

# C Community Development Committee

For the Metropolitan Council meeting of January 11, 2012

Item: 2011-367

## ADVISORY INFORMATION

Date Prepared: December 21, 2011

Subject: LCA Tax Base Revitalization Account (TBRA) Grant Recommendations

### Proposed Action:

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

Projects recommended for Fall 2011 TBRA funding	Recommended amount
<b>Contamination Site Investigation</b>	
Minneapolis – Jackson Flats	\$28,000
White Bear Lake – Boat Works Commons	\$18,600
<b>Contamination Cleanup</b>	
Minneapolis – 430 Oak Grove	\$265,300
Minneapolis – Jaguar	\$442,900
Minneapolis – Riverside Plaza II	\$300,000
Minneapolis – Snelling Apartments	\$140,600
Minneapolis PHA – Heritage Park Senior Service Center II	\$26,900
Saint Louis Park EDA – Ellipse II	\$275,000
Saint Paul – Chittenden & Eastman Building	\$128,000
Saint Paul – Rayette Lofts	\$324,800
Saint Paul – Schmidt Brew House II	\$248,200
Saint Paul Port Authority – Beacon Bluff II	\$111,800
Saint Paul Port Authority – Beacon Bluff III	\$97,400
<b>TOTAL</b>	<b>\$2,407,500</b>

### Summary of Committee Discussion / Questions:

An amendment to the staff recommendation submitted on December 14, 2011 was proposed by staff given new information about projects DEED has decided to fund in this round. The amendment removes funding from the Starkey Building proposal (\$55,400) and adds the same amount to the next ranked project recommended to receive partial funding resulting in a revised recommendation of \$324,800 for the Rayette Lofts proposal.

A question was raised regarding the status of the Boat Works Commons proposal with an awareness of recent city council actions affecting the proposed redevelopment plan. City staff was contacted for comment in November and indicated it was too soon to know how the development plans will change. However, city staff also reaffirmed their support for the redevelopment project and the need for more information about the environmental condition of the site.

The motion to approve the amended action passed unanimously.

**C** Community Development Committee  
Meeting date: December 19, 2011

ADVISORY INFORMATION	
Date:	December 21, 2011
Subject:	LCA Tax Base Revitalization Account (TBRA) Grant Recommendations
District(s), Member(s):	All
Policy/Legal Reference:	Livable Communities Act, Minnesota Statutes §473.25
Staff Prepared/Presented:	Marcus Martin, Senior Planner, 651-602-1054 Paul Burns, Manager, 651-602-1106
Division/Department:	Housing and Livable Communities/Community Development

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<b>TOTAL</b>	<b>\$2,407,500</b>

**Background**

The TBRA is one of three active accounts established by the Livable Communities Act (Minnesota Statutes §473.25). The TBRA awards grants for the cleanup and redevelopment of contaminated land and buildings. The funding recommendations proposed are evaluated based on criteria adopted annually by the Metropolitan Council as part of the Livable Communities Fund Distribution Plan (see <http://www.metrocouncil.org/services/livcomm/2011LCAFundDistributionPlan.pdf>). Funding totaling over \$85M has been awarded since the start of the grant program in 1996.

## **Rationale**

Contamination cleanup grants are awarded based on the consistency of the recommended proposals with the Metropolitan Livable Communities Act and the Council's development goals indicated in the *2030 Regional Development Framework*. Each of the recommended proposals received in the Fall funding cycle implements Council policy by working with local communities to accommodate growth in a flexible, connected, and efficient manner. All of the recommended projects are in accordance with guidelines established in the Livable Communities Fund Distribution Plan adopted in April.

## **Funding**

The 2011 Livable Communities Fund Distribution Plan approved \$5M for TBRA awards including up to \$500,000 for the contamination investigation category. The plan approved two main funding cycles for both cleanup and investigation grants with two additional funding cycles for investigation grants only. Based on this schedule, half of the funds are reserved for the first two cycles and half for the later two cycles.

The Livable Communities Act legislation provides a limit on the amount of funding that can go to cities of the first class (Minneapolis and St. Paul) when competition for the funds exceeds requests. This funding limit (75%) for Minneapolis and St. Paul does not apply in this funding cycle because insufficient requests from projects in suburban locations were received. Therefore the remaining funds, after all suburban projects were fully funded, is recommended for projects in cities of the first class. Additionally, there is a limit on the amount that can be awarded to a single community (50%). Because the cumulative total request for projects from Minneapolis (\$3,016,839) accounted for 125% of the available funding, the grant requests from lower ranking projects in Minneapolis below the 50% limit are not recommended for funding or are only partially recommended for funding.

## **Known Support / Opposition**

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

## Review Record

### Fall 2011 Funding Process

#### Background

The following table shows the history of TBRA funding. The first column shows the expected accomplishments from the start of the TBRA program in 1996 through the August 2011 TBRA funding cycle. The second column shows what the accomplishments will be for the Fall 2011 TBRA grant cycle if this recommendation is approved. (Expected private investment, tax base increase, acres cleaned and jobs are listed for contamination cleanup applications only.) The last column combines both previous TBRA accomplishments and proposed Fall 2011 TBRA accomplishments.

Table 1: History of TBRA Funding

	1996- August 2011	Nov 2011 Recommendation	Total 1996- Nov 2011
# Communities Funded	40	6	41*
# Grants	302	13	315
TBRA Awards	\$85,303,106	\$2,407,500	\$87,710,606
Expected Private Investment	\$4,816,193,688	\$370,307,695	\$5,186,501,383
Anticipated Tax Base Increase	\$84,111,641	\$1,953,968	\$86,065,609
Acres cleaned	1,943	49	1,992
Jobs (new & retained)	35,795	1,057	36,852

\* Represents the number of LCA-participant communities that have received TBRA funding. With the exception of one community (White Bear Lake), the applicants currently recommended for funding are located in communities that have previously been awarded TBRA funding.

#### Fall 2011 Application Summary

The Council issued a notice in September that grant funds were available in November. An applicant workshop was held with the Department of Employment and Economic Development (DEED), Minnesota Pollution Control Agency (MPCA), Hennepin County, Ramsey County. The TBRA funding available is \$2,407,500 for the Fall 2011 cycle. The funds are from a portion of the Metropolitan Council's tax levy. Twenty-four applications were received this Fall requesting a total of \$5,022,014 in grant funding. The funds available could fund 48% of the total amount requested. However, individual applicants may apply to more than one of the grantors cited above for a single project. 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

The applications were evaluated based on criteria set in the Livable Communities Fund Distribution Plan adopted by the Metropolitan Council in April. The criteria include the projected increase in tax base, increase in jobs, anticipated wage levels, the amount of environmental risk and threats to health and corresponding improvement upon completion, project density, market demand, how the project

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helps implement Framework 2030 policies and support regional systems, efficiency (e.g., multimodal transportation, 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.

Points were assigned to each project based on how well it met the TBRA criteria. Contamination cleanup projects have a total of 150 points. Cleanup site investigation projects have a total of 60 points. The point assignments were reviewed and determined by the TBRA coordinator, other Livable Communities staff and management. Table 3 (on page four) lists applications recommended for funding in descending rank order based on the points assigned.

Council staff from Environmental Services, Transportation, Regional Parks, and Local Planning Assistance reviewed the applications and found the projects mostly consistent with Council plans and policies. Some of the projects as described in the TBRA application may require comprehensive plan amendments.

Applicant information was evaluated with the other brownfield funding partners in the metro area including DEED, Hennepin County and Ramsey County. Questions about the information provided were clarified with applicant city staff and/or the technical consultants who helped prepare the application. Project budgets were reviewed to determine if all of the requested expenses are eligible and reasonable for TBRA grants. In this funding cycle, some of the requested funds were determined ineligible, so in some cases the eligible amount is less than the originally requested amount. The reductions are reflected in the total recommended grant amounts for each applicant, where applicable.

### **Demonstrated Need for TBRA Funding**

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. For requests for cleanup assistance, 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 cleanup costs are one percent or less than the total project costs, it is expected that the cleanup cost can be reasonably absorbed in the project costs without Council assistance. The eligible cleanup costs for all of the applicants in the Fall 2011 round were over one percent of the project costs and were thus considered a significant barrier to development.

The second measure considered is the amount of funding available from other public and private sources to conduct the environmental work. Subsequently, a determination is made if the project, as proposed, will proceed without ("but for") Council funding. All the cleanup site investigation and contamination cleanup funding requests for the Fall 2011 funding cycle met the "but for" criteria.

### **Partner Funding**

Other sources of public funding to investigate and clean up contaminated sites are available in addition to TBRA funding. The Council has the discretion to make up for shortfalls from other funding partners using Council evaluation criteria and limiting awards to TBRA-eligible 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.

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The following table shows which applications made requests to the Metropolitan Council and other funding partners providing environmental investigation and cleanup funding.

Table 2: TBRA Funding Requests by Project and Grantor:

Applicant Project	Metropolitan Council	DEED	Hennepin County	Ramsey County
Brooklyn Center EDA - Lifetime	•	•		
Minneapolis - 430 Oak Grove	•		•	
Minneapolis - 700 Central	•	•	•	
Minneapolis - 1100 2nd Street	•	•	•	
Minneapolis - Jackson Flats	•			
Minneapolis - Jaguar	•	•	•	
Minneapolis - Parcel A	•	•	•	
Minneapolis - Pillsbury Lofts	•	•	•	
Minneapolis - Riverside Plaza II	•		•	
Minneapolis - Snelling Apartments	•	•	•	
Minneapolis - Spirit on Lake	•		•	
Minneapolis - The GAV	•	•		
Minneapolis - West Broadway Hub	•	•	•	
Minneapolis PHA - Heritage Park Senior Services Center II	•	•	•	
Newport - Knauff Salvage Yard	•	•		
Saint Louis Park EDA - Ellipse II	•	•	•	
Saint Paul - Chittenden & Eastman Building	•			
Saint Paul - Hamms Urban Organics	•			
Saint Paul - Rayette Lofts	•			
Saint Paul - Schmidt Brew House II	•			•
Saint Paul - Starkey Building	•	•		
Saint Paul Port Authority - Beacon Bluff II	•	•		•
Saint Paul Port Authority - Beacon Bluff Phase III	•	•		•
White Bear Lake - Boat Works Commons	•	•		

Applications are still under review by the funding partners. Grant awards from DEED are expected to be made in December. Grant awards are expected from Ramsey County on January 2012. Grant awards are expected from Hennepin County in February 2012.

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. None of the costs requested in applications received for the Fall 2011 funding cycle have indicated eligibility for Petrofund or the Drycleaner Fund.

### Project Ranking

Projects are listed by evaluation point totals in descending order in Table 3 below. Thirteen projects are recommended for funding. More detailed information for each

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project related to the use of the funds and the expected project results is provided starting on page seven of this memo.

**Table 3  
Tax Base Revitalization Account  
Fall 2011 Ranking and Funding Recommendations**

Rank	City - Project Name	Score	TBRA Request	Total Eligible Costs	Recommended Funding*
Contamination Cleanup Grant Applications					
1	Minneapolis PHA – Heritage Park Senior Services Center II	95	\$26,943	\$414,500	26,900
2-tie	Minneapolis – Jaguar	94	\$442,933	\$954,993	\$442,900
2-tie	Saint Paul Port Authority – Beacon Bluff III	94	\$97,455	\$97,455	\$97,400
4	Saint Paul Port Authority – Beacon Bluff II	93	\$111,850	\$111,850	\$111,800
5	Minneapolis – Snelling Apartments	90	\$140,642	\$505,642	\$140,600
6	Saint Paul – Starkey Building	87	\$55,412	\$366,747	\$0
7	Minneapolis – Riverside Plaza II	85	\$300,000	\$650,000	\$300,000
8	Minneapolis – 430 Oak Grove	83	\$492,320	\$1,113,605	\$265,300
9-tie	Minneapolis – Parcel A	82	\$250,000	\$571,200	\$0
9-tie	Minneapolis – Pillsbury Lofts	82	\$485,553	\$1,364,986	\$0
11	Minneapolis – 1100 2 <sup>nd</sup> Street	81	\$12,480	\$182,920	\$0
12-tie	Saint Paul – Schmidt Brew House II	78	\$248,234	\$642,523	248,200
12-tie	Minneapolis – 700 Central	78	\$425,000	\$879,000	\$0
14	Minneapolis – West Broadway Hub	77	\$112,408	\$539,526	\$0
15	Saint Paul – Chittenden and Eastman Building	76	\$251,996	\$128,031	\$128,000
16	Minneapolis – Spirit on Lake	72	\$328,500	\$546,460	\$0
17	Saint Paul – Rayette Lofts	71	\$672,901	\$672,901	\$324,800
18	Saint Louis Park EDA –	67	\$275,000	\$852,140	\$275,000
19	Saint Paul – Hamms Urban Organics	63	\$93,707	\$93,707	\$0
Cleanup Site Investigation Grant Applications					

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Rank	City - Project Name	Score	TBRA Request	Total Eligible Costs	Recommended Funding*
1	Minneapolis – The GAV	41	\$22,500	\$22,500	\$0
2	Minneapolis – Jackson Flats	36	\$28,050	\$28,050	\$28,000
3	Brooklyn Center – Lifetime	31	\$50,000	\$50,000	\$0
4	White Bear Lake – Boat Works Commons	28	\$18,675	\$18,675	\$18,600
5	Newport – Knauff Salvage Yard**	19	\$50,000	\$0	\$0
TOTAL Recommended Balance					\$2,407,500 \$0

(Shading indicates applicants not recommended for funding)

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

\*\* Applicant did not meet required minimum score.

### Additional Review Considerations

Additional funding distribution constraints are listed in Table 4 below.

The Livable Communities Act legislation provides a limit on the amount of funding that can go to cities of the first class (Minneapolis and St. Paul) when competition for the funds exceeds requests. This funding limit (75%) for Minneapolis and St. Paul does not apply in this funding cycle because insufficient requests from projects in suburban locations were received. Therefore the remaining funds, after all suburban projects were fully funded or are likely to be funded by other funding partners, are recommended for projects in cities of the first class. In this round, Minneapolis and St. Paul are recommended to receive 88% (\$2,113,900) of the funding awarded. Applicants from suburban communities are recommended to receive 12% (\$293,600) of the funding awarded.

Additionally, there is a limit on the amount that can be awarded to a single community (50%). Because the cumulative total request for projects from Minneapolis (\$3,016,839) accounted for 125% of the available funding, the grant requests from lower ranking projects in Minneapolis below the 50% limit are not recommended for funding or are only partially recommended for funding.

**Table 4  
Tax Base Revitalization Account  
Livable Communities Funding Recommendation Fall 2011**

Communities	Recommendation	Percentage of Recommended Funding
Suburban	\$293,600	12%
Cities of the first class (Minneapolis and St. Paul)	\$2,113,900	88%
Total	\$2,407,500	100% of total available

City with the largest cumulative funding	\$1,203,700	50% of total recommended award
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## Review Record

recommendation: Minneapolis		
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### Projects Not Recommended for TBRA Funding

**Saint Paul, Starkey Building (87 points)** – The application requested \$55,412 in TBRA funding for environmental investigation, soil remediation, and soil vapor mitigation. Since the applicant did not receive 75% of the cleanup funding requested for the project from other funding partners there is a significant gap in the funding required to begin the cleanup. The TBRA recommendation is for no funding.

**Minneapolis, Parcel A (82 points)** – The application requested \$250,000 in TBRA funding soil remediation and soil vapor mitigation. Due to the low evaluation score and the maximum cumulative funding amount that may be awarded to a single city, the proposed project was not considered a high enough priority for funding. The TBRA recommendation is for no funding.

**Minneapolis, Pillsbury Lofts (82 points)** – The application requested \$485,553 in TBRA funding for asbestos abatement, lead-based paint abatement, soil remediation, soil vapor mitigation and well-sealing. Due to the low evaluation score and the maximum cumulative funding amount that may be awarded to a single city, the proposed project was not considered a high enough priority for funding. The TBRA recommendation is for no funding.

**Minneapolis, 1100 2<sup>nd</sup> Street (81 points)** – The application requested \$12,480 in TBRA funding for soil remediation and vapor mitigation. Due to the low evaluation score and the maximum cumulative funding amount that may be awarded to a single city, the proposed project was not considered a high enough priority for funding. The TBRA recommendation is for no funding.

**Minneapolis, 700 Central (78 points)** – The application requested \$425,000 in TBRA funding for RAP development, asbestos abatement lead-based paint abatement, soil remediation, and soil vapor mitigation. Due to the low evaluation score and the maximum cumulative funding amount that may be awarded to a single city, the proposed project was not considered a high enough priority for funding. The TBRA recommendation is for no funding.

**Minneapolis, West Broadway Hub (77 points)** – The application requested \$112,408 in TBRA funding for environmental investigation, asbestos abatement, lead-based paint abatement and soil remediation. Due to the low evaluation score and the maximum cumulative funding amount that may be awarded to a single city, the proposed project was not considered a high enough priority for funding. The TBRA recommendation is for no funding.

**Minneapolis, Spirit on Lake (72 points)** – The application requested \$328,500 in TBRA funding for soil remediation and a soil vapor barrier. Due to the low evaluation score and the maximum cumulative funding amount that may be awarded to a single city, the proposed project was not considered a high enough priority for funding. The TBRA recommendation is for no funding.

**Saint Paul, Hamms Urban Organics (63 points)** – The application requested \$93,707 in TBRA funding for an asbestos survey and asbestos abatement. Due to the low evaluation score, the proposed project was not considered a high enough priority for funding. The TBRA recommendation is for no funding.

**Minneapolis, The GAV (41 points)** – The application requested \$22,500 in TBRA funding for Phase II environmental site assessment and RAP development. The

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same site investigation is currently under consideration by DEED. The need for TBRA funding appears to be minimal; the TBRA recommendation is for no funding. **Brooklyn Park EDA, Lifetime (31 points)** – The application requested \$50,000 in TBRA funding for Phase II environmental site assessment and RAP development. The applicant applied for the maximum potential award amount from both DEED and Metropolitan Council, resulting in a duplicate funding request. The same site investigation is currently under consideration by DEED. The need for TBRA funding appears to be minimal; the TBRA recommendation is for no funding.

### Projects Not Eligible for TBRA Funding

Upon review, the following project did not score the minimum number of points required (40% of the total points available) to be eligible for TBRA funding.

- Newport, Knauff Salvage Yard – (19 points)

### Project Details

#### Projects Recommended for TBRA Funding

Following is a summary of each project recommended for funding, listed alphabetically by applicant. The grant-funded activities for each of the projects are expected to be completed within a three-year grant term. At a minimum, each redevelopment project facilitated by the grant must commence construction within the grant term. It is possible that not all of the total estimated cleanup costs submitted in an application are 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 RAP approved by the MPCA or Minnesota Department of Agriculture (when applicable), ineligibility according to our grant administration guidelines or insufficient documentation of the proposed costs. For evaluation purposes, private investment is limited to redevelopment costs excluding land value or acquisition costs. Increases in the annual net tax capacity were calculated using a comparison of the net tax capacity assessed in 2011 with the future estimated net tax capacity for improvements that will be completed within a three-year grant term. In some instances the estimated number of jobs created or retained, as listed in an application, were reduced due to lack of documented end-user commitments.

## Project Summary

Applicant	Minneapolis	Type:	Contamination Investigation
Project Name:	Jackson Flats		
Project Location:	1839, 1843, and 1847 Jackson Street and 901, 905, 907, 907 1/2, 911, 911 1/2, and 913 18 1/2 Avenue NE		
Council District:	8 – Adam Duininck		

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### Project Description:

The applicant is requesting \$28,050 in TBRA funding for a Phase I environmental site assessment, Phase II environmental site assessment and RAP development on a 0.86-acre residential site down-gradient from contamination in the ground water. The potential contaminants of concern include suspected trichloroethylene (TCE) and petroleum-related impacts to ground water and soil vapor and beneath the development site from automotive service and metal plating previously located nearby.

### Funding:

Total Estimated Investigation Cost	\$37,400
Amount Requested	\$28,050
Amount Recommended	\$28,000
Use of Funds	Phase I environmental site assessment, Phase II environmental site assessment and RAP development

### Deliverables:

Potential benefits include 35 affordable live-work units and 2,500 square feet of flexible community space.

Increase in annual net tax capacity	\$22,680
Jobs	20 FTE
Affordable housing	35 rental units

### Development Timeline:

Task	Start Date	End Date
Completion of Phase I environmental site assessment, Phase II environmental site assessment and RAP development for approval by MPCA		On or before 12/31/2012

## Project Summary

Applicant	White Bear Lake	Type:	Contamination Investigation
Project Name:	Boat Works Commons		
Project Location:	4455,4461 and 4495 Lake Avenue South, White Bear Lake		
Council District:	11 – Sandy Rummel		

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### Project Description:

The applicant is requesting \$18,675 in TBRA funding for hazardous materials survey, Phase II environmental site assessment and RAP development on a 1.6-acre commercial site used as a boat dealership and repair facility. Potential contaminants of concern identified include asbestos, volatile organic compounds (VOCs), metals, and petroleum compounds.

### Funding:

Total Estimated Investigation Cost	\$24,900
Amount Requested	\$18,675
Amount Recommended	\$18,600
Use of Funds	Hazardous materials survey, Phase II environmental site assessment and RAP development

### Deliverables:

Potential benefits include the development of 89 apartments with 1,600 square feet of community space, and 5,225 square feet of retail and restaurant space and structured parking.

Increase in annual net tax capacity	\$224,250
Jobs	40 FTE
Affordable housing	undetermined

### Development Timeline:

Task	Start Date	End Date
Completion of hazardous materials survey, Phase II environmental site assessment and RAP development for approval by MPCA		On or before 12/31/2012

## Project Summary

Applicant	Minneapolis	Type:	Contamination Cleanup
Project Name:	430 Oak Grove		
Project Location:	430 Oak Grove Street, Minneapolis		
Council District:	7 – Gary L. Cunningham		

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### Project Description:

The applicant is requesting \$492,320 in TBRA funding and \$442,500 from Hennepin County for environmental investigation, asbestos abatement, lead-based paint abatement and well-sealing on a 0.86-acre site used as an office since 1923. Primary contaminants of concern include asbestos and lead-based paint within the building.

### Funding:

Total Estimated Cleanup Cost	\$1,113,605
Amount Requested	\$492,320
Amount Recommended	\$265,300
Use of Funds	Environmental investigation, asbestos abatement, lead-based paint abatement and well-sealing

### Deliverables:

Expected benefits include renovation of the building into 75 apartments. Private investment is estimated to be approximately \$13.7 million.

Increase in annual net tax capacity	\$114,000
Jobs	6 FTE
Affordable housing	1 rental unit

### Development Timeline:

Task	Start Date	End Date
Complete environmental investigation, asbestos abatement, lead-based paint abatement and well-sealing.		On or before 12/31/2014
Begin development of residential units	On or before 12/31/2014	

## Project Summary

Applicant	Minneapolis	Type:	Contamination Cleanup
Project Name:	Jaguar		
Project Location:	222 Hennepin Avenue		
Council District:	7 – Gary L. Cunningham		

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### Project Description:

The applicant is requesting \$442,993 in TBRA funding, and \$440,000 from DEED for environmental investigation, asbestos abatement, abatement of Polychlorinated biphenyl (PCB) caulk, and soil remediation on a 2.5-acre commercial site used as an automotive sales and service business and formerly included various manufactures, hotels, theaters, restaurants, liveries and printing shops. The contaminants of concern identified include volatile organic chemicals (VOCs), polynuclear aromatic hydrocarbons (PAHs), metals (arsenic and lead) and petroleum-related compounds in the soil and related soil vapor impacts.

### Funding:

Total Estimated Cleanup Cost	\$954,993
Amount Requested	\$442,993
Amount Recommended	\$442,900
Use of Funds	Environmental investigation, asbestos abatement, abatement of Polychlorinated biphenyl (PCB) caulk, and soil remediation

### Deliverables:

Expected benefits include 286 apartments and approximately 40,000 square feet of retail grocery space. Private investment is estimated to be approximately \$53 million.

Increase in annual net tax capacity	\$717,362
Jobs	158 FTE
Affordable housing	3 rental units

### Development Timeline:

Task	Start Date	End Date
Complete environmental investigation, asbestos abatement, abatement of Polychlorinated biphenyl (PCB) caulk, and soil remediation.		On or before 12/31/2014
Begin development of residential units and commercial space.	On or before 12/31/2014	

## Project Summary

Applicant	Minneapolis	Type:	Contamination Cleanup
Project Name:	Riverside Plaza II		
Project Location:	1600 South 6th Street, Minneapolis		
Council District:	8 – Adam Duininck		

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### Project Description:

The applicant is requesting \$300,000 in TBRA funding, and \$100,000 from Hennepin County for additional asbestos and lead-based paint abatement on a 9.27-acre residential site. The contaminants of concern identified include asbestos and lead-based paint within eleven buildings that make up the complex. (Contamination cleanup funding previously awarded for the project includes \$800,000 from TBRA and \$150,000 from Hennepin County for asbestos abatement in fall 2010 funding cycle.)

### Funding:

Total Estimated Additional Cleanup Cost	\$650,000
Amount Requested	\$300,000
Amount Recommended	\$300,000
Use of Funds	Asbestos and lead-based paint abatement (Costs incurred prior to the date of grant award are not eligible for reimbursement.)

### Deliverables:

Expected benefits include renovation of the existing 1,303 apartments including 1,174 affordable units. Private investment is estimated to be approximately \$116 million.

Increase in annual net tax capacity	NA
Jobs	92 FTE
Affordable housing	1,174 rental units

### Development Timeline:

Task	Start Date	End Date
Complete asbestos and lead-based paint abatement.		On or before 12/31/2014
Begin renovation of residential units	On or before 12/31/2014	

## Project Summary

Applicant	Minneapolis	Type:	Contamination Cleanup
Project Name:	Snelling Apartments		
Project Location:	2218 & 2304 Snelling Avenue, Minneapolis		
Council District:	8 – Adam Duininck		

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### Project Description:

The applicant is requesting \$140,462 in TBRA funding, \$200,000 from DEED and \$135,000 from Hennepin County for environmental investigation, asbestos abatement, and soil remediation on a 0.55-acre industrial site most recently used by a machining business and former uses including a lumber, coal and iron yard, grain storage, food processing. The contaminants of concern identified include volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAH), metals (mercury, arsenic) and gasoline-range organics (GRO), diesel-range organics (DRO) in the soil as well as trichloroethylene (TCE) in the groundwater.

### Funding:

Total Estimated Cleanup Cost	\$505,642
Amount Requested	\$140,642
Amount Recommended	\$140,600
Use of Funds	Environmental investigation, asbestos abatement, and soil remediation

### Deliverables:

Expected benefits include 60 affordable senior apartments. Private investment is estimated to be approximately \$50,000. (Public investment is estimated to be approximately \$8.5 million.)

Increase in annual net tax capacity	\$27,261
Jobs	2 FTE
Affordable housing	60 rental units

### Development Timeline:

Task	Start Date	End Date
Complete environmental investigation, asbestos abatement, and soil remediation.		On or before 12/31/2014
Begin development of residential units	On or before 12/31/2014	



## Project Summary

Applicant	Minneapolis PHA	Type:	Contamination Cleanup
Project Name:	Heritage Park Senior Services Center II		
Project Location:	901 4th Avenue North and 1015 4th Avenue North, Minneapolis		
Council District:	7 – Gary L. Cunningham		

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### Project Description:

The applicant is requesting \$26,943 in TBRA funding, \$310,875 from DEED and \$26,943 from Hennepin County for the loading, transportation and disposal of additional contaminated soil and associated environmental reporting requirements on a 2.3-acre residential site with contaminated fill soils. The contaminants of concern identified include diesel-range organics (DRO) in the soil stockpile. (Contamination cleanup funding previously awarded for the project includes \$390,900 from TBRA, and \$167,550 from Hennepin County for soil remediation in fall 2010 funding cycle.)

### Funding:

Total Estimated Additional Cleanup Cost	\$414,500
Amount Requested	\$26,943
Amount Recommended	\$26,900
Use of Funds	Loading, transportation and disposal of additional contaminated soil and associated environmental reporting requirements (Costs incurred prior to the date of grant award are not eligible for reimbursement.)

### Deliverables:

Expected benefits include the development of a 48-unit affordable senior housing building (Thomas F. Feeney Manor) and a 69,603 square foot senior services center (Heritage Park Senior Services Center) with a medical center as well as fitness and supportive services. (Public investment is estimated to be approximately \$26.6 million.)

Increase in annual net tax capacity	\$4,600 (Payment in lieu of taxes)
Jobs	50 FTE
Affordable housing	48 rental units

### Development Timeline:

Task	Start Date	End Date
Complete the loading, transportation and disposal of additional contaminated soil stockpile.		On or before 12/31/2014
Begin development of residential units	On or before 12/31/2014	

## Project Summary

Applicant	Saint Louis Park EDA	Type:	Contamination Cleanup
Project Name:	Ellipse II		
Project Location:	3924 Excelsior Boulevard, Saint Louis Park		
Council District:	6 – James Brimeyer		

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### Project Description:

The applicant is requesting \$275,000 in TBRA funding, \$346,690 from DEED and \$200,000 from Hennepin County for additional Phase II environmental site assessment, RAP development, soil remediation and vapor barrier installation on a 0.73-acre vacant commercial site formerly used as a gas station. The contaminants of concern identified include metals (arsenic and lead), polynuclear aromatic hydrocarbons (PAHs), gasoline-range organics (GRO), diesel-range organics (DRO), petroleum-related volatile organic compounds (VOC), and asbestos containing debris soil as well as trichlorethene (TCE), DRO and GRO in the groundwater and related soil vapor impacts from TCE and 1,3,5-trimethylbenzene.

### Funding:

Total Estimated Cleanup Cost	\$852,140
Amount Requested	\$275,000
Amount Recommended	\$275,000
Use of Funds	Environmental site assessment, RAP development, soil remediation

### Deliverables:

Expected benefits include the development of 58 apartments with underground parking and on-grade overflow parking for an adjacent retail development. Private investment is estimated to be approximately \$12.6 million.

Increase in annual net tax capacity	\$69,625
Jobs	5 FTE
Affordable housing	NA

### Development Timeline:

Task	Start Date	End Date
Complete additional Phase II environmental site assessment, RAP development, and soil remediation.		On or before 12/31/2014
Begin development of residential units	On or before 12/31/2014	

## Project Summary

Applicant	Saint Paul	Type:	Contamination Cleanup
Project Name:	Chittenden & Eastman Building		
Project Location:	2410 University Avenue, Saint Paul		
Council District:	14 – Jon Commers		

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### Project Description:

The applicant is requesting \$251,996 in TBRA funding for additional hazardous materials assessment, asbestos and lead-based paint abatements of a seven-story building on a 1.08-acre site formerly used as showroom, manufacturing and warehouse space for furniture businesses. Contaminants of concern include asbestos and lead-based paint within the building and lead-based paint on the building exterior.

### Funding:

Total Estimated Cleanup Cost	\$251,996
Amount Requested	\$251,996
Amount Recommended	\$128,000
Use of Funds	Additional hazardous materials assessment, asbestos and lead-based paint abatements (Costs incurred prior to the date of grant award are not eligible for reimbursement.)

### Deliverables:

Expected benefits include the renovation of the building into 104 apartments (including six affordable units) with enclosed and surface parking spaces. Private investment is estimated to be approximately \$16.4 million.

Increase in annual net tax capacity	\$98,271
Jobs	4 FTE
Affordable housing	6 rental units

### Development Timeline:

Task	Start Date	End Date
Complete additional hazardous materials assessment, asbestos and lead-based paint abatements.		On or before 12/31/2014
Begin development of residential units	On or before 12/31/2014	

## Project Summary

Applicant	Saint Paul	Type:	Contamination Cleanup
Project Name:	Rayette Lofts		
Project Location:	261 - 5th Street East, St. Paul		
Council District:	13 – Richard Kramer		

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### Project Description:

The applicant is requesting \$672,901 in TBRA funding for a Phase I environmental site assessment update, asbestos and lead-based paint abatement design specifications, and asbestos and lead-based paint abatements of a seven-story building on a 0.52-acre site formerly used as a warehouse for a cosmetics and hairspray company and currently used as a parking garage.

### Funding:

Total Estimated Cleanup Cost	\$672,901
Amount Requested	\$672,901
Amount Recommended	\$324,800
Use of Funds	Phase I environmental site assessment update, asbestos and lead-based paint abatement design specifications, asbestos and lead-based paint abatements

### Deliverables:

Expected benefits include the renovation of the building into 76 apartments (including 15 affordable units) and 2,500 square feet of retail space. Private investment is estimated to be approximately \$10.7 million.

Increase in annual net tax capacity	\$95,398
Jobs	11 FTE
Affordable housing	15 rental units

### Development Timeline:

Task	Start Date	End Date
Complete Phase I environmental site assessment update, asbestos and lead-based paint abatement design specifications, and asbestos and lead-based paint abatements.		On or before 12/31/2014
Begin development of residential units	On or before 12/31/2014	

## Project Summary

Applicant	Saint Paul	Type:	Contamination Cleanup
Project Name:	Schmidt Brew House II		
Project Location:	882 West 7 <sup>th</sup> Street, Saint Paul		
Council District:	13 – Richard Kramer		

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### Project Description:

The applicant is requesting \$248,234 in TBRA funding and \$303,690 grant from Ramsey for asbestos and lead-based paint abatement, soil remediation and soil vapor mitigation on approximately 4.5 acres of a 15-acre site that formerly included a lumber yard, brewery, gas stations and more recently an ethanol plant prior to being vacant. Contaminants of concern include volatile organic compounds (VOCs), diesel-range organics (DRO), polynuclear aromatic hydrocarbons (PAHs) and metals (arsenic, lead and mercury) in the soils, petroleum and non-petroleum VOCs in soil vapors and asbestos and lead-based paint in the buildings. TBRA funding is to be used for asbestos and lead-based paint abatement only. (Contamination cleanup funding previously awarded for the project includes \$887,100 for Phase I and \$49,900 and \$343,200 from TBRA for Phase II in 2008, 2010 and 2011, respectively, and \$770,000 from DEED for Phase I in 2010.)

### Funding:

Total Estimated Additional Cleanup Cost	\$642,523
Amount Requested	\$248,234
Amount Recommended	\$248,200
Use of Funds	Asbestos and lead-based paint abatement

### Deliverables:

Expected benefits include the renovation of the former Brew House and tower into 130 affordable apartments and demolition of a warehouse addition for surface parking. Private investment is estimated to be approximately \$91 million.

Increase in annual net tax capacity	\$271,519
Jobs	9 FTE
Affordable housing	130 rental units

### Development Timeline:

Task	Start Date	End Date
Complete asbestos and lead-based paint abatement, soil remediation and soil vapor mitigation.		On or before 12/31/2014
Begin development of residential units	On or before 12/31/2014	

## Project Summary

Applicant	Saint Paul Port Authority	Type:	Contamination Cleanup
Project Name:	Beacon Bluff II		
Project Location:	Forest Street North & East 7th Street, Saint Paul		
Council District:	13 – Richard Kramer		

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### Project Description:

The applicant is requesting \$118,850 in supplemental TBRA funding for a prior development phase for soil vapor mitigation on 14.65 acres of a 30-acre industrial site formerly used as the St. Paul campus for 3M. (Additional funding sought from DEED (\$1,834,875), Ramsey County (\$50,000) and the EPA (\$60,000) is for development phases II and III.) The contaminants of concern identified include volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs) and metals (arsenic, lead and mercury), gasoline-range organics (GRO), and diesel-range organics (DRO) in the soil and related soil vapor impacts. (Contamination cleanup funding previously awarded for the project includes \$950,000 from DEED, \$100,000 from Ramsey County and \$637,310 in grants and \$500,000 in a loan from the EPA for development phases 2 and 3.)

### Funding:

Total Estimated Additional Cleanup Cost	\$111,850
Amount Requested	\$111,850
Amount Recommended	\$111,800
Use of Funds	Soil vapor mitigation and associated environmental oversight for RAP implementation (Only costs incurred after October 27, 2011 are eligible for reimbursement.)

### Deliverables:

Expected benefits include the development of 245,500 square feet of commercial and light industrial space. Private investment is estimated to be approximately \$33.5 million.

Increase in annual net tax capacity	\$568,850
Jobs	385 FTE
Affordable housing	NA

### Development Timeline:

Task	Start Date	End Date
Complete soil vapor mitigation and associated environmental oversight for RAP implementation.		On or before 12/31/2014
Begin development of commercial-industrial space	On or before 12/31/2014	

## Project Summary

Applicant	Saint Paul Port Authority	Type:	Contamination Cleanup
Project Name:	Beacon Bluff III		
Project Location:	Forest Street North & East 7th Street, Saint Paul		
Council District:	13 – Richard Kramer		

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### Project Description:

The applicant is requesting \$97,455 in TBRA funding for a new development phase for soil vapor mitigation on 11.93 acres of a 30-acre industrial site formerly used as the St. Paul campus for 3M. (Additional funding sought from DEED (\$1,834,875), Ramsey County (\$50,000) and the EPA (\$60,000) is for development phases II and III.) The contaminants of concern identified include volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs) and metals (arsenic, lead and mercury), gasoline-range organics (GRO), and diesel-range organics (DRO) in the soil and related soil vapor impacts.

### Funding:

Total Estimated Additional Cleanup Cost	\$97,455
Amount Requested	\$97,455
Amount Recommended	\$97,400
Use of Funds	Soil vapor mitigation and associated environmental oversight for RAP implementation (Costs incurred prior to the date of grant award are not eligible for reimbursement.)

### Deliverables:

Expected benefits include the development of 164,000 square feet of commercial and light-industrial space. Private investment is estimated to be approximately \$22.3 million.

Increase in annual net tax capacity	\$169,250
Jobs	336 FTE
Affordable housing	NA

### Development Timeline:

Task	Start Date	End Date
Complete soil vapor mitigation and associated environmental oversight for RAP implementation.		On or before 12/31/2014
Begin development of commercial-industrial space	On or before 12/31/2014	