

LIVABLE COMMUNITIES GRANT PROGRAMS

TAX BASE REVITALIZATION ACCOUNT (TBRA) SEEDING EQUITABLE ENVIRONMENTAL DEVELOPMENT (SEED)

Seeding Equitable Environmental Development (SEED) grants are intended for sites within equitable development areas, as determined by the Council. SEED grants are intended for sites with or without a specific development project underway, though they must show potential for future job growth or housing development. SEED grants can be used for site investigation or cleanup.

Funding

Available Funding: \$500,000 per year

Award Limit: \$50,000 for investigation; 50% of available funding available for cleanup

Local Match: None

Grant Term: Two years (no extensions)

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

SEED Eligible Sites Table

Eligible Sites

- Site must be in an equitable development area (as determined by the Metropolitan Council).
- Properties with contamination that is not safe for the intended future use according to the Minnesota Pollution Control Agency (MPCA), Minnesota Department of Agriculture (MDA), or the Minnesota Department of Health (MDH).
- Properties that are publicly owned or privately owned that have the potential to
 - increase the tax base and
 - add or keep jobs and/or
 - add or keep affordable housing after redevelopment is completed.

Ineligible Sites

- An individual or organization likely responsible for the contamination has been identified and is also likely financially capable of carrying out the investigation or a cleanup.
- TBRA funding is not needed for the redevelopment to proceed.
- Redevelopment proposals that 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
- any part of a redevelopment site 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 city's comprehensive plan after redevelopment is completed.

Program Coordinator

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TBRA SEED Eligible Costs Table

Eligible Costs

- Creating or updating environmental investigation* documents including:
 - Phase I environmental site assessment
 - Phase II environmental site assessment work plans
 - Phase II environmental site assessment
 - Hazardous building materials assessment
 - Abatement plans
 - Asbestos emissions control plans (ECP)
- 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
- For sites with an approved cleanup plan and developer site control:
 - Contaminated soil remediation
 - Groundwater remediation
 - Soil vapor mitigation
- Limited demolition (as necessary to assess or access contamination only)
- Environmental oversight

* If an application is only for environmental investigation, costs incurred prior to award are not eligible for reimbursement with grant funds. Investigation work incurred within 180 days before the application submission deadline may be considered as matching funds.

** If an application is primarily for abatement and includes some recently incurred investigation costs (within 180 days before the application submission deadline), the costs for the investigation work incurred included in a cleanup abatement grant request will only be reimbursed if the SEED applicant's overall project is recommended for funding.

*** Costs associated with asbestos and lead-based paint abatement must be for activities that meet state standards established by the Minnesota Department of Health 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.

The Council will consider the following additional factors when reviewing costs to be paid using grant funds.

- 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.

Ineligible Costs

- "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, prorated lease, and salary costs
- 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 assessment or cleanup work outside of the redevelopment site (as identified in the application & cleanup plan)

SEED Scoring Table

Successful TBRA applications support redevelopment that eliminates or reduces the risk from contamination, increases the tax base, and creates or preserve jobs or affordable housing.

SEED grants are intended for sites that do not have a planned or identified redevelopment located within an equitable development area (as determined by the Metropolitan Council) and are seeking public funding for site investigation, partial cleanup, or both.

What: Proposed Project Outcomes				
	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Tax Base	Increase to the tax base OR potential to increase the city tax base from expected changes to the property classification or the preferred land use in a current Request For Proposals for redevelopment	5	<ul style="list-style-type: none"> • What is the current tax base? • If a redevelopment is proposed, what is the future estimated tax base? <p>For sites without a redevelopment project:</p> <ul style="list-style-type: none"> • Will there be any changes to the current property tax classification? • What is the future expected land use for the site? <p>(Properties that will be tax-exempt are not eligible.)</p>	<ul style="list-style-type: none"> • Propose a redevelopment that will increase the tax base • Select a site with the most potential to increase the annual tax base
Jobs and Housing	Potential to add or preserve living-wage jobs or affordable housing based on the proposed redevelopment OR existing land use designation and proximity to existing employment centers.	5	<ul style="list-style-type: none"> • If a redevelopment is proposed, how many jobs earning at least \$59,500 per year or affordable units are expected? <p>For sites without a redevelopment project:</p> <ul style="list-style-type: none"> • What is the current use of the site? • Is the site near a regional concentration of jobs? 	<ul style="list-style-type: none"> • Propose a development that will add or keep existing jobs earning at least \$59,500 per year or affordable units affordable to households living on less than 60% of the area median income. (To see the rents or sales prices that qualify as affordable go to 2024 Ownership and Rent Affordability Limits - Metropolitan Council (metrocouncil.org). Limits for 2025 will be updated when available. • For sites without a redevelopment project, demonstrate the site has potential for commercial or residential redevelopment, particularly within areas with a high regional concentration of jobs.

What: Proposed Project Outcomes				
	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development	Develop vacant lots or re-use vacant buildings	20	<ul style="list-style-type: none"> Is the proposed redevelopment site on a vacant lot? Will the redevelopment require renovation of an empty or partly empty building? 	<ul style="list-style-type: none"> Propose redevelopment projects on lots with no buildings, parking lots, or projects that will re-use empty (or mostly empty) buildings
	Potential to 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? Does the site location, sidewalks and/or proposed or existing building placement encourage tenants to walk to nearby destinations? 	Select a project location near: <ul style="list-style-type: none"> transit services a regional bike trail other places people find easy to walk
	Interim use that increases visibility or improves marketability of the redevelopment opportunity		<ul style="list-style-type: none"> Will there be an interim use for the site? How visible is the site and interim use? How has the redevelopment potential been marketed? 	<ul style="list-style-type: none"> For sites without a redevelopment project, identify an interim use and user Select a site with high visibility Identify ways the site is marketed to increase redevelopment interest (e.g., better on-site, signage, district marketing, tours, public and private real estate listing services, etc.)
	Demonstrate a market demand for the proposed redevelopment OR future redevelopment proposals		<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 prospective tenants been identified for the redevelopment site? 	<ul style="list-style-type: none"> Identify recent similar developments open or opening soon near your development site How much of the space like your development is being used? Include signed letters of intent from tenants with your application For sites without a redevelopment project, identify community needs or real estate market gaps not being met in your area that could be built on your site
	Potential to increase the density or intensity of land use based on the proposed development OR changes to existing site conditions, if any, and existing zoning designation		<ul style="list-style-type: none"> 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? For sites without a redevelopment project: <ul style="list-style-type: none"> What other public investments have been made or are expected at the site? Is the current zoning compatible with redevelopment concepts under consideration? 	<ul style="list-style-type: none"> Identify how many housing units or how much commercial space will be added or renovated For sites without a redevelopment project: <ul style="list-style-type: none"> Identify the maximum size building that could be built on the redevelopment site Identify other public investments occurring at or near the project site Identify consistency of zoning with development concepts for the site

What: Proposed Project Outcomes				
	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environmental Impact	Identify or reduce risk to human health from suspected or known environmental contaminants, pollutants, hazardous substances or hazardous building materials and likely impact of risks particularly to vulnerable populations (e.g., infants, children, and elderly) based on the current property use at or adjacent to the subject property	15	<ul style="list-style-type: none"> • What are the expected contaminants of concern for the redevelopment project? • What prior land uses, or prior activities are highly likely to have resulted in contamination at the site? • Do you have a cleanup plan approved by the MPCA (or another similar regulatory organization)? 	<ul style="list-style-type: none"> • Select sites that pose the greatest risk to human health and the environment
	Potential to support equitable environmental protection based on project location and potential impact of exposure from existing environmental risks	6	<ul style="list-style-type: none"> • What is the expected exposure risk for the contaminants expected or identified (i.e., soil, water, soil vapor, interior abatement, etc.)? 	<ul style="list-style-type: none"> • Select sites likely to reduce the highest risks to potentially vulnerable populations and improve the environment • Select sites in areas already more likely to result in higher or cumulative exposures to contaminants
Subtotal Outcomes		51		

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 inequities	4	<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 racial and other inequities at the local level, especially efforts to implement equitable development practices	3	<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? 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		7		
Who: Proposed Project Team				
Capacity	Project team's capacity to begin an environmental investigation or cleanup	12	<ul style="list-style-type: none"> How have staff managed prior investigation or contamination cleanup? Do the requested grant activities reflect a good understanding of the eligible uses of funds? 	<ul style="list-style-type: none"> The project team has successfully completed one or more prior environmental investigations or cleanups The project team has hired an environmental contractor with brownfield redevelopment experience in Minnesota A preliminary environmental investigation has been completed and a cleanup plan has been approved by a regulator Sufficient financing has been identified for the intended investigation or cleanup A signed access agreement(s) is provided if applicant or developer does not own site
	The team can demonstrate a need for public financing		<ul style="list-style-type: none"> What is the total cost of the environmental investigation or partial cleanup? What sources are being or have been pursued to finance the environmental investigation? 	<ul style="list-style-type: none"> A significant gap is demonstrated after all other public and private sources for the investigation or cleanup are identified A viable Responsible Party for the contaminants has not been identified

How: Proposed Project Process				
	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Capacity Continued	The project team, including partners, represents the community the project will serve, or the 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
	Public applicant's capacity to oversee environmental investigations or cleanup		<ul style="list-style-type: none"> How have city staff managed prior contamination investigation or cleanup grants? 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 public-private partnerships on publicly-owned land
Subtotal Capacity		12		
Total		70		
Applicants must score at least 35 of the 70 available points to be eligible				

SEED Checklist

TBRA SEED Application Contents

- 2025 TBRA SEED form (online form in WebGrants Funding Opportunity)

Application Attachments

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

Project Images and Figures

- Before image (JPG or GIF)
- Current conditions (Include image(s) of building interiors for abatement requests)
Name the file “TBRA Current Images – [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]” (Submit if analytical tables not included in RAP)
- Response Action Plan (PDF)
- Response Action Plan Approval from PCA (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 (Submit if requesting funding for abatement or other cleanup; Excel spreadsheet)

- Detailed Contamination Cleanup Budget
- Line-item Budget for Asbestos and Lead-Based Paint
- Other Redevelopment Incentives or Public Funding commitments
- Response for Proposals (RFPs for subject property) (Demonstrating preferred development guidelines)
Construction Financing Commitment(s)