

Community Development Committee

Meeting date: December 16, 2013

For the Metropolitan Council meeting of January 15, 2014

Subject: LCA Tax Base Revitalization Account (TBRA) Grant Recommendations

District(s), Member(s): All

Policy/Legal Reference: Livable Communities Act, Minnesota Statutes §473.25

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Division/Department: Housing & Livable Communities/Community Development

Proposed Action

That the Metropolitan Council: (1) amend the 2013 Annual Livable Communities Fund Distribution Plan (adopted on March 27, 2013) to transfer \$3M from the Tax Base Revitalization Account-Transit Oriented Development (TBRA-TOD) program, to the Fall funding round for TBRA; and (2) award 13 Tax Base Revitalization Account grants as follows:

| Projects recommended for November 2013 TBRA funding cycle: | Recommended amount |
|--|--------------------|
| Contamination Site Investigation | |
| Roseville – Twin Lakes Apartments | \$43,300 |
| Saint Paul – Gross Given | \$8,200 |
| Contamination Cleanup | |
| Fridley HRA – Northern Stacks Phase I | \$547,000 |
| Golden Valley – Xenia Project | \$92,400 |
| Minneapolis – 129 Plymouth | \$21,800 |
| Minneapolis – 807 Broadway Revival | \$576,700 |
| Minneapolis – Miller Bag Building | \$125,000 |
| Minneapolis – Plymouth Building | \$500,000 |
| Minneapolis – Shapco Printing | \$244,900 |
| Minneapolis – WaHu Student Housing | \$136,700 |
| Saint Paul – Custom House | \$850,000 |
| Saint Paul – Lowertown Ballpark | \$748,100 |
| Saint Paul – Western University Plaza | \$177,600 |
| TOTAL | \$4,071,700 |

Background

The TBRA is one of three active accounts established by the Livable Communities Act (Minnesota Statutes §473.25). The TBRA awards grants for the cleanup and redevelopment of contaminated land and buildings. The funding recommendations proposed are evaluated based on criteria adopted annually by the Metropolitan Council as part of the Livable Communities Fund Distribution Plan (see http://www.metrocouncil.org/Council-Meetings/Committees/Metropolitan-Council/2013/3-27-13/0327_2013_91.aspx). Funding totaling over \$94M has been awarded since the start of the grant program in 1996.

Rationale

Contamination cleanup grants are awarded based on the consistency of the recommended proposals with the Metropolitan Livable Communities Act and the Council's development goals indicated in the 2030 Regional Development Framework. Each of the recommended proposals received in the November funding cycle implements Council policy by working with local communities to accommodate growth in a flexible, connected, and efficient manner. All of the recommended projects are in accordance with guidelines established in the 2013 Livable Communities Fund Distribution Plan adopted in March.

Funding

The 2013 Livable Communities Fund Distribution Plan approved \$5M for TBRA awards including up to \$125,000 for the contamination investigation category. The plan approved two funding cycles offering funds for both cleanup and investigation grant categories. Based on this schedule, half of the funds were reserved for the first cycle and half for the later cycle. This is the second TBRA application cycle for 2013 with \$2,500,000 available.

The 2013 Livable Communities Fund Distribution Plan also approved \$3M for TBRA Transit-Oriented Development (TBRA-TOD) awards. These additional funds available for TBRA-TOD were from the TBRA fund balance due to relinquished grants and unused funds that accumulated during the economic downturn/Great Recession.

Only one application was received in the LCA TOD funding round for TBRA-TOD funding in 2013. However, the application was withdrawn from consideration during the evaluation process due to a change in the proposed end use of the development. Therefore, none of the funds designated for TBRA-TOD were used in the TOD grant cycle. With the Metropolitan Council's approval, the Fund Distribution Plan may be amended and unused funds from the TBRA-TOD funding round may be shifted to this regular TBRA funding cycle to be available for awards now.

Eight of the projects recommended for funding, totaling \$3,414,258 are located within eligible TOD areas; however, they were submitted during this regular TBRA funding round rather than the earlier LCA TOD funding round. This may have been due to development timelines and project readiness. Staff will work with applicants to learn the reason(s) for the occurrence.

The Livable Communities Act legislation provides limits on the amount of funding that can go to cities of the first class (Minneapolis and St. Paul) when competition

for the funds exceeds requests. The Council received just over \$6.2M in requests from six communities on November 1. Funding is recommended based on the eligible request amount for the projects that best met the TBRA criteria adopted in the Livable Communities Fund Distribution Plan.

The Livable Communities Act requires that no more than three-quarters of the TBRA funding made available be awarded to cities of the first class (Minneapolis and Saint Paul) and no more than half of the funding made available be awarded to a single city if the eligible requests for funding exceed the amount available.

The highest cumulative total grant request amount from a single city (Minneapolis) is below the 50% limit of the funding available. The combined total request amounts from Minneapolis and Saint Paul are also below the 75% limit of funding available.

Known Support / Opposition

Resolutions endorsing each of the applications submitted were received from the respective cities. No documented opposition to any of the proposed projects was presented to staff during the application review process.

Background

The following table shows the history of TBRA funding. The first column of the table shows the expected accomplishments from the start of the TBRA program in 1996 through the May 2013 by TBRA funding cycle. The second column of each table shows the expected accomplishments for the November 2013 TBRA grant cycle if this recommendation is approved. (Expected private investment, tax base increase, acres cleaned and jobs are listed for contamination cleanup applications only. TBRA-TOD funding provided starting in 2011 is excluded.) The last column combines both previous TBRA accomplishments and proposed November 2013 TBRA accomplishments.

Table 1: History of TBRA Funding

| | 1996- May 2013 | Nov 2013 Recommendation | Total 1996- Nov 2013 |
|-------------------------------|-------------------|----------------------------|-------------------------|
| # Communities Funded* | 45 | 5 | 45 |
| # TBRA Grants | 357 | 13 | 370 |
| TBRA Awards | \$94,964,806 | \$4,071,700 | \$99,036,506 |
| Expected Private Investment | \$5,701,771,152 | \$389,039,324 | \$6,090,810,476 |
| Anticipated Tax Base Increase | \$91,316,110 | \$4,689,451 | \$96,005,561 |
| Acres cleaned | 2,103 | 61 | 2,164 |
| Jobs (new & retained) | 40,785 | 2,851 | 43,636 |
| Affordable Housing Units | 5,329 | 64 | 5,393 |

* Represents the number of LCA-participant communities that have received TBRA funding.

November 2013 Application Summary

The Council issued a notice in September that grant funds were available in November. An applicant workshop was held with the Department of Employment and Economic Development (DEED), Hennepin County and Ramsey County in September. The TBRA funding available (with the recommended amendment to the annual fund distribution plan) is \$5,500,000 for the November 2013 cycle. The funds are from the TBRA fund balance through the Metropolitan Council's tax levy. Nineteen applications were received this November requesting a total of \$6.2M in grant funding. With the additional \$3M in TBRA funding from the TBRA-TOD funding round, the program could fund 89% of the total amount requested. However, some individual applicants may have applied to more than one of the grantors cited above for a single project lessening their need for TBRA funds. Regardless of the amount requested, proposed projects must meet all of the eligibility criteria in order to be considered for funding.

Eligibility and Review Process

The applications were evaluated based on criteria set in the Livable Communities Fund Distribution Plan adopted by the Metropolitan Council in March. The criteria include the projected increase in tax base, increase in jobs, anticipated wage levels, the amount of environmental risk and threats to health and corresponding improvement upon completion, market demand, how the project helps implement Framework 2030 policies and support regional systems (e.g., accommodating growth through increased redevelopment density, providing housing choices, multimodal transportation, support for regional parks and trails and efficient storm water management), partnerships and the housing performance score of the city where the project is located.

Points were assigned to each project based on how well it met the TBRA criteria. Contamination cleanup projects have a total of 150 points. Cleanup site investigation projects have a total of 75 points. The point assignments were determined and reviewed by the TBRA coordinator and Community Development Division management. Tables 4 and 5 (starting on page 7) lists the applications recommended for funding in descending rank order based on the points assigned.

Council staff from Environmental Services, Transportation, Regional Parks, and Local Planning Assistance reviewed the applications for consistency with Council plans and policies. One of the projects (Xenia Project) will require a comprehensive plan amendment. The site plan design received for one project (Lowertown Ballpark) will require the City of Saint Paul to submit a Regional Park master plan amendment to the Metropolitan Council for review and approval of a new alignment of the Bruce Vento Regional Trail. Aside from those observations, the applications appear consistent with Council plans and policies.

Applicant information was evaluated with the other brownfield funding partners in the metro area including DEED, Hennepin County and Ramsey County. Questions about the information provided were clarified with applicant city staff and/or the technical consultants who helped prepare the application. Project budgets were reviewed to determine if all of the requested expenses are eligible and reasonable for TBRA grants. In this funding cycle, some of the requested funds were determined ineligible, so in some cases the eligible amount is less than the originally requested amount. The reductions are reflected in the total recommended grant amounts for each applicant, where applicable.

Demonstrated Need for TBRA Funding

Eligible requests need to demonstrate that TBRA funding is needed for the project to be completed as proposed. This determination is made by reviewing the applications, verifying the data and gaining input from the various partners.

For requests for cleanup assistance, the first measure that is considered is a comparison of the amount of the eligible cleanup funding requested to the overall project costs. Where the cleanup costs are one percent or less than the total development costs, it is expected that the cleanup cost can be reasonably absorbed in the development costs without Council assistance. The eligible cleanup costs for all of the applicants in the November 2013 round were over one percent of the development costs and were thus considered a significant barrier to development.

The second measure considered is the amount of funding available from other public and private sources to conduct the environmental work. Subsequently, a determination is made if the project, as proposed, will proceed without Council funding. All the projects recommended for cleanup site investigation and contamination cleanup funding met this consideration.

Partner Funding

Other sources of public funding to investigate and clean up contaminated sites are available in addition to TBRA funding. The Council has the discretion to make up for shortfalls from other funding partners using Council evaluation criteria and limiting awards to TBRA-eligible cleanup expenses. The TBRA recommendations take into consideration the funding recommendations by the partners but the TBRA recommendations are not dependent on the decisions of the other funding partners.

The following table shows which applications made requests to the Metropolitan Council and other funding partners providing environmental investigation and cleanup funding during this funding cycle.

Table 3: TBRA Funding Requests by Project and Grantor Nov 2013:

| Applicant Project | Metropolitan Council | DEED | Hennepin County | Ramsey County |
|--|----------------------|------|-----------------|---------------|
| Fridley HRA - Northern Stacks Phase I | • | • | | |
| Golden Valley - Xenia Project | • | • | • | |
| Hastings - Hudson Manufacturing | • | | | |
| Minneapolis - 129 Plymouth | • | • | • | |
| Minneapolis - 807 Broadway Revival | • | | | |
| Minneapolis - Factory Lumber | • | • | | |
| Minneapolis - Miller Bag Building | • | • | • | |
| Minneapolis - Minnesota Innovation Park Phase 1a | • | | | |
| Minneapolis - Plymouth Bldg | • | | | |
| Minneapolis - Seward Commons Phase III | • | • | • | |
| Minneapolis - Shapco Printing | • | • | • | |
| Minneapolis - Thorp Building | • | | | |
| Minneapolis - WaHu Student Housing | • | • | • | |
| Roseville - Twin Lakes Apartments | • | | | |
| Saint Paul - Custom House | • | | | |
| Saint Paul - Gross Given | • | • | | |
| Saint Paul - Lowertown Ballpark | • | | | • |
| Saint Paul - Rayette | • | | | |
| Saint Paul - Western University Plaza | • | | | |

Applications are still under review by the funding partners. Grant awards from DEED and Hennepin County are expected to be made in late December. Grant awards from Ramsey County are expected to be made in January 2014.

Contaminant-specific funding is available in some instances for soil impacted by petroleum and drycleaner solvents administered by the Minnesota Department of Commerce and the MPCA, respectively. Where applicable, TBRA grant recommendations have taken into account funding expected from other sources.

Project Ranking

Projects are listed by evaluation point totals in descending order in Tables 4 and 5 below. Fourteen projects are recommended for funding. More detailed information for each project related to the use of the funds and the expected project results is provided starting on page 10.

Table 4
Tax Base Revitalization Account
November 2013 Ranking and Funding Recommendations
Contamination Cleanup Grant Applications

| Rank | City - Project Name | Score | TBRA Request | Recommended Funding* |
|------|--|-------|--------------|----------------------|
| 1 | Minneapolis – WaHu Student Housing [±] | 127 | \$136,760 | \$136,700 |
| 2 | Minneapolis – Shapco [±] | 116 | \$224,980 | \$244,900 |
| 3 | Saint Paul – Western University Plaza ^{±, †} | 99 | \$177,630 | \$177,600 |
| 4 | Fridley HRA – Northern Stacks Phase I | 98 | \$547,000 | \$547,000 |
| 5 | Minneapolis – 129 Plymouth | 97 | \$21,835 | \$21,800 |
| 6 | Minneapolis – Miller Bag Building | 93 | \$125,060 | \$125,000 |
| 7 | Saint Paul – Custom House [±] | 92 | \$850,000 | \$850,000 |
| 8 | Minneapolis – 807 Broadway Revival [±] | 91 | \$576,788 | \$576,700 |
| 9 | Minneapolis – Plymouth Building [±] | 88 | \$500,000 | \$500,000 |
| 10 | Saint Paul – Lowertown Ballpark [±] | 87 | \$748,100 | \$748,100 |
| 11 | Golden Valley – Xenia Project | 79 | \$92,412 | \$92,400 |
| 12 | Minneapolis – Seward Commons Phase III ^{±, †} | 76 | \$200,000 | \$0 |

| Rank | City - Project Name | Score | TBRA Request | Recommended Funding* |
|------|--|-------|--------------|----------------------|
| 13 | Hastings – Hudson Manufacturing ** | 72 | \$249,548 | NA |
| 14 | Saint Paul – Rayette Building **, † | 67 | \$270,000 | NA |
| 15 | Minneapolis – Thorp Building **, † | 65 | \$837,508 | NA |
| 16 | Minneapolis – Minnesota Innovation Park Phase 1A **, † | 53 | \$235,000 | NA |

Table 5
 Tax Base Revitalization Account
 November 2013 Ranking and Funding Recommendations
 Contamination Investigation Grant Applications

| Rank | City - Project Name | Score | TBRA Request | Recommended Funding* |
|---|------------------------------------|-------|--------------|----------------------|
| 1 | Roseville – Twin Lakes Apartments | 31 | \$43,350 | \$43,300 |
| 1 | Saint Paul – Gross Given | 31 | \$8,276 | \$8,200 |
| 3 | Minneapolis – Factory Lumber **, † | 28 | \$19,988 | NA |
| TOTAL Investigation and Cleanup Funding Recommended | | | | \$4,071,700 |

(Shading indicates applicants not recommended for funding)

^ Eligible grant costs listed for investigations exclude 25% matching fund requirement

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

** Applicant did not meet required minimum score.

± Located in a Transit Oriented Development Area

† Project is located in a Racially Concentrated Area of Poverty (RCAP)

Additional Review Considerations

Additional funding distribution constraints are listed in Table 6 below.

The Livable Communities Act legislation provides limits on the amount of funding that can go to cities of the first class (Minneapolis and St. Paul) when competition for the funds exceeds requests. The TBRA received just over \$6.2M in requests from six communities on November 1. Funding was recommended based on the eligible request amount for the projects that best met the TBRA criteria adopted in the Livable Communities Fund Distribution Plan.

The Livable Communities Act requires that no more than three-quarters of the TBRA funding available be awarded to cities of the first class (Minneapolis and Saint Paul) and no more than half of the funding be awarded to a single city if the eligible requests for funding exceed the amount available.

The highest cumulative total grant request amount from a single city (Minneapolis) is below the 50% limit on the funding available. The combined total request amounts from Minneapolis and Saint Paul are also below the 75% limit on funding available.

Table 6
Tax Base Revitalization Account
Livable Communities Funding Recommendation November 2013

| Communities | Recommendation | Percentage of Funding Available |
|---|----------------|---------------------------------|
| Suburban | \$682,700 | 12% |
| Cities of the first class (Minneapolis and St. Paul) | \$3,389,000 | 62% |
| Total Available | \$5,500,000 | 100% of total available |
| Balance | \$1,428,300 | 26% of total available |
| City with the largest cumulative funding recommendation: Saint Paul | \$1,783,900 | 32% of total amount available |

Projects Not Recommended for TBRA Funding

Minneapolis, Seward Commons Phase III (76 points) – The applicant is requesting \$200,000 for asbestos and lead-based paint abatement, demolition and soil remediation on a 1-acre industrial site with four buildings. The project is expected to be fully-funded by DEED and Hennepin County. Therefore, the recommendation is no funding.

Projects Not Eligible for TBRA Funding

Hastings Economic Development and Redevelopment Authority, Hudson Manufacturing (72 points) – The applicant is requesting \$249,548 in TBRA for soil remediation, ground water assessment, and soil vapor mitigation on a 3.9-acre industrial site with a 100,000 square foot building. Due to the low evaluation score the project did not meet the minimum score (75 points) required to be recommended for cleanup funding.

Saint Paul, Rayette Building (67 points) – The applicant is requesting \$270,000 in additional TBRA funding for asbestos and lead-based paint abatement within a 7-story building on a 0.5-acre commercial site. Due to the low evaluation score the project did not meet the minimum score (75 points) required to be recommended for cleanup funding.

Minneapolis, Thorp Building (65 points) – The applicant is requesting \$837,508 in TBRA funding for asbestos and lead-based paint abatement on a 7-acre

commercial site. Due to the low evaluation score the project did not meet the minimum score (75 points) required to be recommended for cleanup funding.

Minneapolis, Minnesota Innovation Park Phase 1A (53 points) – The applicant is requesting \$235,000 in TBRA funding for asbestos abatement on a 5.2-acre industrial site. Due to the low evaluation score the project did not meet the minimum score (75 points) required to be recommended for cleanup funding.

Minneapolis, Factory Lumber (28 points) The applicant is requesting \$19,998 in TBRA funding for Phase I and Phase II environmental site assessments, hazardous materials survey and development of a Response Action Plan (RAP) on a 1-acre commercial site. Due to the low evaluation score the project did not meet the minimum score (30 points) required to be recommended for investigation funding.

Projects Recommended for TBRA Funding

Following is a summary of each project recommended for funding, listed alphabetically by applicant and grant type. The grant-funded activities for each of the projects are expected to be completed within the grant term. At a minimum, each redevelopment project facilitated by the grant must commence construction within the grant term (i.e., 3 years for cleanup grants). Recommended funds are rounded down to the nearest \$100. For investigation applicants, grant amounts recommended exclude the 25% in required matching funds to be contributed by other public or private partners. It is possible that not all of the total estimated cleanup costs submitted in an application are eligible for reimbursement due to 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 an RAP approved by the MPCA or Minnesota Department of Agriculture (when applicable), ineligibility according to our grant administration guidelines or insufficient documentation of the proposed costs. For evaluation purposes, estimated private investment is limited to redevelopment costs excluding land value or acquisition costs as well as furniture fixtures and equipment or operating costs. Increases in the annual net tax capacity were calculated using a comparison of the net tax capacity assessed in 2013 with the future estimated net tax capacity for improvements that will be completed within a three-year grant term. Full-time equivalent jobs are based on the number of full-time and part-time hours divided by a 40-hour work week.

Project Summary

Grant # SG013-____
Grant Type Contamination Investigation
Applicant City of Roseville
Project Name Twin Lake Apartments
Project Location 2785 Fairview Avenue North, Roseville
Council District 10 – vacant

Project Detail

| | |
|-------------------------------------|---|
| Contaminant History | The 5.9-acre industrial site with two buildings was historically used as a trucking transfer facility. Potential contaminants of concern identified include lead-based paint and asbestos within the existing buildings, polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), metals and petroleum impacts to soil and ground water and potential related soil vapor impacts. |
| Potential redevelopment project | Potential benefits include the development of 125 market-rate apartments, 80 units of mixed-income housing (including 16 affordable units) and 6,000 square feet of office/retail space. |
| Potential net tax capacity increase | \$196,971 |
| Est. Jobs (FTEs) | 6 |
| Est. Affordable units (60% AMI) | 16 |
| Est. Total housing units | 205 |

Funding

| | |
|------------------|--|
| Requested amount | \$43,350 for Phase I environmental site assessment, Phase II investigation work plan and Phase II environmental site assessment, hazardous materials assessment and development of a Response Action Plan (RAP) |
| Funding partners | NA |
| Match | \$14,450 or 25% of the total eligible investigation cost submitted for reimbursement |
| Comments | Environmental investigation costs incurred prior to the date of grant award but within 180 days of the application date may be used for grant matching purposes only. Activities paid using other grant funding are not eligible for use as a matching cost. |

Use of Funds

| | |
|----------|--|
| Amount | Uses to be completed by 12/31/2014 |
| \$43,300 | For Phase I environmental site assessment, Phase II investigation work plan and Phase II environmental site assessment, hazardous materials assessment and development of a Response Action Plan (RAP) |

Project Summary

Grant # SG013-____
Grant Type Contamination Investigation
Applicant City of Saint Paul
Project Name Gross Given
Project Location 75 West Plato Boulevard, Saint Paul
Council District 13 – Kramer

Project Detail

| | |
|-------------------------------------|---|
| Contaminant History | The 5-acre commercial-industrial site was historically used as a lumberyard, a dye manufacturer, a dry cleaner, and other metal manufacturing businesses. Potential contaminants of concern identified include lead-based paint and asbestos within the existing building, polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), metals and petroleum impacts to the soil. |
| Potential redevelopment project | Potential benefits include the renovation of the existing building as office and storage and manufacturing space. |
| Potential net tax capacity increase | \$18,178 |
| Est. Jobs (FTEs) | 69 |
| Est. Affordable units (60% AMI) | NA |
| Est. Total housing units | NA |

Funding

| | |
|------------------|--|
| Requested amount | \$8,276 in TBRA funding for an asbestos assessment and abatement specifications |
| Funding partners | \$35,014 from DEED for an investigation work plan, Phase II environmental site assessment and preparation of a response action plan |
| Match | \$2,759 or 25% of the total eligible investigation cost submitted for reimbursement. |
| Comments | Costs for the Phase I ESA incurred prior to the date of grant award but within 180 days of the application date may be used for grant matching purposes only. Activities paid using other grant funding are not eligible for use as a matching cost. |

Use of Funds

| | |
|---------|---|
| Amount | Uses to be completed by 12/31/2014 |
| \$8,200 | For an asbestos assessment and abatement specifications |

Project Summary

Grant # SG013-____
Grant Type Contamination Cleanup
Applicant City of Fridley Housing and Redevelopment Authority
Project Name Northern Stacks Phase I
Project Location 4800 E River Road, Fridley
Council District 2 – Schreiber

Project Detail

| | |
|---|--|
| Contaminant history | The 30-acre industrial site for Phase 1 of a multi-phase development includes the East Annex Building, the southern surface parking lot, adjacent green space and a storm water pond for the former Naval Industrial Reserve Ordinance Plant (NIROP) operated by BAE Systems. The primary contaminants of concern identified include asbestos within the existing building, asbestos, polycyclic aromatic hydrocarbons (PAHs), metals, volatile organic compounds (VOCs) and petroleum in the soil and chlorinated solvents and petroleum impacts to the ground water, and related soil vapor impacts. |
| Redevelopment project to start construction by 12/31/16 | Expected benefits include the development of two buildings with a total of 345,000 square feet of office and warehouse space. |
| Jobs (FTEs) | 721 |
| Net tax capacity increase | \$537,549 |
| Acres cleaned | 30 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |

Funding

| | |
|------------------|--|
| Requested amount | \$547,000 in TBRA funding for asbestos abatement (including buried asbestos), soil and ground water remediation (including modification of the existing ground water system), soil vapor mitigation, lining of storm water ponds and associated demolition |
| Funding partners | \$835,000 from DEED for asbestos abatement (including buried asbestos), soil remediation, soil vapor mitigation, lining of storm water ponds and associated demolition |
| Comments | Costs associated with demolition and dewatering are not eligible for grant funding. |

Use of Funds

| | |
|-----------|--|
| Amount | Uses to be completed by 12/31/2016 |
| \$547,000 | For asbestos abatement (including buried asbestos), soil and ground water remediation (including modification of the existing ground water system), soil vapor mitigation and lining of storm water ponds. |

Project Summary

Grant # SG013-____
Grant Type Contamination Cleanup
Applicant City of Golden Valley
Project Name Xenia Project
Project Location 700 & 800 Xenia Avenue, Golden Valley
Council District 6 – Brimeyer

Project Detail

| | |
|---|--|
| Contaminant history | The 5.9-acre commercial site was formerly used by storage and printing businesses. Two former buildings on the site were demolished in 2011. The primary contaminants of concern identified include polycyclic aromatic hydrocarbons (PAHs) and petroleum impacts to soil. |
| Redevelopment project to start construction by 12/31/16 | Expected benefits include the development of 372 market-rate apartments in a five-story building with adjacent structured parking. |
| Jobs (FTEs) | 11 |
| Net tax capacity increase | \$566,725 |
| Acres cleaned | 5.9 |
| Total housing units | 372 |
| Affordable units (60% AMI) | 0 |

Funding

| | |
|------------------|--|
| Requested amount | \$92,412 for soil remediation |
| Funding partners | \$111,721 from DEED and \$101,999 from Hennepin County for soil remediation. |
| Comments | Cleanup activities incurred before the date of grant award are not eligible for TBRA funding. Dewatering and geotechnical costs are also not eligible for funding. |

Use of Funds

| | |
|----------|------------------------------------|
| Amount | Uses to be completed by 12/31/2016 |
| \$92,400 | For soil remediation |

Project Summary

Grant # SG013-____
Grant Type Contamination Cleanup
Applicant City of Minneapolis
Project Name 129 Plymouth
Project Location 129 Plymouth Avenue, Minneapolis
Council District 7 – Cunningham

Project Detail

| | |
|---|--|
| Contaminant history | The 0.8-acre vacant commercial site was formerly used by an auto salvage business. The contaminants of concern identified include lead and polynuclear aromatic hydrocarbons (PAHs) in the soil. |
| Redevelopment project to start construction by 12/31/16 | Expected benefits include the development of 10,000 square feet of multi-tenant retail space with surface parking. |
| Jobs (FTEs) | 18 |
| Net tax capacity increase | \$29,250 |
| Acres cleaned | 0.8 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |

Funding

| | |
|------------------|--|
| Requested amount | \$21,835 for soil remediation |
| Funding partners | \$140,145 from DEED and \$21,835 from Hennepin County for soil remediation |
| Comments | None. |

Use of Funds

| | |
|----------|------------------------------------|
| Amount | Uses to be completed by 12/31/2016 |
| \$21,800 | For soil remediation |

Project Summary

Grant # SG013-____
Grant Type Contamination Cleanup
Applicant City of Minneapolis
Project Name 807 Broadway Revival
Project Location 807 Broadway Street NE and 1100-1112 Quincy Street NE, Minneapolis
Council District 8 – Duinick

Project Detail

| | |
|---|---|
| Contaminant history | The 5.8-acre institutional site was formerly used as a public school administration building. (A new education service center building is being built at 1250 West Broadway Avenue.) The primary contaminants of concern identified include lead-based paint and asbestos within the existing buildings, polynuclear aromatic hydrocarbons (PAHs), trichloroethylene (TCE), waste ash and slag in the soil and naphthalene, PAHs, TCE in the ground water and related soil vapor impacts. |
| Redevelopment project to start construction by 12/31/16 | Expected benefits include the redevelopment of 3 brick buildings into 170,000 square feet of multi-tenant class B office/production space. The other ancillary storage and maintenance buildings on the site will be demolished and be used to add needed storm water management improvements, a plaza space and parking. |
| Jobs (FTEs) | 400 |
| Net tax capacity increase | \$239,250 |
| Acres cleaned | 5.8 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |

Funding

| | |
|------------------|--|
| Requested amount | \$576,788 for asbestos and lead-based paint abatement |
| Funding partners | NA |
| Comments | Costs associated with operations and maintenance of abated areas are not eligible for grant funding. |

Use of Funds

| | |
|-----------|---|
| Amount | Uses to be completed by 12/31/2016 |
| \$576,700 | For asbestos and lead-based paint abatement |

Project Summary

Grant # SG013-____
Grant Type Contamination Cleanup
Applicant City of Minneapolis
Project Name Miller Bag Building
Project Location 861 Hennepin Avenue East, Minneapolis
Council District 8 – Duinick

Project Detail

| | |
|---|--|
| Contaminant history | The 1.3-acre commercial and industrial site includes four buildings used by various manufacturing businesses. The vacant eastern portion of the site formerly included a foundry, blacksmith, painting, bronzing and machining operations and fuel oil and gasoline storage tanks. The primary contaminants of concern identified include lead-based paint and asbestos and petroleum-stained concrete within the existing buildings, polynuclear aromatic hydrocarbons (PAHs), metals (arsenic, barium and lead), ash, debris, and petroleum impacts to soil, petroleum impacts in the ground water and related soil vapor impacts. |
| Redevelopment project to start construction by 12/31/16 | Expected benefits include the renovation of the existing building on the south of the site and the construction of new office and warehouse space for a total of 31,000 square feet of office space and 11,500 square feet of production/retail space with adjacent surface parking. |
| Jobs (FTEs) | 137 |
| Net tax capacity increase | \$91,977 |
| Acres cleaned | 1.3 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |

Funding

| | |
|------------------|---|
| Requested amount | \$125,060 for asbestos and lead-based paint abatement and soil remediation |
| Funding partners | \$96,246 from DEED and \$55,071 from Hennepin County for asbestos and lead-based paint abatement and soil remediation |
| Comments | Excavation and loading of soil is not eligible. |

Use of Funds

| | |
|-----------|--|
| Amount | Uses to be completed by 12/31/2016 |
| \$125,000 | For asbestos and lead-based paint abatement and soil remediation (for hauling and disposal of contaminated soil and clean fill soil import only) |

Project Summary

Grant # SG013-____
Grant Type Contamination Cleanup
Applicant City of Minneapolis
Project Name Plymouth Building
Project Location 12 South 6th Street, Minneapolis
Council District 7 – Cunningham

Project Detail

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|---|---|
| Contaminant history | The 0.9-acre site includes a partially occupied 12-story office building. The primary contaminants of concern identified include lead-based paint and asbestos within the existing buildings and large fuel oil tanks within the building and under the sidewalk. |
| Redevelopment project to start construction by 12/31/16 | Expected benefits include the renovation of the building into a 273-unit hotel with a ballroom and a 7,335 square foot restaurant and enclosed parking. |
| Jobs (FTEs) | 243 |
| Net tax capacity increase | \$446,000 |
| Acres cleaned | 0.9 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |

Funding

| | |
|------------------|--|
| Requested amount | \$500,000 for asbestos and lead-based paint abatement (A prior LCA TOD request for asbestos and lead-based paint abatement submitted earlier in 2013 was withdrawn.) |
| Funding partners | \$101,700 from Hennepin County for well-sealing |
| Comments | Cleanup activities incurred before the date of grant award and demolition costs are not eligible for TBRA funding. |

Use of Funds

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|-----------|---|
| Amount | Uses to be completed by 12/31/2016 |
| \$500,000 | For asbestos and lead-based paint abatement |

Project Summary

Grant # SG013-____
Grant Type Contamination Cleanup
Applicant City of Minneapolis
Project Name Shapco Printing
Project Location 524 5th Street North, Minneapolis
Council District 7 – Cunningham

Project Detail

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|---|---|
| Contaminant history | The 1.2-acre industrial site was used by a printing business. The contaminants of concern identified include polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), metals (arsenic, lead, mercury), buried asbestos and debris and petroleum impacts to soil and ground water, hazardous substance contamination in the ground water and related soil vapor impacts. |
| Redevelopment project to start construction by 12/31/16 | Expected benefits include the development of an 8-story, 250,000 square foot single tenant office building with underground parking. |
| Jobs (FTEs) | 950 |
| Net tax capacity increase | \$792,750 |
| Acres cleaned | 1.2 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |

Funding

| | |
|----------------------|--|
| Requested amount | \$224,980 for additional soil and ground water remediation and soil vapor mitigation |
| Funding partners | \$350,000 from DEED and \$140,500 from Hennepin County for soil and ground water remediation and soil vapor mitigation. (Contamination cleanup funding previously awarded includes \$170,320 from Hennepin County in spring 2013 funding cycle.) |
| Previous LCA Funding | Contamination cleanup funding previously awarded includes \$487,400 from TBRA in spring 2013 funding cycle. |
| Comments | Activities incurred before the date of grant award are not eligible for TBRA funding. Dewatering and geotechnical costs are also not eligible for funding. |

Use of Funds

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|-----------|--|
| Amount | Uses to be completed by 12/31/2016 |
| \$224,900 | For soil and ground water remediation and soil vapor mitigation. |

Project Summary

Grant # SG013-____
Grant Type Contamination Cleanup
Applicant City of Minneapolis
Project Name WaHu Student Housing
Project Location 1016 – 1032 Washington Avenue SE, 2408 University Avenue SE, and 1025 Delaware Street SE, Minneapolis
Council District 8 – Duinick

Project Detail

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|---|---|
| Contaminant history | The 2-acre commercial site with two retail and service buildings was historically used by various manufacturing businesses including machining, plating, painting as well as a gas station and coal storage. The primary contaminants of concern identified include polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), metals and petroleum impacts to soil and ground water. |
| Redevelopment project to start construction by 12/31/16 | Expected benefits include the development of a mixed use development with 333 market-rate apartments and 30,500 square feet ground level retail and commercial space as well as surface and underground parking. |
| Jobs (FTEs) | 240 |
| Net tax capacity increase | \$863,150 |
| Acres cleaned | 1.93 |
| Total housing units | 333 |
| Affordable units (60% AMI) | 0 |

Funding

| | |
|----------------------|--|
| Requested amount | \$136,760 for additional soil and ground water remediation (including dewatering). |
| Funding partners | \$172,280 from DEED and \$50,000 from Hennepin County for soil and ground water remediation (Contamination cleanup funding previously awarded for the project \$460,895 from DEED and \$82,314 from Hennepin ERF in 2012.) |
| Previous LCA Funding | Contamination cleanup funding previously awarded for the project includes \$324,800 from TBRA in 2012. |
| Comments | Activities incurred before the date of grant award are not eligible for TBRA funding. Sheet piling and geotechnical costs are also not eligible for funding. |

Use of Funds

| | |
|-----------|--|
| Amount | Uses to be completed by 12/31/2016 |
| \$136,700 | For additional soil and ground water remediation (including dewatering). |

Project Summary

Grant # SG013-____
Grant Type Contamination Cleanup
Applicant City of Saint Paul
Project Name Custom House
Project Location 180 East Kellogg Boulevard, Saint Paul
Council District 13 – Kramer

Project Detail

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|---|--|
| Contaminant history | The 1.7-acre institutional site includes a vacant 17-story 750,000 square foot building formerly used as office, and industrial space for the U.S. postal office. The contaminants of concern identified include lead-based paint and asbestos within the existing building. |
| Redevelopment project to start construction by 12/31/16 | Expected benefits include the development of 200 market rate apartments, 150-room hotel with a 10,000 square foot restaurant, 94,500 square feet of office/flex space, 31,500 square feet of public space and enclosed parking. |
| Jobs (FTEs) | 66 |
| Net tax capacity increase | \$860,000 |
| Acres cleaned | 1.7 |
| Total housing units | 200 |
| Affordable units (60% AMI) | 0 |

Funding

| | |
|------------------|---|
| Requested amount | \$850,000 for asbestos and lead-based paint abatement and limited demolition to access asbestos-containing materials. |
| Funding partners | NA |
| Comments | |

Use of Funds

| | |
|-----------|---|
| Amount | Uses to be completed by 12/31/2016 |
| \$850,000 | For asbestos and lead-based paint abatement and limited demolition to access asbestos-containing materials. |

Project Summary

Grant # SG013-____
Grant Type Contamination Cleanup
Applicant City of Saint Paul
Project Name Lowertown Ballpark
Project Location 310 East Fifth Street, Saint Paul
Council District 13 – Kramer

Project Detail

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|---|--|
| Contaminant history | The 9.7-acre industrial site was historically used as a coal gas manufacturing site and various manufacturing and storage uses. The primary contaminants of concern identified include buried asbestos, and polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), metals (lead) and petroleum impacts to soil and ground water, and related soil vapor impacts. |
| Redevelopment project to start construction by 12/31/16 | Expected benefits include the development of a 7,000-seat baseball stadium. |
| Jobs (FTEs) | 59 |
| Net tax capacity increase | \$250,000 (annual Payment-in-Lieu-of-Taxes) |
| Acres cleaned | 9.7 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |

Funding

| | |
|------------------|--|
| Requested amount | \$748,100 for environmental investigation, soil and ground water remediation (including an impermeable infiltration barrier) and soil vapor mitigation |
| Funding partners | \$747,900 from Ramsey County (Contamination cleanup funding previously awarded for the project includes \$2M from DEED in 2012-2013.) |
| Comments | Activities incurred before the date of grant award are not eligible for TBRA funding. Demolition, dewatering and geotechnical costs are also not eligible for funding. |

Use of Funds

| | |
|-----------|---|
| Amount | Uses to be completed by 12/31/2016 |
| \$748,100 | For environmental investigation, soil and ground water remediation (including an impermeable infiltration barrier) and soil vapor mitigation. |

Project Summary

Grant # SG013-____
Grant Type Contamination Cleanup
Applicant City of Saint Paul
Project Name Western University Plaza
Project Location 370 University Avenue West
Council District 14 – Commers

Project Detail

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|---|---|
| Contaminant history | The 1.6-acre industrial site includes two buildings formerly used by a dairy processing business with a maintenance garage. The primary contaminants of concern identified include lead-based paint and asbestos within the existing buildings, volatile organic compounds (VOCs) and petroleum impacts to soil and ground water, and related soil vapor impacts. |
| Redevelopment project to start construction by 12/31/16 | Expected benefits include the development of 58 affordable apartments, 5,033 square feet of commercial space and up to 7 affordable owner-occupied townhomes or 5 unattached single-family homes. |
| Jobs (FTEs) | 8 |
| Net tax capacity increase | \$55,400 |
| Acres cleaned | 1.6 |
| Total housing units | 64 |
| Affordable units (60% AMI) | 64 |

Funding

| | |
|----------------------|--|
| Requested amount | \$177,630 for soil remediation and soil vapor mitigation |
| Funding partners | NA |
| Previous LCA Funding | Contamination cleanup funding previously awarded for the project includes \$106,900 from TBRA in the May 2013 funding cycle. Other LCA funding awarded includes \$1,558,361 in LCDA TOD funding in 2012. |
| Comments | Cleanup activities incurred prior to November 1, 2013 are not eligible for TBRA funding. Dewatering and geotechnical costs are also not eligible for funding. |

Use of Funds

| | |
|-----------|---|
| Amount | Uses to be completed by 12/31/2016 |
| \$177,600 | For soil remediation and soil vapor mitigation. (Vapor mitigation is for townhomes/single-family homes only.) |