



# Community Development Committee

**Business Item**

Item: 2008-264

Meeting date: December 15, 2008

ADVISORY INFORMATION	
<b>Date:</b>	December 10, 2008
<b>Subject:</b>	Tax Base Revitalization Account (TBRA) Funding Recommendations
<b>District(s), Member(s):</b>	All
<b>Policy/Legal Reference:</b>	Livable Communities Act, Minnesota Statutes § 473.25
<b>Staff Prepared/Presented:</b>	Marcus Martin, Senior Planner, 651/602-1054 Paul Burns, Manager, 651/602-1106 Guy D. Peterson, Director, Community Development, 651/602-1418
<b>Division/Department:</b>	Housing & Livable Communities/Community Development

## Proposed Action

That the Metropolitan Council award thirteen (13) Tax Base Revitalization Account (TBRA) grants as follows:

Projects recommended for Spring 2008 TBRA funding	Recommended amount
Bloomington HRA – The Corners/Bloomdale II	\$94,100
Edina - Pentagon Park Hotel	\$317,400
Minneapolis - 200 -1st Street North	\$92,600
Minneapolis - Digigraphics	\$22,400
Minneapolis - Soo Line Building II	\$207,600
Minnetonka - BMW Dealership	\$311,400
Saint Paul - Commercial Club	\$96,000
Saint Paul - Lexington Commons	\$448,800
Saint Paul - Mississippi Market	\$68,000
Saint Paul – Ramada Inn	\$374,400
Saint Paul Port Authority- Minnehaha Lanes	\$500,000
South Saint Paul HRA - Interstate Partners Site	\$214,300
Wayzata - Wayzata Bay Center	\$261,500
<b>Total</b>	<b>\$3,008,500</b>

## Background

The Tax Base Revitalization Account awards grants for the cleanup of contaminated land and buildings twice annually. The current recommendation is for the second funding cycle in 2008. Funding totaling over \$74M has been awarded since the grant program’s inception in 1996.

## Rationale

Contamination cleanup grants are awarded based on the consistency of the recommended proposals with the Council’s development goals indicated in the *2030 Regional Development Framework* and the Metropolitan Livable Communities Act. Each of the recommended proposals received in the spring funding cycle implements

Council policy to work with local communities to accommodate growth in a flexible, connected, and efficient manner. They are all redevelopment proposals; therefore the 2030 strategies for the “developed communities” are particularly applicable. The grant evaluation process, rankings, criteria and site details are explained in the Review Record attached.

## **Funding**

Funding for TBRA grants comes from an annual levy capped at \$5,000,000. The amount of money available is awarded in two funding cycles each year and is generally somewhat larger than the levy amount. The additional funds come from two sources: 1) balances from grant projects either completed under budget or, occasionally, relinquished by grantees whose projects were unable to proceed; and 2) interest credited to the account during the previous year. In the fall 2008 TBRA funding cycle, a total of \$3,950,000 is available to be awarded.

## **Known Support / Opposition**

Resolutions endorsing each of the applications submitted were received from the respective cities and redevelopment authorities. No documented opposition to any of the proposed projects was presented to staff during the application review process.

## Review Record

### BACKGROUND

Significant accomplishments are anticipated from current and previous funding. The following table shows the history of TBRA funding. The first column shows the expected accomplishments from the inception of the TBRA program in 1996 through the spring 2008 TBRA funding cycle. The second column shows what the accomplishments would be for the fall 2008 TBRA grant cycle if this recommendation is approved. The last column combines both previous TBRA accomplishments and proposed fall 2008 TBRA accomplishments.

	<b>1996-Spring 2008</b>	<b>Fall 2008 Recommendation</b>	<b>Total 1996-2008</b>
<b># Communities Funded</b>	35	7	38
<b># Grants</b>	250	13	263
<b>TBRA Awards</b>	\$74,510,606	\$3,008,500	\$77,519,106
<b>Private Investment</b>	\$4,166,554,195	\$151,029,156	\$4,317,583,351
<b>Tax Base Increase</b>	\$77,483,865	\$2,414,607	\$79,898,472
<b>Acres cleaned</b>	1,742	82	1,824
<b>Jobs (new &amp; retained)</b>	32,242	1,901	34,143

### Fall 2008 Funding Process

#### Fall 2008 Application Summary

The Council issued a notice that grant funds were available in August and held an applicant workshop collaboratively with the Department of Employment and Economic Development (DEED), Minnesota Pollution Control Agency (MPCA), Hennepin County, Ramsey County, Department of Agriculture and the Department of Commerce in March. The funding available is \$3,950,000 for the fall 2008 cycle. The funds are from the TBRA levy, interest income and turned back grant funds. Twenty applications were received this fall. The amount requested in the applications totals \$4,153,620. The funds available could fund 95% of the total amount of funds requested. Regardless of the amount requested, proposed projects must meet all of the eligibility criteria in order to be considered for funding.

#### Eligibility and Review Process

In order to be eligible for TBRA funding proposed projects must:

- be located within a Livable Communities Act participant community
- require little or no new regional infrastructure
- be consistent with the municipality's comprehensive plan or making significant progress on the required amendments to the plan
- submit a resolution of support from the municipality or development authority

- demonstrate a need for Council funding for the project to proceed
- demonstrate eligible cleanup costs are equal to over 1% of the total project costs
- score a minimum of 40% (54 points) of the total points available to be awarded (135 points)
- have a Response Action Plan (RAP) approved by the Minnesota Pollution Control Agency (MPCA) and/or a hazardous materials survey conducted by inspectors licensed by the Minnesota Department of Health (MDH) that corresponds to the cleanup activities requested

In addition, if a project includes housing, it must include an affordable housing component within the proposed development.

Council staff from Environmental Services, Transportation, Regional Parks, and Local Planning Assistance reviewed the applications and found the projects consistent with Council plans and policies. Some of the projects are expected to require comprehensive plan amendments to proceed as described in the TBRA application. Additional information was requested from some applicants regarding potential construction impacts on regional sewer interceptors and connections to existing regional trails.

Applicant information was evaluated with the other brownfield funding partners in the metro area including DEED and Hennepin County. Ramsey County did not receive any applications this cycle. Questions about the information provided were clarified with city staff and/or the technical consultants that helped prepare the application. Project budgets were reviewed to determine if all of the requested expenses are eligible for TBRA grants. In this funding cycle, some of the requested funds were determined ineligible, so in some cases the amount that is eligible is less than the originally requested amount. These reductions are included in the total recommended grant amounts for each applicant where applicable.

### **Demonstrated Need for TBRA Funding – The “but for” Requirement**

Eligible requests need to demonstrate that TBRA funding is essential for the project to be completed as proposed. This determination is made by reviewing the applications, verifying the data and gaining input from the various partners.

The first measure that is considered is a comparison of the amount of the eligible cleanup funding requested to the overall project costs. Where the clean up costs one-percent or less than the total project costs, it is expected that the clean up cost can be reasonably absorbed in the project costs without Council assistance. Two of the projects had eligible cleanup costs less than 1% of the total project costs: Penn American II, Bloomington (0.6%) and Aarcee Rental/Jacobson Fuel, Minneapolis (0.6%) These projects are not eligible for TBRA funding. The eligible cleanup costs for the remaining projects in the fall 2008 round were over 1% of the project costs and thus considered a significant barrier to development.

The second measure is the amount of funding available from other public and private sources to conduct the cleanup. Subsequently, a determination is made if the project as proposed will proceed “but for” Council funding. Two cleanup projects are likely to proceed without Council funding: National Lead III, Saint Louis Park and Eddie Merlot Restaurant, Minnetonka because adequate funding is available from other sources.

### **Project Ranking**

The funding recommendations were evaluated based on Council-adopted criteria as part of the Livable Communities Distribution Report in April relating to the projected increase in tax base, increase in jobs, anticipated wage levels, proximity to jobs, the amount of environmental risk and threats to health, project density, market demand, how the project helps implement Framework 2030 policies and support regional systems, efficiency (e.g., use of transportation demand management, efficient storm water and energy management techniques), partnerships, the need for supplemental funding to a previously awarded TBRA grant and the housing performance score of the city where the project is located.

Up to ten points are awarded to a project based upon the Housing Performance Score of the applicant city or county. Applications that involve cleanup to facilitate an affordable housing development receive their own score or the average score of all applicant communities, whichever is higher. Applications not involving cleanup to facilitate affordable housing receive their own Housing Performance Score.

Points were assigned to each project based on how well it met the TBRA criteria. The total possible points assigned per project are 135 points. The point assignments were reviewed and discussed by other Livable Communities staff and management in addition to the TBRA coordinator. Table 1 (on page 8) lists applications recommended for funding in rank order based on the points assigned.

## **Partner Funding**

Applicants may request matching and additional non-matching TBRA funds when applying to both DEED and the Metropolitan Council. The DEED program funds a maximum of 75% of a project's clean up costs with the applicant expected to cover the other 25%. The TBRA legislation allows for TBRA funds to be used as up to 13% of the total project cleanup costs to help cover a portion of the 25% local match requirement.

Hennepin County and Ramsey County also have cleanup funds available to help with cleanups in their respective counties. DEED has not issued final recommendations for projects to be awarded grants for the fall 2008 grant cycle. Funding from Hennepin County will be finalized after the January 14, 2009 Metropolitan Council meeting when the Council is scheduled to award TBRA funds. (Hennepin County staff has recommended grant funding for projects applying in the fall cycle. Grants are expected to be awarded by the Hennepin County board in late January or early February 2009.) No cleanup funding requests were received by Ramsey County.

Contaminant specific funding is available in some instances for soil impacted by petroleum and drycleaner solvents from the Minnesota Department of Commerce and the MPCA, respectively.

The Council has the discretion to make up for shortfalls from funding partners using Council criteria limiting eligible awards to cleanup expenses. The TBRA recommendations take into consideration the funding recommendations by the partners but the TBRA recommendations are not dependent on the decisions of the other funding partners.

## **Projects Recommended for TBRA Funding**

The following projects are listed in alphabetical order by applicant. The information describes the financial aspects of the TBRA recommendations including information about funding requested from funding partners when applicable. Starting on page 10 of this memo, more detailed information for each project related to the use of the funds and the expected project results is provided. All recommendations are rounded down to the nearest \$100.

### **Thirteen (13) Projects Recommended for Funding**

- **Bloomington HRA, The Corners/Bloomdale II (55 points)** – The application requests \$94,192 in supplemental TBRA funding for additional asbestos abatement. Upon review, the eligible cleanup costs matched the TBRA request. The TBRA recommendation is \$94,100, the full amount of the TBRA request.
- **Edina, Pentagon Park Hotel (56 points)** – The application requests \$317,429 in TBRA funding for asbestos abatement. Upon review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$317,400, the full amount of the TBRA request.

- **Minneapolis, 200 – 1<sup>st</sup> Street North (72 points)** – The application requests \$92,609 in TBRA funding and \$65,875 in Hennepin County funding for environmental investigation, asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation. Upon review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$92,600, the full amount of the TBRA request.
- **Minneapolis, Digigraphics (68 points)** – The application requests \$22,455 in matching TBRA funding to \$259,099 in DEED funds and \$22,455 in Hennepin County funds for environmental investigation, soil remediation and soil vapor mitigation. Upon review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$22,400, the full amount of the TBRA request.
- **Minneapolis, Soo Line Building II (72 points)** – The application requests \$254,628 in supplemental TBRA funding for asbestos abatement. Upon review, \$207,628 of the costs requested from TBRA for abatement was determined to be eligible. The TBRA recommendation is \$207,600, to fully fund the eligible costs requested.
- **Minnetonka, BMW Dealership (70 points)** – The application requests \$311,432 in TBRA matching and non-matching funding to \$311,432 in DEED funding for soil remediation and soil vapor mitigation. Upon review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$311,400, the full amount of the TBRA request.
- **Saint Paul, Commercial Club (54 points)** – The application requests \$110,000 in TBRA funding for asbestos abatement. Upon review, \$96,000 of the costs requested from TBRA for abatement was determined to be eligible. The TBRA recommendation is \$96,000, to fully fund the eligible costs requested.
- **Saint Paul, Lexington Commons (66 points)** – The application requests \$460,278 in TBRA funding for asbestos abatement. Upon review, \$448,804 of the costs requested from TBRA for abatement was determined to be eligible. The TBRA recommendation is \$448,800, to fully fund the eligible costs requested.
- **Saint Paul, Mississippi Market (59 points)** – The application requests \$68,098 in TBRA matching and non-matching funding to \$67,948 from DEED for environmental investigation, soil remediation and soil vapor mitigation. Upon review, sufficient eligible cleanup costs for environmental investigation and soil vapor mitigation are expected to meet the TBRA request. The TBRA recommendation is \$68,000, the full amount of the TBRA request.
- **Saint Paul, Ramada Inn (66 points)** – The application requests \$630,000 in TBRA funding for environmental investigation, demolition, asbestos and vermiculite abatement. Upon review, \$485,000 of the costs requested from TBRA for the activities listed above were determined to be eligible. The TBRA recommendation is \$374,400, to fund the portion of the eligible request remaining based on the lowest abatement bid provided.
- **Saint Paul Port Authority, Minnehaha Lanes (73 points)** – The application requests \$500,000 in TBRA matching and non-matching funding and \$1,200,000 in DEED funding for environmental investigation, demolition, ground water monitoring, soil remediation, soil vapor mitigation and lining a storm water pond. Upon review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$500,000, the full amount of the TBRA request.
- **South Saint Paul HRA, Interstate Partners Site (59 points)** – The application requests \$214,305 in TBRA matching funding and \$1,236,375 in DEED funding for soil remediation and soil vapor mitigation. Upon review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$214,300, the full amount of the TBRA request.
- **Wayzata, Wayzata Bay Center (65 points)** – The application requests \$261,544 in TBRA matching funding, \$1,534,245 in DEED funding and \$249,871 from Hennepin County for soil remediation. Upon

review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$261,500, the full amount of the TBRA request.

## Projects Not Eligible for TBRA Funding

Additional project information is provided for the project starting on page 18.

- **Bloomington, Penn American II** – This application was not ranked. A comparison of the amount of the eligible cleanup costs requested (\$239,625) to the overall project costs (\$37M) indicates that the cleanup costs are less than one-percent of the total project costs (0.6%). The project is likely to proceed without additional TBRA funding and, thus, was determined to be ineligible because the project did not meet the “but for” requirement. The TBRA recommendation is for no funding.
- **Forest Lake, Northland Mall** – The application requests \$143,950 in TBRA funding for environmental investigation and asbestos abatement. An evaluation of the cleanup budget resulted in \$95,000 of the abatement costs being considered eligible for reimbursement pending the receipt of additional sampling confirming the presence of asbestos-containing material in the existing roofing material. Upon review, this application scored 48 points. Applications that do not score the minimum number of points required (54 points) have not sufficiently met the TBRA program criteria to be eligible for funding. The TBRA recommendation is for no funding.
- **Minneapolis, 1200 West Broadway** – Upon review, this application scored 47 points. Applications that do not score the minimum number of points required (54 points) have not sufficiently met the TBRA program criteria to be eligible for funding. The TBRA recommendation is for no funding.
- **Minneapolis, Aarcee Rental/Jacobson Fuel** – This application was not ranked. A comparison of the amount of the eligible cleanup costs requested (\$79,000) to the overall project costs (\$12,230,000) indicates that the cleanup costs are less than one-percent of the total project costs (0.6%). The project is likely to proceed without additional TBRA funding and, thus, was determined to be ineligible because the project did not meet the “but for” requirement. The TBRA recommendation is for no funding.
- **Minneapolis, CVS Pharmacy** – Upon review, this application scored 41 points. Applications that do not score the minimum number of points required (54 points) have not sufficiently met the TBRA program criteria to be eligible for funding. The TBRA recommendation is for no funding.
- **Minnetonka, Eddie Merlot Restaurant** – This application was not ranked. The applicant has already received \$118,860 from Hennepin County and has requested \$135,465 from DEED and an additional \$19,240 from Hennepin County for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation. The original cleanup request to the TBRA (\$19,240) was reduced to \$5,509 in order to meet the matching requirements of the Contamination Cleanup Program administered by DEED. Due to the very modest grant request it is likely that the project will be able to proceed without additional Council funds. The TBRA recommendation is for no funding.
- **Saint Louis Park, National Lead III** – This application was not ranked. The core and shell of the building has been constructed and the building is currently 70% leased. The application is not recommended for funding because (1) the work plan for the proposed cleanup and the corresponding approval by the MPCA were received after the application deadline (2) much of the legal work requested for obtaining an environmental covenant restricting disturbance of contaminated soils remaining in place has already been incurred and would not be eligible for reimbursement (3) the additional cleanup work related to the capping of contaminated soils and vapor barrier below the slab within the building is considered a repair to cleanup work that was already paid for under previous DEED, Hennepin County and TBRA grant requests when conducting the soil cleanup, capping and soil vapor mitigation for the existing building shell and (4) the required repair to the cap and existing vapor

barrier to install plumbing in order to lease the remaining space available appears likely to occur without additional public funding. The TBRA recommendation is for no funding.

Table 1

**Tax Base Revitalization Account**

**Fall 2008 Ranking and Funding Recommendations**

<b>Rank</b>	<b>City - Project Name</b>	<b>Score</b>	<b>TBRA Request</b>	<b>Eligible Amount</b>	<b>Recommend Funding*</b>
1	Saint Paul Port Authority – Minnehaha Lanes	73	\$500,000	\$500,000	\$500,000
2-tie	Minneapolis – Soo Line Building II	72	\$254,628	\$207,628	\$207,600
2-tie	Minneapolis – 200 1 <sup>st</sup> Street North	72	\$92,609	\$92,609	\$92,600
4	Minnetonka – BMW Dealership	70	\$311,432	\$311,432	\$311,400
5	Minneapolis - Digigraphics	68	\$22,455	\$22,455	\$22,400
6-tie	Saint Paul – Lexington Commons	66	\$460,278	\$448,804	\$448,800
6-tie	Saint Paul – Ramada Inn	66	\$630,000	\$485,000	\$374,400
8	Wayzata – Wayzata Bay Center	65	\$261,544	\$261,544	\$261,500
9-tie	Saint Paul – Mississippi Market	59	\$68,098	\$68,098	\$68,000
9-tie	South Saint Paul HRA – Interstate Partners Site	59	\$214,305	\$214,305	\$214,300
11	Edina – Pentagon Park Hotel	56	\$317,429	\$317,429	\$317,400
12	Bloomington HRA – The Corners/Bloomdale II	55	\$94,192	\$94,192	\$94,100
13	Saint Paul – Commercial Club	54	\$110,000	\$96,000	\$96,000
14	Forest Lake – Northland Mall **	48	\$143,950	\$0	\$0
15	Minneapolis – 1200 West Broadway **	47	\$153,500	\$0	\$0
16	Minneapolis – CVS France & Sunnyside **	41	\$368,235	\$0	\$0
NA	Bloomington – Penn American II **	NA	\$61,100	\$0	\$0
NA	Minneapolis – Aarcee Rental/Jacobson Fuel ***	NA	\$14,625	\$0	\$0
NA	Minnetonka – Eddie Merlot Restaurant ***	NA	\$5,509	\$0	\$0
NA	Saint Louis Park – National Lead ***	NA	\$50,000	\$0	\$0
<b>TOTAL Recommended</b>					<b>\$3,008,500</b>
<b>Balance</b>					<b>\$941,500</b>

(Shading indicates applicants not recommended for funding)

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

\*\* Applicant does not meet minimum score (54 points)

\*\*\* Application not eligible for funding

**Additional Review Considerations**

Additional funding distribution constraints are listed in Table 2 below.

The Livable Communities Act requires that no more than three-quarters of the TBRA funding be awarded to cities of the first class (Minneapolis and St. Paul). In this round, they are recommended to receive 60.2% (\$1,809,800). Recommended grants to suburban applicants total 39.8% (\$1,198,700) of the total recommended funding award.

The Livable Communities Act also prohibits awarding more than half of the funding to a single city if the eligible requests for funding exceed the amount available. In this round, none of eligible communities exceeded the maximum amount available to award to a single community (\$1,975,000). The highest cumulative award amount recommended is \$1,487,200 (49.4 % of the total recommended funding) for the City of Saint Paul.



Table 2

**Tax Base Revitalization Account**

Livable Communities Funding Recommendation Fall 2008

<b>Communities</b>	<b>Recommendation</b>	<b>Percentage of Recommended Funding</b>
Suburban	\$1,198,700	39.8%
Cities of the First Class (Minneapolis and St. Paul)	\$1,809,800	60.2%
Total	\$3,008,500	100% (of total recommended for funding)
Remaining Balance	\$941,500	
City with the largest cumulative funding recommendation: Saint Paul	\$1,487,200	49.4% (of total recommended for funding) 37.7% (of total available)

## **Project Details**

### **Projects Recommended for TBRA Funding**

Following is a summary of each project recommended for funding listed alphabetically. In some instances project areas was adjusted to correspond with the cleanup required and the proposed improvements that are expected to be completed within a two-year grant term. Not all of the total estimated cleanup costs submitted in an application may be eligible for reimbursement due to 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 an Response Action Plan (RAP) approved by the Minnesota Pollution Control Agency (MPCA), ineligible according to our grant administration guidelines or insufficient documentation of the proposed costs. Private investment is limited to redevelopment costs excluding land value or acquisition costs. Increases in the net tax capacity were calculated using a comparison of the net tax capacity payable in 2008 and the future estimated net tax capacity for improvements that will be completed within a two-year grant term. In some instances the estimated number of jobs created or retained listed in an application was also reduced to correspond to improvements that will be completed within a two-year grant term.

**Bloomington HRA – The Corners/Bloomdale II (55 points)**

Location:	10718, 10724 and 10750 France Avenue South, 3901 Old Shakopee Road West and 3919 Old Shakopee Road West, Bloomington, MN 55431-3626
Council District:	5 – Polly Bowles
Acres:	5.6 acres
Total Estimated Cleanup Cost:	\$543,192 for environmental investigation, asbestos abatement, soil remediation, ground water monitoring and soil vapor mitigation.
Funding request:	\$94,192 in supplemental TBRA funds for additional asbestos abatement. (Funding previously awarded includes \$75,000 from TBRA for asbestos abatement and \$256,500 from DEED and \$55,600 from Hennepin County in fall 2007 funding cycle for soil remediation, ground water monitoring and soil vapor mitigation.)
Private Investment:	\$10,000,000
Increase in Net Tax	\$80,487
Jobs:	85 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$94,192 in non-matching TBRA funds for additional asbestos abatement within 3 buildings totaling approximately 54,841 sq. ft. on a 5.64-acre site that formerly included a gas station and dry cleaner. Expected benefits include a mixed-use retail and commercial development that will be built in two phases. Phase one includes 36,728 sq. ft. of commercial/retail space in three stand-alone buildings. Phase two includes an additional 10,000 sq. ft. of office space with a projected increase of \$80,487 in net tax capacity and \$10M of private investment. Previous funding includes \$75,000 from TBRA for asbestos abatement and \$256,500 from DEED and \$55,600 from Hennepin County for soil remediation, groundwater monitoring, and soil vapor mitigation in the fall 2007 application cycle.</p> <p>The TBRA recommendation is \$94,100, the full amount of the TBRA request. Funds are to be used for asbestos abatement. (Removal of other hazardous materials is <u>not</u> eligible for grant funding.)</p>

**Edina – Pentagon Park Hotel (56 points)**

Location:	4901 77 <sup>th</sup> St. West
Council District:	5 – Polly Bowles
Acres:	2 acres
Total Estimated Cleanup Cost:	\$396,787 for environmental investigation and asbestos abatement
Funding request:	\$317,429 for asbestos abatement (Funding previously awarded includes \$59,220 from Hennepin County for environmental investigation.)
Private Investment:	\$17,620,138
Increase in Net Tax	\$296,243
Jobs:	128 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$317,429 in funding from TBRA for asbestos abatement of two buildings on 2 acres of an 8-acre site formerly used a multi-building office complex. Expected benefits include the development of a Starwood Hotel. The proposed redevelopment site was previously awarded \$59,220 from Hennepin County for environmental investigation.</p> <p>The TBRA recommendation is \$317,400, the full amount of the TBRA request. Funds are to be used for asbestos abatement. (Removal of other hazardous or regulated materials is <u>not</u> eligible for grant funding.)</p>

**Minneapolis – 200 - 1st Street North (72 points)**

Location:	200 1 <sup>st</sup> Street North
Council District:	7 – Annette Meeks
Acres:	0.2 acres
Total Estimated Cleanup Cost:	\$181,084 for environmental investigation, asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation of which \$158,484 is eligible for TBRA funding
Funding request:	\$92,609 from TBRA (\$65,875 from Hennepin County)
Private Investment:	\$3,360,000
Increase in Net Tax	\$54,390
Jobs:	90 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$92,609 in TBRA funding and \$65,875 from Hennepin County for environmental investigation, asbestos and lead-based paint abatement, soil remediation and soil vapor mitigation of a vacant commercial building on a 0.2-acre site with various former uses including carriage manufacturing, hide and fur tanning, farm implement storage, stoker repair and manufacturing and most recently for manufacturing measuring equipment and wire cutter tools. Expected benefits include the renovation of the existing building into 20,500 sq. ft. of new multi-tenant commercial space for 2-3 small to mid-size businesses.</p> <p>The TBRA recommendation is \$92,600, the full amount of the TBRA request. Funds are to be used for environmental investigation, asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation.</p>

**Minneapolis – Digigraphics (68 points)**

Location:	2639 Minnehaha Avenue South
Council District:	8 – Lynette Wittsack
Acres:	2.8 acres
Total Estimated Cleanup Cost:	\$345,465 for environmental investigation, soil remediation and soil vapor mitigation is eligible for TBRA funding
Funding request:	\$22,455 from TBRA (\$259,099 from DEED and \$22,455 from Hennepin County)
Private Investment:	\$1,018,000
Increase in Net Tax	\$16,400 (for expansion)
Jobs:	65 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$22,455 in TBRA funding and \$259,099 from DEED and \$22,455 from Hennepin County for environmental investigation, soil remediation and soil vapor mitigation on a 2.8-acre site formerly used as a railroad yard including parts and supply sheds, roundhouse, print shops, machine shops, boiler repair services. Oils and petroleum storage for railroad operations also occurred on properties west of the site. The site is currently owned and used by Digigraphics, a printing business providing large format items for marketing purposes, retail use and trade shows displays. Expected benefits include the development of 16,000 sq. ft. one-story addition to their existing 24,000 sq. ft building.</p> <p>The TBRA recommendation is \$22,400, the full amount of the TBRA request. Funding is to be used for environmental investigation, soil remediation and soil vapor mitigation.</p>

**Minneapolis – Soo Line Building II (72 points)**

Location:	501 Marquette Avenue South
Council District:	7 – Annette Meeks
Acres:	0.38 acres
Total Estimated Cleanup Cost:	\$855,402 for asbestos abatement of which \$207,628 is eligible for supplemental TBRA funding. (Funding previously awarded includes \$614,500 from TBRA for asbestos abatement.)
Funding request:	\$254,628
Private Investment:	\$27,090,811
Increase in Net Tax	\$904,062
Jobs:	535 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$254,628 in supplemental TBRA funding for additional asbestos abatement for partial conversion of an existing office building (floors 1-10) into a hotel on a 0.38-acre site directly adjacent to the Hiawatha LRT. Expected benefits include the development of 185-room hotel and 126,437 sq. ft. of retail and office space. New retail space will occupy floors 1 and 2 and existing office space will remain on floors 11 and above. Previous funding includes \$614,500 from TBRA for asbestos abatement in the fall 2007 application cycle.</p> <p>The TBRA recommendation is \$207,600, to fully fund the eligible costs requested. Funding is to be used for additional asbestos abatement within floors 1-10 as well as upper and lower sub-basement, roof, and east and west stairwell pipe chases needed to upgrade mechanical systems to accommodate the hotel use.</p>

**Minnetonka – BMW Dealership (70 points)**

Location:	15802 and 15810 Wayzata Boulevard
Council District:	3 – Mary Hill Smith
Acres:	16.2 acres
Total Estimated Cleanup Cost:	\$707,800 for environmental investigation, soil remediation and soil vapor mitigation of which \$632,000 is eligible for TBRA funding
Funding request:	\$311,432 from TBRA (\$311,432 from DEED)
Private Investment:	\$25,000,000
Increase in Net Tax	\$247,050
Jobs:	150 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$311,432 in TBRA funding and \$311,432 from DEED for soil remediation and soil vapor mitigation on a 16.2-acre site formerly used as a demolition materials dump. Expected benefits include the development of a 268,161 sq. ft. BMW automobile dealership.</p> <p>The TBRA recommendation is \$311,400, the full amount of the TBRA request. Funding is to be used for soil remediation and soil vapor mitigation. (Cleanup costs incurred prior to the grant award date are not eligible for grant funding.)</p>



**Saint Paul – Commercial Club (54 points)**

Location:	72 and 88 Cesar Chavez
Council District:	13 – Richard Aguilar
Acres:	1.1 acres
Total Estimated Cleanup Cost:	\$139,000 for environmental investigation, asbestos abatement and lead-based paint abatement of which \$96,000 is eligible for TBRA funding
Funding request:	\$110,000
Private Investment:	\$1,320,000
Increase in Net Tax	\$17,480
Jobs:	30 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$110,000 in TBRA funding for asbestos and lead-based paint abatement of a 3-story 24,000 sq. ft. vacant commercial building on a 1-acre site formerly used for residences and retail businesses. The existing building will be demolished. Expected benefits include the development of a new 10,000 sq. ft. restaurant and deli.</p> <p>The TBRA recommendation is \$96,000, to fully fund the eligible costs requested. Funding is to be used for asbestos abatement and lead-based paint abatement. (Removal of other regulated materials or solid waste is <u>not</u> eligible for grant funding.)</p>

**Saint Paul – Lexington Commons (66 points)**

Location:	375 Lexington Parkway North
Council District:	14 – Kirstin Sersland Beach
Acres:	1 acre
Total Estimated Cleanup Cost:	\$460,278 for asbestos abatement of which \$448,804 is eligible for TBRA funding
Funding request:	\$460,278
Private Investment:	\$4,000,000
Increase in Net Tax Capacity:	\$0 (Although the housing will be taxable, no additional net tax capacity will be raised based on a comparison with taxes payable in 2008 generated by the vacant site.)
Jobs:	9 FTE
Affordable Housing	48 units supportive housing
Project Summary	<p>The applicant is requesting \$460,278 in TBRA funding for environmental investigation and asbestos abatement of a 30,000 sq. ft vacant nursing home on 1-acre site. Expected benefits include the adaptive reuse of the nursing home building into 48 permanent, supportive apartments for long-term homeless individuals. The apartments will be approximately 450 sq. ft each and the building will also include 3,000 sq. ft of administrative, community and program space for tenant use. The site is within ¼ mile of the proposed Central Corridor Light Rail route.</p> <p>(Additional asbestos abatement of a former 3,101 sq. ft. medical clinic and three single-family homes adjacent to the nursing home are expected to occur prior to the grant award and are <u>not</u> part of the current grant request. CommonBond Communities is constructing a new 40,000-sq. ft. office with two stories of structured parking adjacent to the project site. The associated abatement for the office is not part of the grant application. )</p> <p>The TBRA recommendation is \$448,800, to fully fund the eligible costs requested. (Abatement costs incurred prior to the grant award date are not eligible for grant funding.)</p>

**Saint Paul – Mississippi Market (59 points)**

Location:	Along West 7 <sup>th</sup> Street between Perlman Street and Thurston Street (Block 8, Lot 1, Victoria Park)
Council District:	13 – Richard Aguilar
Acres:	1.2 acres
Total Estimated Cleanup Cost:	\$136,046 for environmental investigation, soil remediation and soil vapor mitigation of which \$68,098 is eligible for TBRA funding
Funding request:	\$68,098
Private Investment:	\$5,796,690
Increase in Net Tax	\$42,670
Jobs:	41 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$68,098 in TBRA funding and \$67,948 in DEED funding for environmental investigation, soil remediation and soil vapor mitigation of a 1.23-acre site formerly part of the Koch-Mobile bulk petroleum storage facility. Although no tanks were known to have existed on the site, contaminated fill soils were found on the site. Expected benefits include the development of 13,345 sq. ft. natural foods retail store.</p> <p>The TBRA recommendation is \$68,000, the full amount of the TBRA request. Funds are to be used for environmental investigation and soil vapor mitigation. (Cleanup costs incurred prior to the grant award date are not eligible for grant funding.)</p>

**Saint Paul – Ramada Inn (66 points)**

Location:	1880 Old Hudson Road
Council District:	13 – Richard Aguilar
Acres:	2.5 acres
Total Estimated Cleanup Cost:	\$502,000 for environmental investigation, demolition of exterior concrete-block walls, asbestos abatement and vermiculite abatement of which \$485,000 is eligible for TBRA funding
Funding request:	\$630,000 (including demolition of entire building)
Private Investment:	\$12,000,000
Increase in Net Tax	\$363,500
Jobs:	60 FTE
Affordable Housing	33 rental units
Project Summary	<p>The applicant is requesting \$630,000 in TBRA funding for environmental investigation, demolition, asbestos abatement and vermiculite abatement of a vacant 96-room hotel on a 2.5-acre site. Expected benefits include the development of 110 senior housing units.</p> <p>The TBRA recommendation is \$374,400, to fund the portion of the eligible request remaining based on the lowest abatement bid provided. Funds are to be used for environmental investigation, limited demolition of exterior block walls, asbestos abatement and vermiculite abatement. (Demolition costs not directly associated with asbestos or vermiculite abatement are considered a redevelopment cost and are <u>not</u> eligible for grant funding.)</p>

**Saint Paul Port Authority – Minnehaha Lanes (73 points)**

Location:	955 Seminary Avenue (Chatsworth & Pierce Butler)
Council District:	14 – Kirstin Sersland Beach
Acres:	1.9 acres
Total Estimated Cleanup Cost:	\$2,792,000 for environmental investigation, demolition, ground water monitoring, soil remediation, soil vapor mitigation and lining a storm water pond of which \$2,534,500 is eligible for TBRA funding
Funding request:	\$500,000 from TBRA (\$1,200,000 from DEED, \$900,000 U.S. EPA)
Private Investment:	\$5,791,940
Increase in Net Tax	\$68,009
Jobs:	185 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$500,000 in TBRA funding and \$1,200,000 from DEED and \$400,000 in EPA funding for environmental investigation, demolition, ground water monitoring, soil remediation, soil vapor mitigation and lining a storm water pond on a 4.9-acre site formerly used as an unpermitted dump that was later developed with retail uses including a bowling alley, grocery store, and a strip retail center with a restaurant/bar. Expected benefits include the development of a 67,288 sq. ft. commercial/industrial building.</p> <p>The TBRA recommendation is \$500,000, the full amount of the TBRA request. Funds are to be used for environmental investigation, limited demolition to access soil contamination, ground water monitoring, soil remediation, soil vapor mitigation and lining a storm water pond. (Removal and disposal of debris and other solid waste not intermixed with metal, PAH or petroleum impacted soils are <u>not</u> eligible for grant funding.)</p>

**South Saint Paul HRA – Interstate Partners Site (59 points)**

Location:	310 Market Lane
Council District:	15 – Daniel Wolter
Acres:	29.3 acres
Total Estimated Cleanup Cost:	\$1,648,500 for soil remediation and soil vapor mitigation is eligible for TBRA funding
Funding request:	\$214,305 from TBRA (\$1,236,375 from DEED)
Private Investment:	\$7,450,000 (Estimate for Building 1 only)
Increase in Net Tax	\$67,312 (Estimate for Building 1 only)
Jobs:	336 FTE (Estimate for Building 1 only)
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$214,305 in TBRA funding and \$1,236,375 from DEED for soil remediation and soil vapor mitigation of a 29.3-acre site formerly part of the livestock yards and related meat-packing houses. Expected benefits include the development of 315,111 sq. ft of new commercial space in three office/warehouse buildings. Only construction of building 1 is expected to be completed prior within a two-year grant term thus the projected increase in net tax capacity and jobs were reduced to correspond with the first phase of development.</p> <p>The TBRA recommendation is \$214,300, the full amount of the TBRA request. Funding is to be used for soil remediation and soil vapor mitigation. (Soil excavation, loading or hauling conducted for geotechnical purposes is <u>not</u> eligible for grant funding.)</p>

**Wayzata – Wayzata Bay Center (65 points)**

Location:	801 Lake Street East
Council District:	3 – Mary Hill Smith
Acres:	14.5 acres
Total Estimated Cleanup Cost:	\$2,035,660 for environmental investigation and soil remediation of which \$732,292 is eligible for TBRA funding
Funding request:	\$261,544 from TBRA (\$1,534,245 from DEED and \$249,871 from Hennepin ERF)
Private Investment:	\$30,581,577 (for Phase 1)
Increase in Net Tax	\$269,132 (for Phase 1)
Jobs:	188 FTE (for Phase 1)
Affordable Housing Units:	NA (It is expected that approximately 30 units of the housing developed in future phases would meet the Council affordability limits.)
Project Summary	<p>The applicant is requesting \$261,544 in TBRA funding and \$1,534,245 from DEED and \$249,871 from Hennepin County for soil remediation of a 14.5-acre site formerly used as a retail mall which included an automobile repair business and a small warehouse. Petroleum contamination found at the site is likely from the adjacent Q Petroleum site. Some contaminants identified are also likely from contaminated fill soils previously used on the site. However, eligible soil remediation costs were reduced based on the volume of known petroleum-impacted soil (16,500 cyds). Expected benefits in Phase 1 include the development of 35,155 sq. ft. of retail space, 27,000 sq. ft. of office space and a 100-room hotel. Additional future development (Phases 2-5) will include 255 senior residences, 155 apartments, and 113,189 sq. ft. of additional retail space. (The expected benefits resulting from additional development phases were not considered as part of the current grant request because the construction was not expected to be completed within a 2-year grant term.)</p> <p>The TBRA recommendation is \$261,500, the full amount of the TBRA request. Funding is to be used for soil remediation.</p>

## Projects Not Recommended for TBRA Funding

Following is a summary of each projects not recommended for funding listed alphabetically.

### Bloomington HRA – Penn American II (not ranked)

Location:	8051 Penn Avenue South
Council District:	5 – Polly Bowles
Acres:	3.83 acres
Estimated Cleanup Cost:	\$275,825 for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation of which \$239,625 would have been considered eligible if the project had met the other eligibility criteria.
Funding request:	\$61,100 in TBRA funds (\$114,330 from DEED, \$130,000 from Hennepin ERF, unknown request amount to Petrofund) Funding previously awarded for Phase I on the adjacent site that is <u>not</u> part of this grant request includes \$84,100 from TBRA and \$100,192 from DEED and \$20,000 from Hennepin County in fall 2007 funding cycle.
Private Investment:	\$37,000,000
Increase in Net Tax	\$655,810
Jobs:	190 FTE
Affordable Housing	25 rental units
Project Summary	<p>The applicant is requesting \$61,100 in funding from TBRA and \$114,330 from DEED and \$130,000 from Hennepin County for asbestos abatement, demolition, soil remediation, and soil vapor mitigation on a 3.83-acre site formerly used as a car dealership. Expected benefits include the development of a mixed-use development comprised of 40,000 square feet of multi-tenant retail, 20,000 square feet of office space and 255 rental housing units (including 25 affordable rental units). Private investment, increases in net tax capacity and projected new and retained jobs were reduced to correspond to the development on the former Mitsubishi property. As a result, a comparison of the amount of the eligible cleanup costs requested (\$239,625) to the overall project costs (\$37M) indicates that the cleanup costs are less than one-percent of the total project costs (0.6%).</p> <p>(Prior funding was awarded from TBRA (\$84,100), DEED (\$100,192) and Hennepin County (\$20,000) for environmental investigation, soil remediation, soil vapor mitigation, asbestos abatement on Phase 1 of the Penn American redevelopment on the former Walser Bloomington Dodge site adjacent to the site of the current request in the fall 2007 funding cycle.)</p> <p>The applicant was determined to be ineligible because the project did not meet the “but for” requirement. The TBRA recommendation is for no funding.</p>



**Forest Lake – Northland Mall (48 points)**

Location:	1432 Lake Street North
Council District:	12 – Sherry Broecker
Acres:	14 acres
Total Estimated Cleanup Cost:	\$143,950 for environmental investigation and asbestos abatement of which \$95,000 would be eligible for TBRA funding pending results of additional environmental sampling if the project had met the other eligibility criteria.
Funding request:	\$143,950
Private Investment:	\$7,857,039
Increase in Net Tax	\$57,626
Jobs:	121 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$143,950 in TBRA funding for environmental investigation and asbestos abatement of a former shopping mall on a 14-acre site. Expected benefits include the redevelopment and expansion of the existing mall (97,270 sq. ft) and the construction of two new multi-tenant retail commercial buildings resulting in 137,489 sq. ft of commercial space. Two additional lots on the site will be sold or leased as part of future development.</p> <p>Upon review, this application scored 48 points. Applications that do not score the minimum number of points required (54 points) have not sufficiently met the TBRA program criteria to be eligible for funding. The TBRA recommendation is for no funding.</p>

**Minneapolis – 1200 West Broadway (47 points)**

Location:	1200 West Broadway Avenue 2011 Freemont Avenue North
Council District:	7 – Annette Meeks
Acres:	0.65 acres
Total Estimated Cleanup Cost:	\$153,500 for asbestos abatement would be eligible for TBRA funding if the project had met the other eligibility criteria.
Funding request:	\$153,500
Private Investment:	\$1,005,808
Increase in Net Tax	\$18,540
Jobs:	25 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$153,500 in TBRA funding for asbestos abatement of a vacant two-story commercial building on a 0.65-acre site most recently used as a daycare business. Expected benefits include the renovation of the existing building into 12,000 sq. ft of new commercial office and retail space and a shared commercial kitchen for rent.</p> <p>Upon review, this application scored 47 points. Applications that do not score the minimum number of points required (54 points) have not sufficiently met the TBRA program criteria to be eligible for funding. The TBRA recommendation is for no funding.</p>

**Minneapolis – Aarcee Rental/Jacobson Fuel (not ranked)**

Location:	2900 Lyndale Avenue South
Council District:	6 – Peggy Leppik
Acres:	0.74 acres
Estimated Cleanup Cost:	\$112,500 for environmental investigation and soil remediation of which \$79,000 would have been eligible if the project had met the other eligibility criteria.
Funding request:	\$14,625 in TBRA funds (\$54,375 from DEED. A duplicate application for \$82,500 was made to Hennepin ERF) Funding previously awarded includes \$30,000 from Hennepin County for environmental investigation.
Private Investment:	\$12,230,000
Increase in Net Tax	\$154,242
Jobs:	98 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$14,625 in TBRA funding and \$54,375 from DEED for environmental investigation and soil remediation of a 0.74-acre site formerly used fuel yard, fuel transfer company and a variety of automotive service, repair and sales businesses and is currently used as a construction staging site. Expected benefits include the development of a four-story commercial building with 45,977 sq. ft. of office space, 8,450 sq. ft. of retail space, 4,215 sq. ft of restaurant space, three 4,000 sq. ft. live/work units and approximately 121 underground parking spaces. Previous funding includes \$30,000 from Hennepin County for environmental investigation. The applicant has also submitted a duplicate request for \$82,500 to Hennepin County for the same cleanup costs.</p> <p>A comparison of the amount of the eligible cleanup costs requested (\$79,000) to the overall project costs (\$12,230,000) indicates that the cleanup costs are less than one-percent of the total project costs (0.6%). The project is likely to proceed without additional TBRA funding and, thus, was determined to be ineligible because the project did not meet the “but for” requirement. The TBRA recommendation is for no funding.</p>

**Minneapolis – CVS France & Sunnyside (41 points)**

Location:	4419 France Avenue South 3815 Sunnyside Avenue
Council District:	6 – Peggy Leppik
Acres:	1.23 acres
Estimated Cleanup Cost:	\$368,235 for environmental investigation, asbestos abatement, demolition, underground storage tank removal, soil remediation and soil vapor mitigation of which \$263,735 would be eligible if the project had met the other eligibility criteria.
Funding request:	\$368,235 in TBRA funds
Private Investment:	\$3,375,000
Increase in Net Tax	\$32,450
Jobs:	18 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$368,235 in TBRA funding for environmental investigation, asbestos abatement, soil remediation, and soil vapor mitigation on a 1.23-acre site formerly used as a gas station and auto service repair business on one parcel and former residences, grocery and later a bakery on the adjacent parcel. Expected benefits include the development of a 13,600-sq. ft. CVS pharmacy with 52 surface parking spaces.</p> <p>Upon review, this application scored 41 points. Applications that do not score the minimum number of points required (54 points) have not sufficiently met the TBRA program criteria to be eligible for funding. The TBRA recommendation is for no funding.</p>

**Minnetonka – Eddie Merlot Restaurant (not ranked)**

Location:	10600 Wayzata Boulevard
Council District:	3 – Mary Hill Smith
Acres:	1.84 acres
Total Estimated Cleanup Cost:	\$299,480 for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation.
Funding request:	\$5,509 (Funding previously awarded includes \$118,860 from Hennepin County in August 2008)
Private Investment:	\$5,400,000
Increase in Net Tax	\$44,000
Jobs:	71 FTE
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$19,240 in TBRA funding and \$135,465 from DEED and \$19,240 from Hennepin County for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation on a 1.84-acre site formerly used as an unpermitted dump and more recently as a restaurant that is now vacant. A former gas station located immediately west of the site was the source of petroleum contamination identified on the site. The existing building will be demolished. Expected benefits include the development of a new 11,782 sq. ft. restaurant.</p> <p>The original cleanup request to the TBRA (\$19,240) was reduced to \$5,509 in order to meet the matching requirements of the Contamination Cleanup Program administered by DEED. Due to the very modest grant request it is likely that the project will be able to proceed without additional Council funds. The TBRA recommendation is for no funding.</p>

**Saint Louis Park – National Lead III (not ranked)**

Location:	7003 Lake Street West
Council District:	6 – Peggy Leppik
Acres:	11.8 acres
Total Estimated Cleanup Cost:	\$162,000 for soil remediation, capping and vapor mitigation and institutional controls in supplemental funding.
Funding request:	\$50,000 in TBRA funds (\$20,000 from DEED and \$20,000 from Hennepin County.) Funding previously awarded includes \$800,000 from TBRA, \$1,904,456 from DEED and \$4,750,000 from Hennepin County in the spring 2005 funding cycle and \$167,000 from TBRA and \$200,000 from Hennepin County in the spring 2006 funding application cycle. Additional low interest loans totaling \$2.2M were also provided from DEED and Hennepin County in 2006.
Private Investment:	\$6,908,819
Increase in Net Tax	\$36,154
Jobs:	405
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$50,000 in supplemental TBRA funding and \$20,000 from DEED and \$20,000 from Hennepin County for additional soil remediation, vapor mitigation related to repairs to the vapor barrier and cap during tenant build-outs and institutional controls for the 11.8-acre site formerly used for lead smelting and auto salvage and storage. A 79,000 sq. ft. multi-tenant office showroom was constructed on the site in 2007 and is 70% leased. Previous grant funding includes \$800,000 from TBRA, \$1,904,456 from DEED and \$4,750,000 from Hennepin County in the spring 2005 funding cycle and \$167,000 from TBRA and \$200,000 from Hennepin County in the spring 2006 funding application cycle. Additional low interest loans totaling \$2.2M were also provided from DEED and Hennepin County in 2006.</p> <p>The application is not recommended for funding because (1) the work plan for the proposed cleanup and the corresponding approval by the MPCA were received after the application deadline (2) much of the legal work requested for obtaining an environmental covenant restricting disturbance of contaminated soils remaining in place has already been incurred and would not be eligible for reimbursement (3) the additional cleanup work related to the capping of contaminated soils and vapor barrier below the slab within the building is considered a repair to cleanup work that was already paid for under previous DEED, Hennepin County and TBRA grant requests when conducting the soil cleanup, capping and soil vapor mitigation for the existing building shell and (4) the required repair to the cap and existing vapor barrier to install plumbing in order to lease the remaining space available appears likely to occur without additional public funding. The TBRA recommendation is for no funding.</p>