

Committee Report

Community Development Committee



Committee Meeting Date: December 18, 2023

For the Metropolitan Council: January 10, 2024

Business Item: 2023-308

Funding Recommendations for 2023 Round Two Tax Base Revitalization Account Grants

Proposed Action

That the Metropolitan Council:

1. Award 12 Tax Base Revitalization Account grants totaling \$2,818,800 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 |
| Applicant | Contamination Cleanup Projects | Recommended Amount |
| Minneapolis | Snelling Yards Family Housing | \$223,800 |
| Saint Paul | Soul Apartments (176 S Robert) | \$394,300 |
| Maplewood | Gladstone Village (1310 Frost Av) | \$100,000 |
| Shoreview | Rice Street Crossings | \$147,800 |
| South Saint Paul | Wakota Logistics Center | \$814,700 |
| Maplewood | Gladstone Crossing (1375 Frost Av) | \$196,100 |
| Minneapolis | Stinson Apartments | \$259,600 |
| North Saint Paul | 7th Av Redevelopment | \$191,300 |
| Newport | Red Rock Villas | \$88,100 |
| Bloomington | Residential Apartment & Daycare | \$228,000 |
| Minneapolis | O'Shaughnessy Distillery Expansion | \$125,100 |

Summary of Community Development Committee Discussion/Questions

Senior Planner Marcus Martin presented the staff recommendation to the Committee. Committee members asked for clarification about why one applicant asked for cleanup funding after (rather than before) other prior LCA grants were awarded. Three projects requesting funding for asbestos abatement were not recommended for funding. Chair Vento clarified the characterization of health risks posed by asbestos in projects, noting that even small amounts of asbestos can be damaging, creating severe health outcomes.

The Community Development Committee unanimously approved the recommendation at its meeting on December 18, 2023

Business Item

Community Development Committee



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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 local economies, creates viable housing options, and supports closer links between 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 2 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 second 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. Funding not allocated in the first round is added to the amount available in the second 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 11 projects recommended for funding total \$2,818,800. The balance of available funds not awarded in this round will be available for future programming in 2024.



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 15 applications in November totaling \$5.6M in requests.

Table 2. Application Summary

| Grant Category | Submitted Applications | Eligible Applications | Applications that met the minimum score | Applications recommended for funding |
|----------------|------------------------|-----------------------|---|--------------------------------------|
| SEED | 1 | 1 | 1 | 1 |
| Investigation | 0 | 0 | 0 | 0 |
| Cleanup | 14 | 14 | 12 | 11 |

Staff reviewed the cleanup applications in November and December 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. All projects recommended for funding are consistent with the adopted city 2040 comprehensive plan. Concerns regarding 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. Three cleanup applicants did not achieve the required minimum score: Park Plaza, Minneapolis; Hamm’s Brewery Adaptive Reuse, Saint Paul; and Prudential Campus, Plymouth.



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 ± | 50 | \$50,000 | \$50,000 |

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

± Located in a Transit-Oriented Development Area.

Table 4. Contamination Cleanup Application Scoring Summary

| Rank | Applicant – Project | Score | TBRA Request | Recommended Funding* |
|-------|--|-------|--------------|----------------------|
| 1 | Minneapolis - Snelling Yards Family Housing ± | 98 | \$223,838 | \$223,800 |
| 2 | Saint Paul - Soul Apartments (176 So Robert) | 96 | \$394,380 | \$394,300 |
| 3 | Maplewood - Gladstone Village (1310 Frost Av) ± | 87 | \$100,058 | \$100,000 |
| 4 | Shoreview - Rice Street Crossings | 86 | \$147,836 | \$147,800 |
| 5 | South St Paul - Wakota Logistics Center | 84 | \$814,767 | \$814,700 |
| 6 | Maplewood - Gladstone Crossing (1375 Frost Av) ± | 83 | \$196,148 | \$196,100 |
| 7 | Minneapolis - Stinson Apartments ±, ~ | 80 | \$103,650 | \$259,600 |
| 8-tie | North St Paul - 7th Av Redevelopment | 78 | \$191,360 | \$191,300 |
| 8-tie | Newport - Red Rock Villas | 78 | \$88,140 | \$88,100 |
| 9 | Bloomington - Residential Apartment & Daycare | 77 | \$228,000 | \$228,000 |
| 10 | Minneapolis - O’Shaughnessy Distillery Expansion ± | 75 | \$125,100 | \$125,100 |
| 11 | Minneapolis - Park Plaza ±, ^ | 69 | \$584,237 | \$0 |
| 12 | Saint Paul - Hamm’s Brewery Adaptive Re-Use ±, ^ | 69 | \$1,450,000 | \$0 |
| 13 | Plymouth - Prudential Campus ^ | 65 | \$850,000 | \$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

~ Recommend additional funding to offset an expected partner funding shortfall



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 the grant recommendations.

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 (\$5.6M), is above the amount of funding made available (\$3.1M). 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 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% | \$1,052,800 | 37% |
| Single City (South Saint Paul) | 50% | \$774,900 | 31% |

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

| City | Housing Units | Total Affordable | At or below 30% of AMI | 31% to 50% of AMI | 51% to 80% of AMI* |
|--------------------------------------|-------------------------------|------------------|------------------------|-------------------|--------------------|
| Bloomington | Proposed Units | 19 | 0 | 0 | 19 |
| | % Need Met by TBRA Project | 2% | 0% | 0% | 13% |
| | Total Affordable Units Needed | 842 | 445 | 246 | 151 |
| Maplewood | Proposed Units | 105 | 20 | 50 | 35 |
| | % Need Met by TBRA Project | 21% | 8% | 53% | 21% |
| | Total Affordable Units Needed | 510 | 250 | 95 | 165 |
| Minneapolis | Proposed Units | 74 | 26 | 39 | 9 |
| | % Need Met by TBRA Project | 2% | 2% | 8% | 1% |
| | Total Affordable Units Needed | 3,499 | 1,551 | 494 | 1,454 |
| Saint Paul | Proposed Units | 178 | 35 | 0 | 143 |
| | % Need Met by TBRA Project | 9% | 4% | 0% | 14% |
| | Total Affordable Units Needed | 1,973 | 832 | 128 | 1,013 |
| Shoreview | Proposed Units | 51 | 0 | 51 | 0 |
| | % Need Met by TBRA Project | 74% | 0% | 268% | 0% |
| | Total Affordable Units Needed | 69 | 34 | 19 | 16 |
| TOTAL Units Proposed | | 427 | 81 | 140 | 206 |
| % Total Need Met by TBRA | | 6% | 3% | 14% | 7% |
| Total Need for Grantee Cities | | 6,893 | 3,112 | 982 | 2,799 |

* Only units affordable to households with income 51% to 60% of AMI included for proposed units per 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:

Park Plaza

Applicant: Minneapolis

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

Rationale:

No expected increase to tax base.

Moderately low environmental health risk posed by contaminants relative to competitors.

Hamm's Brewery Adaptive Re-Use

Applicant: Saint Paul

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

Rationale:

Low readiness

Moderately low environmental health risk posed by contaminants relative to competitors.

Prudential Campus

Applicant: Plymouth

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

Rationale:

Moderately low environmental health risk posed by contaminants relative to competitors.

Low ratio of affordable housing units

Moderate ratio of jobs per grant dollar

Projects Recommended for TBRA Funding

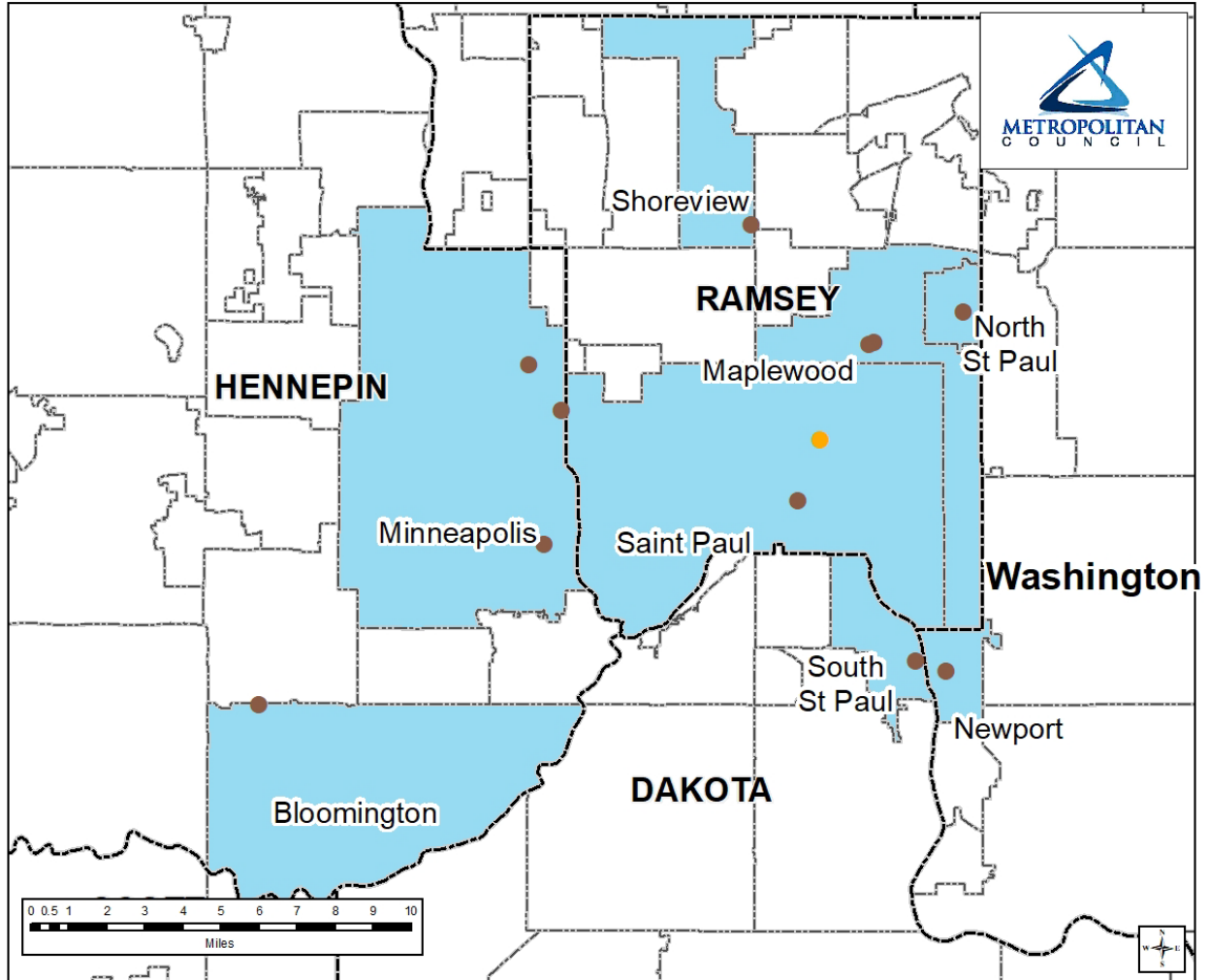
A summary follows for each project recommended for funding, listed alphabetically by applicant and grant type. See Figure 1 for a map of recommended projects. For evaluation purposes, please note:

- 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 factors 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, estimates of contaminated soil volume do not match areas or volumes confirmed to be contaminated during investigation sampling provided for review, 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.

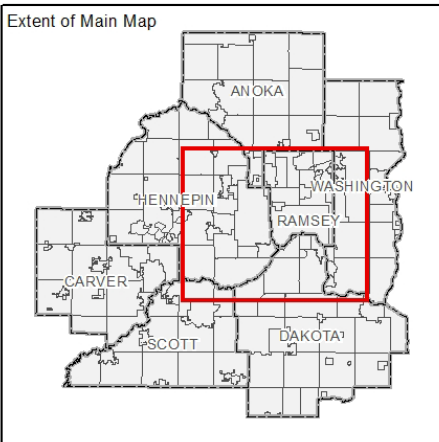
- For grant evaluation purposes, affordable units include units affordable to a household of four earning 60% of the regional area median income or less. The number of proposed units by affordability tiers are specified in each project summary.
- Funding Partner Requests listed in the summaries are limited to costs associated with brownfield investigation and/or cleanup.



Figure 1. Map of Recommended TBRA Projects



12/13/2023



Grant Type

- Cleanup
- SEED
- City with Project Recommended for Funding



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 parts of the site included in the current proposal are the publicly owned areas. The investigation areas include a vacant area on the west side of the site (next to the Burlington Northern Railroad ROW); vacant buildings expected for future adaptive re-use (buildings 2, 3, 6, the Main Brewery complex (buildings areas 18, 23, 25, and 56); and surface lot on the east (area 20)) that 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 | \$50,000 |
| Recommended amount | \$50,000 |
| Funding partner requests | \$0 |
| Previous LCA funding | \$50,000 TBRA SEED grant awarded in June 2023 and \$200,000 awarded in LCA predevelopment in Sept 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 II Environmental Site Assessments (ESA), Response Action Plan (RAP), 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 | Contamination Cleanup |
| Applicant | City of Minneapolis |
| Project Name | Snelling Yards Family Housing |
| Project Location | 3601 East 44th Street, Minneapolis |
| Council District | 6 – Robert Lilligren |

| Project Detail | |
|--|--|
| Contaminant history | The 1.2-acre vacant site currently is used for storage but was previously a public works maintenance facility and a hazardous waste drop-off site. Contaminants of concern include petroleum-related volatile organic compounds (VOCs), arsenic and debris 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 90 mixed-income apartments including 69 affordable units and 21 market rate units. |
| Jobs (FTEs) | 3 |
| Net tax capacity increase | \$86,400 |
| Acres cleaned | 1.2 |
| Total housing units | 90 |
| Affordable units | 69 (26 at 30% Area Median Income (AMI) or below; 39 at 31%-50% AMI; 4 at 51%-60% AMI) |
| Use of Funds | |
| Recommended amount | \$223,800 |
| Funding partner requests | \$458,000 DEED, \$119,000 Hennepin County |
| Previous LCA funding | \$0 |
| Eligible uses (to be completed by the end of the grant term) | For soil remediation, soil vapor mitigation, and related environmental oversight. |
| Comments | The cost associated with total volume of clean backfill eligible for grant reimbursement is limited an amount equal or less than the total volume of contaminated soil removed. |



Project Summary

| | |
|-------------------------|-------------------------------------|
| Grant # | |
| Grant Type | Contamination Cleanup |
| Applicant | City of Saint Paul |
| Project Name | Soul Apartments |
| Project Location | 176 South Robert Street, Saint Paul |
| Council District | 13 – Chai Lee |

| Project Detail | |
|--|---|
| Contaminant history | The 2.9-acre site is currently being used to construct a mixed-use building. Previously the site included an office, and educational building with a donation center. Historically, the site included a variety of industrial and storage uses including warehouses, rail ice houses and a junk yard with rail lines. Contaminants of concern include additional removal of lead, benzene, polycyclic aromatic hydrocarbons (PAHs) both individual and BaP equivalents, and diesel-range organics (DRO) in the soil. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include the construction of 178 affordable apartments. |
| Jobs (FTEs) | 20.5 |
| Net tax capacity increase | \$71,598 |
| Acres cleaned | 2.9 |
| Total housing units | 178 |
| Affordable units | 178 (35 at 30% Area Median Income (AMI) or below; 143 at 51%-60% AMI) |
| | |
| Recommended amount | \$394,300 |
| Funding partner requests | \$0 (Prior Awards: \$695,023 DEED, \$198,199 Ramsey County) |
| Previous LCA funding | \$551,400 Cleanup Grant 2021 |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For soil remediation, and related environmental oversight including post-construction discharge permit compliance sampling, project management, and reporting until the end of the grant term. |
| Comments | Costs must be incurred after Aug 16, 2023 to be eligible for funding. No grant extension for additional groundwater monitoring or discharge permitting if required after the end of the grant term. |



Project Summary

| | |
|-------------------------|-----------------------------------|
| Grant # | |
| Grant Type | Contamination Cleanup |
| Applicant | City of Maplewood |
| Project Name | Gladstone Village |
| Project Location | 1310 Frost Avenue East, Maplewood |
| Council District | 13 – Chai Lee |

| Project Detail | |
|--|---|
| Contaminant history | The 1.6-acre site currently includes a funeral home. Historically, the site included a gas station and a power equipment business. Contaminants of concern include asbestos in the existing building; metal (Arsenic), benzene, and diesel-range organics (DRO) in the soil. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include the construction of 65 affordable apartments with underground parking. |
| Jobs (FTEs) | 5.5 |
| Net tax capacity increase | \$19,340 |
| Acres cleaned | 1.6 |
| Total housing units | 65 |
| Affordable units | 65 (47 at 31%-50% AMI; 18 at 51%-60% AMI) |
| Use of Funds | |
| Recommended amount | \$100,000 |
| Funding partner requests | \$382,603 DEED, \$100,058 Ramsey County |
| Previous LCA funding | \$1,150,000 LCDA grant recommended |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For asbestos abatement, soil remediation, and related environmental oversight. |
| Comments | Soil vapor mitigation is not eligible for grant reimbursement. |



Project Summary

| | |
|-------------------------|-----------------------------|
| Grant # | |
| Grant Type | Contamination Cleanup |
| Applicant | City of Shoreview |
| Project Name | Rice Street Crossings |
| Project Location | 3377 Rice Street, Shoreview |
| Council District | 10 – Peter Lindstrom |

| Project Detail | |
|--|--|
| Contaminant history | The vacant 11-acre site currently was previously used as a public maintenance and storage facility. Contaminants of concern include volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), metals (chromium, cadmium, arsenic, and lead), and diesel-range organics (DRO) in the soil; petroleum gasoline-range organics (GRO) and DRO in the groundwater; and VOCs in the soil vapor. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include the construction of 253 mixed-income apartments including 51 affordable units and 202 market-rate units and 9,000 square feet of retail space. |
| Jobs (FTEs) | 30 |
| Net tax capacity increase | \$925,375 |
| Acres cleaned | 11 |
| Total housing units | 253 |
| Affordable units | 51 (51 at 31%-50% AMI) |
| Use of Funds | |
| Recommended amount | \$147,800 |
| Funding partner requests | \$534,827 DEED, \$89,886 Ramsey County |
| Previous LCA funding | \$0 |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For soil remediation, soil vapor mitigation, and related environmental oversight. |
| Comments | Environmental covenant is not eligible for grant reimbursement. |



Project Summary

| | |
|-------------------------|--|
| Grant # | |
| Grant Type | Contamination Cleanup |
| Applicant | City of South Saint Paul |
| Project Name | Wakota Logistics Center |
| Project Location | 680 Verderosa Avenue, South Saint Paul |
| Council District | 12 – Susan Vento |

| Project Detail | |
|--|--|
| Contaminant history | The vacant 15.6-acre site historically included a wastewater collection and treatment system and was temporarily used as a demolition landfill. Contaminants of concern include metals, polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs) diesel-range organics (DRO) and debris in the soil; VOCs and DRO in the groundwater; and methane in the soil vapor. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include the construction of 182,700 square feet of multi-tenant industrial space. |
| Jobs (FTEs) | 72.5 |
| Net tax capacity increase | \$317,148 |
| Acres cleaned | 15.6 |
| Total housing units | 0 |
| Affordable units | 0 |
| | |
| Recommended amount | \$814,700 |
| Funding partner requests | \$248,994 Dakota County (Prior award: DEED, \$1,392,363) |
| Previous LCA funding | \$0 |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For soil remediation, soil vapor mitigation, and related environmental oversight. |
| Comments | Dewatering, 'upgrades' for utilities, clean soil backfill, and environmental covenant(s) are not eligible for grant reimbursement. |



Project Summary

| | |
|-------------------------|-----------------------------------|
| Grant # | |
| Grant Type | Contamination Cleanup |
| Applicant | City of Maplewood |
| Project Name | Gladstone Crossing |
| Project Location | 1375 Frost Avenue East, Maplewood |
| Council District | 13 – Chai Lee |

| Project Detail | |
|--|---|
| Contaminant history | The 1.6-acre site currently includes a vacant building previously used as a church, school, caterer, and a furniture store. The property includes a prior closed leak site. Contaminants of concern include polycyclic aromatic hydrocarbons (PAHs) in the shallow soil and benzene in the soil vapor. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include the construction of 40 affordable apartments. |
| Jobs (FTEs) | 5 |
| Net tax capacity increase | \$28,053 |
| Acres cleaned | 1.6 |
| Total housing units | 40 |
| Affordable units | 40 (20 at 30% Area Median Income (AMI) or below; 3 at 31%-50% AMI; 17 at 51%-60% AMI) |
| Use of Funds | |
| Recommended amount | \$196,100 |
| Funding partner requests | \$58,765 Ramsey County |
| Previous LCA funding | \$1M LCDA TOD in 2022; \$500,000 LHIA funding recommended by CDC in Dec 2023. |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For environmental investigation, asbestos abatement, contaminated soil transport and disposal, and related environmental oversight. |
| Comments | Investigation costs must be incurred no earlier than 180 days of the date of grant application to be eligible for grant reimbursement. Soil vapor mitigation, dewatering and environmental covenant(s) are not eligible for grant reimbursement. |



Project Summary

| | |
|-------------------------|----------------------------------|
| Grant # | |
| Grant Type | Contamination Cleanup |
| Applicant | City of Minneapolis |
| Project Name | Stinson Apartments |
| Project Location | 1111 18th Avenue SE, Minneapolis |
| Council District | 7 – Yassin Osman |

| Project Detail | |
|--|---|
| Contaminant history | The 0.3-acre site currently includes a vacant commercial building. The site historically was used as a gas station. Contaminants of concern include diesel-range organics (DRO), metals (arsenic and lead), petroleum volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs) in the soil; DRO in the ground water and benzene, toluene, 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 24 mixed-income apartments including 5 affordable units. |
| Jobs (FTEs) | 2 |
| Net tax capacity increase | \$37,255 |
| Acres cleaned | 0.3 |
| Total housing units | 24 |
| Affordable units | 5 (5 at 51%-60% AMI) |
| Use of Funds | |
| Recommended amount | \$259,600 |
| Funding partner requests | \$156,000 Hennepin County |
| Previous LCA funding | \$0 |
| 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 North Saint Paul |
| Project Name | 7th Av Redevelopment |
| Project Location | 2515 7th Avenue East, North Saint Paul |
| Council District | 13 – Chai Lee |

| Project Detail | |
|--|--|
| Contaminant history | The 0.7-acre site is currently being used to construct a mixed-use building. Recently the site included a variety of retail businesses and a commercial printing facility. Historically, the site included a gas station. Contaminants of concern include additional polycyclic aromatic hydrocarbons (PAHs), arsenic, and petroleum in the soil on the west half of the site and debris in the fill soil in the east half of the site. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include the construction of 82 market rate apartments with underground and surface parking. |
| Jobs (FTEs) | 9 |
| Net tax capacity increase | \$309,418 |
| Acres cleaned | 0.7 |
| Total housing units | 82 |
| Affordable units | 0 |
| Use of Funds | |
| Recommended amount | \$191,300 |
| Funding partner requests | \$0 (Prior award: \$7,500 Petrofund) |
| Previous LCA funding | \$179,000 Cleanup grant |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For contaminated soil transport and disposal, and related environmental oversight. |
| Comments | Soil excavation is not eligible. Costs must be incurred after September 19, 2023 to be eligible for grant reimbursement. |



Project Summary

| | |
|-------------------------|-----------------------------------|
| Grant # | |
| Grant Type | Contamination Cleanup |
| Applicant | City of Newport |
| Project Name | Red Rock Villas |
| Project Location | 1680 and 1696 4th Avenue, Newport |
| Council District | 12 – Susan Vento |

| Project Detail | |
|--|---|
| Contaminant history | The 8.4-acre site currently includes a single-family home, and a commercial transportation business. Historically, the site included an auto repair shop and outdoor storage. Contaminants of concern include diesel-range organics (DRO) in the soil and groundwater; and ethybenzene, trichloroethene (TCE), tetrachloroethene (PCE), and benzene in the soil vapor. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include the construction of 143 market-rate single-story and rowhouse apartments in 4 buildings. (Nearly half of the units are intended for tenants 55+ years old.) |
| Jobs (FTEs) | 11 |
| Net tax capacity increase | \$292,253 |
| Acres cleaned | 8.4 |
| Total housing units | 143 |
| Affordable units | 0 |
| Use of Funds | |
| Recommended amount | \$88,100 |
| Funding partner requests | \$508,500 DEED |
| Previous LCA funding | \$0 |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For environmental investigation, soil remediation, soil vapor mitigation, and related environmental oversight. |
| Comments | Investigation costs must be incurred no earlier than 180 days of the date of grant application to be eligible for grant reimbursement. Environmental covenant is not eligible for grant reimbursement. |



Project Summary

| | |
|-------------------------|------------------------------------|
| Grant # | |
| Grant Type | Contamination Cleanup |
| Applicant | City of Bloomington |
| Project Name | Residential Apartment & Daycare |
| Project Location | 6701 78th Street West, Bloomington |
| Council District | 5 – John Pacheco Jr |

| Project Detail | |
|--|---|
| Contaminant history | The vacant 7-acre site was historically used by successive commercial fitness centers. Contaminants of concern include asbestos-containing demolition materials that were crushed and spread thinly across the shallow soil as well as metals (lead, cadmium, chromium, and mercury), benzene, ethylbenzene, and Freon-12 in soil vapor. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include the construction of 201 mixed-income apartments including 19 affordable units and an 11,000 square foot daycare. |
| Jobs (FTEs) | 8 |
| Net tax capacity increase | \$500,880 |
| Acres cleaned | 7 |
| Total housing units | 201 |
| Affordable units | 19 (19 at 51%-60% AMI) |
| Use of Funds | |
| Recommended amount | \$228,000 |
| Funding partner requests | \$458,000 DEED, \$119,000 Hennepin County |
| Previous LCA funding | \$0 (Prior TBRA grant from 2018 relinquished in full.) |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For soil remediation and related environmental oversight. |
| Comments | Remediation of “dredge material” is not eligible for grant reimbursement. |



Project Summary

| | |
|-------------------------|-------------------------------------|
| Grant # | |
| Grant Type | Contamination Cleanup |
| Applicant | City of Minneapolis |
| Project Name | O'Shaughnessy Distillery Expansion |
| Project Location | 526-528 Malcolm Ave SE, Minneapolis |
| Council District | 7 – Yassin Osman |

| Project Detail | |
|--|---|
| Contaminant history | The vacant 1.2-acre site adjacent to the existing distillery historically included machinery storage, a blacksmith and auto repair shop and rail tracks. Surrounding properties included a variety of past industrial uses including linseed storage and processing facility and a transport business. Contaminants of concern include metal (arsenic), polycyclic aromatic hydrocarbons (PAHs), diesel-range organics (DRO), polychlorinated byphenols (PCBs), and debris in the soil. A partial soil cleanup of the site was conducted in 1993, 1994 and 1996. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include the construction of a 24,200 square foot warehouse addition with office space, a delivery area, and open space. |
| Jobs (FTEs) | 26 |
| Net tax capacity increase | \$19,750 |
| Acres cleaned | 1.2 |
| Total housing units | 0 |
| Affordable units | 0 |
| | |
| Recommended amount | \$125,100 |
| Funding partner requests | \$293,970 DEED, \$101,322 Hennepin County |
| Previous LCA funding | \$0 |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For environmental investigation, soil remediation, and related environmental oversight. |
| Comments | Investigation costs must be incurred no earlier than 180 days of the date of grant application to be eligible for grant reimbursement. |

