



Request for City Council Committee Action from the Department of Community Planning & Economic Development

Date: April 8, 2008

To: Lisa Goodman, Chair, Community Development Committee

Referral to: Paul Ostrow, Chair, Ways and Means/Budget Committee

Subject: Environmental Remediation Grant Applications, Spring 2008

Recommendation:

1. Authorize application to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program for environmental remediation and/or investigation at 200 1st St. N, 811 4th St. SE, Bassett Creek Valley – Linden Yards West, Broadway Plaza , [Former] Electric Machinery/Crown Iron Site, and Standard Heating & Air Conditioning; and,
2. Authorize application to the Metropolitan Council Metropolitan Livable Communities Fund Tax Base Revitalization Account [TBRA] Grant Program for 200 1st St. N, 811 4th St. SE, [Former] Acme Tag & Label Site, Broadway Plaza, Dunwoody Flats, and Standard Heating & Air Conditioning; and
3. Authorize application to the Hennepin County Environmental Response Fund [ERF] for 200 1st St. N, 811 4th St. SE, [Former] Acme Tag & Label Site, Bassett Creek Valley – Linden Yards West, [Former] Bennett Lumber Site, Broadway Plaza , Dunwoody Flats, [Former] Electric Machinery/Crown Iron Site, Salem Church, and Standard Heating & Air Conditioning; and
4. Approve the submission of Highpoint Center's application to Groundwork Minneapolis for investigation and/or remediation funds; and
5. Approve 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 Livable Communities Tax Base Revitalization Account [TBRA] Grant Program, and the Hennepin County Environmental Response Fund [ERF].

Previous Directives:

200 1st St. N: None.

811 4th St. SE: None.

[Former] Acme Tag & Label Site (2838 Fremont Ave. S.): On February 29, 2008, the City Council approved a request to rezone the property from I1 and R6 with TP Overlay District to the R6 (Multi-family) District, with the removal of the TP Overlay District to permit construction of a 237 unit residential development.

Bassett Creek Valley – Linden Yards West (101 Lyndale Ave. S.): The City Council approved the Bassett Creek Valley Master Plan as a Small Area Plan on January 12, 2007, and adopted revised zoning in accordance therewith on February 15, 2008.

[Former] Bennett Lumber Site (2820-2828 Dupont Ave. S.; 2821-2825 Dupont Ave. S.; 2820-2836 Colfax Ave. S.): None.

Broadway Plaza (718, 800 W. Broadway; 2018-2024 Aldrich Ave.; 715, 801 21st Ave. N.): The City Council approved a \$300,000 Empowerment Zone grant on November 2, 2007.

Dunwoody Flats (110 E. 18th St.): None.

[Former] Electric Machinery/Crown Iron Site (1227-1361 Tyler St. NE; 1308 ½ Fillmore St. NE): On February 9, 2007, the City Council approved the acceptance of brownfield grants that had been awarded to this project by the Met Council and Hennepin County.

Highpoint Center (912 W. Lake Street): None.
[No funds are being sought from DEED, Met Council or Hennepin County. City Council resolution of support needed to request funding from Groundwork Minneapolis.]

Salem Church (610 W. 28th St.): None.

Standard Heating & Air Conditioning (1300-1316 2nd St. N., 109 14th Ave. N.): CPED acquired 1300 2nd Street North on May 16, 1994, 1316 2nd Street North on October 9, 2001, and 109 14th Avenue North on March 23, 2004. The City Council approved the terms of the proposed sale of this property to Standard Plymouth, LLC on February 29, 2008.

Prepared by: Kevin Carroll, Senior Project Coordinator	
Approved by: Charles Lutz, Deputy Director, CPED	_____
Catherine Polasky, Director Economic Development	_____
Presenter in Committee: Kevin Carroll, Senior Project Coordinator, 612-673-5181	

Financial Impact

X Other financial impact: There is no direct financial impact at this time. However, some of the grant requests have been identified as requiring a commitment of local match funds, to be provided by the developer or other non-City funding sources. The City of Minneapolis is sponsoring these grant requests, acting in some cases as a pass-through and conduit for environmental investigations and cleanup.

The eleven projects and the twenty-two related grant applications that are being recommended for submission to DEED, the Metropolitan Council and Hennepin County are as follows:

Project Name	GRANTORS			Total Grant Requests ¹
	DEED ²	Met Council TBRA ³	Hennepin County ERF ⁴	
200 1 st St. N.	31,538	104,100	5,467	141,105
811 4 th St. S.E.	308,550	26,741	26,741	362,032
[Former] Acme Tag Site		70,050	70,050	140,100
Bassett Creek Valley-Linden Yards West	50,000		13,800	63,800
[Former] Bennett Lumber			50,000	50,000
Broadway Plaza	116,363	176,573	117,715	410,651
Dunwoody Flats		390,500	390,500	781,000
[Former] Electric Machinery/Crown Iron	130,000		20,000	150,000
Highpoint Center ⁵				
Salem Church			35,000	35,000
Standard Heating & Air Cond.	371,128	20,750	20,750	412,628
TOTAL:	1,007,579	788,714	750,023	2,546,316

¹ Prospective grant applicants were required to provide the City with “pre-applications” several weeks prior to the April 8 meeting of the Community Development Committee. Grant request amounts that appear in the final grant applications that are submitted to the grantors on or by the May 1 application deadline may therefore vary from the amounts shown here.

² The local match for these projects will come from developer funds and/or from other grants, not from the City.

³ No local match is required for these grants.

⁴ No local match is required for these grants.

⁵ This applicant is not requesting that the City submit an application on its behalf to DEED, the Met Council or Hennepin County. The applicant intends to submit an application to Groundwork Minneapolis (a local non-profit organization that provides environmental remediation assistance), and it needs a City Council resolution of support to do so.

Community Impact Neighborhood Notification:

200 1st St. N: None.

811 4th St. SE: A presentation to the Marcy-Holmes Neighborhood Association's land use committee is scheduled for April 9, 2008.

[Former] Acme Tag & Label Site (2838 Fremont Ave. S.): The proponents of the project met with the Lowry Hill East Neighborhood Association on 10/10/07, 11/14/07, 11/19/07, 1/16/08, and 1/23/08. On 1/16/08 the LHENA Board approved a resolution the "conceptually supports elements" of the proposed redevelopment plan, subject to a number of specified conditions.

Bassett Creek Valley – Linden Yards West (101 Lyndale Ave. S.): Ryan Companies presented this project to the Harrison Neighborhood, the Bryn Mawr Neighborhood and the Bassett Creek Valley Redevelopment Oversight Committee (BCV-ROC) in August and September 2007. The Bryn Mawr and BCV- ROC groups passed resolutions of support; the Harrison group reserved judgment pending the receipt of more details/information.

[Former] Bennett Lumber Site (2820-2828 Dupont Ave. S.; 2821-2825 Dupont Ave. S.; 2820-2836 Colfax Ave. S.): The project proponents provided information and updates to the Zoning and Planning Committee of the Lowry Hill East Neighborhood Association on August 8, 2007 and January 9, 2008, but no formal action has been taken to date.

Broadway Plaza (718, 800 W. Broadway; 2018-2024 Aldrich Ave.; 715, 801 21st Ave. N.): Letters of support for this project were issued by the Hawthorne Area Community Council on April 20, 2006 and by the West Broadway Area Coalition on March 30, 2006.

Dunwoody Flats (110 E. 18th St.): The Stevens Square Community Organization adopted a motion in support of this project in 2005.

[Former] Electric Machinery/Crown Iron Site (1227-1361 Tyler St. NE; 1308 ½ Fillmore St. NE): The Northeast Park Neighborhood Association issued a letter of support on March 7, 2007.

Highpoint Center (912 W. Lake Street): None.

Salem Church (610 W. 28th St.): None.

Standard Heating & Air Conditioning (1300-1316 2nd St. N., 109 14th Ave. N.): Standard Heating made presentations to the Northside Residents Redevelopment Council (NRRC) on February 11, 2008 and the NWIP Jobs Park Committee on February 19, 2008, both of which subsequently issued letters expressing general support for the proposal, subject to further review of any revisions of the site plan and/or building elevations.

City Goals:

- A Premier Destination
- Enriched Environment

Sustainability Targets:

- Brownfield Sites

Comprehensive Plan:

- The proposed projects generally comply with the "land reclamation" and "providing a healthy environment" elements of the Minneapolis Plan.

Zoning Code:

- The proposed projects either are in compliance or will comply.

Living Wage/Business Subsidy Agreement: Yes____ No X

Job Linkage: Yes____ No X

Other: Environmental remediation assistance is generally exempt from the City's Living Wage Ordinance and the State's Business Subsidy Act. However, any business that occupies a remediated site may be asked to sign a Job Linkage Agreement that includes five year hiring goals (with an emphasis on living wage jobs for Minneapolis residents) and seeks to connect the business with a neighborhood workforce organization. Job Linkage Agreements are voluntary.

Background/Supporting Information

The Minnesota Contamination Cleanup and Investigation Grant Program was established in 1993 to clean up contaminated sites and convert contaminated property into a marketable asset. The Department of Employment and Economic Development [DEED] is the administering state agency. Applications for the spring grant round are due on or by May 1, 2008. 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 is potentially available to fund brownfield grants in the spring 2008 round is \$4.025 million. Up to \$250,000 of this funding will be awarded per fiscal year (\$125,000 per grant round) for DEED's Investigation and RAP Development Grants. The legislature has designated that at least 25% of available funds be spent on remediating sites in Greater Minnesota unless sufficient applications are not received. This allows the grant program to assist with cleanup efforts statewide.

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 for the spring round of this program are due on or by May 1, 2008. No local match is required. The amount that is potentially available to fund brownfield grants in the spring 2008 round is \$2.5 million. 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.

Hennepin County has been collecting mortgage registry and deed tax 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 clean up of contaminated sites located within Hennepin County, with emphasis on affordable housing projects. Applications for the fall round of this program are due on or by May 1, 2008. The amount that is potentially available to fund brownfield grants in the spring 2008 round is \$1.0 to \$1.5 million. Typically, about 50% of the available grant funds are awarded to the City of Minneapolis, and the remainder is awarded to suburban communities and other entities.

Table 1: **Cumulative Remediation Grant Funding 1995 through Fall 2007**

DEED	\$20,352,408
Met Council	\$25,517,493
Hennepin County	\$9,105,412
TOTAL:	\$54,975,313

Projects initiated through these grants and additional public funds have, from their inception through the fall 2007 grant round, triggered more than an estimated \$1 billion in additional private investment in the City of Minneapolis.

Table 2: **New Funding Requests for Spring 2008**

	Grant Applications	Grant Funding Requested
DEED	6	\$1,007,579
Met Council	6	788,714
Hennepin County	10	750,023
TOTAL:		2,546,316

For the spring 2008 grant round, details regarding the City's pre-application process and related program requirements were provided to CPED project coordinators and potential applicants in February. Relevant information was posted on the City's website. A public informational meeting was organized and conducted by City staff on March 18, 2008. Staff review of the submitted pre-applications included consideration of factors such as readiness to proceed with cleanup, removal of blighting influences, commitment of City funds, affordable housing, compliance with zoning requirements and comprehensive plan designations, and job creation. Twenty-three pre-applications were received, and twenty-two are being recommended for submission to the grantors. Interactions with the three grantors during the last three grant rounds have clarified and reinforced the fact that their internal processes for reviewing, scoring and ranking applications gives no weight to any city's prioritization of the applications that it submits to the grantors. The analyses conducted by the grantors' staff, and the decisions that they make in awarding grants, are based on statutory criteria and adopted guidelines that do not include the (relative) preferences of municipal applicants. Accordingly, the recommendation of City staff is that the City Council not rank or prioritize the applications that it authorizes staff to submit to the grantors on or by the May 1, 2008 application deadline.

Details of Proposed Projects:

[This section of the report presents projects in alphabetical order. The summary descriptions were provided by the developers or by others familiar with the details of the projects in question.]

200 1st St. N.

Projected DEED Request: \$31,538

Projected Met Council TBRA Request: \$104,100

Projected Hennepin County ERF Request: \$5,467

This is a 0.1562 acre site that is located in the North Loop Redevelopment Project area. The developer proposes a historically sensitive renovation of a blighted building that has housed a succession of industrial tenants for over a century. The developer intends to restore and reposition the building as commercial space suitable for office or retail use, with some potential to attract a restaurant tenant. Upon completion, the building will offer 16,500 square feet of commercial space for 1 to 3 small- to mid-sized businesses. It is believed that renovating this prominent corner site will turn the building in question into a visible sign of investment, bringing new commercial activity to the intersection and sparking renewed interest in other dilapidated properties located nearby. The creation of 30-45 new jobs is anticipated. The project as proposed is generally consistent with current zoning. Funds are being sought to address identified soil contamination.

811 4th St. SE

Projected DEED Request: \$308,550

Projected Met Council TBRA Request: \$26,741

Projected Hennepin County ERF Request: \$26,741

This is a 0.28 acre site that is not located in a City-designated redevelopment project area. The distressed building on the site, which formerly housed a dry cleaning operation, has been vacant for over a year. The property owner, Savant Properties, LLC, intends to redevelop the site by constructing a new mixed use residential/retail building with a footprint size of 9,885 square feet. The building will be four stories in height with ground floor retail, apartments on floors two through four, and one level of underground parking. The site is prominently located on the corner of 4th Street SE and Interstate 35W. The redevelopment will transform this site into an active mixed-use development providing market rate apartments for professionals and students, enhance the pedestrian experience with street level improvements and new retail area, and help define the gateway into the Marcy Holmes neighborhood. The creation of approximately 12 new jobs is anticipated. This site is currently zoned C1. This project may require either a rezoning or variances to accommodate the desired density and height. However, the project as proposed is generally consistent with the comprehensive plan and the Marcy-Holmes Neighborhood Master Plan. Funds are being sought for (among other things) removal and disposal of all hazardous materials from the building prior to demolition, excavation and disposal of contaminated soil, and design and construction of a sub-slab vapor barrier and active venting system beneath the entire building footprint.

[Former] Acme Tag & Label Site (2838 Fremont Ave. S.)

Projected Met Council TBRA Request: \$70,050

Projected Hennepin County ERF Request: \$70,050

This is a 1.60 acre site that is located in the Urban Village Redevelopment Project area. The developer (Fremont Development Partners LLC/GRECO LLC) is proposing an eight-story market rate rental housing building (237 units) with two levels of underground parking, on a site that is currently a vacant lot. The project will also include open green space and an outside courtyard with a reflecting pool and amphitheater. The creation of 8 to 10 new

permanent full-time and part-time sales, management and managerial positions is anticipated. The Planning Commission and City Council recently approved the developer's request for a rezoning of the property to R-6, thus indicating that the project was generally consistent with comprehensive plan policies. No other zoning applications or changes are expected. Funds are being sought to dispose of contaminated soil/fill material that will be excavated during construction. Contaminants include diesel range organics (DROs), volatile organic compounds (VOCs), and polynuclear aromatic hydrocarbons (PAHs).

Bassett Creek Valley – Linden Yards West (101 Lyndale Ave. S.)

Projected DEED Request: \$50,000

Projected Hennepin County ERF Request: \$13,800

This is a 10.36 acre site that is not located in a City-designated redevelopment project area. The anticipated developer, Ryan Companies, is proposing a three-phase development of the Linden Yards area and a portion of the impound lot that is east of the planned Van White Boulevard (projected to be completed in 2009). The initial phase would include the construction of a new street and a round-a-bout that would connect to Van White Boulevard near its southerly terminus. Ryan plans to construct five buildings on the western portion of Linden Yards in the first phase. Two of the five planned buildings would be 12- to 16-story housing structures that would likely include both affordable and market rate apartments and condominiums. The three remaining buildings would be 8- to 10-story office buildings that would total over 800,000 square feet and provide jobs for over 1000 employees (likely moving from other metro locations) and at least 90 new full-time employees. The proposed development is consistent with zoning for mixed-use high density office and residential uses, and with the Bassett Creek Valley Master Plan approved in January 2007. It is also consistent with the comprehensive designations being proposed as part of the city's 2008 comprehensive plan update. Funds are being sought for environmental investigations in areas where access had not been previously obtained, to be conducted during the second half of 2008, with remediation anticipated to occur during 2009.

[Former] Bennett Lumber Site

(2820-2828 Dupont Ave. S.; 2821-2825 Dupont Ave. S.; 2820-2836 Colfax Ave. S.)

Projected Hennepin County ERF: \$50,000

This is a 3.69 acre, two-parcel site that is located in the Urban Village Redevelopment Project area. The site will be developed by Bennett Investment Partners LLC, a joint venture controlled by the members of Turnstone Group LLC and West Suburban Housing, LLC. The proposed plans call for a phased multi-family market rate housing development of the two parcels over the course of three to four years. The project will replace two underutilized parcels with an apartment community. Both phases will incorporate green space and access to the Mid-Town Greenway. The creation of 4-7 jobs for onsite management and maintenance of the buildings is anticipated. Housing unit projections include 230-250 units for the west parcel and 190-210 units for the east parcel, not to exceed a total of 440, which is the maximum envisioned by the Uptown Small Area Plan. Current zoning is I1, I2, and R6; rezoning of the I1 and I2 parcels to R-6 has been or will be proposed. While the use is generally compatible with the Uptown small area plan, planning staff has not yet made a recommendation concerning the appropriateness of R6 zoning. The area is designated for high density residential development, which the small area plan defines as a large range of 50 to 120 units per acre. Investigation funds are being sought to evaluate the extent and magnitude of potential soil and ground water contamination (including soil vapor intrusion) at the site.

Broadway Plaza (718, 800 W. Broadway; 2018-2024 Aldrich Ave.; 715, 801 21st Ave. N.)

Projected DEED Request: \$116,363

Projected Met Council TBRA Request: \$176,573

Projected Hennepin County ERF Request: \$117,715

This is a 2.42 acre site that is located in the West Broadway Redevelopment Project area. The Great Neighborhoods! Development Corporation (GNDC) is working with Ryan Companies to develop a site plan. Current development plans include a YWCA fitness center of approximately 100,000 square feet, a retail/office complex of 30,000 square feet, a 400 car parking ramp, and a public outdoor plaza. The Broadway YWCA will be a full-service, 24-hour fitness center with a full gym, aquatic center, and possibly a heated rooftop running track. Retail and office tenants will be chosen for their potential to increase legitimate commerce in the area, bring needed goods and services to the community, and help to reduce crime. The creation of 225 new jobs is anticipated. Rezoning may be required, but the proposed development is consistent with the recently approved revitalization plan for West Broadway entitled "West Broadway Alive", as well as with the proposed designations for this part of West Broadway in the city's draft 2008 comprehensive plan update. Investigation funding is being sought to further assess previously identified impacts and to assess other areas of concern. Additional funding is being sought for soil remediation, a venting system, asbestos and lead-based paint abatement, and underground tank removal.

Dunwoody Flats (110 E. 18th St.)

Projected Met Council TBRA Request: \$390,500

Projected Hennepin County ERF Request: \$390,500

This is a 1.71 acre site that is not located in a City-designated redevelopment project area. There is one vacant building on the site, which was previously occupied by Abbott Hospital (1920-1984) and later by a retirement/long-term health care facility. The developer, Gateway Commons LLC, proposes to renovate the building into a mix of 125 affordable and market rate rental apartments, with two stories of underground parking. The creation of 6 new jobs is anticipated. Rezoning maybe required. Funds are being sought for the abatement of asbestos-containing materials, lead-based paint and other contaminants.

[Former] Electric Machinery/Crown Iron Site

(1227-1361 Tyler St. NE; 1308 ½ Fillmore St. NE)

Projected DEED Request: \$130,000

Projected Hennepin County ERF Request: \$20,000

This is a 5.6 acre site that is not located in a City-designated redevelopment project area. The site consists of four separate parcels that currently include a total of seven main buildings and an inactive electric rail crane. The current condition of the site is very poor and not in compliance with City code. Redevelopment plans include the complete renovation of approximately 75,000 square feet of commercial/industrial lease space, mostly on the first floor. The second floor will provide approximately 32 affordable rental units (studios, efficiency units and one-bedroom units). Revitalization of this area will have profound impact on the adjacent area and will continue the spread of improvement in the northeast community. The creation of 230 new jobs and the retention of 20 jobs are anticipated. The project is consistent with the existing industrial zoning and the related Industrial Living Overlay District (ILOD). Brownfield grants have been awarded to this project in the past, but additional funds are now being requested to deal with soil contamination and old foundation conditions that are worse than anticipated, and extra soil disposal costs related to recent changes in stormwater management plans.

Highpoint Center (912 W. Lake Street)

[No funds being sought from DEED, the Met Council or Hennepin County.] The Highpoint Center for Printmaking is a non-profit organization dedicated to advancing the art of printmaking. Its goals are to provide educational programs, community access, and collaborative publishing opportunities to engage the community and increase the appreciation and understanding of the printmaking arts. Highpoint is currently leasing a space at 2638 Lyndale Avenue South that no longer serves its needs. Highpoint has spent the last year searching for a new facility, and has found an ideal 0.45 acre site at 912 West

Lake Street. Highpoint has this building under contract, and anticipates beginning the renovation of the existing building in September of 2008. Financial assistance is desired to investigate the possibility of (a) contaminated soils due to a fuel oil tank at the location of a proposed rain garden and (b) the possibility of intrusion of harmful vapors from contaminated groundwater. Due to project timing considerations, Highpoint is not seeking funding from DEED, the Met Council or Hennepin County at this time. Highpoint is seeking funding from the "Groundwork Assessment Program" [GAP], which is administered by a local non-profit organization, Groundwork Minneapolis. GAP has requested a City Council resolution of support for the project. The proposed project is consistent with the current zoning. Any necessary zoning approvals are expected to be handled administratively, but have not been granted yet.

Salem Church (610 W. 28th St.)

Projected Hennepin County ERF Request: \$35,000

This is a 1.2 acre site that is not located in a City-designated redevelopment project area. The project is a joint endeavor by Salem Lutheran Church [SLC] and Lyndale United Church of Christ [LUCC]. Brighton Development intends to acquire SLC's property, preserve and renovate the original (1904) church, demolish later additions to the church, and construct an adjacent four-story "L" shaped building with 16,000 square feet of ground floor commercial space and three floors (62 units) of affordable rental housing. The church renovation will create a new (shared) home for the SLC and LUCC congregations. Underground parking for 52 vehicles will be provided. New jobs related to the commercial space, the housing and the church renovation are anticipated, although no specific numbers were provided. The zoning on a portion of the site will be need to be changed to accommodate mixed commercial and multi-family residential. The development concept is in keeping with what is generally desired on a Commercial Corridor, as it contains a mix of uses and higher density residential use.

Standard Heating & Air Conditioning (1300-1316 2nd St. N., 109 14th Ave. N.)

Projected DEED Request: \$371,128

Projected Met Council TBRA Request: \$20,750

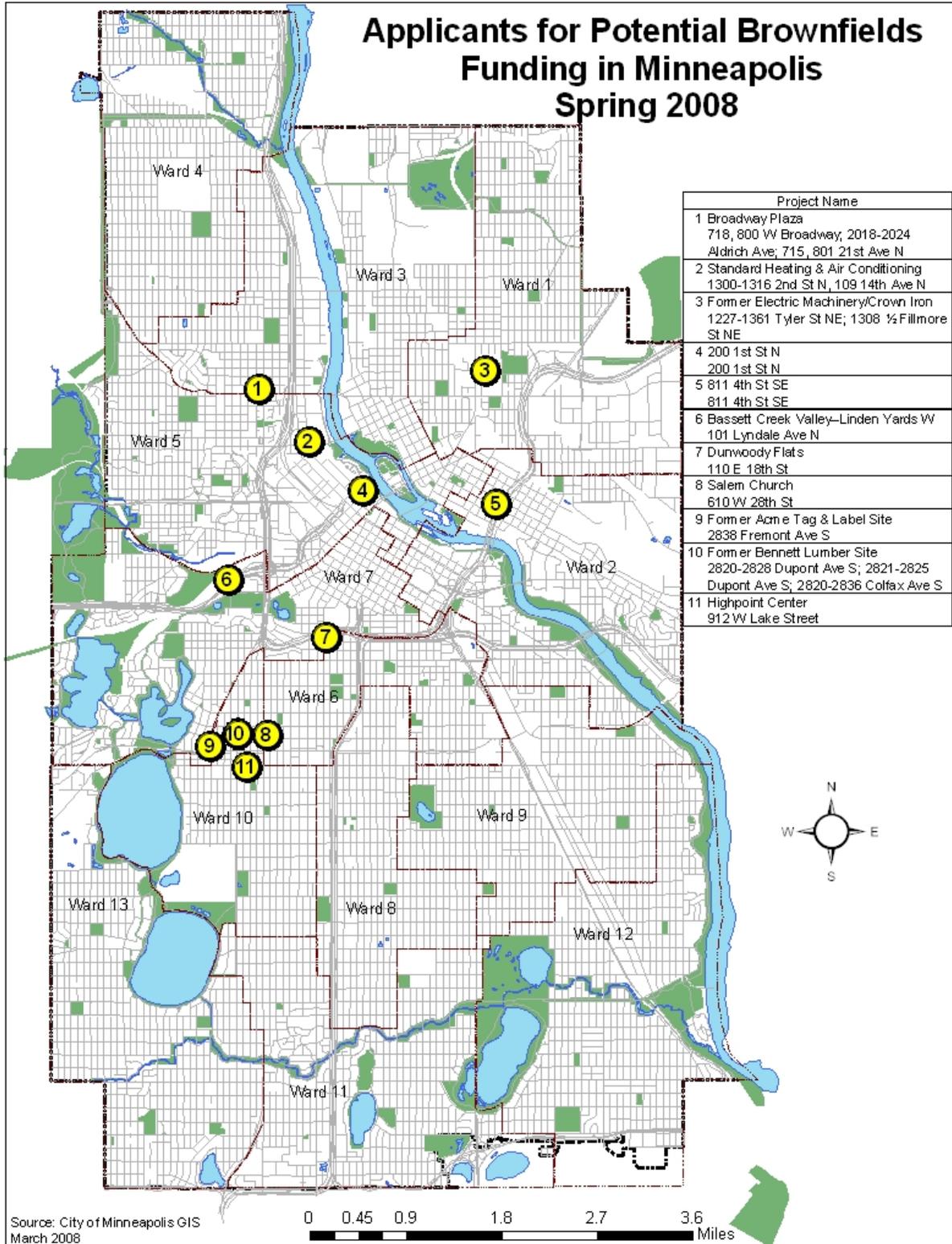
Projected Hennepin County ERF Request: \$20,750

This is a 1.7 acre site that is located within the North Washington Industrial Park Redevelopment Project Area. The site will be redeveloped as the corporate headquarters for Standard Heating and Air Conditioning, which has outgrown its current facility on Lake Street. Standard's proposed development consists of a two-story office/parts department/showroom of 17,200 square feet on the corner of 2nd Street N. and Plymouth Avenue N., an adjoining one-story warehouse of 7,179 square feet, and a future warehouse expansion area of 6,093 square feet. It is expected that this relocation will result in over 50 jobs being retained and created. The project is consistent with the property's I2 zoning, as well as policies in two city council approved planning documents: "Above the Falls" and the recently completed "Industrial Land and Employment Policy Plan". It is also consistent with the Land Use Policy map in the city's draft 2008 comprehensive plan update. Cleanup funds are being sought for additional remediation of contaminated soils.

Proposed Project Locations:

The map that appears on the following page identifies the location of each of the proposed projects.

Applicants for Potential Brownfields Funding in Minneapolis Spring 2008



Authorizing application to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program for various projects.

Whereas, the City of Minneapolis intends to act as the legal sponsor for one or more of the following projects that will be more completely described in contamination cleanup and/or investigation applications to be submitted to the Minnesota Department of Employment and Economic Development (DEED) on or by May 1, 2008, subject to final staff verification of each such application's compliance with the DEED grant program's purposes and criteria: 200 1st St. N, 811 4th St. SE, Bassett Creek Valley – Linden Yards West, Broadway Plaza , [Former] Electric Machinery/Crown Iron Site, and Standard Heating & Air Conditioning; and

Whereas, the City has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration; and

Whereas, the sources and amounts of the local match identified in the applications are committed to the identified projects; and

Whereas, the City has not violated any federal, state or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and

Whereas, upon approval of one or more of its applications, the City may enter into agreements with the DEED for one or more of the above-referenced projects and will comply with all applicable laws and regulations stated in such agreements;

Now, Therefore, Be It Resolved By The City Council of the City of Minneapolis:

That the City Council authorizes the Director of the Department of Planning and Economic Development or other appropriate staff to apply to the Department of Employment and Economic Development for Contamination Cleanup and Investigation Grant Program funding for one or more of the above-referenced projects and to execute such agreements as are necessary to implement the projects.

Authorizing application to the Metropolitan Council Tax Base Revitalization Account [TBRA] for various projects.

Whereas, the City of Minneapolis (the "City") was a participant in the Livable Communities Act's Housing Incentives Program for 2001-2002 as determined by the Metropolitan Council, and is therefore eligible to make application for funds under the Tax Base Revitalization Account; and

Whereas, the City has identified the following clean-up projects within the City that preliminarily appear to meet the Tax Base Revitalization Account's purposes and criteria: 200 1st St. N, 811 4th St. SE, [Former] Acme Tag & Label Site, Broadway Plaza, Dunwoody Flats, and Standard Heating & Air Conditioning; and,

Whereas, the City intends to act as the legal sponsor for the above-referenced projects, which will be more completely described in Tax Base Revitalization Account grant applications to be submitted to the Metropolitan Council on or by May 1, 2008, subject to final staff verification of each such application's compliance with the TBRA grant program's purposes and criteria ; and

Whereas, the City has the institutional, managerial and financial capability to ensure adequate project administration; and

Whereas, upon approval of one or more of its applications, the City may enter into agreements with the Metropolitan Council for one or more of the above-reference projects and will comply with all applicable laws and regulations stated in such agreements;

Now, Therefore, Be It Resolved By The City Council of the City of Minneapolis:

That the City Council authorizes the Director of the Department of Community Planning and Economic Development or other appropriate staff to apply on behalf of the City of Minneapolis to the Metropolitan Council for Tax Base Revitalization Account funding for one or more of the above-referenced projects and to execute such agreements as are necessary to implement the projects.

Authorizing application to the Hennepin County Environmental Response Fund for various projects.

Whereas, the City of Minneapolis intends to act as the legal sponsor for one or more of the following projects that will be more completely described in Environmental Response Fund applications to be submitted to Hennepin County on or by May 1, 2008, subject to final staff verification of each such application's compliance with the ERF program's purposes and criteria: 200 1st St. N, 811 4th St. SE, [Former] Acme Tag & Label Site, Bassett Creek Valley – Linden Yards West, [Former] Bennett Lumber Site, Broadway Plaza, Dunwoody Flats, [Former] Electric Machinery/Crown Iron Site, Salem Church, and Standard Heating & Air Conditioning; and,

Whereas, the City has been advised that a project known as Highpoint Center desires to apply to Groundwork Minneapolis for investigation and/or remediation funds, and that the program in question was originally funded by the Hennepin County Environmental Response Fund, and that the program's procedures require a City Council resolution in support of any Minneapolis project that intends to seek funding from the program; and

Whereas, the City has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration; and

Whereas, the City has not violated any federal, state or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and

Whereas, upon approval of one or more of its applications, the City may enter into agreements with Hennepin County for one or more of the above-referenced projects and will comply with all applicable laws and regulations stated in such agreements;

Now, Therefore, Be It Resolved By the City Council of the City of Minneapolis:

That the City Council authorizes the Director of the Department of Planning and Economic Development or other appropriate staff to apply to the Hennepin County Environmental Response Fund for funding for one or more of the above-referenced projects and to execute such agreements as are necessary to implement the projects; and that the City Council hereby expresses its support for the remediation funding that the Highpoint Center project intends to request from Groundwork Minneapolis.