

C Community Development Committee
For the Metropolitan Council meeting of July 14, 2010

Item: 2010-228

ADVISORY INFORMATION

Date June 24, 2010
Prepared:
Subject: Tax Base Revitalization Account (TBRA) Funding Recommendations

Proposed Action:

That the Metropolitan Council award 8 Tax Base Revitalization Account grants totaling \$1,318,200 to redevelopment projects in the cities of Minneapolis and Saint Paul.

Summary of Committee Discussion / Questions:

Questions posed by the Committee following the staff presentation included an inquiry about role of the Minnesota Department of Agriculture in review of contamination cleanup, standards for asbestos abatement costs for residential projects, the status of awards to these projects from other funding partners and the use of unawarded funds later this year. The Committee asked about possibility of making a conditional grant award to the one applicant not recommended for funding. Staff responded that we have not made a conditional award in past cycles and noted that it was unclear when the needed approval could be obtained that would allow work to begin. A comment was also made about a lack of applications from suburban communities.

The use of remaining funds will be retained for the next TBRA grant application cycle in November.

A motion was made by Council Member Aguilar and seconded by Council Member Steffen to award TBRA grants as recommended and passed unanimously.

The review record attached provides additional detail on each of the proposed projects.

C Community Development Committee
 Meeting date: June 21, 2010

Business Item
Item: 2010-228

ADVISORY INFORMATION	
Date:	June 16, 2010
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 8 Tax Base Revitalization Account (TBRA) grants as follows:

Projects recommended for Spring 2010 TBRA funding	Recommended amount
Minneapolis – 4 th Street Flats	\$347,500
Minneapolis – Linden Hills	\$35,900
Minneapolis – New French Bakery Expansion	\$137,100
Minneapolis – New Millennium Charter School	\$50,000
Minneapolis – North Loop Gateway	\$213,500
Saint Paul – Renaissance Box III	\$84,200
Saint Paul Port Authority – Pelham Business Center	\$100,000
Saint Paul Port Authority – Beacon Bluff (Phase 2)	\$350,000
Total	\$1,318,200

Background

The Tax Base Revitalization Account awards grants for the cleanup of contaminated land and buildings. Funding totaling over \$77M has been awarded since the commencement of the grant program 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 by working 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 typically awarded in two funding cycles each year. A total of \$2,500,000 is available to be awarded for the spring 2010 TBRA funding cycle.

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.

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Spring 2010 Funding Process

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 commencement of the TBRA program in 1996 through the 2009 TBRA funding cycle. The second column shows what the accomplishments would be for the spring 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 spring 2010 TBRA accomplishments.

	1996- 2009	Spring 2010 Recommendation	Total 1996- Spring2010
# Communities Funded	38	2	38*
# Grants	265	8	273
TBRA Awards	\$77,710,606	\$1,318,200	\$79,028,806
Private Investment	\$4,341,926,569	\$88,391,856	\$4,430,318,425
Tax Base Increase	\$79,950,895	\$1,268,824	\$81,219,719
Acres cleaned	1,825	27	1,852
Jobs (new & retained)	34,152	892	35,044

* Represents the number of LCA-participant communities that have received TBRA funding. The applicants currently recommended for funding are located in communities that have previously been awarded TBRA funding.

Spring 2010 Application Summary

The Council issued a notice in February that grant funds were available in May 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. The TBRA funding available is \$2,500,000 for the spring 2010 cycle. The funds are from the TBRA levy. Nine (9) applications were received this spring requesting \$1,235,165 in grant funding. The funds available could fund 100% 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.

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Eligibility and Review Process

Two grant categories are available in this funding cycle:

Cleanup Site Investigation Grants

Contamination Cleanup Grants

In order to be eligible for TBRA funding proposed for either cleanup site *investigation* or contamination *cleanup* projects must:

be located within a Livable Communities Act participant community;

require little or no new regional infrastructure;

be consistent with the municipality's comprehensive plan or making significant progress on the required amendments to the plan;

submit a resolution of support from the municipality or development authority;
and

demonstrate a need for Council funding for the project to proceed.

In addition, in order to be eligible for TBRA funding proposed for contamination *investigation* projects must:

not involve a current property owner or developer that caused the property to be contaminated;

demonstrate that known or suspected environmental contamination is present on site;

score a minimum of 40% (24 points) of the total points available to be awarded (60 points);

if the project includes requests funding for asbestos or lead-based paint surveys, the building area is more than 10,000 gross square feet per structure; and

the applicant must contribute a minimum of 25% of the total investigation costs as a local match.

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

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- be located within a Livable Communities Act participant community;
- require little or no new regional infrastructure;
- be consistent with the municipality's comprehensive plan or making significant progress on the required amendments to the plan;
- submit a resolution of support from the municipality or development authority;
- demonstrate a need for Council funding for the project to proceed;
- demonstrate grant-eligible cleanup costs are equal to over 1% of the total project costs;
- score a minimum of 40% (60 points) of the total points available to be awarded (150 points); and
- have a Response Action Plan (RAP) approved by the MPCA and the Department of Agriculture (for agricultural chemicals) and/or a hazardous materials survey conducted by inspectors licensed by the Minnesota Department of Health (MDH) that corresponds to the cleanup activities requested.

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

Council staff from Environmental Services, Transportation, Regional Parks, and Local Planning Assistance reviewed the applications and found the projects mostly consistent with Council plans and policies. Some of the projects as described in the TBRA application may require comprehensive plan amendments to be in compliance with the guided land use indicated by applicant cities in recent updates to their decennial municipal comprehensive plans.

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 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 amount that is eligible is less than the originally requested amount. The reductions are included in the total recommended grant amounts for each applicant where applicable.

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

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

The first measure that is considered is a comparison of the amount of the eligible cleanup funding requested to the overall project costs. Where the cleanup costs 1% or less than the total project costs, it is expected that the cleanup cost can be

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reasonably absorbed in the project costs without Council assistance. The eligible cleanup costs for all of the applicants in the spring 2010 round were over 1% of the project costs and were 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 without (“but for”) Council funding. The cleanup site investigation request and contamination cleanup funding requests for the spring 2010 funding cycle met the “but for” criteria.

Project Ranking

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

Up to ten points are awarded to a project based upon the Housing Performance Score of the applicant city or county. Applications that involve cleanup to facilitate an affordable housing development receive their own community’s 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 contamination project are 150 points. The total possible points assigned per cleanup site investigation project are 60 points. The point assignments were reviewed and determined by the TBRA coordinator, other Livable Communities staff and management. 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 for up to 13% of the total project cleanup costs to help cover a portion of applicant’s 25% local match requirement. Hennepin County and Ramsey County also have cleanup funds available to help with cleanups in their respective counties.

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DEED has awarded funding for the following joint Metropolitan Council and DEED contamination cleanup projects for the spring 2010 grant cycle: Linden Hills, New French Bakery Expansion, Pelham Business Center, and Beacon Bluff.

A funding recommendation is expected in late June from Hennepin County for the following joint Metropolitan Council and Hennepin County contamination cleanup projects: Howe Fertilizer, 4th Street Flats, Linden Hills, New French Bakery Expansion, and North Loop Gateway. (Funding from Hennepin County will be awarded by the County Board after the Metropolitan Council Community Development Committee meeting but prior to the date the Metropolitan Council funding is expected to be awarded.)

A funding recommendation is expected from the Ramsey County Board in mid-July for the following joint Metropolitan Council and Ramsey County contamination cleanup project: Beacon Bluff. (Funding from Ramsey County will be awarded by the County Board after the Metropolitan Council Community Development Committee meeting but prior to the date the Metropolitan Council funding is expected to be awarded.)

Contaminant-specific funding is available in some instances for soil impacted by petroleum and drycleaner solvents from the Minnesota Department of Commerce and the MPCA, respectively. None of the applications received for the spring 2010 funding cycle have indicated eligibility for Petrofund or the Drycleaner fund.

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. More detailed information for each project related to the use of the funds and the expected project results is provided on page 9 of this memo. All recommendations are rounded down to the nearest \$100.

Minneapolis, 4th Street Flats (69 points) – The application requested \$218,634 in TBRA funding for environmental investigation, asbestos and lead-based paint abatement, and soil remediation. Upon review, \$347,555 of the total cleanup costs was determined to be eligible. Hennepin County has recommended no funding for this project due to higher priority competing projects. The TBRA recommendation is \$347,500, to fully fund the eligible contamination cleanup as rounded.

Minneapolis, Linden Hills (100 points) – The application requested \$35,907 in TBRA funding for asbestos abatement, soil remediation, and soil vapor mitigation. Upon review, the amount of the eligible cleanup costs exceeded the amount of the

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TBRA request. The TBRA recommendation is \$35,900, the full amount of the TBRA request as rounded. The balance of the cleanup costs are expected to be paid by funding awarded from DEED and Hennepin County with the requisite local funding match.

Minneapolis, New French Bakery Expansion (75 points) – The application requested \$137,150 in TBRA funding for additional environmental investigation, soil remediation and sealing ground water monitoring wells. Upon review, the amount of the eligible cleanup costs exceeded the amount of the TBRA request. The TBRA recommendation is \$137,100, the full amount of the TBRA request as rounded.

Minneapolis, New Millennium Charter School (29 points) – The application requested \$50,000 in TBRA funding for a hazardous materials survey, environmental site investigation and RAP development. Upon review, the eligible costs exceed the TBRA request. The TBRA recommendation is \$50,000, the full amount of the TBRA request. The balance of the cleanup site investigation costs are expected to be paid by funding awarded Hennepin County along with the requisite TBRA local funding match.

Minneapolis, North Loop Gateway (65 points) – The application requested \$106,800 in TBRA funding for asbestos and lead-based paint abatement including additional sampling, environmental investigation, soil remediation and soil vapor mitigation. Upon review, \$213,550 of the total cleanup cost was determined to be eligible. Hennepin County has recommended no funding for this project due to higher priority competing projects. The TBRA recommendation is \$213,500, to fund the eligible contamination cleanup as rounded.

Saint Paul, Renaissance Box III (91 points) – The application requested \$36,674 in TBRA funding for additional asbestos and lead-based paint abatement of an existing building and additional soil remediation of the site. Upon review, \$84,280 of the total cleanup cost was determined to be eligible. DEED has recommended no funding for this project due to higher priority competing projects. The TBRA recommendation is \$84,200, to fund the additional eligible contamination cleanup as rounded.

Saint Paul Port Authority, Pelham Business Center (90 points) – The application requested \$100,000 in TBRA funding for environmental investigation, demolition to access soil contamination, soil remediation and soil vapor mitigation. Upon review, the eligible costs exceed the TBRA request. The TBRA recommendation is \$100,000, the full amount of the TBRA request.

Saint Paul Port Authority, Beacon Bluff Phase 2 (104 points) – The application requested \$350,000 in TBRA funding for soil remediation and soil vapor mitigation. Upon review, the eligible costs exceed the TBRA request. The TBRA recommendation is \$350,000, the full amount of the TBRA request.

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Projects Not Eligible for TBRA Funding

Applications must submit a Response Action Plan (RAP) for cleaning up contamination with appropriate regulatory agency approvals. One applicant, **Brooklyn Center**, submitted a RAP approval from the Voluntary Investigation and Cleanup Program (VIC) at the MPCA that indicated that cleanup work for **Howe Fertilizer** was conditional on receiving a regulatory approval from the Minnesota Department of Agriculture's Agricultural Voluntary Investigation and Cleanup Program (AgVIC) specifically for agricultural chemicals on the site. The approval from AgVIC has not been secured to date. It is hoped that once the additional RAP approval from AgVIC is obtained the applicant will reapply to the TBRA program.

Additional project information on this application is provided on page 19.

Table 1
Tax Base Revitalization Account
Spring 2010 Ranking and Funding Recommendations

Rank	City - Project Name	Score	TBRA Request	Total Eligible Costs	Recommended Funding*
Contamination Cleanup Grant Applications					
1	Saint Paul Port Authority – Beacon Bluff (Phase 2)	104	\$350,000	\$1,848,080	\$350,000
2	Minneapolis – Linden Hills	100	\$35,907	\$516,408	\$35,900
3	Saint Paul – Renaissance Box III	91	\$36,674	\$84,280	\$84,200
4	Saint Paul Port Authority – Pelham Business Center	90	\$100,000	\$755,340	\$100,000
5	Minneapolis – New French Bakery Expansion	75	\$137,150	\$1,055,000	\$137,100
6	Minneapolis – 4 th Street Flats	69	\$218,634	\$347,555	\$347,500
7	Minneapolis – North Loop Gateway	65	\$106,800	\$213,550	\$213,500
NA	Brooklyn Center – Howe Fertilizer	NA	\$200,000	\$0**	\$0

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Cleanup Site Investigation Grant Applications					
1	Minneapolis – New Millennium Charter School	29	\$50,000	\$50,000	\$50,000
TOTAL Recommended					\$1,318,200
Balance					\$1,181,800

(Shading indicates applicants not recommended for funding)

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

** Applicant did not submit at approved RAP from AgVIC for agricultural chemicals.

Additional Review Considerations

Additional funding distribution constraints are listed in Table 2 on page 9.

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 amount of funding requested did not exceed the amount of funding available. Two cities are recommended to receive 100% (\$450,000) of the funding awarded. No applications were received from suburban communities.

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 (\$1,250,000). The highest cumulative award amount recommended is \$784,000 (59% of the total recommended funding but only 31% of the funding available) for the City of Minneapolis.

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**Table 2
Tax Base Revitalization Account
Livable Communities Funding Recommendation Spring 2010**

Communities	Recommendation	Percentage of Recommended Funding
Suburban	\$0*	0%
Cities of the First Class (Minneapolis and St. Paul)	\$1,318,200	100%
Total	\$1,318,200	100% of total recommended for funding 54% of total available
Remaining Balance	\$1,181,800	

City with the largest cumulative funding recommendation: Minneapolis	\$784,000	59% of total recommended for funding 31% of total available
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* No eligible applications were received from suburban communities.

Project Details

Projects Recommended for TBRA Funding

Following is a summary of each project recommended for funding, listed alphabetically. 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. Not all of the total estimated cleanup costs submitted in an application may be eligible for reimbursement due to the responsibility by the individual or organization that caused the pollution, the type of contamination, the date the costs were incurred, costs that are not part of an RA 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 and the future estimated net tax capacity for improvements that will be completed within a two-year grant term. In some instances the estimated number of jobs created or retained listed in an application was also reduced to correspond

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to improvements that will be completed within a two-year grant term.

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Minneapolis – 4th Street Flats

Location:	1209 4th St. SE
Council District:	8 – Lynette Wittsack
Acres:	0.8 acres
Total Estimated Cleanup Cost	\$491,934 for environmental investigation, asbestos and lead-based paint abatement, and soil remediation of which \$347,555 is eligible for TBRA funding.
TBRA Funding Request	\$218,634
Private Investment:	14,900,000
Increase in Annual Net Tax Capacity:	\$175,000
Jobs:	6 FTE
Affordable Housing	1 rental unit
Project Summary	<p>The applicant requested \$218,634 in funding from TBRA and \$273,300 from Hennepin County for environmental investigation, asbestos and lead-based paint abatement, and soil remediation on a 0.8- acre site that was formerly used as church and more recently used as a school. A portion of the soil on the site is contaminated by a large fuel oil underground storage tank installed over 50 years ago. Expected benefits include the construction of a 102-unit market- rate apartment building (including one affordable unit) and two levels of underground parking.</p> <p>The TBRA recommendation is \$347,500, to fully fund the necessary contamination cleanup as rounded. Funding is to be used for environmental investigation, asbestos and lead-based paint abatement, and soil remediation.</p>

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Minneapolis – Linden Hills

Location:	4242-4264 Upton Ave. S.
Council District:	6 – Peggy Leppik
Acres:	0.87 acres
Total Estimated Cleanup Cost	\$552,408 for asbestos abatement, soil remediation, and soil vapor mitigation of which \$516,408 is eligible for TBRA funding.
TBRA Funding Request	\$35,907
Private Investment:	\$12,145,000
Increase in Annual Net Tax Capacity:	\$186,966
Jobs:	41 FTE (The projected number of jobs expected was discounted due to the lack of end user commitments.)
Affordable Housing	1 ownership unit
Project Summary	<p>The applicant requested \$35,907 in funding from TBRA, \$414,306 from DEED and \$35,906 from Hennepin County for asbestos abatement, soil remediation, and soil vapor mitigation of a 0.87-acre site that formerly included a gas station and auto service station and a tire and battery repair business. The site is currently used as a restaurant and commercial office. Expected benefits include the development of a single mixed-use (residential and commercial) building including 32 units of ownership housing (including one affordable unit) and 8,000 square feet of commercial retail with two levels of underground parking.</p> <p>The TBRA recommendation is \$35,900, the full amount of the TBRA request as rounded. Funding is to be used for asbestos abatement, soil remediation, and soil vapor mitigation. (Demolition costs are not eligible for TBRA funding.)</p>

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Minneapolis – New French Bakery

Location:	600 Kasota Ave. SE
Council District:	8 – Lynette Wittsack
Acres:	5.34 acres
Total Estimated Cleanup Cost	\$1,055,000 environmental investigation, soil remediation and sealing ground water monitoring wells all of which is eligible for TBRA funding.
TBRA Funding Request	\$137,150
Private Investment:	\$13,000,000
Increase in Annual Net Tax Capacity:	\$120,000
Jobs:	94 FTE
Affordable Housing	NA
Project Summary	<p>The applicant requested \$137,150 in funding from TBRA and \$791,250 from DEED and \$94,950 from Hennepin County for additional environmental investigation and soil remediation of a 5.3-acre site that was used until the mid-1970s as part of a larger area for dumping ash and other wastes. Since that time the site had a number of industrial uses including steel stamping, automotive distribution and most recently truck repair. Expected benefits include use of the existing building and the development a 15,000 square foot warehouse addition.</p> <p>The TBRA recommendation is \$137,100, the full amount of the TBRA request as rounded. Funding is to be used for additional environmental investigation, sealing ground water monitoring wells and soil remediation. (Geotechnical costs are not eligible for grant funding. Costs associated with remediating petroleum-impacted soil not intermixed with other contaminants are ineligible due to insufficient response action approval for petroleum impacts at the time of application.)</p>

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Minneapolis – New Millennium Charter School

Location:	203-205 and 212- 213 James Ave. North, 187-228 Irving Avenue North, 190-198 James Avenue North, 164, 217 Cedar Lake Road North
Council District:	7 – Annette Meeks
Acres:	4.2 acres
Total Estimated Investigation Cost	\$133,493 for hazardous materials survey, environmental site investigation and RAP development of which a maximum of \$50,000 is eligible for TBRA funding.
TBRA Funding Request	\$50,000
Increase in Annual Net Tax Capacity:	\$0 (property will be tax-exempt after redevelopment)
Jobs:	41 FTE
Affordable Housing	NA
Project Summary	<p>The applicant requested \$50,000 in funding from TBRA and \$83,000 from Hennepin County for an environmental site investigation and hazardous materials survey of a former industrial laundry facility on an approximately 5.1-acre site. Future potential benefits include the development of a charter school.</p> <p>The TBRA recommendation is \$50,000, the full amount of the TBRA request. Funding is to be used for a hazardous materials survey, environmental site investigation and RAP development.</p>

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Minneapolis – North Loop Gateway

Location:	217-229 W. Broadway Ave. N.
Council District:	7 – Annette Meeks
Acres:	0.58 acres
Total Estimated Cleanup Cost	\$292,550 for asbestos and lead-based paint abatement including additional sampling, environmental investigation, soil remediation and soil vapor mitigation of which \$213,550 is eligible for TBRA funding.
TBRA Funding Request	\$106,800
Private Investment:	\$2,073,520
Increase in Annual Net Tax Capacity:	\$24,528
Jobs:	20 FTE (The projected number of jobs expected was discounted due to the lack of end user commitments.)
Affordable Housing	NA
Project Summary	<p>The applicant requested \$106,800 in funding from TBRA and \$185,750 from Hennepin County for asbestos and lead-based paint abatement, environmental investigation, soil remediation and soil vapor mitigation of a 0.58-acres site formerly used as a gas station. Expected benefits include the development of an approximately 12,000 square foot commercial retail building.</p> <p>The TBRA recommendation is \$213,500, the eligible cleanup cost as rounded. Funding is to be used for asbestos and lead-based paint abatement including additional sampling, environmental investigation, soil remediation and soil vapor mitigation. (Bid preparation costs are not eligible for grant funding.)</p>

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Saint Paul – Renaissance Box III

Location:	509 Sibley Street
Council District:	13 – Richard Aguilar
Acres:	0.43 acres
Total Estimated Cleanup Cost	\$135,479 for additional asbestos and lead-based paint abatement of an existing building and additional soil remediation of which \$84,280 is eligible for TBRA funding. (Funding previously awarded includes \$192,500 from TBRA in 2008 for asbestos and lead-based paint abatement, \$121,503 from DEED and \$21,500 from TBRA for additional environmental investigation and soil remediation in 2009.)
TBRA Funding Request	\$36,674
Private Investment:	\$15,210,000
Increase in Annual Net Tax Capacity:	\$9,135
Jobs:	2 FTE
Affordable Housing	70 rental units
Project Summary	<p>The applicant requested \$36,674 in supplemental TBRA funding and \$85,177 from DEED for additional asbestos and lead-based paint abatement of a vacant 7-story commercial building and soil remediation on a 0.43-acre site formerly used as a shoe factory and warehouse. Expected benefits include the development of 70 new affordable rental units with approximately 5,000 square feet of new green space.</p> <p>The TBRA recommendation is \$84,200 to fund the additional eligible contamination cleanup as rounded. Funding is to be used for additional asbestos and lead-based paint abatement of an existing building and additional soil remediation. (Cost associated with environmental investigation and RAP development, well monitoring and sampling, removal of old building foundations are not eligible for grant funding. Costs associated with bid preparation, geotechnical activities and contingency costs are also not eligible for grant funding.)</p>

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Saint Paul Port Authority – Pelham Business Center

Location:	620 and 656 Pelham Boulevard
Council District:	14 – Kirstin Sersland Beach
Acres:	5.21 acres
Total Estimated Cleanup Cost	\$900,154 for environmental investigation, demolition to access soil contamination, soil remediation and soil vapor mitigation of which \$755,340 is eligible for TBRA funding.
TBRA Funding Request	\$100,000
Private Investment:	\$3,885,750
Increase in Annual Net Tax Capacity:	\$106,903
Jobs:	143 FTE (The projected number of jobs expected was discounted due to the lack of end user commitments.)
Affordable Housing	NA
Project Summary	<p>The applicant requested \$100,000 in TBRA funding and \$600,000 from DEED for environmental investigation, soil remediation and soil vapor mitigation of a 5.2-acre site with a variety of industrial uses primarily associated with trucking and vehicle maintenance. Large petroleum storage facilities were previously located immediate northwest of the site. The site is currently occupied by an office/warehouse, a vehicle maintenance business, a small communications building and a trailer structure. Expected benefits include the development of an approximately 79,800 square foot commercial/industrial building.</p> <p>The TBRA recommendation is \$100,000, the full amount of the TBRA request. Funding is to be used for demolition to access soil contamination, soil remediation and soil vapor mitigation. (Costs related to asbestos or lead-based paint abatements and ground water monitoring are not eligible for funding. Costs related to bid preparation, legal fees and project coordination and geotechnical activities are also not eligible for grant funding.)</p>

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Saint Paul Port Authority – Beacon Bluff (Phase 2)

Location:	900 Bush Avenue
Council District:	13 – Richard Aguilar
Acres:	13.43 acres
Total Estimated Cleanup Cost	\$ 1,859,150 for soil remediation and soil vapor mitigation of which \$1,848,080 is eligible for TBRA funding.
TBRA Funding Request	\$350,000
Private Investment:	\$23,042,586
Increase in Annual Net Tax Capacity:	\$646,292
Jobs:	586 FTE (The projected number of jobs expected was discounted due to the lack of end user commitments.)
Affordable Housing	NA
Project Summary	<p>The applicant requested \$350,000 in TBRA funding, \$950,000 from DEED and \$100,000 from Ramsey County for environmental investigation, soil remediation and soil vapor mitigation of a 13.4-acre development site formerly used as the St. Paul campus for 3M. Expected benefits include the development of 7 new buildings with a mix of light industrial, commercial/retail and office uses.</p> <p>The TBRA recommendation is \$350,000, the full amount of the TBRA request. Funding is to be used for soil remediation and soil vapor mitigation.</p> <p>(TBRA funding is restricted to costs incurred within the boundaries of Phase II of the proposed development plan except Parcel 1. For the purpose of TBRA, the project area comprises the following parcels:</p> <p style="padding-left: 40px;">Parcel 2 South (Property Identification (PINs): 28-29-22-33-0047, 28-29-22-33-0048, 28-29-22-33-0049, 28-29-22-33-0050)</p> <p style="padding-left: 40px;">Parcel 3 South (PINs: 28-29-22-33-0030, 28-29-22-33-0051, southern portion of 28-29-22-33-0053 currently occupied by 8 story building #42 built in 1950)</p> <p style="padding-left: 40px;">Parcel 4: (PINs: 28-29-22-0004, 28-29-22-34-0124, 28-29-22-34-0125, 28-29-22-34-0127)</p>

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Parcel 6: (PINs: 28-29-22-33-0010,. 28-29-22-33-0012))

(Costs related to bid preparation, legal fees and project coordination are not eligible for grant funding.)

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Projects Not Recommended for TBRA Funding

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

Brooklyn Center EDA – Howe Fertilizer

Location:	4821 Xerxes Avenue N.
Council District:	2 – Tony Pistilli
Acres:	5.1 acres
Total Estimated Cleanup Cost	\$2,243,770 for environmental investigation, asbestos abatement, demolition to access contamination, soil remediation and soil vapor mitigation of which \$1,442,559 would be eligible for TBRA funding (excluding cleanup of agricultural chemicals pending additional regulatory approvals) if other eligibility criteria had been met.
TBRA Funding Request	\$200,000
Private Investment:	\$4,135,000
Increase in Annual Net Tax Capacity:	\$339,170
Jobs:	57 FTE (The projected number of jobs expected was discounted due to the lack of end user commitments.)
Affordable Housing	NA
Project Summary	<p>The applicant requested \$200,000 in TBRA funding for environmental investigation, asbestos abatement of 3 existing buildings soil remediation, and soil vapor mitigation on a 5.1-acre site that was formerly used as a gas station and auto service station and more recently as fertilizer manufacture and agricultural chemical distribution business. Expected benefits include the development of a 60,000 square foot multi-tenant light industrial building.</p> <p>The TBRA recommendation is for no funding due to incomplete RAP approvals.</p>