

City of Minneapolis
Request for Committee Action

To: Community Development & Regulatory Services
Date: October 13, 2015
From: Community Planning & Economic Development
Prepared by: Kevin Carroll, Principal Project Coordinator, 612-673-5181
Presented by: Kevin Carroll, Principal Project Coordinator, 612-673-5181
File type: Resolution

Subject:

Applications for Environmental Grant Funding in the Fall 2015 Brownfield Grant Round

Description:

1. Authorizing application to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program for environmental investigation and/or remediation funding for the following projects: 43rd & Upton, 117 27th, 4041 Hiawatha, ABC Industrial Development, Kraus-Anderson Block, T3, and Target Field Station Office Building; and,
2. Authorizing application to the Metropolitan Council's Tax Base Revitalization Account [TBRA] Grant Program for environmental investigation and/or remediation funding for the following projects: 117 27th, 1215 2nd Avenue N. (Pilot program application), 4041 Hiawatha, ABC Industrial Development, Aeon Prospect Park, Great River Landing, PPL YouthLink Supportive Housing, and Target Field Station Office Building; and
3. Authorizing application to the Hennepin County Environmental Response Fund [ERF] for environmental investigation and/or remediation funding for the following projects: 43rd & Upton, 117 27th, 4041 Hiawatha, ABC Industrial Development, Aeon Prospect Park, CLCLT Homes – Fall 2015, Great River Landing, Minnesota Brownfields, MPRB – East Bank Trail, PPL YouthLink Supportive Housing, Target Field Station Office Building, and Universal Plating; and
4. Approving the attached resolutions authorizing appropriate City staff to submit the aforesaid applications to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program, the Metropolitan Council's Tax Base Revitalization Account [TBRA] Grant Program, and the Hennepin County Environmental Response Fund [ERF].

Previous Actions:

43rd & Upton (4264 Upton Ave. S.): The City Council approved a number of prior grant applications and accepted a number of prior grant awards (all but one cleanup grant has been relinquished) regarding a project (referred to as Linden Corners and/or 4250 Upton) that was previously proposed for this location but was unable to move forward.

117 27th (117-117½ 27th Ave. SE, 1710 Franklin Ave. SE, 2512½ Essex Ave. SE): None.

1215 2nd Avenue N.: (1207, 1215 and 1221 2nd Ave. N., 205 Girard Ave. N.): None.

4041 Hiawatha (4041 Hiawatha Ave.): On January 30, 2015, the City Council authorized the submission of a Redevelopment Grant Program application to DEED on behalf of this project. On May 1, 2015, the City Council authorized the submission of brownfield grant applications to DEED, the Metropolitan Council and Hennepin County on behalf of this project. On August 21,

2015, the City Council accepted brownfield grants from the Metropolitan Council (\$130,100) and Hennepin County (\$130,135) on behalf of this project.

ABC Industrial Redevelopment (314 6th Avenue N.): None.

Aeon Prospect Park (3001 4th Street SE): On December 12, 2014, the City Council accepted an LCDA-TOD grant in the amount of \$1,445,000 from the Met Council on behalf of this project.

CLCLT Homes – Fall 2015 (1314-16 Newton Ave. N., 3425 Cleveland St. NE, 2848 37th Ave. S, 1115 E. 40th St.): None, although the City Council did support (on October 31, 2014) the submission (by CLCLT) of a successful application (for \$170,000) to Hennepin County's ERF program in the fall 2014 brownfield grant round for several homes similar to those upon which the fall 2015 ERF application will be based.

Great River Landing (813 N. 5th St.): On May 1, 2015, the City Council authorized the submission of an LCDA grant application to the Metropolitan Council regarding this project.

Kraus-Anderson Block (523, 525 8th St. S.): None.

Minnesota Brownfields (various locations TBD): On November 1, 2013 and October 31, 2014, the City Council approved investigation and cleanup projects to be funded by the Minnesota Brownfields Gap Financing Program, for which grant applications were (at that time) anticipated to be submitted to the Hennepin County Environmental Services Department by Minnesota Brownfields in the fall 2013 and fall 2014 brownfield grant rounds.

MPRB – East Bank Trail (1300/1326/1342/1356/ 1420/1510/1600 Water St. NE, 1415 Ramsey St. NE, 1600 ½/1604 ½ Marshall St. NE, 4 Broadway St. NE, and 1016 Sibley St. NE): On May 1, 2015, the City Council supported the submission of a grant application to Hennepin County in connection with this project.

PPL YouthLink Supportive Housing (41 12th St. N. and adjacent former ROW): On May 1, 2015, the City Council authorized the submission of an LCDA grant application to the Metropolitan Council regarding this project.

T3 (323 Washington Ave. N., 316 3rd Ave. N.): None.

Target Field Station Office Building (419 5th St. N.): On May 23, 2014, the City Council authorized the submission of an application to the Metropolitan Council's LCA-TOD site investigation program on behalf of this project. On August 29, 2014, the City Council accepted a LCA-TOD grant in the amount of \$26,625.

Universal Plating (1900-1912-1922 Monroe St. NE, 661 19th Ave. NE): On April 25, 2014, the City Council supported the submission of a brownfield grant application to Hennepin County in connection with this project.

Ward/Neighborhood/Address: All Wards

[The projects referred to below involve multiple wards, neighborhoods and addresses.]

Background/Analysis: The following indicates the current status of neighborhood reviews/approvals of the projects described elsewhere in this report:

43rd & Upton (4264 Upton Ave. S.): The Linden Hills Neighborhood Council [LHiNC] has been actively involved in the review of the current development concept, and the three concepts that were proposed by the current developer's immediate predecessor. As of the date on which the City staff report was prepared for the September 8 meeting of the Planning Commission (at which this project was addressed), the Zoning Committee of the LHiNC had voted to oppose a requested conditional use permit for height, but the LHiNC Board had not expressed a formal position on the project.

117 27th (117 27th Ave. SE, 117½ 27th Ave. SE, 1710 Franklin Ave. SE, 2512½ Essex Ave. SE): The developer has indicated that this project was presented to the Prospect Park Association [PPA] on August 4, 2015. However, the PPA reportedly did not have a quorum present at that time, so no formal action could be taken. The project is apparently scheduled to be discussed again at the PPA's meeting on October 6, 2015.

1215 2nd Avenue N. (1207, 1215 and 1221 2nd Ave. N., 205 Girard Ave. N.): None.

4041 Hiawatha (4041 Hiawatha Ave.): The Longfellow Community Council has issued a letter of support dated February 17, 2015.

ABC Industrial Redevelopment (314 6th Avenue N.): The North Loop Neighborhood Association has issued a letter of support dated May 28, 2015.

Aeon Prospect Park (3001 4th Street SE): The Prospect Park East River Road Improvement Association [now, Prospect Park Association] has issued a letter of support dated June 17, 2015.

CLCLT Homes – Fall 2015 (1314-16 Newton Ave. N., 3425 Cleveland St. NE, 2848 37th Ave. S, 1115 E. 40th St.): CLCLT has had contact with some, but not all, of the four affected neighborhood groups. There is rarely any neighborhood opposition to the type of residential rehab work proposed here (i.e., the abatement of asbestos and/or lead-based paint in existing single-family homes).

Great River Landing (813 N. 5th St.): The North Loop Neighborhood Association has issued a letter of support dated March 25, 2015.

Kraus-Anderson Block (523, 525 8th St. S.): The Elliott Park Neighborhood has issued a letter of support (for the preliminary development concept, “pending final design details”) dated September 17, 2015. A review of the final schematic plans is scheduled for November 19.

Minnesota Brownfields (various locations TBD): Not applicable, inasmuch as the locations at which the requesting funding would be expended have not yet been determined.

MPRB – East Bank Trail (1300/1326/1342/1356/ 1420/1510/1600 Water St. NE, 1415 Ramsey St. NE, 1600 ½/1604 ½ Marshall St. NE, 4 Broadway St. NE, and 1016 Sibley St. NE): The Sheridan Neighborhood Organization has issued a letter of support dated December 22, 2011.

PPL YouthLink Supportive Housing (41 12th St. N. and adjacent former ROW): The North Loop Neighborhood Association has issued a letter of support dated April 29, 2015.

T3 (323 Washington Ave. N., 316 3rd Ave. N.): The North Loop Neighborhood Association has issued a letter of support dated October 30, 2014.

Target Field Station Office Building (419 5th St. N.): The North Loop Neighborhood Association has issued a letter of support dated September 1, 2015.

Universal Plating (1900-1912-1922 Monroe St. NE, 661 19th Ave. NE): Not applicable (no specific redevelopment plans for this site current exist).

The fourteen projects/programs and the twenty-six related grant applications that are being recommended for submission to DEED, the Metropolitan Council and Hennepin County in the fall 2015 brownfield grant round are as follows:

Project Name	GRANTORS			Total Grant Requests*
	DEED	Met Council TBRA	Hennepin Co. ERF	
43 rd & Upton	160,755		70,000	230,755
117 27th	469,012	81,295	81,295	631,602
1215 2 nd Ave. N.		(Pilot) 200,000		200,000
4041 Hiawatha	103,099	29,435	29,435	161,969
ABC Industrial Development	278,160	100,000	50,000	428,160
Aeon Prospect Park		102,000	102,000	204,000
CLCLT Homes – Fall 2014			115,000	115,000
Great River Landing		180,000	74,000	254,000
Kraus-Anderson Block	817,500			817,500
Minnesota Brownfields			200,000	200,000
MPRB – East Bank Trail			102,000	102,000
PPL YouthLink Supportive Services		55,000	55,000	110,000
T3	534,000			534,000
Target Field Station Office Building	417,850	463,645	150,000	1,031,495
Universal Plating			450,000	450,000
TOTALS:	2,780,376	1,211,375	1,478,730	5,470,481

*Amounts shown are based on applications submitted to the City by August 31, 2015. The final amounts shown on grant applications submitted to the grantors by their respective application deadlines may differ, due to project cost updates prepared after August 31, 2015.

The Minnesota Contamination Cleanup and Investigation Grant Program was established in 1993 to clean up contaminated sites and convert contaminated properties into marketable assets. The Department of Employment and Economic Development [DEED] is the administering state agency. Applications for the fall grant round are due by November 2, 2015. A local match equal to twenty-five percent of the project costs is required, of which twelve percent must come from non-tax increment local funds (typically provided by the developer). The amount that will be available to fund brownfield investigation and cleanup grants in the fall 2015 round is expected to be about \$4.25 million, which includes up to \$250,000 for investigation grants. The legislature has designated that at least 35% of available funds be spent on remediating sites in Greater Minnesota unless sufficient applications are not received.

Enacted by the legislature in 1995, the Metropolitan Livable Communities Act designated the Metropolitan Council as the administrator of the Tax Base Revitalization Account [TBRA] Program. This program makes grants to clean up contaminated land for subsequent redevelopment, job retention, and job growth in areas that have lost some of their commercial/industrial base. Applications for the fall round of this program are due by November 2, 2015. No local match is required. The amount that will be available to fund brownfield cleanup grants in the fall 2015 round is expected to be about \$2.5 million, which includes up to \$125,000 for investigation grants. The TBRA program reserves at least one-quarter of the funding available in each grant cycle for projects outside of the two core cities of Minneapolis and St. Paul, and restricts any one municipality from receiving more than half of the funding in any given round.

Also available in the November 2 grant round is a relatively new variety of TBRA funding, referred to as the "Pilot" grant program. It is designed to provide grant funding to investigate and/or remediate sites that (a) are located within an "Area of Concentrated Poverty" and that (b) do not yet have developers or approved development plans but that "show potential for job creation." (The 'regular' TBRA funding described above is limited to sites and projects that do have identified developers and specific, realistic development plans.) Eligible sites under the Pilot program include properties that will increase the tax base and add or preserve jobs and/or add or preserve affordable housing. An applicant must be a local governmental unit. There are no limits on the number of applications that any given governmental unit can submit. However, if the requests for funding exceed the available funds, no more than ½ of the funds may be awarded to projects located in a single City, and no more than ¾ of the funds may be awarded to projects located in Minneapolis and St. Paul. This program has a match requirement for investigation grants; the applicant or a public or private partner must pay for at least 25% of the total estimated investigation costs.

Hennepin County has been collecting mortgage registry and deed taxes for deposit into an Environmental Response Fund [ERF] and has awarded grants from that fund since the fall of 2001. The ERF is used for the assessment and cleanup of contaminated sites located within Hennepin County, with emphasis on affordable housing projects. Applications for the fall round of this program are due by November 2, 2015. Historically, Hennepin County has usually awarded a total amount in the \$1.0 - \$1.5 million range per grant round (for cleanup and investigation grants). Typically, about 50% of the available grant funds are awarded to projects within the City of Minneapolis, and the remainder is awarded to projects within suburban communities.

All three of the aforementioned grantors are expected to finalize awards for the fall brownfield round sometime between late December of this year and mid-January of 2016. For the fall 2015 brownfield grant round, details regarding the City's pre-application process and related program requirements were provided to CPED project coordinators and potential applicants in early August. Relevant information was posted on the City's website and distributed via email to the 700+ parties on CPED's Development Notices Distribution List. Staff processing of the submitted pre-applications included review by members of the affected geographic Sector teams and consideration of factors such as readiness to proceed with cleanup, removal of blighting influences, commitment of City funds, creation or retention of affordable housing, compliance with zoning requirements and comprehensive plan designations, and job creation.

In this round, staff continued the use of a more rigorous review process that was first implemented during the fall 2012 round. This process required developers to submit a Grant Assessment Worksheet [GAW] that included a project fact sheet with information important to the City such as jobs created or displaced and the number of affordable housing units to be created or retained. The review also included other sections regarding readiness measures, policy alignment and developer experience.

Twenty-six pre-applications were received on August 31, 2015, all of which are being recommended for submission to the three grantors. One Metropolitan Council TBRA Pilot program application is also being recommended. The City's interactions with the three grantors during past grant rounds have established that their internal processes for reviewing, scoring and ranking brownfield applications give no weight to any city's prioritization of the applications that it submits to the grantors. The analyses conducted by the three grantors' staff, and the decisions that they make in awarding brownfield grants, are based on statutory criteria and adopted guidelines that do not include the (relative) preferences of municipal applicants regarding the applications submitted. Accordingly, and in keeping with the practice that has been followed by the City in recent years, the recommendation of City staff is that the City Council not rank or prioritize the brownfield applications that it authorizes staff to submit to the three brownfield grantors on or by their joint November 2, 2015 application deadline.

Details of Recommended Brownfield Projects:

This section of the report presents projects/programs, in alphabetical order, that City staff recommend for submission to the brownfield grantors. The summary descriptions were based upon information provided by the developers or by others familiar with the details of the projects in question. A map of the development projects listed below appears in Attachment 1, and planning-related comments appear in Attachment 2.

43rd & Upton (4264 Upton Ave. S.)

Projected DEED Request: \$160,755

Projected Hennepin County ERF Request: \$70,000

The developer, 43UP LLC (principal contact person, Clark Gassen) plans to construct a four-story market rate residential building with one level of underground parking. The first floor of the building will include 6,000 square feet of street-front commercial space. Floors two, three, and four include a total of 29 high quality apartment units. One level of below-grade parking will serve building residents. An enclosed at-grade garage will provide public parking. The total projected total development cost is in the \$6-7 million range. Grant funds, if awarded, will be used primarily for soil remediation, and for the abatement of asbestos and/or lead based paint in the existing restaurant [former gas station] building prior to its demolition.

117 27th (117 27th Ave. SE, 117½ 27th Ave. SE, 1710 Franklin Ave. SE, 2512½ Essex Ave. SE)

Projected DEED Request: \$469,012

Projected Metropolitan Council TBRA Request: \$81,295

Projected Hennepin County ERF Request: \$81,295

The developer, Elsey Partners, plans to construct a five-story, 215-unit market rate rental apartment building with structured underground parking. This project includes the removal of a dilapidated building (100+ years old) and the development of long-vacant railroad land near the University of Minnesota. The projected total development cost is \$27,500,000. Grant funds, if awarded, will be used primarily for soil remediation.

1215 2nd Avenue N. (1207, 1215 and 1221 2nd Ave. N., 205 Girard Ave. N.)

Projected Metropolitan Council TBRA [Pilot program] Request: \$200,000

The City currently owns three of the aforementioned parcels, and is in the process of acquiring the fourth (at 1215 2nd Ave. N.), which was previously part of a bulk petroleum facility. More recently, it has been used as a warehouse for engine parts. All four parcels are located in Bassett Creek Valley, which is within a designated Area of Concentrated Poverty (a prerequisite for funding under the Pilot program). Grant funds, if awarded, will be used for Phase I and II site investigations, hazardous materials assessments, and the pre-demolition abatement of asbestos and lead based paint.

4041 Hiawatha (4041 Hiawatha Ave.)

Projected DEED Request: \$103,099

Projected Metropolitan Council TBRA Request: \$29,435

Projected Hennepin County ERF Request: \$29,435

Minneapolis Leased Housing Associates VIII (Dominium) is proposing to acquire and repurpose an industrial property (built in 1926) on Hiawatha Avenue. The adaptive reuse will reestablish the structural and historic integrity of the property, while converting the space into 78 workforce housing rental apartments. The projected total development cost is \$32,969,924. Grant funds, if awarded, will be used primarily for soil remediation and the abatement of asbestos and/or lead based paint in the existing building.

ABC Industrial Redevelopment (314 6th Avenue N.)

Projected DEED Request: \$278,160

Projected Metropolitan Council TBRA Request: \$100,000

Projected Hennepin County ERF Request: \$50,000

North Loop ABC Partners LLC (Opus and Greco, essentially) plans to demolish an existing industrial warehouse (built in 1946) and construct a six-story, mixed use residential and retail building containing approximately 143 residential units, 16,370 square feet of retail space, two levels of underground parking, and related improvements. The projected total development cost is \$35,511,990. Grant funds, if awarded, will be used primarily for soil remediation and for the abatement of asbestos and/or lead based paint in the existing building prior to its demolition.

Aeon Prospect Park (3001 4th Street SE)

Projected Metropolitan Council TBRA Request: \$102,000

Projected Hennepin County ERF Request: \$102,000

Aeon plans to construct a five-story residential apartment building, with one level of underground parking, on the former Twin Cities Habitat for Humanity site. The building will include 73 living units, with several communal spaces (i.e. community room and fitness room) on the first floor. Exterior improvements will include a courtyard, a rain garden, an underground storm water storage area, and green space areas. The projected total development cost is \$19,859,683. Grant funds, if awarded, will be used primarily for soil remediation and the installation of a vapor barrier in the new building.

CLCLT Homes – Fall 2015 (1314-16 Newton Ave. N., 3425 Cleveland St. NE, 2848 37th Ave. S, 1115 E. 40th St.)

Projected Hennepin County ERF Request: \$115,000

The City of Lakes Community Land Trust [CLCLT] intends to rehabilitate several single-family homes (for low-income owners/buyers) that it acquired through its Homebuyer Initiated Program, or via partnerships with neighborhood groups, the City of Minneapolis and Hennepin County. The projected total rehabilitation cost is \$645,000 for the properties in question. Grant funds, if awarded, will be used for the abatement of asbestos and lead based paint.

Great River Landing (813 N. 5th St.)

Projected Metropolitan Council TBRA Request: \$180,000

Projected Hennepin County ERF Request: \$74,000

Beacon Interfaith Housing Collaborative intends to construct a 72-unit affordable multifamily housing facility that will serve individuals who have deep histories of chronic unemployment, homelessness, trauma, poverty and incarceration. The project will provide a combination of permanent housing and supportive services. Because of its location (near the regional transit hub at Target Field station), Beacon's new development will be connected to transit, jobs and community resources. The projected total development cost is \$17,130,900. Grant funds, if awarded, will be used primarily for soil remediation, building demolition costs (to gain access to contaminated soil), and the installation of a vapor mitigation system in the new building.

Kraus-Anderson Block (523, 525 8th St. S.)

Projected DEED Request: \$817,500

This Kraus-Anderson [KA] project will involve the demolition KA's headquarters and the construction of a new state-of-the-art 100,000 square foot office building, a 17-story market rate apartment building with 306 units, and 142,000 square feet of new commercial development including a 148-room hotel, a restaurant and bar (with brewery), meeting spaces including an event space, and a two-level underground parking facility. The projected total development cost is \$175,000,000. Grant funds, if awarded, will be used primarily for soil remediation.

Minnesota Brownfields (various locations TBD)

Projected Hennepin County ERF Request: \$200,000

Additional funding is being sought for Hennepin County's Brownfield Gap Financing [BGF] Program, which is currently being administered by Minnesota Brownfields (a nonprofit organization). The BGF Program provides small grants, primarily to non-profit organizations and mostly for environmental site investigations. To date, the BGF Program has provided financial support for 68 projects, 59 of which were located in the City of Minneapolis.

MPRB – East Bank Trail (1300/1326/1342/1356/ 1420/1510/1600 Water St. NE, 1415 Ramsey St. NE, 1600 ½/1604 ½ Marshall St. NE, 4 Broadway St. NE, and 1016 Sibley St. NE)

Projected Hennepin County ERF Request: \$102,000

The Minneapolis Park and Recreation Board [MPRB] plans to construct multi-use off-street trails from the Plymouth Avenue bridge to Marshall St NE. The East Bank Trail will be located on parkland or private property for which the MPRB has control through easement(s). These trails will be segments in a system that will ultimately extend along both sides of the Mississippi, providing recreational/commuter routes for pedestrians and cyclists. This trail project has received a \$1 million grant from the federal Transportation, Community and System Preservation Program. The projected total development cost is \$1,250,000. Grant funds, if awarded, will be used for primarily for soil remediation.

PPL YouthLink Supportive Housing (41 12th St. N. and adjacent former ROW)

Projected Metropolitan Council TBRA Request: \$55,000

Projected Hennepin County ERF Request: \$55,000

Project for Pride in Living [PPL] is planning a project that has two components: an addition to (and reorientation of) YouthLink's existing youth service center and administrative headquarters, and the addition of 47 units of new housing, 46 of which will be affordable and supportive housing for formerly homeless young people (ages 18 to 23). The projected total development cost is \$12,595,779. Grant funds, if awarded, will be used primarily for soil remediation, and also for the abatement of asbestos and/or lead based paint (a) in areas that will be remodeled and (b) prior to the demolition of the administrative wing of an existing building.

T3 (323 Washington Ave. N., 316 3rd Ave. N.)

Projected DEED Request: \$534,000

The developer, Hines, has described the T3 project ("Timber, Transit, Technology") as a new interpretation of multi-tenant office space combining the look and feel of the historic Warehouse District with the latest technology infrastructure, on a currently vacant site located at the convergence of multiple modes of transit. T3 will offer approximately 221,000 rentable square feet of new office and retail space to tenant users, in a seven-story Class A building. The projected total development cost is \$50,000,000. *Grant funds, if awarded, will be used primarily for soil remediation.*

Target Field Station Office Building (419 5th St. N.)

Projected DEED Request: \$417,850

Projected Metropolitan Council TBRA Request: \$463,645

Projected Hennepin County ERF Request: \$150,000

The developer, United Properties, plans to construct (on a currently vacant site) a ten-story building that will provide 232,000 rentable square feet of Class A office space (including one level of parking) and 11,000 rentable square feet of street-front retail space in the North Loop neighborhood. The projected total development cost is \$68,000,000. Grant funds, if awarded, will be used primarily for soil remediation and installation of a vapor mitigation system.

Universal Plating (1900-1912-1922 Monroe St. NE, 661 19th Ave. NE)

Projected Hennepin County ERF Request: \$450,000

Hennepin County recently acquired this former plating facility via tax forfeiture. A redevelopment concept for the site has not yet been finalized. However, Hennepin County staff members have indicated that "Minneapolis Public Schools has informed [us] that the school district [is] interested in discussing how the ...property may be incorporated into the [adjacent] Edison High School's active...'Green Campus' space abutting the Holland Commons Initiative Area." While a clearly defined development plan does not yet exist, this is a case where one

division of Hennepin County (Resident and Real Estate Services) plans to seek grant funding that would be awarded and/or administered by another division of the County (Environmental Services) to help clean up tax-forfeit land (administered by the County) that is held by the State of Minnesota in trust for the local taxing districts. City staff recommends approval of the required City resolution of support, given the level of general interest that seems to exist regarding the remediation of this highly contaminated site, which is located next to a school and in a residential neighborhood.

Financial Review:

No financial impact.

With regard to the private sector projects referred to herein, there is no direct financial impact. However, some of those grant requests require a commitment of local match funds, to be provided by the developer (or other non-City funding sources). The City of Minneapolis is sponsoring those grant requests, acting in most cases as a pass-through and conduit for environmental investigations and cleanup. Sponsoring those grant applications does not commit (or imply a commitment of) City funds as the required match. Any investigation grant funding that is awarded by the Metropolitan Council's TBRA Pilot program for the site at 1215 2nd Avenue N. will require a 25% match. The City has budgeted funds that can be used for that purpose. Partial compensation for City staff time required to review and process grant applications, and to administer any pass-through grants that are awarded, will be obtained through application fees and grant administration fees that were approved by the City Council on April 16, 2010.

Attachments:

1. Map
2. Planning Comments
3. DEED Resolution
4. Metropolitan Council TBRA Resolution
5. Hennepin County ERF Resolution