

## **Environmental Response Fund November 2021 Grant Project Descriptions**

The first Environmental Response Fund (ERF) awards were made in 2003. Applications are accepted for consideration twice a year in cooperation with similar soil contamination clean-up programs administered by the Minnesota Department of Employment and Economic Development (DEED) and the Metropolitan Council. Along with Hennepin County, funders co-sponsor bi-annual information sessions for local jurisdictions, non-profits and the redevelopment community. Staff also meets with prospective project principals throughout the year. Bi-annually, Ramsey County CED staff meet with funding partners, DEED and Metropolitan Council, to review project proposals and recommend funding options. All prospective ERF cleanup projects are required to have a Response Action Plan (RAP) approved by the Minnesota Pollution Control Agency that describes how contaminants will be handled both on and off the site to reduce health risks.

Four (4) Environmental Response Fund applications for funding assistance were submitted for consideration in November 2021 totaling \$531,399. The balance available in the ERF account for the current period is \$979,869.51.

### **Redevelopment Projects**

#### **176 South Robert Street**

**Funding Recommendation \$198,199**

176 South Robert Street  
Saint Paul

Schafer Richardson is redeveloping a 2.86 acre site located near downtown St. Paul along the Rice-Robert high-frequency transit corridor into a five-story mixed use building comprised of 174 affordable apartment units and 9561 square feet of ground floor commercial space. Apartment units will range in size from 1-4 bedrooms serving tenants with incomes at <60% AMI. The developer is also working to secure financing to enable up to 35 units at <30% AMI.

Total Remediation Cost – \$1,853,672  
ERF Funds Requested -- \$198,199  
Total Development Cost – \$58,630,501  
# Housing Units – 174 (174 units at <60% AMI)

#### **Kimball Court**

**Funding Recommendation \$136,500**

543-45 and 555 Snelling Ave N.  
Saint Paul

Beacon Interfaith Housing Collaborative proposes to renovate and expand an apartment building on a .37 acre site providing supportive housing for extremely low-income adults who are exiting homelessness and live with a disabling mental or chemical health condition. The project would increase the number of units from 76 to 98; all of the new units will be affordable at incomes at or <30% AMI. Additionally, the project will include additional office space for onsite staff, community activity spaces, a fitness room, computer lab and bike storage. The project also creates 7.75 FTE new jobs.

Total Remediation Cost – \$ 434,545  
ERF Funds Requested -- \$ 136,500

Total Development Cost – \$14,231,786  
# Housing Units – 22 units (22 units at <30% AMI)

**Central Village Apartments**  
2510-2514 E. 7<sup>th</sup> Avenue  
North Saint Paul

**Funding Recommendation \$43,400**

This request funds required vapor mitigation for two existing adjacent apartment buildings with 26 total units. The owner was notified by the Minnesota Pollution Control Agency (MPCA) of exceedances of tetrachloroethene (PCE) on the properties, caused by investigation of a prior release of PCE and trichloroethylene (TCE) on the abutting property, a former dry cleaning business. To reduce health risks, MPCA requires an active vapor mitigation system.

Total Remediation Cost – \$ 43,400  
ERF Funds Requested -- \$ 43,400  
# Housing Units – 26 existing apartment units

**Saint Paul City School**  
215 University Avenue  
Saint Paul

**Funding Recommendation \$154,200**

Saint Paul City School proposes a new mixed 3-story, 2-story and single-story building located at the corner of Marion Street and University Avenue. The 1.8-acre site is made up of nine separate parcels and has been vacant and blighted for over 20 years. This project enables the expansion and consolidation from three different current St. Paul campuses for the public charter school serving 620 PreK-12 students. The project, located along the Green Line LRT and one block from the new Rice-Robert BRT corridors, will include brand new, state-of-the-art classrooms, a full gymnasium, green space/playground, cafeteria and community space, and a full-service community clinic. The project redevelops an important opportunity site with the Capitol Area, retains 115 FTE jobs and creates 12 FTE new jobs. The funding recommendation will fund regulated soil excavation and disposal and vapor mitigation system installation.

Total Remediation Cost – \$ 490,000  
ERF Funds Requested -- \$ 181,300  
Total Development Cost – \$ 18,600,000