

# HENNEPIN COUNTY

## MINNESOTA

### Environmental Response Fund Fall 2017 Funding Recommendations



Before (top) and after (bottom) of 700 Central site located in Minneapolis. This site received an ERF grant in fall 2011 and spring 2015 to clean up contaminated soil. This site recently won a ReScape award through MN Brownfields for Community Impact. The ERF grant helped transform this vacant, foreclosed site into a vibrant mixed-use center.

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# Overview

## **Background**

The Environmental Response Fund (ERF) funds the assessment and cleanup of contaminated sites where conditions present a threat to human health or the environment and lack of funding and added environmental costs hinder site improvements or redevelopment. ERF grants are used for a variety of activities that provide community benefit, including assessment and cleanup of groundwater and soil remediation and evaluation and abatement of asbestos and lead-based paint.

Since 2001, ERF has funded 370 projects totaling more than \$51 million. Funding for this grant program comes from the Hennepin County mortgage registry and deed tax that was authorized in 1997 under Minnesota Statute 383B.80.

## **Applications and review process**

A committee of nine staff from Public Works and Resident and Real Estate Services reviewed the applications and made recommendations for funding. Applications were evaluated on project need, degree of contamination, how the project will address contamination, creation or preservation of moderately priced, market-rate and/or affordable housing, how the project supports economic development, and the readiness of the project to proceed.

The timing of the ERF grant rounds coincides with contamination cleanup grant programs administered by the Minnesota Department of Employment and Economic Development (DEED) and the Metropolitan Council in an effort to maximize collaboration between the three funders.

## Summary of award recommendations

Seventeen applications were received and reviewed. Based on our review, the committee recommends awarding the following ten grants totaling \$1,441,160:

- **Brownfield Gap Financing Program, countywide**—\$200,000 to continue the Brownfields Gap Financing Program, which provides small environmental assessment grants to government entities and non-profit organizations. (Contractor: Minnesota Brownfields)
- **Bunge East Redevelopment, Minneapolis**—\$34,500 for contaminated soil cleanup and vapor mitigation associated with the construction of 95 affordable housing units (Contractor: City of Minneapolis)
- **CLCLT Homes—Fall 2017, Minneapolis**—\$225,000 for asbestos and lead-based paint abatement associated with the renovation of 15 owner-occupied, permanently affordable, residential homes (Contractor: City of Lakes Community Land Trust, or affiliated entity)
- **Former Hilger Landfill, Maple Grove**—\$250,000 for contaminated soil and debris cleanup of a former unpermitted dump to construct a new office-warehouse complex (Contractor: City of Maple Grove)
- **Hook & Ladder Apartments, Minneapolis**—\$300,000 for contaminated soil cleanup associated with construction of 118 affordable/work-force housing units (Contractor: City of Minneapolis)
- **Hopkins Cold Storage, Hopkins**—\$25,000 for continued assessment work in preparation for future development along Minnehaha Creek. (Applicant: Minnehaha Creek Watershed District)
- **Leef Project, Minneapolis**—\$27,000 for a portion of demolition costs to facilitate contaminated groundwater cleanup efforts required prior to the construction of 100 affordable housing units. (Contractor: City of Minneapolis)
- **Maya Commons, Minneapolis**—\$185,260 for contaminated soil cleanup associated with construction of 50 affordable housing units (Contractor: City of Minneapolis)
- **Mino-bimaadiziwin, Minneapolis**—\$145,000 for demolition and asbestos/lead-based paint abatement associated with construction of 155 affordable housing units, 20% of which will be dedicated to assisting families facing long-term homelessness (Contractor: City of Minneapolis)
- **Terrace Mall Redevelopment, Robbinsdale**—\$49,400 for contaminated soil cleanup associated with construction of a new grocery store (Contractor: City of Robbinsdale)

## Expected outcomes

The recommended ERF grant awards will fund asbestos and lead-based paint abatement, vapor mitigation, and contaminated soil assessment and cleanup. This funding supports projects that create economic development by increasing the tax base, creating permanent jobs, supporting stormwater management improvements, and creating market-rate and affordable housing. The recommended grants provide for the renovation and/or construction of an estimated 533 units of affordable housing.

## Other funding accomplishments

In addition to ERF assistance, Hennepin County staff routinely conduct outreach and provide additional funding for contamination assessment and investigation to cities and nonprofit organizations in between ERF rounds. This funding comes from a U.S. Environmental Protection Agency (EPA) Assessment Grant awarded to Hennepin County in 2014 and other EPA grant funds proceeds pursuant to past agreements between the EPA and Hennepin County. The EPA grant funds have helped multiple ERF grantees prepare for the current grant round. The following projects requesting ERF funding previously received assistance from Hennepin County-administered EPA funds or the Minnesota Brownfields' Gap Financing Program funded through the ERF:

- **Bunge East Redevelopment:** \$18,220 to conduct a Phase I and II Environmental Site Assessment through Minnesota Brownfields in preparation for ERF.
- **Hook & Ladder:** \$32,400 for Phase I and II Environmental Site Assessment activities.
- **Hopkins Cold Storage Site:** \$36,207 for Phase I and II Environmental Site Assessment activities and preparation of a cleanup plan.
- **Maya Commons:** \$35,992 for additional Phase II Environmental Site Assessment activities including vapor sampling and conduct additional hazardous building material surveys through MN Brownfields in preparation for ERF.
- **Mino-bimaadiziwin:** \$24,932 for additional Phase II Environmental Site Assessment activities.

## Application summaries

Summaries of the individual applications received are attached to this report and include a description of each project and the funding rationale.

## Contact information

Mary Finch  
Hennepin County Environment and Energy  
701 4th Avenue S., Suite 700, Minneapolis, MN 55415  
612-543-1595  
[www.hennepin.us/erf](http://www.hennepin.us/erf)



<b>Project name:</b>	205 Park
<b>Address:</b>	205 Park Avenue South, Minneapolis
<b>Applicant:</b>	City of Minneapolis on behalf of Sherman Associates Inc.
<b>Property owner:</b>	City of Minneapolis
<b>Recommended award:</b>	<b>\$0 (\$100,000 requested)</b>
<b>Previous ERF awards:</b>	• None
<b>Other funding sources:</b>	• Minnesota Department of Employment and Economic Development \$200,000 (requested); Met Council tax base revitalization account \$352,200 (requested) and \$206,300 (committed spring 2017).
<b>Econ. development/housing:</b>	120 units of housing with 20 percent being affordable at 60 percent area medium income. 22 new jobs estimated.
<b>Site description:</b>	• Flat asphalt paved surface parking.
<b>Contamination issues:</b>	• Soil contaminated with petroleum, metals and chlorinated solvents. Undocumented fill with debris and ash.
<b>Project plans:</b>	• Construct new six-story, mixed-use building with two stories of underground parking. There will also be a 7,000 square feet commercial component.
<b>Requested use of ERF grant:</b>	A portion of the soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding; however, this project ranked low in comparison with other applications received. This project is expected to proceed without Environmental Response Fund assistance.



<b>Project name:</b>	510 West Lake Street Affordable Housing
<b>Address:</b>	510, 514, and 516 West Lake Street and 2946 and 2948 Harriet Avenue South. Minneapolis
<b>Applicant:</b>	City of Minneapolis on behalf of Lupe Holdings Corporation
<b>Property owner:</b>	Lupe Holdings Corporation
<b>Recommended award:</b>	<b>\$0 (\$29,816 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>Minnesota Department of Employment and Economic Development (MN DEED) \$30,000 (committed spring 2017); MN DEED \$60,389 (requested); Met Council tax base revitalization account \$295,890 (requested)</li> </ul>
<b>Econ. development/ housing:</b>	128 affordable housing units, seven of which will be reserved for people with disabilities who qualify for Group Residential Housing; tax-base increase
<b>Site description:</b>	<ul style="list-style-type: none"> <li>8,000 square feet commercial building with surface parking areas. Property currently occupied by Paul Williams Tire and Auto Service.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>Soil contaminated with debris, ash, petroleum, metals, and polycyclic aromatic hydrocarbons.</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>Demolish existing building and construct a six-story affordable housing apartment building with underground and surface parking and greenspace.</li> </ul>
<b>Requested use of ERF grant:</b>	A portion of the soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding; however, the project has not yet received neighborhood approval or financing commitments and does not appear to be ready to proceed.



<b>Project name:</b>	Azine Alley
<b>Address:</b>	102, 104, 110 and 120 First Street North, Minneapolis
<b>Applicant:</b>	City of Minneapolis on behalf of Foundry Development LLC
<b>Property owner:</b>	Foundry Development LLC
<b>Recommended award:</b>	<b>\$0 (\$84,453 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>• Minnesota Department of Employment and Economic Development \$294,421 (requested); Met Council tax base revitalization account \$267,400 (committed July 2017)</li> </ul>
<b>Econ. development/housing:</b>	141 new jobs estimated, tax-base increase
<b>Site description:</b>	<ul style="list-style-type: none"> <li>• Asphalt paved surface parking.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>• Soil, groundwater and contaminated buried debris.</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>• Construction of new eight-story hotel and condominium/housing building with a street level retail shops and restaurant component plus underground parking.</li> </ul>
<b>Requested use of ERF grant:</b>	A portion of the soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding; however, this project ranked low in comparison with other applications received. This project is expected to proceed without Environmental Response Fund assistance.





<b>Project name:</b>	Brownfield Gap Financing Program
<b>Address:</b>	County-wide, multiple addresses (to be determined)
<b>Applicant:</b>	Minnesota Brownfields
<b>Property owner:</b>	Various (to be determined)
<b>Recommended award:</b>	<b>\$ 200,000 (\$250,000 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>Fall 2012 (\$150,000); fall 2013 (\$150,000); fall 2014 (\$150,000); fall 2015 (\$200,000); and fall 2016 (\$250,000)</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Econ. development/ housing:</b>	Will promote affordable housing, green space, and community service facilities
<b>Site description:</b>	<ul style="list-style-type: none"> <li>Minnesota Brownfields is a nonprofit organization that has received five Environmental Response Fund (ERF) grants since 2012 to continue the Brownfields Gap Financing Program (BGF) program. The BGF program has been coordinated previously by other non-profit organizations beginning in 2007 using three \$100,000 ERF grants awarded in spring 2007, 2009, and 2011. In 2017, Minnesota Brownfields was able to commit \$183,000 in support of 12 projects. All of the approved and pending projects have assisted non-profit organizations with environmental site assessments, asbestos and lead-based paint assessments, and hazardous material surveys. The BGF program provides small grants to non-profits and government entities for environmental assessment of project sites in Hennepin County.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>To be determined</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>Historical projects have benefited the community through support of green space, community gardens, recreation facilities, affordable housing, educational facilities, community centers, and neighborhood level economic development opportunities.</li> </ul>
<b>Requested use of ERF grant:</b>	An ERF grant will assist in continuing to support non-profits and government entities for assessment activities.
<b>Award recommendation:</b>	The activities are eligible for funding. There is a small amount of uncommitted funds remaining from the previous fall 2016 ERF award, and project and applicant needs are anticipated to be similar to 2017. Therefore, we recommend a reduced amount of \$200,000.

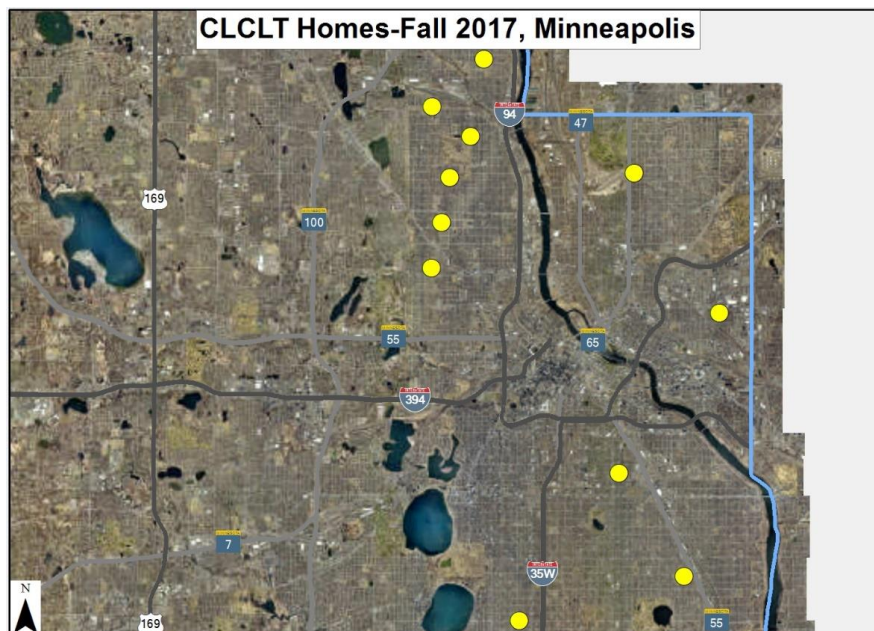
<b>Project name:</b>	Bunge East Redevelopment
<b>Address:</b>	1206 Brook Avenue Southeast, 901 12th Avenue Southeast; and portions of 1200 Brook Avenue Southeast and 937 13th Avenue Southeast, Minneapolis
<b>Applicant:</b>	City of Minneapolis on behalf of Project for Pride in Living (PPL)
<b>Property owner:</b>	PPL via ownership entities Van Cleve Court Development, LLC and PPL Green Space, LLC.
<b>Recommended award:</b>	<b>\$34,500 (\$34,500 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>• MN Brownfields Gap Financing Program \$18,220</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>• Tax Exempt Bond Proceeds \$19,540,000 (requested); Met Council tax base revitalization account \$73,504 (requested); Minnesota Department of Employment and Economic Development \$143,800 (requested)</li> </ul>
<b>Econ. development/ housing:</b>	Creation of 95 new affordable housing units, tax-base increase
<b>Site description:</b>	<ul style="list-style-type: none"> <li>• Vacant for the past 15 years – adjacent to vacant Bunge grain elevator.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>• Historical property uses have resulted in soil contamination in isolated locations and buried fill with debris including ash, cinders, and clinkers across much of the site. Soil gas vapor contamination is also present.</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>• Construction of a new five-story, multi-family affordable housing building. The building will connect to the adjacent grain elevator structure, which will be remodeled to include a shared lobby and amenities for future onsite occupants and residents at the west-adjacent development site (Maya Commons), which also applied to Environmental Response Fund for assistance.</li> </ul>
<b>Requested use of ERF grant:</b>	A portion of the soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding. The recommended award is equal to amount requested in the grant application.



<b>Project name:</b>	Calhoun Towers
<b>Address:</b>	3430 List Place, Minneapolis
<b>Applicant:</b>	City of Minneapolis on behalf of Calhoun Towers LLC
<b>Property owner:</b>	Calhoun Towers LLC
<b>Recommended award:</b>	<b>\$ 0 (\$374,040 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>• Met Council tax base revitalization account \$544,390 (requested); Minnesota Department of Employment and Economic Development \$351,897.50 (requested)</li> </ul>
<b>Econ. development/housing:</b>	<ul style="list-style-type: none"> <li>• Creation of new high-end/market-rate housing units, tax-base increase.</li> </ul>
<b>Site description:</b>	<ul style="list-style-type: none"> <li>• Undeveloped land adjacent to the current Calhoun Towers building.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>• Historical property use as an unpermitted dump has resulted in widespread soil contamination and debris-containing fill. Soil gas vapor contamination is also present.</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>• First phase of a four-part development plan, which includes construction of a new multi-family apartment building with 234 rental units.</li> </ul>
<b>Requested use of ERF grant:</b>	A portion of the soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding; however, the project ranked low in comparison with other applications received. This project is expected to proceed without Environmental Response Fund assistance.



<b>Project name:</b>	CLCLT Homes – Fall 2017
<b>Address:</b>	1073 25th Avenue Southeast, 2312 Memorial Pkwy, 2031 Russell Avenue North, 3001 Tyler Street Northeast, 2700 17th Avenue South, 3626 Newton Avenue North, 4139 Humboldt Avenue North, 4011 30th Avenue South, 2938 Penn Avenue North, 5117 Dupont Avenue North and 210 West 46th Street, Minneapolis, plus an additional four homes to be acquired in 2018.
<b>Applicant:</b>	City of Lakes Community Land Trust (CLCLT) and affiliated entities
<b>Property owner:</b>	Multiple private home owners; CLCLT is the land owner
<b>Recommended award:</b>	<b>\$225,000 (\$225,000 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>Fall 2016 (\$230,000) fall 2015 (\$115,000) and fall 2014 (\$170,000); all for different addresses</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>Minnesota Housing \$640,000 (committed for multiple homes); Hennepin County Affordable Housing Incentive Fund \$240,000 (committed for multiple homes)</li> </ul>
<b>Econ. development/housing:</b>	<ul style="list-style-type: none"> <li>Creation of permanently affordable housing for families earning an average of 53 percent area medium income.</li> </ul>
<b>Site description:</b>	<ul style="list-style-type: none"> <li>Eleven residential, single-family homes in Minneapolis already owned in land trust arrangements by CLCLT plus an additional four homes to be purchased in 2018.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>Asbestos and lead based paint.</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>Remediation of asbestos and lead found within the homes, as well as rehabilitating the homes to address the safety and building code issues.</li> </ul>
<b>Requested use of ERF grant:</b>	Remediation of asbestos and lead-based paint.
<b>Award recommendation:</b>	The activities are eligible for funding. The recommended award is equal to amount requested in the grant application.





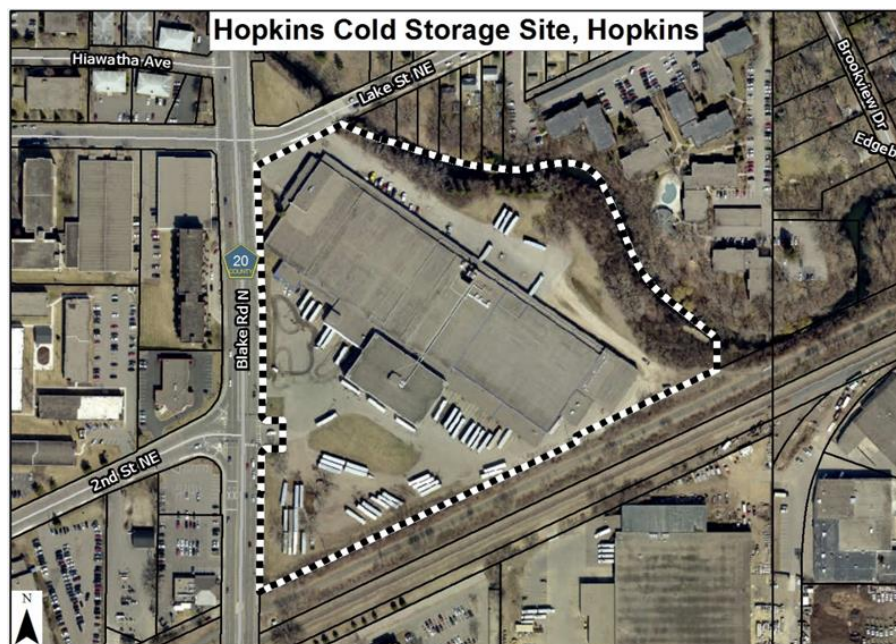
<b>Project name:</b>	Former Hilger Landfill
<b>Address:</b>	8550 Zachary Lane North, Maple Grove
<b>Applicant:</b>	City of Maple Grove on behalf of Inland Development Partners (IDP)
<b>Property owner:</b>	City of Maple Grove
<b>Recommended award:</b>	<b>\$250,000 (\$250,000 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>• Met Council tax base revitalization account \$500,000 (requested), Minnesota Department of Employment and Economic Development \$1,000,000 (requested)</li> </ul>
<b>Econ. development/ housing:</b>	Commercial office-warehouse, tax-base increase with up to an estimated 455 new jobs
<b>Site description:</b>	<ul style="list-style-type: none"> <li>• Vacant, sand and gravel mine prior to 1950, then an unregulated disposal site until it became a transfer station.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>• Debris-laden soils, high levels of petroleum contamination and lead, high methane gas levels.</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>• 192,700 square feet of high-finish office-warehouse space.</li> </ul>
<b>Requested use of ERF grant:</b>	A portion of the soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding. The recommended award is equal to amount requested in the grant application.



<b>Project name:</b>	Hook & Ladder Apartments
<b>Address:</b>	2212, 2316 and 2320 Jefferson Street Northeast, Minneapolis
<b>Applicant:</b>	City of Minneapolis on behalf of Newport Midwest, LLC
<b>Property owner:</b>	Moundsvie Estates
<b>Recommended award:</b>	<b>\$ 300,000 (\$300,000 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>• \$32,400 Environmental Protection Agency Brownfields Assessment Grant funding, previous Environmental Response Fund award of \$71,994 fall 2016 (committed but not disbursed)</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>• \$1,511,610 Met Council tax base revitalization account &amp; livable communities demonstration account (committed)</li> </ul>
<b>Econ. development/</b>	Creation of 118 new affordable/work-force housing units, tax-base increase.
<b>Site description:</b>	<ul style="list-style-type: none"> <li>• Variety of commercial and industrial uses include fuel/petroleum distribution.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>• Historical property uses have resulted in metals, petroleum, and polycyclic aromatic hydrocarbons contamination in soil at isolated locations and buried fill with debris including slag and coke/coal fines across much of the site.</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>• Construction of two new multi-family affordable and work-force housing buildings.</li> </ul>
<b>Requested use of ERF grant:</b>	A portion of the soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding. The recommended award is equal to amount requested in the grant application.



<b>Project name:</b>	Hopkins Cold Storage
<b>Address:</b>	325 Blake Road North, Hopkins
<b>Applicant:</b>	Minnehaha Creek Watershed District
<b>Property owner:</b>	Minnehaha Creek Watershed District
<b>Recommended award:</b>	<b>\$25,000 (\$200,000 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>Hennepin County Environmental Protection Agency grant \$36,207 (committed); Hennepin County Transit Oriented Development \$500,000 (requested); \$1,749,158 Met Council tax base revitalization account (requested)</li> </ul>
<b>Econ. development/housing:</b>	To be determined - master developer will be selected in early 2018.
<b>Site description:</b>	<ul style="list-style-type: none"> <li>16.84 acre property with 277,000 square feet industrial building. Historically used as a cold storage warehouse for various commercial occupants.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>Isolated areas of petroleum and polycyclic aromatic hydrocarbons contamination in soil and groundwater. Additional investigation has been requested by the Minnesota Pollution Control Agency (MPCA).</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>Planned mixed-use site with a district stormwater management facility with creek bank restoration.</li> </ul>
<b>Requested use of ERF grant:</b>	Additional investigation and a portion of the soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding; however, the MPCA has requested additional investigation and has not approved the cleanup plan. Therefore, only the investigation activities requested by the MPCA are eligible for funding at this time. The recommended award is equal to amount of requested for additional investigation activities.





<b>Project name:</b>	Leef Project
<b>Address:</b>	212 James Avenue North, Minneapolis
<b>Applicant:</b>	City of Minneapolis on behalf of Market 212 LLC
<b>Property owner:</b>	Market 212 LLC
<b>Recommended award:</b>	<b>\$27,000 (\$270,000 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>• \$99,390 in fall 2014</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>• Met Council tax base revitalization account \$641,000 (committed); Minnesota Department of Employment and Economic Development \$289,025 (committed); Met Council livable communities demonstration account \$1,352,011 (requested); Hennepin County Transit Oriented Development/Affordable Incentive Fund \$500,000 (requested)</li> </ul>
<b>Econ. development/housing:</b>	201 estimated new jobs, 100 affordable housing units for residents at 60 percent area medium income or below, tax-base increase.
<b>Site description:</b>	<ul style="list-style-type: none"> <li>• 80,000 square feet vacant, industrial warehouse previously used for industrial laundry cleaning operations</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>• Groundwater and soil vapor impacted by petroleum and non-petroleum volatile organic compounds. Soil contaminated with polycyclic aromatic hydrocarbons, metals, solvents and petroleum compounds.</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>• Renovate southern portion of existing building for use as commercial office space. Demolish northern portion of existing building and construct a new affordable apartment building with underground parking.</li> </ul>
<b>Requested use of ERF grant:</b>	Demolition to perform groundwater remediation.
<b>Award recommendation:</b>	A portion of the demolition costs (approximately 10 percent) are necessary to complete remediation activities and are therefore eligible for funding. Therefore, the recommended award is 10 percent of the request.





<b>Project name:</b>	Maya Commons
<b>Address:</b>	Portions of 937 13th Avenue Southeast, 913 12th Avenue South, 1200 Brook Avenue Southeast, and 901 1/2 12th Avenue Southeast (the Property), Minneapolis
<b>Applicant:</b>	City of Minneapolis on behalf of Project for the Pride in Living, Inc. (PPL)
<b>Property owner:</b>	PPL
<b>Recommended award:</b>	<b>\$185,260 (Requested \$85,260)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>• Minnesota Brownfields Gap Financing Program \$35,992</li> <li>• HC Affordable Housing Incentive Fund \$400,000 (requested); Hennepin Transit Oriented Development \$400,000 (requested); Minnesota Department of Employment and Economic Development \$427,190 (requested); Met Council livable communities demonstration account \$558,000 (requested) and tax base revitalization account \$113,686 (requested)</li> </ul>
<b>Other funding sources:</b>	
<b>Econ. development/ housing:</b>	50 affordable housing units (30 percent area median income to 50 percent area median income); tax-base increase
<b>Site description:</b>	<ul style="list-style-type: none"> <li>• Vacant concrete grain silos and historically significant vacant Bunge Elevator.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>• Soil contaminated with petroleum, volatile organic compounds, and polycyclic aromatic hydrocarbons and fill with debris.</li> <li>• Demolition of concrete silos and construction of a new 50-unit housing building.</li> </ul>
<b>Project plans:</b>	Rehabilitation of a former grain elevator to serve as the entrance lobby, community space and fitness center. Adjacent to the Bunge East development site, which has also requested Environmental Response Fund (ERF) assistance.
<b>Requested use of ERF grant:</b>	A portion of the soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application plus an additional \$100,000 originally requested from but not awarded by other brownfields grant programs. The additional ERF funding assists in filling the project-funding gap with respect to its environmental needs.



<b>Project name:</b>	Midtown Corner Senior Apartments
<b>Address:</b>	2601 29th Avenue South, Minneapolis
<b>Applicant:</b>	City of Minneapolis on behalf of Wellington Management, Inc.
<b>Property owner:</b>	Minnehaha Crossings, LLC
<b>Recommended award:</b>	<b>\$0 (\$54,323 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>• Hennepin County Transit Oriented Development \$500,000 (requested) and Hennepin County Affordable Housing Incentive Fund \$600,000 (requested); Met Council tax base revitalization program \$103,150 (requested) and livable communities demonstration account \$1,260,000 (requested); Minnesota Department of Employment and Economic Development \$98,800 (requested)</li> </ul>
<b>Econ. development/housing:</b>	Affordable senior housing at 50 percent area medium income or below. Tax-base increase and 40 new jobs estimated.
<b>Site description:</b>	<ul style="list-style-type: none"> <li>• Surface parking lot historically occupied by a variety of commercial/industrial uses.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>• High concentrations of petroleum and nonpetroleum volatile organic compounds, metals, and polycyclic aromatic hydrocarbons in site soils. Groundwater was also impacted with petroleum compounds.</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>• Construction of a six-story affordable housing building with underground parking and commercial space on the first floor.</li> </ul>
<b>Requested use of ERF grant:</b>	A portion of the soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding; however, the project does not appear to be ready to proceed and has not been recommended for Affordable Housing Incentive Fund funding this year. Therefore, funding is not recommended at this time.



<b>Project name:</b>	Mino-bimaadiziwin
<b>Address:</b>	2105, 2109, 2113 Cedar Avenue South; 1820 22nd Street East
<b>Applicant:</b>	City of Minneapolis on behalf of Red Lake Band of Chippewa Indians (RLBC)
<b>Property owner:</b>	RLBC Franklin Station, LLC.
<b>Recommended award:</b>	<b>\$145,000 (\$192,630 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>• Hennepin County Affordable Housing Incentive Fund \$600,000 (requested); Hennepin County Transit Oriented Development \$350,000 (requested), Met Council tax base revitalization account \$324,950 (requested); Hennepin County Environmental Protection Agency (EPA) grant \$24,959</li> </ul>
<b>Econ. development/housing:</b>	155 units of 100 percent affordable housing with 20 percent reserved for households facing long term homelessness. Tax-base increase and 35 new jobs estimated.
<b>Site description:</b>	<ul style="list-style-type: none"> <li>• Dilapidated warehouses (former Ambles) and a vacant lot with historical industrial uses.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>• Petroleum contamination is present in site soils.</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>• Construction of 155 new units of affordable housing with 20 percent of the units for families facing long-term homelessness. Bottom floor will be commercial space to house a wellness center and Red Lake Embassy.</li> </ul>
<b>Requested use of ERF grant:</b>	Asbestos and lead based paint abatement and demolition necessary to complete soil cleanup.
<b>Award recommendation:</b>	\$47,630 of the request is associated with previously incurred investigation costs, of which \$22,671 is ineligible for Environmental Response Fund funding and \$24,959 was already funded via proceeds from the county's EPA Revolving Loan Fund Grant. Therefore, the recommended award is the original request minus the ineligible costs and previously funded costs.





<b>Project name:</b>	Sons of Norway
<b>Address:</b>	1455 West Lake Street; 3001, 3015, 3017, 3021, and 3025 Humboldt Avenue South, and 3016 Holmes Avenue South
<b>Applicant:</b>	City of Minneapolis on behalf of Ryan Companies and Wiedner Investments
<b>Property owner:</b>	Sons of Norway and Fifth Northwestern National Bank
<b>Recommended award:</b>	<b>\$0 (\$50,000 requested)</b>
<b>Previous ERF awards:</b>	• None
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>• \$998,926 Department of Employment and Economic Development (requested); \$880,030 Met Council (requested)</li> </ul>
<b>Econ. development/housing:</b>	Estimated 50 jobs retained and 35 new jobs, tax-base increase
<b>Site description:</b>	<ul style="list-style-type: none"> <li>• 66,700 square feet commercial building with surface parking. Historical site uses include drycleaners, filling station, commercial office buildings and residential dwellings.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>• Soil contains isolated areas of debris, asbestos, and petroleum and metals contamination.</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>• Demolish existing building and construct two multi-tenant, mixed-use commercial/residential buildings with underground parking garages. Development will include 326 units of high-end/market-rate housing units</li> </ul>
<b>Requested use of ERF grant:</b>	A portion of the soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding; however, the project ranked low in comparison with other applications received. This project is expected to proceed without Environmental Response Fund assistance.





<b>Project name:</b>	Terrace Mall Redevelopment
<b>Address:</b>	3505 Bottineau Boulevard, Robbinsdale
<b>Applicant:</b>	City of Robbinsdale
<b>Property owner:</b>	Hy-Vee Corporation
<b>Recommended award:</b>	<b>\$49,400 (\$49,400 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>• Minnesota Department of Employment and Economic Development (MN DEED) \$82,000 (committed spring 2016); MN DEED \$285,000 (requested 2017)</li> </ul>
<b>Econ. development/housing:</b>	213 new jobs estimated, tax-base increase
<b>Site description:</b>	<ul style="list-style-type: none"> <li>• Site previously occupied by Terrace Mall and Theatre. Site currently undergoing redevelopment into new Hy-Vee grocery store complex.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>• Soil contaminated with debris, petroleum, and asbestos-containing materials</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>• Demolish former theatre and mall structures and construct new Hy-Vee grocery store, gas station, surface parking lot, and pedestrian areas.</li> </ul>
<b>Requested use of ERF grant:</b>	A portion of the soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding. The recommended award is equal to amount requested in the grant application.



<b>Project name:</b>	Water Works – Upper Mill Ruins Park
<b>Address:</b>	1 Fifth Avenue South., 5 Third Avenue South, and 304/306/336/420 First Street South., Minneapolis
<b>Applicant:</b>	Minneapolis Parks and Recreation Board (MPRB)
<b>Property owner:</b>	Minneapolis Parks and Recreation Board
<b>Recommended award:</b>	<b>\$0 (\$517,000 requested)</b>
<b>Previous ERF awards:</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Other funding sources:</b>	<ul style="list-style-type: none"> <li>\$12.3M Private Donations via Minneapolis Parks Foundation (committed), \$1.5M Met Council (committed); \$2.9M MPRB Parks and Trails (committed)</li> </ul>
<b>Econ. development/ housing:</b>	5 new jobs estimated
<b>Site description:</b>	<ul style="list-style-type: none"> <li>Vacant 15,000 square feet commercial building with parking and existing riverfront park areas.</li> </ul>
<b>Contamination issues:</b>	<ul style="list-style-type: none"> <li>Soils contaminated with polycyclic aromatic hydrocarbons, metals, and non-petroleum compounds. Building contains asbestos.</li> </ul>
<b>Project plans:</b>	<ul style="list-style-type: none"> <li>Deconstruct existing building and construct new park pavilion, pedestrian walkways, and expose historic mill ruins.</li> </ul>
<b>Requested use of ERF grant:</b>	A portion of soil cleanup costs.
<b>Award recommendation:</b>	The activities are eligible for funding; however, the project ranked low in comparison with other applications received and does not appear ready to proceed. This project is expected to proceed without Environmental Response Fund assistance.

