

Community Development Committee

For the Metropolitan Council meeting of June 25, 2014

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

Proposed Action

That the Metropolitan Council: (1) amend the 2014 Annual Livable Communities Fund Distribution Plan (adopted on March 26, 2014) to transfer \$76,500 from the Tax Base Revitalization Account-Transit Oriented Development (TBRA-TOD) grant category to the spring funding round for regular TBRA; and (2) award ten (10) Tax Base Revitalization Account grants as follows:

| Projects recommended for May 2014 TBRA funding cycle: | Recommended amount |
|-------------------------------------------------------|--------------------|
| Contamination Site Investigation | |
| Minneapolis – Leef Services | \$50,000 |
| Contamination Cleanup | |
| Edina – Pentagon Park South | \$448,100 |
| Hastings HEDRA – Hudson Manufacturing Redevelopment | \$93,400 |
| Minneapolis – 800 West Broadway | \$205,800 |
| Minneapolis – East Side Station | \$712,200 |
| Minneapolis – Miller Bag Building | \$23,600 |
| Saint Louis Park EDA – Nestle | \$365,700 |
| Saint Paul – Hamm’s Brewery Redevelopment | \$385,700 |
| Saint Paul – Mississippi Market | \$92,000 |
| Saint Paul Port Authority – Phalen Park Office Center | \$200,000 |
| TOTAL | \$2,576,500 |

Summary of Committee Discussion/Questions

A question was asked about the recommended reduction in a grant request associated with assumed asbestos-containing materials. Applicants are expected to sample and confirm the amount of asbestos to be abated to help determine the right amount of financial support needed.

The motion to approve the proposed action passed unanimously.

Community Development Committee

Meeting date: June 16, 2014

For the Metropolitan Council meeting of June 25, 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

Staff Prepared/Presented: Marcus Martin, Senior Planner, 651-602-1054

Paul Burns, Manager, 651-602-1106

Division/Department: Housing & Livable Communities/Community Development

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| TOTAL | \$2,576,500 |

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://metro council.org/Council-Meetings/Committees/Metropolitan-Council/2014/3-26-14/0326_2014_64.aspx)

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 Metropolitan Development Guide. Each of the recommended proposals received in the May 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 2014 Livable Communities Fund Distribution Plan adopted in March

Funding

The 2014 Livable Communities Fund Distribution Plan approved \$5M for TBRA awards including up to \$250,000 for the contamination investigation grant category. The plan approved two funding cycles, each 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 first TBRA application cycle for 2014 with \$2,500,000 available.

The 2014 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.

Based on required TOD project concept plans received in May, two applications requested TBRA totaling \$2M, leaving \$1M in unrequested TBRA-TOD funds. This motion recommends shifting \$76,500 of the \$1M unrequested TBRA-TOD funds to this round to allow full funding of all proposals eligible for funding. Four projects recommended for funding in this round are located in TOD-eligible areas.

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 \$3.4M in requests from eight communities on May 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

May 2014 Application Summary

The Council issued a notice in March that grant funds were available in May. An applicant workshop was held with the Department of Employment and Economic Development (DEED), Hennepin County and Ramsey County in March. The TBRA funding available (with the recommended amendment to the annual fund distribution plan) is \$2,576,500 for the May 2014 cycle. The funds are from the TBRA fund balance through the Metropolitan Council's tax levy. Fifteen applications were received this May requesting a total of \$3.4M in grant funding. All of the eligibility criteria must be met in order to be considered for funding. With the additional \$76,500 in TBRA funding from the TBRA-TOD funding round, the program could fund 100% of the total eligible costs requested from applicants.

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 Metropolitan Development Guide 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 60 points. The point assignments were determined and reviewed by the TBRA coordinator and Community Development Division management. Tables 3 and 4 (starting on page 6) 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. The applications appear consistent with Council plans and policies. Future communication between the respective developers and the regional park's implementing agencies is recommended for the Hamm's Brewery Redevelopment, Hudson Manufacturing Redevelopment, Nestle and Pentagon Park South project sites to ensure access points with regional trail are located safely and appropriately so as not to have a detrimental impact on the regional trail corridors. For project sites that may encounter contaminated ground water that may be discharged to the metropolitan wastewater disposal system such as East Side Station and Mississippi Market, the developer must contact the MCES Industrial Waste department in order to obtain a discharge permit. In addition, developers must submit monthly discharge records containing volume of discharge so that wastewater service charges may be determined.

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 eligible 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 May 2014 round were over one percent of the development costs and were thus considered a significant barrier to development with the exception of MoZaic East.

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 that presented a significant barrier to development 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 table on the following page shows which applications made requests to the Metropolitan Council and other funding partners providing environmental investigation and cleanup funding during this funding cycle.

Review Record

Table 2: TBRA Funding Requests by Project and Grantor May 2014

| Applicant Project | Metropolitan Council | DEED | Hennepin County | Ramsey County |
|-------------------------------------------------------|----------------------|------|-----------------|---------------|
| Brooklyn Center - Howe Fertilizer | • | • | • | |
| Edina - Pentagon Park South | • | | | |
| Hastings - Hudson Manufacturing Redevelopment | • | • | | |
| Minneapolis - 800 West Broadway | • | | | |
| Minneapolis - East Side Station | • | • | • | |
| Minneapolis - Leef Services | • | | • | |
| Minneapolis - Miller Bag Building | • | • | • | |
| Minneapolis - MoZaic East | • | • | • | |
| Newport – Knauff Salvage | • | • | | |
| Osseo - Five Central Phase II | • | | • | |
| Saint Louis Park – Nestle | • | | | |
| Saint Paul - Hamm's Brewery Redevelopment | • | | | |
| Saint Paul -Mississippi Market | • | | | • |
| Saint Paul - Rice and Sycamore | • | • | | |
| Saint Paul Port Authority – Phalen Park Office Center | • | | | |

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

Occasionally, contaminant-specific funding is available 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 3 and 4 below. Ten 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 9.

Review Record

*Table 3
Tax Base Revitalization Account
May 2014 Ranking and Funding Recommendations
Contamination Cleanup Grant Applications*

| Rank | City - Project Name | Score | TBRA Request | Recommended Funding* |
|------|---------------------------------------------------------|-------|--------------|----------------------|
| 1 | Minneapolis - East Side Station ± | 96 | \$712,220 | \$712,200 |
| 2 | Saint Paul -Mississippi Market † | 95 | \$92,000 | \$92,000 |
| 3 | Minneapolis - Miller Bag Building | 94 | \$23,621 | \$23,600 |
| 4 | Edina - Pentagon Park South | 93 | \$448,159 | \$448,100 |
| 5 | Saint Paul - Hamm's Brewery Redevelopment ±, † | 92 | \$385,797 | \$385,700 |
| 6 | Hastings HEDRA - Hudson Manufacturing Redevelopment | 84 | \$360,633 | \$93,400 |
| 7 | Saint Paul Port Authority – Phalen Park Office Center † | 83 | \$200,000 | \$200,000 |
| 8 | Saint Louis Park EDA – Nestle | 82 | \$365,733 | \$365,700 |
| 9 | Minneapolis - 800 West Broadway ±, † | 79 | \$205,805 | \$205,800 |
| 10 | Newport – Knauff Salvage ** | 67 | \$28,582 | NA |
| 11 | Brooklyn Center EDA - Howe Fertilizer ** | NA | \$400,000 | NA |
| NA | Osseo - Five Central Phase II *** | NA | \$55,000 | NA |
| NA | Minneapolis MoZaic East ^ ± | NA | \$97,752 | NA |

*Table 4
Tax Base Revitalization Account
May 2014 Ranking and Funding Recommendations
Contamination Investigation Grant Applications*

| Rank | City - Project Name | Score | TBRA Request | Recommended Funding* |
|-----------------------------------------------------|--------------------------------------|-------|--------------|----------------------|
| 1 | Minneapolis – Leef Services ±, † | 51 | \$50,000 | \$50,000 |
| 2 | Saint Paul – Rice and Sycamore **, † | 17 | \$49,875 | NA |
| TOTAL Investigation and Cleanup Funding Recommended | | | | \$2,576,500 |

(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.

*** Application withdrawn.

^ Application did not meet eligibility criteria (demonstrated need).

± Located in a Transit Oriented Development Area

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

Additional Review Considerations

Additional funding limits are listed in Table 5 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 \$3.4M in requests from eight communities on May 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 5
Tax Base Revitalization Account
Livable Communities Funding Recommendations and Statutory Funding Limits*

| Communities | Recommendation | Percentage of Funding Available |
|----------------------------------------------------------------------|----------------|---------------------------------|
| Suburban | \$907,200 | 35% |
| Cities of the first class (Minneapolis and St. Paul) | \$1,669,300 | 65% |
| Total Available | \$2,576,500 | 100% of total available |
| Balance | \$0 | 0% of total available |
| City with the largest cumulative funding recommendation: Minneapolis | \$991,600 | 39% of total amount available |

Projects Not Recommended for TBRA Funding

Osseo – Five Central Phase II – The applicant is requesting \$55,000 for demolition costs on a vacant 0.82-acre site. The application was withdrawn because the demolition occurred prior to the application being reviewed and/or recommended for funding. An application to Hennepin County ERF is pending.

Projects Not Eligible for TBRA Funding

Newport, Knauff Salvage (67 points) – The applicant is requesting \$28,582 in TBRA funding for soil remediation, ground water sampling and well sealing on a 4.8 acre industrial site with a 4,800 SF 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, Rice and Sycamore (17 points) – The applicant is requesting \$49,875 in TBRA funding to conduct an environmental assessment on a mostly vacant 0.93-acre site. Due to the low evaluation score the project did not meet the minimum score (30 points) required to be recommended for investigation funding.

Review Record

Brooklyn Center EDA, Howe Fertilizer – The applicant has yet to receive an approval from the Minnesota Department of Agriculture for the cleanup of agricultural chemicals found on the site. Documentation of approval of the proposed cleanup by regulatory agencies is a requirement for applying for TBRA funding.

Minneapolis, MoZaic East – Upon review, the ratio of total cleanup costs eligible for TBRA funding to the total development costs (excluding acquisition costs) were below the required threshold to clearly demonstrate the need for financial assistance with the cleanup. Where the eligible 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.

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 2014 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 # | SG014-___ |
| Grant Type | Contamination Investigation |
| Applicant | City of Minneapolis |
| Project Name | Leef Services |
| Project Location | 164 Cedar Lake Road N; 190, 194, 196, 198, 203, 205, 212, 213, 217 James Avenue N; 187, 191, 195, 199, 208, 210, 216, 222, 226 Irving Avenue N, Minneapolis |
| Council District | 7 – Cunningham |

Project Detail

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminant History | The 4.3-acre decommissioned industrial site with two buildings was historically used as an industrial laundry for most of its existence. Potential contaminants of concern identified include lead-based paint and asbestos within the existing buildings, chlorinated solvents and petroleum impacts to soil and ground water and potential related soil vapor impacts. |
| Potential redevelopment project | Potential benefits include the renovation of the existing building into 60 condominiums, (made up of 47 market-rate and 16 affordable units). (Future development of the surrounding vacant properties may include retail.) |
| Potential net tax capacity increase | \$152,391 |
| Est. Jobs (FTEs) | 1 |
| Est. Affordable units (60% AMI) | 13 units |
| Est. Total housing units | 60 units |

Funding

| | |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested amount | \$50,000 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 | \$85,000 from Hennepin ERF |
| Previous LCA Funding | \$0 |
| Match | \$33,750 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. |

Use of Funds

| Amount | Uses to be completed by 6/30/2017 |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| \$50,000 | 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 # | SG014-___ |
| Grant Type | Contamination Cleanup |
| Applicant | City of Edina |
| Project Name | Pentagon Park South |
| Project Location | 4940 Viking Drive, 4901 77th Street W, 4900 Viking Drive, 4960 Viking Drive, 7701 Normandale Drive, Edina |
| Council District | 5 – Elkins |

Project Detail

| | |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminant history | The 8.1-acre site was formerly used for commercial office space with surface parking. The five existing buildings constructed in the 1960's are nearly entirely vacant and will be demolished. The primary contaminant of concern identified is asbestos within the existing buildings. |
| Redevelopment project to start construction by 06/30/17 | Expected benefits include the development of 375-room hotel, 250,000 SF office, 25,000 SF retail, and structured parking. |
| Jobs (FTEs) | 596 |
| Net tax capacity increase | \$1,531,005 |
| Acres cleaned | 8.1 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |

Funding

| | |
|--------------------------|---------------------------------------------------|
| Requested amount | \$448,159 in TBRA funding for asbestos abatement. |
| Funding partner requests | \$0 |
| Previous LCA Funding | \$0 |

Use of Funds

| | |
|-----------|------------------------------------------------|
| Amount | Uses to be completed by 6/30/2017 |
| \$448,100 | after the date of award for asbestos abatement |

Project Summary

Grant # SG014-____
Grant Type Contamination Cleanup
Applicant City of Hastings HEDRA
Project Name Hudson Manufacturing Redevelopment
Project Location 200 West 2nd Street, Hastings
Council District 16 – Wulff

Project Detail

| | |
|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminant history | The 2.4-acre industrial site was formerly used by a spray tank manufacturing business and historically used as a sawmill, lumber yard as well as a door and sash manufacturing business. The building is almost entirely vacant. Additions built in 1966 and 1974 have been demolished. The primary contaminant of concern identified is asbestos within the existing buildings. |
| Redevelopment project to start construction by 06/30/17 | Expected benefits include the renovation of the existing building into 35 apartments (42,538 SF) and 66,114 SF of commercial space including a 52-room hotel, restaurant and additional amenities including art and event space as well as a roof terrace. |
| Jobs (FTEs) | 74 |
| Net tax capacity increase | \$123,974 |
| Acres cleaned | 2.4 |
| Total housing units | 35 |
| Affordable units (60% AMI) | NA |

Funding

| | |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested amount | \$360,633 in TBRA funding for asbestos abatement |
| Funding partner requests | \$104,096 from DEED for soil remediation and soil vapor mitigation and \$400,000 from EPA via Dakota County for environmental investigation, soil remediation and soil vapor mitigation. |
| Previous LCA Funding | Contamination investigation funding previously awarded includes \$50,000 from TBRA in spring 2011 funding cycle. |
| Comments | The recommended award is reduced from the requested amount to due to large amount of materials assumed to contain asbestos. |

Use of Funds

| Amount | Uses to be completed by 6/30/2017 |
|----------|------------------------------------------------|
| \$93,400 | after the date of award for asbestos abatement |

Project Summary

| | |
|-------------------------|-----------------------------------------------------|
| Grant # | SG014-___ |
| Grant Type | Contamination Cleanup |
| Applicant | City of Minneapolis |
| Project Name | 800 West Broadway |
| Project Location | 800 West Broadway, 2109 Aldrich Avenue, Minneapolis |
| Council District | 7 – Cunningham |

Project Detail

| | |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminant history | The 0.9-acre commercial site was formerly used as a retail furniture business and historically as an automotive dealership and includes an adjacent residential building. The two buildings are currently vacant. The primary contaminants of concern identified include asbestos and lead-based paint within the existing buildings, and petroleum impacts associated with underground storage tanks, and automotive repair activities including hoists, oil and water separators and waste traps. |
| Redevelopment project to start construction by 06/30/17 | Expected benefits include the renovation of the existing commercial building into 47,100 SF of office, restaurant and retail space with surface parking. The residential building will be demolished. |
| Jobs (FTEs) | 85 |
| Net tax capacity increase | \$78,160 |
| Acres cleaned | 0.9 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |

Funding

| | |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested amount | \$205,805 in TBRA funding for asbestos and lead-based paint abatement and mitigating petroleum impacts including removal of underground storage tanks, oil and water separator and hoists and petroleum wastes |
| Funding partner requests | \$0 |
| Previous LCA Funding | Contamination cleanup funding previously spent includes \$66,958 from a partially relinquished grant TBRA grant awarded in spring 2008 funding cycle. |
| Comments | Costs associated with management or disposal of regulated materials are not eligible for grant funding. |

Use of Funds

| Amount | Uses to be completed by 6/30/2017 |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| \$205,800 | after the date of award for asbestos and lead-based paint abatement and mitigating petroleum impacts including removal of underground storage tanks, oil and water separator and hoists and petroleum wastes |

Project Summary

| | |
|-------------------------|------------------------------------------------------------------------------------------------------|
| Grant # | SG014-___ |
| Grant Type | Contamination Cleanup |
| Applicant | City of Minneapolis |
| Project Name | East Side Station |
| Project Location | 315 First Avenue NE; 101,115, 119 and 125 4th Street NE, 108, 116 and 120 5th Street NE; Minneapolis |
| Council District | 8 – Duinick |

Project Detail

| | |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminant history | The 5.4-acre industrial site was formerly used by an electroplating business and historically used by a street car repair business. The primary building was demolished in May and an auxiliary storage building will be demolished this summer. The primary contaminants of concern identified include volatile organic compounds (VOCs) particularly trichloroethene (TCE), metals (lead, cadmium, chromium, nickel), cyanide, polynuclear aromatic hydrocarbons (PAHs) in the soil and perched ground water and debris in fill soils. |
| Redevelopment project to start construction by 06/30/17 | Expected benefits include the development of 472 market-rate apartments and 25,000 SF of retail/commercial space with underground parking. |
| Jobs (FTEs) | 56 |
| Net tax capacity increase | \$982,945 |
| Acres cleaned | 5.4 |
| Total housing units | 472 |
| Affordable units (60% AMI) | 0 |

Funding

| | |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested amount | \$712,220 in TBRA funding for soil remediation and ground water treatment (including operations and maintenance and ground water sampling). |
| Funding partner requests | \$933,083 from DEED soil remediation, disposal of contaminated concrete and \$250,000 from Hennepin ERF for disposal of contaminated soil. |
| Previous LCA Funding | \$0 |
| Comments | Costs incurred prior to grant award are not eligible for grant funding. In addition costs associated with asbestos abatement are not eligible due to lack of data regarding asbestos containing materials. |

Use of Funds

| Amount | Uses to be completed by 6/30/2017 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| \$712,200 | after the date of award for soil remediation and ground water treatment (including operations and maintenance and ground water sampling). |

Project Summary

| | |
|-------------------------|------------------------------------|
| Grant # | SG014-___ |
| Grant Type | Contamination Cleanup |
| Applicant | City of Minneapolis |
| Project Name | Miller Bag Building |
| Project Location | 861 E Hennepin Avenue, Minneapolis |
| Council District | 8 – Duininck |

Project Detail

| | |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminant history | The 1.3-acre commercial and industrial site was formerly used by a textile bag manufacturing business and historically had a variety of industrial uses including a planing mill, a window blind factory, warehouses, lumberyard, mattress factory, foundry, blacksmith, as well as painting bronzing and machining operations and a rug company. There are four existing buildings on the site. The southern-most building will be renovated. The other buildings will be demolished to allow for new construction. The primary contaminants of concern identified include polycyclic aromatic hydrocarbons (PAHs), metals (arsenic, barium, lead) and petroleum impacts to soil. |
| Redevelopment project to start construction by 06/30/17 | Expected benefits include the development of 38,138 square feet of office and 8,425 square feet of warehouse/light industrial space. |
| Jobs (FTEs) | 144 |
| Net tax capacity increase | \$92,000 |
| Acres cleaned | 1.3 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |

Funding

| | |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested amount | \$23,651 in TBRA funding for soil remediation |
| Funding partner requests | \$50,000 from DEED and \$20,000 from Hennepin ERF for soil remediation. (Hennepin ERF previously awarded \$55,071 in fall 2013. The City of Minneapolis provided EPA assessment funding totaling \$51,070 in 2012-13.) |
| Previous LCA Funding | Contamination cleanup funding previously awarded includes \$125,000 from TBRA in fall 2013 funding cycle. |
| Comments | Costs associated with asbestos abatement are not eligible for grant funding. (Prior grant funding was awarded for abatement and a portion of the required soil remediation.) |

Use of Funds

| | |
|----------|----------------------------------------------|
| Amount | Uses to be completed by 6/30/2017 |
| \$23,600 | after the date of award for soil remediation |

Project Summary

Grant # SG014-____
Grant Type Contamination Cleanup
Applicant City of Saint Louis Park EDA
Project Name Nestle
Project Location 5320 23rd Street West, Saint Louis Park
Council District 6 – Brimeyer

Project Detail

| | |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminant history | The 18.4-acre (24.8 gross acres) industrial site was formerly used by food production businesses and historically was used as a heavy machinery retailer. All of the buildings on the site are vacant and will be renovated except building 3 which will be demolished. The primary contaminants of concern identified include asbestos in all 12 buildings and lead-based paint in building #9 only. |
| Redevelopment project to start construction by 06/30/17 | Expected benefits include the renovation of existing buildings into 256,465 SF of multi-tenant office and industrial space. |
| Jobs (FTEs) | 200 |
| Net tax capacity increase | \$85,000 |
| Acres cleaned | 18.4 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |
| Funding | |
| Requested amount | \$365,733 in TBRA funding for asbestos and lead-based paint abatement |
| Funding partner requests | \$0 |
| Previous LCA Funding | \$0 |
| Comments | Costs associated with potential soil and ground water contamination under investigation are not eligible for grant funding. |
| Use of Funds | |
| Amount | Uses to be completed by 6/30/2017 |
| \$365,700 | after the date of award for asbestos and lead-based paint abatement |

Project Summary

| | |
|-------------------------|----------------------------------|
| Grant # | SG014-___ |
| Grant Type | Contamination Cleanup |
| Applicant | City of Saint Paul |
| Project Name | Hamm's Brewery Redevelopment |
| Project Location | 682 Minnehaha Avenue, Saint Paul |
| Council District | 13 – Kramer |

Project Detail

| | |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminant history | The application is for approximately 0.9 acres of the larger 8.9 industrial site was formerly used as a brewery. The subject property includes buildings number 2, 3, 6, 18, 23, 24, 25 and 56 located south of Minnehaha Avenue. The primary contaminants of concern identified include asbestos and other miscellaneous regulated materials. |
| Redevelopment project to start construction by 06/30/17 | Expected benefits include the renovation of vacant industrial building #18 into 38,000 SF hydroponic farm and renovation of 127,109 SF in buildings #2,3, 6, 23,24,25 and 56) into 41 live-work apartments (including 21 affordable units). |
| Jobs (FTEs) | 50 |
| Net tax capacity increase | \$98,500 |
| Acres cleaned | 0.9 |
| Total housing units | 41 |
| Affordable units (60% AMI) | 21 |

Funding

| | |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested amount | \$385,797 in TBRA funding for asbestos abatement |
| Funding partner requests | \$0 |
| Previous LCA Funding | Contamination cleanup funding previously awarded includes \$124,600 for adjacent redevelopments in buildings 1, 7, 8, 13 & 59 from TBRA in spring 2013 funding cycle. |
| Comments | Costs associated with management of other regulated materials are not eligible for grant funding. |

Use of Funds

| Amount | Uses to be completed by 6/30/2017 |
|-----------|------------------------------------------------|
| \$385,700 | after the date of award for asbestos abatement |

Project Summary

| | |
|-------------------------|---------------------------------|
| Grant # | SG014-___ |
| Grant Type | Contamination Cleanup |
| Applicant | City of Saint Paul |
| Project Name | Mississippi Market |
| Project Location | 740 East 7th Street, Saint Paul |
| Council District | 13 – Kramer |

Project Detail

| | |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminant history | The 1-acre vacant commercial site is the eastern portion of a larger 2.6-acre site that was formerly used as by commercial laundry business and adjacent residences. All of the prior buildings located on the site were demolished by 2007. The primary contaminants of concern identified include impacts from isolated areas of diesel-range organics (DRO), petroleum and non-petroleum volatile organic compounds (VOCs) remaining in the soil and soil vapor (particularly carbon tetrachloride and tetrachloroethene (PCE) and trichloroethene (TCE)) after a partial cleanup was done in 2009. |
| Redevelopment project to start construction by 06/30/17 | Expected benefits include the development of 23,500 SF, 2.5-story commercial retail building with parking. |
| Jobs (FTEs) | 76.5 |
| Net tax capacity increase | \$42,296 |
| Acres cleaned | 1 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |

Funding

| | |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Requested amount | \$92,000 in TBRA funding for reimbursement of environmental investigation, soil remediation and soil vapor mitigation |
| Funding partner requests | \$82,330 from Ramsey County ERF. (DEED awarded \$545,000 in a prior grant for soil remediation in 2007) |
| Previous LCA Funding | Contamination cleanup funding previously spent includes \$74,347 from a partially relinquished grant TBRA grant awarded in 2007. |
| Comments | Costs associated with excavation and loading of soils and dewatering are not eligible for grant funding. |

Use of Funds

| Amount | Uses to be completed by 6/30/2017 |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| \$13,770 | up to 180 days prior to application due date for environmental investigation (including a Phase I environmental site assessment and soil vapor testing). |
| \$78,230 | after the date of award for soil remediation and soil vapor mitigation (including a vapor barrier and an active soil venting extraction (SVE) system). |

Project Summary

Grant # SG014-____
Grant Type Contamination Cleanup
Applicant Saint Paul Port Authority
Project Name Phalen Park Office Center
Project Location 777 Forest Street, Saint Paul
Council District 13 – Kramer

Project Detail

| | |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminant history | The 5.4-acre (5.6 gross acres) commercial site was formerly used as an office within the former 3M manufacturing campus. The office building (building 21) has been vacant since 2008. All of the surrounding industrial buildings were demolished in 2012. The primary contaminants of concern identified include asbestos and lead-based paint within the building. |
| Redevelopment project to start construction by 06/30/17 | Expected benefits include the renovation of vacant building into 76,500 SF of office space. |
| Jobs (FTEs) | 240 |
| Net tax capacity increase | \$33,000 |
| Acres cleaned | 5.4 |
| Total housing units | NA |
| Affordable units (60% AMI) | NA |

Funding

| | |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested amount | \$200,000 in TBRA funding for asbestos and lead-based paint abatement |
| Funding partner requests | \$0 for abatement (Prior contamination cleanup funding totaling \$684,056 has been awarded by DEED and \$199,421 from the EPA for soil cleanup within Parcel 3 in the larger adjacent Beacon Bluff redevelopment) |
| Previous LCA Funding | Prior TBRA contamination cleanup funding awarded to the larger Beacon Bluff redevelopment area, including Parcel 3, includes \$350,000 awarded in 2010 and \$111,800 awarded in 2011 but excludes abatement associated with the existing office building. |

Use of Funds

| | |
|-----------|---------------------------------------------------------------------|
| Amount | Uses to be completed by 6/30/2017 |
| \$200,000 | after the date of award for asbestos and lead-based paint abatement |