

HENNEPIN COUNTY

MINNESOTA

FINAL COMMITTEE AGENDA

BOARD OF HENNEPIN COUNTY COMMISSIONERS PUBLIC WORKS COMMITTEE

TUESDAY, JANUARY 30, 2018
1:30 PM

Chair: Mike Opat, District 1

Vice-Chair: Peter McLaughlin, District 4

Members: Linda Higgins, District 2
Marion Greene, District 3
Debbie Goettel, District 5
Jan Callison, District 6
Jeff Johnson, District 7

1. Minutes From Previous Meeting

- A. 01/09/2018 Public Works Meeting Minutes

2. New Business

Routine Items

A. 18-0025

Amd 6 to Lease Agmt A051424 with 1011 First Street South TIC, for rental space utilized by HSPHD at 1011 First Street South, Hopkins, extending the contract period to 4/13/28 (\$240,579 first year rent and operating costs)

B. 18-0026

Amd 2 to Agmt A111471 with BFI Waste Systems of North America for disposal of ash from HERC at Sarona Landfill, extending period through 3/2/20 and increasing NTE by \$450,000, new total NTE \$4,138,345

C. 18-0027

Agmt PW 70-40-17 with MnDOT pertaining to the assignment of contract administration responsibilities under the Federal Delegation of Authority Program

Items for Discussion and Action

D. 18-0028

Neg six Natural Resources Good Steward grant agmts to improve natural resources and water quality, 2/6/18-12/31/19, total combined NTE \$70,865; neg Natural Resources Opportunity Grant Agmt PR00000143 with Metro Blooms for water quality, 2/6/18-12/31/20, NTE \$100,000

E. 18-0029

Negotiate 10 fall 2017 Environmental Response Fund grant agmts for assessment and cleanup of contaminated sites, during various contract periods, total combined NTE \$1,441,160

F. 18-0030

Recommendation of a Riverview Corridor Locally Approved Alternative

HENNEPIN COUNTY

MINNESOTA

COMMITTEE MINUTES

BOARD OF HENNEPIN COUNTY COMMISSIONERS

PUBLIC WORKS COMMITTEE

TUESDAY, JANUARY 9, 2018

1:30 PM

Chair: Mike Opat, District 1
Vice-Chair: Peter McLaughlin, District 4

Members: Linda Higgins, District 2
Marion Greene, District 3
Debbie Goettel, District 5
Jan Callison, District 6
Jeff Johnson, District 7

Commissioner Mike Opat, Chair, called the meeting of the Public Works Committee for Tuesday, January 9, 2018 at 1:33 PM. All Commissioners were present except Commissioner Peter McLaughlin who joined the meeting later.

1. Minutes From Previous Meeting

- A. 12/06/2017 Public Works Meeting Minutes

APPROVED

Commissioner Marion Greene moved to approve the Minutes, seconded by Commissioner Jeff Johnson and approved - 6 Yeas 1 Absent: McLaughlin

2. Discussion

Blue Line Coalition – Brooklyn Park: Connect Blue Line Now Presentation, Mayor Jeff Lunde

3. New Business

Items for Discussion and Action

- A. **18-0009**

Support for the submittal of Phase I of the I-35W/I-494 interchange improvement project for consideration by the State of MN 2018 Corridors of Commerce Program - offered by Commissioner Goettel

PROGRESSSED

Commissioner Peter McLaughlin moved to approve, seconded by Commissioner Marion Greene and approved - 7 Yeas

Addendum

- B. **18-0013**

Authorization to acquire necessary right of way along CSAH 44; declare unneeded right of way surplus

CONSENT

Commissioner Debbie Goettel moved to approve, seconded by Commissioner Mike Opat and approved – 7 Yeas

4. Adjourn

There being no further business, the meeting of the Public Works Committee for Tuesday, January 9, 2018 was declared adjourned at 1:57 PM.

Yolanda C Clark
Deputy Clerk to the Board

HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0025

Item Description:

Amd 6 to Lease Agmt A051424 with 1011 First Street South TIC, for rental space utilized by HSPHD at 1011 First Street South, Hopkins, extending the contract period to 4/13/28 (\$240,579 first year rent and operating costs)

Resolution:

BE IT RESOLVED, that Amendment 6 to Lease Agreement A051424 with 1011 First Street South TIC for rental space utilized by the Human Services and Public Health Department at 1011 First Street South, Hopkins, extending the contract period from April 13, 2018 to April 13, 2028, in the amount of \$240,579 first year rent and operating costs, with annual adjustments in base rent and operating costs, be approved; that the Chair of the Board be authorized to sign the amendment on behalf of the county; and that the Controller be authorized to disburse funds as directed.

Background:

History: Since 2006, the Human Services and Public Health Department has operated Environmental Health, Epidemiology, and Emergency Preparedness divisions in 9,565 square feet (sq. ft.) of space on the second floor of the Hopkins Wells Fargo Bank Building (1011 First Street South, Hopkins). The current term ends on April 13, 2018 and the department recommends retaining the space. The county has previously exercised two renewal options.

Amendment 6 to Lease Agreement A051424 with 1011 First Street South TIC will extend the term of the existing lease for a 10-year period, April 13, 2018 through April 13, 2028, with the option to cancel at any time after April 13, 2023 with twelve-month written notice to the landlord.

First year base rent will increase from the current rate of \$10.81 per sq. ft. to \$11 per sq. ft. or \$105,215 per year and will increase \$.25 per sq. ft. annually during the 10-year renewal period. The current operating costs are \$14.15 per sq. ft. or approximately \$135,364 per year. Adjustments to the operating costs will be made annually to reflect actual costs. 1011 First Street South TIC is responsible for utilities, building maintenance, and janitorial.

Current Request: Approve Amendment 6 to Lease Agreement A051424 with 1011 First Street South TIC for 9,565 sq. ft. of space on the second floor of the Hopkins Wells Fargo Bank Building, extending the contract period to April 13, 2028 (\$240,579 first year rent and operating costs).

Impact/Outcomes: Approval of Amendment 6 to Lease Agreement A051424 will allow Human Services and Public Health Department to continue the service delivery of Environmental Health, Epidemiology, and Emergency Preparedness programs at this location.

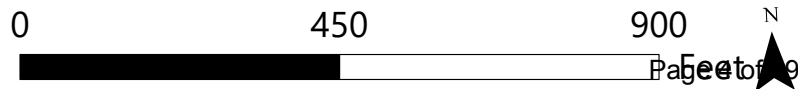
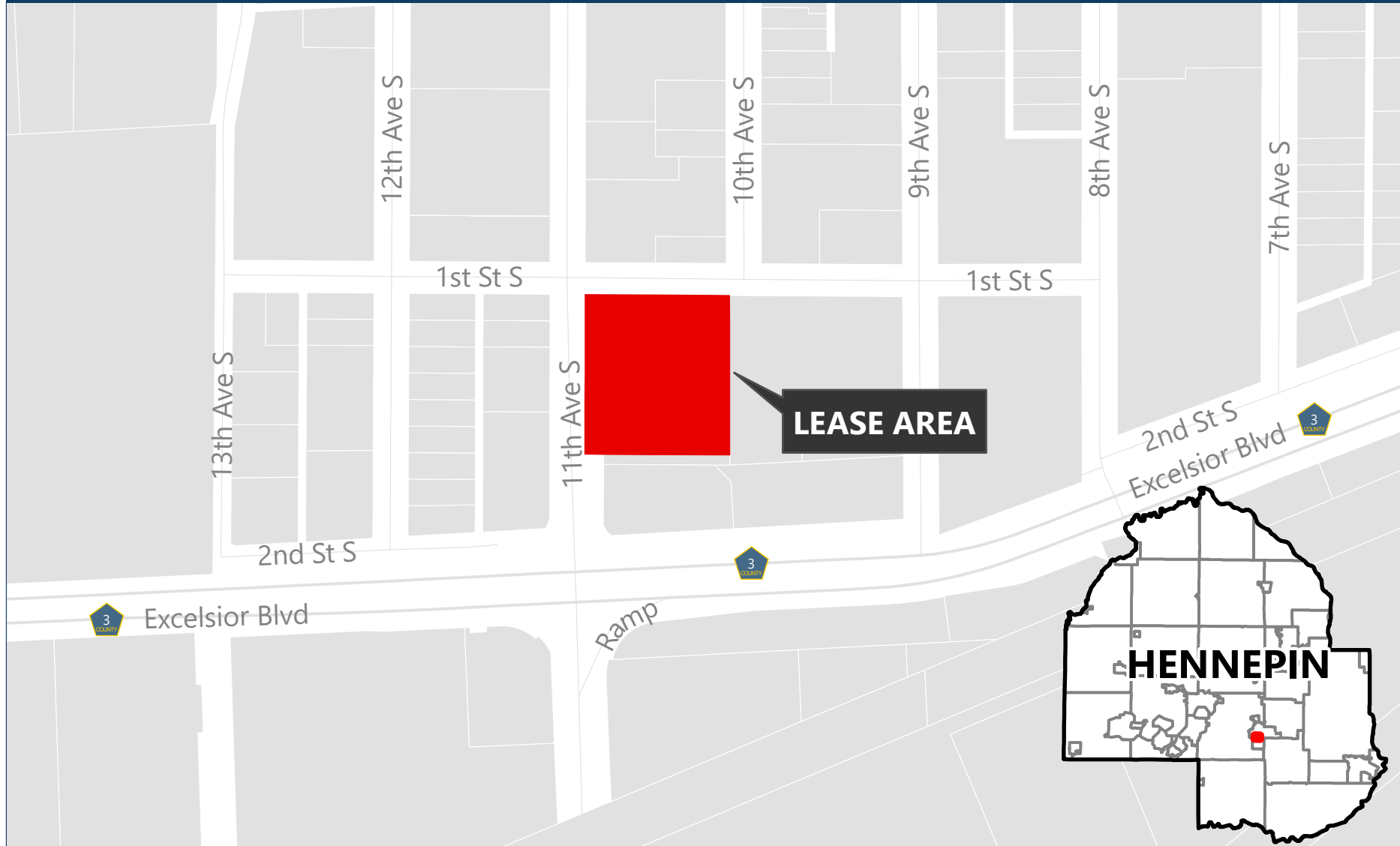
ATTACHMENTS:

| Description | Upload Date | Type |
|----------------------|-------------|------|
| Map_Amd6_AgmtA051424 | 1/5/2018 | Map |

Lease Agmt No. A051424, HSPHD at Wells Fargo Building

1011 First Street South, Hopkins 55343

HENNEPIN COUNTY
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Board Action Request 18-0026

Item Description:

Amd 2 to Agmt A111471 with BFI Waste Systems of North America for disposal of ash from HERC at Sarona Landfill, extending period through 3/2/20 and increasing NTE by \$450,000, new total NTE \$4,138,345

Resolution:

BE IT RESOLVED, that Amendment 2 to Agreement A111471 with BFI Waste Systems of North America, LLC, for disposal of ash from the Hennepin Energy Recovery Center at Sarona Landfill, extending the contract period from March 2, 2018 through March 2, 2020 and increasing the not-to-exceed amount by \$450,000 for a new total not-to-exceed amount of \$4,138,345, be approved; that the Chair of the Board be authorized to sign the amendment on the behalf of the county; and that the Controller be authorized to disburse funds as directed.

Background:

History: The Hennepin Energy Recovery Center (HERC) uses waste to generate energy. The combustion process reduces the volume of waste by 90 percent. The remaining ash, about 90,000 tons each year, is disposed in a landfill. Historically, the county has used two landfills to ensure adequate ash disposal capacity to support HERC. Approximately 80 percent of the ash is disposed in the SKB Inc. landfill in Rosemount, Minnesota, and the remaining ash is disposed in BFI Waste Systems of North America's (BFI) landfill in Sarona, Wisconsin, under Agreement A111471 (Resolutions 11-0477 and 13-0430).

BFI's landfill in Sarona is intended to be used only as a backup facility if SKB is unable to accept the ash. BFI requires 9,000 tons of ash from HERC be delivered annually in order for it to keep the ash cell open. The county has delivered approximately 9,000 tons of ash per year to the Sarona Landfill since 2014.

Solid Waste contracts typically establish a price-per-ton rather than a not-to-exceed amount because the actual volume of waste delivered to the vendor is unknown at the time the agreement is executed. Estimated amounts are calculated based on the expected volume of waste to be delivered and the rate per ton established in the agreement. Resolution 13-0430 (Amendment 1 to Agreement A111471) approved an extension to the contract period through March 2, 2018.

Current Request:

This request is for approval of Amendment 2 to Agreement A111471 with BFI for disposal of ash from HERC, extending the term of the agreement from March 2, 2018 through March 2, 2020 and increasing the not-to-exceed amount by \$450,000, for a new total not-to-exceed amount of \$4,138,345. Under the amendment, a minimum of 9,000 tons per year of HERC ash will be disposed at BFI's landfill in Sarona. The price per ton for transportation and disposal of the ash is fixed at \$49.82 for calendar year 2018 and will be adjusted annually beginning January 1, 2019, by the annual change in the Consumer Price Index for All Urban Consumers (CPI-U) for the Midwest Region.

Impact/Outcomes:

The ash disposal agreement ensures that the county has an alternate ash disposal site in the event that the primary ash disposal site is not available.

ATTACHMENTS:

Description

Upload Date

Type

HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0027

Item Description:

Agmt PW 70-40-17 with MnDOT pertaining to the assignment of contract administration responsibilities under the Federal Delegation of Authority Program

Resolution:

BE IT RESOLVED, that pursuant to Minnesota Statutes, section 161.36, the Commissioner of Transportation be appointed as agent of Hennepin County to accept, as its agent, federal funds which may be made available for eligible transportation related projects; and

BE IT FURTHER RESOLVED, that Agreement PW 70-40-17 with the Minnesota Department of Transportation (State Agreement 1030027) pertaining to the assignment of contract administration responsibilities under the Federal Delegation of Authority Program, at no county cost, and which supersedes Agreement PW 51-40-11 (State Agreement 00027), be approved; and that the Chair of the Board be authorized to execute and enter into said agreement with the Commissioner of Transportation prescribing the terms and conditions of federal aid participation and to sign the Agreement on behalf of the county.

Background:

History: The Minnesota Department of Transportation (MnDOT) has authority from the Federal Highway Administration (FHWA) to enter into agreements with cities and counties for the assignment of contract administration responsibilities on projects for which they receive federal funds. The program is referred to as the Federal Delegation of Authority Program. Resolution 12-0048, approved the existing agreement with MnDOT (Agreement PW 51-40-11).

Benefits to the county include the timely scheduling of the project bidding process and greater autonomy in the oversight of construction activities. The county accepts greater responsibility for developing bid documents, letting the bids, and awarding the contracts for the federally funded projects, and overseeing the construction work. Prior to this program, MnDOT assumed all of these responsibilities. One area where MnDOT retains its authority is employment opportunity. Contractor employment requirements are based upon federal guidance and include a Disadvantaged Business Enterprise (DBE) program. Employment evaluations are conducted by MnDOT's Office of Civil Rights.

Current Request: This request is for approval of Agreement PW 70-40-17 with MnDOT updating the county's requirements and responsibilities under the Federal Delegation of Authority Program. It supersedes the existing agreement executed in the year 2012 and will remain in effect until future revisions are needed. There are no substantial changes from the prior agreement.

Impact/Outcomes: Approval of Agreement PW 70-40-17 with MnDOT will allow the county to continue to participate in the Federal Delegation of Authority Program.

HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0028

Item Description:

Neg six Natural Resources Good Steward grant agmts to improve natural resources and water quality, 2/6/18-12/31/19, total combined NTE \$70,865; neg Natural Resources Opportunity Grant Agmt PR00000143 with Metro Blooms for water quality, 2/6/18-12/31/20, NTE \$100,000

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate the following agreements to provide funding for the selected organizations in the 2018 grant cycle, during the period of February 6, 2018 through December 31, 2019, for the Natural Resources Good Steward projects that will preserve, protect or improve natural resources and water quality; and February 6, 2018 through December 31, 2020 for the Natural Resources Opportunity project that will improve water quality:

Good Steward

PR00000131 with Minneapolis Public Schools-Field Community School, with the amount not to exceed \$19,665

PR00000132 with Metro Blooms for the Nokomis East Neighborhood project, with the amount not to exceed \$18,650

PR00000140 with Standish-Ericsson Neighborhood Association, with the amount not to exceed \$10,000

PR00000141 with Jim and Jennifer Bunkers, with the amount not to exceed \$5,450

PR00000146 with Doug and Geralyn McDonald, with the amount not to exceed \$10,600

PR00000147 with Heidi and Dan Niziolek, with the amount not to exceed \$6,500

Opportunity

PR00000143 with Metro Blooms, for the Autumn Ridge Apartment project, with the amount not to exceed \$100,000; and

BE IT FURTHER RESOLVED, that following review and approval by the County Attorney's Office, the County Administrator be authorized to sign the agreements on behalf of the county; that the County Administrator be authorized to approve one 12-month extension of the agreements; that costs incurred by the grantees after the board approval date be eligible for reimbursement upon execution of the agreements; and that the Controller be authorized to disburse funds as directed.

Background:

Background:

History: Natural Resources grants provide financial assistance to landowners and local governments who will implement projects that preserve and restore the county's natural resources and improve water quality. The Natural Resources grant program has two options: (1) the Good Steward grant, primarily for smaller projects that will improve water quality, enhance natural areas and promote environmental stewardship to the community. This program requires a 25 percent funding match from the grant applicant; and (2) the Opportunity grant, which is for larger projects that will improve water quality or preserve, establish or restore natural areas. Special consideration is given to applicants who leverage resources such as Clean Water Land and Legacy Amendment funds or other funding sources.

The county received 14 Natural Resources Good Steward grant requests totaling \$134,896.25 and two Natural Resources Opportunity grant requests totaling \$150,000. The requests were reviewed and recommended by county staff as well as external reviewers. In addition to seeking funds from the county's Natural Resources Opportunity grant, the applicants attempted to leverage other funding from various sources, including Clean Water Land and Legacy amendment funds, watershed districts, cities, and neighborhood associations.

Since 2013, the county has provided \$947,635 in Natural Resources grants for 81 projects that protect natural resources and improve water quality. Funding for these grants comes from the Solid Waste Enterprise Fund.

Current Request: This request is to authorize the County Administrator to negotiate Natural Resources grant agreements with the following organizations for projects that preserve, protect or improve natural resources and water quality in the county.

Good Steward Grant:

- Minneapolis Public Schools-Field Community School (Minneapolis) - \$19,665. The Field Community School will install two rain gardens and one vegetated drainage way to capture runoff from the staff parking lot as well as a portion of the paved playground and sidewalks. Conservation Corps of Minnesota, along with students and community volunteers, will construct and plant the raingardens. Permanent signage and enhanced fifth through eighth grade learning curriculum will be part of this project. The project will also positively benefit water quality in Minnehaha Creek.
- Metro Blooms Nokomis East Neighborhood Water Quality Project (Minneapolis) - \$18,650. The project will install five runoff control systems, including eleven raingardens, one vegetated drainage way, two native plantings and one permeable pavement system on private properties throughout the neighborhood. Metro Blooms will prepare site specific designs and work with the Conservation Corps of Minnesota to prepare and install the projects. The project will also positively benefit water quality in Minnehaha Creek.
- Standish-Ericsson Neighborhood Association Raingarden Project (Minneapolis) – \$10,000. The project will install up to 20 raingardens throughout this neighborhood. Metro Blooms will prepare site specific designs and work with the Conservation Corps of Minnesota to prepare and install the projects. Water quality in Lake Hiawatha and Minnehaha Creek will benefit from this project.
- Jim and Jennifer Bunkers Prairie Restoration Project (Independence) - \$5,450. The project will restore native, pollinator-friendly habitat on 4.5 acres of the Bunker property in Independence. This project will increase habitat for pollinators and ground-nesting birds in the Pioneer Creek and Crow River watersheds.
- Doug and GERALYN McDonald Shoreline Project (Independence) - \$10,600. Ravine and bank stabilization practices will be installed on this property adjacent to Lake Independence to control and eliminate gully and unstable shoreline areas. Gully stabilization will involve reshaping and armoring the channel that flows into the lake. Bank stabilization will consist of eliminating non-native, invasive vegetation and restoring it with native, deep rooted vegetation and pollinator-friendly habitat. Water quality in Lake Independence will benefit from this work.
- Heidi and Dan Niziolek, Winchester Pond Project (Bloomington) - \$6,500. This will be a neighborhood effort to improve the water quality of Winchester Pond located at 102nd Street and France Avenue. The project will install three raingardens, restore upland buffer vegetation and install two floating islands. This project will improve water quality in Nine Mile Creek and the Minnesota River.

Opportunity Grant:

- Metro Blooms Autumn Ridge Apartment Retrofit (Brooklyn Park) - \$100,000. This a 17-acre highly impervious apartment complex. Metro Blooms is working with the city, Sherman Associates (property owners) and the residents to develop a five-year stormwater retrofit plan. This grant will be for the first two phases of the plan, which will include 12 raingardens, 4 trench drains, 1,000 square feet of native planting areas, and 530 square feet of permeable pavement systems. The Opportunity grant will leverage an additional \$100,000 in Shingle Creek Watershed grants and a 25 percent match from Sherman Associates. This project will improve water quality in Shingle Creek.

The request is also for approval to reimburse costs incurred by the grantees after the board approval date and upon execution of the grant agreements.

Impact/Outcomes: The Natural Resources Good Steward and Opportunity grant awards will provide funds to protect water quality and enhance natural resources in Hennepin County. These grants will help implement stormwater best management practices (including bio-retention, bio-filtration, rain gardens and pollinator gardens, and conversion of impervious areas to permeable pavers), undertake stream and shoreline restorations and restore and protect prairie habitat.

APEX contract description: PW-EE Natural Resource grants

ATTACHMENTS:

| Description | Upload Date | Type |
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HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0029

Item Description:

Negotiate 10 fall 2017 Environmental Response Fund grant agmts for assessment and cleanup of contaminated sites, during various contract periods, total combined NTE \$1,441,160

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate the following Environmental Response Fund grant agreements for the assessment and cleanup of contaminated sites, during a two-year period beginning on the date of execution:

Agreement PR00000159 with City of Lakes Community Land Trust or affiliated entity, with the amount not to exceed \$225,000;

Agreement PR00000160 with the City of Maple Grove, with the amount not to exceed \$250,000;

Agreement PR00000161 with the City of Minneapolis, with the amount not to exceed \$34,500;

Agreement PR00000162 with the City of Minneapolis, with the amount not to exceed \$300,000;

Agreement PR00000163 with the City of Minneapolis, with the amount not to exceed \$27,000;

Agreement PR00000164 with the City of Minneapolis, with the amount not to exceed \$185,260;

Agreement PR00000165 with the City of Minneapolis, with the amount not to exceed \$145,000;

Agreement PR00000166 with the City of Robbinsdale, with the amount not to exceed \$49,400;

Agreement PR00000168 with Minnesota Brownfields, with the amount not to exceed \$200,000; and

BE IT FURTHER RESOLVED, that the County Administrator be authorized to negotiate Agreement PR00000167 with the Minnehaha Creek Watershed District, during a one-year period beginning on the date of execution, with the amount not to exceed \$25,000; and

BE IT FURTHER RESOLVED, that following review and approval by the County Attorney's Office, the County Administrator be authorized to sign the agreements on behalf of the county; that costs incurred by the grantees after the board approval date be eligible for reimbursement upon execution of the agreements; that the County Administrator be authorized to approve one 12-month extension of the agreements; and that the Controller be authorized to disburse funds as directed.

Background:

History: The Environmental Response Fund (ERF) grants fund assessment and cleanup of sites where conditions present a threat to human health or the environment and where a lack of funding for the added environmental costs hinders site improvements or redevelopment.

Minnesota Statutes (383B.80 and 383B.81) authorize the county to collect a mortgage registry and deed tax for the assessment and cleanup of contaminated sites. The board established the ERF in 1997 (Resolution 97-06-410R1) and adopted the grant program in 2001 (Resolution 01-09-615).

Since November 2001, 31 grant cycles have been completed. Through the ERF program, 370 grants, including 15 emergency grants, have been awarded for a total of \$51,965,887.

Current Request: This request is for County Administrator authorization to negotiate 10 ERF grant agreements during various contract dates, with the total combined amount not to exceed \$1,441,160. In August 2017, the county solicited proposals from municipalities and nonprofit and for-profit developers. In an effort to maximize collaboration between funders, the timing of the ERF grant round coincides with additional contamination cleanup grant programs administered by the Minnesota Department of Employment and Economic Development and the Metropolitan Council.

A committee reviewed the grant applications and recommend funding 10 of the 17 project applications received. The criteria used to evaluate the grant applications include the potential or known threat to human health or the environment posed by the contamination; the community benefit derived from the proposed cleanup and the benefit of the redevelopment; the likelihood the site will be investigated or cleaned up without the use of ERF money; the commitment of local and other funds to support the project; the public or nonprofit status of the applicant; the creation of affordable or moderately-priced market-rate housing; the creation of economic development; whether assistance with acquisition costs is being requested; whether public end use is being planned for the property; and the degree to which sustainable features are being incorporated into the project.

The fall 2017 ERF award recommendations are summarized as follows and are described in detail in the report, "Hennepin County Environmental Response Fund Fall 2017 Funding Recommendations."

ERF Projects:

- **City of Lakes Community Land Trust or affiliated entity (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.
- **City of Maple Grove (Former Hilger Landfill, Maple Grove project)** - \$250,000 for contaminated soil and debris cleanup of a former unpermitted dump to construct a new office-warehouse complex.
- **City of Minneapolis (Bunge East Redevelopment, Minneapolis project)** - \$34,500 for contaminated soil cleanup and vapor mitigation associated with the construction of 95 affordable housing units.
- **City of Minneapolis (Hook & Ladder Apartments, Minneapolis project)** - \$300,000 for contaminated soil cleanup associated with construction of 118 affordable/workforce housing units.
- **City of Minneapolis (Leef Project, Minneapolis project)** – \$27,000 for a portion of demolition costs to facilitate contaminated groundwater cleanup efforts required prior to the construction of 100 affordable housing units.
- **City of Minneapolis (Maya Commons, Minneapolis project)** - \$185,260 for contaminated soil cleanup associated with construction of 50 affordable housing units.
- **City of Minneapolis (Mino-bimaadiziwin, Minneapolis project)** - \$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.
- **City of Robbinsdale (Terrace Mall Redevelopment, Robbinsdale project)** - \$49,400 for contaminated soil cleanup associated with construction of a new grocery store.
- **Minnesota Brownfields (countywide)** - \$200,000 to continue the Brownfields Gap Financing Program, which provides small environmental assessment grants to government entities and non-profit organizations.
- **Minnehaha Creek Watershed District (Hopkins Cold Storage, Hopkins project)** - \$25,000 for continued assessment work in preparation for future development and district stormwater management facilities adjacent to Minnehaha Creek.

This request is also for approval for grantees to incur costs after the board approval date, with reimbursements being paid upon execution of the grant agreements.

Impact/Outcome: The ERF grant awards will fund asbestos and lead paint abatement, contaminated groundwater monitoring, 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 affordable and market-rate housing. The grants will provide for the renovation or construction of up to 533 affordable housing units. Many ERF grants address environmental contamination in communities of low-income and color where health disparities exist.

ATTACHMENTS:

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|-----------------------|-------------|-----------------|
| Description | Upload Date | Type |
| Report: ERF Fall 2017 | 1/19/2018 | Backup Material |

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

| | |
|------------------------------------|---|
| Project name: | 205 Park |
| Address: | 205 Park Avenue South, Minneapolis |
| Applicant: | City of Minneapolis on behalf of Sherman Associates Inc. |
| Property owner: | City of Minneapolis |
| Recommended award: | \$0 (\$100,000 requested) |
| Previous ERF awards: | • None |
| Other funding sources: | • 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). |
| Econ. development/housing: | 120 units of housing with 20 percent being affordable at 60 percent area medium income. 22 new jobs estimated. |
| Site description: | • Flat asphalt paved surface parking. |
| Contamination issues: | • Soil contaminated with petroleum, metals and chlorinated solvents. Undocumented fill with debris and ash. |
| Project plans: | • Construct new six-story, mixed-use building with two stories of underground parking. There will also be a 7,000 square feet commercial component. |
| Requested use of ERF grant: | A portion of the soil cleanup costs. |
| Award recommendation: | 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. |



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| Project name: | 510 West Lake Street Affordable Housing |
| Address: | 510, 514, and 516 West Lake Street and 2946 and 2948 Harriet Avenue South. Minneapolis |
| Applicant: | City of Minneapolis on behalf of Lupe Holdings Corporation |
| Property owner: | Lupe Holdings Corporation |
| Recommended award: | \$0 (\$29,816 requested) |
| Previous ERF awards: | <ul style="list-style-type: none"> • None |
| Other funding sources: | <ul style="list-style-type: none"> • 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) |
| Econ. development/ housing: | 128 affordable housing units, seven of which will be reserved for people with disabilities who qualify for Group Residential Housing; tax-base increase |
| Site description: | <ul style="list-style-type: none"> • 8,000 square feet commercial building with surface parking areas. Property currently occupied by Paul Williams Tire and Auto Service. |
| Contamination issues: | <ul style="list-style-type: none"> • Soil contaminated with debris, ash, petroleum, metals, and polycyclic aromatic hydrocarbons. |
| Project plans: | <ul style="list-style-type: none"> • Demolish existing building and construct a six-story affordable housing apartment building with underground and surface parking and greenspace. |
| Requested use of ERF grant: | A portion of the soil cleanup costs. |
| Award recommendation: | 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. |



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| Project name: | Azine Alley |
| Address: | 102, 104, 110 and 120 First Street North, Minneapolis |
| Applicant: | City of Minneapolis on behalf of Foundry Development LLC |
| Property owner: | Foundry Development LLC |
| Recommended award: | \$0 (\$84,453 requested) |
| Previous ERF awards: | <ul style="list-style-type: none"> • None |
| Other funding sources: | <ul style="list-style-type: none"> • Minnesota Department of Employment and Economic Development \$294,421 (requested); Met Council tax base revitalization account \$267,400 (committed July 2017) |
| Econ. development/housing: | 141 new jobs estimated, tax-base increase |
| Site description: | <ul style="list-style-type: none"> • Asphalt paved surface parking. |
| Contamination issues: | <ul style="list-style-type: none"> • Soil, groundwater and contaminated buried debris. |
| Project plans: | <ul style="list-style-type: none"> • Construction of new eight-story hotel and condominium/housing building with a street level retail shops and restaurant component plus underground parking. |
| Requested use of ERF grant: | A portion of the soil cleanup costs. |
| Award recommendation: | 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. |



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| Project name: | Brownfield Gap Financing Program |
| Address: | County-wide, multiple addresses (to be determined) |
| Applicant: | Minnesota Brownfields |
| Property owner: | Various (to be determined) |
| Recommended award: | \$ 200,000 (\$250,000 requested) |
| Previous ERF awards: | <ul style="list-style-type: none"> Fall 2012 (\$150,000); fall 2013 (\$150,000); fall 2014 (\$150,000); fall 2015 (\$200,000); and fall 2016 (\$250,000) |
| Other funding sources: | <ul style="list-style-type: none"> None |
| Econ. development/ housing: | Will promote affordable housing, green space, and community service facilities |
| Site description: | <ul style="list-style-type: none"> 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. |
| Contamination issues: | <ul style="list-style-type: none"> To be determined |
| Project plans: | <ul style="list-style-type: none"> 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. |
| Requested use of ERF grant: | An ERF grant will assist in continuing to support non-profits and government entities for assessment activities. |
| Award recommendation: | 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. |

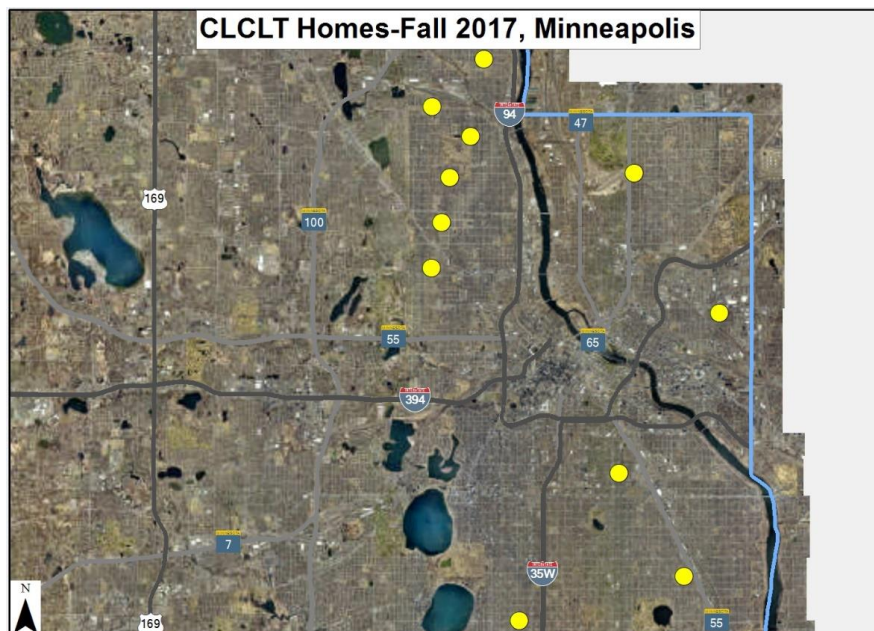
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| Project name: | Bunge East Redevelopment |
| Address: | 1206 Brook Avenue Southeast, 901 12th Avenue Southeast; and portions of 1200 Brook Avenue Southeast and 937 13th Avenue Southeast, Minneapolis |
| Applicant: | City of Minneapolis on behalf of Project for Pride in Living (PPL) |
| Property owner: | PPL via ownership entities Van Cleve Court Development, LLC and PPL Green Space, LLC. |
| Recommended award: | \$34,500 (\$34,500 requested) |
| Previous ERF awards: | <ul style="list-style-type: none"> • MN Brownfields Gap Financing Program \$18,220 |
| Other funding sources: | <ul style="list-style-type: none"> • 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) |
| Econ. development/ housing: | Creation of 95 new affordable housing units, tax-base increase |
| Site description: | <ul style="list-style-type: none"> • Vacant for the past 15 years – adjacent to vacant Bunge grain elevator. |
| Contamination issues: | <ul style="list-style-type: none"> • 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. |
| Project plans: | <ul style="list-style-type: none"> • 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. |
| Requested use of ERF grant: | A portion of the soil cleanup costs. |
| Award recommendation: | The activities are eligible for funding. The recommended award is equal to amount requested in the grant application. |



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| Project name: | Calhoun Towers |
| Address: | 3430 List Place, Minneapolis |
| Applicant: | City of Minneapolis on behalf of Calhoun Towers LLC |
| Property owner: | Calhoun Towers LLC |
| Recommended award: | \$ 0 (\$374,040 requested) |
| Previous ERF awards: | <ul style="list-style-type: none"> • None |
| Other funding sources: | <ul style="list-style-type: none"> • Met Council tax base revitalization account \$544,390 (requested); Minnesota Department of Employment and Economic Development \$351,897.50 (requested) |
| Econ. development/housing: | <ul style="list-style-type: none"> • Creation of new high-end/market-rate housing units, tax-base increase. |
| Site description: | <ul style="list-style-type: none"> • Undeveloped land adjacent to the current Calhoun Towers building. |
| Contamination issues: | <ul style="list-style-type: none"> • Historical property use as an unpermitted dump has resulted in widespread soil contamination and debris-containing fill. Soil gas vapor contamination is also present. |
| Project plans: | <ul style="list-style-type: none"> • First phase of a four-part development plan, which includes construction of a new multi-family apartment building with 234 rental units. |
| Requested use of ERF grant: | A portion of the soil cleanup costs. |
| Award recommendation: | 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. |



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| Project name: | CLCLT Homes – Fall 2017 |
| Address: | 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. |
| Applicant: | City of Lakes Community Land Trust (CLCLT) and affiliated entities |
| Property owner: | Multiple private home owners; CLCLT is the land owner |
| Recommended award: | \$225,000 (\$225,000 requested) |
| Previous ERF awards: | <ul style="list-style-type: none"> Fall 2016 (\$230,000) fall 2015 (\$115,000) and fall 2014 (\$170,000); all for different addresses |
| Other funding sources: | <ul style="list-style-type: none"> Minnesota Housing \$640,000 (committed for multiple homes); Hennepin County Affordable Housing Incentive Fund \$240,000 (committed for multiple homes) |
| Econ. development/housing: | <ul style="list-style-type: none"> Creation of permanently affordable housing for families earning an average of 53 percent area medium income. |
| Site description: | <ul style="list-style-type: none"> 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. |
| Contamination issues: | <ul style="list-style-type: none"> Asbestos and lead based paint. |
| Project plans: | <ul style="list-style-type: none"> Remediation of asbestos and lead found within the homes, as well as rehabilitating the homes to address the safety and building code issues. |
| Requested use of ERF grant: | Remediation of asbestos and lead-based paint. |
| Award recommendation: | The activities are eligible for funding. The recommended award is equal to amount requested in the grant application. |



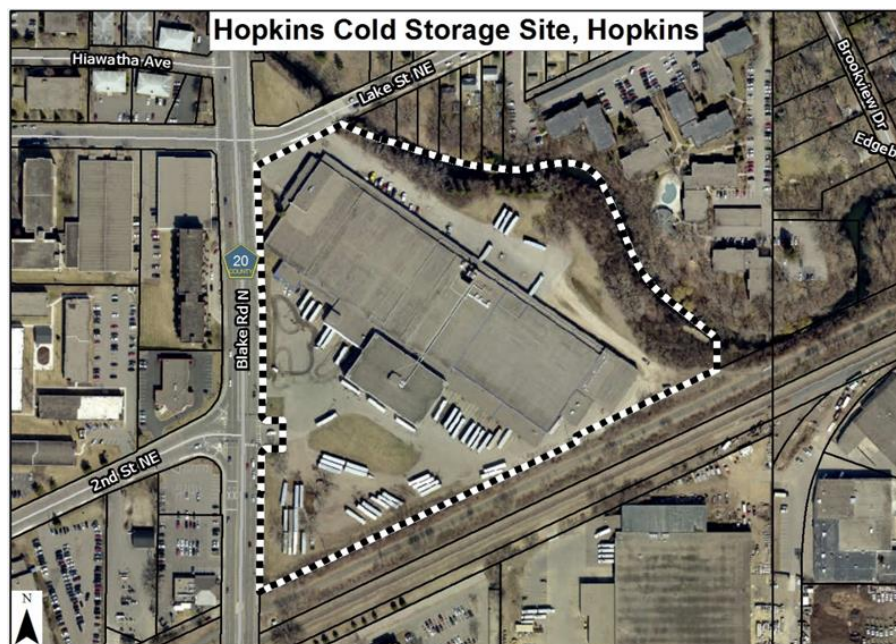
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| Project name: | Former Hilger Landfill |
| Address: | 8550 Zachary Lane North, Maple Grove |
| Applicant: | City of Maple Grove on behalf of Inland Development Partners (IDP) |
| Property owner: | City of Maple Grove |
| Recommended award: | \$250,000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



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



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| Project name: | Hopkins Cold Storage |
| Address: | 325 Blake Road North, Hopkins |
| Applicant: | Minnehaha Creek Watershed District |
| Property owner: | Minnehaha Creek Watershed District |
| Recommended award: | \$25,000 (\$200,000 requested) |
| Previous ERF awards: | <ul style="list-style-type: none"> • None |
| Other funding sources: | <ul style="list-style-type: none"> • 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) |
| Econ. development/housing: | To be determined - master developer will be selected in early 2018. |
| Site description: | <ul style="list-style-type: none"> • 16.84 acre property with 277,000 square feet industrial building. Historically used as a cold storage warehouse for various commercial occupants. |
| Contamination issues: | <ul style="list-style-type: none"> • 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). |
| Project plans: | <ul style="list-style-type: none"> • Planned mixed-use site with a district stormwater management facility with creek bank restoration. |
| Requested use of ERF grant: | Additional investigation and a portion of the soil cleanup costs. |
| Award recommendation: | 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. |



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|------------------------------------|---|
| Project name: | Leef Project |
| Address: | 212 James Avenue North, Minneapolis |
| Applicant: | City of Minneapolis on behalf of Market 212 LLC |
| Property owner: | Market 212 LLC |
| Recommended award: | \$27,000 (\$270,000 requested) |
| Previous ERF awards: | <ul style="list-style-type: none"> • \$99,390 in fall 2014 |
| Other funding sources: | <ul style="list-style-type: none"> • 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) |
| Econ. development/housing: | 201 estimated new jobs, 100 affordable housing units for residents at 60 percent area medium income or below, tax-base increase. |
| Site description: | <ul style="list-style-type: none"> • 80,000 square feet vacant, industrial warehouse previously used for industrial laundry cleaning operations |
| Contamination issues: | <ul style="list-style-type: none"> • Groundwater and soil vapor impacted by petroleum and non-petroleum volatile organic compounds. Soil contaminated with polycyclic aromatic hydrocarbons, metals, solvents and petroleum compounds. |
| Project plans: | <ul style="list-style-type: none"> • 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. |
| Requested use of ERF grant: | Demolition to perform groundwater remediation. |
| Award recommendation: | 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. |



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| Project name: | Maya Commons |
| Address: | Portions of 937 13th Avenue Southeast, 913 12th Avenue South, 1200 Brook Avenue Southeast, and 901 1/2 12th Avenue Southeast (the Property), Minneapolis |
| Applicant: | City of Minneapolis on behalf of Project for the Pride in Living, Inc. (PPL) |
| Property owner: | PPL |
| Recommended award: | \$185,260 (Requested \$85,260) |
| Previous ERF awards: | <ul style="list-style-type: none"> • Minnesota Brownfields Gap Financing Program \$35,992 • 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) |
| Other funding sources: | |
| Econ. development/ housing: | 50 affordable housing units (30 percent area median income to 50 percent area median income); tax-base increase |
| Site description: | <ul style="list-style-type: none"> • Vacant concrete grain silos and historically significant vacant Bunge Elevator. |
| Contamination issues: | <ul style="list-style-type: none"> • Soil contaminated with petroleum, volatile organic compounds, and polycyclic aromatic hydrocarbons and fill with debris. • Demolition of concrete silos and construction of a new 50-unit housing building. |
| Project plans: | 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. |
| Requested use of ERF grant: | A portion of the soil cleanup costs. |
| Award recommendation: | 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. |



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| Project name: | Midtown Corner Senior Apartments |
| Address: | 2601 29th Avenue South, Minneapolis |
| Applicant: | City of Minneapolis on behalf of Wellington Management, Inc. |
| Property owner: | Minnehaha Crossings, LLC |
| Recommended award: | \$0 (\$54,323 requested) |
| Previous ERF awards: | <ul style="list-style-type: none"> None |
| Other funding sources: | <ul style="list-style-type: none"> 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) |
| Econ. development/ housing: | Affordable senior housing at 50 percent area medium income or below. Tax-base increase and 40 new jobs estimated. |
| Site description: | <ul style="list-style-type: none"> Surface parking lot historically occupied by a variety of commercial/industrial uses. |
| Contamination issues: | <ul style="list-style-type: none"> High concentrations of petroleum and nonpetroleum volatile organic compounds, metals, and polycyclic aromatic hydrocarbons in site soils. Groundwater was also impacted with petroleum compounds. |
| Project plans: | <ul style="list-style-type: none"> Construction of a six-story affordable housing building with underground parking and commercial space on the first floor. |
| Requested use of ERF grant: | A portion of the soil cleanup costs. |
| Award recommendation: | 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. |



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| Project name: | Mino-bimaadiziwin |
| Address: | 2105, 2109, 2113 Cedar Avenue South; 1820 22nd Street East |
| Applicant: | City of Minneapolis on behalf of Red Lake Band of Chippewa Indians (RLBC) |
| Property owner: | RLBC Franklin Station, LLC. |
| Recommended award: | \$145,000 (\$192,630 requested) |
| Previous ERF awards: | <ul style="list-style-type: none"> • None |
| Other funding sources: | <ul style="list-style-type: none"> • 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 |
| Econ. development/housing: | 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. |
| Site description: | <ul style="list-style-type: none"> • Dilapidated warehouses (former Ambles) and a vacant lot with historical industrial uses. |
| Contamination issues: | <ul style="list-style-type: none"> • Petroleum contamination is present in site soils. |
| Project plans: | <ul style="list-style-type: none"> • 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. |
| Requested use of ERF grant: | Asbestos and lead based paint abatement and demolition necessary to complete soil cleanup. |
| Award recommendation: | \$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. |



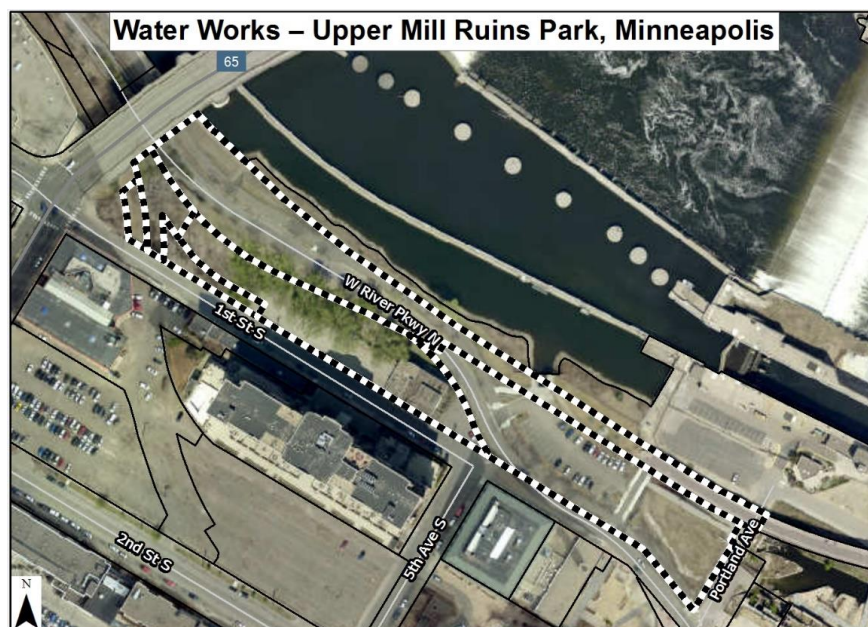
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| Project name: | Sons of Norway |
| Address: | 1455 West Lake Street; 3001, 3015, 3017, 3021, and 3025 Humboldt Avenue South, and 3016 Holmes Avenue South |
| Applicant: | City of Minneapolis on behalf of Ryan Companies and Wiedner Investments |
| Property owner: | Sons of Norway and Fifth Northwestern National Bank |
| Recommended award: | \$0 (\$50,000 requested) |
| Previous ERF awards: | • None |
| Other funding sources: | <ul style="list-style-type: none"> • \$998,926 Department of Employment and Economic Development (requested); \$880,030 Met Council (requested) |
| Econ. development/housing: | Estimated 50 jobs retained and 35 new jobs, tax-base increase |
| Site description: | <ul style="list-style-type: none"> • 66,700 square feet commercial building with surface parking. Historical site uses include drycleaners, filling station, commercial office buildings and residential dwellings. |
| Contamination issues: | <ul style="list-style-type: none"> • Soil contains isolated areas of debris, asbestos, and petroleum and metals contamination. |
| Project plans: | <ul style="list-style-type: none"> • 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 |
| Requested use of ERF grant: | A portion of the soil cleanup costs. |
| Award recommendation: | 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. |



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



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| Project name: | Water Works – Upper Mill Ruins Park |
| Address: | 1 Fifth Avenue South., 5 Third Avenue South, and 304/306/336/420 First Street South., Minneapolis |
| Applicant: | Minneapolis Parks and Recreation Board (MPRB) |
| Property owner: | Minneapolis Parks and Recreation Board |
| Recommended award: | \$0 (\$517,000 requested) |
| Previous ERF awards: | <ul style="list-style-type: none"> • None |
| Other funding sources: | <ul style="list-style-type: none"> • \$12.3M Private Donations via Minneapolis Parks Foundation (committed), \$1.5M Met Council (committed); \$2.9M MPRB Parks and Trails (committed) |
| Econ. development/ housing: | 5 new jobs estimated |
| Site description: | <ul style="list-style-type: none"> • Vacant 15,000 square feet commercial building with parking and existing riverfront park areas. |
| Contamination issues: | <ul style="list-style-type: none"> • Soils contaminated with polycyclic aromatic hydrocarbons, metals, and non-petroleum compounds. Building contains asbestos. |
| Project plans: | <ul style="list-style-type: none"> • Deconstruct existing building and construct new park pavilion, pedestrian walkways, and expose historic mill ruins. |
| Requested use of ERF grant: | A portion of soil cleanup costs. |
| Award recommendation: | 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. |



HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0030

Item Description:

Recommendation of a Riverview Corridor Locally Approved Alternative

Resolution:

BE IT RESOLVED, that the Hennepin County Board of Commissioners recommends modern streetcar alternative 4b as the locally preferred alternative for the Riverview Corridor for inclusion in the Metropolitan Council's 2040 Transportation Policy Plan; and

BE IT FURTHER RESOLVED, that Hennepin County will continue to work collaboratively with the City of Saint Paul, City of Bloomington, Hennepin County Regional Railroad Authority, Ramsey County Regional Railroad Authority, Metropolitan Airports Commission, and other stakeholders in advancing the design of the project and addressing issues and concerns.

Background:

History: The Riverview Corridor connects neighborhoods, historic districts, businesses, thriving commercial districts, and downtown Saint Paul to the regional transportation network.

The Ramsey County Regional Railroad Authority led the Pre-Project Development Study in collaboration with local and regional partners. The study included technical analysis of mode alternatives, including bus and rail, and multiple route alignments providing service within the study area.

Technical analysis and public engagement have led to the identification of a Locally Preferred Alternative (LPA) for the corridor that includes the definition of the mode, conceptual alignment, and general station locations, which can be refined through further environmental and engineering efforts.

Alternative 4b, serving the West 7th/Highway 5 corridor, best meets the project's purpose and need. This alternative is a modern rail streetcar, with dedicated and shared-use guideway, approximately 11.7 miles long, connecting Union Depot in downtown Saint Paul, the West 7th and Highland Park neighborhoods in Saint Paul, Minneapolis-St. Paul International Airport, and Mall of America, generally along the existing METRO Green Line Light Rail Transit (LRT), 5th and 6th Streets, West 7th Street, Minnesota Trunk Highway 5, crossing under Fort Snelling, crossing over Minnesota Trunk Highway 55, and interlining with the METRO Blue Line LRT with a terminus station at the Mall of America.

This alternative is designed to qualify for Federal Transit Administration Capital Investment Grant Program funding. The Metropolitan Council wants to see demonstrated support from the cities and counties along the alignment prior to adopting into its 2040 Transportation Policy Plan.

The next phase of the Riverview project will include environmental analysis under the federal and state environmental review processes to discuss a set of reasonable alternatives and to determine if the LPA can also be the environmentally preferred alternative.

ATTACHMENTS:

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Hennepin County Public Works Committee

January 30, 2018

Riverview Corridor Study Area

- Approx. 12 miles long
- 50,600 residents
- 24,900 households
- 123,900 jobs
- Regional and local connectivity
- Route 54 bus
 - 2017 = 4,400
 - 2040 forecast = 10,700



Needs of the Corridor

To enhance mobility and access to opportunities for residents, businesses, and the region and to cultivate economic prosperity

Growing **population** and **employment** increases travel demand for different travel markets



Transit-reliant population also needs improved transit service



Limited opportunity to **improve** the existing **transportation network**



Support and catalyze **reinvestment** and **economic development**



Study Process

Completed August 2015

CORRIDOR VISION

- Current and future conditions
- Review of relevant work
- Purpose and need
- Goals and objectives

Completed August 2017

ALTERNATIVES ANALYSIS

- Initial Screening
(completed February 2016)
- Detailed Definition
- Detailed Evaluation
March – August 2017

Fall/Winter 2017

LOCALLY PREFERRED ALTERNATIVE

- Vehicle and route of Locally Preferred Alternative
- Implementation Plan

WE
ARE
HERE

Public Engagement

- Examined 60 different alternatives
- Engaged over 4,600 people via nearly 100 events responding to nearly individual 650 comments

A Locally Preferred Alternative (LPA):

- A corridor's preferred transit vehicle and route that best meets the needs of the corridor

The LPA identifies:

- General service plan
- General station locations
- Cost and ridership estimates

The LPA is not:

- The end of the technical analysis
 - Further analysis will be needed
- Final approval
 - Local partners will have additional review/approval opportunities

Riverview's Locally Preferred Alternative

Alternative

4b

Modern Streetcar: W. 7th – Hwy 5/Fort Snelling

- Union Depot to the Mall of America
- Generally along W. 7th Street and crossing the river at Hwy 5
- Operates in dedicated and shared use lanes
- Compatible with Blue Line and Green Line (tracks, stations, etc.)
- High amenity stations with level boarding and off-board fare collection

What is Modern Streetcar?



Atlanta

Source: City of Atlanta



Detroit

Source: Qline, M-1 Rail



Seattle

Source: Seattle Department of Transportation



Portland

Source: TriMet

Why Modern Streetcar on W. 7th-Hwy 5/Fort Snelling?

Local Criteria

- Best meets the purpose and need of the corridor

Growing **population** and **employment** increases travel demand for different travel markets

- Highest 2040 weekday ridership at 20,400

Transit-reliant population also needs improved transit service

- Highest number of transit dependent riders 4,600

Limited opportunity to **improve** the existing **transportation network**

- Double the ridership of No-build in 2040

Support and catalyze **reinvestment** and **economic development**

- Highest development potential due to fixed guideway

Federal Criteria

- Alternative most likely to qualify for Federal Transit Administration Capital Investments Grant funding

Modern Streetcar: W. 7th – Hwy 5/Fort Snelling

Locally Preferred Alternative Stats:

11.7 mi. - Corridor length

20 – Number of stations

10 min. - Peak frequency

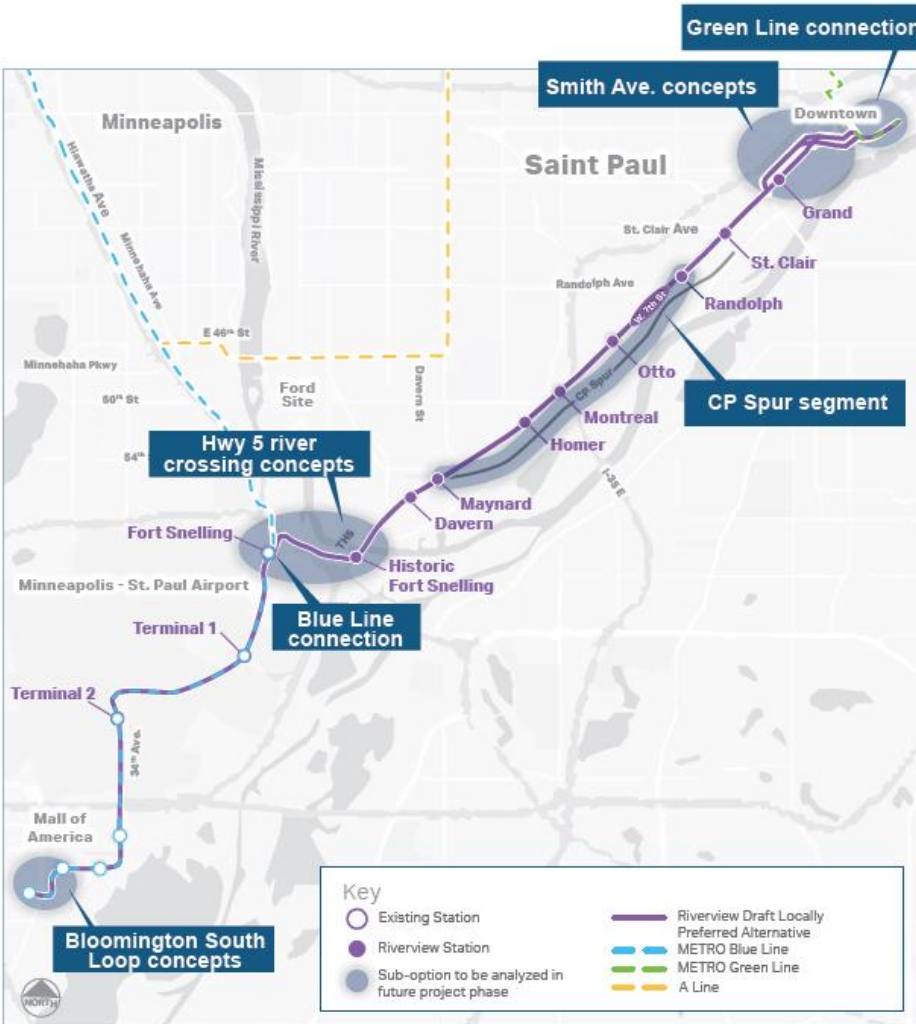
44 min. - End-to-end travel time

\$1.4-\$2.0 B - Capital cost (2025\$)

\$35 M - Yearly Operating cost (2027\$)

13,900 – Daily riders (current year)

20,400 – Daily riders (2040)



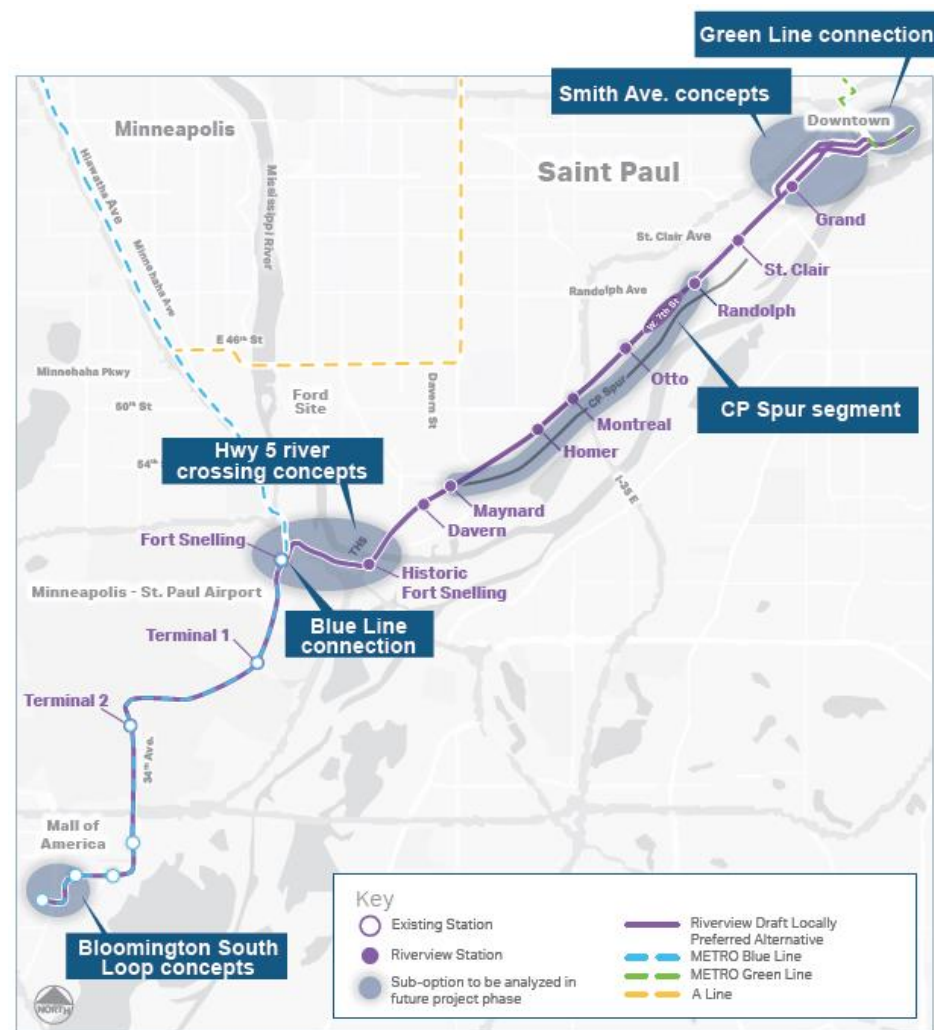
Future Environmental Considerations

Route

- Green Line connection
- Seven Corners/Smith Ave
- CP Spur parallel to W. 7th Street
- Hwy 5 river crossing
- Bloomington South Loop/Mall of America

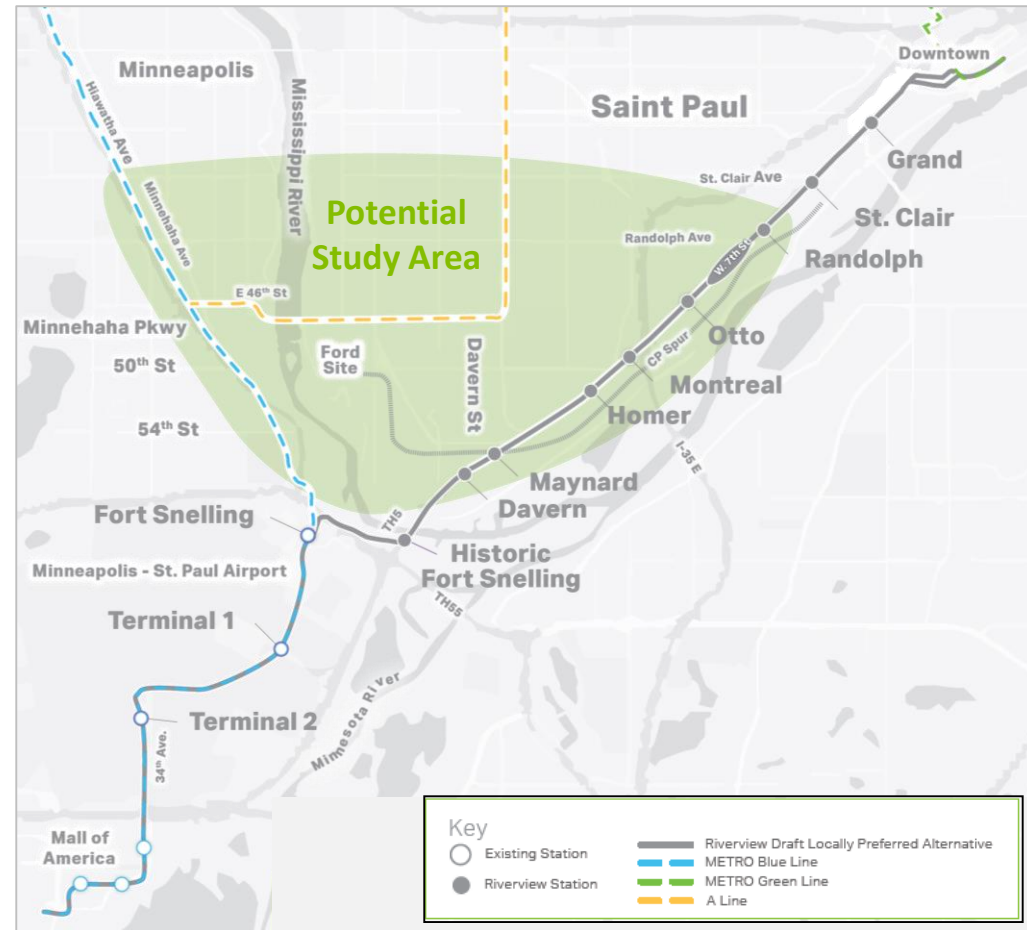
Operating environment

- Dedicated and shared use
- Center- or side-running

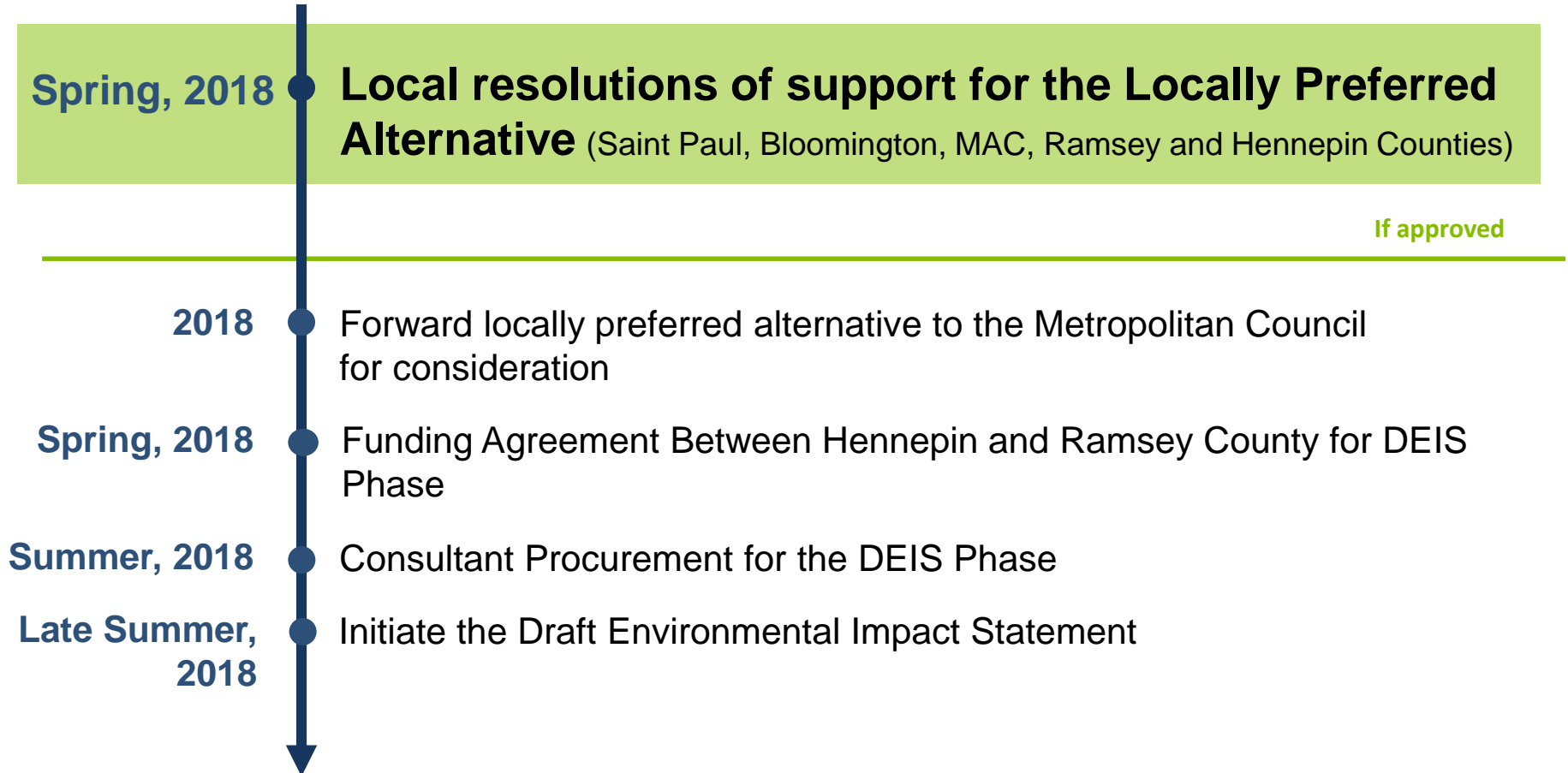


What about the Ford Site?

- Commitment to a separate study of near-term transit improvements
- Commitment to a separate study of medium and long-term transit improvements
- Begin both analyses in 2018
- Potential Funding Partners include
 - City of Saint Paul
 - Ramsey County Regional Railroad Authority
 - Metro Transit



Schedule



Staying Engaged



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