

Community Development Committee

For the Metropolitan Council meeting of January 22, 2020

Subject: Livable Communities Act Tax Base Revitalization Account Grant Recommendations

Proposed Action

That the Metropolitan Council:

1. Award 11 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 Investigation	Recommended amount
Saint Paul – 1222 University	\$49,200
Recommended Projects - Contamination Cleanup	Recommended amount
Minneapolis - 14th and Central	\$370,500
Minneapolis - RBC Gateway	\$425,000
Roseville - Twin Lakes Station	\$722,500
Edina - Amundson Flats	\$400,500
Minneapolis - 907 Winter Street NE	\$185,000
Minneapolis - Amber Apartments	\$180,700
Minneapolis – Stonehouse Square Apartments	\$140,700
Minneapolis - Creekside at Van White	\$367,000
Saint Paul - Waterford Bay	\$316,900
Saint Paul - Stryker Av	\$179,800
TOTAL Recommended (All Grant Categories)	\$3,337,800
	Total Available
	\$3,394,500
	Total Remaining
	\$56,700

Summary of Committee Discussion/Questions

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

Committee members asked questions related to the proposal evaluation process including the responsibility for contamination by prior property owners or users and the impact of the level of contamination present at a site particularly whether certain properties could have “too little” contamination relative to other sites. Questions were also asked about communication with applicants about other sources of funding for cleanup, the ability for projects not recommended for funding to re-apply and the frequency of funding cycles. Information was requested in future presentations on the scoring criteria for all LCA grants, location of prior TBRA grant awards and geographic information about exposure to contamination.

The Community Development Committee unanimously approved the recommendation at its meeting on January 6, 2020.



Community Development Committee

Meeting date: January 6, 2020

For the Metropolitan Council meeting of January 22, 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

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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

2019 TBRA guidelines, criteria, schedule, and evaluation process as part of the [2019 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 fall 2019 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 2019 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

As outlined in the Fund Distribution Plan, the Council approved the following funding for 2019:

- \$5.9M 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 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.
- \$500,000 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 funding cycle, we received requests for less funding than we offered for the investigation grant category. We received no requests for funding in the SEED category. Conversely, we received requests for more funding than we offered in the cleanup grant category.

Council staff recommends using the balance of funding in the investigation category (\$75,800) and SEED category (\$444,500) for cleanup in this 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 – \$6.4M – 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 (\$3,337,800), the statutory maximum award available for one or more projects to a single city is \$1,668,900 or less. The statutory maximum for one or more projects located in Minneapolis or Saint Paul is \$2,503,350 or less. The amount of funding recommended for these cities does not exceed 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 an initial notice of funding availability in February and again in August and September 2019 according to the schedule in the 2019 Annual Livable Communities Fund Distribution Plan (FDP). Technical assistance was offered in a workshop in August and 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 when requested prior to the application deadline.

The Council received 18 applications (16 cleanup, and 2 investigation) in November, totaling \$6.4M in requests.

Staff reviewed the cleanup applications in November and December 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,
- partnership, and
- housing performance score

Staff also reviewed the investigation proposal using criteria approved in the Fund Distribution Plan for categories above with an emphasis on potential outcomes.

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.

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 applicants must score a minimum of 30 points. Four 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	Minneapolis - 14th and Central ± ~	108	\$370,519	\$370,500
2	Minneapolis - RBC Gateway ±	95	\$425,000	\$425,000
3	Roseville - Twin Lakes Station	94	\$722,543	\$722,500
4	Edina - Amundson Flats	93	\$400,500	\$400,500
5-tie	Minneapolis - 907 Winter Street NE	91	\$185,000	\$185,000

Review Record

Rank	Applicant - Project Name	Score	TBRA Request	Recommended Funding*
5-tie	Minneapolis - Amber Apartments ±	91	\$180,750	\$180,700
6	Minneapolis - Stonehouse Square Apartments ±	88	\$140,700	\$140,700
7	Minneapolis - Creekside at Van White ± ~	87	\$571,962	\$367,000
8	Saint Paul - Waterford Bay	84	\$319,836	\$316,900
9	Saint Paul - Stryker Av ~	83	\$179,872	\$179,800
10	Falcon Heights - Amber Union ±	80	\$992,000	\$0
11	Minneapolis – Bimosedaa ±	78	\$275,000	\$0
Minimum scoring threshold for funding: 75				
12	Shakopee - Riverfront Bluff	73	\$500,605	\$0
11	New Brighton - Micom Redevelopment	72	\$400,000	\$0
14	Saint Paul - Wilder Square ~	67	\$437,200	\$0
15	West Saint Paul - Thompson Oaks	52	\$211,912	\$0
	<i>TOTAL Cleanup Funding Recommended</i>			\$3,288,600

* Recommended funds are rounded down to the nearest \$100. Recommendations may also be reduced based on requests for ineligible activities or statutory funding limits (e.g., limits on awards to a single city affecting amount recommended for Creekside at Van White).

± Located in a Transit-Oriented Development Area.

~ Located within an Area of Concentrated Poverty

Table 3: Contamination Investigation Grant Application Scoring Summary

Rank	City - Project Name	Score	TBRA Request	Recommended Funding*
1	Minneapolis - 1345 Central Av NE ±	42	\$30,600	\$0
2	Saint Paul - 1222 University ~ ±	31	\$49,200	\$49,200
	<i>TOTAL Investigation Funding Recommended</i>			\$49,200

Eligible grant request listed for investigation grant category excludes the 25% matching fund requirement.

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

± Located in a Transit-Oriented Development Area.

~ Located within an Area of Concentrated Poverty

Review Record

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. Funding partners Hennepin County and Ramsey County have not completed their recommendations yet. However, it is likely that a grant will be offered for the joint investigation site (1345 Central) by Hennepin County. No shortfalls were identified on joint projects likely to be funded by the Department of Employment and Economic Development.

Additional Review Considerations

As stated in the [funding section of this business item](#) above, the LCA statute limits the amount of funds that may be awarded when the TBRA account is oversubscribed as in this funding cycle.

The recommended amounts and percentages shown in Table 5 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 4: 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%	\$2,214,800	66%
Single City (Minneapolis)	50%	\$1,668,900	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.

Most of the units proposed in this grant cycle are projected to be available for occupancy in the year 2021. 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 fall funding cycle. If completed as planned, the proposed affordable units supported by TBRA grant funding could be some of the first units to address the affordable housing need in the next decade.

Table 5: Selected Affordable Housing Need and Total Proposed Affordable Units for TBRA Projects Recommended for Funding by City

City	Housing Need 2021-2030	Number of Proposed Affordable Units Recommended for Award Fall 2019
Edina	1,220	62
Minneapolis	3,499	331
Roseville	142	480
Saint Paul	1,973	57
TOTAL	6,834	930

Review Record

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 Recommended for Funding

One investigation grant request – 1345 Central – is likely to be funded by the Hennepin County Environmental Response Fund. There was not enough funding available to provide significant funding to two projects that scored slightly over the required minimum score:

- Amber Union, Falcon Heights
- Bimosedaa, Minneapolis

Projects Not Eligible for TBRA Funding

Cleanup applications that did not meet the minimum scoring threshold (75 points) are:

- New Brighton – Micom Redevelopment
- Shakopee – Riverfront Bluff
- Saint Paul – Wilder Square
- West Saint Paul – Thompson Oaks

Applicants that were not awarded grants are welcome to re-apply in a future funding cycle.

Review Record

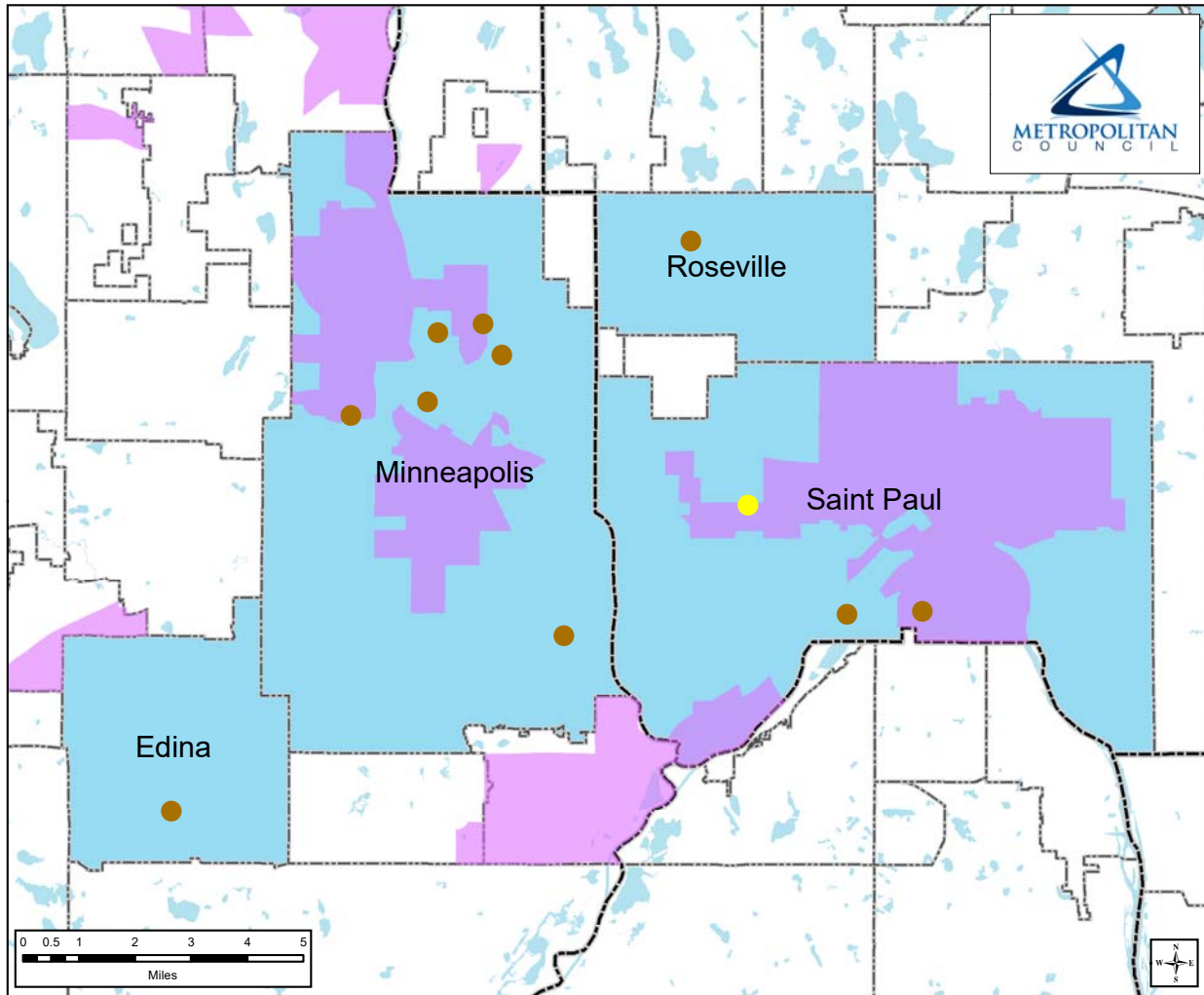
Projects Recommended for TBRA funding

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

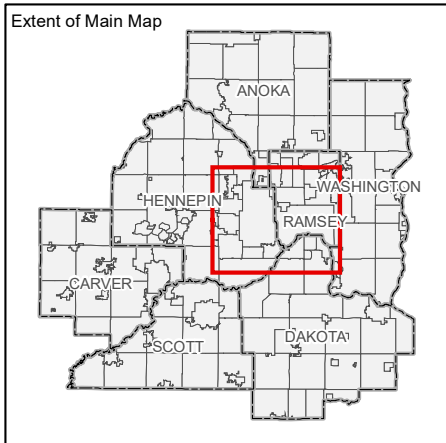
- The grant-funded activities for each of the projects are expected to be completed within the grant term, and each redevelopment project facilitated by the grant must at least commence construction within the grant term (for example, three years for cleanup grants).
- Recommended funds are rounded down 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 2019 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.
- 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.

Review Record

Figure 1. Map of Recommended TBRA Projects



12/23/2019



Grant Type

- TBRA - Cleanup
- TBRA - Investigation
- Areas of Concentrated Poverty
- Cities with Project Recommended for Funding

Review Record

Grant #
Grant Type Contamination Investigation
Applicant Saint Paul
Project Name 1222 University
Project Location 1222 University Avenue West, Saint Paul

Council District 13 – Chai Lee

Project Detail	
Contaminant history	The existing building was historically used by a casket-making business and more recently included a furniture refinishing business and a lighting recycling business prior to becoming a warehouse.
Potential redevelopment project	Expected benefits include the redevelopment of the existing building into 62 affordable apartments.
Funding	
Requested amount	\$49,200
Funding partner requests	\$
Previous LCA funding	\$0
Match	25% of total eligible costs requested for reimbursement
Comments	PCB abatement is <u>not</u> eligible for investigation grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$49,200	For Phase II Environmental Site Assessment workplan, Phase II Environmental Site Assessment (including PCB sampling, and related sewer camera inspection), Hazardous Materials Abatement plan, RAP development, vapor mitigation pilot test, environmental affidavit and related environmental oversight.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	14 th and Central
Project Location	854, 902, and 904 14th Avenue NE, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	The 2.7-acre site has a 7,800 SF commercial building with 3 storage sheds, a vacant residential lot and a vacant home. Recent uses include freight vehicle maintenance and repair and was historically used by a lumber company and later by a bulk fuel transfer company. Contaminants of concern include arsenic, tetrachloroethylene (PCE), polynuclear aromatic hydrocarbons (PAHs), and petroleum impacts in the fill soil and PCE in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of a 6-story building with 175 affordable apartments as well as 1,000 square feet of gallery space and a 1-story building with 5,700 square feet of light manufacturing space.
Jobs (FTEs)	16 FTE
Net tax capacity increase	\$206,091
Acres cleaned	2.7
Total housing units	175
Affordable units	175 (25 at 30% Area Median Income (AMI) or below; 150 at 51%-60% AMI)
Funding	
Requested amount	\$370,519
Funding partner requests	\$600,000 from DEED; \$100,000 from Hennepin County
Previous LCA funding	\$0
Comments	Costs related to Phase I Environmental Site Assessment (ESA), demolition, removal of special wastes, disposal of oil and water separator, and environmental covenant are <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$370,500	For investigation (Phase II ESA, RAP development, additional soil sampling work plan, additional soil sampling in proposed stormwater feature area, Sub-slab depressurization system design, and hazardous materials survey, abatement closeout reporting, and post-construction soil vapor sampling), asbestos abatement, disposal of stained concrete. soil remediation, installation and testing of sub-slab depressurization system, and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name RBC Gateway
Project Location 30 3rd Street South, Minneapolis
Council District 7 – Robert Lilligren

Project Detail	
Contaminant history	A 1.7-acre site was historically used as a hotel with adjacent printing business and later gas station and dry-cleaning businesses. The site is under construction. It was most recently used for surface parking. The contaminants of concern include additional petroleum-impacts to soil and bedrock.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of a 36-story mixed-use tower with 590,000 square feet of office; a 240-unit hotel; 9,100 SF of retail; and 20 market-rate condos with underground parking
Jobs (FTEs)	505
Net tax capacity increase	\$3,314,230
Acres cleaned	1.7
Total housing units	20
Affordable units	0
Funding	
Requested amount	\$425,000
Funding partner requests	\$102,817 from DEED (Prior Awards \$1,092,395 from DEED and \$28,124 from Hennepin County)
Previous LCA funding	\$781,200
Comments	Costs related to dewatering, and soil vapor sampling or mitigation are <u>not</u> eligible for grant funding. Only costs incurred after August 27, 2019, for the activities specified in the use of funds below are eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$425,000	For additional soil and bedrock remediation, removal of free-phase petroleum and related environmental oversight.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Roseville
Project Name	Twin Lakes Station
Project Location	1717 & 1743 County Road C West, Roseville, Roseville
Council District	10 – Peter Lindstrom

Project Detail	
Contaminant history	The 21.4-acre site includes 120,000 square feet of industrial space in three buildings occupied by multiple tenants conducting vehicle maintenance and repair as well external truck, trailer, and equipment storage. A fuel dispenser is also present. Contaminants of concern include diesel range organics (DRO) and isolated concentrations of tetrachloroethylene (PCE), trichloroethylene (TCE) and other petroleum and non-petroleum volatile organic compounds (VOCs) in the soil and tetrachloroethylene (PCE) in the soil vapor as well as asbestos-containing material (ACM) in one of the existing buildings.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 480 affordable apartments in two 4-story buildings with a total of 280 affordable apartments and a 5-story, 252-unit affordable senior apartments building. A future development phase will include 56,000 square feet of commercial space.
Jobs (FTEs)	164 FTE
Net tax capacity increase	\$735,948
Acres cleaned	21.4
Total housing units	480
Affordable units	480 units affordable at 51% to 60% of Area Median Income (AMI)
Funding	
Requested amount	\$722,543
Funding partner requests	\$179,514 from DEED; 210,260 from Ramsey County
Previous LCA funding	\$0
Comments	Costs related to demolition, solid waste removal, removal of underground storage tanks and dispensers, stormwater pond lining and sealing of monitoring wells, parking mechanical systems are <u>not</u> eligible for grant funding. Costs for asbestos abatement are limited to \$2,925 to match the volumes of asbestos-containing material in the only building sampled. Soil remediation is for the housing portion of the property only and excludes the commercial portion of the site that was not part of the Response Action Plan (RAP).
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$722,500	For asbestos abatement, additional soil and vapor sampling in SE portion of site (near location of PCE associated with part cleaning activities), soil remediation and soil vapor mitigation, and related environmental oversight.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Edina
Project Name	Amundson Flats
Project Location	7075 and 7079 Amundson Avenue, Edina
Council District	5 – Molly Cummings

Project Detail	
Contaminant history	The 1.2-acre site includes a vacant commercial building previously used by a dry-cleaning business. Contaminants of concern include tetrachloroethene (PCE) and trichloroethene (TCE) in the soil and the sub-slab soil vapor as asbestos-containing materials within the building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 62 affordable apartments in a 4-story building.
Jobs (FTEs)	2.5 FTE
Net tax capacity increase	\$50,477
Acres cleaned	1.2
Total housing units	62
Affordable units	62 (8 units @ 30% Area Median Income (AMI) or below; 31 units at 51%-60% AMI; 23 units at 61% to 80% AMI)
Funding	
Requested amount	\$400,500
Funding partner requests	\$247,340 from Hennepin County
Previous LCA funding	\$0
Comments	Costs related to building demolition are <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$400,500	For asbestos abatement, soil remediation and soil vapor mitigation, and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name 907 Winter Street NE
Project Location 901-909 Winter Street NE, Minneapolis
Council District 8 – Abdirahman Muse

Project Detail	
Contaminant history	The 0.5-acre site was most recently used by metal finishing company and was previously used by different tool and die and machining companies. The finishing company closed and began removing containers of hazardous wastes from the facility in June 2018. However, significant wastes remained in vats, trench drains, process floor pits, and contaminated process equipment and HVAC units after a roof collapse. Contaminants of concern include polyaromatic hydrocarbons and metals (arsenic, copper, lead, mercury) and petroleum impacts in the soil, volatile organic compounds in the groundwater, and asbestos containing materials within the building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 16 market-rate apartments and 4 affordable apartments with surface parking.
Jobs (FTEs)	1
Net tax capacity increase	\$36,630
Acres cleaned	0.5
Total housing units	20
Affordable units	4 at 51% - 60% of Area Median Income (AMI)
Funding	
Requested amount	\$185,000
Funding partner requests	\$194,194 from DEED; \$295,000 from Hennepin County
Previous LCA funding	\$122,400
Comments	Only costs incurred after August 14, 2019 for the activities specified in the use of funds below are eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$185,000	For additional hazardous waste removal and disposal and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name Amber Apartments
Project Location 4525 Hiawatha Avenue, Minneapolis
Council District 8 – Abdirahman Muse

Project Detail	
Contaminant history	The 1-acre site has a 24,800 square foot office/warehouse used for light manufacturing. A prior heating oil underground storage tank (UST) was closed in-place recently. Historically the site was part of a former coal and fuel yard. Contaminants of concern include polynuclear aromatic hydrocarbons (PAHs) and arsenic in the soil, and metals (arsenic, lead, mercury, barium, cadmium and selenium) and PAHs measured as Benzo(a)pyrene equivalents in the groundwater, as well as asbestos-containing materials (ACM) in the building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 81 affordable apartments with supportive services.
Jobs (FTEs)	3.6 FTE
Net tax capacity increase	\$40,430
Acres cleaned	1
Total housing units	81
Affordable units	81 (75 at 31% to 50% Area Median Income (AMI); 1 at 51% to 60% AMI; 5 at 61% to 80% AMI)
Funding	
Requested amount	\$180,750
Funding partner requests	\$193,859 from Hennepin ERF
Previous LCA funding	\$548,500 LCDA in 2019
Comments	Demolition costs are limited to \$52,000 or less.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$180,700	For additional asbestos sampling, asbestos abatement, limited demolition, soil remediation and vapor mitigation and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Minneapolis
Project Name Stonehouse Square Apartments
Project Location 215 Broadway Street Northeast, Minneapolis
Council District 8 – Abdirahman Muse

Project Detail	
Contaminant history	The 2.3-acre site is currently developed with affordable multi-family apartments. Historically, the site a streetcar coal and oil house. Contaminants of concern include metals (arsenic, lead, mercury) and petroleum impacts in the soil during installation of a drain tile system along the perimeter of the larger building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the renovation and preservation of 71 affordable apartments.
Jobs (FTEs)	2.5
Net tax capacity increase	\$19,425
Acres cleaned	2.3
Total housing units	71
Affordable units	71 (29 at 31% to 50% of Area Median Income (AMI); 13 at 51% to 60 % AMI; 29 at 61% to 80% AMI)
Funding	
Requested amount	\$140,700
Funding partner requests	\$176,179 to DEED; \$145,179 to Hennepin ERF
Previous LCA funding	\$0
Comments	Asbestos and lead-based paint abatement are <u>not</u> eligible for grant funding due to lack of interior construction plans.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$140,700	For an abatement plan, soil remediation and related environmental oversight.

Review Record

Grant #	
Grant Type	Contamination Cleanup
Applicant	Minneapolis
Project Name	Creekside at Van White
Project Location	212 Girard Ave N; 210 Girard Ave N (west of Van White); 1129 2nd Ave N (west of Van White); 1311 Currie Ave N; 1300 Chestnut Ave W, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 3.4-acre property is currently vacant and used for semi-trailer storage. A portion of the site previously had a freight house with a rail segment that used to transport materials to adjacent bulk petroleum and chemical storage companies. The remaining portion of the site was previously used by a scrap metal processing facility and had many bulk oil and chemical storage tanks on site. Historically adjacent properties also included bulk chemical and petroleum facilities, a manufactured gas plant site, an unpermitted dump, and a paving company. Contaminants of concern include petroleum-related contaminants in the soil and groundwater as well as polynuclear aromatic hydrocarbons, and metal, debris, and ash in the historical fill soils. Petroleum-related volatile organic compounds were also found in the soil vapor on the site.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 90,000 square foot office building over two levels of structured, open air parking.
Jobs (FTEs)	360 FTE
Net tax capacity increase	\$248,831
Acres cleaned	3.4
Total housing units	0
Affordable units	0
Funding	
Requested amount	\$571,962
Funding partner requests	\$0 (Prior awards \$538,374 from DEED; \$173,018 from Hennepin County)
Previous LCA funding	\$0
Comments	Dewatering and post-construction soil vapor sampling are <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$367,000	For additional soil sampling on the CP West parcel, soil remediation, and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Saint Paul
Project Name Waterford Bay
Project Location 380 Randolph Avenue, St Paul
Council District 14

Project Detail	
Contaminant history	The 9.6-acre site is currently vacant but was previously used as a coal-fired power plant. Contaminants of concern include polynuclear aromatic hydrocarbons (PAHs), expressed as the benzo(a)pyrene equivalent and metals (arsenic, lead) and diesel-range organics (DRO) in the fill soils as well as chlorinated solvents in the groundwater from a former adjacent off-site source.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 242 market-rate apartments.
Jobs (FTEs)	7
Net tax capacity increase	\$763,970
Acres cleaned	9.6
Total housing units	242
Affordable units	0
Funding	
Requested amount	\$319,836
Funding partner requests	\$959,507 from DEED
Previous LCA funding	\$0 (A prior grant in 2005 for another development project on the site was relinquished in full.)
Comments	Dewatering or groundwater management is <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$316,900	For soil vapor sampling, soil remediation, and related environmental oversight.

Review Record

Grant #
Grant Type Contamination Cleanup
Applicant Saint Paul
Project Name Stryker Av
Project Location 605 Stryker Av; 617 Stryker Av, St Paul
Council District 13 – Chai Lee

Project Detail	
Contaminant history	The 0.8-acre site is currently used as a community garden and a vacant retail building. Previously a part of the site included a gas station and auto repair business. Contaminants of concern include metals (lead, arsenic) and diesel-range organics (DRO), gasoline-range organics (GRO) in the soil, and volatile organic compounds (VOCs) in the groundwater.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 57 affordable senior apartments.
Jobs (FTEs)	0.7 FTE
Net tax capacity increase	\$35,550
Acres cleaned	0.8
Total housing units	57
Affordable units	57 (43 at 30% of Area Median Income (AMI) or below; 14 at 51% to 60% AMI)
Funding	
Requested amount	\$179,872
Funding partner requests	\$0
Previous LCA funding	\$
Comments	Costs related to dewatering, health and safety plan and an environmental covenant are <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
\$179,800	For asbestos abatement, soil remediation, and related environmental oversight.