

C Community Development Committee

Meeting date: June 18, 2007

ADVISORY INFORMATION

Date:	June 12, 2007
Subject:	Tax Base Revitalization Account Funding 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 Jan Gustafson, Manager, 651/602-1384 Guy D. Peterson, Director, Housing & Livable Communities, 651/602-1418
Division/Department:	Housing & Livable Communities/Community Development

Proposed Action/Motion

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

Projects recommended for Spring 2007 TBRA funding	Recommended amount
Chaska – Block 6 Redevelopment	\$326,600
Dakota County CDA – Meadowlark	\$125,000
Hopkins – 6 th & Main Condominiums	\$795,900
Hopkins – Excelsior Crossing	\$615,200
Minneapolis – Coloplast	\$54,500
Minneapolis – Delisi Building	\$47,500
Minneapolis – Longfellow Station	\$295,200
Minneapolis – Seward Co-op	\$102,600
Plymouth – Bassett Creek Office Centre	\$311,600
St. Paul – 430 South Robert Street	\$27,400
St. Paul – Danny Boy/UFPHC	\$57,700
St. Paul – Hospital Linen	\$552,000
St. Paul – Winnipeg Apartments	\$18,800
Total	\$3,330,000

Issue(s)

Should the Council award the \$3,330,000 recommended for 13 projects for the Spring 2007 TBRA funding round?

Overview and Funding

The recommended proposals are each consistent with and implement the *2030 Regional Development Framework* and the Metropolitan Livable Communities Act. They carry out 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 attachments.

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 Spring 2007 TBRA funding cycle, a total of \$3,330,000 is available for grants.

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 accomplishments from the inception of the TBRA program in 1996 through the Fall 2006 TBRA funding cycle. The second column shows what the accomplishments would be for the Spring 2007 TBRA grant cycle if this recommendation is approved. The last column combines both previous TBRA accomplishments and proposed Spring 2007 TBRA accomplishments.

	1996-Fall 2006	Spring 2007 Recommendation	Total 1996-Spring 2007
# Communities Funded	34	6	35
# Grants	214	13	227
TBRA Awards	\$64,844,706	\$3,330,000	\$68,174,706
Private Investment	\$3,400,170,636	\$310,310,536	\$3,710,481,172
Tax Base Increase	\$66,904,195	\$6,011,719	\$72,915,914
Acres cleaned	1,532	73	1,605
Jobs (new & retained)	25,176	3,653	28,829

Spring 2007 Funding Process

Spring 2007 TBRA Program

The Council issued a notice that grant funds were available 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 February. Funding of \$3,330,000 is available for the Spring 2007 cycle. The funds are from the TBRA levy, interest income and turned back grant funds. Twenty applications were submitted this Spring. The amount requested in the applications totals \$4,204,855. The funds available could fund 79% of the total amount of funds requested.

Review

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.

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 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 requested amount. These reductions are reflected in the recommended grant amounts.

Project Ranking

The funding recommendations were evaluated based on Council-adopted criteria 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 regional system support, efficiency (e.g., energy efficiency), partnerships, the need for supplemental funding to a previously awarded TBRA grant and the city's 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

The DEED program funds a maximum of 75% of a project's clean up costs. The TBRA legislation allows for TBRA funds to be used as a match of up to 13% of the local match requirement for DEED grant requests. Hennepin County and Ramsey County also have cleanup funds available to help with cleanups in their respective counties. As of June 12, 2007, DEED has not made final recommendations for projects to be awarded grants for the Spring 2007 grant cycle. The DEED commissioner is expected to make the final approval at the end of June. Both Hennepin and Ramsey County have recommended funding for projects that will be awarded grant funds for the Spring cycle. These awards are expected to be finalized by their respective boards on June 26, one day prior to the June 27, 2007 Metropolitan Council meeting where the Council is scheduled to make final awards of Council funds. 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 of 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. 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.

Twelve (12) "Partner" Projects Recommended for Funding

- **Chaska, Block 6 Redevelopment (60 points)** – The application requests \$326,645 in TBRA funds for asbestos abatement and soil remediation and \$500,000 in DEED funds for soil remediation. The applicant was previously awarded \$66,400 in TBRA funding. The TBRA recommendation is \$326,600, the full amount of the TBRA request.

- **Dakota County CDA (Lakeville), Meadowlark (61 points)** – The application requests \$125,000 in supplemental TBRA funds and \$25,000 in supplemental DEED funds for additional soil remediation. The applicant was previously awarded \$126,717 in TBRA funding and \$246,250 in DEED funding. The TBRA recommendation is \$125,000, the full amount of the TBRA request.
- **Hopkins, 6th & Main Condominiums (66 points)** - The application requests \$977,250 in TBRA funds for asbestos lead-based paint abatement prior to demolition and soil remediation and \$325,750 in Hennepin ERF funds for soil remediation. Upon review, \$795,998 of the costs requested were determined to be eligible. The TBRA recommendation is \$795,900, to fully fund the eligible costs.
- **Hopkins, Excelsior Crossing (95 points)** – The application requests \$615,243 in additional TBRA funds and \$1,230,487 in additional DEED funds for soil remediation. The applicant was previously awarded \$237,800 in TBRA funding and \$952,000 in DEED funding. The TBRA recommendation is \$615,200, the full amount of the TBRA request.
- **Minneapolis, Coloplast (84 points)** – The application requests \$54,540 in matching TBRA funding and \$340,875 from DEED for environmental investigation and soil remediation. The TBRA recommendation is \$54,500, the full amount of the TBRA request.
- **Minneapolis, Longfellow Station (105 points)** – The applicant’s amended request is \$401,406 in TBRA funding for asbestos and lead-based paint abatement and soil remediation and \$267,000 from DEED for soil remediation. Upon review, \$295,206 of the costs requested were determined to be eligible. The TBRA recommendation is \$295,200, to fully fund the eligible costs.
- **Minneapolis, Seward Co-op (65 points)** - The application requests \$89,125 in TBRA funding for asbestos and lead-based paint abatement, soil remediation and soil vapor mitigation and \$192,639 in Hennepin County funding for soil vapor remediation. The Hennepin County Department of Environmental Services has recommended \$169,338 be awarded from the Environmental Response Fund (ERF) creating a \$23,301 shortfall for this project. The TBRA recommendation is \$102,600 to fully fund the \$89,125 TBRA request and \$13,500 in additional funding to partially compensate the project for the decrease in funding recommended by Hennepin County.
- **Plymouth, Bassett Creek Centre (59 points)** - The application requests \$311,695 in matching TBRA funding and \$1,630,783 from DEED and \$120,715 from the Hennepin County ERF for soil remediation. The TBRA recommendation is \$311,600, the full amount of the TBRA request.
- **St. Paul, 430 South Robert Street (56 points)** - The application requests \$27,495 in matching TBRA funding and \$158,625 from DEED for soil remediation. The TBRA recommendation is \$27,400, the full amount of the TBRA request.
- **St. Paul, Danny Boy’s Restaurant/UFPHC (53 points)** – The application requests \$57,777 in funding from TBRA for asbestos abatement and soil remediation and \$263,807 from DEED for soil remediation. Due to the low level of contamination, disposal costs for excess soil are the primary barrier to redevelopment. The TBRA recommendation is \$57,700, the full amount of the TBRA request to pay for pre-demolition abatement and contaminated soil disposal only.
- **St. Paul, Hospital Linen (83 points)** - The application requests \$552,010 in TBRA funding for asbestos and lead-based paint abatement, soil vapor mitigation and soil remediation and \$552,010 from DEED for soil remediation. The TBRA recommendation is \$552,000, the full amount of the TBRA request.

- **St. Paul, Winnipeg Apartments (80 points)** - The application requests \$18,832 in matching TBRA funding and \$108,644 from DEED and \$17,382 from Ramsey County for environmental investigation, soil vapor mitigation and soil remediation. Ramsey County ERF has recommended \$17,382 be awarded for this project. The TBRA recommendation is \$18,800, the full amount of the TBRA request.

One (1) “TBRA Only” Project Recommended for Funding

Additional information is provided for each project starting on page 10.

- **Minneapolis, Delisi Building (66 points)** – The application requests \$47,500 in TBRA funds for asbestos abatement. The TBRA recommendation is \$47,500, the full amount of the TBRA request.

Projects Not Recommended for TBRA Funding

Three (3) “Partner” Projects NOT Recommended for Funding

Additional information is provided for each project starting on page 10.

- **Minneapolis, Midwest Machinery (47 points)** – The application requests \$206,250 in funding from TBRA and \$68,750 from Hennepin County for asbestos and hazardous material abatement and soil remediation. The Hennepin County Department of Environmental Services has recommended \$68,750 be awarded from the Environmental Response Fund. Due to the low score, the TBRA recommendation is for no funding.
- **Minnetonka, Cattle Company (48 points)** – The application requests \$118,860 in funding from TBRA and \$118,860 from Hennepin County for soil vapor mitigation. The Hennepin County Department of Environmental Services has recommended \$118,860 be awarded from the Environmental Response Fund. Due to the low score, the TBRA recommendation is for no funding.
- **St. Paul, Osceola Townhomes (47 points)** – The application requests \$71,923 in funding from TBRA and \$415,013 from DEED and \$50,000 from Ramsey County for soil remediation. Ramsey County ERF is recommending a contingent award of \$50,000. Due to the low score, the TBRA recommendation is for no funding.

One (1) “TBRA Only” Project NOT Recommended for Funding

Additional information is provided for the project starting on page 10.

- **Minneapolis, Hopf & Hopf (49 points)** – The application requests \$40,000 in TBRA funding for environmental investigation and soil vapor mitigation. Due to the low score, the TBRA recommendation is for no funding.

Two (2) “Partner” Projects NOT Eligible for Funding

Additional information is provided for each project starting on page 10.

- **Minneapolis, Heritage Park Phases III & IV** – This application was not ranked. This application was determined to be ineligible due to the lack of an response action plan approved by the MPCA. DEED and Hennepin County have also determined this applicant to be ineligible. The applicant intends to resubmit an application in the Fall after additional environmental investigation is conducted. TBRA recommendation is for no funding.
- **Minneapolis, Midtown Eco Energy** – This application was not ranked. A comparison of the eligible cleanup costs (\$546,200) to the overall project costs (\$77.4M) indicates that the cleanup costs are less than one-percent of the total project costs. 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. TBRA recommendation is for no funding.

One (1) “TBRA Only” Project NOT Eligible for Funding (see more detailed project information starting on page 10.)

- **Minneapolis, Park Avenue Apartments** – This application was not ranked. A comparison of the amount of the cleanup funding requested (\$135,000) to the overall project costs (\$24.4M) indicates that the cleanup costs are less than one-percent of the total project costs. 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. TBRA recommendation is for no funding.

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. One measure that is considered is a comparison of the amount of the cleanup funding requested to the overall project costs. Where the clean up costs are less than one-percent of the total project costs, it is expected that the clean up cost can be reasonably absorbed in the project costs without Council assistance. All the projects except two (Minneapolis – Midtown Eco Energy and Minneapolis – Park Avenue Apartments) in the Spring 2007 round meet the demonstrated need criteria.

Table 1
Tax Base Revitalization Account
Spring 2007 Ranking and Funding Recommendations

Rank	City - Project Name	Score	TBRA Request	Eligible Amount	Recommend Funding*
1	Minneapolis – Longfellow Station	105	\$401,406	\$295,206	\$295,200
2	Hopkins – Excelsior Crossing	95	\$615,243	\$615,243	\$615,200
3	Minneapolis – Coloplast	84	\$54,540	\$54,540	\$54,500
4	St. Paul – Hospital Linen	83	\$552,010	\$552,010	\$552,000
5	St. Paul – Winnipeg Apartments	80	\$18,832	\$18,832	\$18,800
6 (tie)	Hopkins – 6 th & Main Condominiums	66	\$977,250	\$795,988	\$795,900
6 (tie)	Minneapolis – Delisi Building	66	\$47,500	\$47,500	\$47,500
8	Minneapolis – Seward Co-op	65	\$89,125	\$89,125	\$102,600
9	Dakota County CDA - Meadowlark	61	\$125,000	\$125,000	\$125,000
10	Chaska – Block 6 Redevelopment	60	\$326,645	\$326,645	\$326,600
11	Plymouth – Bassett Creek Office Centre	59	\$311,695	\$311,695	\$311,600
12	St. Paul – 430 South Robert	56	\$27,495	\$27,495	\$27,400
13	St. Paul – Danny Boy’s Restaurant/UFPHC	53	\$57,777	\$57,777	\$57,700
14	Minneapolis – Hopf & Hopf	49	\$40,000	\$40,000	\$0
15	Minnetonka – Cattle Company	48	\$118,860	\$116,360	\$0
16	St. Paul - Osceola Townhomes	47	\$71,923	\$71,923	\$0
17	Minneapolis – Midwest Machinery	46	\$206,250	\$206,250	\$0
18	Minneapolis – Heritage Park Phases III & IV **	NA	\$50,000	\$0	\$0
19	Minneapolis – Midtown Eco Energy **	NA	\$350,000	\$0	\$0
20	Minneapolis – Park Avenue Apartments **	NA	\$135,000	\$0	\$0
				TOTAL	\$3,330,000

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

** Application not eligible for funding

Additional Review Considerations

All the recommended applicant communities participate in the Livable Communities Local Housing Incentives program. The projects are consistent with the applicant community’s local comprehensive plan, and they have been determined to have adequate urban services to support the proposed project. Each project has a resolution of support from the applicant city.

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 34.7% (\$1,155,700). Recommended grants to suburban applicants total 65.3% (\$2,174,300) of available funding.

The Livable Communities Act also prohibits awarding more than half of the available funding to a single city if the eligible requests for funding exceed the amount available. In this round, none of the eligible cities are recommended for half or more of the amount available to award.

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.

Table 2
Tax Base Revitalization Account
 Livable Communities Funding Guidelines

Communities	Spring 2007 Recommendation	Percentage	Criteria
Suburban	\$2,174,300	65.3%	
Cities of the First Class (Minneapolis and St. Paul)	\$1,155,700	34.7%	No more than 75% to cities of the First Class
Total	\$3,330,000	100%	
City with the largest total recommendations (Hopkins)	\$1,411,100	42.4%	No more than 50% to any one city.

Project Details

Projects Recommended for TBRA Funding

Following is a summary of each project recommended for funding listed alphabetically.

Chaska – Block 6 Redevelopment (60 points)

Location:	Northwest corner of Highway 212 and Chestnut Street, Chaska
Council District:	4 – vacant
Acres:	1.87
Total Eligible Cleanup Cost:	\$860,000 for asbestos abatement prior to demolition soil remediation
Funding request:	\$326,645 in TBRA funds; \$500,000 in DEED funds (Previous award received: \$66,400 TBRA)
Private Investment:	\$9,900,000
Increase in Net Tax Capacity:	\$57,254
Jobs:	88 FTE
Affordable Housing Units:	8 affordable rental units
Project Summary	The applicant is requesting \$326,645 in TBRA funding for asbestos abatement prior to demolition and both matching and additional funding for soil remediation to a \$500,000 request from DEED for soil remediation of a 1.87-acre site formerly used as a brickyard and currently used as a filling station, auto repair garage and retail garden center. Contamination identified includes DRO, GRO, and arsenic. Expected benefits include the development of a 14,500 sq. ft. mixed use residential and commercial building with 40 rental units (8 will be affordable) and 17,000 sq. ft. of retail and service commercial space. Previous funding includes \$66,400 from TBRA in the fall 2006 application cycle.

Dakota County CDA - Meadowlark (61 points)

Location:	8500 – 210th Street, Lakeville
Council District:	16 – Brian McDaniel
Acres:	7.04 acres
Total Eligible Cleanup Cost:	\$388,570 for additional soil remediation and installation of vapor barriers
Funding request:	\$125,000 in TBRA funds; \$25,000 in DEED funds (Previous awards received: \$126,717 TBRA and \$246,250 DEED)
Private Investment:	\$4,691,000
Increase in Net Tax Capacity:	\$61,079 (PILOT)
Jobs:	0.2 FTE
Affordable Housing Units:	40 affordable rental units
Project Summary	The applicant is requesting \$125,000 in additional funding and \$25,000 from DEED for additional soil remediation and installation of vapor barriers on of a 7.04 acre site formerly used for dumping demolition waste and overnight car storage. A prior grant was awarded to cleanup up DRO, VOC, metals, PAHs, and asbestos in the soil and ground water. Contamination identified for cleanup in this application includes ACM in the soil and methane vapors. Additional solid and organic wastes remain on the site must be removed but are not eligible for grant funds. Expected benefits include the development of 40 affordable rental townhomes (including 1-, 2- and 3-bedroom units). Previous funding includes \$126,717 from TBRA and \$246,250 from DEED in the fall 2004 application cycle. (The job estimate was reduced to reflect on-site jobs only.) Previous funding includes \$126,717 from TBRA and \$246,250 from DEED in the fall 2004 application cycle.

Hopkins - 6th & Main Condominiums (66 points)

Location:	Mainstreet between 5th & 6th Avenue North, Hopkins
Council District:	3 – Mary Hill Smith
Acres:	3.47 acres
Total Eligible Cleanup Cost:	\$795,998 for asbestos and lead-based paint abatement and soil remediation
Funding request:	\$977,250 in TBRA funds; \$325,750 in Hennepin County ERF funds
Private Investment:	\$73,000,000
Increase in Net Tax Capacity:	\$682,963
Jobs:	24 FTE
Affordable Housing Units:	22 affordable ownership units
Project Summary	The applicant is requesting \$977,250 in funding for asbestos, lead-based paint abatement prior to demolition and soil remediation of a 3.5-acre site formerly used as a residential site, gas station and automobile sales/repair. Contamination identified includes petroleum (DRO, GRO), isolated detections of PAHs, and arsenic as well as asbestos and lead-based paint in the existing structures. Expected benefits include the development of 220 ownership condominium units in six 4-story buildings (22 affordable units), 8,800 square feet of retail space and 360 stalls of underground parking. The project will occur in three phases. (The job estimate was reduced due to a lack of commitment from an end-user.)

Hopkins - Excelsior Crossing (95 points)

Location:	9300 Excelsior Blvd; 106 Jackson Ave. N, Hopkins
Council District:	3 – Mary Hill Smith
Acres:	32 acres
Total Eligible Cleanup Cost:	\$2,460,973 for soil remediation
Funding request:	\$615,243 in TBRA funds; \$1,230,487 in DEED funds (Previous awards received: \$237,800 TBRA, \$952,000 DEED)
Private Investment:	\$74,666,667
Increase in Net Tax Capacity:	\$1,850,214
Jobs:	2,400 FTE
Affordable Housing Units:	NA
Project Summary	<p>The applicant is requesting \$615,243 in supplemental funding for additional soil remediation of a 32-acre site including various former uses such as grocery distribution, gas station, automotive maintenance, refrigerator repair, cabinet making and candy repackaging. Contamination identified includes DRO, PAHs (BaP equivalents, naphthalene, floranthene, pyrene, dibenzofuran, 2-methylnaphtalene), creosote tar in underground (USTs) and above-ground (ASTs) storage tanks. Expected benefits include three office buildings and a small retail building resulting in 746,000 total square feet of new office space and 6,000 square feet of retail space and approximately 2,980 parking spaces. Previous funding includes \$237,800 from TBRA and \$952,000 from DEED in the spring 2006 application cycle. The job estimate reflects totals for buildings 1 and 2 due to lack of an identified end user for the third building.</p>

Minneapolis CPED - Coloplast (84 points)

Location:	1525, 1601 and 1615 West River Road North, Minneapolis
Council District:	7 – Annette Meeks
Acres:	5.41 acres
Total Eligible Cleanup Cost:	\$406,500 for environmental investigation and soil remediation
Funding request:	\$54,540 in TBRA funds; \$340,875 in DEED funds
Private Investment:	\$34,884,530
Increase in Net Tax Capacity:	\$123,500
Jobs:	388 FTE
Affordable Housing Units:	NA
Project Summary	The applicant is requesting \$54,540 in matching funds for environmental investigation and soil remediation of a 5.41-acre site formerly used as sawmill, rail yard, and machine shop. Contamination identified includes arsenic, and PAHs (BaP equivalents associated with coal slag) and a single detection of PCE in the soil. Expected benefits include the replacement of two smaller one-story office buildings with a 6-story class-A office building totaling 90,000 square feet. The completed redevelopment will result in 52,750 square feet of additional space for a total of 197,050 square feet of finished office space.

Minneapolis CPED - Delisi Building (66 points)

Location:	2119 West Broadway Avenue; 2310 7 2312 Penn Avenue North, Minneapolis
Council District:	7 – Annette Meeks
Acres:	0.17 acres
Total Eligible Cleanup Cost:	\$47,500 for asbestos abatement
Funding request:	\$47,500 in TBRA funds
Private Investment:	\$2,229,944
Increase in Net Tax Capacity:	\$36,000
Jobs:	15 FTE
Affordable Housing Units:	NA
Project Summary	The applicant is requesting \$47,500 for asbestos abatement of a two-story building on 0.17-acre site. Expected benefits include 13,400 square feet of rehabilitated commercial space. (The job estimate was reduced to reflect permanent on-site jobs.)

Minneapolis CPED - Longfellow Station (105 points)

Location:	3815 Hiawatha Avenue, Minneapolis
Council District:	8 – Lynette Whittsack
Acres:	3.6 acres
Total Eligible Cleanup Cost:	\$674,350 for lead-based paint and asbestos abatement and soil remediation
Funding request:	\$401,406 in TBRA funds (\$295,206 eligible); \$267,000 in DEED funds
Private Investment:	\$52,800,000
Increase in Net Tax Capacity:	\$2,741,740
Jobs:	83 FTE
Affordable Housing Units:	100 rental units and 10-15 ownership units
Project Summary	The applicant submitted a revised request of \$401,406 for lead-based paint and asbestos abatement as well as matching funding for soil remediation and of a 3.6-acre site formerly used as a commercial feed mill, animal food supplement production and distribution center. Contamination identified includes arsenic and slag and coal fragments with traces of PAHs in shallow soils and DRO, GRO in deep soils. Expected benefits include the development of 200 housing units (100 ownership housing units (including 10-15 affordable), and 100 affordable rental units). (The job estimate was reduced due to a lack of commitment from an end-user.)

Minneapolis CPED - Seward Co-op (65 points)

Location:	2801 & 2823 East Franklin Avenue, 2012 – 29th Avenue, Minneapolis
Council District:	8 – Lynette Whittsack
Acres:	1.1 acres
Total Eligible Cleanup Cost:	\$231,593 for asbestos and lead-based paint abatement and soil vapor mitigation
Funding request:	\$89,125 in TBRA funds; \$192,639 in Hennepin County ERF funds
Private Investment:	\$5,471,989
Increase in Net Tax Capacity:	\$65,709
Jobs:	94 FTE
Affordable Housing Units:	NA
Project Summary	The applicant is requesting \$89,125 in funds for asbestos and lead-based paint abatement, removal of an above-ground storage tank, soil remediation and soil vapor mitigation on a 1.1-acre site formerly used as grocery store, auto showroom, gas station and auto repair facility. Expected benefits include the rehabilitation of the existing structure and a 9,000 square foot addition for a retail grocery business. (The job estimate was reduced to reflect comparables based on a similar size grocery.)

Plymouth - Bassett Creek Office Centre (59 points)

Location:	6th Avenue and Highway 55, Plymouth
Council District:	1 – Roger Scherer
Acres:	13.38 acres
Total Eligible Cleanup Cost:	\$2,249,296 for soil remediation
Funding request:	\$311,695 in TBRA funds; \$1,630,783 in DEED funds; \$120,715 Hennepin County
Private Investment:	\$22,500,000
Increase in Net Tax Capacity:	\$263,980
Jobs:	400 FTE
Affordable Housing Units:	NA
Project Summary	The applicant is requesting \$311,695 in matching funding for soil remediation of a 13.4-acre site formerly used for unpermitted dumping after a golf driving range on the site was no longer in operation. Contamination identified includes asbestos-containing materials in the soil. Expected benefits include the construction of a 150,000 square foot office building. (The job estimate was reduced due to a lack of commitment from an end-user.)

St. Paul PED - 430 South Robert St (56 points)

Location:	430 South Robert Street, St. Paul
Council District:	13 – Richard Aguilar
Acres:	0.29 acres
Total Eligible Cleanup Cost:	\$211,500 for soil remediation
Funding request:	\$27,495 in TBRA funds; \$158,625 in DEED funds
Private Investment:	\$494,000
Increase in Net Tax Capacity:	\$11,723
Jobs:	12 FTE
Affordable Housing Units:	NA
Project Summary	The applicant is requesting \$27,495 in matching funds for soil remediation of a 0.3-acre site formerly used as a gas station. Contamination identified includes petroleum (DRO, GRO, benzene, ethyl benzene, xylene, and toluene) in the soil and groundwater. Expected benefits include a 3,648 square foot retail/office building. (The job estimate was reduced due to a lack of commitment from an end-user.)

St. Paul PED - Danny Boy's Restaurant/UFPHC (53 points)

Location:	1026 West 7th Street, St. Paul
Council District:	13 – Richard Aguilar
Acres:	1.37
Total Eligible Cleanup Cost:	\$121,714 for asbestos abatement and contaminated soil disposal
Funding request:	\$57,777 in TBRA funds; \$263,807 in DEED funds
Private Investment:	\$9,247,934
Increase in Net Tax Capacity:	\$0
Jobs:	124 FTE
Affordable Housing Units:	NA
Project Summary	The applicant submitted a revised request of \$57,777 for asbestos abatement prior to demolition and matching funds for soil remediation of a 1.4-acre site formerly used for commercial and residential purposes. Contamination identified includes ash fill with PAHs and metals currently below industrial soil reference values. Contamination is only a concern regarding off-site use or disposal of excess soil so only costs associated with proper soil disposal are eligible for earthwork expenses. Expected benefits include the development of a 32,588 square foot health clinic and adjacent structured parking with 102 parking stalls.

St. Paul PED - Hospital Linen (83 points)

Location:	710-740 East 7th Street and 406-412 Bates Avenue, St. Paul
Council District:	13 – Richard Aguilar
Acres:	2.6 acres
Total Eligible Cleanup Cost:	\$1,104,021 for asbestos and lead-based paint abatement, soil vapor mitigation and soil remediation
Funding request:	\$552,010 in TBRA funds; \$552,010 in DEED funds
Private Investment:	\$17,069,472
Increase in Net Tax Capacity:	\$83,728
Jobs:	18 FTE
Affordable Housing Units:	42 ownership units
Project Summary	The applicant is requesting \$552,010 for asbestos and lead-based paint abatement prior to demolition, soil vapor mitigation and soil remediation of a 2.6-acre site formerly used as a commercial laundry facility. Contamination identified includes PAHs, metals (arsenic, lead and mercury), PCE, carbon tetrachloride and chloroform in the soil. Expected benefits include the development of 60 ownership residential units including townhomes, rowhouses (42 of which will be affordable at 80% AMI) and 10,000 square feet of commercial space. (Job estimate was reduced due to a lack of commitment from an end-user.)

St. Paul PED - Winnipeg Apartments (80 points)

Location:	SE Corner of Rice Street & Winnipeg Avenue, St. Paul
Council District:	14 – vacant
Acres:	0.51 acres
Total Eligible Cleanup Cost:	\$144,585 for soil remediation
Funding request:	\$18,832 in TBRA funds; \$108,644 in DEED funds; \$17,382 Ramsey County ERF
Private Investment:	\$3,355,000
Increase in Net Tax Capacity:	\$51,779
Jobs:	7 FTE
Affordable Housing Units:	28 rental units
Project Summary	The applicant is requesting \$18,832 in matching funds for environmental investigation, soil vapor mitigation and soil remediation of a 0.5-acre site formerly used as a gas station, a small commercial building and one residence. Contamination identified includes petroleum (GRO, benzene, ethyl benzene, xylene, and toluene) in the soil in addition to GRO and BTEX in the groundwater. A small amount of lead-based paint chips suspected in the soil has not been confirmed by lab analysis. Expected benefits include 28 affordable rental housing units, 3,000 square feet of retail and enclosed parking in a 3-story building. (Job estimate was reduced to reflect permanent on-site jobs only.)

Projects Not Recommended for TBRA Funding

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

Minneapolis CPED - Heritage Park Phase III & IV (not ranked)

Location:	900 – 4th Avenue North, 800 – 4th Avenue North, 404 Aldrich Avenue North, 901 – 4th Avenue North, 408 Girard Terrace, Minneapolis
Council District:	7 – Annette Meeks
Acres:	10.74 acres
Total Eligible Cleanup Cost:	\$0 for soil remediation (A response action plan approved by the MPCA is required for this project to be eligible.)
Funding request:	\$50,000 in TBRA funds; \$100,000 in DEED funds; \$100,000 additional Hennepin County ERF funds (Previous award received: \$400,000 Hennepin County)
Private Investment:	\$43,000,000
Increase in Net Tax Capacity:	\$375,000
Jobs:	NA
Affordable Housing Units:	55 ownership units
Project Summary	The applicant is requesting \$50,000 in matching funds for soil remediation of a 10.7-acre site formerly used as public housing. Contamination identified includes contaminated ash-fill. Expected benefits include 200 ownership housing units (including 55 affordable units). (Job estimate was reduced due to reflect permanent on-site jobs only.)

Minneapolis CPED - Hopf & Hopf (49 points)

Location:	2711 East Franklin Avenue, Minneapolis
Council District:	8 – Lynette Whittsack
Acres:	0.14 acres
Total Eligible Cleanup Cost:	\$40,000 for environmental investigation and soil vapor mitigation
Funding request:	\$40,000 in TBRA funds
Private Investment:	\$450,000
Increase in Net Tax Capacity:	\$0
Jobs:	6 FTE
Affordable Housing Units:	NA
Project Summary	The applicant is requesting \$40,000 for environmental investigation and installation of a soil venting system for a 0.14-acre site formerly used as a residence and an underground storage tank testing business. Contamination identified includes VOCs and soil gas vapors. Expected benefits include 4,245 square feet of rehabilitated non-profit office space. (The job estimate was reduced to reflect the phased development schedule.)

Minneapolis CPED - Midtown Eco Energy (not ranked)

Location:	2850 – 20th Avenue South, Minneapolis
Council District:	8 – Lynette Whittsack
Acres:	1.7 acres
Total Eligible Cleanup Cost:	\$0 for asbestos and lead-based paint abatement. (Project does not meet the demonstrated need requirement for funding.)
Funding request:	\$350,000 in TBRA funds; \$350,000 Hennepin County ERF
Private Investment:	\$77,452,950
Increase in Net Tax Capacity:	\$7,000,000
Affordable Housing Units:	NA
Jobs:	20 FTE
Project Summary	The applicant is requesting \$350,000 in funds for investigation, lead-based paint and asbestos abatement for a 1.7-acre site formerly used as solid waste incinerator and waste transfer station. Expected benefits include the construction of a biomass combined heat and power facility.

Minneapolis CPED - Midwest Machinery (46 points)

Location:	2848 Pleasant Avenue South, Minneapolis
Council District:	7 – Annette Meeks
Acres:	1.38 acres
Total Eligible Cleanup Cost:	\$270,025 for asbestos & hazardous material abatement and soil remediation
Funding request:	\$206,250 in TBRA funds; \$68,750 Hennepin County ERF
Private Investment:	\$5,757,052
Increase in Net Tax Capacity:	\$19,260
Jobs:	8 FTE
Affordable Housing Units:	NA
Project Summary	The applicant is requesting \$206,250 in funds for asbestos and hazardous material abatement and soil remediation of a 1.4-acre site formerly used as a foundry and, more recently, as a machinery repair and repainting business. Contamination identified includes DRO, PAHs, PCBs and asbestos. Expected benefits include renovation of the space for use as a public storage facility and 8 FTE jobs. (Job estimate was reduced due to a lack of commitment from an end-user.)

Minneapolis CPED - Park Avenue Apartments (not ranked)

Location:	2414 Park Avenue South, Minneapolis
Council District:	7 – Annette Meeks
Acres:	2.24 acres
Total Eligible Cleanup Cost:	\$0 for asbestos abatement (Project does not meet the demonstrated need requirement for funding.)
Funding request:	\$135,000 in TBRA funds
Private Investment:	\$19,838,133
Increase in Net Tax Capacity:	\$50,000 (for a portion of the housing only, service center is tax-exempt)
Jobs:	150 FTE
Affordable Housing Units:	48
Project Summary	The applicant is requesting \$135,000 in funding for asbestos, abatement of a 2.2-acre site currently used as an office building and formerly used for residential purposes. Expected benefits include the construction of a 55,000 square foot social service center providing adoption, mental health, housing, youth, employment and refugee resettlement services and 48 affordable housing units within a single 5-story building.

Minnetonka - Cattle Company (48 points)

Location:	10600 Wayzata Blvd, Minnetonka
Council District:	3 – Mary Hill Smith
Acres:	1.84 acres
Total Eligible Cleanup Cost:	\$244,520 for soil vapor mitigation
Funding request:	\$118,860 in TBRA funds; \$118,860 Hennepin County ERF
Private Investment:	\$5,000,000
Increase in Net Tax Capacity:	\$68,474
Jobs:	70 FTE
Affordable Housing Units:	NA
Project Summary	The applicant is requesting \$118,860 in funding for soil vapor mitigation for a 1.8-acre site, most recently the site of a vacant restaurant and formerly vacant land and marsh used as an unpermitted dumping area. Contamination identified includes DRO and methane. Expected benefits include construction of a 9,571 square foot restaurant to be constructed within the footprint of the existing building. (Job estimate was reduced due to reflect limited size of proposed facility.)

St. Paul PED - Osceola Townhomes (47 points)

Location:	SW Corner of Osceola Av. S. and St. Clair Av. S., St. Paul
Council District:	13 – Richard Aguilar
Acres:	0.65 acres
Total Eligible Cleanup Cost:	\$549,850 for soil remediation
Funding request:	\$71,923 in TBRA funds; \$415,013 DEED; \$50,000 Ramsey County ERF
Private Investment:	\$2,000,000
Increase in Net Tax Capacity:	\$33,000
Jobs:	0 FTE
Affordable Housing Units:	1
Project Summary	The applicant is requesting \$71,923 in matching funds for soil remediation and installation of a vapor collection system on a 0.65-acre site formerly excess right-of-way resulting from the construction of Interstate-35E. Contamination identified includes moderate levels of DRO. Other contaminants identified (BaP equivalents, lead and PCBs) are below MPCA residential soil reference values. Expected benefits include development of 10 townhome units (1 affordable). (Job estimate was reduced to reflect permanent on-site jobs.)

Selected Environmental Terms:

ACM – Asbestos Containing Materials

AST – Above ground storage Tank

BaP – Benzo(a)Pyrene

DRO – Diesel Range Organics

GRO – Gasoline Range Organics

PAH – Polycyclic Aromatic Hydrocarbons

PCB - Polychlorinated biphenyl

PCE – Tetrachloroethene

SRV – Soil Reference Values (established by MPCA)

TCE - Trichloroethylene

sVOC – Semi Volatile Organic Compound

VOC – Volatile Organic Compound