

Committee Report

Community Development Committee



Committee Meeting Date: June 20, 2023

For the Metropolitan Council: July 12, 2023

Business Item: 2023-138

Funding Recommendations for 2023 Round One Tax Base Revitalization Account

Proposed Action

That the Metropolitan Council:

1. Award 12 Tax Base Revitalization Account grants totaling \$2,369,600 as shown in Table 1 below.
2. Authorize its Executive Director of Community Development to execute the grant agreements on behalf of the Council.

Table 1. Tax Base Revitalization Account Grant Recommendations

Applicant	Seeding Equitable Environmental Development Projects	Recommended Amount
Saint Paul	Hamm's Brewery Redevelopment	\$50,000
Minneapolis	Nicollet Project	\$12,400
Minneapolis	East Plymouth Heights	\$30,100
Applicant	Environmental Investigation Projects	Recommended Amount
Minneapolis	753 Washington Av N	\$35,500
Fridley HRA	Northern Stacks 9	\$50,000
Applicant	Contamination Cleanup Projects	Recommended Amount
Minneapolis	Unity Building	\$296,500
Minneapolis	Agate Housing	\$213,500
Saint Paul Port Authority	United Village Phase 1	\$652,400
Saint Louis Park EDA	Wooddale Station	\$428,000
Saint Paul	Prior Works Creative Enterprise Zone	\$174,900
Minneapolis	Kyle Garden Square	\$172,000
Excelsior	339 Third Street	\$250,300
Total Recommended (All Grant Categories)		\$2,369,600
Balance		\$380,400

Summary of Community Development Committee Discussion/Questions

Senior Planner Marcus Martin presented the staff recommendation to the Committee. Questions were asked about applicant comments on potential challenges in applying for funding, the on-going distribution of LCA funding, what types of contaminants are considered a lower environmental risk, communication with applicants about grant recommendations, the likelihood of success when re-applying for funding for 512 & 514 Humboldt Av (Cerenity Senior Housing), confirmation of the amount of funding that would be available in the next cycle, as well as recent and future changes to the application evaluation process.

The Community Development Committee unanimously approved the recommendation at its meeting on June 20, 2023.

Business Item

Community Development Committee



Committee Meeting Date: June 20, 2023

For the Metropolitan Council: June 28, 2023

Business Item: 2023-138

Funding Recommendations for 2023 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

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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 2023 TBRA guidelines, criteria, schedule, and evaluation process as part of the 2023 Livable Communities Act Fund Distribution Plan (FDP) ([Business Item 2023-48](#)) 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 2023 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 2023 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 2023 Fund Distribution Plan.

As outlined in the 2023 Fund Distribution Plan, the Council planned two rounds of TBRA funding in 2023, 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 equitable development areas or areas of concern for environmental justice 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 2023 budget and Livable Communities reserve accounts. Reserves may need to be amended into a future annual budget to meet cashflow needs on Livable Communities multi-year grants.

The 12 projects recommended for funding total \$2,369,600. The balance of available funds not awarded in this round will be available for awards in Round 2 later in 2023.

REVIEW RECORD

Review Process

Council staff issued an initial notice of funding availability in March 2023. Technical assistance was offered in a workshop in February 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 18 applications in May totaling \$3.9M in requests.

Table 2. Application Summary

Grant Category	Submitted Applications	Eligible Applications	Applications that met the minimum score	Applications recommended for funding
SEED	5	5	3	3
Investigation	2	2	2	2
Cleanup	11	11	7	7

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. The 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 one of the projects recommended for funding (339 Third Street) will require a comprehensive plan amendment to be consistent with the city 2040 comprehensive plan. Some concerns regarding ongoing or potential impacts to regional systems were raised regarding the projects recommended for funding during the review. Concerns were primarily reminders to request discharge permits when accessing the metropolitan wastewater disposal system during construction.

Proposals must meet or exceed a minimum score (half of total points) to be recommended for funding. Two SEED applicants, and four cleanup applicants did not achieve the required minimum score: 1170 Arcade, St Paul; Fruen Mill Redevelopment, Minneapolis; Stinson Apartments, Minneapolis; Wakota North, South St Paul; 512 & 514 Humboldt Av, St Paul; and Caretta, Maplewood.



Project Recommendations

The following projects applied for TBRA funding:

Table 3. SEED Application Scoring Summary

Rank	Applicant – Project	Score	TBRA Request	Recommended Funding*
1	Saint Paul – Hamm’s Brewery Redevelopment ±	46	\$50,000	\$50,000
2	Minneapolis – Nicollet Project, The ±	43	\$12,450	\$12,400
3	Minneapolis – East Plymouth Heights ±	35	\$30,175	\$30,100
4	Saint Paul – 1170 Arcade ±,^	30	\$34,750	\$0
5	Minneapolis – Fruen Mill Redevelopment ±,^	26	\$200,000	\$0

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

± Located in a Transit-Oriented Development Area.

^ Project score was below the minimum score required to be recommended for funding

Table 4. Investigation Application Scoring Summary

Rank	Applicant – Project	Score	TBRA Request	Recommended Funding*
1	Minneapolis – 753 Washington Av N ±	49	\$39,528	\$39,500
2	Fridley HRA – Northern Stacks 9	41	\$118,838	\$50,000

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

± Located in a Transit-Oriented Development Area.

Table 5. Contamination Cleanup Application Scoring Summary

Rank	Applicant – Project	Score	TBRA Request	Recommended Funding*
1	Minneapolis – Unity Building ±	98	\$296,510	\$296,500
2	Minneapolis – Agate Housing ±	89	\$213,550	\$213,500
3	Saint Paul Port Authority – United Village Phase 1 ±	88	\$652,424	\$652,400
4-tie	Saint Louis Park – Wooddale Station ±	87	\$428,000	\$428,000
4-tie	Saint Paul – Prior Works Creative Enterprise Zone	87	\$174,992	\$174,900
5	Minneapolis – Kyle Garden Square ±	80	\$172,000	\$172,000
6	Excelsior – 339 Third St	75	\$250,360	\$250,300
7	Minneapolis – Stinson Apartments ±,^	71	\$240,971	\$0
8	South Saint Paul EDA – Wakota North ^	70	\$814,767	\$0
9-tie	Saint Paul – 412 & 414 Humboldt Av (Cerenity Senior Care) ^	66	\$176,238	\$0
9-tie	Maplewood – Caretta ^	66	\$137,850	\$0

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

± Located in a Transit-Oriented Development Area.

^ Project score was below the minimum score required to be recommended for funding



Additional Funding Considerations

As outlined in the Fund Distribution Plan, the Council approved the following funding for 2023:

- \$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.

Sufficient funding is available to fund all the grant requests.

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 (\$3.9M), is above the amount of funding made available (\$2.75M). The statutory limits for a single city and awards to the central cities apply when funds are oversubscribed. The recommended amounts and percentages shown in Table 6 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 6. 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%	\$1,641,300	69%
Single City (St Paul)	50%	\$877,300	37%

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 consider 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 within a 3-year grant term. 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 7: 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*
Saint Louis Park Need	309	178	106
Saint Louis Park Units Permitted Since 2021	0	0	0
Saint Louis Park Units Proposed	0	32	31
Saint Louis Park Remaining Need	309	146	75
Minneapolis Need	1,551	494	1,454
Minneapolis Units Permitted Since 2021	64	232	93
Minneapolis Units Proposed	71	32	4
Minneapolis Remaining Need	1,416	230	1,357
TOTAL Affordable Units Proposed	71	64	35

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



Demonstrated Need for TBRA for 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 compare 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 recommended demonstrated a need for TBRA funding.

Projects Not Recommended for TBRA Funding

No funding is recommended for the following projects:

1170 Arcade

Applicant: Saint Paul

Determination: Did not meet the minimum score to be eligible.

Rationale:

- Lower potential increase to tax base.
- Moderately low environmental health risk posed by contaminants relative to competitors.
- Minimal community engagement at this stage of development.
- Development rights yet to be assigned at the time of application.

Freun Mill Redevelopment

Applicant: Minneapolis

Determination: Did not meet the minimum score to be eligible.

Rationale:

- Future land uses are yet to be determined.
- Lower environmental health risk posed by contaminants relative to competitors.
- Minimal community engagement at this stage of development.

Stinson Apartments

Applicant: Minneapolis

Determination: Did not meet the minimum score to be eligible.

Rationale:

- Modest number of affordable housing units targeting households earning 60% AMI or less
- Minimal living wage jobs
- Minimal community engagement

Wakota North

Applicant: South Saint Paul EDA

Determination: Did not meet the minimum score to be eligible.

Rationale:

- Moderate number of new and retained jobs
- Low relative density, potential for transit use
- Minimal community engagement at this stage of development
- Moderately low readiness





512 & 514 Humboldt Av (Cerenity Senior Care)

Applicant: Saint Paul

Determination: Did not meet the minimum score to be eligible.

Rationale:

- No projected tax base increase
- Low relative density, low potential for transit use
- No community engagement yet
- Moderately low readiness

Caretta

Applicant: Maplewood

Determination: Did not meet the minimum score to be eligible.

Rationale:

- No affordable units
- Moderately low job growth
- Low relative density, potential for transit use
- Lower environmental health risk posed by contaminants relative to competitors.
- Minimal community engagement



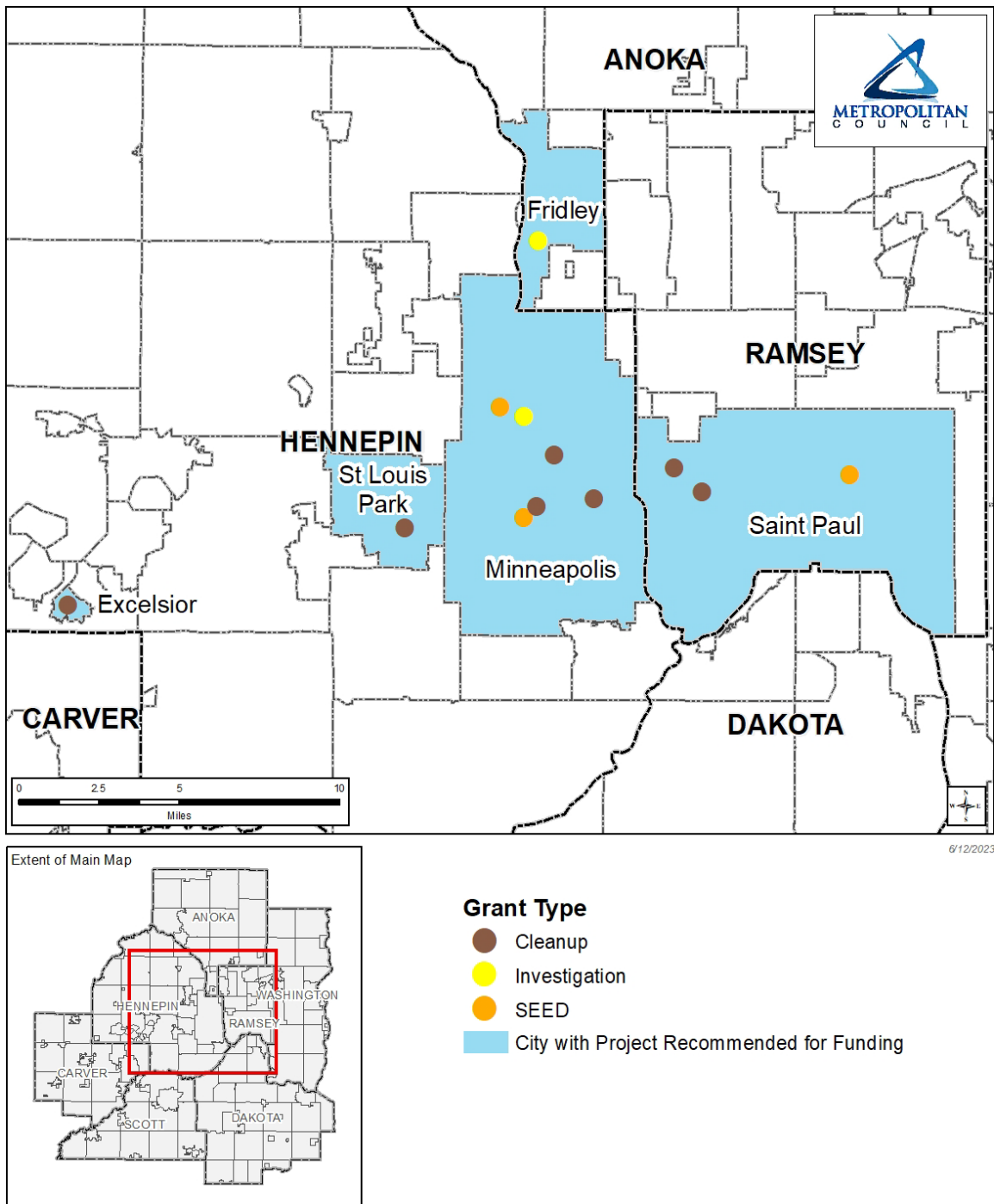
Projects Recommended for TBRA Funding

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 were not demonstrated to exceed or do 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 using valuations assessed in 2023 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 2023, 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



Project Summary

Grant #	
Grant Type	SEED
Applicant	City of Saint Paul
Project Name	Hamm's Brewery Redevelopment
Project Location	680 & 694 Minnehaha Av East, Saint Paul
Council District	13 – Chai Lee

Project Detail	
Contaminant history	The 4.9-acre site was historically used as a brewery and briefly for warehouse storage. More recently the site includes a micro-brewery, a distillery and a privately-owned vacant building most recently used for aquaponics. The part of the site included in the current proposal (areas 2,3, 6, the Main Brewery complex (buildings areas 18, 23, 24, 25 and 56) and surface lot (area 20)) have been vacant for over 25 years. Potential contaminants of concern include asbestos and lead-based paint within the buildings, other hazardous materials or universal wastes in the historic structures, petroleum and non-petroleum contaminants in soil or groundwater, and/or soil vapor.
Funding	
Estimated project amount	\$74,741
Recommended amount	\$50,000
Funding partner requests	\$0
Previous LCA funding	\$275,000 in LCA predevelopment is recommended for consideration by the Metropolitan Council at the meeting on June 28, 2023. Prior TBRA grants totaling \$506,900 in 2013, 2014 and 2017 for partial asbestos abatement were awarded to support different development plans on the larger 8.9-acre site.
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For Phase I and Phase II Environmental Site Assessments (ESAs), RAP Preparation, Hazardous Materials Inspection, and related environmental oversight.
Comments	Costs incurred prior the date of grant award are not eligible for reimbursement using grant funds.



Project Summary

Grant #	
Grant Type	SEED
Applicant	City of Minneapolis
Project Name	Nicollet Project
Project Location	3246 Nicollet Avenue, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.3-acre site includes a vacant, damaged convenience store that was historically used as a gas station and may also have been used for auto repair. Potential contaminants of concern include petroleum-related volatile organic chemicals (VOCs) and asbestos containing materials (ACM) within the building.
Funding	
Estimated project amount	\$12,450
Recommended amount	\$12,400
Funding partner requests	\$0
Previous LCA funding	\$0 (\$150,000 in LCDA Pre-development funding recommended for award to Council)
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For Hazardous Building Materials Assessment as well as added soil sampling under the existing building and soil vapor sampling to complete a Phase II Environmental Site Assessment (ESA) and related environmental oversight to support plans for new mixed-use development.
Comments	Costs incurred prior the date of grant award are not eligible for reimbursement using grant funds.



Project Summary

Grant #	
Grant Type	SEED
Applicant	City of Minneapolis
Project Name	East Plymouth Heights
Project Location	1014 & 1026 Plymouth Avenue North
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.5-acre vacant, publicly-owned site was once used as a gas station and included petroleum underground storage tanks. Potential contaminants of concern include volatile organic compounds (VOCs), diesel-range organics (DRO), gasoline-range organics (GRO), polycyclic aromatic hydrocarbons (PAHs), metals and possibly asbestos in the soil and VOCs in the soil vapor.
Funding	
Estimated project amount	\$30,175
Recommended amount	\$30,100
Funding partner requests	\$0
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, Response Action Plan (RAP) development and related environmental oversight.
Comments	None.



Project Summary

Grant #	
Grant Type	Contamination Investigation
Applicant	City of Minneapolis
Project Name	753 Washington Av N
Project Location	753 Washington Avenue North, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.7-acre vacant parking lot historically was used as a dump and included deposits of fill soils from unknown origins when the underlying creek was re-routed through an underground culvert. The site was also used as a metal scrap yard and later used for outdoor storage. Potential contaminants of concern based on recent investigations of adjacent parcels include metals (arsenic, lead, mercury) and polycyclic aromatic hydrocarbons (PAHs) in the soil and barium and PAHs in the groundwater, and volatile organic compounds (VOCs) in the soil vapor.
Potential redevelopment project	Potential benefits include a 165,000 square foot mixed-commercial development with retail, office, and structured parking.
Funding	
Estimated Project Amount	\$57,134
Recommended amount	\$57,100
Funding partner requests	\$0
Match	\$15,675 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Phase II Environmental Site Assessment (ESA), Response Action Plan (RAP) and related environmental oversight.
Comments	Site investigation costs incurred within 180 days of the date of application may be eligible as part of the required matching costs.



Project Summary

Grant #	
Grant Type	Contamination Investigation
Applicant	City of Fridley HRA
Project Name	Northern Stacks 9
Project Location	5400 Main Street Northeast, Fridley
Council District	2 – Reva Chamblis

Project Detail	
Contaminant history	The 29-acre site has been used by many industrial, manufacturing and auto repair tenants for over 60 years. In addition, part of the site included over 450,000 gallons of above-ground and underground storage tanks of petroleum products and small containers of petroleum and other hazardous materials. The site is also adjacent to a former Superfund site that impacted soil, groundwater, and soil vapor with chlorinated solvents. Potential contaminants of concern include polycyclic aromatic hydrocarbons (PAHs) and metals in the soil, diesel-range organics (DRO) and volatile organic compounds (VOCs) in the groundwater, and VOCs in the soil vapor.
Potential redevelopment project	Potential benefits include 342,300 square feet of new multi-tenant industrial space in 3 buildings.
Funding	
Estimated Project Amount	\$118,838
Recommended amount	\$50,000
Funding partner requests	\$50,000 DEED
Match	\$39,612 (or 25% of total eligible costs requested for reimbursement, whichever is less)
Previous LCA funding	\$0
Use of Funds	
Eligible Uses (to be completed by the end of the grant term)	For Hazardous Building Materials Assessment, additional Phase II Environmental Site Assessment (ESA), Phase II ESA Work Plan, Response Action Plan (RAP) and related environmental oversight.
Comments	None.



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Unity Building
Project Location	405 East Lake Street, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.2-acre site currently includes two buildings with four retail tenant spaces and two apartments. Historically, the property included a paint store. The adjacent property included an auto repair business and a dry cleaner. Contaminants of concern include diesel-range organics (DRO), metals (arsenic, lead), volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs) in the soil and VOCs in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the construction of a 25,000 square foot multi-tenant commercial building.
Jobs (FTEs)	70
Net tax capacity increase	\$58,820
Acres cleaned	0.2
Total housing units	0
Affordable units	0
Recommended amount	\$296,500
Funding partner requests	\$76,400 Hennepin County
Previous LCA funding	\$27,500 SEED Grant in fall 2021
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For asbestos abatement, soil remediation, soil vapor mitigation and related environmental oversight.
Comments	None.



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Agate Housing
Project Location	2800, 2804, 2808, and 2812 27th Avenue South, Minneapolis
Council District	8 – Yassin Osman

Project Detail	
Contaminant history	The mostly vacant 0.7-acre site includes one vacant residence and formerly included various commercial uses and a gear manufacturing company before the last building was demolished 11 years ago. Contaminants of concern include asbestos in the remaining building, metals (lead, arsenic) and polycyclic aromatic hydrocarbons (PAHs) in the soil likely from prior unregulated fill soils.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 48 affordable apartments & a 54-bed emergency shelter.
Jobs (FTEs)	26.3
Net tax capacity increase	\$12,155
Acres cleaned	0.7
Total housing units	48
Affordable units	48 (12 at 30% Area Median Income (AMI) or below; 32 at 31%-50% AMI; 4 at 51%-60% AMI)
Use of Funds	
Recommended amount	\$213,500
Funding partner requests	\$177,900 Hennepin County
Previous LCA funding	\$0
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For environmental site assessment (ESA) including the asbestos survey, asbestos abatement, soil remediation,
Comments	Investigation costs incurred more than 180 days prior to the date of application (e.g., Phase I ESA) are not eligible for reimbursement with grant funding.



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Paul Port Authority
Project Name	United Village Phase 1
Project Location	1578 University Avenue West, Saint Paul
Council District	14 – Toni Carter

Project Detail	
Contaminant history	The mostly vacant 7.4-acre development phase is occupied by a fast-food restaurant. Historically, the site was part of a larger streetcar manufacturing and maintenance facility before becoming a retail center. A portion of the retail center adjacent to the subject property included a former drycleaner. Contaminants of concern include diesel-range organics (DRO) in the soil and volatile organic compounds (VOCs) in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits include construction of an 87,800 square foot four-story office building with 24,000 square feet of retail space with underground and surface parking, a 170-unit hotel.
Jobs (FTEs)	455
Net tax capacity increase	\$1,760,043
Acres cleaned	3.8 (out of 7.4-acre site)
Total housing units	0
Affordable units	0
Use of Funds	
Recommended amount	\$652,400
Funding partner requests	\$1,022,130 DEED; \$239,221 Ramsey County
Previous LCA funding	\$0 (TBRA award in 2016 was for a separate development phase.)
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For recent environmental site assessment (ESA), limited excavation, transport and disposal of contaminated, soil vapor mitigation and related environmental oversight.
Comments	Grant-eligible areas include Blocks B, F1 and D and adjacent Right-of-Way (ROW). No cleanup needs were identified for Block A. Excavation costs are limited to up to 18,100 cubic yards related to Block B and ROW. Block G is excluded from the grant-eligible areas. Environmental site investigation costs incurred more than 180 days prior to the date of application are <u>not</u> eligible for grant reimbursement.



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	Saint Louis Park EDA
Project Name	Wooddale Station
Project Location	5816 & 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 and 12,000 square feet of commercial space in two buildings and a public plaza with access to the transit station.
Jobs (FTEs)	50
Net tax capacity increase	\$882,649
Acres cleaned	3.3
Total housing units	315
Affordable units	63 (32 at 31%-50% of Area Median Income (AMI); 31 at 51%-60% AMI)
Recommended amount	\$428,000
Funding partner requests	\$513,000 DEED (Prior DEED Grant \$874,000); \$282,000 Hennepin County (Prior Hennepin ERF grant \$239,000)
Previous LCA funding	\$477,000 TBRA and \$747,600 TOD grants in 2022
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For contaminated soil transport and related environmental oversight.
Comments	Costs for soil excavation and duplicate contaminated soil oversight are not eligible for reimbursement with grant funds. The prior grant included costs associated with contaminated soil transport and disposal, soil vapor mitigation including post-construction confirmation sampling,



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Saint Paul
Project Name	Prior Works Creative Enterprise Zone
Project Location	755 Prior Ave North, Saint Paul
Council District	14 – Toni Carter

Project Detail	
Contaminant history	The 8.8-acre site includes a partially-occupied 411,200 square foot multi-tenant commercial-industrial building. Historically, the site was used for a variety of industrial uses including for warehousing by a harvesting machine company, and two can manufacturers. Contaminants of concern previously addressed include metal (lead) in soil. Current contaminants of concern are chlorinated volatile organic compounds (VOCs) in the groundwater and VOCs in the soil vapor.
Redevelopment project to start construction by the end of the grant term	Expected benefits includes the renovation of approximately 100,000 square feet of vacant space within the existing buildings into added commercial, office and industrial multi-tenant spaces and retention of current tenants.
Jobs (FTEs)	425
Net tax capacity increase	\$229,924
Acres cleaned	8.8
Total housing units	0
Affordable units	0
Recommended amount	\$174,900
Funding partner requests	\$174,982 DEED
Previous LCA funding	\$0
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	For soil vapor mitigation and related environmental oversight.
Comments	None.



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Minneapolis
Project Name	Kyle Garden Square
Project Location	700 10th Avenue South, Minneapolis
Council District	7 – Robert Lilligren

Project Detail	
Contaminant history	The 0.7-acre site includes a 4½ story building recently used as a medical office. Contaminants of concern include asbestos within the existing building.
Redevelopment project to start construction by the end of the grant term	Expected benefits include conversion of an existing building into 59 affordable apartments
Jobs (FTEs)	8
Net tax capacity increase	\$52,125
Acres cleaned	0.7
Total housing units	59
Affordable units	59 units at 30% Area Median Income (AMI) or less
Funding	
Recommended amount	\$172,000
Funding partner requests	\$0 (Prior \$150,000 grant from Hennepin County in 2022)
Previous LCA funding	\$203,100 TBRA in Jan 2022
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	Additional asbestos abatement and related environmental oversight.
Comments	None.



Project Summary

Grant #	
Grant Type	Contamination Cleanup
Applicant	City of Excelsior
Project Name	339 Third Street
Project Location	339 Third Street, Excelsior
Council District	3 – Dr. Tyrone Carter

Contaminant history	The 1.6-acre site formerly included two commercial buildings and a parking lot. Historically, prior commercial buildings started as a cosmetic manufacturing facility and later changed to civic uses. An adjacent property formerly included a bulk oil storage facility. Contaminants of concern include volatile organic compounds in the groundwater and soil vapor, and metals (lead) and polycyclic aromatic hydrocarbons (PAHs) in the soil.
Redevelopment project to start construction by the end of the grant term	Expected benefits include 38 market-rate apartments and 11 row homes with underground parking & new public park space.
Jobs (FTEs)	2
Net tax capacity increase	\$352,588
Acres cleaned	1.6
Total housing units	49
Affordable units	0
Recommended amount	\$250,300
Funding partner requests	\$654,000 DEED
Previous LCA funding	\$0
Use of Funds	
Eligible uses (to be completed by the end of the grant term)	Environmental site investigation (ESA), soil vapor mitigation and related environmental oversight.
Comments	Soil contamination (metals) are expected to be addressed by other funding partners. Environmental site investigation costs incurred up to 180 days prior to the date of application are eligible for grant reimbursement. Cleanup costs incurred prior to the date of the grant award are <u>not</u> eligible for reimbursement using grant funds.

