

Community Development Committee

For the Metropolitan Council meeting of January 13, 2016

Subject: Livable Communities Act Tax Base Revitalization Account Grant Recommendations

Proposed Action

That the Metropolitan Council (1) award 12 Tax Base Revitalization Account grants as follows and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Projects recommended for Fall 2015 TBRA funding cycle:	Recommended amount
Pilot	
University Av Inc. (Former Lexington Library)	\$13,500
Contamination Cleanup	
Fridley HRA - Northern Stacks Phase III	\$902,500
Minneapolis - 117 27th	\$175,300
Minneapolis - 4041 Hiawatha	\$58,800
Minneapolis - ABC Industrial Development	\$150,000
Minneapolis - Aeon Prospect Park	\$201,300
Minneapolis - Great River Landing	\$187,200
Minneapolis - PPL YouthLink Supportive Services	\$110,000
Minneapolis - Target Field Office Building	\$477,900
Saint Paul - 745 Cleveland	\$213,300
Saint Paul - Fillmore Av Apartments	\$174,400
Saint Paul - Midway Senior Living	\$777,300
TOTAL	\$3,441,500

Summary of Committee Discussion/Questions

A comment was made regarding the need to separate funding between the regular TBRA and TBRA-TOD grant categories. The Chair requested staff to present the committee options for TBRA funding as part of the 2016 Annual Fund Distribution Plan process.

The motion to approve the proposed action passed unanimously.

Community Development Committee

Meeting date: December 21, 2015

For the Metropolitan Council meeting of January 13, 2016

Subject: Livable Communities Act Tax Base Revitalization Account 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

Division/Department: Housing & Livable Communities/Community Development

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Background

The Tax Base Revitalization Account (TBRA) is one of three active accounts established by the Livable Communities Act (LCA). The TBRA provides grants to clean up and redevelop contaminated land and buildings. The Council adopted the 2015 TBRA guidelines, criteria, schedule, and evaluation process as part of the Fund Distribution Plan (FDP) earlier this year.

Rationale

Contamination cleanup grants are awarded based on how well the proposals meet the requirements of the LCA and the Council's development goals described in Thrive MSP 2040. Each of the recommended proposals received in the fall 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 comply with guidelines established in the 2015 FDP.

Funding

As outlined in the FDP, the following funding was approved for 2015:

- \$5M for TBRA investigation and cleanup activities, with up to \$250,000 of that amount for the site investigation grant category. The plan approved two funding cycles. A balance of \$2,500,000 remains for the fall funding round.
- \$1M for a new pilot grant category to encourage development on strategic sites within areas of concentrated poverty that do not have a specific redevelopment project but show potential for job creation. A balance of \$809,400 remains for the fall round. (The balance of funds not awarded will be available in 2016.)
- \$2M for TBRA Transit-Oriented Development (TBRA-TOD) awards. The Council did not award any TBRA-TOD grants in 2015. A portion of the funding was awarded in the regular spring TBRA round leaving \$1,145,000 available to be used in the fall round of the regular program. This recommendation is using \$928,000 of these available funds. (The balance of funds not awarded will be available in 2016.)
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Cross-over between regular-program TBRA and TBRA-TOD applications. The cleanup grant category in the fall round of the TBRA applications is over-subscribed. To fund as many qualified applications as possible, staff recommends using the \$928,000 in under-subscribed 2015 TBRA-TOD funds in the fall round of regular program grants. (Nine of the 12 cleanup projects recommended for funding in this round are located in TOD grant-eligible areas.) The FDP provides for this cross-over between TBRA grant categories.

Statutory limits. The LCA legislation limits funding when competition exceeds the amount available. In this grant cycle, the total amount requested – over \$3.5M – exceeds the available funding. To comply with the statute, in this round no more than 75% of the available TBRA funding may be awarded to Minneapolis and Saint Paul and no more than 50% of the available funding may be awarded to a single city. Increasing the amount available for the fall round of regular TBRA grants also increases the amounts associated with the statutory limits.

This recommendation adds \$928,000 of TBRA-TOD funding to the \$2.5M in regular-program TBRA available for this funding cycle. The statutory limit of the total award to projects in a single city therefore is \$1,714,000 or less. The second statutory limit for the sum of the requests for projects located in Minneapolis or Saint Paul increases to \$2,571,000 or less. The sum of the funding recommendations for these cities are lower than the statutory limit amounts.

Known Support / Opposition

Applicants submitted resolutions endorsing each of the applications. No documented opposition to any of the proposed projects was presented to staff during the application review process.

Review Record

Review Process

Staff issued a notice of funding availability in September 2015 pursuant to the schedule in the 2015 Annual Livable Communities Fund Distribution Plan (FDP). Staff conducted a workshop in September for prospective applicants, in collaboration with the Department of Employment and Economic Development (DEED), Hennepin County, and Ramsey County. Staff also provided additional technical assistance to applicants prior to the application deadline.

The Council received 15 applications in November, totaling \$3.5M in requests. With the additional TBRA-TOD funding, the TBRA program could fund 100% of the eligible costs requested for the applications meeting the minimum scoring threshold. Staff reviewed cleanup applications in November and early December using the following evaluation categories approved in the FDP:

- increase to the tax base,
- access to jobs and/or affordable housing and economic competitiveness,
- brownfield cleanup/environmental health improvements,
- orderly and efficient land use,
- readiness and market demand,
- partnership, and
- housing performance score

Staff also reviewed an investigation and a pilot proposal using criteria approved in the FDP in categories above with an emphasis on potential outcomes.

Council staff in Environmental Services, Transportation, Regional Parks, and Local Planning Assistance provided comments. The Council’s brownfield funding partners in the metro area including DEED and Hennepin County provided additional comments. One applicant recommended for funding (Target Field Office Building) is expected to need a comprehensive plan amendment for the redevelopment proposed. Local Planning Assistance staff do not expect any issues with the comprehensive plan amendment.

Proposals must meet or exceed a minimum score to be recommended for funding. Contamination cleanup applicants must score a minimum of 75 points. Cleanup site investigation projects and pilot projects applicants must score a minimum of 30 points. Two cleanup applicants – Indian Knoll Manor (Mound) and 4911 Excelsior (St Louis Park) – did not achieve the required minimum score.

Table 1: Contamination Cleanup Application Scoring Summary

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1	Minneapolis - Target Field Office Building ±	120	\$377,930	\$477,900
2	Minneapolis - ABC Industrial Development ±	112	\$100,000	\$150,000
3	Minneapolis - Aeon Prospect Park ±	96	\$121,688	\$201,300
4	Minneapolis - Great River Landing ±	95	\$226,253	\$187,200
5	Minneapolis - 4041 Hiawatha ±	93	\$29,435	\$58,800
6-tie	Minneapolis - PPL YouthLink Supportive Services ±	91	\$55,000	\$110,000
6-tie	Saint Paul - Midway Senior Living ±	91	\$808,848	\$777,300

Review Record

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
7-tie	Saint Paul - 745 Cleveland ±	88	\$213,370	\$213,300
7-tie	Saint Paul - Fillmore Av Apartments	88	\$174,486	\$174,400
8	Minneapolis - 117 27 th ±	87	\$97,294	\$175,300
9	Fridley HRA - Northern Stacks Phase III	82	\$902,500	\$902,500
10	Mound - Indian Knoll Manor	70	\$290,982	\$0
11	St Louis Park EDA - 4911 Excelsior	68	\$148,640	\$0
	<i>TOTAL Cleanup Funding Recommended</i>			<i>\$3,428,000</i>

Table 2: Contamination Investigation Grant and Pilot Application Scoring Summary

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
Investigation				
	Washington County HRA – Woodbury Redevelopment (Carey Parcel)	34	\$22,500	\$0**
Pilot				
	Saint Paul – University Av Inc. (Former Lexington Library) ±	35	\$13,500	\$13,500

- Eligible grant costs listed for investigations exclude the 25% matching fund requirement.
- * Recommended funds are rounded down to the nearest \$100.
 - ± Located in a Transit-Oriented Development Area.
 - ** Investigation award recommendation expected from DEED

Partner Funding

In addition to TBRA funding, other sources of public funding are available to investigate and clean up contaminated sites. 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 are not dependent on the decisions of the other funding partners.

Grant requests to DEED and Hennepin County are under review. In order to maximize the number of qualified applicants that receive financial support among the funding partners, additional funding over the original TBRA request amount is recommended for the following projects in Minneapolis that requested funding from the Hennepin County Environmental Response Fund:

- Target Field Office Building
- ABC Industrial Development
- Aeon Prospect Park
- 4041 Hiawatha
- PPL YouthLink Supportive Services
- 117 27th

Funding partners have not made their recommendations yet. It is likely that Hennepin County staff will recommend additional funding to support Indian Knoll Manor, Mound.

Review Record

Additional Review Considerations

As stated in the [funding section of this business item](#) above, the LCA statute places limits on the amount of funds that may be awarded when the TBRA account is oversubscribed. The account was oversubscribed in the fall funding cycle. The recommended amounts and percentages shown in Table 3 below are below the required statutory limits of 75% for cities of the first class and 50% for individual cities respectively.

Table 3: TBRA Funding Recommendations and Statutory Funding Limits

Communities	Recommendation	Percentage of Funding Available
Suburban	\$902,500	26%
Cities of the first class (Minneapolis and St. Paul)	\$2,525,500	74%
Recommended Total Investigation & Cleanup Funding Available	\$3,428,000	
Balance	\$0	
City with the largest cumulative funding recommendation: Minneapolis	\$1,360,500	40%

Projects Not Recommended for TBRA Funding

The following project ranked high enough to be considered for funding but is not recommended because a duplicate investigation funding request submitted to DEED is likely to be funded.

- Woodbury Redevelopment (Carey Parcel)

Projects Not Eligible for TBRA Funding

Applications that did not meet the scoring threshold:

- Indian Knoll Manor, Mound
- 4911 Excelsior, St. Louis Park

Projects Recommended for TBRA funding

A summary follows for each project recommended for funding, listed alphabetically by applicant and grant type. For evaluation purposes, please note:

- The grant-funded activities for each of the projects are expected to be completed within the grant term, and each redevelopment project facilitated by the grant must at least commence construction within the grant term (for example, three years for cleanup grants).
- Recommended funds are rounded down to the nearest \$100.
- It is possible that not all of the total estimated cleanup costs submitted in an application are eligible for reimbursement due to a number of factors. These can include 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 a Response Approval Plan approved by the MPCA or Minnesota Department of Agriculture; ineligibility according to our grant administration guidelines or insufficient documentation of the proposed costs.

Review Record

- Increases in the annual net tax capacity were calculated using a comparison of the net tax capacity assessed in 2015 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.
- Funding Partner Requests are limited to costs associated with brownfield investigation and/or cleanup

Project Summary

Grant #	
Grant Type	Pilot
Applicant	City of Saint Paul
Project Name	University Av Inc. (Former Lexington Library)
Project Location	1080 University Avenue West, Saint Paul
Council District	14 – Jon Commers

Project Detail

Contaminant history	The 0.6-acre site and immediate surrounding area has historically been used for commercial purposes. The existing building is vacant. The primary contaminants of concern include hazardous materials including asbestos and lead-based paint in the building and potential soil vapor intrusion from potential off-site contaminants.
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Funding

Requested amount	\$13,500
Funding partner requests	\$0
Previous LCA funding	\$0
Match	\$4,500

Use of Funds

Amount	Uses to be completed by 12/31/2016
\$13,500	For Phase I environmental site assessment, hazardous materials assessment, abatement plans, and a limited phase II environmental site assessment including a soil vapor assessment.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Fridley HRA
Project Name	Northern Stacks Phase III
Project Location	4800 East River Road, Fridley
Council District	2 – Lona Schreiber

Project Detail

Contaminant history	<p>Development phase III is a vacant 30.7-acre industrial site that was part of a larger 122-acre site used by the former Naval Industrial Reserve Ordinance Plant (NIROP) operated by BAE Systems. The site was historically used for manufacturing industrial pumps and later for manufacturing naval gun mounts. Foundations of the former building, an electrical substation and a small building for an active ground water pump and treatment equipment remain.</p> <p>The primary contaminants of concern include chlorinated solvents, polynuclear aromatic hydrocarbons, metals, and petroleum compounds in the soil and volatile organic compounds and petroleum-related impacts to the ground water and related soil vapor impacts.</p>
Redevelopment project to start construction by 6/30/2018	Expected benefits include the development of 446,400 square feet of new office-warehouse and bulk distribution industrial space.
Jobs (FTEs)	927
Net tax capacity increase	\$336,392
Acres cleaned	30.7
Total housing units	0
Affordable units (80% AMI or less)	0

Funding

Requested amount	\$902,500
Funding partner requests	\$2,020,500
Previous LCA funding	\$0 for Phase III (Contamination cleanup funding previously awarded for prior phases of the redevelopment project includes \$547,000 from TBRA and \$835,000 from DEED in the fall 2013 funding cycle and \$600,000 from TBRA and \$903,500 from DEED in the fall 2014 funding cycle.)

Use of Funds

Amount	Uses to be completed by 6/30/2018
\$902,500	For soil remediation, soil vapor mitigation, treatment of contaminated ground water, and modifications to an existing ground water extraction system

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	117 27th
Project Location	117 - 27th Avenue Southeast and 1710 Franklin Avenue, Minneapolis
Council District	8 – Cara Letofsky

Project Detail

Contaminant history	The 2-acre site was used as office and warehouse by building contractors and as art space. The site was historically used for automobile and locomotive repair and later as a fire brick supply warehouse. The primary contaminants of concern include polynuclear aromatic hydrocarbons and arsenic in the soil.
Redevelopment project to start construction by 6/30/2018	Expected benefits include the development of 215 market-rate apartments in two five-story apartment buildings on top of a single parking garage.
Jobs (FTEs)	5
Net tax capacity increase	\$331,158
Acres cleaned	2
Total housing units	215
Affordable units (80% AMI or less)	0

Funding

Requested amount	\$97,294
Funding partner requests	\$529,313
Previous LCA funding	\$0
Comments	Demolition, soil excavation, and soil vapor mitigation are not eligible for grant funding.

Use of Funds

Amount	
\$175,300	For environmental investigation including a soil vapor assessment and contaminated soil transport, disposal, and backfill.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	4041 Hiawatha
Project Location	4041 Hiawatha Avenue, Minneapolis
Council District	8 – Cara Letofsky

Project Detail

Contaminant history	<p>The 1.8-acre site was previously used by a corrugated box manufacturer. The site was historically used by a window and door manufacturing company.</p> <p>The primary contaminants of concern include arsenic and debris in the soil and tetrachlorethene (PCE) in the soil vapor. (Abatement of asbestos and lead-based paint within the building was included in a prior grant awarded in spring funding cycle of 2015.)</p>
Redevelopment project to start construction by 6/30/2018	Expected benefits include the renovation of the existing building into 78 affordable apartments with interior and exterior surface parking.
Jobs (FTEs)	2
Net tax capacity increase	\$36,375
Acres cleaned	1.8
Total housing units	78
Affordable units (80% AMI or less)	78
Funding	
Requested amount	\$29,435
Funding partner requests	\$132,534
Previous LCA funding	\$130,100 in 2015
Use of Funds	
Amount	
\$58,800	For soil remediation and soil vapor mitigation

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	ABC Industrial Development
Project Location	314 6th Avenue North, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail

Contaminant history	The 0.8-acre site was a warehouse with a small office. The primary contaminants of concern include polyaromatic hydrocarbons, diesel range organics, ash, and building debris in soil.
Redevelopment project to start construction by 6/30/2018	Expected benefits include the development of a six-story, mixed-use building with 143 market-rate apartments, 16,370 square feet of retail space, and underground parking.
Jobs (FTEs)	81.4
Net tax capacity increase	\$319,344
Acres cleaned	0.8
Total housing units	143
Affordable units (80% AMI or less)	0
Funding	
Requested amount	\$100,000
Funding partner requests	\$351,260
Previous LCA funding	\$0
Comments	Demolition, soil excavation, and permit fees are not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by 12/31/2018
\$150,000	For environmental investigation, asbestos and lead-based paint abatement and contaminated soil transport, disposal and backfill

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Aeon Prospect Park
Project Location	3001 4th Street SE, Minneapolis
Council District	8 – Cara Letofsky

Project Detail

Contaminant history	<p>The 0.7-acre site used for various industrial tenants before Habitat for Humanity occupied the building. The site was historically used by a tractor repair business.</p> <p>The primary contaminants of concern include polynuclear aromatic hydrocarbons and debris in the soil and tetrachloroethene (TCE) and 1, 3-butadiene in the soil vapor.</p>
Redevelopment project to start construction by 6/30/2018	Expected benefits include the development of 66 affordable apartments, 7 market-rate apartments, and 5,000 square foot office or community room space with underground parking.
Jobs (FTEs)	2
Net tax capacity increase	\$68,724
Acres cleaned	0.7
Total housing units	73
Affordable units (80% AMI or less)	66

Funding

Requested amount	\$121,688
Funding partner requests	\$121,688
Previous LCA funding	\$1.445M in LCDA-TOD funding in 2014 and \$1M in LCDA-TOD funding was also provided for the adjacent 4 th Street Infrastructure project in 2013
Comments	Vapor mitigation (including the vapor barrier) and soil excavation are not eligible for grant funding.

Use of Funds

Amount	
\$201,300	For contaminated soil transport, disposal, and backfill

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Great River Landing
Project Location	813 North 5th Street, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail

Contaminant history	<p>The vacant 0.6-acre site was recently used by an auto repair and fish processing businesses adjacent to a rail line. The only building remaining on the site is a garage. The site was historically used for warehouse storage.</p> <p>The primary contaminants of concern include diesel-range organics, volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons, and metals (arsenic and lead) in the soil and vinyl chloride in the ground water and additional VOCs in the soil vapor.</p>
Redevelopment project to start construction by 6/30/2018	Expected benefits include the development of a five-story building with 72 affordable apartments with underground parking.
Jobs (FTEs)	15.4
Net tax capacity increase	\$18,122
Acres cleaned	0.6
Total housing units	72
Affordable units (80% AMI or less)	72
Funding	
Requested amount	\$226,253
Funding partner requests	\$0
Previous LCA funding	\$500,000 in LCDA funding in 2015
Comments	Phase I and Phase II environmental site investigations, soil excavation and vapor mitigation (including vapor barrier) are not eligible for grant funding.
Use of Funds	
Amount	
\$187,200	For supplemental Phase II environmental site investigation and RAP development, hazardous materials survey, demolition (including transport and disposal of stained concrete), and contaminated soil transport, disposal, and backfill.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	PPL YouthLink Supportive Services
Project Location	41 12th Street North, Minneapolis, and vacant parcel directly adjacent
Council District	7 – Gary L. Cunningham

Project Detail

Contaminant history	<p>The 1.1-acre site is currently being used as a drop-in center serving homeless youth. The site was historically used by a jewelry manufacturing company and later by an air conditioning company. A portion of the site is excess right-of-way formerly owned by the Minnesota Department of Transportation and has been conveyed to the City of Minneapolis.</p> <p>The primary contaminants of concern include polynuclear aromatic hydrocarbons in the fill soil.</p>
Redevelopment project to start construction by 6/30/2018	Expected benefits include the development of 46 affordable apartments, 1 market-rate apartment and an addition to the existing youth service center.
Jobs (FTEs)	11
Net tax capacity increase	\$42,125
Acres cleaned	1.1
Total housing units	47
Affordable units (80% AMI or less)	46
Funding	
Requested amount	\$55,000
Funding partner requests	\$55,000
Previous LCA funding	\$841,852 in LCDA funding in 2015
Comments	Management of regulated materials, health and safety plan, and lead-based paint abatement are not eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by 6/30/2018
\$110,000	For an additional asbestos survey, asbestos abatement, and soil remediation.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Target Field Office Building
Project Location	419 5th Street North, Minneapolis
Council District	7 – Gary L. Cunningham

Project Detail

Contaminant history	<p>The 0.8-acre site was used for parking and later as a driveway for the adjacent Hennepin Environmental Recovery Center (HERC) facility.</p> <p>The primary contaminants of concern include volatile organic compounds and diesel-range organics associated with petroleum impacts to the fill soils and benzene and 1,2,4-trimethylbenzene in the soil vapor.</p>
Redevelopment project to start construction by 6/30/2018	Expected benefits include the development of a 10-story, 271,000 square foot class A office building with 11,000 square feet of commercial space and underground parking.
Jobs (FTEs)	1,013
Net tax capacity increase	\$875,250
Acres cleaned	0.8
Total housing units	0
Affordable units (80% AMI or less)	0

Funding

Requested amount	\$377,930
Funding partner requests	\$500,100
Previous LCA funding	\$0
Comments	Geotechnical costs, shoring, soil vapor mitigation, soil excavation, street sweeping, rock entrance, and dewatering are not eligible for grant funding.

Use of Funds

Amount	
\$477,900	For environmental investigation, contaminated soil transport, disposal, and backfill.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Saint Paul
Project Name	745 Cleveland
Project Location	745 Cleveland Avenue South, Saint Paul
Council District	14 – Jon Commers

Project Detail

Contaminant history	<p>The 0.8-acre site is used for an office building. Petroleum was found in the ground water at the site. Petroleum has also been found in the soil and ground water adjacent to the site. The contamination is likely from a former gas station and automotive business adjacent to the site.</p> <p>The primary contaminants of concern include petroleum impacts to the ground water and related soil vapor impacts.</p>
Redevelopment project to start construction by 6/30/2018	Expected benefits include the development of a four story, mixed-use building with 57 market-rate apartments and 12,122 square feet of commercial space with underground and surface parking.
Jobs (FTEs)	75
Net tax capacity increase	\$245,779
Acres cleaned	0.8
Total housing units	57
Affordable units (80% AMI or less)	0

Funding

Requested amount	\$213,370
Funding partner requests	\$226,606
Previous LCA funding	\$0
Comments	Management of regulated materials, geotechnical costs, demolition, shoring, soil remediation, stormwater planning, and dewatering are not eligible for grant funding.

Use of Funds

Amount	
\$213,300	For environmental investigation (including asbestos survey and additional ground water testing), asbestos abatement, abatement of lead-based tile glazing, soil vapor mitigation design, and a vapor barrier.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Saint Paul
Project Name	Fillmore Av Apartments
Project Location	Area between Robert Street South and Wabasha south of Fillmore Avenue, Saint Paul
Council District	13 – Richard Kramer

Project Detail

Contaminant history	<p>The first development phase includes a 5.3-acre portion of a 16.7-acre site. The site is largely vacant but includes a surface parking area and an unused warehouse (Waterous Co. building) and buried building foundations and debris in the fill soils. Historically, the site included residential housing, a fire house, foundry operations, engine repair business, a power production plant and other industrial and storage uses.</p> <p>The primary contaminants of concern include polynuclear aromatic hydrocarbons and metals (lead, mercury, barium, cadmium and arsenic) in the soil.</p>
Redevelopment project to start construction by 6/30/2018	Expected benefits include the development of 174 market-rate apartments with structured above-grade parking on the lowest building level. A portion of a future district-wide stormwater and open space area (Greenway) is included in the project area.
Jobs (FTEs)	5
Net tax capacity increase	\$252,789
Acres cleaned	5.3
Total housing units	174
Affordable units (80% AMI or less)	0
Funding	
Requested amount	\$174,486
Funding partner requests	\$1,006,650
Previous LCA funding	\$0
Comments	Geotechnical costs and dewatering are not eligible for grant funding.
Use of Funds	
Amount	
\$174,400	For environmental investigation (including a hazardous materials survey), demolition, and soil remediation.

Project Summary

Grant #
Grant Type Contamination Cleanup
Applicant City of Saint Paul
Project Name Midway Senior Living
Project Location 1554 Midway Parkway, Saint Paul
Council District 14 – Jon Commers

Project Detail

Contaminant history	Asbestos and lead-based paint within the existing building on a 2.6-acre site.
Redevelopment project to start construction by 6/30/2018	Expected benefits include 168 senior apartments including 143 assisted-living units and 25 memory-care units.
Jobs (FTEs)	94
Net tax capacity increase	\$230,390
Acres cleaned	2.6
Total housing units	168
Affordable units (80% AMI or less)	123 (including 6 fully handicapped-accessible units)

Funding

Requested amount	\$808,848
Funding partner requests	\$0
Previous LCA funding	\$0
Comments	Management of regulated materials and vapor barrier are not eligible for grant funding.

Use of Funds

Amount	
\$777,300	For environmental investigation (including a hazardous materials survey), asbestos, and lead-based paint abatement