

Committee Report

Community Development Committee



Committee meeting date: December 15, 2025

For the Metropolitan Council: January 14, 2026

Business Item: 2025-318

Funding Recommendations for 2025 Round Two Tax Base Revitalization Account Grants

Proposed action

1. That the Metropolitan Council award twelve (12) Livable Communities Act Tax Base Revitalization Account Grants totaling \$3,536,100 as shown in Table 1 below.
2. Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.

Table 1. Tax Base Revitalization Account Grant Recommendations

| Applicant | Seeding Equitable Environmental Development (SEED) Projects | Recommended Amount |
|----------------------|---|--------------------|
| Minneapolis | CORA Townhomes | \$189,200 |
| Saint Paul | Rondo Revitalize | \$50,000 |
| Applicant | Environmental Site Investigation Projects | Recommended Amount |
| Hastings EDRA | Gateway Block Redevelopment | \$55,300 |
| Plymouth | Scattered Site and Cornerstone Auto Redevelopment | \$150,000 |
| Applicant | Contamination Cleanup Projects | Recommended Amount |
| Minneapolis | Henn 25 Shops | \$130,900 |
| Minneapolis | Native American Community Clinic and Housing | \$250,500 |
| Minneapolis | Rise Up Center | \$49,200 |
| Roseville EDA | Twin Lakes Technology Center | \$325,000 |
| Saint Louis Park EDA | Beltline Station | \$342,500 |
| Saint Louis Park EDA | Minnetonka Boulevard Twin Homes | \$432,700 |
| Saint Paul | Face to Face | \$60,800 |
| Saint Paul | Hamm's Brewery West End | \$1,500,000 |
| TOTAL | | \$3,536,100 |

Summary of Community Development Committee discussion/questions

Senior Planner Marcus Martin presented the staff report to the Committee. The Committee asked about the frequency and support for projects as they progress through the development process. Staff noted that about one-third of projects apply for more than one type LCA grant. Staff provide technical assistance before and after grant awards. The Committee highlighted the need for cleanup at the Roseville site and considered the potential need for future grants. Support was also

noted for the proposed co-housing opportunities in The CORA Townhomes project.
Motion by Lindstrom, seconded by Chamblis. Motion carried unanimously.



Business Item

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District(s), member(s): All

Policy/legal reference: Livable Communities Act (Minn. Stat. § 473.25)

Staff prepared/presented: Marcus Martin, Senior Planner, Livable Communities, 651-602-1054

Division/department: Community Development / Regional Planning

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| TOTAL | | \$3,536,100 |

Background

The 1995 Livable Communities Act (LCA) funds local projects that revitalize local economies, create housing choice, and support closer links between land use and transportation. Under State statute, cities and townships choosing to participate in the program are eligible to compete for LCA funds. Participation is voluntary.

The Tax Base Revitalization Account (TBRA) is one of three active accounts established by the Livable Communities Act. The TBRA provides grants to clean up and redevelop contaminated land and buildings. The Council adopted the 2025 TBRA guidelines, criteria, schedule, and evaluation process as part of the 2025 Livable Communities Act Fund Distribution Plan (FDP) ([Business Item 2025-46](#)) earlier this year. The Council awards funds through TBRA in two grant cycle rounds each year. The attached Review Record describes the applications and recommended awards for round two in 2025.

Rationale

Since the Livable Communities FDP was adopted before the approval of the new redevelopment guide, the grant recommendations are based on how well the proposals meet the priorities of the LCA and Council development goals described in Thrive MSP 2040. (Next year, the FDP will be aligned with the Council's development goals described in Imagine 2050). Each of the recommended proposals implements Council policy by working with local communities to accommodate growth in a flexible, connected, and efficient manner. All the recommended projects comply with guidelines established in the 2025 FDP. Once complete, the proposed projects will have cleaned up 26 acres of contaminated sites and are estimated to add over \$1.7M to the regional annual tax base, support over 650 new and retained jobs, and add over 230 affordable for-sale and rental housing units to the region.

Thrive lens analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Thrive lens, LCA grants advance Thrive 2040 outcomes of Livability, Sustainability, Equity, and Prosperity. Under the Imagine 2050 lens, the Livable Communities Act programs represent one of the Council's primary financial tools to advance and encourage development and redevelopment that address Imagine 2050 goals to ensure an 'Equitable and inclusive region', 'Healthy and safe communities' and a 'Dynamic and resilient region'. Several grant distribution criteria further the Council's goals by prioritizing projects with measurable equity impacts, meeting shared challenges by improving environmental and social health, expanding choice and access through new and retained affordable housing opportunities, and increasing our economic resilience by expanding economic opportunity.

Funding

Funds are available in the Livable Communities authorized 2025 budget and the Livable Communities reserve accounts. Reserves may need to be amended into a future annual budget to meet cashflow needs on Livable Communities multi-year grants.

The twelve projects recommended for funding total \$3,536,100. The balance of available funds not awarded in this round (\$31,700) will be available for future programming.



REVIEW RECORD

Review Process

Council staff issued an initial notice of funding availability in March 2025. Notice of the application deadline was re-issued in August. Staff hosted a technical assistance workshop in early September for prospective applicants in collaboration with the Minnesota Department of Employment and Economic Development (DEED), Hennepin County, and Ramsey County. Staff also provided additional technical assistance to applicants when requested prior to the application deadline.

The Council received 12 applications in November, totaling \$3.5M in requests.

Table 2. Application Summary

| Grant Category | Submitted Applications | Applications Eligible for Review | Applications that met the minimum score | Applications recommended for funding |
|----------------|------------------------|----------------------------------|---|--------------------------------------|
| SEED | 2 | 2 | 2 | 2 |
| Investigation | 2 | 2 | 2 | 2 |
| Cleanup | 8 | 8 | 8 | 8 |
| TOTAL | 12 | 12 | 12 | 12 |

Staff reviewed the applications in November and December using the following evaluation categories approved in the Fund Distribution Plan:

- project outcomes and impact
 - increase to the tax base
 - jobs and/or affordable housing
 - compact, connected development
- environment & livability
- project process
- project capacity

Council staff in Environmental Services, Transportation, Regional Parks, Local Planning Assistance, and the Livable Communities and Housing team provided additional evaluation and comments. Staff from the Minnesota Department of Employment and Economic Development, the Council's largest brownfield funding partner in the metro area (as measured by funding available), and the Minnesota Pollution Control Agency (MPCA) also provided comments.

Per review by the Local Planning Assistance staff, all projects recommended for funding are consistent with the applicable local 2040 comprehensive plan, except for the Twin Lakes Technology Center and Hamm's Brewery West End which will require comprehensive plan amendments to the guiding land uses for the proposed projects. Concerns regarding potential impacts to regional systems were primarily reminders to request direct connection or discharge permits when accessing the metropolitan wastewater disposal system prior to starting construction requiring dewatering. The Twin Lakes Technology Center may require an encroachment agreement for construction over a metropolitan interreceptor and will require an aquifer investigation and review of nested well construction if replacing deep glacial aquifer monitoring wells. Projects near the regional trail system such as Face to Face, Hamm's Brewery West End, and Beltline Station are encouraged to add bicycle amenities such as indoor and outdoor bike parking to encourage use of the system. For the Rise Up Center, the addition of sound and visual barriers to the south side of the existing parking structure are also encouraged to support use of

the Midtown Greenway Regional trail. Storm water re-use and low-salting strategies are encouraged for all projects.

Project Recommendations

The following projects applied for TBRA funding, detailed in Tables 3, 4, and 5 by project type.

Table 3. SEED Application Scoring Summary

| Rank | Applicant – Project | Score | TBRA Request | Recommended Funding* |
|------|---|-------|--------------|----------------------|
| 1 | Minneapolis – CORA Townhomes [±] | 57 | \$189,230 | \$189,200 |
| 2 | Saint Paul – Rondo Revitalize | 41 | \$50,000 | \$50,000 |
| | SUBTOTAL – SEED | | | \$239,200 |

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

[±] Located in a Transit-Oriented Development Area.

Table 4. Investigation Application Scoring Summary

| Rank | Applicant – Project | Score | TBRA Request | Recommended Funding* |
|------|--|-------|--------------|----------------------|
| 1 | Hastings EDRA – Gateway Block Redevelopment | 40 | \$55,337 | \$55,300 |
| 2 | Plymouth – Scattered Site and Cornerstone Auto Redevelopment | 35 | \$150,000 | \$150,000 |
| | SUBTOTAL – Investigation | | | \$205,300 |

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

Table 5. Contamination Cleanup Application Scoring Summary

| Rank | Applicant – Project | Score | TBRA Request | Recommended Funding* |
|------|---|-------|--------------|----------------------|
| 1 | Minneapolis – Native American Community Clinic and Housing [±] | 112 | \$250,575 | \$250,500 |
| 2 | Saint Louis Park EDA – Beltline Station [±] | 111 | \$342,500 | \$342,500 |
| 3 | Saint Paul – Face to Face [±] ^ | 98 | \$30,418 | \$60,800 |
| 4 | Minneapolis – Henn 25 Shops [±] | 96 | \$130,930 | \$130,900 |
| 5 | Saint Paul – Hamm’s Brewery West End [±] | 90 | \$1,500,000 | \$1,500,000 |
| 6 | Roseville EDA – Twin Lakes Technology Center | 88 | \$325,000 | \$325,000 |
| 7 | Minneapolis – Rise Up Center [±] | 85 | \$49,200 | \$49,200 |
| 8 | Saint Louis Park EDA – Minnetonka Boulevard Twin Homes ^{**} | 78 | \$432,760 | \$432,700 |
| | SUBTOTAL – CLEANUP | | | \$3,091,600 |

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

[±] Located in a Transit-Oriented Development Area.

[^] Additional funding recommended to fill an anticipated funding shortfall



Additional Funding Considerations

As outlined in the Fund Distribution Plan, the Council approved up to \$6M in funding for TBRA grants in 2025:

- The approved plan included \$2,750,000 for investigation and cleanup grants to be awarded in two funding cycles for the calendar year, and
- \$500,000 for Seeding Equitable Environmental Development (SEED) to encourage development on strategic sites.

Sufficient funding is available to fund the grant recommendations. Unallocated funds are available for future programming.

Statutory limits

The LCA statutes limit funding when competition for funds exceeds the amount available. To comply with the statute, no more than 75% of the available TBRA funding may be awarded to Minneapolis and Saint Paul, and no more than 50% of the available funding may be awarded to a single city.

In this grant cycle, the total amount requested (\$3,505,950) is just below the amount of funding made available in this funding cycle (\$3,567,800). Therefore, the statutory funding limits for a single city and central cities do not apply.

Partner funding

In addition to the Council's TBRA funding, other sources of public funding are available to investigate and clean up contaminated sites. In the current funding cycle, several projects also applied for state and/or county cleanup funding. By statute, the Council must consider the probability of funding from other sources when making grants (Minn. Stat. § 473.252, subd. 3). For projects that are a priority for the Metropolitan Council, the Council has the discretion to increase funding to make up for shortfalls or to reduce Council funding due to sources expected from other funding partners. Priorities are evaluated using evaluation criteria approved in the annual FDP, and funding awarded by the Council is limited to TBRA-eligible cleanup expenses. As of the writing of this report, funding partners DEED, Hennepin County, and Ramsey County are evaluating their funding recommendations and have not yet made funding decisions.

Affordable Housing Need

The 2021-2030 Allocations of Affordable Housing Need forecasts how much new affordable housing is needed in each community to meet demand driven by forecasted population growth. The 2021-2030 needs data was adopted as part of the Thrive MSP 2040 planning process. The allocation is proportional to a city's overall forecasted growth, its existing affordable housing stock, and the ratio of jobs paying low wages to residents earning low wages. The Met Council publishes the forecasted need and tracks progress on its [website](#). Regionally, [not enough housing that is affordable to households living on 30% of the area median income \(AMI\) is being built to meet the projected need](#). The region needs 21,606 deeply affordable units to accommodate the growth in households in this decade between 2021-2030; just 7% of the needed units have been permitted so far between 2021-2024.

The TBRA recommendation includes housing units proposed by projects that are projected to be available for occupancy in the year 2026-27, generally. Table 6 shows how the redevelopment projects will contribute toward meeting the projected affordable housing need for the decade between 2021 and 2030. (Note, not all proposals included a housing component.) If completed as planned, 94 units of new housing affordable to households living at or below 30% AMI (\$39,700 for a family of four in 2025) are recommended for this round of TBRA funding. Two out of the three cities with housing proposals included in Table 6 have collectively met their forecasted need for new housing affordable to households earning 31% to 80% AMI (\$39,701 to \$104,200 for a family of four in 2025), but new units will still provide needed housing for current residents living on low incomes. In the Twin Cities, for every 100 renters living on 50% AMI or less (less than \$66,200 for a family of four in 2025), only 63 homes are available (National Low Income Housing Coalition).

Therefore, there remains a significant *current* need for housing across different affordability bands in addition to future need.

Table 6: Affordable Housing Need 2021-2030 and Proposed Affordable Units within 2025 Round Two TBRA Cleanup Projects by City

| City in which the project is located | AMI Level | City's affordable housing need by AMI Level 2021-2030 (Units) ¹ | Progress: # of units permitted through 2024 | TBRA Projects Proposed for Award (Units) | Share of City's Affordable Housing Need Funded by Project |
|--------------------------------------|------------|--|---|--|---|
| Minneapolis | <30% AMI | 1,552 | 745 | 33 | 2% |
| | 31-50% AMI | 494 | 869 | 42 | NA (need met) |
| | 51-80% AMI | 1,454 | 3267 | 9 | NA (need met) |
| Saint Louis Park | <30% AMI | 579 | 34 | 20 | 6% |
| | 31-50% AMI | 332 | 139 | 23 | 13% |
| | 51-80% AMI | 198 | 222 | 47 | NA (need met) |
| Saint Paul | <30% AMI | 832 | 420 | 41 | 5% |
| | 31-50% AMI | 128 | 309 | 0 | NA (need met) |
| | 51-80% AMI | 1,014 | 2,353 | 18 | NA (need met) |
| Subtotal | <30% AMI | 2,963 | 1,199 | 94 | 3% |
| | 31-50% AMI | 954 | 1,317 | 65 | NA (need met) |
| | 51-80% AMI | 2,666 | 5,842 | 74 | NA (need met) |
| TOTAL All Units | | 13,166 | 16,716 | 466 | 4% |

Demonstrated Need for TBRA Funding

Eligible applications must demonstrate that the project requires TBRA funding to be completed as proposed. This determination is made by reviewing the applications, verifying eligible costs and sources, and obtaining additional information from the various partners.

For cleanup assistance requests, staff first compares the amount of the eligible cleanup funding requested to the overall project costs. Where the eligible cleanup costs are 1% or less of the total

¹ Area median income (AMI) is the midpoint of the region's income distribution—half of households earn more than the median and half earn less. For a family of four in 2025, 30% AMI is equal to an annual income of \$39,700, 50% AMI is equal to \$66,200, and 80% AMI is equal to \$104,200.

development costs, the Met Council's expectation is that the cleanup cost can be reasonably absorbed in the development costs without Council assistance. The second measure considered is the amount of funding committed from other public and private sources to conduct the environmental work.

All the applications recommended demonstrated a need for TBRA funding.

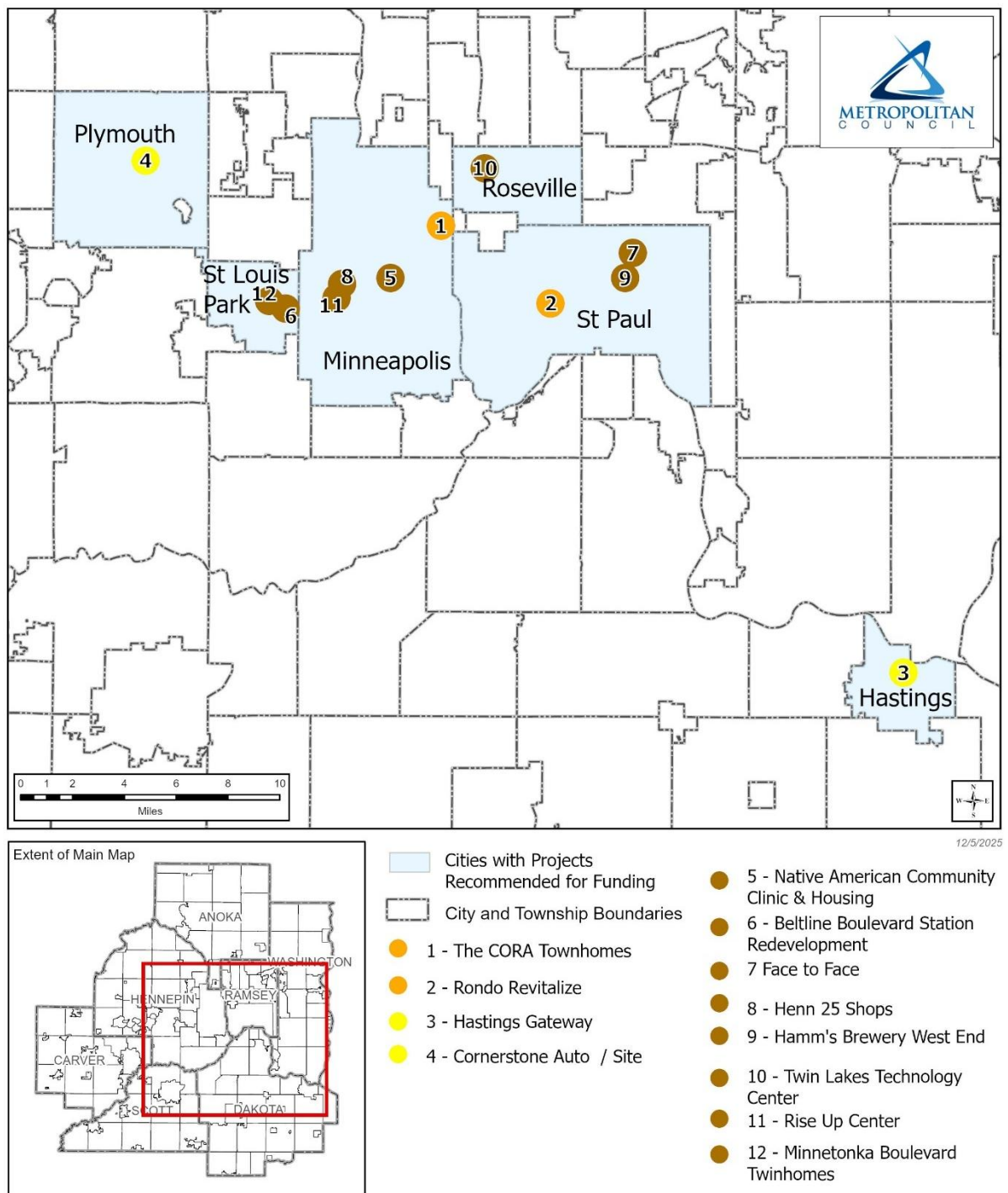
Projects Recommended for TBRA Funding

A summary follows for each project recommended for funding, listed grant type and alphabetically by applicant. See Figure 1 for a map of recommended projects. For evaluation purposes, please note:

- The grant-funded activities for each of the projects are expected to be completed within the grant term, and each redevelopment project facilitated by the grant must start construction within the grant term (for example, three years for cleanup grants).
- Recommended funds are rounded down to the nearest \$100.
- It is possible that not all the total estimated cleanup costs submitted in an application are eligible for reimbursement due to several factors. These factors can include 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 a Response Approval Plan approved by the Minnesota Pollution Control Agency or Minnesota Department of Agriculture; costs for soil management that were not demonstrated to exceed or do not exceed regulatory thresholds or cleanup guidance, estimates of contaminated soil volume do not match areas or volumes confirmed to be contaminated during investigation sampling provided for review, ineligibility according to Council grant administration guidelines; or insufficient documentation of the proposed costs.
- For cleanup grants, increases in the annual net tax capacity were calculated using a comparison of the net tax capacity using valuations assessed in 2025 with the future estimated net tax capacity for improvements that will be completed within a three-year grant term.
- Full-time equivalent (FTE) jobs are based on the number of full-time and part-time hours divided by a 40-hour work week.
- For grant evaluation purposes in 2025, living wage jobs have an annual wage equal to 185% of the federal poverty level for a family of four per job (\$59,500).
- For grant evaluation purposes, affordable rental housing includes units affordable to a household of four earning 60% of the regional area median income (AMI) or less (\$79,440). The number of proposed units by affordability tiers are specified in each project summary.
- Funding Partner Requests listed in the summaries are limited to costs associated with brownfield investigation and/or cleanup.



Figure 1. Map of Recommended TBRA Projects



Project Summary

Grant #

Grant Type

SEED

Applicant

City of Minneapolis

Project Name

CORA Townhomes

Project Location

2520 East Hennepin Ave, 1105 26th Ave SE, 1104, 1108, 1112 25th Ave SE, Minneapolis

Council District

7 – Yassin Osman

| Project Detail | |
|--|--|
| Contaminant history | The 0.6- acre site includes five lots with a vacant commercial office, two single-family homes, a duplex and an undeveloped property. The contaminants of concern include volatile organic compounds (VOCs) including tetrachloroethene (PCE) and trichloroethene (TCE) in the ground water and PCE, TCE, and benzene in the soil vapor. (The PCE and TCE in soil vapor and groundwater are likely a result of a regional chlorinated solvent plume. Solvents may also be from a historical filling station and auto repair business.) |
| Redevelopment Project | Expected benefits include the construction of two affordable 6-bedroom townhomes used for co-housing and 24 affordable one-bedroom apartments in two development phases. |
| Funding | |
| Recommended amount | \$189,200 |
| Funding partner requests | \$0 |
| Previous LCA funding | \$0 |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For sub-slab depressurization system (SSDS) (including additional seasonal soil vapor sampling and post-installation confirmation sampling), soil remediation, and related environmental oversight. |
| Comments | Costs incurred prior the date of grant award are <u>not</u> eligible for reimbursement using grant funds |



Project Summary

Grant #**Grant Type**

SEED

Applicant

City of Saint Paul

Project Name

Rondo Revitalize

Project Location

706 Marshall Ave, Saint Paul

Council District

14 – Toni Carter

| Project Detail | |
|--|--|
| Contaminant history | The 0.9-acre site includes 2-3 occupied townhomes. (The remaining existing townhomes are not proposed as part of the current redevelopment.) No prior environmental investigation records for the site were available. However, environmental contamination may be found based on the close proximity of the property to other sites where environmental hazards and contaminants have been found. |
| Redevelopment Project | Potential future benefits include 23 affordable apartments. |
| Funding | |
| Recommended amount | \$50,000 |
| Funding partner requests | \$0 |
| Previous LCA funding | \$0 |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For Phase I Environmental Site Assessment (ESA), Phase II ESA, development of a Response Action Plan (RAP), an asbestos and lead-based paint assessment, and related environmental oversight. |
| Comments | Costs incurred prior the date of grant award are <u>not</u> eligible for reimbursement using grant funds. |



Project Summary

Grant #

Grant Type

Contamination Investigation

Applicant

Hastings Economic Development and Redevelopment Authority (HEDRA)

Project Name

Gateway Block Redevelopment

Project Location

400, 410, 412, 418, 420 Vermillion St and 110, 114 5th St W, Hastings

Council District

12 – Mark Jenkins

Project Detail

| | |
|--|---|
| Contaminant history | The 1.7-acre block includes 12 parcels with a mix of vacant residential and commercial uses and one occupied restaurant with associated parking. Historically, the site has included a blacksmith, heating oil tanks associated with a former repair garage, warehousing, and multi-tenant commercial retail buildings. Potential contaminants of concern based on past uses of the property include potential petroleum-impacts in the soil and asbestos-containing building materials in the existing structures. |
| Potential redevelopment project | Potential future benefits include apartments with ground-level commercial space and possibly townhomes. |
| Funding | |
| Estimated Project Amount | \$73,800 |
| Recommended amount | \$55,300 |
| Funding partner requests | \$0 |
| Match | \$18,500 (or 25% of total eligible costs requested for reimbursement, whichever is less) |
| Previous LCA funding | \$0 |
| Use of Funds | |
| Eligible Uses (to be completed by the end of the grant term) | For an asbestos abatement plan, Phase II Environmental Site Assessment (ESA) including seasonal soil vapor sampling, Response Action Plan (RAP), and related environmental oversight. |
| Comments | Previous site investigation costs, if any, incurred within 180 days of the date of application may be eligible as part of the required matching costs. |



Project Summary

Grant #

Grant Type

Contamination Investigation

Applicant

Plymouth

Project Name

Scattered Site and Cornerstone Auto Redevelopment

Project Location

3901 Vinewood Lane North, Plymouth

Council District

1 – Judy Johnson

Project Detail

| | |
|---------------------------------|---|
| Contaminant history | The 5.6-acre commercial site includes a vacant auto sales and service building. Historically, the site also included a gas station and part of a larger municipal and demolition landfill. (Additional investigation sites will be identified within a larger target area provided with the application.) Potential contaminants of concern include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil and groundwater and VOCs including tetrachloroethylene (PCE) and trichloroethene (TCE) and methane in the soil gas. Prior subsurface investigations at the property were limited to the eastern portion of the site. Additional investigation is needed to delineate the waste and fill in information gaps according to MPCA guidance for investigation of former dump sites. |
| Potential redevelopment project | Potential benefits include future commercial uses such as a small-scale grocery store, a restaurant, a bank, small multi-tenant retail building, or potentially a car wash. |

Funding

| | |
|--------------------------|--|
| Estimated Project Amount | \$204,000 |
| Recommended amount | \$150,000 |
| Funding partner requests | \$0 |
| Match | \$54,000 (or 25% of total eligible costs requested for reimbursement, whichever is less) |
| Previous LCA funding | \$0 |

Use of Funds

| | |
|--|--|
| Eligible Uses (to be completed by the end of the grant term) | For Phase I Environmental Site Assessments, Phase II ESAs, Response Action Plan (RAP), hazardous building materials surveys, abatement plans, and related environmental oversight. |
| Comments | Previous site investigation costs, if any, incurred within 180 days of the date of application may be eligible as part of the required matching costs. |



Project Summary

Grant #

Grant Type

Contamination Cleanup

Applicant

City of Minneapolis

Project Name

Henn 25 Shops

Project Location

2400 – 2416 Hennepin Avenue South, Minneapolis

Council District

6 – Robert Lilligren

| Project Detail | |
|--|---|
| Contaminant history | The 0.4-acre site includes seven mostly vacant 1- to 3-story commercial buildings with two apartments on five properties. Contaminants of concern include volatile organic compounds (VOCs) including 1,1,2-trichloroethane (1,1,2-TCA) and tetrachloroethene (PCE) and in the soil vapor and asbestos within the existing buildings. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include the renovation of 17,300 square feet of commercial space for new and retained commercial tenants and 2,000 square feet into one 3-bedroom affordable apartment. |
| Jobs (FTEs) | 48.5 |
| Net tax capacity increase | \$6,192 |
| Acres cleaned | 0.4 |
| Total housing units | 1 |
| Affordable units | 1 rental unit affordable at 60% of Area Median Income (AMI) |
| Funding | |
| Recommended amount | \$130,900 |
| Funding partner requests | Pending: \$27,400 Hennepin County ERF Awarded: MN Brownfields grant \$25,000 (June 2025.) |
| Previous LCA funding | \$0 |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For reimbursement of completed environmental investigation including an asbestos survey, asbestos abatement, soil vapor mitigation (including additional seasonal soil vapor sampling and post-installation confirmation sampling), and related environmental oversight. |
| Comments | Environmental investigation costs incurred over 180 days before the date of application, cleanup costs incurred prior to the date a grant is awarded, or costs associated with preparing and filing an environmental covenant are <u>not</u> eligible for reimbursement using grant funds. |



Project Summary

Grant #

Grant Type

Contamination Cleanup

Applicant

City of Minneapolis

Project Name

Native American Community Clinic & Housing

Project Location

1213 East Franklin Avenue, Minneapolis

Council District

6 – Robert Lilligren

| Project Detail | |
|--|---|
| Contaminant history | <p>The 2-acre site includes a 22,300 square foot clinic in a former multi-tenant commercial building. The site is currently under construction. About one-third of the clinic has been demolished for parking during construction. Historically, the site also included an auto repair shop and two drycleaners.</p> <p>The additional grant request includes management of contaminated soils for the installation of a stormwater feature, geothermal wells, and a parking lot south of the clinic and apartment building under construction. Contaminants of concern identified on the property include lead, polynuclear aromatic hydrocarbons (PAHs), tetrachloroethene (PCE) and diesel range organics (DRO) in the soil and benzene and PCE in the soil vapor as well as debris in the fill soils.</p> |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include 83 affordable apartments and 40,000 square foot medical clinic on the ground level. |
| Jobs (FTEs) | 130 |
| Net tax capacity increase | \$36,250 |
| Acres cleaned | 2 |
| Total housing units | 83 |
| Affordable units | 83 (33 units affordable at 30% of Area Median Income (AMI) or lower, 42 unit affordable at 50% AMI or lower and 8 units affordable at 60% of AMI or lower) |
| Funding | |
| Recommended amount | \$250,500 |
| Funding partner requests | Pending: \$106,448 Hennepin County ERF |
| Previous LCA funding | \$2,620,517 (including \$17,717 TBRA SEED grant in 2022, \$2M LCDA TOD grant and \$250,000 LHIA grant in 2023, and \$352,800 TBRA grant in 2024) |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For additional environmental soil assessment, soil remediation, and related environmental oversight |
| Comments | <p>Additional soil investigation incurred up to 180 days prior to award are eligible for reimbursement using grant funds.</p> <p>Demolition, geotechnical work, and costs associated with preparing and filing an environmental covenant are <u>not</u> eligible for reimbursement using grant funds.</p> |



Project Summary

| | |
|-------------------------|--|
| Grant # | |
| Grant Type | Contamination Cleanup |
| Applicant | City of Minneapolis |
| Project Name | Rise Up Center |
| Project Location | 2820 and 2828 Hennepin Avenue South, Minneapolis |
| Council District | 6 – Robert Lilligren |

| Project Detail | |
|--|---|
| Contaminant history | The 2-acre site includes a vacant former recreational facility and a two-level parking garage. Contaminants of concern include lead-based paint within the existing building and tetrachloroethane (PCE) and other volatile organic compounds (VOCs) in the soil vapor. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include renovating the existing building into a 52,000 square foot workforce development center. |
| Jobs (FTEs) | 125.5 |
| Net tax capacity increase | \$0 |
| Acres cleaned | 2 |
| Total housing units | 0 |
| Affordable units | 0 |
| Funding | |
| Recommended amount | \$49,200 |
| Funding partner requests | \$0 |
| Previous LCA funding | \$774,500 (including \$274,500 TBRA grant and \$500,000 LCDA TOD grant in 2024). |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For lead-based paint assessment and abatement, additional soil vapor mitigation (including post-installation confirmation sampling), and related environmental oversight. |
| Comments | None |



Project Summary

Grant #

Grant Type

Contamination Cleanup

Applicant

Roseville Economic Development Authority (EDA)

Project Name

Twin Lakes Technology Center

Project Location

1945 Twin Lakes Parkway, Roseville

Council District

10 – Peter Lindstrom

| Project Detail | |
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| Contaminant history | The vacant 12.5-acre site was last used as a trucking terminal with truck maintenance and repair operations. The footings, slabs and basement block were left in place. Contaminants of concern include chlorinated volatile organic compounds (VOCs) including trichloroethene (TCE), tetrachloroethene (PCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride (VC), and petroleum compounds in soil; petroleum and non-petroleum VOCs in the soil vapor; and PCE, TCE, cis-1,2-DCE, benzene, ethylbenzene, and 1,2,4-trimethylbenzene (1,2,4-TMB) in the groundwater as well as debris in the fill soils. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include the construction of 152,250 square feet of light industrial space. |
| Jobs (FTEs) | 250 |
| Net tax capacity increase | \$42,6217 |
| Acres cleaned | 12.5 |
| Total housing units | 0 |
| Affordable units | 0 |
| Funding | |
| Recommended amount | \$325,000 |
| Funding partner requests | Pending: \$500,000 Ramsey County ERF; \$2,264,000 DEED |
| Previous LCA funding | \$0 |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For soil remediation, soil vapor mitigation (including post-installation confirmation sampling), lining of stormwater ponds, and related environmental oversight. |
| Comments | Costs for demolition, geotechnical work, dewatering, monitoring wells, groundwater monitoring, and preparing and filing an environmental covenant are <u>not</u> eligible for reimbursement using grant funds. |



Project Summary

Grant #

Grant Type

Contamination Cleanup

Applicant

Saint Louis Park Economic Development Authority (EDA)

Project Name

Beltline Station

Project Location

3251 Beltline Boulevard, 3120 Monterey Avenue South, 3130 Monterey Avenue and 3309 Beltline Boulevard, Saint Louis Park

Council District

8 – Anjuli Cameron

Project Detail

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|--|--|
| Contaminant history | The 6.6-acre site includes four parcels currently under construction that previously included a machine shop, manufacturing, and commercial offices. Contaminants of concern include the volatile organic compound (VOC) trichloroethene (TCE) in the soil; benzene and TCE in the soil vapor; and TCE, vinyl chloride, and cis-1,2-dichloroethene in the groundwater. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include a 152-unit market-rate apartment building with 20,000 square feet of commercial space, a 146-unit market-rate apartment building, an 82-unit affordable apartment building, parking ramp with nearly 600 stalls, and 1,800 square feet of retail space. |
| Jobs (FTEs) | 56 |
| Net tax capacity increase | \$1,173,543 |
| Acres cleaned | 6.6 |
| Total housing units | 380 |
| Affordable units | 82 (including 20 units at 30% AMI, 23 units at 50% AMI, and 39 units at 60% AMI) |
| Funding | |
| Recommended amount | \$342,500 |
| Funding partner requests | Pending: \$153,525 Hennepin County ERF; \$430,283 DEED Awarded: \$156,120 DEED, 2023 |
| Previous LCA funding | \$24,941 TBRA investigation grant in 2020 |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For soil vapor mitigation (including post-installation confirmation sampling), and related environmental oversight (including the development of an operations and maintenance (O&M) plan). |
| Comments | Soil remediation costs were incurred prior to the date of application. Costs incurred prior to the date of grant award and costs associated with preparing and filing an environmental covenant are <u>not</u> eligible for reimbursement using grant funds. |



Project Summary

Grant #

Grant Type

Contamination Cleanup

Applicant

Saint Louis Park Economic Development Authority

Project Name

Minnetonka Blvd Twin Homes

Project Location

5707, 5647, 5643, and 5639 Minnetonka Boulevard, Saint Louis Park

Council District

8 – Anjuli Cameron

| Project Detail | |
|--|--|
| Contaminant history | The vacant 0.6-acre site previously included four single-family homes built on an unpermitted dump. Contaminants of concern include polynuclear aromatic hydrocarbons (PAHs), metals (lead, arsenic, cadmium), and asbestos containing material (ACM), as well as debris in the fill soil and possibly an underground storage tank (UST). |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include construction of four affordable twin homes, totaling eight for-sale units. |
| Jobs (FTEs) | 0 |
| Net tax capacity increase | \$27,000 |
| Acres cleaned | 0.6 |
| Total housing units | 8 |
| Affordable units | 8 ownership units affordable at 60% of the area median income |
| Funding | |
| Recommended amount | \$432,700 |
| Funding partner requests | Pending: \$440,000 Hennepin County ERF |
| Previous LCA funding | \$257,904 LHIA grant in 2021 |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For Phase I Environmental Site Assessment Update, soil remediation, and related environmental oversight |
| Comments | Costs for environmental investigation may be incurred up to 180 days before the date of application. Costs associated with stabilization of lead in soils are eligible for reimbursement with grant funds. Geotechnical work and costs associated with preparing and filing an environmental covenant are <u>not</u> eligible for reimbursement using grant funds. |



Project Summary

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|-------------------------|--------------------------------|
| Grant # | |
| Grant Type | Contamination Cleanup |
| Applicant | City of Saint Paul |
| Project Name | Face to Face |
| Project Location | 1170 Arcade Street, Saint Paul |
| Council District | 13 – Chai Lee |

| Project Detail | |
|--|---|
| Contaminant history | The vacant 0.2-acre site was previously a gas station. Contaminants of concern include petroleum impacts, including diesel-range organics (DRO), benzene, ethylbenzene, and total xylene in the soil and soil vapor, as well as buried debris. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include 24 units of affordable supportive housing for youth and 2,400 square feet of office space |
| Jobs (FTEs) | 4.4 |
| Net tax capacity increase | \$12,000 |
| Acres cleaned | 0.2 |
| Total housing units | 24 |
| Affordable units | 24 units affordable at 30% of Area Median Income (AMI) |
| Funding | |
| Recommended amount | \$60,800 |
| Funding partner requests | Pending: \$30,418 Ramsey County; \$214,507 DEED Awarded: \$24,994 Ramsey County investigation grant, 2024 |
| Previous LCA funding | \$1,510,000 (including \$260,000 LCA Pre-Development and \$1.25M LCDA Development grants in 2025). |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For additional soil sampling, soil remediation, soil vapor mitigation (including post-installation confirmation sampling), and related environmental oversight (including development of an Operations, Monitoring, and Maintenance Plan (OM&M Plan)) |
| Comments | Costs associated with preparing and filing an environmental covenant are <u>not</u> eligible for reimbursement using grant funds. |



Project Summary

Grant #

Grant Type

Contamination Cleanup

Applicant

City of Saint Paul

Project Name

Hamm's Brewery West End

Project Location

680 & 694 Minnehaha Avenue East, Saint Paul

Council District

13 – Chai Lee

| Project Detail | |
|--|--|
| Contaminant history | The 3-acre portion of a 5.7-acre site includes a vacant grain dryer, brewhouse, grit storage, stock house, laboratory, wort cooler, hop storage addition, and brew house addition used for operations of the former brewery. Contaminants of concern include asbestos within the building, fuel oil spills within the building, diesel-range organics (DRO) and polyaromatic hydrocarbons (PAHs) calculated benzo(a)pyrene (BaP) equivalents in the soil, and tetrachloroethene (PCE) in the soil vapor. |
| Redevelopment project to start construction by the end of the grant term | Expected benefits include adaptive re-use of vacant brewery into 30,000 square foot marketplace, 86 affordable apartments, and community gatherings and greenspaces. (The adjacent development phase, East End, for new construction is not part of this grant request.) |
| Jobs (FTEs) | 36 |
| Net tax capacity increase | \$100,000 |
| Acres cleaned | 3 |
| Total housing units | 86 |
| Affordable units | 86 (including 17 units affordable at 30% of AMI, 18 units at 60% of AMI, and 51 market-rate units) |
| Funding | |
| Recommended amount | \$1,500,000 |
| Funding partner requests | Pending: \$305,209 Ramsey County ERF |
| Previous LCA funding | \$1.2M for West End to date (including 3 SEED grants, 3 LCA Pre-Development Grants, and one LCDA Development grant between 2023-2025). |
| Use of Funds | |
| Eligible uses (to be completed by the end of the grant term) | For additional environmental investigation of soil vapor; asbestos abatement and associated oversight in buildings 2, 6, 23/56 and 25; and related environmental oversight |
| Comments | None |

