

TAX BASE REVITALIZATION ACCOUNT (TBRA) CLEANUP

Cleanup grants are intended for applicants with projects that have recently completed their environmental site investigation and are seeking public funding to assist with the cost of implementing a cleanup plan and beginning construction on a specific redevelopment project.

Funding

Available Funding: \$2.25M-\$2.5M per round round

Award Limit: 50% of available funding per city and no more than 75% of available funding in Minneapolis and St. Paul

Local Match: None

Grant Term: Three years (up to two year extension possible)

Application Limit: None

Key Dates

Round 1 Application Due: May 1, 2025 at 3PM

Round 1 Decision: July 2025

Round 2 Application Due: Nov 3, 2025 at 3PM

Round 2 Decision: January 2026

Cleanup Eligible Sites Table

Eligible Sites

- Properties with contamination that exceeds safe standards set by the Minnesota Pollution Control Agency (MPCA), Minnesota Department of Agriculture (MDA) or the Minnesota Department of Health (MDH) for the intended use.
- Properties that are publicly-owned or privately-owned that will
 - increase the tax base **and**
 - add or preserve jobs **and/or**
 - add or preserve affordable housing
 after redevelopment is completed.
- Total eligible cleanup costs are over 1% of the total development cost excluding the cost of site acquisition

Ineligible Sites

- A responsible party has been identified and is likely financially capable of carrying out the cleanup in the foreseeable future
- TBRA funding is not needed in order for the redevelopment to proceed
- Eligible cleanup costs are equal to 1% or less than the total project development costs excluding the cost of site acquisition
- Redevelopment will not generate property taxes or payments in lieu of taxes (PILOT/PLT)

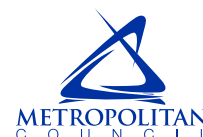
Applications may also be determined ineligible for funding if:

- adequate cleanup funding is available from other public and private sources
- is part of a redevelopment site that will be funded by the State or Federal Superfund Program in the current or following fiscal year
- the redevelopment requires extensive new regional infrastructure beyond that which is already planned
- the redevelopment is not consistent with the municipality's comprehensive plan

Program Coordinator

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Cleanup Eligible Activities Table

Eligible Activities

- Recently completed site investigation activities*:
 - Phase I environmental site assessment
 - Phase II environmental site assessment work plans
 - Phase II environmental site assessment
 - Hazardous building materials assessment
 - Development of a Response Action Plan (RAP)
 - Abatement plans
 - Asbestos emissions control plans (ECP)
- Contaminated soil remediation**
- Groundwater remediation**
- Soil vapor mitigation**
- Hazardous building materials abatement or mitigation (asbestos and/or lead-based paint only)*** including:
 - Abatement area containment
 - Implementing asbestos emissions control plan
 - Asbestos removal or encapsulation
 - Lead-based paint removal or stabilization
 - Loading, transport, and disposal of asbestos and/or lead-based paint wastes
 - Limited demolition (as necessary to access contamination only)
- Environmental oversight

Ineligible Activities

- “Soft costs” such as:
 - Administrative overhead
 - Travel expenses
 - Legal fees
 - Bonds
 - Insurance
 - Permits
 - Licenses or authorization fees
 - Costs associated with preparing grant proposals or applications or bids
 - Applicant project coordination costs, operating expenses, planning costs, and prorated lease and salary costs
- Cleanup of non-hazardous wastes, such as household waste, construction debris and solid waste (e.g., old tires)
- Regulated materials found in buildings, such as mercury in thermostats, oils in door closers, and other issues related to heating, ventilation and air conditioning systems
- Geotechnical costs
- Managing excess clean soil
- Construction costs
- Costs for work outside of the redevelopment site (as identified in the application & cleanup plan)

*The costs for the investigation work incurred included in a contamination cleanup grant request will only be reimbursed if the TBRA applicant’s overall project is recommended for funding. Investigation costs must be incurred within 180 days prior to the application date or later to be eligible for consideration.

**Costs must be for activities included in a Response Action Plan (RAP)—and amendments, if any—approved by the Minnesota Pollution Control Agency (MPCA) or Minnesota Department of Agriculture (MDA) for the redevelopment being proposed. Projects working with the Voluntary Investigation Cleanup (VIC) Program and/or the Petroleum Brownfields Program (PBP) should start early. The MPCA requires a minimum of 45 working days before the TBRA application deadline to respond to a request for approval in time to apply for a grant.

***Costs associated with asbestos and lead-based paint abatement must be for activities that meet state standards established by the Minnesota Department of Health (MDH) and Minnesota Occupational Safety and Health Administration (OSHA) as well as federal standards including Asbestos Hazard Emergency Response Act (AHERA) and the Toxic Substances Control Act (TSCA) and the Environmental Protection Agency’s Renovation, Repair and Painting Rule.

Cleanup Eligible Activities Table Continued

The Council considers the following additional factors when reviewing future costs to be paid using grant funds:

- Eligible activities for contaminated soil remediation include excavation, transportation, disposal fees for removal of contaminated soil conducted according to the RAP submitted with the application.
- The costs for replacing contaminated fill with clean fill and grading of clean soil are eligible as long as the volume of clean soil requested to be paid with grant funds is equal or less than the volume of contaminated soil removed.
- To minimize the amount of funds needed to replace contaminated soils, applicants are encouraged to design and implement projects in a way that minimizes the amount of backfill needed to replace the contaminated soils (e.g., underground parking, basements). Any underground use must be consistent with the approved RAP.
- Costs associated with soil vapor mitigation must be based on data provided that shows soil vapors are over 33 times the MPCA intrusion screening value thresholds.
- Actions documenting environmental monitoring systems or the successful implementation of a RAP such as technical writing are eligible for reimbursement.
- We recommend applicants use separate line items when bidding work to be paid by grants to simplify the review of reimbursement requests if a grant is awarded.
- Contractor markups for subcontractor costs are eligible but limited to 10% or less.

Cleanup Scoring Table

Successful TBRA applications support redevelopment that improves safety and health by reducing risks from prior contamination, increases the property tax base, and adds new or keeps existing jobs or affordable housing.

Cleanup grants are intended for applicants with projects that have recently completed their environmental site investigation or interior hazardous materials abatement assessment and are seeking public funding to help pay for a cleanup or abatement before starting construction on a redevelopment project.

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Tax Base	Increase to the tax base of the recipient municipality	25	<ul style="list-style-type: none"> What is the current tax base? What will the future tax base be after construction is complete and the building is fully occupied? 	<ul style="list-style-type: none"> New construction or renovation that increases the annual tax base
	Add tax revenue in the near term. (Projects not in or not expected to be in a Tax Increment Finance district earn 5 points because all the affected tax jurisdictions benefit after construction is complete)		<ul style="list-style-type: none"> Is the redevelopment site located within a Tax Increment Financing (TIF) district? 	<ul style="list-style-type: none"> Select a project location outside of a Tax Increment Financing (TIF) district and funding sources that do not include TIF
Jobs and Housing	<p>Build new affordable housing that helps the city meet their share of the region's need for affordable housing built between 2020-2030. Priority will be given to new housing units affordable to households with incomes at or below 30% of the area median income (AMI) in census tracts with the most households spending more than a third of their income on housing costs before considering units affordable at other levels of AMI up to 60%; OR</p> <p>Preserve and rehabilitate affordable housing, prioritizing cities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or cities with higher rates of housing cost-burdened households;</p> <p>AND build or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market with priority given to housing for previously unhoused individuals, individuals with disabilities and housing developed with on-site supportive social services</p>	25	<ul style="list-style-type: none"> Will the project include housing units affordable to households living on 30% of the Area Median Income (AMI) or less? Will there be apartments or condos affordable to households living on 60% AMI or lower for a minimum of 15 years? (To see the rents or sales prices that qualify as affordable go to 2024 Ownership and Rent Affordability Limits - Metropolitan Council (metrocity.org). Limits for 2025 will be updated when they are available.) Will the project offer housing to a specific population who has challenges finding safe, affordable housing? Will the project add new housing options to the project area (census tract) or help keep affordable units in areas with more low-income households paying a high percentage of their income for rent or a mortgage? 	<ul style="list-style-type: none"> Add or preserve deeply affordable units Add apartments, condos, or other types of housing for a specific market type (for example, senior housing, youth shelters, workforce housing, units for people leaving incarceration, units for people escaping domestic violence, units for people with developmental disabilities etc.) at locations where there aren't many different choices Include housing with uncommon features such as units with more bedrooms for families, universally designed units, micro-units, or units that include social services Add affordable housing in areas (census tracts) with the most households already paying over 30% or more of their income towards housing costs

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Jobs and Housing Continued	Add or preserve long-term job opportunities with priority given to projects with living-wage jobs	continued	<ul style="list-style-type: none"> Will the proposed development project create or preserve jobs that earn \$59,500/year or more? 	<ul style="list-style-type: none"> Adding more higher paying jobs, especially jobs that are likely to hire local residents in areas with higher levels of poverty
	Add jobs in priority high-growth and high-opportunity sectors of the region's economy for industry sectors that have demonstrated significant growth in recent years compared with the nation as a whole; and/or advance city job growth priorities in a public economic development strategy		<ul style="list-style-type: none"> Will the project include the types of jobs likely to encourage higher, sustained job growth by focusing on regional strengths in training, technology, innovation, investment or talent? Will the project create jobs that meet a specific city economic development or workforce development policy? 	<ul style="list-style-type: none"> Identify new jobs that support existing regional strengths in industry groups, such as medical devices, information technology, printing, education, insurance, footwear, etc. Identify new jobs in an industry sector prioritized by city economic development policies
	Increase permanent living wage jobs in a qualified Seeding Equitable Environmental Development (SEED) eligible area		<ul style="list-style-type: none"> Will there be new jobs earning over \$59,500 per year in an area selected for equitable development (as determined by the Metropolitan Council)? 	<ul style="list-style-type: none"> Providing jobs earning over \$59,500 per year in a Seeding Equitable Environmental Development (SEED) eligible area.

What: Proposed Project Outcomes

Compact, Connected Development	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
	Support efficient growth in the region through adaptive reuse, infill development or redevelopment	25	<ul style="list-style-type: none"> Is the proposed redevelopment site on a vacant lot? Will an existing building be renovated or remodeled? If the project will include housing, how many apartments or condos will be built considering the size of the property? If the project will include commercial space, how much space will be built or renovated considering the size of the property? If the project will include industrial space, is the location near a street used for trucking (freight corridor) or in an area with lots of jobs within our 7-county region? 	<ul style="list-style-type: none"> Propose redevelopment projects that increase the number of residential units per acre (residential density) or increase the amount of floor space (usually by building additions or new multiple level buildings) at the site Projects that add to the number of jobs within existing areas that already have higher numbers of jobs in our region
	Increase the use of transit and alternatives such as walking or biking		<ul style="list-style-type: none"> Is the redevelopment site located near existing transit and/or a regional bike trail? Will the project include amenities such as bike storage or other incentives to encourage biking? Is the site and building location near features like sidewalks to encourage tenants to walk to nearby destinations? 	<ul style="list-style-type: none"> Select a project location near transit services Select a location near a regional, off-street or protected bike trail Show how proposed tenant amenities or building features encourage biking Identify ways tenants are encouraged to walk to other places nearby
	Demonstrate a market demand for future redevelopment proposals	5	<ul style="list-style-type: none"> What similar developments have been built or are under construction near the proposed redevelopment site in the past 3 years? How full are the similar development sites nearby? Have tenants been identified for the proposed redevelopment? Have pre-construction leases been signed for the proposed development? 	<ul style="list-style-type: none"> Identify similar developments existing or soon to be open near the proposed redevelopment site Identify occupancy or vacancy rates for similar developments near the development site Identify commitments by tenants, if any, for the proposed redevelopment

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environment and Livability	Cleanup contaminated sites with the greatest potential to improve the environment and reduce risk to human health	25	<ul style="list-style-type: none"> What are the contaminants of concern for the redevelopment project? What pollutants, contaminants or hazardous substances exceed concentrations allowed according to state and federal rules? What is the exposure risk for the contaminants identified (i.e., soil, water, soil vapor, interior abatement, etc.)? How much of the site will be cleaned up? 	<ul style="list-style-type: none"> Sites that pose the greatest risk to human health and the environment
	Improve access to local and regional parks and trails through outreach, site design, or programming	20	<ul style="list-style-type: none"> How close is the redevelopment site to a local or regional trail or park? Will the proposed redevelopment improve direct access to a park or trail head? 	<ul style="list-style-type: none"> Sites near existing regional or local parks and trails Create or improve a direct connection to a park or trail
	Conserve vital existing regional natural resources features and functions		<ul style="list-style-type: none"> Are there any vital natural habitats or features such as lakes, creeks, wetlands identified by the Minnesota Department of Natural Resources as Regionally Significant Ecological Areas that will be protected as part of the redevelopment project? 	<ul style="list-style-type: none"> Integrating recognized existing natural habitat in the proposed development
	Conserve, restore or protect the region's water resources through environmentally sound opportunities for recharging groundwater with best management practices for stormwater		<ul style="list-style-type: none"> Will the site capture and infiltrate rain? Will the site slow the rate of water going off-site? Will other features such as green roofs hold rain? 	<ul style="list-style-type: none"> Capturing or slowing rain going off-site, reducing local flooding and/or infiltrating rain on the project site
	Commitment to resilient energy infrastructure using renewable and/or district energy sources		<ul style="list-style-type: none"> Will the use of renewable energy such as solar, wind or geothermal power be added on site? Will the redevelopment be connected to a local energy source such as district energy or a microgrid? 	<ul style="list-style-type: none"> Increase the use of renewable energy on the site
	Increase job opportunities within micro-enterprises, worker-owned businesses, or other business models that support wealth creation		<ul style="list-style-type: none"> If the project includes commercial or industrial space, will the ownership or leasing arrangement encourage growth of owner equity for small businesses, cooperatives, entrepreneurs, or micro-businesses? 	<ul style="list-style-type: none"> Identify proposed development leases or space to be used or bought by micro-enterprises, worker-owned businesses, or cooperatives Identify commercial space to be used by business incubators or accelerators
	Support equitable environmental protection for projects in areas most impacted by prior contaminants, pollutants or hazardous substances that reduce potential impact of exposure.		<ul style="list-style-type: none"> Is the site located in an equitable development area (meaning a Seeding Equitable Environmental Development (SEED) eligible area)? Are there vulnerable populations such as higher concentrations of children or seniors, or others disproportionately affected by the contaminants of concern identified at the redevelopment site? 	<ul style="list-style-type: none"> Identify how the proposed cleanup will reduce the risk of exposure of recognized environmental contaminants of concern to vulnerable tenants and/or nearby residents
Subtotal Outcomes		120		

How: Proposed Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by racial or other disparities	10	<ul style="list-style-type: none"> How was the need for the project determined (e.g., private market, local policy, community, communities of color)? Who will benefit from the project, now and in the future? 	<ul style="list-style-type: none"> Project needs were identified to reduce inequities or were identified by those most impacted by inequities The project is expected to provide short- and long-term benefits to individuals and communities most impacted by inequities
	The city is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices	4	<ul style="list-style-type: none"> Has the city taken steps to define and understand local disparities in measurable outcomes influenced by development patterns and decisions? the city? Has the city adopted policies that are intended to mitigate disparities and/or create more equitable development outcomes? Is the city taking tangible actions to integrate equitable development practices? 	<ul style="list-style-type: none"> The city has adopted policies, like a disadvantaged business enterprise (DBE) policy, racial equity action plan, inclusionary zoning or environmental sustainability building standards or workforce programs that prioritize equitable development outcomes The city participates in the Government Alliance on Race and Equity (GARE) has an equity, human rights or similar commission or advisory committee that informs local decisions, or other municipal efforts to address inequities
Subtotal Process		14		

Who: Proposed Project Team

Capacity	Demonstrate public applicant's capacity to oversee environmental cleanup grants	16	<ul style="list-style-type: none"> How have city staff managed prior contamination cleanup grants? Do the requested grant activities reflect a good understanding of the eligible uses of funds? If the applicant has received prior TBRA grants, how much of the grant funding has been relinquished in the past five years? 	<ul style="list-style-type: none"> Prior successful grant management of TBRA funding Consistent provision of required reports Meeting grant administration deadlines Providing an executed development agreement between the city and private developer for projects involving publicly-owned land
	The team can demonstrate a need for public financing		<ul style="list-style-type: none"> What is the total cost of cleanup? What sources are being or have been pursued to finance the cleanup? 	<ul style="list-style-type: none"> The total cost of cleanup relative to the total investment shows a need for public funding. (At a minimum, the total cleanup cost must be over 1% of the total development cost.) A significant gap is demonstrated after all other public and private sources for the cleanup are identified.

Capacity Continued	The project team, including partners represent the community the project will serve; or predevelopment activities will build a representative team	continued	<ul style="list-style-type: none"> Is the project team (meaning any person or organization with a decision-making role, i.e., advisory group member, consultant, service provider, developer) intentionally structured to reflect or have experience working effectively with those historically impacted by racial or other inequities, or are traditionally under-represented in the community or the region? 	<ul style="list-style-type: none"> A direct connection between demographic makeup of the project area and the lived experience of project team-members (in a meaningful and appropriate way) or their experience responding to the needs of that or similar communities. A direct connection between the population intended to be served (i.e., persons with disabilities, persons experiencing homelessness) and the lived experience of project team-members or their experience responding to the needs of that or similar communities.
	Project team's readiness to proceed with project site cleanup and construction		<ul style="list-style-type: none"> When will the cleanup and construction begin? When will the cleanup and construction be completed? Are all the required public entitlements in place? Has all the construction financing been committed? 	<ul style="list-style-type: none"> Demonstrate how prepared the project team is to begin the cleanup and construction.
Subtotal Team		16		
Total		150		
Applicants must score at least 75 of the 150 available points to be eligible				

TBRA Cleanup Checklist

TBRA Site Investigation Application Contents

- ☐ 2025 TBRA Site Investigation Form (Online Form in WebGrants Funding Opportunity)

Application Attachments

- ☐ Resolution from applicant authorizing TBRA application submission (PDF).
Name the file “TBRA Resolution – [Project Name]”
- ☐ Legal Description of Site (PDF).
Name the file “TBRA Legal Descrip – [Project Name]”

Maps (include project boundary)

- ☐ Parcel Map using LCA online mapping tool—a street map showing parcels and parcel identification numbers (including a unique county ID) for the redevelopment project (PDF)
- ☐ Aerial Map using LCA online mapping tool—an aerial map showing the redevelopment project boundary (PDF)
- ☐ Overview Map using LCA online mapping tool—an aerial map showing ¼ mile and ½ mile radius from the project site (PDF)

Project Images and Figures

- ☐ Current conditions (Include images of site, and/or existing building exteriors for all requests. Include image(s) of building interiors for abatement requests.)
Name the file “TBRA Current Images – [Project Name]”
- ☐ Before image (JPG or GIF)
- ☐ Proposed site plan figure
Name the file “TBRA Site Plan – [Project Name]”
- ☐ Proposed development (e.g., elevations, architectural renderings, concept sketches, etc.)
Name the file “TBRA Development Images – [Project Name]”

- ☐ Proposed soil excavation location with estimated depth and volume (for soil cleanup grant requests)
Name the file “TBRA Proposed Excavation– [Project Name]”

Environmental Reports

- ☐ Phase I Environmental Site Assessment (PDF)
Name the file “TBRA Phase I ESA – [Project Name]”
- ☐ Phase II Environmental Site Assessment (PDF)
Name the file “TBRA Phase II ESA – [Project Name]”
- ☐ RAP (PDF)
Name the file “TBRA RAP– [Project Name]”
- ☐ Response Action Plan approval from MPCA (PDF) for soil or ground water cleanups.
Name the file “TBRA RAP Approval – [Project Name]”
- ☐ Hazardous materials report (PDF) for asbestos or lead-based paint

Budgets (Excel spreadsheet)

- ☐ Detailed contamination cleanup budget
- ☐ Line-item budget for asbestos and lead-based paint
- ☐ Construction Financing Commitment(s)

Other

- ☐ Letters of local support
- ☐ Demonstration of community engagement