

Community Development Committee

For the Metropolitan Council meeting of June 24, 2020

Subject: Livable Communities Act Tax Base Revitalization Account Grant Recommendations

Proposed Action

1. Award 12 Tax Base Revitalization Account grants as shown in Table 1 below.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Table 1. Tax Base Revitalization Account Grant Recommendations

Recommended Projects - Contamination Cleanup	Recommended amount
Saint Paul Port Authority - United Village Midway Block B	\$125,000
Saint Paul - Fairview & University	\$111,800
Minneapolis - Elliot Twins Towers	\$21,100
Minneapolis - Bimosedaa	\$275,000
Minneapolis - Anishinabe III	\$42,600
Minneapolis - Malcolm Yards Housing	\$191,700
Minnetonka - Shady Oak Crossing	\$414,200
Minneapolis - 1505 Central	\$141,700
Minneapolis - Snelling Yards	\$207,600
Shakopee - Riverfront Bluff	\$458,600
New Brighton - Micom (Former)	\$400,000
Minneapolis - Olson Housing	\$610,700
TOTAL Recommended (All Grant Categories):	\$3,000,000
Total Available:	\$3,000,000
Total Remaining:	\$0

Summary of Committee Discussion/Questions

Senior Planner Marcus Martin presented the staff report to the Committee.

Council Member Atlas-Ingebretson asked for clarification of the locations of the redevelopment sites and requested adding the recommended grant amounts to a map showing the locations of projects. (The map will be provided separately.) Council Member Chamblis asked about the evaluation score and funding recommended for the Olson Townhome project. She also noted the need for cleanup in the area and shared her commitment of support for the Olson Townhomes project. Council Member Wulff discussed the primary purposes of the program and noted that changes to the grant criteria may be addressed in the spring.

The Community Development Committee unanimously approved the recommendation at its meeting on June 15, 2020.



Community Development Committee

Meeting date: June 15, 2020

For the Metropolitan Council meeting of June 24, 2020

Subject: Livable Communities Act Tax Base Revitalization Account Grant Recommendations

District(s), Member(s): All

Policy/Legal Reference: Livable Communities Act, Minn. Stat. § 473.25

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

Division/Department: Community Development/ Regional Planning

Proposed Action

1. Award 12 Tax Base Revitalization Account grants as shown in Table 1 below.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Table 1. Tax Base Revitalization Account Grant Recommendations

Recommended Projects - Contamination Cleanup	Recommended amount
Saint Paul Port Authority - United Village Midway Block B	\$125,000
Saint Paul - Fairview & University	\$111,800
Minneapolis - Elliot Twins Towers	\$21,100
Minneapolis - Bimosedaa	\$275,000
Minneapolis - Anishinabe III	\$42,600
Minneapolis - Malcolm Yards Housing	\$191,700
Minnetonka - Shady Oak Crossing	\$414,200
Minneapolis - 1505 Central	\$141,700
Minneapolis - Snelling Yards	\$207,600
Shakopee - Riverfront Bluff	\$458,600
New Brighton - Micom (Former)	\$400,000
Minneapolis - Olson Housing	\$610,700
TOTAL Recommended (All Grant Categories):	\$3,000,000
Total Available:	\$3,000,000
Total Remaining:	\$0

Background

The 1995 Livable Communities Act (LCA) funds community investment that revitalizes economies, creates viable housing options, and links land use and transportation. Under state statute, communities choosing to participate in the program are eligible to compete for LCA funds. Participation is voluntary.

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 2020 TBRA guidelines, criteria, schedule, and evaluation process as part of the [2020 Fund Distribution Plan \(FDP\)](#) last year.

Rationale

The Council awards TBRA grants 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 spring 2020 funding cycle implements Council policy by working with local communities to accommodate growth in a flexible, connected, and efficient manner. All the recommended projects comply with guidelines established in the 2020 Fund Distribution Plan.

Thrive Lens Analysis

Investigating and cleaning up contamination to encourage new residential choices and business opportunities supports stewardship of prior infrastructure investments, increased Prosperity and Livability, and encourages redevelopment and infill. Investments in Areas of Concentrated Poverty and investments supporting a mix of housing affordability also support the Equity outcome identified in Thrive.

Funding

Funds are available in the Livable Communities authorized 2020 budget and Livable Communities reserve accounts. Reserve funds may need to be amended into the authorized budget in Q3 or Q4 2020, if grantee draws are forecasted to exceed the authorized 2020 budget

Known Support / Opposition

Applicants submitted resolutions endorsing each of the applications. Some of the applications also included local letters of support. No documented opposition to any of the proposed projects was presented to staff during the application review process.

Review Record

Review Process

Staff issued an initial notice of funding availability in February and again in March according to the schedule in the 2020 Annual Livable Communities Fund Distribution Plan (FDP). Technical assistance was offered in a workshop in February for prospective applicants, in collaboration with the Department of Employment and Economic Development (DEED), Minnesota Pollution Control Agency, Hennepin County, and Ramsey County. Staff also provided additional technical assistance to applicants when requested prior to the application deadline.

The Council received 14 cleanup applications in May, totaling \$3.4M in requests.

Staff reviewed the cleanup applications in May and June using the following general evaluation categories approved in the Fund Distribution Plan:

- 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, and
- partnership.

Council staff in Environmental Services, Transportation, Regional Parks, and Local Planning Assistance also reviewed and provided comments. DEED, the Council's largest (as measured by funding available) brownfield funding partner in the metro area, provided additional comments. Local Planning Assistance staff reviewed projects for consistency with each City's comprehensive plan. Staff noted that projects recommended are consistent with the guiding land use and density range expected in the 2040 comprehensive plans reviewed to date. In one instance (Minnetonka) the guidance is consistent with the 2040 comprehensive plan that has not yet been reviewed by the Metropolitan Council.

Proposals must meet or exceed a minimum score to be recommended for funding. Contamination cleanup applicants must score a minimum of 70 points. Two cleanup applicants did not achieve the required minimum score (see shaded rows in Table 2 below).

Table 2. Contamination Cleanup Application Scoring Summary

Rank	Applicant - Project Name	Score	TBRA Request	Recommended Funding*
1	Saint Paul Port Authority - United Village Midway Block B ±	102	\$125,000	\$125,000
2	Saint Paul - Fairview & University ±	97	\$111,814	\$111,800
3	Minneapolis - Elliot Twins Towers ± ~	96	\$21,113	\$21,100
4	Minneapolis - Bimosedaa ±	95	\$275,000	\$275,000
5	Minneapolis - Anishinabe III ± ~	91	\$42,691	\$42,600
6-tie	Minneapolis - Malcolm Yards Housing ±	85	\$191,796	\$191,700
6-tie	Minnetonka - Shady Oak Crossing	85	\$414,280	\$414,200
7	Minneapolis - 1505 Central ±	82	\$141,710	\$141,700

Rank	Applicant - Project Name	Score	TBRA Request	Recommended Funding*
8	Minneapolis - Snelling Yards ±	78	\$207,650	\$207,600
9	Shakopee - Riverfront Bluff	71	\$458,600	\$458,600
10-tie	New Brighton - Micom (Former)	70	\$400,000	\$400,000
10-tie	Minneapolis - Olson Housing ± ~	70	\$638,322	\$610,700
Minimum scoring threshold for funding: 70				
13	Apple Valley - Commerce Center	60	\$144,287	\$0
13	Saint Paul - Hazel Street Assisted Living ~	50	\$232,800	\$0
TOTAL Cleanup Funding Recommended				\$3,000,000

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

± Located in a Transit-Oriented Development Area.

~ Located within an Area of Concentrated Poverty

Funding

As outlined in the Fund Distribution Plan, the Council approved the following funding for 2020:

- \$6M for TBRA investigation and cleanup activities, with up to \$250,000 of that amount set aside for the site investigation. The plan approved two funding cycles for the calendar year: half of the investigation and cleanup category funds are available in the spring cycle and half are available in the fall cycle. If there is funding remaining in the investigation category, the balance will be used for cleanup purposes.
- \$250,000 for Seeding Equitable Environmental Development (SEED) to encourage development on strategic sites within and near areas of concentrated poverty that do not have a specific redevelopment project but show potential for job or housing creation.

Cross-over between grant categories

The Fund Distribution Plan allows unspent funds to be transferred between the SEED and investigation or cleanup grant categories if eligible grant requests by category are below the amount available. In this first funding cycle for 2020, no applications were received for environmental investigation or SEED categories. Conversely, we received requests for more funding than we offered in the cleanup grant category.

Council staff recommends using the amount of funding available in the investigation category (\$150,000) for cleanup in the current funding cycle and keeping the available funding in the SEED category (\$250,000) for the next funding cycle.

Statutory limits

The LCA statutes limit funding when competition for funds exceeds the amount available. In this grant cycle, the total amount requested (\$3.4M) exceeds the available funding. To comply with the statute, 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.

Based on the total recommended award amount (\$3,000,000), the statutory maximum award available for one or more projects to a single city is \$1,500,000 or less. The statutory maximum for one or more projects located in Minneapolis or Saint Paul is \$2,250,000 or less. The amount of funding recommended for these cities does not exceed the statutory limit amounts

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. As of the writing of this report, funding partners DEED and Hennepin County have not completed their recommendations yet.

Additional Review Considerations

As mentioned above, the LCA statute limits the amount of funds that may be awarded when the TBRA account is oversubscribed as it is in this funding cycle.

The recommended amounts and percentages shown in Table 3 are below the required statutory limits of 75% for Minneapolis and Saint Paul and 50% for individual cities. The proposed funding for communities outside of Minneapolis and Saint Paul meets the statutory goal of at least 25%.

Table 3. TBRA Funding Recommendations and Statutory Funding Limits

Statutory Funding Limit Types	Statutory Funding Limit Percentage	Recommended Award Amount	Percentage of Recommended Award Amount
Combined Total Award for Minneapolis and Saint Paul	75%	\$1,727,200	58%
Single City (Minneapolis)	50%	\$1,490,400	50%

Affordable Housing Need

In order to be able to compete for LCA funding, each community negotiates long-term affordable and life-cycle housing goals with the Council. The Council uses the community's Need for Affordable Housing (Housing Need) as the base for negotiating the Goal, but the community and Council may also consider availability of resources to develop affordable housing, market conditions, land costs, and existing concentrations of poverty as factors in the negotiation process.

The units proposed in this grant cycle are projected to be available for occupancy in the year 2021 and 2022. The following table shows the projected affordable housing need for the decade between 2021 and 2030 and the number of proposed affordable units that are expected to be built in projects recommended for funding in the current funding cycle. If completed as planned, the proposed affordable units supported by TBRA grant funding may be some of the first units to address the affordable housing need in the next decade.

Table 4: Affordable Housing Need and Total Proposed Affordable Units for TBRA Projects Recommended for Funding by City

City	Affordable Housing Need 2021-2030	Number of Proposed Affordable Units Recommended for Award in the Current Funding Cycle
Minneapolis	4,499	464
Minnetonka	1,064	23
Saint Paul	1,973	280
TOTAL	7,536	767

Demonstrated Need for TBRA funding

Eligible applications need to demonstrate that the project requires TBRA funding for the project to be completed as proposed. This determination is made by reviewing the applications, verifying the data, and obtaining additional information from the various partners.

For cleanup assistance requests, staff first compares the amount of the eligible cleanup funding requested to the overall project costs. Where the eligible cleanup costs are 1% or less of the total development costs, the program expectation is that the cleanup cost can be reasonably absorbed in the development costs without Council assistance. The second measure considered is the amount of funding committed from other public and private sources to conduct the environmental work.

All of the projects reviewed demonstrate sufficient need for funding.

Projects Not Eligible for TBRA Funding

Cleanup applications that did not meet the minimum scoring threshold (70 points) are:

- Apple Valley – Commerce Center
- Saint Paul – Hazel Street Assisted Living

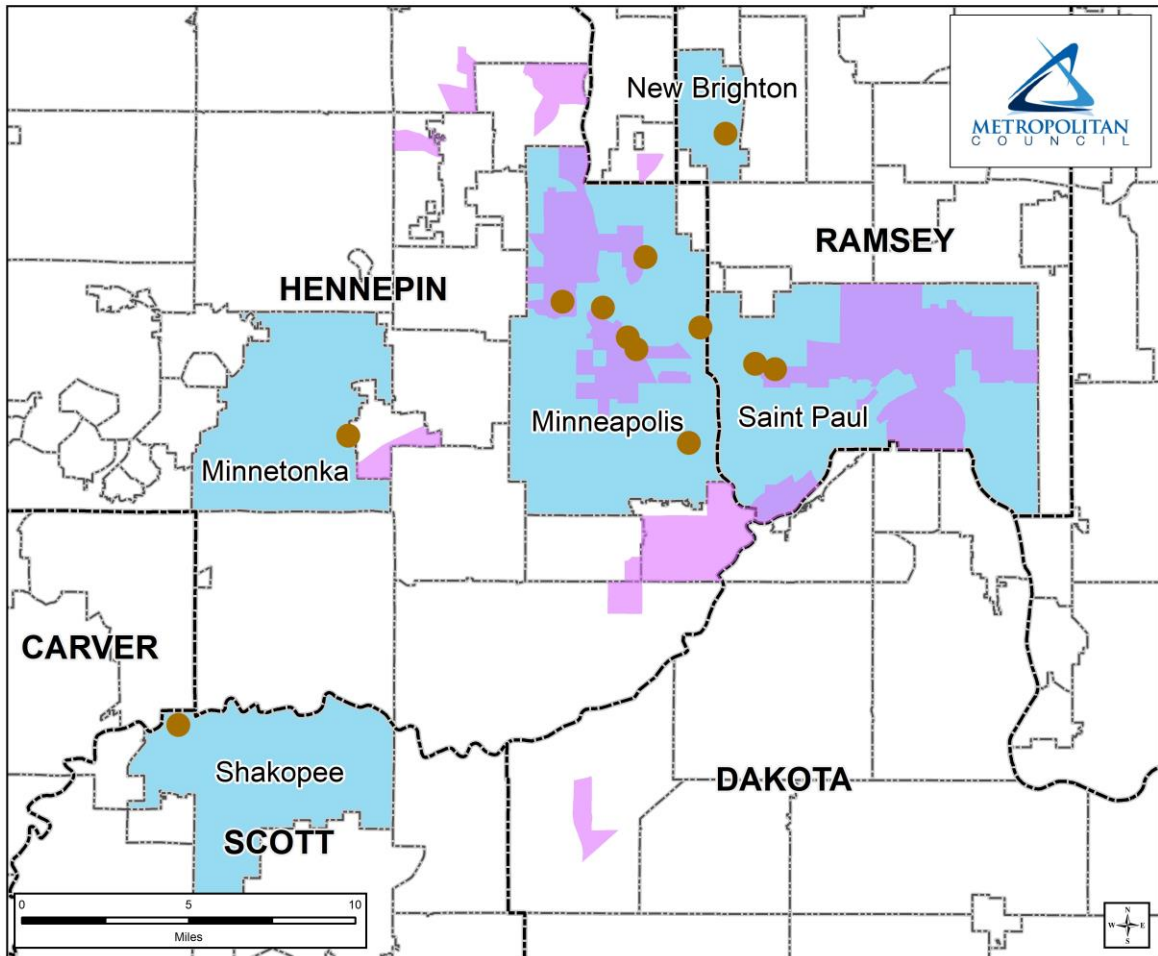
Projects Recommended for TBRA funding

A summary follows for each project recommended for funding, listed alphabetically by applicant and grant type. See Figure 1 for a map of recommended projects. For evaluation purposes, please note:

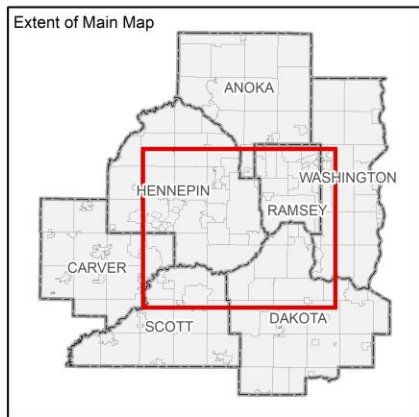
- The grant-funded activities for each of the projects are expected to be completed within the grant term, and each redevelopment project facilitated by the grant must at least commence construction within the grant term (for example, three years for cleanup grants).
- Recommended funds are rounded down to the nearest \$100.
- It is possible that not all the total estimated cleanup costs submitted in an application are eligible for reimbursement due to several 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 Minnesota Pollution Control Agency or Minnesota Department of Agriculture; ineligibility according to our grant administration guidelines; or insufficient documentation of the proposed costs.
- Increases in the annual net tax capacity were calculated using a comparison of the net tax capacity assessed in 2020 with the future estimated net tax capacity for improvements that will be completed within a three-year grant term.
- Full-time equivalent (FTE) jobs are based on the number of full-time and part-time hours divided by a 40-hour work week.
- For grant evaluation purposes, affordable units include units affordable to a household of four earning 80% of the regional area median income or less. The number of proposed units by affordability tiers are specified in each project summary.
- Funding Partner Requests are limited to costs associated with brownfield investigation and/or cleanup.

Figure 1. Map of Recommended TBRA Projects

Livable Communities Tax Base Revitalization Account (TBRA) Grant Recommendations May 2020



6/10/2020



Grant Type

- TBRA - Cleanup
- Areas of Concentrated Poverty
- Cities With a Project Recommended for Funding

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Paul Port Authority
Project Name	United Village Midway Block B
Project Location	Area Bounded by Snelling Avenue, Spruce Tree Drive, North Asbury Street, and Shields Avenue, St Paul
Council District	14 – Kris Fredson

Project Detail	
Contaminant history	The 2.4 -acre site is currently a surface parking lot. Historically the site was used for streetcar construction, maintenance, and staging before becoming a retail site. Contaminants of concern include metals (arsenic, barium, lead, mercury) and tetrachloroethene (PCE), polyaromatic hydrocarbons (PAHs) and debris in the fill soil, 1,2-dichloroethene, PCE in the groundwater, and benzene in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 234 market-rate apartments and 15,500 square feet of commercial space over structured parking.
Jobs (FTEs)	172 FTE (Estimated number of new jobs was reduced due to a lack of an identified tenant or co-working management firm.)
Net tax capacity increase	\$1,069,953
Acres cleaned	2.4
Total housing units	234
Affordable units	0
Funding	
Recommended amount	\$125,000
Funding partner requests	\$635,089 from DEED; \$100,000 from Ramsey County
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Supplemental Phase II Environmental Site Assessment (including additional soil borings, ground water monitoring well installation, and additional soil vapor sampling), development of the Response Action Plan, contaminated soil remediation, soil vapor mitigation, and related environmental oversight.
Comments	Collection of additional sub-slab soil vapor data to further define the area of concern is recommended. Costs related to environmental investigation from 2017, and dewatering are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Paul
Project Name	Fairview and University
Project Location	1825-1849 University Avenue West, St Paul
Council District	14 – Kris Fredson

Project Detail	
Contaminant history	<p>The 3.2-acre site currently includes 4 vacant buildings with surface parking. Historically, the site included a variety of residential, industrial, and commercial uses notably including an iron/wire workshop and a gas station as well as car repair and an auto sales warehouse that may have included some auto salvage. The site is also near documented releases of chlorinated solvents in the groundwater discovered during investigations of former chemical business and while preparing for construction of the Central Corridor Light Rail Transit site.</p> <p>Contaminants of concern include polynuclear aromatic hydrocarbons (PAHs), petroleum compounds, and lead in the fill soil; tetrachloroethene (PCE), trichloroethene (TCE), and petroleum compounds in the groundwater; and PCE and TCE and other volatile organic compounds (VOCs) in the soil vapor.</p>
Redevelopment project to start construction by the end of the grant term	Expected benefits include 280 affordable apartments with 2,440 square feet of commercial space with underground and surface parking
Jobs (FTEs)	7 FTE
Net tax capacity increase	\$301,009
Acres cleaned	3.2
Total housing units	280
Affordable units	280 (28 at 30% Area Median Income (AMI) or below; 78 at 31%-50% AMI, 100 at 51%-60% AMI and 74 at 61%-80% AMI)
Funding	
Recommended amount	\$111,800
Funding partner requests	\$645,080 from DEED
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For RAP development and additional soil vapor sampling, contaminated soil remediation, and related environmental oversight.
Comments	Costs related to demolition and soil vapor mitigation (including a vapor barrier) are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Elliot Twins Towers
Project Location	1212 South 9th Street & 1225 South 8th Street, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	<p>The 2.2-acre site is currently occupied by two 12-story apartment buildings. Historically, the site included two commercial sites including a chemical company and transportation company.</p> <p>Contaminants of concern include asbestos-containing materials (ACM) in the mechanical system. A prior cleanup in 2019 addressed concerns tetrachloroethene (PCE in the soil vapor). Additional cleanup to address concerns regarding petroleum, metals (lead, mercury), polynuclear aromatic hydrocarbons (PAHs), and debris in the fill soil and an underground fuel tank began earlier this spring.</p>
Redevelopment project to start construction by the end of the grant term	Expected benefits include the renovation of 174 affordable units, plus 10 new affordable units, and a new single-story addition with amenities and office space for social services linking the two buildings.
Jobs (FTEs)	8 FTE
Net tax capacity increase	\$15,700
Acres cleaned	2.2
Total housing units	184
Affordable units	184 (19 at 30% Area Median Income (AMI) or below; 155 at 51%-60% AMI and 10 at 61%-80% AMI)
Funding	
Recommended amount	\$21,100
Funding partner requests	\$305,655 from DEED
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For asbestos abatement plan and asbestos abatement, and related environmental oversight. (Reimbursement for cleanup of soil and soil vapor are requested from DEED.)
Comments	Costs related to soil remediation or soil vapor mitigation are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Bimosedaa
Project Location	16 North 4th Street, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.1-acre site includes a mostly vacant, 7-story building. Contaminants of concern include asbestos, lead-based paint, and a fuel oil tank within the building and Volatile Organic Compounds (VOCs) including trichloroethene (TCE) and 1,2-dichloroethane in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include renovation of the existing building into 48 affordable supportive apartments.
Jobs (FTEs)	9.4 FTE
Net tax capacity increase	None (Change in property tax classification rate will result in \$7,500 decrease.)
Acres cleaned	0.1
Total housing units	48
Affordable units	48 (10 at 30% Area Median Income (AMI) or below; 38 at 31%-50% AMI)
Funding	
Recommended amount	\$275,000
Funding partner requests	\$0
Previous LCA funding	\$1M TOD grant in 2019
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For additional environmental testing related to storage tank, asbestos abatement plan, asbestos and lead-based paint abatement, installation of a sub-slab depressurization system, and related environmental oversight.
Comments	Costs related to storage tank removal, and environmental covenants are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Anishinabe III
Project Location	1600 East Franklin Avenue, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 1-acre site has been vacant for over 45 years. The site was originally developed as a roller-skating rink. Later uses included a blacksmith shop, laundry facility, and an electric motor warehouse. Contaminants of concern include metals (arsenic, lead, mercury), and polynuclear aromatic hydrocarbons (PAHs) as well as slag, ash, and debris in the fill soil.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 40 affordable supportive apartments in a new 4-story building addition on the southern 0.3 acres of the site.
Jobs (FTEs)	6.5 FTE
Net tax capacity increase	\$24,375
Acres cleaned	1
Total housing units	40
Affordable units	40 at 31%-50% AMI
Funding	
Recommended amount	\$42,600
Funding partner requests	\$42,691 from DEED (\$19,929 previously awarded from Hennepin County)
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For soil remediation and related environmental oversight.
Comments	Costs related to site safety plans are not eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Malcolm Yards Housing
Project Location	445 Malcolm Avenue SE, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	<p>The 2.4-acre site includes a vacant warehouse building and the foundations from a former lumber company. Historically, portions of the site were also used for manufacturing, machining, and as a foundry.</p> <p>Contaminants of concern include metals (lead, arsenic, mercury), polynuclear aromatic hydrocarbons (PAHs) and diesel-range organics (DRO) from a former leaking underground storage tank, Volatile Organic Compounds (VOCs), tetrachloroethene (PCE), and trichloroethene (TCE) as well as slag, cinders, concrete, glass, and brick in the fill soil, TCE and PCE in the groundwater, and PCE in the soil vapor.</p>
Redevelopment project to start construction by the end of the grant term	Expected benefits include 143 market-rate apartments and 30,000 square feet of ground-level commercial space with underground parking. (A future development phase will include affordable housing.)
Jobs (FTEs)	111 FTE (Estimated number of new jobs was reduced due to a lack of an identified tenant.)
Net tax capacity increase	\$479,074
Acres cleaned	2.4
Total housing units	143
Affordable units	0
Funding	
Recommended amount	\$191,700
Funding partner requests	\$203,721 from DEED
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For additional waste characterization sampling of foundry sands, contaminated soil remediation, active soil vapor mitigation, and related environmental oversight as well as additional post-construction soil vapor sampling.
Comments	Costs related to dewatering, and installation or operations of air-handling equipment for the parking garage are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minnetonka
Project Name	Shady Oak Crossing
Project Location	4312 Shady Oak Road & 2 Shady Oak Road, Minnetonka
Council District	3 – Christopher Ferguson

Project Detail	
Contaminant history	The 2.1-acre site currently has a partially occupied multi-tenant retail and commercial building. Historically, the site also included a dry cleaner. A prior additional commercial building on the southern part of the site was destroyed in a fire and demolished. Contaminants of concern include tetrachloroethene (PCE), polychlorinated biphenyls (PCBs), and Diesel-Range Organics (DRO) in the fill soil; PCE in the soil vapor; and asbestos in the building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 52 market-rate apartments and 23 affordable apartments with underground parking.
Jobs (FTEs)	3.8 FTE
Net tax capacity increase	\$156,920
Acres cleaned	2.1
Total housing units	75
Affordable units	23 at 51%-60% AMI
Funding	
Recommended amount	\$414,700
Funding partner requests	\$0
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For environmental site investigation including an asbestos abatement plan, asbestos abatement, contaminated soil remediation, and additional post-construction soil vapor sampling.
Comments	Costs related to demolition, dewatering, and installation or operation of air-handling equipment for the parking garage are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	1505 Central
Project Location	1505 Central Avenue NE, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	The 3.5-acre site was a custom millwork manufacturer. Contaminants of concern include Polynuclear Aromatic Hydrocarbons (PAHs) expressed as benzo(a)pyrene equivalents, metals (lead and arsenic) in the fill soil, and tetrachloroethylene (PCE) in the soil vapor. In addition, there is lead-impacted flooring and asbestos within the buildings.
Redevelopment project to start construction by the end of the grant term	Expected benefits include renovation of the existing buildings into 98,250 square feet of multi-tenant commercial/industrial space
Jobs (FTEs)	236 FTE (Estimated number of new jobs was reduced due to a lack of an identified tenant.)
Net tax capacity increase	\$98,492
Acres cleaned	3.5
Total housing units	0
Affordable units	0
Funding	
Recommended amount	\$141,700
Funding partner requests	\$421,670 from DEED
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For environmental site investigation including a hazardous materials survey and an asbestos abatement plan, asbestos abatement, disposal of lead-impacted floor residues, contaminated soil remediation, well-sealing, installation of soil vapor system in existing crawl space, supplemental soil vapor sampling and related environmental oversight.
Comments	Costs related to demolition, floor removal or replacement, sealing of dip tank and railroad tie disposal, and an environmental covenant are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Snelling Yards
Project Location	3601 44th Street East, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	<p>The 3.6-acre site is currently used for storage and was previously a maintenance and public works facility. It has also been used as a hazardous waste drop-off site.</p> <p>Contaminants of concern include diesel-range organics from historic above-ground and underground storage tanks in the fill soil. Concerns about tetrachloroethene (PCE) in the northern portion of the site in the soil vapor are expected to impact a future development phase.</p>
Redevelopment project to start construction by the end of the grant term	Expected benefits include 100 affordable senior housing units in a 4-story building.
Jobs (FTEs)	3 FTE
Net tax capacity increase	\$124,000
Acres cleaned	3.6
Total housing units	100
Affordable units	100 (10 at 30% Area Median Income (AMI) or below; 85 at 31%-50% AMI; 5 at 61%-80% AMI)
Funding	
Recommended amount	\$207,600
Funding partner requests	\$179,275 from DEED
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For asbestos abatement sampling and abatement plan, contaminated soil remediation, and related environmental oversight.
Comments	Costs related to asbestos abatement, dewatering or soil vapor mitigation are <u>not</u> eligible for grant funding.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Shakopee
Project Name	Riverfront Bluff
Project Location	303, 313, 321, & 339 1st Avenue West, and 116 & 126 Atwood Street North, Shakopee
Council District	4 – Deb Barber

Project Detail	
Contaminant history	The 1.9-acre site includes a mix of vacant residential and commercial buildings. Historically, the site was part of a limestone quarry and later as a gravel pit before the first commercial building was constructed. Prior tenants have included a printing company and an auto repair business. Contaminants of concern include Polycyclic Aromatic Hydrocarbons (PAHs) measured as benzo(a)pyrene equivalents and metals (lead, mercury) and tetrachloroethylene (PCE), as well as debris with asbestos in the fill soil and asbestos-containing material (ACM) within the buildings. Additional soil vapor sampling is planned.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 170 market-rate apartments with 6,400 square feet of commercial space.
Jobs (FTEs)	32 FTE
Net tax capacity increase	\$337,472
Acres cleaned	1.9
Total housing units	170
Affordable units	0
Funding	
Recommended amount	\$458,600
Funding partner requests	\$332,732 from DEED
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For asbestos survey, asbestos abatement plan, additional soil vapor sampling, asbestos abatement (including vermiculite in masonry blocks), and contaminated soil remediation and related environmental oversight.
Comments	Costs related to disposal of special regulated wastes, soil vapor mitigation, and dewatering are <u>not</u> eligible for grant funding. Volume of clean fill eligible for grant reimbursement must be equal or less than the volume of contaminated fill soil removed from the subject property.

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	New Brighton
Project Name	Micom (Former)
Project Location	475 NW Old Highway 8, New Brighton
Council District	10 – Peter Lindstrom

Project Detail	
Contaminant history	<p>The 3.8-acre site includes three vacant connected industrial buildings previously used for manufacturing circuit boards. The site is also directly adjacent to a former wood-treating sites and a former dry cleaner. Prior tenants have also included an auto repair business.</p> <p>Contaminants of concern include asbestos-containing material (ACM) within the building (floor tile and mastic) and dust and debris with elevated levels of metals (lead, copper, mercury, chromium, arsenic) in the interior of the building and contaminated soil and soil vapor impacts below ground.</p>
Redevelopment project to start construction by the end of the grant term	Expected benefits include renovation of the existing building into 62,800 square feet of multi-tenant commercial and industrial space
Jobs (FTEs)	92 FTE
Net tax capacity increase	\$63,750
Acres cleaned	3.8
Total housing units	0
Affordable units	0
Funding	
Recommended amount	\$400,000
Funding partner requests	\$200,000 from Ramsey County (Prior awards include \$82,170 from DEED; and \$21,435 from Ramsey County in Jan 2020.)
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For asbestos abatement, abatement of interior dust and debris with elevated concentrations of metals, and related environmental oversight.
Comments	Costs related to disposal of regulated or universal wastes and an environmental covenant are <u>not</u> eligible for grant funding. (Additional costs associated with a sub-slab depressurization and/or soil vapor in Building 3, additional vapor sampling in Building 2, as well as contaminated fill soils will be addressed by other grantors.)

Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Olson Housing
Project Location	641 Girard Terrace, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 7.4-acre site is currently a residential area with six townhome buildings and a community office building. Historically the site included a stucco contractor and a lumber and construction materials business. Contaminants of concern include Polynuclear Aromatic Hydrocarbons (PAHs) and metals (arsenic, lead) as well as slag, metal, glass, bituminous paving, wood chips, and concrete in the fill soil and asbestos in the commercial building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 92 affordable apartments with underground parking on the vacant northern portion of the site.
Jobs (FTEs)	5.5 FTE
Net tax capacity increase	\$43,725
Acres cleaned	7.4
Total housing units	92
Affordable units	92 at 51%-60% AMI
Funding	
Recommended amount	\$610,700
Funding partner requests	\$0
Previous LCA funding	\$1.2M LCDA grant in 2018
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For asbestos abatement, contaminated soil remediation and related environmental oversight.
Comments	Costs related to demolition and dewatering are <u>not</u> eligible for grant funding.