

C Community Development Committee

Meeting date: January 18, 2011

Business Item
Item: 2011-19

ADVISORY INFORMATION	
Date:	January 12, 2011
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
Division/Department:	Housing and Livable Communities/Community Development

Proposed Action

That the Metropolitan Council award 12 Tax Base Revitalization Account (TBRA) grants as follows:

Projects recommended for Fall 2010 TBRA funding	Recommended amount
Contamination Site Investigation	
Brooklyn Center EDA - Howe Fertilizer	\$50,000
Saint Paul - Schmidt Brewery Phase II	\$49,900
Contamination Cleanup	
Blaine EDA - Gardenwood	\$250,000
Hopkins - Retail Center	\$124,300
Minneapolis - City Place Lofts	\$212,600
Minneapolis - Riverside Plaza	\$800,000
Minneapolis Public Housing Authority - Heritage Park Senior Services Center	\$390,900
New Hope - 5121 Winnetka	\$491,500
Saint Paul - Pioneer Endicott Building Phase I	\$631,500
Saint Paul - West Side Flats Apartments	\$500,000
Saint Paul Port Authority - Total Tool	\$128,100
Scott County CDA (Elko New Market) - Senior Housing	\$53,000
Total	\$3,681,800

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/2010LCAFundDistributionPlan.pdf>). Funding totaling over \$79M 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 2010 Livable Communities Fund Distribution Plan approved \$5,000,000 for TBRA awards including up to \$500,000 for the contamination site investigation grant category. The amount of money available is typically awarded in two funding cycles each year. This past Spring the Council awarded \$1,318,200 in TBRA funds. A total of \$3,681,800 is available to be awarded for the Fall 2010 TBRA funding cycle.

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 Saint Paul) and no more than half of the funding be awarded to a single city if the eligible requests for funding exceed the amount available.

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 2010 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 Spring 2010 TBRA funding cycle. The second column shows what the accomplishments will be for the Fall 2010 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 2010 TBRA accomplishments.

	1996- Spring 2010	Fall 2010 Recommendation	Total 1996- 2010
# Communities Funded	38	7	39*
# Grants	273	12	285
TBRA Awards	\$79,028,806	\$3,681,800	\$82,710,606
Expected Private Investment	\$4,430,318,425	\$126,983,488	\$4,557,301,913
Anticipated Tax Base Increase	\$81,219,719	\$1,125,290	\$82,345,0009
Acres cleaned	1,852	61	1,913
Jobs (new & retained)	35,044	406	35,450

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

Fall 2010 Application Summary

The Council issued a notice in August 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, Department of Agriculture and the Department of Commerce. The TBRA funding available is \$3,681,800 for the Fall 2010 cycle. The funds are from a portion of the Metropolitan Council's tax levy. Nineteen applications were received this Fall requesting a total of \$4,762,084 in grant funding. The funds available could fund 77% of the total amount requested. Regardless of the amount requested, proposed projects must meet all of the eligibility criteria in order to be considered for funding.

Review Record

Eligibility and Review Process

The funding recommendations presented 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, proximity to jobs, the amount of environmental risk and threats to health, project density, market demand, how the project helps implement Framework 2030 policies and support regional systems, efficiency (e.g., use of transportation demand management, efficient storm water and energy management techniques), partnerships, the need for supplemental funding to a previously awarded TBRA grant and the housing performance score of the city where the project is located.

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 1 (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 or unreasonably high, 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 – 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 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 2010 round were over one percent of the project costs and were thus considered a significant barrier to development.

Review Record

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 without (“but for”) Council funding. All the cleanup site investigation and contamination cleanup funding requests for the Fall 2010 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.

The following joint applications were received in the Fall 2010 application cycle among the Metropolitan Council and other public agencies providing environmental investigation and cleanup funding.

Joint TBRA Funding Requests by Project:

Applicant Project	DEED	Hennepin County	Ramsey County
American Swedish Institute	•	•	
City Place Lofts		•	
Federal Molding			•
Gardenwood	•		
Hazelden Expansion	•		•
Heritage Park Senior Services Center		•	
Riverside Plaza		•	
Scott Co CDA Senior Housing	•		
Total Tool	•		•
Viking Drill and Tool	•		

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

Review Record

and the MPCA, respectively. None of the applications received for the Fall 2010 funding cycle have indicated eligibility for Petrofund or the Drycleaner Fund.

DEED has awarded funding to five of the six joint applications listed in the table above. The Gardenwood redevelopment was not funded. Grant recommendations are expected from Ramsey County in early-February. Grant awards are expected from Hennepin County in mid-February.

Project Ranking

Projects are listed by evaluation point totals in descending order in Table 1 below. Twelve projects are recommended for funding. More detailed information for each project related to the use of the funds and the expected project results is provided starting on page eight of this memo.

**Table 1
Tax Base Revitalization Account
Fall 2010 Ranking and Funding Recommendations**

Rank	City - Project Name	Score	TBRA Request	Total Eligible Costs	Recommended Funding*
Contamination Cleanup Grant Applications					
1	Minneapolis Public Housing Authority - Heritage Park Senior Services Center	97	\$390,950	\$558,500	\$390,900
2	Saint Paul Port Authority - Total Tool	87	\$128,193	\$842,200	\$128,100
3	Scott County CDA (Elko New Market) - Senior Housing	86	\$53,040	\$393,339	\$53,000
4	Minneapolis - Riverside Plaza	79	\$800,000	\$800,000	\$800,000
5	Blaine EDA - Gardenwood	73	\$106,463	\$818,949	\$250,000
6	Minneapolis - City Place Lofts	72	\$350,000	\$212,649	\$212,600
7	Saint Paul - West Side Flats Apartments	70	\$500,000	\$500,000	\$500,000

Review Record

Rank	City - Project Name	Score	TBRA Request	Total Eligible Costs	Recommended Funding*
8	Saint Paul - Pioneer Endicott Building Phase I	68	\$661,145	\$661,145	\$631,500
9	Minneapolis - American Swedish Institute	63	\$106,180	\$223,180	\$0
10	Hopkins - Retail Center	61	\$131,342	\$124,342	\$124,300
11	New Hope - 5121 Winnetka	60	\$491,501	\$491,501	\$491,500
12	Saint Paul - Hazelden Expansion	56	\$126,458	\$0**	\$0
13	Minneapolis - 2029-2033 West Broadway	49	\$76,500	\$0**	\$0
14	North Saint Paul - Federal Molding	35	\$487,170	\$0**	\$0
15	South Saint Paul HRA - Stock Lumber	33	\$173,760	\$0**	\$0
Cleanup Site Investigation Grant Applications					
1	Brooklyn Center EDA - Howe Fertilizer	36	\$50,000	\$50,000	\$50,000
2	Saint Paul - Schmidt Brewery Phase II	34	\$49,988	\$49,988	\$49,900
3	Saint Paul Port Authority - Viking Drill and Tool	30	\$50,000	\$50,000	\$0
4	Saint Paul - East 7th and Reaney	12	\$46,545	\$0**	\$0
TOTAL Recommended					\$3,681,800
Balance					\$0

(Shading indicates applicants not recommended for funding)

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

** Applicant did not meet required minimum score.

Review Record

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 Saint Paul) if applications for grants exceed the available funds for an application cycle. In this round, the two aforementioned central cities are recommended to receive 74% (\$2,713,000) of the funding awarded. Applicants from suburban communities are recommended to receive 26% (\$968,800) of the funding awarded.

The Livable Communities Act also prohibits awarding more than half of the funding to a single city if the eligible requests for funding exceed the amount available. In this round, none of eligible communities exceeded the maximum amount available to award to a single community (\$1,840,900). The highest cumulative award amount recommended is \$1,403,500 (38% of the total recommended funding) for the City of Minneapolis.

Table 2
Tax Base Revitalization Account
Livable Communities Funding Recommendation Fall 2010

Communities	Recommendation	Percentage of Recommended Funding
Suburban	\$968,800	26%
Cities of the first class (Minneapolis and St. Paul)	\$2,713,000	74%
Total	\$3,681,800	100% of total available

City with the largest cumulative funding recommendation: Minneapolis	\$1,403,500	38% of total recommended award
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Additional funding above the original TBRA request for the Gardenwood (Blaine) project is recommended to partially offset funding shortfalls from the DEED request (see Table 1 above). The additional cleanup funding provided is proportionate to the number of residential units expected to be developed within the two-year grant period.

A maximum of 75% of the TBRA funding per cycle may be awarded to the central cities of Minneapolis and Saint Paul. This funding cycle, the combined request for funding from Minneapolis and Saint Paul (\$3,268,808) exceeded the maximum amount. Upon review, the Pioneer Endicott Building Phase I redevelopment is the

Review Record

second-lowest ranking project above the minimum qualifying score submitted from the central cities. A reduced amount of funding is recommended for the Pioneer Endicott Building Phase I (Saint Paul) to comply with the maximum funding threshold of awards recommended for projects located in the central cities.

Projects Not Recommended for TBRA Funding

Minneapolis, American Swedish Institute (63 points) – The application requested \$106,180 in TBRA funding for environmental investigation, asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation. Upon review, \$223,180 of the total cleanup costs was determined to be eligible. Although an evaluation of this application resulted in a score high enough to merit consideration for an award, the American Swedish Institute is the lowest ranking project above the minimum qualifying score submitted from the central cities. The TBRA recommendation is for no funding to comply with the maximum funding threshold of awards recommended for projects located in the central cities.

Saint Paul Port Authority, Viking Drill and Tool (30 points) – The application requested \$50,000 in TBRA funding for environmental investigation and Response Action Plan (RAP) development. Upon review, sufficient contaminated site investigation costs to meet the request were determined to be eligible. The applicant applied for the maximum potential award amount from both DEED and Metropolitan Council, resulting in a duplicate funding request. The combined funding requests from Minneapolis and Saint Paul exceeded the maximum allowable award amount (75% of the available funding). DEED awarded funding for this environmental investigation in mid-December. The TBRA recommendation is for no funding.

Projects Not Eligible for TBRA Funding

Upon review, the following five projects (listed alphabetically by applicant) did not score the minimum number of points required (40% of the total points available) to be eligible for TBRA funding.

- Minneapolis, 2029-2033 West Broadway – (49 points)
- North Saint Paul, Federal Molding – (35 points)
- Saint Paul, East 7th and Reaney – (12 points)
- Saint Paul, Hazelden Expansion – (56 points)
- South Saint Paul, Stock Lumber – (33 points)

Review Record

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 two-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 2010 and payable in 2011 with the future estimated net tax capacity for improvements that will be completed within a two-year grant term. In some instances the estimated number of jobs created or retained listed in an application was reduced due to lack of documented end-user commitments.

Review Record

Applicant	Blaine EDA	Type:	Contamination Cleanup
Project Name:	Gardenwood		
Project Location:	NE quadrant Lexington & Gardenwood Parkway		
Council District:	10 – Kris Sanda		

Project Description:

The applicant is requesting \$106,463 in TBRA funding and \$614,212 from DEED for environmental investigation, soil remediation, ground water monitoring and well sealing on a 25-acre site formerly used as a sand and gravel mining area that was backfilled with fill from an unknown source which was later determined to be contaminated with polycyclic aromatic hydrocarbons (PAHs), metals and petroleum-related impacts.

Funding:

Total Estimated Cleanup Cost	\$818,949
Amount Requested	\$106,463
Amount Recommended	\$250,000
Use of Funds	Environmental investigation, soil remediation, ground water monitoring and well sealing

Deliverables:

Expected benefits include the development of 25 residential units including seven affordable units within a two-year grant term. Private investment is estimated to be approximately \$21.8 million.

Increase in annual net tax capacity	\$60,029
Jobs	0 FTE
Affordable housing	7 ownership units

Development Timeline:

Task	Start Date	End Date
Complete environmental investigation, soil remediation, ground water monitoring and well sealing.		On or before 12/31/2012
Begin development of residential units	On or before 12/31/2012	

Review Record

Applicant Brooklyn Center EDA Type: Contamination Investigation
Project Name: Howe Fertilizer
Project Location: 4821 Xerxes Avenue N.
Council District: 2 – Tony Pistilli

Project Description:

The applicant is requesting \$50,000 in TBRA funding for development of a remedial work plan, environmental sampling and analysis and a corrective action plan for agricultural chemicals on a 5-acre site that was formerly used as a gas station and auto service station and more recently as fertilizer manufacturer and agricultural chemical distribution business. The site is currently vacant.

Funding:

Total Estimated Investigation Cost	\$110,000
Amount Requested	\$50,000
Amount Recommended	\$50,000
Use of Funds	Development of a remedial action work plan, environmental sampling and analysis and a corrective action plan for approval by the Minnesota Department of Agriculture (MDA)

Deliverables:

Expected benefits include the development of a 60,000 square foot multi-tenant light industrial building.

Increase in annual net tax capacity	\$65,659
Jobs	90 FTE
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete development of a remedial action work plan, environmental sampling and analysis and a corrective action plan for MDA approval.		On or before 12/31/2011

Review Record

Applicant	Hopkins	Type:	Contamination Cleanup
Project Name:	Retail Center		
Project Location:	415 17 th Av. North		
Council District:	3 – Robert McFarlin		

Project Description:

The applicant is requesting \$131,342 in TBRA funding for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation on a 0.9-acre site that was formerly used as a food manufacturing business and more recently by a plastic tubing manufacturer. The soil and groundwater was contaminated by leaking storage tanks from a former onsite fuel oil tank and leaking tanks from a former adjacent automotive repair business.

Funding:

Total Estimated Cleanup Cost	\$131,342 of which \$124,342 is eligible for TBRA funding
Amount Requested	\$131,342
Amount Recommended	\$124,300
Use of Funds	Environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation (Bid preparation and miscellaneous hazardous materials costs are not eligible for TBRA funding.)

Deliverables:

Expected benefits include the development of 9,748 square foot multi-tenant commercial retail building. (The projected number of jobs expected was discounted due to the lack of end-user commitments.) Private investment is estimated to be over \$1.2 million.

Increase in annual net tax capacity	\$12,860
Jobs	34 FTE
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation.		On or before 12/31/2012
Begin development of commercial retail building.	On or before 12/31/2012	

Review Record

Applicant	Minneapolis	Type:	Contamination Cleanup
Project Name:	City Place Lofts		
Project Location:	730 Hennepin Avenue		
Council District:	7 – Annette Meeks		

Project Description:

The applicant is requesting \$350,000 from TBRA and \$100,000 from Hennepin County for environmental investigation, asbestos abatement and lead-based paint abatement of an 8-story educational building.

Funding:

Total Estimated Cleanup Cost	\$350,000 of which \$212,649 is eligible for TBRA funding
Amount Requested	\$350,000
Amount Recommended	\$212,600
Use of Funds	Environmental investigation, asbestos abatement and lead-based paint abatement and removal and disposal of caulk with polychlorinated biphenyls (PCBs) (Costs associated with construction monitoring and demolition costs not strictly associated with abatement are not eligible for TBRA funding.)

Deliverables:

Expected benefits include the renovation of the building into 45 affordable rental units and approximately 34,000 square feet of office/commercial space. Private investment is estimated to be \$9.8 million.

Increase in annual net tax capacity	\$41,250
Jobs	52 FTE (The projected number of jobs expected was discounted due to the lack of end user commitments.)
Affordable housing	45 rental units

Development Timeline:

Task	Start Date	End Date
Complete asbestos and lead-based paint abatement.		On or before 12/31/2012
Begin development of residential units and commercial space.	On or before 12/31/2012	

Review Record

Applicant	Minneapolis	Type:	Contamination Cleanup
Project Name:	Riverside Plaza		
Project Location:	1600 South 6 th Street		
Council District:	8 – Lynette Wittsack		

Project Description:

The applicant is requesting \$800,000 in TBRA funding and \$500,000 from Hennepin County for asbestos and lead-based paint abatement within the 12 existing buildings comprising the primarily residential complex.

Funding:

Total Estimated Cleanup Cost	\$2,300,000 of which at least \$800,000 is expected to remain eligible for TBRA funding
Amount Requested	\$800,000
Amount Recommended	\$800,000
Use of Funds	Asbestos and lead-based paint abatement (Costs associated with construction monitoring and demolition costs not strictly associated with abatement are not eligible for TBRA funding.)

Deliverables:

Expected benefits include the renovation of all 1,303 residential units. A new financing agreement will extend the term of the currently affordable units (669 units) and commit an additional 505 of the existing units for a total of 1,174 units as affordable at 50% and 60% of area-median income for the next 30 years. Private investment is estimated to be \$55 million and public investment is estimated to be \$66 million.

Increase in annual net tax capacity	\$531,540
Jobs	45 FTE
Affordable housing	1,174 rental units

Development Timeline:

Task	Start Date	End Date
Complete asbestos and lead-based paint abatement		On or before 12/31/2012
Begin development of residential units.	On or before 12/31/2012	

Review Record

Applicant	Minneapolis Public Housing Authority	Type:	Contamination Cleanup
Project Name:	Heritage Park Senior Services Center		
Project Location:	901 4 th Avenue North		
Council District:	7 – Annette Meeks		

Project Description:

The applicant is requesting \$390,950 in TBRA funding and \$165,550 in Hennepin County funding for soil remediation on a 2.3-acre site that includes contaminated fill soils from an unknown source.

Funding:

Total Estimated Cleanup Cost	\$900,605 for soil remediation of which \$558,500 is eligible for TBRA funding.
Amount Requested	\$390,950
Amount Recommended	\$390,900
Use of Funds	Soil remediation (Costs incurred prior to grant award date are not eligible for TBRA funding.)

Deliverables:

Expected benefits include the development of a 48,161 square foot senior health and wellness center with underground parking and a 48-unit memory care facility. Private investment is estimated to be approximately \$4 million and public investment is estimated to be \$22 million.

Increase in annual net tax capacity	\$0 (property will be tax-exempt after redevelopment however the project is expected to generate \$4,600 in payments-in-lieu-of-taxes)
Jobs	57 FTE
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete soil remediation.		On or before 12/31/2012
Begin development of senior health and wellness center or memory care facility.	On or before 12/31/2012	

Review Record

Applicant	New Hope	Type:	Contamination Cleanup
Project Name:	5121 Winnetka		
Project Location:	5121 Winnetka Avenue North		
Council District:	6 – Peggy Leppik		

Project Description:

The applicant is requesting \$491,501 in TBRA funding for asbestos abatement and lead abatement in a 108,000 square-foot industrial building formerly used by an electronic component manufacturing business.

Funding:

Total Estimated Cleanup Cost	\$491,501
Amount Requested	\$491,501
Amount Recommended	\$491,500
Use of Funds	Asbestos abatement and lead abatement (Demolition costs not strictly associated with abatement are not eligible for TBRA funding.)

Deliverables:

Expected benefits include the renovation of the existing building into a multi-tenant industrial facility. Private investment is to be approximately \$800,000.

Increase in annual net tax capacity	\$15,000
Jobs	92 FTE (The projected number of expected jobs was discounted due to the lack of end-user commitments.)
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete asbestos abatement and lead abatement.		On or before 12/31/2012
Begin development of multi-tenant industrial facility.	On or before 12/31/2012	

Review Record

Applicant	Saint Paul	Type:	Contamination Cleanup
Project Name:	Pioneer Endicott Building Phase I		
Project Location:	350 Robert Street North		
Council District:	13 – Richard Aguilar		

Project Description:

The applicant is requesting \$661,145 in TBRA funding for asbestos abatement and lead-based paint abatement of the vacant 6-story Endicott building formerly used for commercial offices and for ground floor commercial spaces of three connected buildings (Endicott, Pioneer and Endicott on Robert).

Funding:

Total Estimated Cleanup Cost	\$661,145
Amount Requested	\$661,145
Amount Recommended	\$631,500
Use of Funds	Asbestos abatement and lead-based paint abatement

Deliverables:

Expected benefits in Phase I include the redevelopment of the Endicott building into 55 rental residential units (including 9 affordable units) and 2-stories of commercial space. Private investment is estimated to be \$5.4 million.

Increase in annual net tax capacity	\$69,000
Jobs	40 FTE (The projected number of jobs expected was discounted due to the lack of end user commitments.)
Affordable housing	9 rental units

Development Timeline:

Task	Start Date	End Date
Complete asbestos abatement and lead-based paint abatement.		On or before 12/31/2012
Begin development of residential units or commercial space.	On or before 12/31/2012	

Review Record

Applicant	Saint Paul	Type:	Contamination Investigation
Project Name:	Schmidt Brewery Development Phase II		
Project Location:	882 West 7 th Street		
Council District:	13 – Richard Aguilar		

Project Description:

The applicant is requesting \$49,988 in TBRA funding for hazardous materials surveys of the vacant brew house, keg and case storage building, office and an existing warehouse space and environmental investigation, an update to prior Phase I environmental site assessments, environmental sampling and development of a response action plan (RAP) for the soil in the surrounding area that make up the former Schmidt Brewery which was most recently used as an ethanol production facility.

Funding:

Total Estimated Investigation Cost	\$66,650
Amount Requested	\$49,988
Amount Recommended	\$49,900
Use of Funds	Hazardous materials surveys, an update to prior Phase I environmental site assessments, environmental sampling and development of a RAP

Deliverables:

Potential expected benefits in Phase II of the redevelopment include the development of nearly 34,000 square feet of commercial space and approximately 120 rental residential units.

Increase in annual net tax capacity	\$482,088
Jobs	43 FTE
Affordable housing	120 rental units

Development Timeline:

Task	Start Date	End Date
Complete hazardous materials surveys, Phase I environmental site assessment update, environmental sampling and development of a response action plan (RAP).		On or before 12/31/2011

Review Record

Applicant	Saint Paul	Type:	Contamination Cleanup
Project Name:	West Side Flats Apartments		
Project Location:	Wabasha Street at Water Street		
Council District:	13 – Richard Aguilar		

Project Description:

The applicant is requesting \$500,000 in TBRA funding for soil remediation of a 4.1-acre redevelopment site located within a larger area formerly used for various industrial uses including bulk petroleum storage, bulk chemical storage, paint manufacturing and industrial sealants.

Funding:

Total Estimated Cleanup Cost	\$500,000
Amount Requested	\$500,000
Amount Recommended	\$500,000
Use of Funds	Soil remediation

Deliverables:

Expected benefits include the development of 178 rental units, including 36 affordable units, within two structures. Private investment is estimated to be \$26 million.

Increase in annual net tax capacity	\$268,167
Jobs	14 FTE (The projected number of jobs expected was discounted due to the lack of end user commitments.)
Affordable housing	36 rental units

Development Timeline:

Task	Start Date	End Date
Complete soil remediation.		On or before 12/31/2012
Begin development of residential units.	On or before 12/31/2012	

Review Record

Applicant	Saint Paul Port Authority	Type:	Contamination Cleanup
Project Name:	Total Tool		
Project Location:	315 North Pierce Street and 320 Aldine Street and 1710 Concordia Avenue		
Council District:	14 – Kirstin Sersland Beach		

Project Description:

The applicant is requesting \$128,193 in TBRA funding, \$699,575 in DEED funding and \$40,000 from Ramsey County for additional ground water investigation and soil remediation of the vacant portion of a 2.8-acre site formerly used as battery manufacturing facility and a chemical company. Currently the expansion site is vacant and overgrown with trees among the former building foundations.

Funding:

Total Estimated Cleanup Cost	\$842,200
Amount Requested	\$128,193
Amount Recommended	\$128,100
Use of Funds	Additional ground water investigation and soil remediation

Deliverables:

Expected benefits include the expansion of the current business by constructing a 10,350 square foot warehouse and a 7,200 square foot storage building. Private investment is estimated to be \$1.5 million.

Increase in annual net tax capacity	\$23,640
Jobs	69 FTE
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete the ground water investigation and soil remediation.		On or before 12/31/2012
Begin development of warehouse or storage building.	On or before 12/31/2012	

Review Record

Applicant	Scott County Community Development Agency	Type:	Contamination Cleanup
Project Name:	Senior Housing		
Project Location:	750 Main Street		
Council District:	4 – Craig Peterson		

Project Description:

The applicant is requesting \$53,040 in TBRA funding and \$306,000 in DEED funding for environmental investigation including additional ground water sampling, soil remediation and well sealing of a 6.3-acre site formerly used as a dump. The soil is contaminated with metals, semi-volatile organic compounds (SVOCs), and petroleum-impacts.

Funding:

Total Estimated Cleanup Cost	\$408,000 of which \$393,339 is eligible for TBRA funding.
Amount Requested	\$53,040
Amount Recommended	\$53,000
Use of Funds	Environmental investigation including additional ground water sampling and soil remediation (Costs for removing surficial solid waste and debris, well sealing and clearing and grubbing in areas not over the former dump [city parcel] are not eligible for TBRA funding.)

Deliverables:

Expected benefits include the development of 49 senior rental units including 37 affordable units. Public investment is estimated to be \$8 million.

Increase in annual net tax capacity	\$0 (property will be tax-exempt after redevelopment however the project is expected to generate \$24,000 in payments-in-lieu-of-taxes)
Jobs	4 FTE
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete environmental investigation and soil remediation		On or before 12/31/2012
Begin development of residential units.	On or before 12/31/2012	