

C Community Development Committee

For the Metropolitan Council meeting of July 13, 2010

Item: 2011-172

ADVISORY INFORMATION

Date June 22, 2011
 Prepared:
 Subject: LCA Tax Base Revitalization Account Spring Grant Recommendations

Proposed Action:

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

Projects recommended for Spring 2011 TBRA funding	Recommended amount
Contamination Site Investigation	
Hastings EDRA – Hudson Manufacturing	\$50,000
Saint Paul – East 7 th and Reaney	\$46,500
Contamination Cleanup	
Minneapolis – Lehmann Center (Buzza Building)	\$306,000
Minneapolis – Mill & Main Phase I	\$217,700
Minneapolis – Oak Street Flats	\$34,500
Minneapolis – Precision Building	\$612,500
Minneapolis – University Gateway Phase I	\$79,300
Minnetonka – Cattle Company	\$72,400
Saint Louis Park EDA – Wooddale Pointe	\$70,000
Saint Paul – Pioneer Endicott Building Phase II	\$540,500
Saint Paul – PPL West 7 th Housing	\$55,500
Saint Paul – Schmidt Brewery Phase II	\$343,200
White Bear Township – Birch Lake	\$71,900
TOTAL	\$2,500,000

Summary of Committee Discussion / Questions:

Committee members asked questions concerning how the application evaluation process accounts for funding limits among applicants and the origins of the limits. Staff indicated that the evaluation first considers the funding criteria adopted in the Livable Communities Fund Distribution Report to set a project ranking, according to Council's priorities, followed by a review of eligible funding requests. Adjustments are made on an as needed basis to the grant amounts requested by individual proposals that exceed funding limits set in the TBRA statute (Minnesota Statutes §473.25).

At the conclusion of the staff recommendation, the chair recognized a representative from the City of Saint Paul to discuss the Chittenden and Eastman redevelopment proposal that was not recommended for funding. Since the project is scheduled to begin this fall, the City requested that, if the applicant were to reapply and receive an award in the fall contamination cleanup funding cycle, a one-time waiver from existing policy be made to

allow reimbursement of cleanup costs incurred before the award was granted. (Current grant administration policy allows for *investigation* costs associated with a contamination cleanup request incurred within 180 days prior to an application date to be considered eligible for TBRA funding. Costs incurred for *cleanup* funding are eligible after the date a TBRA grant is awarded.) The City was asked if they would support a recommendation reducing the grant award from another project within the city to support the Chittenden and Eastman project. The City representative declined. No motion in support of the waiver request was presented.

A motion was made by Wulff and seconded by Munt to approve the staff recommendation. The motion to approve the proposed action passed unanimously.

C Community Development Committee

Meeting date: June 20, 2011

ADVISORY INFORMATION	
Date:	June 15, 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

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TOTAL	\$2,500,000

Background

The TBRA is one of three active accounts established by the Livable Communities Act (Minnesota Statutes §473.25). The TBRA awards grants for the cleanup and redevelopment of contaminated land and buildings. The funding recommendations proposed are evaluated based on criteria adopted annually by the Metropolitan Council as part of the Livable Communities Fund Distribution Plan (see <http://www.metrocouncil.org/services/livcomm/2011LCAFundDistributionPlan.pdf>). Funding totaling over \$82M 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 Spring funding cycle implements Council policy by working with local communities to accommodate growth in a flexible, connected, and efficient manner. All of the recommended projects are in accordance with guidelines established in the Livable Communities Fund Distribution Plan adopted in April.

Funding

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

The Livable Communities Act legislation provides a limit on the amount of funding that can go to cities of the first class (Minneapolis and St. Paul) when competition for the funds exceeds requests. This funding limit (75%) for Minneapolis and St. Paul does not apply in this funding cycle because all requests from suburban locations were funded. Therefore the remaining funds, after all suburban projects were fully funded, is recommended for projects in cities of the first class. Additionally, there is a limit on the amount that can be awarded to a single community (50%). Because the cumulative total request for five of the highest scoring projects from Minneapolis accounted for 58% of the available funding, the recommended amount for the lowest ranking project from Minneapolis was reduced and the amount exceeding the 50% limit is recommended to be awarded to the next ranked project.

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

Spring 2011 Funding Process

Background

The following table shows the history of TBRA funding. The first column shows the expected accomplishments from the start of the TBRA program in 1996 through the Fall 2010 TBRA funding cycle. The second column shows what the accomplishments will be for the Spring 2011 TBRA grant cycle if this recommendation is approved. (Expected private investment, tax base increase, acres cleaned and jobs are listed for contamination cleanup applications only.) The last column combines both previous TBRA accomplishments and proposed Spring 2011 TBRA accomplishments.

Table 1: History of TBRA Funding

	1996- Fall 2010	Spring 2011 Recommendation	Total 1996-Spring 2011
# Communities Funded	39	6	40*
# Grants	286	13	299
TBRA Awards	\$82,710,606	\$2,500,000	\$85,210,606
Expected Private Investment	\$4,569,301,913	\$246,891,775	\$4,816,193,688
Anticipated Tax Base Increase	\$82,345,009	\$1,766,632	\$84,111,641
Acres cleaned	1,916	27	1,943
Jobs (new & retained)	35,488	307	35,795

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

Spring 2011 Application Summary

The Council issued a notice in February that grant funds were available in May. 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 \$2,500,000 for the Spring 2011 cycle. The funds are from a portion of the Metropolitan Council's tax levy. Nineteen applications were received this Spring requesting a total of \$4,649,835 in grant funding. The funds available could fund 54% of the total amount requested. However, individual applicants may apply to more than one of the grantors cited above for a single project. Regardless of the amount requested, proposed projects must meet all of the eligibility criteria in order to be considered for funding.

Review Record

Eligibility and Review Process

The applications were evaluated based on criteria set in the Livable Communities Fund Distribution Plan adopted by the Metropolitan Council in April. The criteria include the projected increase in tax base, increase in jobs, anticipated wage levels, 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 3 (on page four) lists applications recommended for funding in descending rank order based on the points assigned.

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

Applicant information was evaluated with the other brownfield funding partners in the metro area including DEED, Hennepin County and Ramsey County. Questions about the information provided were clarified with applicant city staff and/or the technical consultants who helped prepare the application. Project budgets were reviewed to determine if all of the requested expenses are eligible and reasonable for TBRA grants. In this funding cycle, some of the requested funds were determined ineligible 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

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 Spring 2011 round were over one percent 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. All the cleanup site investigation and contamination cleanup funding requests for the Spring 2011 funding cycle met the "but for" criteria.

Review Record

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

Table 2: TBRA Funding Requests by Project and Grantor:

Applicant Project	Metropolitan Council	DEED	Hennepin County	Ramsey County
Hudson Manufacturing , Hastings HEDRA	•	•		
Applewood Pointe Phase I, Minneapolis	•			
Lehmann Center (Buzza Building), Minneapolis	•			
Marshall Street Boat Basin, Minneapolis	•	•		
Mill & Main Phase I, Minneapolis	•	•	•	
Oak Street Flats, Minneapolis	•	•	•	
Precision Building, Minneapolis	•	•	•	
University Gateway Phase I, Minneapolis	•	•		
Cattle Company, Minnetonka	•	•	•	
Lyndale Garden Center, Richfield	•	•		
Wooddale Pointe, Saint Louis Park EDA	•	•	•	
Chittenden & Eastman Building, Saint Paul	•			
East 7th & Reaney, Saint Paul	•			
Pioneer Endicott Building Phase II, Saint Paul	•			
Rayette Building, Saint Paul	•			
Schmidt Brewery, Saint Paul	•	•		•
Starkey Building, Saint Paul	•	•		
PPL West 7th Housing, Saint Paul	•	•		•
Birch Lake, White Bear Township	•	•		•

DEED has awarded funding to 10 of the 13 joint applications listed in the table above. The Hudson Manufacturing investigation request redevelopment was not funded. The Schmidt abatement request for DEED revolving loan funding (RLF) is pending. The Starkey Building was not eligible for DEED funding. Grant awards are expected from Ramsey County on June 21. Grant awards are expected from Hennepin County on June 28.

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 2011 funding cycle have indicated eligibility for Petrofund or the Drycleaner Fund.

Review Record

Project Ranking

Projects are listed by evaluation point totals in descending order in Table 3 below. Thirteen projects are recommended for funding. More detailed information for each project related to the use of the funds and the expected project results is provided starting on page eight of this memo.

Table 3
Tax Base Revitalization Account
Spring 2011 Ranking and Funding Recommendations

Rank	City - Project Name	Score	TBRA Request	Total Eligible Costs	Recommended Funding*
Contamination Cleanup Grant Applications					
1	Minneapolis – University Gateway Phase I	96	\$79,378	\$610,600	\$79,300
2	Minneapolis – Oak Street Flats	93	\$34,508	\$248,451	\$34,500
3	Minneapolis – Mill & Main Phase I	91	\$217,701	\$731,080	\$217,700
4	Saint Paul – Pioneer Endicott Building Phase II	87	\$540,547	\$638,813	\$540,500
5	Minnetonka – Cattle Company	85	\$72,496	\$897,000	\$72,400
6	Saint Paul – PPL West 7 th Housing	83	\$55,530	\$335,343	\$55,500
7-tie	Minneapolis – Precision Building	81	\$612,583	\$890,817	\$612,500
7-tie	Minneapolis – Lehmann Center (Buzza Building)	81	\$498,347	\$947,773	\$306,000
9	Saint Louis Park EDA – Wooddale Pointe	79	\$70,000	\$318,951	\$70,000
10	Saint Paul – Schmidt Brewery Phase II	78	\$670,802	\$1,585,219	\$343,200
11	Minneapolis – Applewood Pointe Phase I	75	\$187,636	\$169,136	\$0
12	Saint Paul – Chittenden & Eastman Building	69	\$429,846	\$511,231	\$0
13-tie	Saint Paul – Rayette Building	68	\$624,622	\$628,372	\$0
13-tie	White Bear Township – Birch Lake	68	\$71,951	\$1,040,965	\$71,900
15	Saint Paul – Starkey Building	46	\$243,000	\$0**	\$0
Rank	City - Project Name	Score	TBRA Request	Total Eligible Costs	Recommended Funding*
Cleanup Site Investigation Grant Applications					
1	Richfield – Lyndale Garden	40	\$38,992	\$38,992	\$0

Review Record

Rank	City - Project Name	Score	TBRA Request	Total Eligible Costs	Recommended Funding*
	Center				
2	Hastings – Hudson Manufacturing	36	\$50,000	\$50,000	\$50,000
3	Saint Paul – East 7 th & Reaney	30	\$46,545	\$46,545	\$46,500
4	Minneapolis – Marshall Street Boat Basin	25	\$24,750	\$0	\$0
TOTAL Recommended					\$2,500,000
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.

Additional Review Considerations

Additional funding distribution constraints are listed in Table 4 below.

The Livable Communities Act legislation provides a limit on the amount of funding that can go to cities of the first class (Minneapolis and St. Paul) when competition for the funds exceeds requests. This funding limit (75%) for Minneapolis and St. Paul does not apply in this funding cycle because all requests from suburban locations were funded by the Metropolitan Council or other funding partners. Therefore the remaining funds, after all suburban projects were fully funded, is recommended for projects in cities of the first class. In this round, Minneapolis and St. Paul are recommended to receive 89% (\$2,235,700) of the funding awarded. Applicants from suburban communities are recommended to receive 11% (\$264,300) of the funding awarded.

Additionally, there is a limit on the amount that can be awarded to a single community (50%). Because the cumulative total request for five of the highest scoring projects from Minneapolis accounted for 58% of the available funding, the recommended amount for the lowest ranking project from Minneapolis (Lehmann Center (Buzza building)) was reduced and the amount exceeding the 50% limit is recommended to be awarded to the next ranked project (Schmidt Brewery, Saint Paul).

Review Record

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

Communities	Recommendation	Percentage of Recommended Funding
Suburban	\$264,300	11%
Cities of the first class (Minneapolis and St. Paul)	\$2,235,700	89%
Total	\$2,500,000	100% of total available

City with the largest cumulative funding recommendation: Minneapolis	\$1,250,000	50% of total recommended award
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Projects Not Recommended for TBRA Funding

Minneapolis, Applewood Pointe (75 points) – The application requested \$187,636 in TBRA funding for a hazardous materials survey, asbestos and lead-based paint abatements. Upon review, sufficient investigation and cleanup costs to meet the request were determined to be eligible. Due to the low evaluation score, the proposed project was not considered a high enough priority for funding. The TBRA recommendation is for no funding.

Saint Paul, Chittenden & Eastman Building (69 points) – The application requested \$429,846 in TBRA funding for environmental investigation (including a soil vapor assessment), hazardous materials survey, asbestos and lead-based paint abatements. Upon review, sufficient investigation and cleanup costs to meet the request were determined to be eligible. However, due to the low evaluation score, the proposed project was not considered a high enough priority for funding. The TBRA recommendation is for no funding.

Saint Paul, Rayette Building (68 points) – The application requested \$624,622 in TBRA funding for a Phase 1 environmental site assessment, hazardous materials survey, asbestos and lead-based paint abatements. Upon review, sufficient investigation and cleanup costs to meet the request were determined to be eligible. However, due to the low evaluation score, the proposed project was not considered a high enough priority for funding. The TBRA recommendation is for no funding.

Richfield, Lyndale Garden Center (40 points) – The application requested \$38,992 in TBRA funding for a Phase I environmental site assessment, Phase II environmental site assessment, hazardous materials survey and 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. DEED awarded funding for this environmental investigation in June. The TBRA recommendation is for no funding.

Review Record

Minneapolis, Marshall Street Boat Basin (25 points) – The application requested \$24,750 in TBRA funding for environmental site assessment, hazardous materials survey and 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 project site is considered a park in holding within the regional park system. The proposed commercial use is not compatible with Metropolitan Council parks planning. Furthermore, DEED awarded funding for this environmental investigation in June. The TBRA recommendation is for no funding.

Projects Not Eligible for TBRA Funding

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

- Saint Paul, Starkey Building – (46 points)

Project Details

Projects Recommended for TBRA Funding

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

Project Summary

Applicant	Hastings HEDRA	Type:	Contamination Investigation
Project Name:	Hudson Manufacturing		
Project Location:	200 West 2nd Street, Hastings		
Council District:	16 – Wendy Wulff		

Project Description:

The applicant is requesting \$50,000 in TBRA funding for additional Phase II environmental site assessment and response action plan (RAP) development on a 3.9-acre industrial site used as a spray tank manufacturing company for nearly 100 years. (A duplicate request has been submitted to DEED.) The contaminants of concern identified include metals, polychlorinated biphenyls (PCBs) and impacts from volatile organic compounds (VOCs) in the shallow surface soil as well as VOCs in the groundwater and related soil vapor impacts.

Funding:

Total Estimated Investigation Cost	\$65,903
Amount Requested	\$50,000
Amount Recommended	\$50,000
Use of Funds	Additional Phase II environmental site assessment, work plan development, destructive asbestos survey and RAP development

Deliverables:

Expected benefits include the use of new and renovated space to develop 14,200 square feet of commercial space with enclosed parking and 45 ownership residential units (including 30 affordable units).

Increase in annual net tax capacity	\$104,814
Jobs	12 FTE
Affordable housing	30 ownership units

Development Timeline:

Task	Start Date	End Date
Completion of a remedial action work plan, environmental sampling and analysis, additional asbestos survey and a RAP for approval by MPCA		On or before 6/30/2012

Project Summary

Applicant	Minneapolis	Type:	Contamination Cleanup
Project Name:	Lehmann Center (Buzza Building)		
Project Location:	1006 West Lake Street, Minneapolis		
Council District:	6 – James Brimeyer		

Project Description:

The applicant is requesting \$498,347 in TBRA funding and \$449,447 from Hennepin County for environmental site investigation, hazardous materials survey, asbestos and lead-based paint abatements and soil remediation of a multi-story 157,000 square foot building over 80 years-old formerly used as a greeting card business, a periscope assembly facility, a military recruiting center and most recently as a public school/adult education facility. The contaminants of concern identified include volatile organic compounds (VOC), diesel-range organics (DRO), polynuclear aromatic hydrocarbons (PAHs) and metals in the soil, tetrachloroethene in the ground water, VOCs in the soil vapors and asbestos and lead-based paint in the building.

Funding:

Total Estimated Cleanup Cost	\$947,773
Amount Requested	\$498,347
Amount Recommended	\$306,000
Use of Funds	Environmental site investigation, hazardous materials survey, asbestos and lead-based paint abatements and soil remediation

Deliverables:

Expected benefits include the development of 134 affordable apartments. Private investment is estimated to be approximately \$32.4 million.

Increase in annual net tax capacity	\$93,750
Jobs	3 FTE
Affordable housing	134 rental units

Development Timeline:

Task	Start Date	End Date
Complete environmental site investigation, hazardous materials survey, asbestos and lead-based paint abatements and soil remediation.		On or before 6/30/2014
Begin development of residential units	On or before 6/30/2014	

Project Summary

Applicant	Minneapolis	Type:	Contamination Cleanup
Project Name:	Mill & Main Phase I		
Project Location:	501 Main Street East, Minneapolis		
Council District:	8 – Adam Duininck		

Project Description:

The applicant is requesting \$217,701 in TBRA funding, \$416,850 from DEED and \$36,127 from Hennepin County for environmental site investigation, asbestos and lead-based paint abatements and soil remediation on a 1.4-acre site formerly used as a hide and wool warehouse with a tannery, a butter and lard packaging manufacturer, an organ factory, a flour milling and packaging business and most recently used for outdoor storage space by a construction and industrial equipment company. The contaminants of concern include a former leaking underground storage tank, buried debris with asbestos-containing material, chlorinated solvents, polynuclear aromatic hydrocarbons (PAHs), metals and diesel-range organic compounds (DRO) in the soils as well as asbestos and lead-based paint in the two existing buildings on the site.

Funding:

Total Estimated Cleanup Cost	\$731,080
Amount Requested	\$217,701
Amount Recommended	\$217,700
Use of Funds	Environmental site investigation, asbestos and lead-based paint abatements and soil remediation

Deliverables:

Expected benefits include the development of 183 apartments with two levels of enclosed parking. (A second building with 191 units is planned for a future development phase.)

Increase in annual net tax capacity	\$434,523
Jobs	15 FTE
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete environmental site investigation, asbestos and lead-based paint abatements and soil remediation		On or before 6/30/2014
Begin development of residential units	On or before 6/30/2014	

Project Summary

Applicant	Minneapolis	Type:	Contamination Cleanup
Project Name:	Oak Street Flats		
Project Location:	313 & 309 Oak Street Southeast, Minneapolis		
Council District:	8 – Adam Duininck		

Project Description:

The applicant is requesting \$34,508 in TBRA funding, \$151,457 from DEED and \$23,777 from Hennepin County for environmental site investigation, hazardous materials survey, asbestos abatement and soil remediation of a 0.33-acre site occupied by a movie theater with an adjacent restaurant. Contaminants of concern include arsenic, polynuclear aromatic hydrocarbons (PAHs) and diesel-range organic compounds (DRO) in the surface soil and arsenic and DRO in groundwater. A former oil burner and associated fuel storage tank was also believed to have been located on the site.

Funding:

Total Estimated Cleanup Cost	\$248,541
Amount Requested	\$34,508
Amount Recommended	\$34,500
Use of Funds	Environmental site investigation, hazardous materials survey, asbestos abatement and soil remediation

Deliverables:

Expected benefits include the construction of 60 apartments with first floor retail and parking.

Increase in annual net tax capacity	\$87,206
Jobs	13 FTE
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete environmental site investigation, hazardous materials survey, asbestos abatement and soil remediation		On or before 6/30/2014
Begin development of residential units, commercial space and parking	On or before 6/30/2014	

Project Summary

Applicant	Minneapolis	Type:	Contamination Cleanup
Project Name:	Precision Building		
Project Location:	740 Washington Avenue North, Minneapolis		
Council District:	7 – Gary L. Cunningham		

Project Description:

The applicant is requesting \$612,583 in TBRA funding, \$142,173 from DEED and \$302,878 from Hennepin County for environmental site investigation, hazardous materials surveys, asbestos and lead-based paint abatement, PCB remediation, underground storage tank removal, soil remediation and soil vapor mitigation of 6-story building on a 0.93-acre site formerly used by printing operations, asbestos building materials suppliers, a chemical supplier and electrical equipment manufacturer. More recent tenants have included additional printers and cleaning product businesses, a synthetic rubber products, tool & die manufacturer, cord and vending machine manufacturers. The contaminants of concern include diesel-range organic compounds (DRO), polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), metals, polychlorinated biphenyls (PCBs), lead-based paint and asbestos.

Funding:

Total Estimated Cleanup Cost	\$890,817
Amount Requested	\$612,583
Amount Recommended	\$612,500
Use of Funds	Environmental site investigation, hazardous materials surveys, asbestos and lead-based paint abatement, PCB remediation, underground storage tank removal, soil remediation and soil vapor mitigation (Garage ventilation system is not eligible for grant funding.)

Deliverables:

Expected benefits include renovation of the 220,000 square foot building into 130 apartments with 20,000 square feet of commercial space and enclosed parking.

Increase in annual net tax capacity	\$244,258
Jobs	76 FTE
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete environmental site investigation, hazardous materials surveys, asbestos and lead-based paint abatement, PCB remediation, underground storage tank removal, soil remediation and soil vapor mitigation		On or before 6/30/2014
Begin development of residential units, commercial space and parking	On or before 6/30/2014	

Applicant	Minneapolis	Type:	Contamination
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Project Summary

Cleanup

Project Name: University Gateway Phase I
Project Location: 928 University Avenue, Minneapolis
Council District: 8 – Adam Duininck

Project Description:

The applicant is requesting \$79,378 in TBRA funding and \$457,950 from DEED for environmental site investigation and soil remediation as part of an amended request on a 1.39-acre site formerly used as gas station. Contaminants of concern include diesel-range organics (DRO), gasoline-range organics (GRO), petroleum and non-petroleum volatile organic compounds (VOCs), lead and poly aromatic hydrocarbons (PAHs) in shallow and deep soils on the site. Petroleum-impacts have also been found in the ground water below the site.

Funding:

Total Estimated Cleanup Cost	\$610,600
Amount Requested	\$79,378
Amount Recommended	\$79,300
Use of Funds	Environmental site investigation and soil remediation

Deliverables:

Expected benefits include the development of a 15,000 square foot mixed-use retail and office building with underground parking. (An additional 12,000 square foot office building with underground parking is planned for a future development phase.)

Increase in annual net tax capacity	\$81,564
Jobs	79 FTE
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete environmental site investigation and soil remediation		On or before 6/30/2014
Begin development of retail and office space	On or before 6/30/2014	

Project Summary

Applicant	Minnetonka	Type:	Contamination Cleanup
Project Name:	Cattle Company		
Project Location:	10600 Wayzata Boulevard, Minnetonka		
Council District:	3 – Jennifer Munt		

Project Description:

The applicant is requesting \$72,496 in TBRA funding, \$679,650 from DEED and \$45,310 from Hennepin County for environmental site investigation, excavation and disposal of buried waste and soil vapor mitigation. Contaminants of concern include diesel-range organics (DRO), lead, PAHs and methane in the proposed redevelopment area.

Funding:

Total Estimated Cleanup Cost	\$897,000
Amount Requested	\$72,496
Amount Recommended	\$72,400
Use of Funds	Environmental site investigation, excavation and disposal of buried waste impacted by lead, DRO and PAHs and soil vapor mitigation. (Disposal of solid or construction-related waste not intermixed with lead, DRO and PAHs is not eligible for grant funds. The costs of excavation, loading or disposal of soil for geotechnical purposes is also not eligible for grant funds.)

Deliverables:

Expected benefits include the development of 100-room hotel.

Increase in annual net tax capacity	\$180,800
Jobs	26 FTE
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete environmental site investigation, excavation and disposal of buried waste and soil vapor mitigation		On or before 6/30/2014
Begin development of hotel	On or before 6/30/2014	

Project Summary

Applicant	Saint Louis Park EDA	Type:	Contamination Cleanup
Project Name:	Wooddale Pointe		
Project Location:	3601 Wooddale Avenue & 5810 37th Street West, Saint Louis Park		
Council District:	6 – James Brimeyer		

Project Description:

The applicant is requesting \$70,000 in TBRA funding, \$163,676 from DEED and \$47,000 from Hennepin County for environmental site investigation, soil remediation and soil vapor mitigation on a 1.92-acre site formerly used by a window blind manufacturer and a laboratory for a rubber manufacturing business. The contaminants of concern include diesel-range organic compounds (DRO), polynuclear aromatic hydrocarbons (PAHs), metals, naphthalene, 1,2-Dichloropropane, tetrachloroethylene (PCE) and residual petroleum impacts from leaking underground storage tanks.

Funding:

Total Estimated Cleanup Cost	\$318,951
Amount Requested	\$70,000
Amount Recommended	\$70,000
Use of Funds	Environmental site investigation, soil remediation and soil vapor mitigation (Garage ventilation system is not eligible for grant funding.)

Deliverables:

Expected benefits include the construction of a 113-unit senior housing development with 10,000 square feet of commercial space and underground parking.

Increase in annual net tax capacity	\$138,042
Jobs	61 FTE
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete environmental site investigation, soil remediation and soil vapor mitigation		On or before 6/30/2014
Begin development of senior housing, commercial space and parking.	On or before 6/30/2014	

Project Summary

Applicant	Saint Paul	Type:	Contamination Investigation
Project Name:	East 7 th & Reaney		
Project Location:	The site is bounded by East 7th Street on the north, Etna Street on the west, Hazelwood Street on the east, and Reaney Avenue on the south in Saint Paul		
Council District:	13 – Richard Kramer		

Project Description:

The applicant is requesting \$46,545 in TBRA funding for a Phase I environmental site assessment, Phase II environmental site assessment and response action plan (RAP) development on a 6.8-acre site known to contain demolition materials, concrete and household debris. Contaminants of concern include buried asbestos-containing materials, diesel-range organics, lead, naphthalene, and arsenic.

Funding:

Total Estimated Investigation Cost	\$62,060
Amount Requested	\$46,545
Amount Recommended	\$46,500
Use of Funds	Phase I environmental site assessment, Phase II environmental site assessment, remedial action work plan and RAP development

Deliverables:

Potential benefits include up to 48 ownership townhouses (including 14 affordable units), a data center and a green house. Parcels owned by the school district are expected to continue to be used for school purposes.

Increase in annual net tax capacity	\$116,000
Jobs	85 FTE
Affordable housing	14 ownership units

Development Timeline:

Task	Start Date	End Date
Completion of Phase I environmental site assessment, Phase II environmental site assessment, remedial action work plan and RAP development for approval by MPCA		On or before 6/30/2012

Project Summary

Applicant	Saint Paul	Type:	Contamination Cleanup
Project Name:	Pioneer Endicott Phase II		
Project Location:	141 East 4th Street, Saint Paul		
Council District:	13 – Richard Kramer		

Project Description:

The applicant is requesting \$540,547 in TBRA funding for Phase II environmental site assessment, hazardous materials survey, asbestos abatement and lead-based paint abatement of over 300,000 square feet of space within the Endicott on Robert and Pioneer buildings on a 1.08-acre site formerly used for offices and retail businesses.

Funding:

Total Estimated Cleanup Cost	\$638,813
Amount Requested	\$540,547
Amount Recommended	\$540,500
Use of Funds	Environmental site assessment, hazardous materials survey, asbestos abatement and lead-based paint abatement (Environmental costs associated with supporting structured parking are not eligible for grant funds.)

Deliverables:

Expected benefits include over 6,000 square feet of renovated commercial space and 157 apartments (including 23 affordable units) supported by adjacent structured parking.

Increase in annual net tax capacity	\$179,623
Jobs	25 FTE
Affordable housing	23 rental units

Development Timeline:

Task	Start Date	End Date
Complete environmental site assessment, hazardous materials survey, asbestos abatement and lead-based paint abatement		On or before 6/30/2014
Begin development of residential units and commercial space.	On or before 6/30/2014	

Project Summary

Applicant	Saint Paul	Type:	Contamination Cleanup
Project Name:	PPL West 7 th Housing		
Project Location:	2242 West 7th Street, Saint Paul		
Council District:	14 – Jon Commers		

Project Description:

The applicant is requesting \$55,530 in TBRA funding, \$145,000 from DEED and \$38,903 from Ramsey County for environmental site investigation, hazardous materials survey, asbestos abatement, storage tank removal and soil remediation on a 1.41-acre site that formerly included a gas station and single-family homes. Contaminants of concern include diesel-range organics (DRO), polynuclear aromatic hydrocarbons (PAHs) and metals in the soils, and methylene chloride in the soil vapors.

Funding:

Total Estimated Cleanup Cost	\$335,343
Amount Requested	\$55,530
Amount Recommended	\$55,500
Use of Funds	Environmental site investigation, hazardous materials survey, asbestos abatement, storage tank removal and soil remediation (Demolition costs are not eligible for grant funding.)

Deliverables:

Expected benefits include the development of 44 affordable apartments and underground parking.

Increase in annual net tax capacity	\$21,687
Jobs	1 FTE
Affordable housing	44 rental units

Development Timeline:

Task	Start Date	End Date
Complete environmental site investigation, hazardous materials survey, asbestos abatement, storage tank removal and soil remediation		On or before 6/30/2014
Begin development of residential units and parking.	On or before 6/30/2014	

Project Summary

Applicant	Saint Paul	Type:	Contamination Cleanup
Project Name:	Schmidt Brewery Phase II		
Project Location:	882 West 7 th Street, Saint Paul		
Council District:	13 – Richard Kramer		

Project Description:

The applicant is requesting \$670,802 in TBRA funding and \$303,690 from Ramsey County for asbestos and lead-based paint abatements, soil remediation and soil vapor mitigation on approximately 9-acres of a 15-acre site that formerly included a lumber yard, brewery, gas stations and more recently an ethanol plant prior to being vacant. Contaminants of concern include volatile organic compounds (VOC), diesel-range organics (DRO), polynuclear aromatic hydrocarbons (PAHs) and metals in the soils, VOCs in soil vapors and asbestos and lead-based paint in the buildings.

Funding:

Total Estimated Cleanup Cost	\$1,585,219
Amount Requested	\$670,802
Amount Recommended	\$343,200
Use of Funds	Asbestos and lead-based paint abatements, soil remediation and soil vapor mitigation

Deliverables:

Expected benefits include the renovation of the former Brew House and tower into 130 affordable apartments and demolition of a warehouse addition for surface parking. (Additional commercial development south of the Brew House is planned for a future development phase.)

Increase in annual net tax capacity	\$271,519
Jobs	3 FTE
Affordable housing	130 rental units

Development Timeline:

Task	Start Date	End Date
Complete asbestos and lead-based paint abatements, soil remediation and soil vapor mitigation		On or before 6/30/2014
Begin development of residential units and parking.	On or before 6/30/2014	

Project Summary

Applicant	White Bear Township	Type:	Contamination Cleanup
Project Name:	Birch Lake		
Project Location:	1201 North Birch Lake Boulevard, White Bear Township		
Council District:	11 – Sandy Rummel		

Project Description:

The applicant is requesting \$71,951 in TBRA funding, \$776,433 from DEED and \$71,951 from Ramsey County for environmental site investigation, asbestos abatement, underground storage tank removal, well-sealing and soil remediation on a 9.3-acre site formerly used as household solid waste dump and more recently as a waste transfer facility. Contaminants of concern include diesel-range organics (DRO), volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) and metals in the soil.

Funding:

Total Estimated Cleanup Cost	\$1,020,965
Amount Requested	\$71,951
Amount Recommended	\$71,900
Use of Funds	Environmental site investigation, asbestos abatement, underground storage tank removal, well-sealing and soil remediation. (Costs associated with demolition, solid waste handling and disposal of soils not intermixed with DRO, VOCs, SVOCs and RCRA metals or the costs of excavation, loading or disposal of soil for geotechnical purposes are not eligible for grant funding.)

Deliverables:

Expected benefits include the development of nearly 54,000 square feet of industrial space in two buildings.

Increase in annual net tax capacity	\$33,660
Jobs	63 FTE
Affordable housing	NA

Development Timeline:

Task	Start Date	End Date
Complete environmental site investigation, asbestos abatement, underground storage tank removal, well-sealing and soil remediation		On or before 6/30/2014
Begin development of industrial space	On or before 6/30/2014	