

Environmental Response Fund November 2020 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 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 Met Council, to review project proposals and recommend funding options. All prospective ERF 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.

Two (2) Environmental Response Fund (ERF) applications for clean-up assistance were submitted for consideration during the November 2020 application cycle totaling \$220,845. The balance available in the ERF account for the current period is \$971,703.

Redevelopment Projects

Amber Union

1667 Snelling Avenue
Falcon Heights

Funding Recommendation \$200,000

Buhl GTA, LP is proposing to redevelop the two existing buildings to low income residential housing that will provide dwelling accommodations for families at or below 60% Average Median Income (AMI). The proposed project will be an ideal addition for the future direction of the Larpenteur corridor by providing higher density, transit-oriented affordable housing while reusing the architecturally unique former GTA building. By the numbers, the Amber Union project includes: \$51 million of new development, 125 new units of affordable rental housing, 3.7 acres added to the City's tax base, 936 SF of new commercial/retail space.

The funding recommendation is a match for the \$962,200 provided by the Metropolitan Council's Tax Base Revitalization Contamination Cleanup program.

Total Remediation Cost – \$2,144,741

ERF Funds Requested -- \$ 200,000

Total Development Cost – \$ 51,181,741

Anticipated Property Value - \$ 22,759,213

Jobs Created/Retained – 8

Housing Units - 125

Tax Base Increase - \$245,380

Frogtown Crossroads

University Avenue and Dale Street
625-633 University Avenue
Saint Paul

Funding Recommendation \$20,845

The Neighborhood Development Center is partnering with Wellington Management, Inc. (WMI) to develop an 80,000-square foot, 5-story, mixed use project at the northwest corner of Dale Street and University Avenue. The project will include 40 units of affordable rental housing, 8,000 sq. ft. of ground floor retail space and 10,000 sq. ft. of office space for NDC's headquarters and entrepreneur training facility. The project also includes renovating NDC's small business incubator at 501 N. Dale Street. A community garden with urban plazas and integrated storm water features will connect and complete redevelopment of the area.

Due to Xcel Energy delays and Covid related recording delays, the project is approximately 60 days behind and therefore could not perform all the sites' excavation and cleanup. One implication of that is the northern side of the site will be excavated and cleanup initiated in spring 2021 in which team uncovered additional contaminated soil that requires an additional \$20,845 not originally budgeted for in order to mitigate.

Total Remediation Cost – \$ 682,162

ERF Funds Requested -- \$ 20,845

Total Development Cost – \$ 24,000,000

Anticipated Property Value - \$ 7,922,000

Jobs Created/Retained – 62/27

Housing Units – 40/40

Tax Base Increase - \$ 88,814