



Community Development Committee

Business Item

Item: 2008-132

Meeting date: June 16, 2008

ADVISORY INFORMATION	
Date:	June 11, 2008
Subject:	Tax Base Revitalization Account (TBRA) 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 Paul Burns, Manager, 651/602-1106 Guy D. Peterson, Director, Community Development, 651/602-1418
Division/Department:	Housing & Livable Communities/Community Development

Proposed Action

That the Metropolitan Council award nine (9) Tax Base Revitalization Account (TBRA) grants as follows:

Projects recommended for Spring 2008 TBRA funding	Recommended amount
Minneapolis – Broadway Plaza	\$224,400
Minneapolis – Dunwoody Flats	\$161,600
New Brighton – Eastern Northwest Quadrant	\$1,400,000
Roseville – Cent Ventures	\$189,000
Saint Paul – Carleton Lofts Phase II	\$114,200
Saint Paul – Commerce Building Phase II	\$210,200
Saint Paul – Renaissance Box	\$192,500
Saint Paul – Schmidt Brewery Phase I	\$887,100
Saint Paul Port Authority – Arlington Jackson West (Parcel 10)	\$571,000
Total	\$3,950,000

Background

The Tax Base Revitalization Account awards grants for the cleanup of contaminated land and buildings twice annually. The current recommendation is for the first funding cycle in 2008. Funding totaling over \$70M 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 spring 2008 TBRA funding cycle, a total of \$3,950,000 is available for grants.

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 fall 2007 TBRA funding cycle. The second column shows what the accomplishments would be for the spring 2008 TBRA grant cycle if this recommendation is approved. The last column combines both previous TBRA accomplishments and proposed spring 2008 TBRA accomplishments.

	1996- 2007	Spring 2008 Recommendation	Total 1996-Spring 2008
# Communities Funded	35	4	35
# Grants	241	9	250
TBRA Awards	\$70,560,606	\$3,950,000	\$74,510,606
Private Investment	\$3,889,711,225	\$276,842,970	\$4,166,554,195
Tax Base Increase	\$74,590,466	\$2,893,399	\$77,483,865
Acres cleaned	1671	71	1,742
Jobs (new & retained)	30,572	1,670	32,242

Spring 2008 Funding Process

Spring 2008 Application Summary

The Council issued a notice that grant funds were available in February 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 spring 2008 cycle. The funds are from the TBRA levy, interest income and turned back grant funds. Twelve applications were submitted this spring. The amount requested in the applications totals \$4,786,872. The funds available could fund 83% 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
- 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.

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. Many of the projects are expected to require comprehensive plan amendments to proceed as described in the TBRA application.

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

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. The eligible cleanup costs for all of the projects in the spring 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.

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 techniques, efficient storm water and energy management), 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 7) 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 issued final recommendations for projects to be awarded grants for the spring 2008 grant cycle. Funding from Hennepin and Ramsey counties will be finalized after the June 25, 2008 Metropolitan Council meeting where the Council is scheduled to make final awards of Council funds. (Hennepin County staff has recommended grant funding for projects applying in the spring cycle. Ramsey County recommendations are pending. Grants are expected to be awarded by the Hennepin County and Ramsey County boards in July 2008.)

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 9 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.

Nine (9) Projects Recommended for Funding

- **Minneapolis, Broadway Plaza (65 points)** – The application requests \$224,489 in TBRA matching and non-matching funds for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation and \$77,274 in DEED funds and \$198,867 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 \$224,400, the full amount of the TBRA request.
- **Minneapolis, Dunwoody Flats (60 points)** – The application requests \$328,000 in TBRA funds and \$328,000 in Hennepin County funds for environmental investigation, asbestos and lead-based paint abatement. Upon review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$161,600, to fund the portion of the eligible request remaining after higher ranked projects are funded.

- **New Brighton, Eastern Northwest Quadrant (63 points)** – The application requests \$1,400,000 in TBRA matching and non-matching funds and \$2,600,000 in DEED funds for environmental investigation, soil remediation, soil vapor mitigation and ground water monitoring. Upon review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$1,400,000, the full amount of the TBRA request.
- **Roseville, Cent Ventures (62 points)** – The application requests \$189,020 in matching and non-matching TBRA funds for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation and \$427,041 from DEED for environmental investigation, soil remediation and soil vapor mitigation. Upon review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$189,000, the full amount of the TBRA request.
- **Saint Paul, Carleton Lofts Phase II (87 points)** – The application requests \$114,270 in TBRA matching funds to a DEED request for \$659,250 for soil remediation, soil vapor mitigation and ground water treatment. Upon review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$114,200, the full amount of the TBRA request.
- **Saint Paul, Commerce Building II (61 points)** – The application requests \$540,410 in TBRA matching funds for environmental investigation, asbestos and lead-based paint abatement. Upon review, \$329,500 of the costs requested from TBRA for the activities listed above were determined to be eligible. The TBRA recommendation is \$210,200, to fund the portion of the eligible request remaining after higher ranked projects were funded and while keeping the total below the maximum total grant amount allowable to a single community.
- **Saint Paul, Renaissance Box (62 points)** – The application requests \$193,700 in TBRA funds for asbestos and lead-based paint abatement. Upon review, \$192,500 of the costs requested from TBRA for the activities listed above were determined to be eligible. The TBRA recommendation is \$192,500, to fully fund the eligible costs requested.
- **Saint Paul, Schmidt Brewery Phase I (70 points)** – The application requests \$887,156 in matching and non-matching TBRA funds for asbestos abatement, lead-based paint abatement soil remediation and soil vapor mitigation and \$770,063 from DEED for soil remediation and soil vapor mitigation. Upon review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$887,100, to fully fund the eligible costs requested.
- **Saint Paul Port Authority, Arlington Jackson West (Parcel 10) (70 points)** – The application requests \$571,000 in TBRA matching funds and \$2,100,000 in DEED funds for soil remediation, ground water treatment, soil vapor mitigation and installation of a pond liner. Upon review, the eligible cleanup costs exceeded the TBRA request. The TBRA recommendation is \$571,000, the full amount of the TBRA request.

Projects Not Recommended for TBRA Funding

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

- **Saint Paul, Winnipeg Apartments (82 points)** – The construction for this project is nearing completion. Due to the amount of cleanup work that had already been completed to date prior to the funding cycle application deadline and the cleanup that is expected to be conducted prior to the expected grant award date only the costs for cleanup of the parking lot for the south building (\$35,600) are eligible for additional TBRA funding. The cleanup work requested is considered a contingency due to the lack of data based on the environmental investigation submitted for the area in question. The applicant submitted a joint application with TBRA and DEED. DEED has recommended awarding a grant for \$25,012 for the same cleanup activities. Due to small amount of the TBRA request remaining after accounting for funding available from other public sources, the TBRA recommendation is for no funding.

- **Saint Paul, Phalen Retail Center (59 points)** – Site preparation for this project is underway. Only additional cleanup costs expected to occur after TBRA grants are awarded on the Oppidan site would be eligible for TBRA funding and were considered during the application review process. Upon review, the eligible cleanup costs expected to occur after TBRA grants are awarded exceeded the TBRA request. Due to the higher ranking requests exceeding the maximum grant amount allowable for a single community, the TBRA recommendation is for no funding.
- **Minneapolis, Standard Heating & Air Conditioning (54 points)** – Due to the low score, the TBRA recommendation is for no funding.

Table 1

Tax Base Revitalization Account

Spring 2008 Ranking and Funding Recommendations

Rank	City - Project Name	Score	TBRA Request	Eligible Amount	Recommend Funding*
1	Saint Paul – Carleton Lofts Phase II	87	\$114,270	\$114,270	\$114,200
2	Saint Paul – Winnipeg Apartments II	82	\$39,219	\$35,600	\$0
3-tie	Saint Paul – Schmidt Brewery Phase I	70	\$887,156	\$887,156	\$887,100
3-tie	Saint Paul Port Authority – Arlington Jackson West (Parcel 10)	70	\$571,000	\$571,000	\$571,000
5	Minneapolis – Broadway Plaza	65	\$224,489	\$224,489	\$224,400
6	New Brighton – Eastern Northwest Quadrant	63	\$1,400,000	\$1,400,000	\$1,400,000
7-tie	Roseville – Cent Ventures	62	\$189,020	\$189,020	\$189,000
7-tie	Saint Paul – Renaissance Box	62	\$193,700	\$192,500	\$192,500
9	Saint Paul – Commerce Building Phase II	61	\$540,410	\$329,500	\$210,200
10	Minneapolis – Dunwoody Flats	60	\$328,000	\$328,000	\$161,600
11	Saint Paul – Phalen Retail Center	59	\$210,906	\$210,906	\$0
12	Minneapolis – Standard Heating & Air Conditioning	54	\$136,202	\$103,894	\$0
				TOTAL	\$3,950,000

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

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 59.8% (\$2,361,000). Recommended grants to suburban applicants total 40.2% (\$1,589,000) 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, the eligible requests for redevelopments located in the City of Saint Paul exceeded the maximum by \$365,932 of the amount available to award.

Table 2

Tax Base Revitalization Account

Livable Communities Funding Guidelines

Communities	Spring 2008 Recommendation	Percentage	Criteria
Suburban	\$1,589,000	40.2%	
Cities of the First Class (Minneapolis and St. Paul)	\$2,361,000	59.8%	No more than 75% to cities of the First Class
Total	\$3,950,000	100%	
City with the largest total funding recommendations (Saint Paul)	\$1,975,000 (eligible request: \$2,340,932)	50%	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.

Minneapolis - Broadway Plaza (65 points)

Location:	718, 800 West Broadway 2018-2024 Aldrich Avenue 715, 801 21 st Avenue North
Council District:	7 – Annette Meeks
Acres:	2.44 acres
Estimated Cleanup Cost:	\$655,965 for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation.
Funding request:	\$224,489 in TBRA funds (DEED request \$77,274, Hennepin ERF \$198,867)
Private Investment:	\$25,000,000 (plus \$14,765,082 public investment not including cleanup)
Increase in Net Tax	\$94,400
Jobs:	200 FTE (The projected number of jobs expected were discounted due to the lack of end user commitment.)
Affordable Housing	NA
Project Summary	<p>The applicant is requesting \$224,489 in TBRA funding, \$77,274 from DEED and \$198,867 from Hennepin County for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation on a 2.4-acre site with former commercial uses including a gas station and auto service business. The contamination of concern identified includes DRO, VOCs, and metal (selenium) in the soil, GRO in the ground water and ACM and lead-based paint in the existing structures. Expected benefits include the development of a 121,000 sq. ft. fitness center, 44,000 sq. ft. retail and office space, 327 units of structured parking and a public outdoor plaza.</p> <p>The TBRA recommendation is \$224,400, the full amount of the TBRA request. Funds are to be used for environmental investigation, asbestos abatement, off-site disposal of contaminated soil and soil vapor mitigation. Costs for excavating, loading and hauling excess soil (including contaminated soil) off-site are considered a development cost and are not eligible. Costs associated with geotechnical activities are also not eligible.</p>

Selected Environmental Terms:

ACM – Asbestos Containing Materials

GRO – Gasoline Range Organics

SVOC – semi volatile organic compounds

BaP – Benzo(a)Pyrene

PAH – Polycyclic Aromatic Hydrocarbons

TCA – Trichloroethane

DCE – Dichloroethylene

PCB - Polychlorinated biphenyl

TCE – Trichloroethylene

DRO – Diesel Range Organics

PCE – Tetrachloroethene (PERC)

VOC – volatile organic compounds

Minneapolis - Dunwoody Flats (60 points)

Location:	110 East 18 th Street
Council District:	7 – Annette Meeks
Acres:	1.71 acres
Estimated Cleanup Cost:	\$746,000 for soil remediation and asbestos abatement of which \$618,000 is eligible for TBRA funding
Funding request:	\$328,000 in TBRA funds (\$328,000 Hennepin ERF)
Private Investment:	\$12,233,000
Increase in Net Tax Capacity:	\$168,012
Jobs:	5 FTE
Affordable Housing Units:	10 affordable rental units
Project Summary	<p>The applicant is requesting \$328,000 in TBRA funding for asbestos abatement and \$328,000 from Hennepin County for asbestos and other hazardous materials abatement on a 4-story building built in 1920 on a 1.7-acre site formerly used as a hospital facility. Expected benefits include the development of 125 units of work force rental housing (including 10 affordable units).</p> <p>The TBRA recommendation is \$161,600, to fund the portion of the eligible request remaining after higher ranked projects are funded. Funds are to be used for asbestos and lead-based paint abatement. Costs related to environmental investigation, bidding and removal and disposal of other hazardous or regulated materials are not eligible for TBRA funding.</p>

Selected Environmental Terms:

ACM – Asbestos Containing Materials

GRO – Gasoline Range Organics

SVOC – semi volatile organic compounds

BaP – Benzo(a)Pyrene

PAH – Polycyclic Aromatic Hydrocarbons

TCA – Trichloroethane

DCE – Dichloroethylene

PCB - Polychlorinated biphenyl

TCE – Trichloroethylene

DRO – Diesel Range Organics

PCE – Tetrachloroethene (PERC)

VOC – volatile organic compounds

New Brighton – Eastern Northwest Quadrant (63 points)

Location:	803 Old Highway 8 NW (SE of the intersection of 14 th St NW and Old Hwy 8)
Council District:	10 – Kris Sanda
Acres:	41.9 acres
Estimated Cleanup Cost:	\$5,467,000 for environmental investigation, soil remediation, soil vapor mitigation and ground water monitoring of which \$5,317,000 are eligible for TBRA funding
Funding request:	\$1,400,000 in TBRA funds (\$2,600,000 DEED; \$725,000 Ramsey ERF) Funding previously awarded includes \$800,000 from TBRA in spring 2004 and \$1,500,000 from DEED. The grants were subsequently cancelled (August 2005) after the earlier development plans had been withdrawn.
Private Investment:	\$110,000,000
Increase in Net Tax Capacity:	\$1,118,254
Jobs:	1,170 new FTE (The projected number of jobs expected were discounted due to the lack of end user commitment.)
Affordable Housing Units:	20 affordable rental units (Affordable rental units added must meet the affordability limits as defined by the Council.)
Project Summary	<p>The applicant is requesting \$1,400,000 in TBRA funding, \$2,600,000 from DEED and \$725,000 from Ramsey County for environmental investigation, soil remediation, soil vapor mitigation and ground water monitoring on a 42-acre site formerly used as an unpermitted dump. The contamination of concern identified includes BaP-equivalents, DRO and metals (lead and copper) in the soil, VOCs, SVOCs, DRO in the ground water and elevated levels of soil vapors (methane). Expected benefits include the development of a 200 room hotel, 322,000 sq. ft. of office space, 84,000 sq. ft. commercial space, with a projected, 200 units of rental housing and 15,000 sq. ft. of retail space. (Funding previously awarded includes \$800,000 from TBRA in spring of 2004 and \$1,500,000 from DEED for a different development plan. The grants were subsequently cancelled after the development plan had been withdrawn.)</p> <p>The TBRA recommendation is \$1,400,000, the full amount of the TBRA request. Funds are to be used for environmental investigation, soil remediation, soil vapor mitigation, well abandonment and ground water monitoring. Costs associated with bidding, clearing and demolition of existing structures are not eligible.</p>

Selected Environmental Terms:

ACM – Asbestos Containing Materials	GRO – Gasoline Range Organics	SVOC – semi volatile organic compounds
BaP – Benzo(a)Pyrene	PAH – Polycyclic Aromatic Hydrocarbons	TCA – Trichloroethane
DCE – Dichloroethylene	PCB - Polychlorinated biphenyl	TCE – Trichloroethylene
DRO – Diesel Range Organics	PCE – Tetrachloroethene (PERC)	VOC – volatile organic compounds

Roseville – Cent Ventures (62 points)

Location:	2700 and 2750 Cleveland Avenue North
Council District:	10 – Kris Sanda
Acres:	8.3 acres
Estimated Cleanup Cost:	\$684,388 for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation of which \$381,988 is eligible for TBRA funding.
Funding request:	189,020 in TBRA funds. (\$427,041 DEED) Funding previously awarded includes \$692,200 in fall 2005 and \$350,000 in spring 2006 from TBRA and \$1,300,000 from DEED in fall 2005 for the larger Twin Lakes redevelopment that included the current project site. Both grants were subsequently cancelled (Feb. 2007) after the earlier redevelopment plans had been withdrawn.
Private Investment:	\$34,000,000 (plus additional \$7M in public investment for regional park and ride facility is in negotiation)
Increase in Net Tax Capacity:	\$386,475
Jobs:	35 new FTE and 72 retained FTE (The projected number of jobs expected were discounted due to the lack of end user commitment.)
Affordable Housing Units:	NA
Project Summary	<p>The applicant is requesting \$189,020 in TBRA funding and \$427,041 from DEED for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation on an 8.3-acre site formerly used as a commercial trucking terminal. The contamination of concern identified includes petroleum contamination related to the former USTs and chlorinated solvents associated with regional ground water contamination. The extent and location of current petroleum impacts in the surface soil were unclear based on the old data (1989) provided. Expected benefits include the development of a 123-unit extended stay hotel, 54,000 sq. ft. of office space and up to 27,000 sq. ft. of office/retail space. (Funding previously awarded includes \$692,200 in fall 2005 and \$350,000 in spring 2006 from TBRA and \$1,300,000 from DEED in fall of 2005 for a larger mixed-use Twin Lakes redevelopment plan that included the current project site. Both grants were subsequently cancelled after the redevelopment plan had been withdrawn.)</p> <p>The TBRA recommendation is \$189,000, the full amount of the eligible TBRA request. Funds are to be used for asbestos abatement and soil vapor mitigation. Removal and disposal of petroleum-impacted soil is considered a construction contingency and is not eligible for TBRA funding.</p>

Selected Environmental Terms:

ACM – Asbestos Containing Materials	GRO – Gasoline Range Organics	SVOC – semi volatile organic compounds
BaP – Benzo(a)Pyrene	PAH – Polycyclic Aromatic Hydrocarbons	TCA – Trichloroethane
DCE – Dichloroethylene	PCB - Polychlorinated biphenyl	TCE – Trichloroethylene
DRO – Diesel Range Organics	PCE – Tetrachloroethene (PERC)	VOC – volatile organic compounds

Saint Paul – Carleton Lofts Phase II (87 points)

Location:	2251 University Avenue West
Council District:	14 – Kirstin Sersland Beach
Acres:	1.77 acres
Estimated Cleanup Cost:	\$879,000 for soil remediation, soil vapor mitigation and ground water treatment of which \$876,500 is eligible for TBRA funding.
Funding request:	\$114,270 in TBRA funds (\$659,250 DEED) Funding previously awarded includes \$238,058 from TBRA in spring 2005 and \$65,400 from TBRA in spring 2006 for asbestos abatement of existing buildings for phase one of the housing development adjacent to the site in this application) and \$50,000 from DEED for environmental investigation for Phase II in spring 2007.
Private Investment:	\$26,000,000
Increase in Net Tax Capacity:	\$324,475
Jobs:	3 new FTE, 13 retained FTE
Affordable Housing Units:	1 affordable rental unit (with the potential to increase to up to 9 affordable rental units)
Project Summary	<p>The applicant is requesting \$114,270 in TBRA funding and \$659,250 from DEED for soil remediation, soil vapor mitigation and ground water treatment on a vacant 1.8-acre site formerly occupied by a warehouse as well as two gas stations and prior to that was used as a railroad loading area. The contamination of concern identified includes DRO, GRO, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, xylene in soil and DRO, GRO, benzene and toluene in ground water. Expected benefits include the development of a 295,000 sq. ft. residential building with approximately 175 rental units (including 13 live-work units and 1 affordable unit and possibly up to 5% of the total units will be affordable units) and a total of 235 underground and surface parking spaces. A prior environmental investigation grant for \$50,000 was awarded by DEED in spring 2007. (Two prior TBRA grants were awarded in the spring of 2005 and 2006, respectively, for asbestos abatement of existing buildings that comprised phase one of the housing development adjacent to the site in this application.)</p> <p>The TBRA recommendation is \$114,200, the full amount of the eligible TBRA request. Funds are to be used for soil remediation, soil vapor mitigation and ground water treatment.</p>

Selected Environmental Terms:

ACM – Asbestos Containing Materials	GRO – Gasoline Range Organics	SVOC – semi volatile organic compounds
BaP – Benzo(a)Pyrene	PAH – Polycyclic Aromatic Hydrocarbons	TCA – Trichloroethane
DCE – Dichloroethylene	PCB - Polychlorinated biphenyl	TCE – Trichloroethylene
DRO – Diesel Range Organics	PCE – Tetrachloroethene (PERC)	VOC – volatile organic compounds

Saint Paul – Commerce Building Phase II (61 points)

Location:	10 – 4 th Street East (former address 8 4 th Street E.)
Council District:	13 – Richard Aguilar
Acres:	0.22 acres
Estimated Cleanup Cost:	\$540,410 for asbestos and lead-based paint abatement of which \$329,500 is eligible for TBRA funding.
Funding request:	\$540,410 in TBRA funds Funding previously awarded includes \$563,100 from TBRA in fall 2006 funding cycle for phase one of the housing development (floors 6-12).
Private Investment:	\$3,540,066 (plus \$3,448,123 in public investment)
Increase in Net Tax Capacity:	\$18,963
Jobs:	1.5 FTE
Affordable Housing Units:	42 affordable rental units
Project Summary	<p>The applicant is requesting \$540,410 in TBRA funding for asbestos and lead-based paint abatement of the basement through floor 5 prior to the second phase of renovation of a historic 12 story building formerly used as office space. Expected benefits include the development of 42 affordable rental housing units on floors 2 through 5 and retaining the existing commercial space on the first floor.</p> <p>The TBRA recommendation is \$210,200, to fund the portion of the eligible request remaining after higher ranked projects were funded while keeping the total below the maximum grant amount allowable to a single community. Funds are to be used for asbestos abatement only. (Lead abatement costs are ineligible due to the lack of bulk sampling data.)</p>

Selected Environmental Terms:

ACM – Asbestos Containing Materials

GRO – Gasoline Range Organics

SVOC – semi volatile organic compounds

BaP – Benzo(a)Pyrene

PAH – Polycyclic Aromatic Hydrocarbons

TCA – Trichloroethane

DCE – Dichloroethylene

PCB - Polychlorinated biphenyl

TCE – Trichloroethylene

DRO – Diesel Range Organics

PCE – Tetrachloroethene (PERC)

VOC – volatile organic compounds

Saint Paul – Renaissance Box (62 points)

Location:	509 Sibley Street
Council District:	13 – Richard Aguilar
Acres:	0.43 acres
Estimated Cleanup Cost:	\$193,700 requested for asbestos and lead-based paint abatement of which \$192,500 is eligible for TBRA funding.
Funding request:	\$193,700
Private Investment:	\$12,086,904
Increase in Net Tax Capacity:	\$28,537
Jobs:	2 FTE
Affordable Housing Units:	67 affordable rental units
Project Summary	<p>The applicant is requesting \$193,700 in TBRA funding for asbestos and lead-based paint abatement of a 7-story 70,360 sq. ft building built in 1914 originally used as a shoe factory and later as warehouse space and more recently as commercial retail space. Expected benefits include the renovation of the building into 67 affordable rental units.</p> <p>The TBRA recommendation is \$192,500, to fully fund the eligible costs requested. Funds are to be used for asbestos and lead-based paint abatement.</p>

Selected Environmental Terms:

ACM – Asbestos Containing Materials

GRO – Gasoline Range Organics

SVOC – semi volatile organic compounds

BaP – Benzo(a)Pyrene

PAH – Polycyclic Aromatic Hydrocarbons

TCA – Trichloroethane

DCE – Dichloroethylene

PCB - Polychlorinated biphenyl

TCE – Trichloroethylene

DRO – Diesel Range Organics

PCE – Tetrachloroethene (PERC)

VOC – volatile organic compounds

Saint Paul – Schmidt Brewery Phase I (70 points)

Location:	882 West 7 th Street
Council District:	13 – Richard Aguilar
Acres:	3.9 acres
Estimated Cleanup Cost:	\$1,826,430 for asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation of which \$1,605,875 is eligible for TBRA funding.
Funding request:	\$887,156 in TBRA funds (\$770,063 DEED)
Private Investment:	\$41,750,000
Increase in Net Tax Capacity:	\$542,461
Jobs:	25 FTE (The projected number of jobs expected were discounted due to the lack of end user commitment.)
Affordable Housing Units:	96 rental units and 2 ownership units
Project Summary	<p>The applicant is requesting \$887,156 in TBRA funding for asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation and \$770,063 from DEED for soil remediation and soil vapor mitigation on a 3.9-acre site formerly used as a brewery and an ethanol plant. The contamination of concern identified includes DRO, metals (lead and arsenic), VOCs in the soil and asbestos and lead-based paint in the existing structures. Expected benefits for this phase of the development include the renovation of the historic bottle house building with 96 affordable rental units, renovation of the existing office complex into 20,000 sq. ft. of retail and commercial space and the construction of 13 ownership townhomes (including 2 affordable units) on the mostly vacant east side of the site. A prior environmental investigation grant for \$50,000 was awarded by DEED in fall of 2007.</p> <p>The TBRA recommendation is \$887,100, the full amount of the TBRA request. Funds are to be used for asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation. Costs associated with the removal of the fuel oil tanks are ineligible due to insufficient response action approval for petroleum impacts at the time of application. Costs associated with site-wide investigation and assessment activities are also ineligible.</p>

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DRO – Diesel Range Organics	PCE – Tetrachloroethene (PERC)	VOC – volatile organic compounds

Saint Paul Port Authority – Arlington Jackson West (Parcel 10) (70 points)

Location:	1400 Jackson Street (Parcel 10)
Council District:	14 – Kirstin Sersland Beach
Acres:	10 acres
Estimated Cleanup Cost:	\$4,759,400 for environmental investigation, soil remediation and soil vapor mitigation and pond liner of which \$4,641,900 is eligible for TBRA funding.
Funding request:	\$571,000 in TBRA funds (\$2,100,000 DEED) Funding previously awarded includes \$245,000 EPA Assessment grant, \$200,000 EPA cleanup grants in 2006 and \$1,243,400 EPA RLF
Private Investment:	\$12,233,000 (plus \$1,050,000 in public assistance)
Increase in Net Tax Capacity:	\$211,822
Jobs:	64 new FTE, 79 retained FTE (The projected number of jobs expected was discounted due to the lack of end user commitment.)
Affordable Housing Units:	NA
Project Summary	<p>The applicant is requesting \$571,000 in TBRA funding, and \$2,100,000 from DEED for environmental investigation, soil remediation and soil vapor mitigation on of a 10-acre site formerly used as an asphalt plant, unpermitted dump and more recently for heavy equipment storage. The contamination of concern identified includes DRO, GRO, metals (arsenic and lead) in the soil, DRO and metals in the groundwater and elevated levels of soil vapors (methane). Expected benefits include the development of 143,000 sq. ft. commercial/industrial space. Previous funding includes \$245,000 EPA Assessment grant and \$200,000 EPA cleanup grants and \$1,243,400 EPA revolving loan funds awarded in 2006.</p> <p>The TBRA recommendation is \$571,000, the full amount of the TBRA request. Funds are to be used for environmental investigation, soil remediation and soil vapor mitigation. Costs associated with the petroleum-impacted soil are ineligible due to insufficient response action approval for petroleum impacts at the time of application.</p>

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Projects Not Recommended for TBRA Funding

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

Minneapolis - Standard Heating & Air Conditioning (formerly NWIP 2nd & Plymouth) (54 points)

Location:	1300-1316 2 nd Street North 109 14 th Avenue North 1328 2 nd Street North
Council District:	7 – Annette Meeks
Acres:	1.9 acres
Estimated Cleanup Cost:	\$275,037 for environmental investigation, soil remediation and soil vapor mitigation of which \$204,025 is eligible for TBRA funding.
Funding request:	\$88,702 in TBRA funds (\$297,500 DEED and \$88,702 Hennepin ERF) Funding previously awarded includes \$32,000 from TBRA in the spring of 1999 and \$55,541 in the fall of 2002 and \$263,683 from DEED in the fall of 2002, \$11,429 from Hennepin County ERF in the fall of 2007
Private Investment:	\$4,630,000
Increase in Net Tax Capacity:	\$54,000
Jobs:	77 FTE
Affordable Housing Units:	NA
Project Summary	The applicant is requesting \$88,702 in additional TBRA funding as well as \$297,500 from DEED and \$88,702 from Hennepin County for additional environmental investigation, soil remediation and soil vapor mitigation on a 1.9-acre site with various former commercial uses including automotive scrap yard, metal recycling, lumber mill, wood working shop, metal manufacturing, paint manufacturing, coal storage, and creosote storage. Prior grants were awarded to cleanup up soil impacted by metals and petroleum on a portion of the site. The contamination of concern identified includes low levels of PCBs, metals (lead) and PAHs in the soil. Expected benefits include the development of 31,400 sq. ft. office/warehouse building. Previous funding awarded includes \$32,000 from TBRA in the spring of 1999, \$55,541 in the fall of 2002 and \$11,400 in the fall of 2007 and \$263,683 from DEED in the fall of 2002 and \$11,429 from Hennepin County in the fall of 2007. The TBRA recommendation is for no funding.

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Saint Paul – Phalen Retail Center (59 points)

Location:	SE intersection of Maryland Avenue and Clarence Street
Council District:	13 – Richard Aguilar
Acres:	5.03 acres
Estimated Cleanup Cost:	\$664,219 for soil remediation and soil vapor mitigation of which \$315,125 are eligible for TBRA funding. Eligible cleanup costs are limited to additional cleanup that is expected to occur after the RAP approval by the MPCA and the TBRA award date for the Oppidan site.
Funding request:	\$ 210,906 in TBRA funds (\$210,906 DEED)
Private Investment:	\$11,900,000
Increase in Net Tax Capacity:	\$198,770
Jobs:	68 FTE (The projected number of jobs expected was discounted due to the lack of end user commitments on a portion of the site.)
Affordable Housing Units:	NA
Project Summary	<p>The applicant is requesting \$210,906 in TBRA funding and \$210,906 from DEED for soil remediation and soil vapor mitigation on a partially vacant 5-acre site formerly used for both residential and commercial purposes including auto services currently under development. The site has been impaired by sporadic unpermitted dumping and the presence of seven above-ground oil storage tanks. Soil analysis of the site identified includes low levels of metals (chromium) and VOCs, SVOCs all below the applicable standards (MPCA’s Industrial Soil Reference Values). The low levels of soil vapors are at concentrations generally less than ten times the applicable standard (MPCA’s draft Intrusion Screening Values and the low levels of methane detected are likely from natural underground peat deposits. Costs associated with the petroleum-impacted soil are ineligible due to insufficient response action approval for petroleum impacts at the time of application. There are significant geotechnical issues with the site that are not eligible for TBRA funding. Expected benefits include the development of a 60,000 sq. ft. grocery and an additional 12,600 sq. ft of commercial space.</p> <p>The TBRA recommendation is for no funding.</p>

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Saint Paul – Winnipeg Apartments II (82 points)

Location:	SE corner of Rice Street and Winnipeg Avenue (South Building only; 852-854 Rice Street and unassigned addresses on lots 10-14, block 6)
Council District:	14 – Kirstin Sersland Beach
Acres:	0.51 acres
Estimated Cleanup Cost:	\$446,273 for soil remediation including prior work completed and the eligible cleanup costs (\$35,600) in the current request for TBRA funding.
Funding request:	\$39,219 in TBRA funds (\$226,266 DEED) TBRA funding previously awarded includes \$18,800 from TBRA and \$108,644 from DEED in spring 2007 funding cycle.)
Private Investment:	\$6,710,000 (plus \$4,608,806 in public investment)
Increase in Net Tax Capacity:	\$26,680
Jobs:	10 FTE
Affordable Housing Units:	28 affordable rental units
Project Summary	<p>The applicant is requesting \$39,219 in supplemental TBRA funds and \$226,266 from DEED for additional soil remediation of a nearly 1/2-acre site formerly used as gas station, a small commercial building and one residence. Contamination identified includes additional petroleum-impacted soil. (Costs for remediation of ash-impacted soil under the proposed parking area for the building north of Winnipeg Avenue are ineligible due to insufficient response action approval at the time of application.) Expected benefits include 28 affordable housing units, 3,000 square feet of retail and enclosed parking in one 3-story buildings south of Winnipeg Avenue along Rice Street. (Another similar building is being developed North of Winnipeg Avenue. The expected benefits for the project were reduced to match the eligible cleanup costs within the southern side of the redevelopment area.) TBRA funding previously awarded includes \$18,800 from TBRA and \$108,644 from DEED in spring 2007 funding cycle.</p> <p>The TBRA recommendation is for no funding.</p>

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