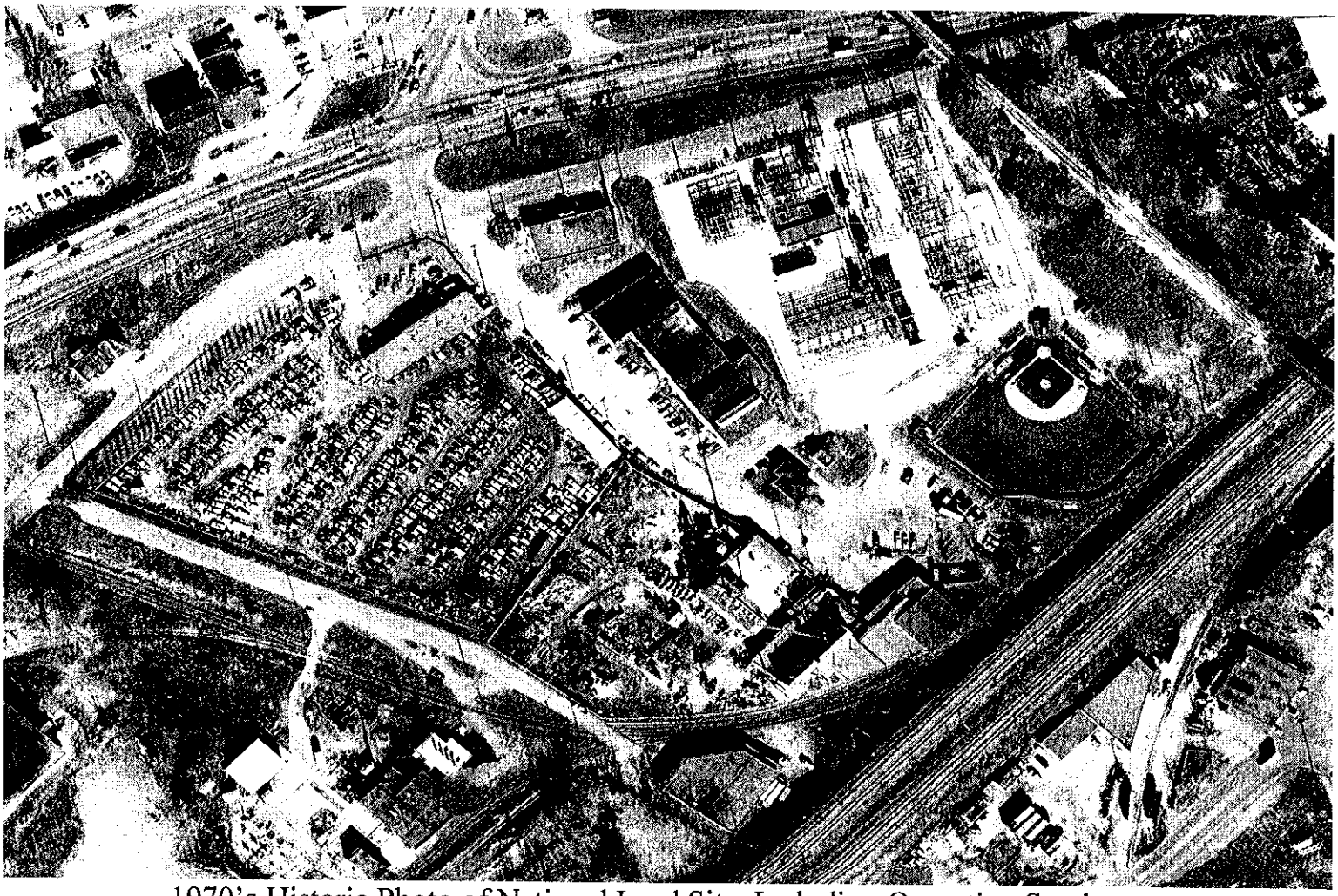
DEED, Hennepin, County ERF and Metropolitan Council Application

for the

National Lead Site



1970's Historic Photo of National Lead Site, Including Operating Smelter

Binder # 1 of 2

Submitted By: City of St. Louis Park Economic Development Authority
May 2, 2005

National Lead Site
ERF Application –St. Louis Park, MN

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Applicant: City of St. Louis Park EDA

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Municipality: City of St. Louis Park

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I. SITE INFORMATION

Name of Site NL Industries/Tara Corporation/Golden Auto
(Building name, location, reference, etc.)

Site Address 7003 Lake St W (NL Industries/Tara Corp/Golden Auto)
6651 Highway 7 (Caryn Int'l Site)
6625,33 Hampshire (German Auto Works Site)

City (or Township) St. Louis Park

Hennepin County District No. 3

Property Identification No. 17-117-21-44-0065 (NL Industries/Tara Corp/Golden Site)
17-117-21-44-0023, 24 (German Auto Works Site)
17-117-21-44-0060 (Caryn Int'l Site)

If enrolled in an MPCA program, list the following:

VIC/Petroleum Brownfield's Program I.D. # VIC 17781

LUST Program I.D. # 16022

Other _____

1. Is this site the previous recipient of an ERF grant for assessment? **NO**

2. Is this application for an assessment, RAP development, or cleanup? **Cleanup**

3. Does this application request funds for property acquisition? **YES**

4. Current property owner:
   Babe Golden – NL Industries/Tara Corp/Golden Auto Site
   Chuck Rosenberg – Caryn Int'l Site
   Steve Sanders – German Auto Works Site

5. Property owner after cleanup
   Real Estate Recycling (Developer) will own development site, City of St. Louis Park will own or control southern portion of site for future railroad inter connect.

6. Is the property under the applicant's control? **YES (by developer)**

   If not, what steps will need to be taken to gain control?

7. Current environmental consultant and legal counsel, if applicable:

   Consultant Chris Thompson, Geomatrix Phone (952) 935-1010

   Attorney Wade Anderson, Gray Plant Mooty Phone (612) 632-3005

8. Legal description of the site:

National Lead Property
Par 1: Lot 4 except that part lying Southeasterly of a line running from a point in the Northeasterly line of said Lot distant 367.24 feet Southeasterly, measured along said Northeasterly line from the most Northerly corner thereof to a point in the Southwesterly line of said Lot; distant 535.8 feet Southeasterly measured along said Southwesterly line from the most Westerly corner thereof, Auditor's subdivision Number 348, Hennepin County, Minnesota

Par 2: Lots 1 and 2;
Lot 3 except the Northerly 25 feet thereof and
That part of Lot 4 lying Southeasterly of a line running from a point in the Northeasterly line of said Lot, distant 367.24 feet Southeasterly, measured along said Northeasterly line from the most Northerly corner thereof to a point in the Southwesterly line of said Lot, distant 535.8 feet Southeasterly measured along said Southwesterly line from the most Westerly corner thereof, Auditor's Subdivision Number 348, Hennepin County, Minnesota

Par 3: Lot 5, Auditor's Subdivision No. 348, Hennepin County, Minnesota
Subject to rights of The Park Central Little League and others, if any, to the use of that portion of the above described premises being used as a grandstand and baseball diamond as shown in deed Doc. No. 1344270; (as to land in Par 2)
Subject to the right of the State of Minnesota to construct and maintain temporary snow fences upon those portions of said lands adjacent to State Highway No. 7; (as to land in Pars 1, 2 and 3)

Caryn International Property
Lots 43 to 48 inclusive and Westerly 17.5 feet, Lots 12 to 17 inclusive also Westerly 27.5 feet of Lots 18, 19 and 20 inclusive adjacent ½ of vacated alley EX highway.

German Auto Works Property
Lots 32 to 42, both inclusive, Block 37, Rearrangement of St. Louis Park, Hennepin County, Minnesota.

Together with the West ½ of vacated alley lying between the extensions Easterly of the Northerly line of said Lot 42 and the Southerly line of said Lot 32, as vacated in Book 386 of Misc. Page 236 as Document No. 1984132.

9. Acreage of site 11.6 Square footage of site 506,000

10. Attach an accurate and legible location map and site diagram showing locations of relevant site features such as buildings, retaining walls, suspected/known areas of contamination, etc. (photographs are helpful). The map should include the property boundaries, a scale bar and a north arrow.

See Exhibit 1 – Site Maps

11. What is the current Zoning/Land use of the site Commercial

12. Will the proposed final use of the site require a zoning change? **YES**
If yes, describe the expected zoning and the necessary procedure for obtaining the change. Re-zone to industrial park through typical process. Both City staff and City Council support this proposed re-zoning.

13. Current economic condition:

Vacant lot X Developed site (describe below) X

Majority of site is parking lot, including impound lot. 3 buildings on site are occupied by a pawn shop, used car dealer and an acting school.

14. If the site is currently developed with building(s) but is not occupied, how long have the building(s) been vacant?

_____

15. If this application is for a RAP implementation, is demolition required to implement the RAP? **YES**

If yes, describe the structure(s) to be demolished (include age and condition).

Tired and obsolete buildings are long past their useful lives (ranging from 42 years old to 70 years old!), do not contain modern fire sprinkler systems or energy efficient insulation or roofing. City of St. Louis Park has made it a priority to clean up this area which is highly visible from Highway 7.

16. If yes, does demolition require asbestos and/or lead paint abatement?

YES

If yes, describe: abatement of asbestos containing materials in buildings required before demolition of buildings.

II. SITE HISTORY

Please attach a brief synopsis of the site's history. Explain why the site is believed to be contaminated (if the application is for an assessment grant) or how the site came to be contaminated. Also list the titles and dates of any supporting environmental reports, historical information, etc.

See Exhibit 2 – Site History

III. CONTAMINATION INVESTIGATION INFORMATION

(Complete this section if your application is for an assessment and/or RAP development.)

1. Current status of the investigation:

   A. Is the site enrolled in the MPCA VIC or VPIC program?
   YES NO

   B. Has a Phase I Environmental Assessment been completed?
   YES NO

   (If yes, please attach a copy to this application)

   C. Do you have an approved work plan for a Phase II investigation?
   YES NO
   (If yes, please attach a copy of the work plan and cost estimate to this application)

   D. Has any portion of the work plan been implemented?
   YES NO

   E. Please provide copies of any approval and/or comment letters that you have received from the MPCA and copies of any reports documenting investigation activities that have been conducted to date.

2. Briefly summarize the identified contamination at the site to date (contaminants, concentrations, etc.) and the objective of the future planned investigation. If no soil or groundwater samples have yet been collected at the site, please say so.

IV. CONTAMINATION INFORMATION

(Complete this section if your application is for a cleanup.)

1. What type of contaminants are present at the site?
   Lead, arsenic, cadmium, PAHs

   _____.

2. Attach a copy of the approved RAP and final approval letter for your Response Action Plan from the MPCA. Also include your cost estimate for the RAP.

   See Exhibit 3 - MPCA Approval Letter

   See Exhibit 4 – RAP

   See Section VI # 3 Below – Project Budget

3. Summary of Contamination Information:

   A. Provide a concise description of the identified contamination and proposed RAP. The description should include the occurrence of the contamination (i.e., are there distinct areas of contamination or is contamination widely disseminated across the site? Is the contamination at the surface or at depth?).

   The uppermost layer at the site, the debris fill, is impacted by all COCs. At all sampled locations, either lead, arsenic or cadmium concentrations exceeded the MPCA-defined Tier 1 SLV if uncovered, indicating that clean green space (lawn and planting areas) areas and utility corridors will need to be constructed at the site by removing the impacted debris fill as there are no "clean" or non-impacted areas in the debris fill. Moreover, there are two areas of the site where debris fill is impacted by lead at concentrations in excess of the SLV, even if covered, as illustrated on Figure 9 of the RAP (the calculations for leaching from soils beneath the cover include a factor for some, albeit reduced, infiltration through the cover). Previously-collected lead concentration data are posted together with results from the site investigation on Figure 9 and indicate widespread impacts to the debris fill

   Petroleum hydrocarbon impacts in debris fill were identified two areas of the site based on the results of DRO and GRO analyses during the site investigation. The maximum DRO concentration in debris fill was 1,480 mg/kg (SB8, at 2 feet bgs) and the maximum GRO concentration was 217 mg/kg (SB12, at 5.5 feet bgs) (Table 2). The chemical composition of the DRO and GRO was characterized by analyzing 15 samples of debris fill for VOCs and SVOCs in February 2005. The results indicated the presence of naphthalene and PAHs at concentrations exceeding MPCA Tier 1 SLVs

and/or SRVs (Figure 10 of the RAP) in the petroleum hydrocarbon-impacted areas.

In contrast to the debris fill, the sandy fill has not been impacted by COCs at concentrations exceeding Tier 1 SLVs or SRVs. At all locations where sandy fill was sampled (10 samples), lead, arsenic and cadmium concentrations were below the lowest relevant standard, whether the SRV or the SLV if uncovered. The highest detections of lead and arsenic within the sandy fill were 240 mg/kg and 13.9 mg/kg , respectively. Cadmium was not detected above laboratory reporting limits. Petroleum hydrocarbon impacts were not observed in the sandy fill. Field screening of soil core with a photoionization detector (PID) indicated no impacts to the sandy fill from petroleum hydrocarbons.

Similar to the sandy fill, the peat has not been impacted by COCs. Four samples of the peat were collected in November 2004 and analyzed for COCs; the maximum metals concentrations detect in peat were 18.6 mg/kg lead, 2.5 mg/kg arsenic and 0.20 mg/kg cadmium.

B. Complete the following table for soil contamination (be sure to include areas of contamination that have been identified at the site but will not be treated or removed as part of the approved RAP):

General Contaminant types (i.e., DRO, VOCs, metals, etc.)	Total Volume of contaminated soil (cyds) identified	Total Volume of contaminated soil (cyds) to be remediated (all contaminant types)	Remedy	RAP Cleanup Goal (i.e., residential SRVs, industrial SRVs, etc.)
Metals (lead)			stabilize, cap	Industrial SRV, Tier 2 SLV
PAHs			consolidate, cap	Industrial SRV, Tier 2 SLV
Petroleum hydrocarbons			consolidate, cap, underfloor venting	Industrial SRV, Tier 2 SLV

C. Complete the following table for groundwater contamination. If no contamination or limited groundwater investigation has been conducted, please indicate below. Also, please indicate if a groundwater investigation was conducted but no contamination was detected.

General Contaminant type (i.e., DRO, VOCs, metals, etc.	Affected aquifer (i.e., water table, deeper aquifers)	Approximate dimensions of contaminant plume on-site. Specify if the plume extends off-site.	Remedy
Lead	perched groundwater	on-site, ~300 x 300' area	removal, treatment, disposal

D. List all compounds comprising the identified release in soil and the corresponding coverage and maximum concentration for each compound. Also include petroleum in the table. If distinct areas of contamination are present at the site, please describe separately. (NOTE: It is acceptable to provide an overview with estimated average and maximum concentrations. For the carcinogenic PAH compounds, provide BaP equivalent concentrations.)

Compound	Tier I SRV (residential)	Average Concentration	Maximum Concentration
Lead	400	23,400 mg/kg	450,000 mg/kg
Arsenic	10	277 mg/kg	2,300 mg/kg
Cadmium	35	19 mg/kg	151 mg/kg
BaP equivalent	2	3.48 mg/kg	12.52 mg/kg
DRA	N/A	490 mg/kg	1,480 mg/kg

E. Please do the same as in D. for groundwater.

Compound	HRL	Average Concentration	Maximum Concentration
Lead	0.015 mg/L	0.027 mg/L	0.029 mg/L

F. If groundwater at the site is contaminated, note the geologic makeup of the affected aquifer (sand/gravel, till, lacustrine clay, etc.), and the estimated average linear velocity (be sure to indicate how this number was determined).

Perched groundwater is impacted in a limited area of the site.

G. Briefly describe the possible exposure scenarios posed by identified contamination at the site (i.e., ingestion or human contact with contaminated soil, consumption of contaminated groundwater, ecological impacts, etc.), and nearby receptors that could be affected by contaminants migrating from the site (high resource value wetland/creeks/rivers, etc.).

Ingestion and human contact with contaminated soil, leaching into groundwater.

H. Provide a concise description of the proposed RAP activities. Include an estimate of total volumes of soil and/or groundwater to be excavated/treated. Also describe demolition activities necessary to perform the cleanup.

Temporary engineering controls; removal, treatment and disposal of impacted perched groundwater; treatment of lead-impacted soil and slag; COC-impacted soil and slag excavation and placement beneath impervious cover; perimeter air monitoring; construction of green space and utility corridors; construction of underfloor vent system; construction of impervious cover; institutional controls.

V. COST RECOVERY

1. Is the site receiving funding from any other state or federal funding program(s)?
YES

If yes, which program(s) and at what funding amount?

DEED Grant	**$4,483,680**	
Met Council Grant	**$1,400,000**	
DEED Loan/Henn Cty Loan/TIF	**$1,500,000**	= 12.1%
Developer Local Match	**$569,820**	

7,953,500 + 4,250,000 = $12,203,500

2. Has the site been identified as a state or federal Superfund site? **YES**
Site listed on NPL in 1983, delisted from NPL in 1998
3. Has the party responsible for the contamination been identified? **YES**

If yes, who is the responsible party (RP)? NL Industries

Is there any financial commitment by the RP for the cleanup? **YES**
NL Industries entered into a Consent Order in 1985 with US EPA and MPCA. The Consent Order required NL to demolish existing buildings to grade, cap the site with pavement, monitor groundwater and file an annual report on the condition of the pavement cap. NL completed these obligations and the Site was de-listed in 1998.

4. Are there available resources for the RP to pay for the cleanup? **NO**

Please explain: RP has performed its cleanup obligations as specified in the Consent Order. RP has no further obligations other than filing annual report of the condition of the pavement cap.

It should be noted that the Developer and successors will be the beneficiary of an indemnity from NL Industries for any claims related to NL's smelting operation. While this indemnity does not make NL Industries liable for he costs of performing this RAP, it does mean that if the Developer or any successor were ever sued for bodily injury or property damage claims related to lead at the Site, NL would be responsible for those claims. The Developer sees this indemnity as a virtual environmental insurance policy which is quite valuable to the project.

5. Is a cost recovery plan to recover costs from responsible parties in place? **NO** NL Industries is not liable for these costs, see above.

   If yes, please attach the plan and amount of costs to be recovered.

   Has consent of the Attorney General been obtained? **N/A**

   NOTE: It is not required that you have a plan to recover costs from the party responsible for the contamination. However, if you are planning on recovering your costs from the responsible party, **attach** information on the process.

VI. COST ANALYSIS: INVESTIGATION, CLEANUP AND PROJECT COST BUDGETS

1. What is the grand total of investigation, cleanup and other project costs for the site? $12,703,500

2. How much funding are you requesting from ERF? $4,750,000

3. Please fill out the following budget table to identify the assessment, cleanup, and project costs for the site. Include a time-line for completion of the assessment

and/or clean up. Be clear and explicit, and include as much detail as possible. Attach additional sheets if necessary.

See Exhibit 5 – Project Schedule

Would any of the contaminated soil volume to be excavated have to be removed whether clean or contaminated to complete the development plan? If so, please subtract the estimated cost of excavation, hauling and placement of this volume of "clean" soil from the Soil and Groundwater Cleanup Activities cost. This detail should be included in table below.

See Exhibit 8 - Phased Project Budget for detail on Project Phasing

BUDGET TABLE

Assessment and/or Investigation and RAP Implementation Activities	Amount
Initial Site Investigation	$64,000
Supplemental Site Investigation	$87,500
RAP	$87,000

SUBTOTAL (I) $ 238,500

Soil and Groundwater Cleanup Activities	Amount
Soils -excavation, stabilization, recompaction and venting.	2,275,000
CAP – EDA Site	700,000
CAP – NL Site	1,235,000
Groundwater	200,000
MPCA Oversight / Implementation Report	100,000

Cleanup Activities – Clean Soil Handling Costs = SUBTOTAL (II)

SUBTOTAL (II) $ 4,510,000

TOTAL Investigation and Cleanup

SUBTOTAL (I) + SUBTOTAL (II) $4,748,500

Other Project Activities necessary to implement RAP (i.e., acquisition costs, demolition and all related pre-demo abatement and special waste disposal)	Amount
Acquisition	$7,250,000
Demolition/Restricted Waste Abatement	$405,000
Utilities	$300,000

SUBTOTAL (III) $7,955,000

TOTAL Investigation, Cleanup and Other Project Activities

SUBTOTALS (I) +(II) + (III) $ 12,703,500

4. Is there a possibility that the site will be investigated and/or cleaned up without ERF money? **NO**

Please explain:

The National Lead site has remained in its blighted condition (parking lot and Pawn Shop) since the RP completed its obligations under the Consent Order in 1988. As a result of the remaining adjacent lead impacted soil and groundwater, the original 1935 German Auto Work building and the 1945 Caryn International Acting school building have never been redeveloped. This blight has continued on now for almost 20 years as numerous attempts to redevelop the Site has been abandoned.

DEED is contributing $4.5 million, Met Council $1,400,000 and the City of St. Louis Park $1.5 million towards this cleanup and redevelopment. Yet, the costs for this project are so significant that additional funds from DEED and Met Council are required to make this redevelopment a reality.

5. Have other sources of funding for this project been identified? **YES**

A. If yes, what are the sources of funding and dollar commitment from each?

Source	Funding Amount
DEED Grant	$4,483,680
HC Loan / DEED Loan / TIF	$1,500,000
Met Council Grant	$1,400,000
Developer Local Match	$569,820

B. If no, what efforts have been made to secure other funding? (Attach letters of rejection for funding requests, city council minutes, etc). Also attach a narrative explaining why the project cannot be financed exclusively with local resources.

VII. SITE VALUE

1. What is the current (pre-cleanup) estimated value of the site?
   $4,567,600*

*** Note:** The fact that the Site is polluted is reflected in the contamination tax on the Site, not in the assessed value. An appraisal of the property would reflect these costs, since they have to be incurred in order to develop the Site as an industrial park. Total cleanup costs are $5,453,500, making the value of the land ($885,900). Furthermore, this assessed value includes the value of 3 buildings (Pawn Shop, German Auto Works and Caryn International Acting School) that will be demolished to implement the RAP.

(If an appraisal has been completed, please attach a copy.)

2. What is the estimated total cost of development, including environmental investigation and cleanup activities? $12,953,000

3. What is the estimated value of the site, should contamination be found and remediation completed? $6,200,305* Note that value of southern portion of the Site, which could have been used for a future building, is assumed to be $0.00 as it is reserved for the future railroad interconnect. The value of this potential second building is $4,305,282. Also value of capped EDA Site is assumed to be $0.00 as it is owned by the City of St. Louis Park.

   A. How was this figure determined? Cost of Constructing new 99,000 square foot industrial building.

   B. Who determined it: Developer

VIII. REDEVELOPMENT

1. Explain the likely use of the site after investigation and cleanup and how this was determined (give examples of prospective developers, interested parties, zoning requirements, etc.).

   The developer, Real Estate Recycling will develop a 99,000 square foot multi-tenant industrial building on the Site. Several businesses are interested in leasing space in this new building, including a 90,000 square foot printer and a 60,000 square foot commercial restaurant supply company. The building will comply with the requirements of the industrial park zoning.

See Exhibit 6 – Aerial Photo, Site Plan, Floor Plan, Building Elevation, Developer Commitment Letter and Broker Letter re. Prospects.

2. Describe how this project will incorporate sustainable activities and features in the project design, construction and operation, and/or in the cleanup remedy. Sustainable activities or project design may include but are not limited to: deconstruction and salvaging for building and/or material reuse, development planning that incorporates the cleanup remedy (i.e., building footprint/parking lot and site grading as capping feature), and environmentally friendly building and site design (i.e., sustainable building design and natural landscaping, green renovations and preservation, low/no stormwater discharge management, and greenspace enhancement/development).

   Deconstruction and salvaging for building and/or material reuse:

   The concrete from the existing buildings, foundations and floors, along with the asphalt from the existing pavement cap, will crushed on site and re-used as sub-base for the new pavement cap.

   Development planning that incorporates the cleanup remedy (i.e., building footprint/parking lot and site grading as capping feature)

   The final element of the RAP is the capping of the entire site with building and pavement areas and green spaces. The building and its associated parking areas and truck dock will bring new jobs and tax base to the site and dramatically improve the image of the site from Highway 7. The paved portion of the site not used for the new development will continue to be used as parking by Methodist Hospital. This project provides a more modern cap and treats the lead hot spots that remain in the soils. Petroleum impacted soils will also be consolidated under the parking areas to avoid costly off-site disposal. Green space on the site will improve the sites image and will be comprised of a clean soil column to prevent leaching of lead.

Environmentally friendly building and site design (i.e., sustainable building design and natural landscaping, green renovations and preservation, low/no stormwater discharge management, and greenspace enhancement/development).

The attractive front façade of the building will face Highway 7, improving the site image and screening the truck docks and hospital parking from view. Native plant species will be used in the landscaping of the site and green space will be restored to the property by removing lead impacted soils from underneath. The remediation and redevelopment of the site also improves the image of the property from the Hennepin County regional trail that runs behind the site.

3. Describe how the community will derive benefit from the project. Provide a description of to what extent the project will remove blight; also indicate other benefits such as green space creation, affordable housing creation, tax base increase or other economic benefits, etc. to help quantify the community benefit of your project.

The community will benefit from the project in the following ways:

1. **Cleanup of Pollution. This project will result in the removal of sources of soil and groundwater impacts and elimination of chances of human exposure. The stabilization of lead sources to soil and groundwater is significant given the very high levels of lead in site soils.**

2. **Elimination of Tired, Old Buildings. The Pawn Shop and neighboring buildings have never been redeveloped and range from 42-70 years old! For over 15 years attempts to redevelop the site have failed to the significant lead pollution. This has resulted in the adjacent buildings never being redeveloped and undesirable uses such as the Pawn Shop on the site.**

3. **Improvement of Hennepin County Regional Trail. The Site is bordered to the south by the Cedar Lake Trail of the Hennepin County Regional Trail System. The project will replace a blighted building with native plants and landscaping along this heavily used trail.**

4. **New Jobs, Tax Base to the Site. The construction of a new building on the Site adds $144,964 per year in new property taxes and 200 jobs to the site.**

5. **<u>Renew ERF.</u> The site is the number 1 priority for the Environmental Response Fund, which sunsets in 2007. In order to renew this fund and continue helping numerous sites around the County, this first priority project must be completed.**

4. Will permanent jobs will be created by the project? YES If so, how many permanent jobs are anticipated?

   <u>200 full time and part time jobs will be new to the site once the new building is completed. This represents an average based upon tenants looking at the building that would be new jobs to the site.</u>

5. If the site will be redeveloped for residential use, provide the following data (use addition sheets if needed):

   TOTAL # OF RENTAL UNITS TO BE DEVELOPED:_____

   Breakdown by number of bedrooms

   _____

   Monthly rental rate(s) per unit by type

   $_____

   Number of affordable units _____@ _____% of the area median income

   Construction cost per unit
   $_____

   TOTAL # OF OWNER–OCCUPIED UNITS TO BE DEVELOPED

   _____

   Purchase price(s) per unit/home $_____

   Number of affordable units/homes _____@_____% of the area median income (Breakdown by number of bedrooms)

   Construction cost per unit
   $_____

6. What is the median home price for the municipality/neighborhood where the project is located? $_____

7. Does this project contribute to the local municipality's approved livable communities housing mix goals? If so, in what way? If not, in what other way does this project create benefit for the local community? Please explain.

IX. RESOLUTIONS

A resolution must be adopted prior to submission of the application package. The required element is a resolution from the governing body of the city where the project site is located, which supports the application. The following blank resolution is included as an example for your convenience. You may choose to reformat it, but make sure to include all of the statements that appear in our example.

See Exhibit 7 - City Council Resolutions

CITY OF ST. LOUIS PARK

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss "ECONOMIC DEVELOPMENT AUTHORITY"
CITY OF ST. LOUIS PARK)

The undersigned hereby certifies the following:

1) The attached is a full, true and correct copy of the original EDA Resolution No. 05-08, adopted April 18, 2005 and on file in the Office of the City Clerk.

2) The Economic Development Authority meeting was held upon due call and notice.

WITNESS my hand and the Seal of the Economic Development Authority of the City of St. Louis Park.

ECONOMIC DEVELOPMENT AUTHORITY CORPORATE SEAL 1988 ST. LOUIS PARK, MN

Cynthia D. Reichert
EDA Secretary

Date: April 26, 2005

ST. LOUIS PARK ECONOMIC DEVELOPMENT AUTHORITY

EDA RESOLUTION NO. 05-08

RESOLUTION AUTHORIZING APPLICATION FOR A GRANT FROM HENNEPIN COUNTY'S ENVIRONMENTAL RESPONSE FUND ON BEHALF OF REAL ESTATE RECYCLING

WHEREAS, the St. Louis Park Economic Development Authority is eligible to make application for grant funds from Hennepin County's Environmental Response Fund; and

WHEREAS, an application requesting grant funds from the Hennepin County Environmental Response Fund has been prepared for submission by the St. Louis Park Economic Development Authority; and

WHEREAS, the grant funds will be used for environmental clean-up of the Golden Auto / National Lead site located at 7003 Lake Street West in the City of St. Louis Park; and

WHEREAS, the State Statute which created the Environmental Response Fund requires approval by the governing body of the EDA for submission of a grant request to the Hennepin County Environmental Response Fund; and

WHEREAS, the St. Louis Park Economic Development Authority has the institutional, managerial and financial capability to ensure adequate project administration for any grant funds received; and

WHEREAS, the St. Louis Park Economic Development Authority certifies that it will comply with all applicable laws and regulations as stated in the contract agreements; and

WHEREAS, the St. Louis Park Economic Development Authority agrees to act as legal sponsor for the project contained in the Environmental Response Fund grant application to be submitted on or before May 2, 2005;

NOW, THEREFORE, BE IT RESOLVED that the President and Executive Director are hereby authorized to apply to Hennepin County for an Environmental Response Fund grant on behalf of the St. Louis Park Economic Development Authority s on or before May 2, 2005 and execute such agreements as are necessary to implement the project on behalf of the applicant.

Reviewed for Administration:

Executive Director

Adopted by the Economic Development Authority April 18, 2005

President

Attest

Secretary