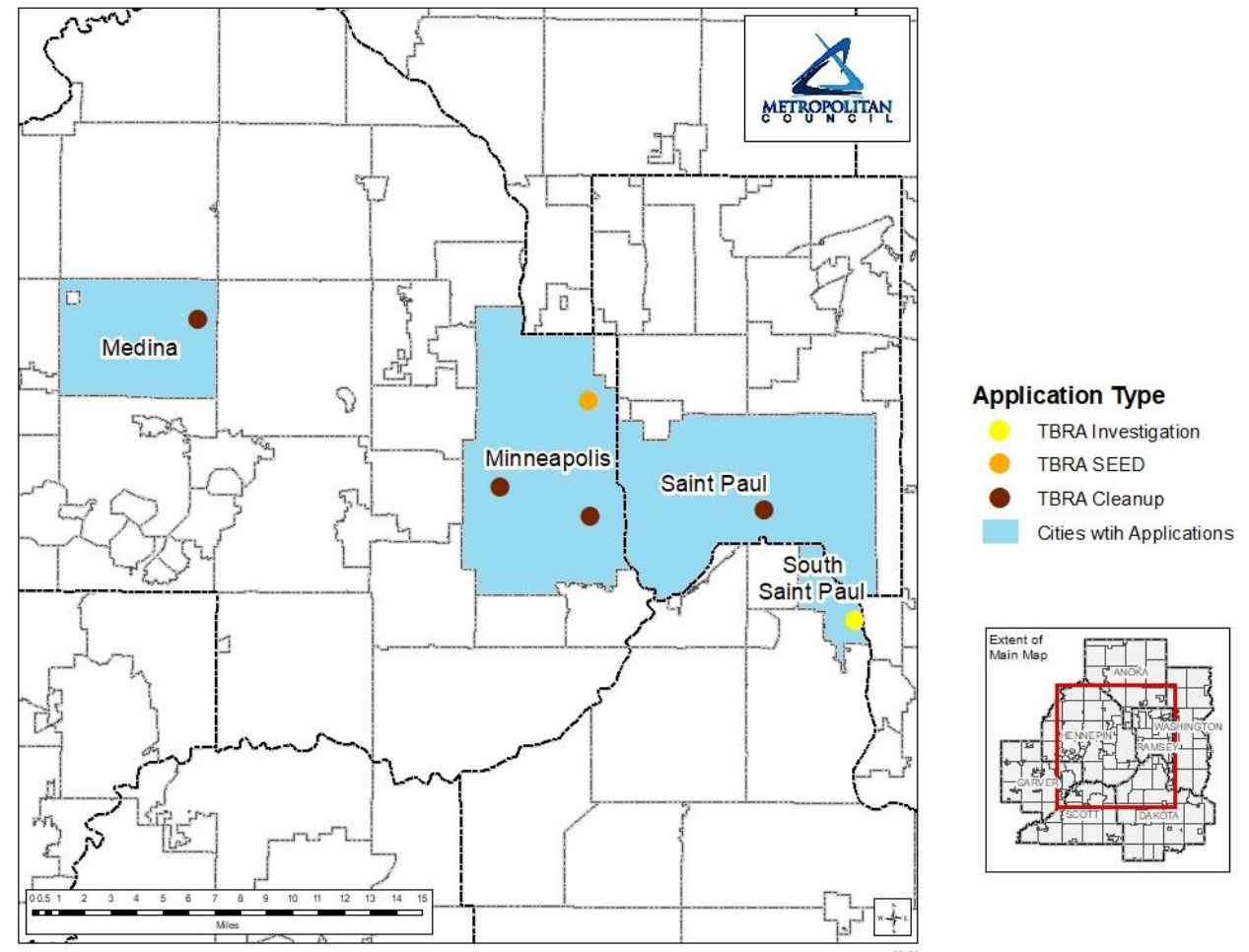


# Application Summary

## Applications Received

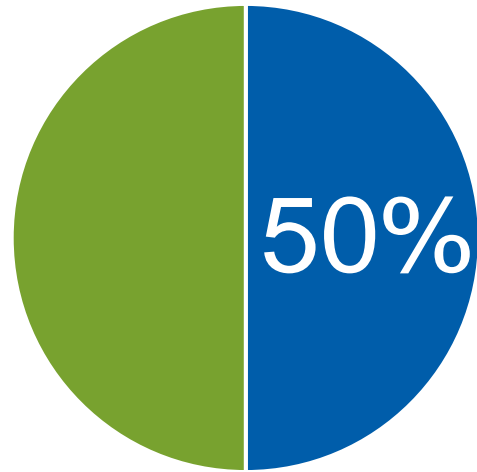
- 1 Investigation Application (South St. Paul)
- 1 SEED Application (Minneapolis)
- 4 Cleanup Applications (Medina, Minneapolis, St. Paul)
- \$2.5M TOTAL

## Cities with TBRA Applications

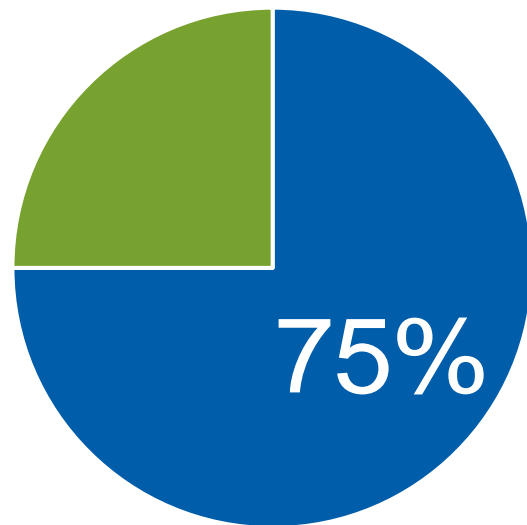


# Funding Limits

Single  
City



Mpls -  
St Paul



Funding limits for single city and Minneapolis and St Paul do not apply when the funding cycle is undersubscribed.

# Funding Recommendation – Site Investigation

Applicant	Project	Points	Amount Requested	Amount Recommended
South Saint Paul EDA	Wakota Crossing Investigation	42	\$44,438	\$44,400

# Funding Recommendation - SEED

Applicant	Project	Points	Amount Requested	Amount Recommended
Minneapolis	2211 Broadway St NE	48	\$83,041	\$251,600

# Funding Recommendation - Cleanup

Applicant <sup>56</sup>	Project	Points	Amount Requested	Amount Recommended
Saint Paul	42 Water Street	98	\$364,276	\$364,200
Minneapolis	Cheatham Apartments	87	\$1,086,548	\$1,326,500
Minneapolis	Rise Up Center	84	\$213,415	\$274,500
Medina	Hamel Apartments	56*	\$738,005	\$0

\* Below minimum required evaluation score

# Funding Recommendations

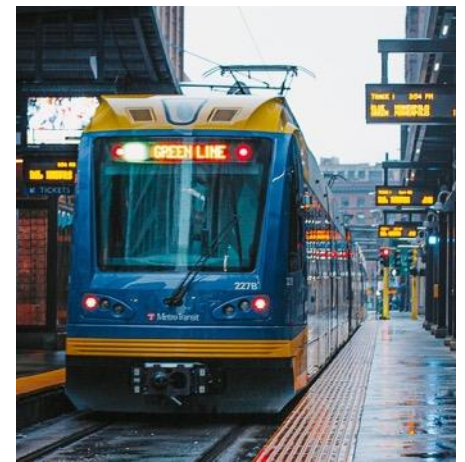


# Funding Recommendation

## Not Recommended

### Hamel Apartments (Medina)

- No affordable housing units.
- Very few jobs.
- Low risk relative to other applicants (Soil management appears to be mostly for structural needs rather than contamination.)



# Funding Recommendation



## 2024 Round Two Funding Recommendation

That the Metropolitan Council:

- 1) Award 5 Tax Base Revitalization Account grants totaling \$2,261,200 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)

