

Committee Report

Community Development Committee



Committee Meeting Date: June 21, 2022

For the Metropolitan Council: July 13, 2022

Business Item: 2022-176

Funding Recommendations for 2022 Round One Tax Base Revitalization Account

Proposed Action

That the Metropolitan Council:

1. Award 9 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

Applicant	Recommended Seeding Equitable Environmental Development Projects	Recommended Amount
Minneapolis	Coliseum	\$72,500
Minneapolis	Native American Community Clinic	\$50,000
Minneapolis	2500 East Lake	\$46,600
Applicant	Recommended Contamination Cleanup Projects	Recommended Amount
Minneapolis	Northrup King Residential	\$527,400
Saint Louis Park EDA	Wooddale Station Redevelopment	\$477,000
Minneapolis	Calvary Apartments	\$678,500
Saint Paul	115 Plato	\$110,100
Saint Louis Park EDA	Wooddale Apartments	\$184,300
Golden Valley	Business Center	\$464,400
Total Recommended (All Grant Categories)		\$2,610,800
Balance		\$139,200

Summary of Community Development Committee Discussion/Questions

Senior Planner Marcus Martin presented the staff recommendation to the Committee. A question was asked about the amount of funding recommended for the Calvary project. The funding recommended is less than the eligible request amount to meet the statutory funding limit of 50 percent to a single city. If a funding gap still exists after the project is bid, a supplemental application request may be submitted. Council staff expect costs in supplemental request to be incurred after a future award unless expressly authorized otherwise by the Council. A related question was raised about the priority of different funding categories (e.g., SEED, Investigation,

Cleanup) when applying the funding limits. In this case the city applied to two separate funding categories: SEED and Cleanup. Staff responded that the Council applies the limits to all grants recommended for funding cumulatively. Community Development Director Barajas shared an update on the status of the City of Minneapolis Comprehensive Plan and the potential applicability to the current grant requests.

The Community Development Committee unanimously approved the recommendation at its meeting on June 21, 2022.



Business Item

Community Development Committee



Committee Meeting Date: June 21, 2022

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Funding Recommendations for 2022 Round One Tax Base Revitalization Account

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 2022 TBRA guidelines, criteria, schedule, and evaluation process as part of the 2022 Livable Communities Act Fund Distribution Plan (FDP) ([Business Item 2022-50](#)) this year. The Council awards funds for TBRA in two rounds each year. The attached Review Record describes the Round 1 applications and recommended awards for the 2022 grant cycle.

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 first funding cycle of 2022 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 2022 Fund Distribution Plan.

As outlined in the 2022 Fund Distribution Plan, the Council has two rounds of TBRA funding in 2022, with up to \$2.750,000 available in each round. There is an award limit of 50% per city and 75% for the cities of Minneapolis and St Paul per round. Unallocated funds will be available for future programming.

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 Environmental Justice Areas of Concern as well as investments supporting a mix of housing affordability also support the Equity outcome identified in Thrive.

Funding

Funds are available in the Livable Communities authorized 2022 budget and Livable Communities reserve accounts. Reserve funds may need to be added in future budget amendments if grantee draws are forecasted to exceed annual authorized budgets for Livable Communities multi-year grants.

The 9 projects recommended for funding total \$2,610,800.



Review Process

Council staff issued an initial notice of funding availability March 2022. Technical assistance was offered in a workshop in February and March for prospective applicants, in collaboration with the Minnesota 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 12 applications in May totaling \$5M in requests.

Table 2. Application Summary

Grant Category	Submitted Applications	Eligible Applications	Applications that met the minimum score	Applications recommended for funding
SEED	3	3	3	3
Investigation	0	0	0	0
Cleanup	9	9	8	6

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

- project outcomes and impact
 - increase to the tax base
 - jobs and/or affordable housing
 - compact, connected development
- environmental & livability
- project process
- project capacity

Council staff in Environmental Services, Transportation, Regional Parks, Local Planning Assistance, and the Livable Communities Act team also reviewed submissions and provided evaluation comments. Minnesota Department of Employment and Economic Development (DEED), the Council's largest brownfield funding partner in the metro area (as measured by funding available) and staff from the Minnesota Pollution Control Agency (MPCA), provided additional comments. Local Planning Assistance staff reviewed projects for consistency with each City's comprehensive plan. Staff noted that projects recommended for funding are consistent with the respective 2040 comprehensive plans. Some concerns regarding ongoing or potential impacts to regional systems were raised regarding the projects recommended for funding during the review. Council staff also recommends:

- City of Saint Paul will need to continue to reduce the volume of water contributing to inflow and infiltration in the service area and discharges to the sanitary sewer system will need to be temporarily suspended during rain events as defined in future MCES discharge permit(s) for the 115 Plato Project.
- The Robert Piram Regional Trail runs parallel to Plato Boulevard and was recently constructed by Saint Paul Parks and Recreation Department, the Regional Park Implementing Agency. The existing regional trail is outside of the project boundary and Council staff does not anticipate any direct impact to the regional trail. However, Council staff recommends coordinating with Saint Paul Parks and Recreation for safety and protection of trail users.
- The Luce Line Regional Trail is directly adjacent to the Golden Valley Business Center site. Council staff recommends the developer coordinate with the Three Rivers Park District, the regional park implementing agency, to reduce the impact to the trail and determine if



regional trail closure during construction will be needed.

Proposals must meet or exceed a minimum score to be recommended for funding. Contamination cleanup applicants must score a minimum of 75 points. One cleanup applicant did not achieve the required minimum score (Northstar, Minneapolis).

Eligibility for Seeding Equitable Environmental Development (SEED) Grants

Seeding Equitable Environmental Development (SEED) grants are expected to encourage development on strategic sites within and near areas selected based on geographic criteria showing low levels of building permit activity, low-wage job concentrations, and concentrations of people of color and low-income households in the region that do not have a specific redevelopment project but show potential for job or housing creation. However, in this grant cycle, each of the SEED applicants demonstrated sufficient redevelopment progress to be considered a project rather than a potential redevelopment site. Since the outcomes of the proposed project exceed the review criteria and are consistent with the intent of the SEED grant category (i.e., greater potential for redevelopment within specified geographic areas), all three projects are recommended for funding.

Project Recommendations

The following projects are recommended for TBRA funding:

Table 3. SEED Application Scoring Summary

Rank	Applicant – Project	Score	TBRA Request	Recommended Funding*
1	Minneapolis – Coliseum ±	55	\$72,590	\$72,500
2	Minneapolis – Native American Community Clinic ±, ~	49	\$50,000	\$50,000
3	Minneapolis – 2500 East Lake ±	47	\$46,600	\$46,600

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

± Located in a Transit-Oriented Development Area.

~ Located within an Area of Concentrated Poverty

Table 4. Contamination Cleanup Application Scoring Summary

Rank	Applicant – Project	Score	TBRA Request	Recommended Funding*
1-tie	Minneapolis – Northrup King Residential ±	101	\$527,416	\$527,400
1-tie	Saint Louis Park EDA – Wooddale Station Redevelopment ±	101	\$477,000	\$477,000
2	Minneapolis – Calvary Apartments ±	98	\$879,428	\$678,500
3	Saint Paul – 115 Plato ~	94	\$110,145	\$110,100
4	Saint Louis Park EDA – Wooddale Apartments ±	89	\$184,325	\$184,300
5	Golden Valley Business Center	88	\$464,433	\$464,400
6	Saint Paul Port Authority – Hillcrest	87	\$750,000	\$0
7	Rogers – Main Street Rogers Redevelopment	79	\$252,737	\$0



Rank	Applicant – Project	Score	TBRA Request	Recommended Funding*
Minimum scoring threshold for funding: 75				
8	Minneapolis – Northstar ±, ^	70	\$1,242,952	\$0

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

± Located in a Transit-Oriented Development Area.

~ Located within an Area of Concentrated Poverty

^ Not eligible for funding

Additional Funding Considerations

As outlined in the Fund Distribution Plan, the Council approved the following funding for 2022:

- \$5.0M for TBRA investigation and cleanup activities, with up to \$250,000 of that amount set aside for the site investigation. The approved plan included two funding cycles for the calendar year: half of the investigation and cleanup category funds (\$2,500,000) available to be awarded in the current cycle and half available in the second cycle.
- \$500,000 for Seeding Equitable Environmental Development (SEED) to encourage development on strategic sites. Similarly, the approved plan two funding cycles for the calendar year: half of the SEED funds (\$250,000) available to be awarded in the current cycle and half in the second cycle.

Cross-over between grant categories

The Fund Distribution Plan divided the funding available in this funding cycle into three grant categories: SEED, investigation, and cleanup. However, if the eligible requests for funding are below the original amount offered, funds may be awarded in other grant categories within the same account if there is sufficient demand. In this first funding cycle for 2022, there was higher demand in the cleanup category than in the investigation and SEED categories. (No applications were received for investigation funding.)

Council staff recommends using all the \$125,000 originally offered in the investigation category be spent in the cleanup category.

Statutory limits

The LCA statutes limit funding when competition for funds exceeds the amount available. 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.

In this grant cycle, the total amount requested, \$5M, exceeds the available funding, \$2.75M. The cleanup category was the most oversubscribed.

Based on the total available amount, \$2.75M, the statutory maximum award available for one or more projects to a single city is \$1,375,000. The statutory maximum for one or more projects located in Minneapolis or Saint Paul is \$2,023,000 or less. The amount of funding recommended for these cities in this funding round does not exceed the statutory limit amounts.

The recommended amounts and percentages shown in Table 5 meet 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 5. 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%	\$1,485,100	54%
Single City (Minneapolis)	50%	\$1,375,000	50%

Partner funding

In addition to TBRA funding, other sources of public funding are available to investigate and clean up contaminated sites. In the current funding cycle, there are projects that have also applied for state and/or county cleanup funding. By statute, the Council must consider the probability of funding from other sources when making grants (Minn. Stat. § 473.252, subd. 3). For projects that are a priority for the Metropolitan Council, the Council has the discretion to increase funding to make up for shortfalls or reduce Council funding due to sources expected from other funding partners. Priorities are evaluated using Council evaluation criteria, and funding awarded by the Council is limited to TBRA-eligible cleanup expenses. As of the writing of this report, funding partners DEED, Hennepin County and Ramsey County are near completing their funding recommendations. The TBRA funding recommendations considers funding expected from other sources.

Affordable Housing Need

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 basis for negotiating the Goal, and the community and Council also consider availability of resources to develop affordable housing as a factor in determining Affordable Housing Goal ranges.

The housing units proposed in this grant cycle are projected to be available for occupancy in the year 2023 - 2024. 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 within each city for projects recommended for funding. If completed as planned, the proposed affordable units supported by TBRA grant funding will address part of the affordable housing need in the current decade.

Table 6: Affordable Housing Need 2021-2030 and Total Proposed Affordable Units for TBRA Cleanup Projects Recommended for Funding by City

City	Need for units affordable to households with income at or below 30% of AMI	Need for units affordable to households with income 31% to 50% of AMI	Need for units affordable to households with income 51% to 80% of AMI*
Minneapolis Units Proposed	41	104	9
Minneapolis Need	1,551	494	1,454



City	Need for units affordable to households with income at or below 30% of AMI	Need for units affordable to households with income 31% to 50% of AMI	Need for units affordable to households with income 51% to 80% of AMI*
Saint Louis Park Units Proposed	5	37	135
Saint Louis Park Need	309	178	106
Saint Paul Units Proposed	6	0	57
Saint Paul Need	832	128	1,013
TOTAL Units Proposed	52	141	201
Total Need for Selected Cities	2,692	800	2,573

* Only units affordable to households with income 51% to 60% of AMI included for proposed units per grant distribution criteria.

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 eligible costs and sources, 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 the applications submitted demonstrated a need for TBRA funding.

Projects Not Recommended for TBRA Funding

No funding is recommended for the following projects:

Hillcrest Redevelopment Site

Applicant: Saint Paul Port Authority

Determination: Did not have competitive score

Rationale

- Proposal did not sufficiently demonstrate a redevelopment proposal would occur within a three-year grant term.
- Limited amount of the soil identified as impacted is considered an 'identified release' in the Response Action Plan approval. Regulatory assurances for the cleanup of additional contaminated soil expected to be approved as part of a future Technical Assistance Letter.

Main Street Rogers Redevelopment

Applicant: City of Rogers

Determination: Did not have competitive score

Rationale

- The site offered a lower estimated tax base increase relative to the cleanup cost.
- Less compact redevelopment plan with low expected transit ridership.
- Less robust redevelopment engagement process than competing applications.



It is recommended that that applicant re-apply in a future funding cycle.

Northstar

Applicant: City of Minneapolis

Determination: Did not meet minimum score to be eligible

Rationale

- Lower estimated tax base increase relative to a high abatement cost.
- Fewer affordable units intended for populations with the highest need in the local housing market.
- Lower contaminant risk than the competing applications.

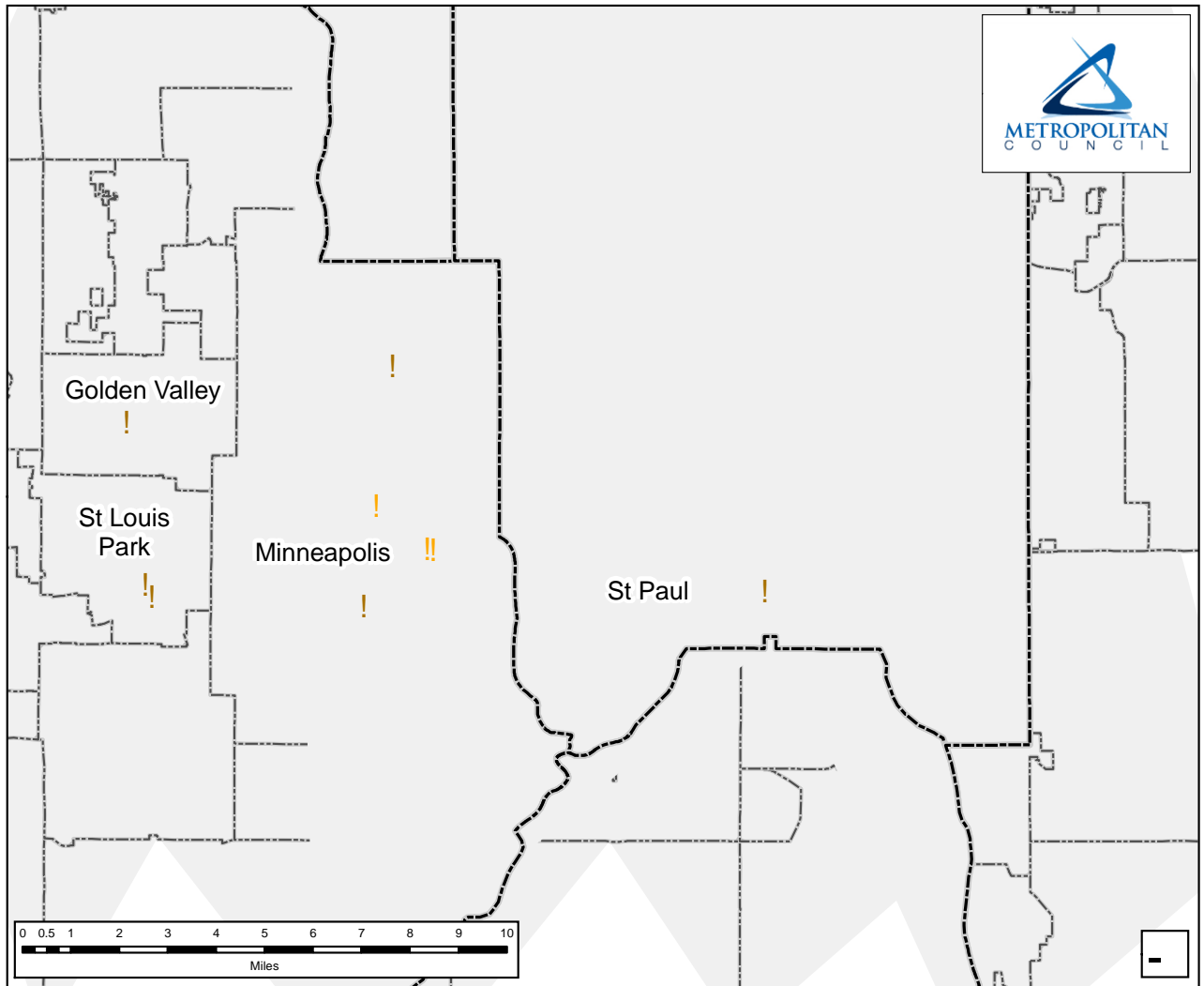
Projects Recommended for TBRA funding

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:

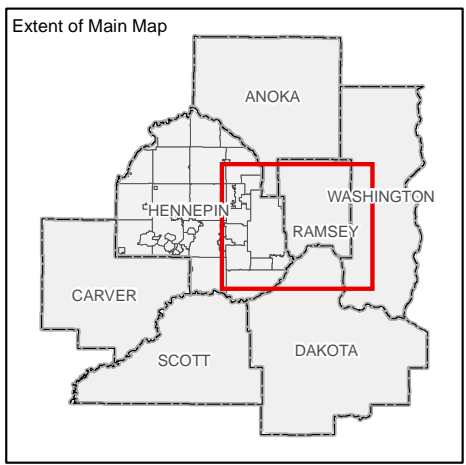
- The grant-funded activities for each of the projects are expected to be completed within the grant term, and each redevelopment project facilitated by the grant must at least start construction within the grant term (for example, three years for cleanup grants).
- Recommended funds are rounded down 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; costs for soil management that was not demonstrated to exceed or does not exceed regulatory thresholds or cleanup guidance, ineligibility according to our grant administration guidelines; or insufficient documentation of the proposed costs.
- For cleanup grants, increases in the annual net tax capacity were calculated using a comparison of the net tax capacity assessed in 2022 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 in 2022, living wage jobs have an annual wage equal to 185% of the federal poverty level for a family of four per job.
- For grant evaluation purposes, affordable units include units affordable to a household of four earning 60% 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 listed in the summaries are limited to costs associated with brownfield investigation and/or cleanup.






Figure 1. Map of Recommended TBRA Projects



6/13/2022



Grant Type

-  TBRA Cleanup
-  TBRA SEED
-  Cities with a Project Recommended for Funding



Project Summary

Grant #	
Grant Type	SEED
Applicant	City of Minneapolis
Project Name	Coliseum
Project Location	2708 East Lake Street and 2935 27th Avenue South, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	The 0.9-acre commercial site has a vacant 3-story commercial building formerly used by multiple commercial tenants prior to being damaged in the summer of 2020. The developer has completed an environmental investigation. No evidence of environmental impacts was found in the subsurface soil, groundwater, and soil vapor. Contaminants of concern include asbestos within the current building.
Funding	
Estimated project amount	\$72,590
Recommended amount	\$72,500
Funding partner requests	\$0
Previous LCA funding	\$0
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For reimbursement of recently completed Phase I Environmental Site Assessment (ESA), Phase II ESA including soil vapor sampling, asbestos surveys, asbestos abatement plan, future asbestos abatement, and related environmental oversight.
Comments	Reimbursement limited to eligible environmental costs incurred within 180 days prior to application date or later. Future development is expected to be taxable property to be eligible for grant funding.



Project Summary

Grant #	
Grant Type	SEED
Applicant	City of Minneapolis
Project Name	Native American Community Clinic
Project Location	1213 East Franklin Avenue, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 2.0-acre site is currently occupied by a single-story, multi-tenant building with an occupied medical clinic and a vacant retail store. Historically, the site included a variety of other commercial uses including auto repair and a drycleaner. Potential contaminants of concern include tetrachloroethene (PCE) and benzene in the soil vapor, and asbestos within the building.
Funding	
Estimated project amount	\$69,985
Recommended amount	\$50,000
Funding partner requests	\$0 (Prior assessment funding received from MN Brownfields)
Previous LCA funding	\$0
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For Phase I environmental site assessment (ESA), Phase II ESA including soil vapor sampling, preparing a Response Action Plan, hazardous building material assessment, and related environmental oversight.
Comments	Costs associated with applying for TBRA funding are not eligible for reimbursement. Future development is expected to be taxable property to be eligible for grant funding.



Project Summary

Grant #	
Grant Type	SEED
Applicant	City of Minneapolis
Project Name	2500 East Lake
Project Location	2500 East Lake Street, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	The 1.4-acre site is currently part of a large parking lot for adjacent retail stores. Historically, the site included a manufacturing facility with underground storage tanks. Prior environmental investigations identified volatile organic compounds (VOCs), diesel range organics (DRO), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and metals were identified in soil and groundwater. Additional investigation is needed to document impacts for a current redevelopment proposal and the requirements of an existing environmental restrictive covenant.
Funding	
Estimated project amount	\$46,600
Recommended amount	\$46,600
Funding partner requests	\$0
Previous LCA funding	\$0
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For a Phase II environmental site assessment (ESA) including soil vapor sampling, preparation of a RAP, and related environmental oversight.
Comments	Future development is expected to be taxable property to be eligible for grant funding.



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Northrup King Residential
Project Location	1500 Jackson Street NE, Minneapolis
Council District	8 – Abdirahman Muse

Project Detail	
Contaminant history	The 3.9-acre site includes 13 buildings that have been historically used for seed storage and distribution, coal storage, a lumber yard and more recently for multi-tenant commercial use including art studios. Contaminants of concern include petroleum-related volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), arsenic, and diesel range organics (DRO). in the soil and non-petroleum VOCs and gasoline range organics (GRO) and both petroleum and non-petroleum VOCs in the soil vapor within the site. (Additional concerns regarding asbestos and lead-based paint within 3 buildings were addressed in prior grants.)
Redevelopment project to start construction by the end of the grant term	Expected benefits include renovation of buildings #2 and #3 into 84 apartments (69 affordable and 15 market-rate units) and renovation of building 8 into 8,120 square feet of creative business space.
Jobs (FTEs)	4
Net tax capacity increase	\$111,250
Acres cleaned	13.2
Total housing units	84
Affordable units	69 (60 at 31%-50% AMI; 9 at 51%-60% AMI)
Funding	
Recommended amount	\$527,400
Funding partner requests	\$140,644 from Hennepin County (\$228,624 previously awarded by Hennepin County; \$50,000 previously awarded by DEED)
Previous LCA funding	\$507,200 in TBRA funding and \$1,907,000 in LCDA funding
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For soil remediation, soil vapor mitigation including post-construction confirmation testing, and related environmental oversight.
Comments	Costs associated with dewatering are not eligible for grant funds.



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Louis Park Economic Development Authority (EDA)
Project Name	Wooddale Station Redevelopment
Project Location	5816 and 5802 West 36th Street, Saint Louis Park
Council District	6 – John Pacheco Jr.

Project Detail	
Contaminant history	The 3.3-acre site includes an occupied multi-tenant commercial building and a vacant commercial building. Historically, the property has been used for manufacturing and a bulk petroleum retail business. Contaminants of concern include petroleum and chlorinated volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), metals (arsenic, cadmium, lead, and chromium) and diesel-range organics (DRO) in the soil, 1,2-dichloroethylene (cis-1,2-DCE) and trichloroethene (TCE) in the groundwater and 1,3-butadiene, benzene, TCE, and tetrachloroethene (PCE) in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the construction of 252 market-rate apartments, 63 affordable apartments with 13,000 square feet of retail space, and underground parking in two buildings with a public plaza.
Jobs (FTEs)	50
Net tax capacity increase	\$914,265
Acres cleaned	3.3
Total housing units	315
Affordable units	63 (32 at 31%-50% AMI 31 at 51%-60% AMI)
Funding	
Recommended amount	\$477,000
Funding partner requests	\$874,000 from DEED, \$239,000 from Hennepin County
Previous LCA funding	\$0
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For contaminated soil transport and disposal, soil vapor mitigation including post-construction confirmation sampling, and related environmental oversight.
Comments	Costs associated with excavation or dewatering are not eligible for reimbursement.



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Calvary Apartments
Project Location	3901 Chicago Avenue and 3900 Elliot Avenue, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.8-acre site includes two parcels with a partially occupied church with a food shelf attached to a parish education building and a surface parking lot. Contaminants of concern include asbestos, lead-based paint, and lead dust within the existing buildings.
Redevelopment project to start construction by the end of the grant term	Expected benefits include renovation of two existing buildings and construction of a new residential building into 41 affordable units with amenity space, office space, community kitchen, and other community space.
Jobs (FTEs)	6.6
Net tax capacity increase	\$45,000
Acres cleaned	0.8
Total housing units	41
Affordable units	41 at 30% Area Median Income (AMI) or below
Funding	
Recommended amount	\$678,500
Funding partner requests	\$879,428 from Hennepin County (Previously awarded \$14,633 for assessment from MN Brownfields.)
Previous LCA funding	\$0
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For environmental investigation, abatement planning, asbestos abatement, lead-based paint abatement, lead cleanup of windows, lead dust removal, and related environmental oversight.
Comments	Investigation costs must be incurred within 180 days of the date of application to be eligible for grant funding.



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Saint Paul
Project Name	115 Plato
Project Location	115 Plato Boulevard, Saint Paul
Council District	13 – Chai Lee

Project Detail	
Contaminant history	The 1.8-acre site includes a vacant 4-story commercial building currently used for document storage. Historically, the site was used by a box manufacturer and lumber company and a food processing company, and more recently used as an office and warehouse. Contaminants of concern include asbestos and lead-based paint within the existing building. (Additional contaminants of concern to be addressed by other funding requests include diesel-range organics (DRO) and debris in the soil, trichloroethylene (TCE) in groundwater, and tetrachloroethene (PCE) in the soil vapor.)
Redevelopment project to start construction by the end of the grant term	Expected benefits include the construction of 63 affordable apartments with surface parking.
Jobs (FTEs)	3.5
Net tax capacity increase	\$46,141
Acres cleaned	1.8
Total housing units	63
Affordable units	63 (6 at 30% Area Median Income (AMI) or below; 57 at 51%-60% AMI)
Funding	
Recommended amount	\$110,100
Funding partner requests	\$663,993 from DEED
Previous LCA funding	\$0
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For asbestos abatement lead-based paint abatement, and related environmental oversight.
Comments	No comments.



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Louis Park Economic Development Authority (EDA)
Project Name	Wooddale Apartments
Project Location	3801 Wooddale Avenue South, Saint Louis Park
Council District	6 – John Pacheco Jr.

Project Detail	
Contaminant history	The 4-5-acre site includes a church with an addition and a garage. Contaminants of concern include diesel-range organics (DRO) in the soil, and asbestos within the existing buildings.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the construction of 114 affordable apartments.
Jobs (FTEs)	2.5
Net tax capacity increase	\$149,625
Acres cleaned	4.5
Total housing units	114
Affordable units	114 (5 at 30% Area Median Income (AMI) or below; 5 at 31%-50% AMI 104 at 51%-60% AMI)
Funding	
Recommended amount	\$184,300
Funding partner requests	\$184,325 from Hennepin County
Previous LCA funding	\$0
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For asbestos abatement, additional soil sampling, contaminated soil transport and disposal, post-construction soil vapor confirmation testing, and related environmental oversight.
Comments	Costs associated with excavation or dewatering are not eligible for reimbursement.



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Golden Valley
Project Name	Business Center
Project Location	6300 Olson Memorial Highway, Golden Valley
Council District	6 – John Pacheco Jr.

Project Detail	
Contaminant history	The 28-acre site includes a vacant, functionally obsolete office building formerly used by light industrial businesses. Historically, the site also included a rail spur. Contaminants of concern include asbestos within the existing building. No lead-based paint was found in the assessment provided. (Additional contaminants of concern to be addressed by other funding requests including tetrachloroethene (PCE) in the soil, and PCE and ethylbenzene in soil vapor.)
Redevelopment project to start construction by the end of the grant term	Expected benefits include replacement of the existing building with 99,750 square feet of office space and 299,250 square feet of industrial space in two new buildings.
Jobs (FTEs)	185
Net tax capacity increase	\$1,006,000
Acres cleaned	28
Total housing units	0
Affordable units	0
Funding	
Recommended amount	\$464,400
Funding partner requests	\$775,338 from DEED
Previous LCA funding	\$0
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For asbestos abatement and related environmental oversight.
Comments	Lead-based paint is not eligible for grant funding.

