

Minneapolis Community Development Agency

Request for City Council Action

Date: April 8, 2002

To: Council Member Lisa Goodman, Community Development Committee
Council Member Barbara Johnson, Ways and Means/Budget Committee

Refer to: MCDA Board of Commissioners

Prepared by Patrick Connoy, Senior Project Coordinator 612-673-5193

Approved by Chuck Lutz, MCDA Interim Executive Director _____

Subject: Authorization to Apply to:

- 1) **Metropolitan Council Metropolitan Livable Communities Fund Tax Base Revitalization Account Contamination Cleanup Grant Program for St. Barnabas, Bottineau Lofts, Parcel C and D in the Milwaukee Depot, 1809 East Hennepin, and the Hollywood Theater; and**
- 2) **Minnesota Department of Trade and Economic Development Contamination Cleanup Grant Program to conduct an environmental investigation at Franklin/Portland and environmental remediations at the Village at St. Anthony Falls and 1809 East Hennepin; and**
- 3) **Hennepin County Environmental Response Fund for Lamoreaux Apartments, Boulevard, 628 East Franklin, 1822 Park Avenue, St. Barnabas, Cecil Newman, Franklin/Portland, Queen Campus, and Lenox Flats.**

Previous Directives: The City Council previously authorized application to the Hennepin County Environmental Response Fund to conduct environmental investigations for St. Barnabas and Lenox Flats. The MCDA Board of Commissioners has previously approved actions on 628 East Franklin, 1101 West Broadway, Lemoreaux Apartments, Parcel D Milwaukee Depot, Village at St. Anthony Falls, Hollywood Theater, and Cecil Newman. No previous actions have been taken on the Queen Campus, 1822 Park, Franklin/Portland Gateway Redevelopment Project, and 1809 East Hennepin. On December 11, 2001, the Minneapolis City Planning Commission approved the applications for a conditional use permit, site plan, and preliminary plat for the Parcel C Depot East development. On December 14, 2001, the Minneapolis City Council approved the Parcel C Redevelopment and TIF Plans, and the MCDA Board of Commissioners authorized sale of the land to CMS Investors II, Inc. In October 2000, the MCDA Board authorized staff to proceed with the analysis of the multi-phase Bottineau housing project and to negotiate a redevelopment contract with

Crown Roller Mill,
105 Fifth Ave. S., Suite 200
Minneapolis, MN 55401-2534
Telephone: (612) 673-5095
TTY: (612) 673-5154
Fax: (612) 673-5100
www.mcda.org

Sherman Associates. In September 2001, the City Council and MCDA Board approved the Bottineau Redevelopment Plan and TIF Plan and also approved \$9,450,000 in housing revenue bonds and the redevelopment contract terms for the first phase of the Bottineau housing project (Bottineau Commons East).

Wards: Multiple.

Neighborhood Group Notification: : In February 2001 Ventura Village approved plans for the Franklin/Portland Gateway Redevelopment Project. The Parcel C (Depot East) proposal is supported by the Industry Square Project Committee and the Downtown Minneapolis Neighborhood Association. The Hennepin Avenue Advisory Board and the Downtown Minneapolis Neighborhood Association have been notified that funds will be sought for the abatement of asbestos and to remove a fuel oil tank at the Lamoreaux Apartments. The Ventura Village Neighborhood in the Phillips Community has been notified that funds will be sought for the investigation of asbestos and lead at 1822 Park Avenue. The West Broadway Area Coalition (WBAC) and Northside Residents Redevelopment Council (NRRC) reviewed and approved the 1101 West Broadway project in November of 2001. The Downtown Minneapolis Neighborhood Association was notified of the Lamoreaux Apartment project on March 11, 2002. In July 2001, the Bottineau Neighborhood Organization (BNO) reviewed and approved the first phase of Sherman Associates multi-phase development plan and the proposed Redevelopment/TIF Plans.

Consistency with *Building a City That Works*: St. Barnabas, 628 East Franklin, Queen Campus, Lamoreaux Apartments, Lenox Flats, 1822 Park, Parcel C and D, Bottineau Lofts, The Boulevard, 1101 West Broadway, Franklin/Portland Redevelopment, and Cecil Newman are consistent with Goal 2: Ensure that an array of housing choices exist to meet the needs of our current residents and attract new residents to the city, Strategy 2: Increase the development of affordable housing in neighborhoods with stronger markets, and Goal 3: Support strong and diverse neighborhoods where people choose to live. Parcel D and 1809 East Hennepin are consistent with Goal 1: Increase the city's economic competitiveness and extend the benefits of the growing economy to all Minneapolis residents, Strategy 1: Provide clean, buildable land parcels to meet the needs of business expansion and relocation within the city. The Hollywood Theater restoration and 1101 West Broadway are consistent with Goal 3: Support strong and diverse neighborhoods where people choose to live, Strategy 2: Ensure the availability of funds to preserve existing neighborhood characteristics and for new construction features required to complement unique neighborhood characteristics; and Goal 4: Preserve and enhance the historic structures, urban institutions, environments and amenities that define Minneapolis, Objective C: Preserve and support significant historic structures and features, Strategy 1: Identify new sources of funding to stabilize historic or otherwise significant properties in the

MCDA's inventory. The Bottineau Lofts Project is consistent with Goal 4: Preserve and enhance the historic structures, urban institutions, environments and amenities that define Minneapolis.

Comprehensive Plan Compliance: All projects will comply.

Zoning Code Compliance: The proposed projects either are in compliance or will comply with the Minneapolis Zoning Code.

Impact on MCDA Budget: The Minneapolis Community Development Agency is sponsoring these grant requests, acting in some cases as a pass-through and conduit for environmental investigations and cleanup. The following listing is in priority order based on affordable housing impacts and input from the Brownfield Review Committee.

Metropolitan Tax Base Revitalization Account Contamination Cleanup Grant Requests In Priority Order

Project	Maximum Allowed Grant Request
St. Barnabas	\$ 135,000
Bottineau Lofts	\$ 70,000
Parcel C (Depot East)	\$ 520,000
Parcel D Milwaukee Depot Area	\$ 415,000
1809 East Hennepin	\$ 130,000
Hollywood Theater	\$ 30,000
Total Metropolitan Council:	\$1,300,000

MN Department of Trade and Economic Development Contamination Cleanup Grant

Project	Maximum Allowed Grant Request
Franklin/Portland Investigations	\$ 37,500
Village at St. Anthony Falls	\$ 487,500
1809 East Hennepin	\$ 813,750
Total MN DTED	\$1,338,750

Franklin/Portland Investigations would require a local match from CCHT of \$12,500, 1809 East Hennepin would require a local match from the developer of \$141,250, and the Village of St. Anthony Falls would require a local match from the developer of \$162,500.

Hennepin County Environmental Response Fund Grant Requests in Priority Order

Project	Maximum Allowed Grant Request
Lamoreaux Apartments	\$ 35,000
Boulevard	\$ 30,000
628 East Franklin	\$ 10,000
1822 Park	\$ 5,200
St. Barnabas	\$ 65,000
Cecil Newman	\$ 20,000
Queen Campus	\$ 25,000
Lenox Flats	\$ 75,000
Total Hennepin County ERF	\$ 265,200

Living Wage / Business Subsidy: Environmental assistance is exempt from Living Wage/Business Subsidy.

Job Linkage: Not applicable.

Affirmative Action Compliance: Will comply.

City Council Recommendation: The Interim Executive Director recommends that the City Council authorize:

1. Minneapolis Community Development Agency to apply to the Metropolitan Council for Metropolitan Livable Communities Fund Tax Base Revitalization Account Grants for St. Barnabas, Bottineau Lofts, Parcels C and D Milwaukee Depot; 1809 East Hennepin, and the Hollywood Theater; and
2. MCDA to apply to the Minnesota Department of Trade and Economic Development for Franklin/Portland, Village at St. Anthony Falls and 1809 East Hennepin; and
3. MCDA to apply to the Hennepin County Environmental Response Fund for Lamoreaux Apartments, Boulevard, 628 East Franklin, 1822 Park, St. Barnabas, Cecil Newman, Queen Campus, and Lenox Flats; and
4. Forward this report to the MCDA Board of Commissioners.

MCDA Board Recommendation: Approve the attached resolutions authorizing the Interim Executive Director to execute agreements to implement the Metropolitan Council Livable Communities Tax Base Revitalization Account grant program, Minnesota Department of Trade and Economic Development Contamination Clean Up and Investigation Grant Program, and Hennepin County Environmental Response Fund, and direct staff to assist Hennepin County address environmental contamination and redevelopment of the former Despatch Laundry site in the Whittier Neighborhood.

INTRODUCTION:

Enacted by the legislature in 1995, the Metropolitan Livable Communities Act designated the Metropolitan Council as the administrator of the Tax Base Revitalization 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 to this program are due May 1st, 2002. No local match is required. The City of Minneapolis geographic area is restricted to receiving no more than \$1,300,000.

The Minnesota Contamination Cleanup Grant Program was established in 1993 to clean up contaminated sites and convert contaminated property into a marketable asset. The Department of Trade and Economic Development is the administering state agency. Applications are due May 1st, 2002 and a local non-tax increment match equal to twenty-five percent of the cleanup costs is required. There is no financial limit for the City of Minneapolis geographic area.

Hennepin County has been collecting mortgage registry and deed tax for deposit into an Environmental Response Fund (ERF). The ERF is used for the assessment and clean up of contaminated sites located within Hennepin County, with emphasis on affordable housing projects. Hennepin County has \$500,000 available for this grant round. Applications are due May 1, 2002.

In 2001 the MCDA received \$2,284,300 from the Metropolitan Council, \$3,206,163 from the State of Minnesota and \$648,340 from Hennepin County for contamination cleanup. Since 1994 the MCDA has been awarded \$13,836,514 from the Metropolitan Council, \$12,009,763 from the State of Minnesota, and \$648,340 from Hennepin County for contamination cleanup. Projects may be eligible and apply to multiple grant sources.

For the spring 2002 Contamination Grant round the MCDA has been requested to sponsor sixteen projects with contamination cleanup needs totaling \$3,760,200. These projects would have the MCDA submitting three applications totaling \$1,275,000 to MNDTED, six applications totaling \$1,300,000 to the Metropolitan Council and eight applications totaling \$265,200 to Hennepin County.

Proposed Projects:

This report lists projects in recommended priority order. Staff is recommending that due to funding limitations Parcel C and D Milwaukee Depot, Village at St. Anthony Falls, 1809 East Hennepin and the Hollywood Theater projects not request grant funds to fully meet their contamination remediation needs. In addition, staff recommends that 1101 West Broadway be held until the November grant round. As funding opportunities become available staff would seek funding for these projects based on the priority order set forth in this report.

Lamoreaux Apartments

This project involves the construction of a 3-story vertical addition to an existing 3-story mixed-use building. The project will result in the creation of 39 additional units of affordable housing. Funds are needed to abate asbestos (spray-on ceiling texture), and to inspect and close, or remove, an abandoned fuel oil tank in the basement. It is estimated that the cost is approximately \$35,000 for this environmental work. A \$35,000 Hennepin County ERF grant is being sought for this project.

The Boulevard

The Boulevard is a 24 unit rental proposal on 53rd and Lyndale Ave. South. Ten units are designated as affordable housing units. The project will contain about 7,000 square feet of commercial space on the ground level. The site is a former bank building that needs to be demolished and materials removed. A Hennepin County ERF grant of \$30,000 is being sought to remove the asbestos in ceiling plaster, floor tile and piping insulation of the bank building to be torn down.

628 East Franklin

The building located at 628 E. Franklin is a 15,720 square foot, 4-story brick building built in 1904, located between Park and Portland Avenues on Franklin Avenue. The building has sat vacant and boarded since 1996. The building currently has 21 rental units. The unit mix consists of 17 efficiency and 4 one-bedroom units with no off street parking. The current zoning for the area will require that the building either be reduced to not more than 6 units or a developer will be required to apply for a variance. The interior of the building is infested with pigeons and the original plaster contains asbestos. There are several private for profit developers as well as a non-profit partnership that are interested in rehabilitating the structure. At this time the extent of pollution remediation necessary due to the Asbestos is unknown. The MCDA is seeking a \$10,000 Hennepin County ERF grant to do the asbestos study.

1822 Park Avenue

This project involves the renovation of a 3-story walk up apartment building. The project will result in the preservation of approximately 14 units of affordable housing. Funds are needed to conduct an asbestos and lead survey and to abate or remediate the findings. It is estimated that the cost for this environmental work is approximately \$5,200. A

Phase 1 Environmental Site Assessment has already been conducted. A \$5,200 Hennepin County ERF grant is being sought for this project.

St. Barnabas

This site is located at the corner of Carew Drive and South 7th Street. Allina Health Systems Foundation is donating the property to CCHT for the development of affordable housing for youth ages 16-21 years of age. CCHT would contract with a qualified youth service agency to provide on site independent living skills. The cost of remediating asbestos and lead paint on the property is estimated to be \$200,000, with \$135,000 being requested from the Metropolitan Council and \$65,000 from Hennepin County ERF.

Bottineau Lofts Housing

The second phase of the Bottineau Housing Project consists of the construction of 33 market rate ownership townhomes (Bottineau Commons West) and the rehab of the old East Side Neighborhood Services building at 1929 2nd Street North (Bottineau Lofts), plus the construction of 4 rental townhomes on the adjoining parking lot. The ESNS building is on the National Register of Historic Places. Of the 37 rental housing units in the second phase, 11 will be affordable at 30% of median and 22 will be affordable at 60% of median. The Environmental Assessment revealed the presence of asbestos and lead paint throughout the ESNS building. Sherman Associates, with the support of the Bottineau Neighborhood Association and East Side Neighborhood Services, is seeking \$70,000 to fund the remediation and removal of the asbestos and lead paint and is requesting the submission of a grant application for \$70,000 to the Metropolitan Council to cover this cost.

Cecil Newman

This is an existing 64 unit rental project in eight buildings located on the 700 block of Emerson and owned by Twin Cities Housing Development Corporation. Since most of the units have two and three bedrooms, the project provides affordable housing for large, low-income families. TCHDC, a non-profit, is planning to embark upon a stabilization of Cecil Newman and is beginning to look at funding sources for this effort. Proposed stabilization work includes health and safety items, replacement of roofs, window repair or replacement, replace flooring in bathrooms, and possible lead and asbestos removal. Funding sources will be solicited from a number of sources including the MCDA. The cost estimate to obtain a HUD Risk Assessment for lead-paint at the project is \$20,000. This represents the cost of the assessment and testing only.

Franklin/Portland Redevelopment

The Franklin-Portland Gateway Redevelopment Project includes the Children's Village Center, a four story multi-use, mixed income project on the SE corner of Franklin and Portland Avenue, Hope Community Court, that adds 36 units of affordable rental units, and mixed uses on the remaining three corners. The project will require Phase I and Phase II environmental testing on vacant buildings/parcels on the site. The project area consists of an assortment of vacant lots and abandoned residential and commercial

buildings, including three former gas station sites on the corners. The proposed Gateway project will be a multi-structure, mixed-use development of approximately 20,000 s.f. of neighborhood retail, approximately 280-300 units of rental and owner-occupied housing, as well as below-grade parking. The development of the Franklin/Portland Gateway sites will be phased from approximately 2002-2005/6. Approximate cost is \$50,000. A \$37,500 MNDED environmental investigation grant is being sought which would require a CCHT local match of \$12,500.

Queen Campus

This project involves the rehabilitation by CCHT of the former Queen Care Center located at 300 Queen Avenue North into a mixed use, mixed income housing development. There are approximately 34,000 square feet of structures on a 100,000 square foot site. Both Phase I and Phase II environmental assessments indicate an underground fuel tank leak and asbestos and lead based paint in the building. CCHT is seeking a \$25,000 Hennepin County ERF grant to remove the UST and conduct additional environmental investigations on the property.

Lenox Flats

The Historic Lenox Commons is located at 9th and Portland in the Elliot Park Neighborhood. Central Community Housing Trust (CCHT) is planning to restore the Lenox into a 30-unit owner occupied condominium with 20 percent affordable. This will be part of a larger development that will include new construction of a 56 unit mixed-use rental property. Phase II Environmental Assessments have estimated a need for \$150,000 to remediate asbestos and lead paint at the property. A \$75,000 Hennepin County ERF grant is being sought to pay for the cleanup.

Parcel C (Depot East)

Parcel C (Depot East) is located at 500 Washington Avenue South, bounded by Portland, Washington, and Fifth Avenues and Second Street South and is currently used as a surface parking lot. CSM's Depot East proposes:

- a four-story, 150,000 sq. ft. multi-tenant office building with first floor retail and a restaurant;
- the new home of MacPhail Center for the Arts in a five-story, 50,000 to 80,000 sq. ft. building containing classrooms, studios, offices, and a 300-seat auditorium;
- 22 ownership housing units;
- \$320,000 in funding for the Agency's affordable housing fund; and
- a 290-stall parking structure to serve the needs of the project and the requirements of an existing lease for the Hyatt Whitney Hotel.

The total development cost is estimated at \$44,000,000. Approximately 400 people will work on the block (130 will be new jobs to Minneapolis), 22 families will make their homes there, and thousands of students will study music there. It is believed the proposal offers the community an economically viable development that will enhance the Mills District's cultural, business and residential vitality resulting in more people working, recreating, and living in the neighborhood. Past grants (\$47,950 PetroFund and \$345,875 Met Council) were used for Phase II investigation and cleanup (steam

injection/soil vapor extraction/groundwater recovery system) for petroleum tank release. In February 1999, the MPCA VPIC staff issued a closure letter. However additional contamination is in the soils, and the MCDA is required to pay for clean up of the contamination for this development to proceed. Total environmental cleanup need is \$650,000. A Metropolitan Council Grant of \$520,000 would be sought for this clean up work.

Parcel D Milwaukee Depot

The site is a portion the former Milwaukee Road Depot property located at 600 Washington Avenue South, Minneapolis. Washington Avenue, Portland Avenue South, 2nd Street South, and the vacated Park Avenue South bound the Site. The first phase of the development (Park Avenue Lofts West) will be located along the west side of the reconstructed Park Avenue South. The Site is currently owned by the (MCDA). Brighton Development Corporation has agreed to purchase the Site from the MCDA and plans to construct a residential/commercial development on the Site. Park Avenue Lofts West will be a residential building with approximately 45 condominiums and 2 levels of underground parking. The MCDA received a grant from the Department of Trade and Economic Development (DTED) in 1998 for Phase III of the Milwaukee Road Depot project that included Parcel D. This grant, for approximately \$857,000, was used to implement the existing remediation system. This previous grant does not preclude additional DTED funding. There have not been previous Metropolitan Council or Hennepin County cleanup grants for this property. Total environmental cleanup need is \$500,000. A Metropolitan Council grant of \$415,000 is being sought for soil excavation and disposal.

Village at St. Anthony Falls

Hunt Gregory began construction on the three-block development in winter of 2001. The project is located on the east bank of the Mississippi River and is generally bounded by Hennepin Avenue NE, University Avenue NE, Main Street NE, First Avenue NE, and Second Street NE. Block 1, which is substantially complete includes 30 affordable rental apartments, 15,000 S.F. of new construction commercial, 30,000 square feet of rehabbed commercial in the historic Firebarn, a 215 space parking facility for uses on the block, a 40 space general area parking facility and site amenities. Construction is underway on the remaining blocks and will produce 48 market rate townhouses with tuck-under parking on Block 2. Block 3 will include 12 townhouse style condominiums and 87 loft style condominiums in two structures with underground parking. This project has previously received \$801,147 from the Metropolitan Council and \$2,370,507 from DTED. Costs include demolition of the Electric Wire Building on Block 3, abatement of hazardous materials contained in the building, and excavation, transportation and disposal of soil impacted with mercury, PaH and other contaminants. Total environmental cleanup need is \$650,000. This project is seeking \$487,500 from MNDTED, which is 75% of the cleanup cost. The required local match of \$162,500 would need to come from the developer and possibly through a loan from the Hennepin County Brownfield Revolving Loan fund.

1809 East Hennepin

The site's current use as a metal plating operation has both soil contamination and geotechnical site problems. Skyway Event Services is proposing to acquire the property, remove the existing blighted structures, and build a new 40,000 square foot light industrial office and pre-production warehouse for corporate and public events locally and nationally. Cleanup costs are estimated to be \$1,085,000. A grant of \$813,750 would be sought from MNDED, and a grant of \$130,000 would be sought from the Metropolitan Council. Skyway Events would be responsible for providing the local match of \$120,000. This project would retain all 35 full-time jobs and 30 part-time jobs in Minneapolis. Upon completion the company expects to hire a minimum of 6 new full-time and 15 part-time employees. Entry level wages start at \$10/hr to \$12/hr plus health and retirement benefits. Skyway's incomes range from \$20,000 to over \$100,000 for sales positions. The estimated \$2.1 Million project is expected to generate a \$50-\$60,000 (net increase) in annual property tax revenues.

1101 West Broadway

The 1101 West Broadway building was built in 1890. Originally named the Hubbard Building, it is approximately 55.5 feet by 80 feet and was built as offices, stores and flats. This two-level commercial building is constructed of steel, brick and concrete with plaster walls and various other finishings. The Asbestos and Hazardous Survey Report was completed in January 2002 and found asbestos and lead-based paint throughout the building that must be abated prior to development. The proposed development is rehabilitation for mixed-reuse with commercial office and/or rental units above the ground floor retail. Keith and Charlotte Williams were the successful respondents to a Request for Proposals that was issued last fall. The MCDA is currently working with the Williams to finalize financial documentation. The project will include private financing, equity and gap financing. Staff is recommending that this project be held until the November 2002 grant round.

Hollywood Theater

This MCDA theater located at 2815 Johnson Street NE has documented asbestos, lead paint contamination in the theater and petrochemical contamination in the proposed parking lot at 2800 Johnson Street NE. The MCDA is seeking a \$30,000 Metropolitan Council Tax Base Revitalization Grant to remediate asbestos and lead paint on the property. The remaining remediation costs would be paid from other MCDA sources. The proposed reuse is a comedy club type entertainment facility.

Despatch Laundry

Despatch/Whiteway Cleaners located at 113 E. 26th Street is a State of Minnesota Superfund site which has had an extensive environmental investigation from 1995 to the present, including initial Phase I and Phase II investigations, inventories of the USTs and other containerized materials, excavation reports and UST sampling. Peer Environmental conducted a Phase I ESA dated June 2000 and a Phase II ESA dated October 2001, both funded with EPA Pilot grant funds. High levels of PCE were

detected in the area where the "Perc" room existed. The MPCA is conducting an off-site ground investigation of a suspected plume stemming from the East 26th Street site. This Hennepin County Tax Forfeited site is enrolled in the City of Minneapolis/MCDA U.S. Environmental Protection Agency Pilot Assessment Grant Program. The Whittier Neighborhood has received two housing development proposals in response to a Request For Proposal issued with Hennepin County and the MCDA. At this time, MCDA authorization is being requested for to continue working with the Whittier Neighborhood and Hennepin County to refine redevelopment proposals in anticipation of applying for contamination cleanup funds in November 2002. Cleanup costs are now estimated to be approximately \$1,000,000.

Contamination Cleanup Grant Requests:

These projects are consistent with City of Minneapolis and MCDA Goals and could request funding up to the following maximum levels:

Metropolitan Tax Base Revitalization Account Contamination Cleanup Grant Project	Maximum Allowed Grant Request
St. Barnabas	\$ 135,000
Bottineau Lofts	\$ 70,000
Parcel C (Depot East)	\$ 520,000
Parcel D Milwaukee Depot Area	\$ 415,000
1809 East Hennepin	\$ 130,000
Hollywood Theater	\$ 30,000
Total Metropolitan Council:	\$1,300,000

MN Department of Trade and Economic Development Contamination Cleanup Grant

Project	Maximum Allowed Grant Request
Franklin/Portland Investigations	\$ 37,500
Village at St. Anthony Falls	\$ 487,500
1809 East Hennepin	\$ 813,750
Total MN DTED	\$ 1,338,750

Hennepin County Environmental Response Fund

Project	Maximum Allowed Grant Request
Lamoreaux Apartments	\$ 35,000
Boulevard	\$ 30,000
628 East Franklin	\$ 10,000
1822 Park	\$ 5,200
St. Barnabas	\$ 65,000
Cecil Newman	\$ 20,000
Queen Campus	\$ 25,000
Lenox Flats	\$ 75,000
Total Hennepin County ERF	\$265,200

RECOMMENDATION: The Interim Executive Director recommends that the City Council:

1. authorize the Minneapolis Community Development Agency to apply to the Metropolitan Council for Metropolitan Livable Communities Fund Tax Base Revitalization Account Grants for St. Barnabas, Bottineau Lofts, Parcels C and D Milwaukee Depot; 1809 East Hennepin, and restoration of the Hollywood Theater; and,
2. authorize the MCDA to apply to the Minnesota Department of Trade and Economic Development for environmental investigations at Franklin/Portland, Village at St. Anthony Falls, and 1809 East Hennepin; and,
3. authorize the MCDA to apply to the Hennepin County Environmental Response Fund for Lamoreaux Apartments, Boulevard, 628 East Franklin, 1822 Park, St. Barnabas, Cecil Newman, Queen Campus, and Lenox Flats.
4. Forward this report to the MCDA Board of Commissioners.

MCDA RECOMMENDATION: Approve the attached resolutions authorizing the Interim Executive Director to execute agreements to implement the Metropolitan Council Livable Communities Tax Base Revitalization Account grant program, Minnesota Department of Trade and Economic Development Contamination Clean Up Grant Program, and Hennepin County Environmental Response Fund, and direct staff to assist Hennepin County address environmental contamination and redevelopment of the former Despatch Laundry site in the Whittier Neighborhood.

Minneapolis Community Development Agency

SITE	PREVIOUS USE GRANT USE	PROPOSED REUSE	TOTAL NEED	DTED REQUEST	MET. C. REQUEST	HENNEPIN COUNTY	LOCAL MATCH	STATUS	APPLICANT
Lamoreaux Apartments	Housing	Housing	\$35,000	\$0	\$0	\$35,000	\$0	Investigation	CCHT/MCDA
Downtown North Loop	Asbestos Cleanup							Completed	
Boulevard	Commercial	Housing	\$30,000	\$0	\$0	\$30,000	\$0	Investigation	Lyndale
Windom	Asbestos Cleanup							Completed	West
628 East Franklin Phillips	Housing Asbestos Investigations	Housing	\$10,000	\$0	\$0	\$10,000	\$0	Need Testing	MCDA
1822 Park Phillips	Housing Asbestos/Lead Paint testing	Housing	\$5,200	\$0	\$0	\$5,200	\$0	Need Asbestos Lead Survey	CCHT/MCDA
St. Barnabas Downtown/Elliott Park	Hospital Asbestos/Lead Paint Removal	Housing	\$200,000	\$0	\$135,000	\$65,000	\$0	Investigation Complete	CCHT/MCDA
Bottineau Lofts Bottineau	Office Asbestos/Lead Paint Removal	Housing	\$75,000	\$0	\$70,000	\$0	\$0	Investigation Complete	Sherman/MCDA
Cecil Newman Investigation Near North	Housing Investigations	Housing	\$20,000	\$0	\$0	\$20,000	\$0	Need Asbestos Lead Survey	MCDA/Twin City Housing Dev.
Franklin/Portland Phillips	Gas Stations/Mixed Use Investigations	Housing Mixed Use	\$50,000	\$37,500	\$0	\$0	\$12,500	Need RAP	CCHT/MCDA
Queen Campus Harrison	Former Nursing Home UST Removal/Investigations	Residential Mixed Use	\$40,000	\$0	\$0	\$25,000	\$0	Investigation Complete	CCHT/MCDA
Lenox Flats Downtown/Elliott Park	Housing Asbestos Removal	Housing	\$150,000	\$0	\$0	\$75,000	\$0	Investigation Complete	CCHT/MCDA

Crown Roller Mill,
105 Fifth Ave. S., Suite 200
Minneapolis, MN 55401-2534
Telephone: (612) 673-5095
TTY: (612) 673-5154
Fax: (612) 673-5100
www.mcda.org

Request for City Council Action
 April 8, 2002
 Page 14

SITE	PREVIOUS USE GRANT USE	PROPOSED REUSE	TOTAL NEED	DTED REQUEST	MET. C. REQUEST	HENNEPIN COUNTY	LOCAL MATCH	STATUS	APPLICANT
Parcel C Depot East Downtown	Railroad Lands Diesel Range Organics	Residential/ Mixed Use	\$650,000	\$0	\$520,000	\$0	\$0	RAP Complete	MCDA
Parcel D Downtown	Railroad Lands Diesel Range Organics	Residential/ Mixed Use	\$500,000	\$0	\$415,000	\$0	\$0	RAP Complete	MCDA
Village at St. Anthony Falls East Bank	Industrial Soil Cleanup	Housing	\$650,000	\$487,500	\$0	\$0	\$162,500	RAP Complete	Hunt Gregory MCDA
1809 E. Hennepin SE Como	Industrial Plating Soil Cleanup	Light Industrial	\$1,085,000	\$813,750	\$130,000	\$0	\$141,250	RAP Complete	Skyway Event MCDA
1101 West Broadway Near North	Commercial Asbestos/Lead Paint	Housing Mixed Use	\$100,000	\$0	\$0	\$0	\$0	Investigation Complete	MCDA
Hollywood Theater Aududon	Movie Theater Asbestos/Lead Paint	Theater	\$160,000	\$0	\$30,000	\$0	\$0	Testing Complete	MCDA
TOTALS			\$3,760,200	\$1,338,750	\$1,300,000	\$265,200	\$316,250		

MCDA round
limit \$1,300,000