

HENNEPIN COUNTY

MINNESOTA

FINAL COMMITTEE AGENDA

BOARD OF HENNEPIN COUNTY COMMISSIONERS PUBLIC WORKS COMMITTEE

TUESDAY, JULY 10, 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. Public Hearing

- A. Public hearing to obtain comment on the proposed revisions to Ordinance 22 regarding County Road Right-Of-Way, including changes related to small cell wireless facilities, fees, and permit conditions

2. Minutes From Previous Meeting

- A. 06/19/2018 Public Works Meeting Minutes

3. New Business

Routine Items

A. 18-0281

Amend the legal description of surplus right-of-way of the underlying portions of Smetana Drive and Opportunity Court near U.S. Highway 169 (formerly CSAH 18) to correct the legal description as approved for conveyance to the City of Minnetonka

Items for Discussion and Action

B. 18-0282

Approve amendment to Pioneer-Sarah Creek Watershed Mgmt Commission Plan

C. 18-0283

Neg five spring 2018 ERF agmts for cleanup of contaminated sites, various periods, total combined NTE \$560,257; reallocation of 2013 ERF funding to Agmt PR00000445 with Seward Redesign, Inc. for contaminated soil cleanup, 07/24/18-07/24/20, NTE \$110,000

Addendum

D. 18-0293

Amd 1 to Agmt A178026 with Mary Richardson, increasing NTE by \$150,000 to a new NTE of \$250,000, no change to contract dates

E. 18-0294

Authorize administrative correction to Hennepin County Board Resolution 17-0256, changing the supplier for Agmt PW 22-17-17 (CP 2171400) to the City of Minnetonka, no other changes

HENNEPIN COUNTY

MINNESOTA

COMMITTEE MINUTES

BOARD OF HENNEPIN COUNTY COMMISSIONERS PUBLIC WORKS COMMITTEE

TUESDAY, JUNE 19, 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, June 19, 2018 at 3:22 PM. All Commissioners were present except Commissioner Marion Greene who was absent.

Commissioner Mike Opat announced his attendance at the Public Works Department Employee Recognition ceremony and presented slides of the event. On Tuesday, June 26, 2018 Hennepin County will acknowledge all employees efforts and commitment to service at the annual Employee Recognition Program.

1. Minutes From Previous Meeting

- A. 06/05/2018 Public Works Meeting Minutes

APPROVED

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

2. New Business

Routine Items

- A. **18-0247**

Neg Agmt A188800 with the City of Bloomington for a permanent sidewalk and bikeway easement across a portion of the Oxboro Library site (rec'd \$1)

PROCESSED

Commissioner Debbie Goettel moved to approve, seconded by Commissioner Peter McLaughlin. After discussion Commissioner Jan Callison moved to progress, seconded by Commissioner Mike Opat and approved - 6 Yeas 1 Absent: Greene

- B. **18-0248**

Neg Agmts PW 10-50-18 and PW 09-06-18 with the cities of Minnetrista and Mound for snow and ice control services on CSAH 44 from TH 7 to CSAH 110 (est. combined county cost: \$10,800 operating budget)

CONSENT

Commissioner Jeff Johnson moved to approve, seconded by Commissioner Jan Callison and approved - 6 Yeas 1 Absent: Greene

- C. **18-0249**

Neg Agmts PW 26-17-18 with Plymouth and PW 18-13-18 with Golden Valley for cost participation for pedestrian ramp improvements (CP 2181000 and CP 2181100) (combined county cost: NTE \$70,000 – state aid)

CONSENT

Commissioner Linda Higgins moved to approve, seconded by Commissioner Jeff Johnson and approved - 6 Yeas 1 Absent: Greene

- D. **18-0250**

Negotiate Agmts PR00000404 with Hopkins Public Schools, PR00000426 with Minneapolis Public Schools, and PR00000398 with Osseo Area Schools to provide school recycling

projects, 6/15/18-7/1/20, total combined NTE \$87,100

CONSENT

Commissioner Peter McLaughlin moved to approve, seconded by Commissioner Debbie Goettel and approved - 6 Yeas 1 Absent: Greene

E. 18-0251

Identify CSAH 5 (Minnetonka Boulevard) bicycle lane project; establish project budget (CP 2180600); transfer funds from Transportation Safety Capital Budget (est. county cost \$150,000)

RETURNED TO AUTHOR

Commissioner Debbie Goettel moved to return to author, seconded by Commissioner Jeff Johnson and approved - 6 Yeas 1 Absent: Greene

Items for Discussion and Action

F. 18-0252

Neg various agmts with a landscape contractor and the cities of Brooklyn Park, Crystal and Robbinsdale for rehabilitation of the CSAH 81 landscape, 8/15/18–12/31/21, total combined NTE \$1,500,000

CONSENT

Commissioner Mike Opat moved to approve, seconded by Commissioner Debbie Goettel and approved - 6 Yeas 1 Absent: Greene

G. 18-0253

Neg Agmt PW 19-17-18 with City of Plymouth for cost participation in the replacement of three retaining walls on CSAH 6 (CP 2182700) (county cost: NTE \$300,000—county bonds)

CONSENT

Commissioner Jeff Johnson moved to approve, seconded by Commissioner Linda Higgins and approved - 6 Yeas 1 Absent: Greene

H. 18-0254

Increase project budget for the reconstruction of Pinto Drive/County Road 116 at TH 55 in Medina (CP 2091800); amend project budget \$1,000,000 (est county cost: \$1,000,000— county bonds)

CONSENT

Commissioner Jeff Johnson moved to approve, seconded by Commissioner Jan Callison and approved - 6 Yeas 1 Absent: Greene

I. 18-0255

Agmt PW 17-40-18 with the State of MN (State Agreement 1030928) and Amd 1 to Agmt PW 39-20-17 with the City of Minneapolis related to improvements to I-35W and to Lake Street (CP 2986402, CP 2150800 and CP 2150900); amend budgets

CONSENT

Commissioner Debbie Goettel moved to approve, seconded by Commissioner Peter McLaughlin and approved - 6 Yeas 1 Absent: Greene

J. 18-0256

Agmt PW 16-67-18 with Metropolitan Council and City of Minneapolis for operation and maintenance of roads, streets, and related infrastructure near Green Line LRT in Minneapolis (est. annual county cost: \$34,232 operating budget)

RETURNED TO AUTHOR

Commissioner Debbie Goettel moved to return to author, seconded by Commissioner Jeff Johnson and approved - 6 Yeas 1 Absent: Greene

K. **18-0257**

Authorization to submit grant application to MnDOT to fund enhanced mobility for seniors and individuals with disabilities; authorization to negotiate agreements with State of MN, 10/1/18-9/30/19, \$120,000 (received); and U of M, 10/1/18-9/30/19, NTE \$100,000

CONSENT

Commissioner Peter McLaughlin moved to approve, seconded by Commissioner Debbie Goettel and approved - 6 Yeas 1 Absent: Greene

L. **18-0258**

Authorization to apply for 2018 Regional Solicitation funding grants for capital projects at various locations throughout the county

CONSENT

Commissioner Linda Higgins moved to approve, seconded by Commissioner Mike Opat and approved - 6 Yeas 1 Absent: Greene

M. **18-0259**

Adopt Hennepin County Jurisdictional Transfer Policy

CONSENT

Commissioner Jeff Johnson moved to approve, seconded by Commissioner Jan Callison and approved - 6 Yeas 1 Absent: Greene

N. **18-0260**

Adopt revisions to Hennepin County Ordinance 15 – Solid Waste Management Fee

PROCESSED

Commissioner Jeff Johnson moved to approve, seconded by Commissioner Debbie Goettel. After discussion Commissioner Jan Callison moved to progress, seconded by Commissioner Jeff Johnson and approved - 6 Yeas 1 Absent: Greene

3. Adjourn

There being no further business, the meeting of the Public Works Committee for Tuesday, June 19, 2018 was declared adjourned at 4:00 PM.

Yolanda C Clark
Deputy Clerk to the Board

HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0281

Item Description:

Amend the legal description of surplus right-of-way of the underlying portions of Smetana Drive and Opportunity Court near U.S. Highway 169 (formerly CSAH 18) to correct the legal description as approved for conveyance to the City of Minnetonka

Resolution:

BE IT RESOLVED, that the Hennepin County Board of Commissioners authorizes the legal description of surplus right-of-way of the underlying portions of Smetana Drive and Opportunity Court near U.S. Highway 169 (formerly County State Aid Highway 18), and approved for conveyance to the City of Minnetonka under Resolution 17-0214, be replaced with the following legal description of property:

CSAH No. 18, Project No. 6715, Parcel No. 10 - Abstract Property

That part of the following described tract which lies within 33.0 feet on each side of a line drawn parallel with and distant 665 feet West of the East line of Section 36, Township 117, Range 22:

The North 297.46 feet of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 36, Township 117, Range 22.

Together with all right of access, being the right of ingress to and egress from all that portion of the first above described tract, not acquired herein, to County State Aid Highway No. 18, except that the abutting owner shall have access to the Service Road to be constructed.

CSAH No. 18, Project No. 6715, Parcel No. 12a - Abstract Property

All that part of the following described tract which lies within 33.0 feet on each side of a line drawn parallel with and distant 665.0 feet West of the east line of Section 36, Township 117, Range 22.

The northerly 16.5 feet of the Easterly 1003.05 feet of the Southeast Quarter of the Northeast Quarter of Section 36, Township 117, Range 22.

Together with all right of access, being the right of ingress to and egress from all that portion of the first above described tract, not acquired herein, to County State Aid Highway No. 18, except that the abutting owner shall have access to the Service Road to be constructed.

CSAH No. 18, Project No. 6715, Parcel No. 12b - Abstract Property

All that part of the following described tract which lies within 33 feet on each side of a line drawn parallel with and distant 665.0 feet West of the East line of Section 36, Township 117, Range 22.

The Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 36, Township 117, Range 22.

Also that part of said tract which lies within the North 122 feet of the East 90 feet of said Southwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 36.

CSAH No. 18, Project No. 6715, Parcel No. 13 - Abstract Property

All that part of the following described tract:

The South 673.60 feet of the North 690.10 feet of the East 1003.05 feet of the Southeast Quarter of

the Northeast Quarter of Section 36, Township 117, Range 22,

which lies within 33 feet on each side of a line drawn parallel with and distant 665.0 feet West of the East line of said Southeast Quarter of the Northeast Quarter.

Together with all right of access, being the right of ingress to and egress from all that portion of the first above described tract, not acquired herein, to County State Aid Highway No. 18, except that the abutting owner shall have access to the Service Road to be constructed.

CSAH No. 18, Project No. 6715, Parcel No. 14 - Abstract Property

All that part of the following described tract:

The Southeast Quarter of the Northeast Quarter of Section 36, Township 117, Range 22, excepting therefrom the north 690.10 feet of the easterly 1003.05 feet of said Section, Township and Range,

which lies within 33 feet on each side of a line drawn parallel with and 665.0 feet West of the East line of said Southeast Quarter of the Northeast Quarter and northerly of Line "A" described below.

Also that part of said tract lying north of the south 76.00 feet thereof and between a line (hereinafter referred to as Line "C") drawn southerly from a point on the west line of the last described 66 foot strip, said point distant 286 feet north of the south line of said tract to a point on the north line of said south 76.00 feet, distant 7.00 feet westerly of said strip, and a line (hereinafter referred to as Line "D") drawn southerly from a point on the east line of said 66 foot strip distant 286 feet north of the south line of said tract, to a point on the north line of said south 76.00 feet, distant 7.00 feet Easterly of said strip.

Also that part of said tract not acquired herein which lies southwesterly of the arc of a 36.00 foot radius curve concave to the northeast being tangent to Line "A" described below and the above described Line "D" and northerly of Line "A" described below.

Also that part of said tract not acquired herein which lies southeasterly of the arc of a 36.00 foot radius curve concave to the northwest being tangent to Line "A" described below and the above described Line "C" and northerly of Line "A" described below.

Line "A" is described as being drawn parallel with and distant 40 feet northerly of a line described as follows:

Commencing at the southeast corner of said Northeast Quarter of said Section 36; thence run westerly along the south line of said Northeast Quarter for a distance of 737.0 feet to the actual point of being of the line being described; thence easterly along said south line a distance of 257.01 feet; thence deflect left at an angle of 0 degrees 27 minutes 15.4 seconds for a distance of 233 feet and there terminating.

Background:

History: In June 2017, the Hennepin County Board approved the conveyance of the county's interest in the surplus right-of-way of the underlying portions of Smetana Drive and Opportunity Court near U.S. Highway 169 (formerly County State Aid Highway 18) to the City of Minnetonka (Resolution 17-0214). Subsequent to approving the resolution and legal description, but prior to recording of conveyance documents, city staff found additional information that rendered the legal description in Exhibit A of Resolution 17-0214 as incorrect. Staff recommends replacing the legal description approved under Resolution 17-0214 with Exhibit A-2 attached hereto.

Current Request: Approve an amended legal description of surplus right-of-way of the underlying portions of Smetana Drive and Opportunity Court near U.S. Highway 169 (formerly County State Aid Highway 18), as approved for conveyance to the City of Minnetonka under Resolution 17-0214.

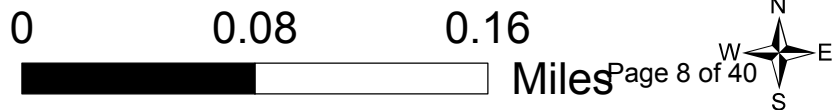
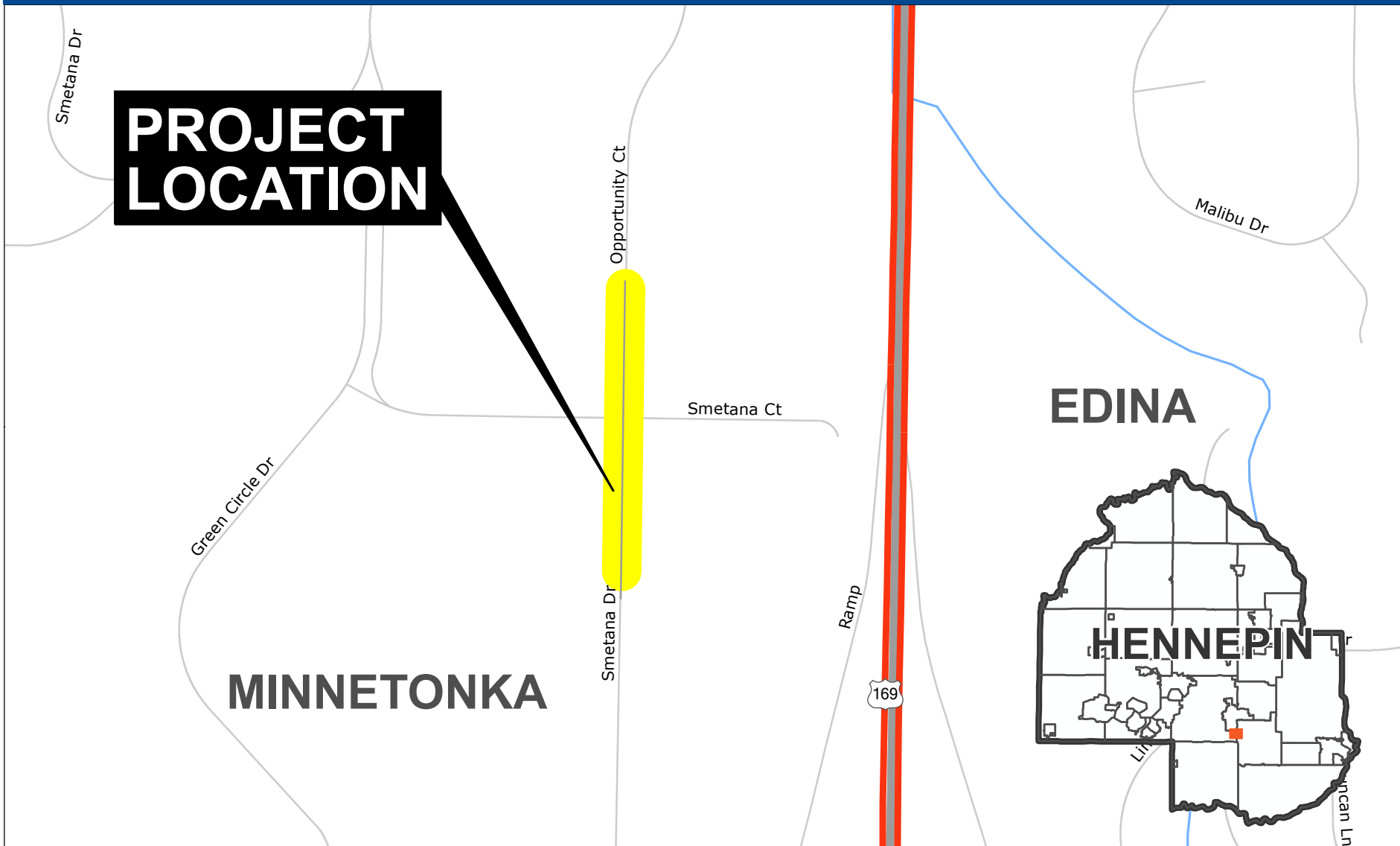
Impact/Outcomes: Approval of this resolution will allow the conveyance of surplus right-of-way to the City of Minnetonka to continue with the corrected legal description. Hennepin County will divest itself of right-of-

way that is not necessary for the county roadway system.

ATTACHMENTS:

Description	Upload Date	Type
Map of Smetana Drive and Opportunity Court	6/13/2018	Map

Smetana Drive - Minnetonka



HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0282

Item Description:

Approve amendment to Pioneer-Sarah Creek Watershed Mgmt Commission Plan

Resolution:

BE IT RESOLVED, that the plan amendment submitted by the Pioneer-Sarah Creek Watershed Management Commission, including a revised capital improvement program, be approved.

Background:

History: The Pioneer-Sarah Creek Watershed Management Commission has proposed a minor plan amendment to its Watershed Management Plan. The purpose of this minor plan amendment is to add 15 new projects, remove 20 projects and adjust the timing of two projects from its Capital Improvement Plan (CIP).

Hennepin County Public Works reviewed the commission's proposed minor plan amendment and found it to be consistent with the Surface Water Management section of the Hennepin County 2030 Comprehensive Plan Update and the Hennepin County Natural Resources Strategic Plan. Public Works staff recommended to the commission that more emphasis should be placed on projects that address external sources of pollution, such as runoff from fields, yards, roads and parking lots, in addition to internal sources, or pollution that is already in the body of water. Secondly, staff commented that additional funding from the use of its levy authority could increase the commission's capacity to perform outreach to landowners and assist them with navigating complex water resource projects, agencies, and procedures. Additional information about the minor plan amendment is provided in a supplemental staff recommendation report.

Current Request: This request is to approve an amendment to the commission's Watershed Management Plan. The amendment will add 15 new projects, remove 20 projects and adjust the timing of two projects from its CIP.

Impact/Outcomes: Approval of this request will allow the commission to update its Watershed Management Plan and facilitate completion of projects that improve water quality, which may lead to completion of projects that improve water quality throughout the watershed.

ATTACHMENTS:

Description	Upload Date	Type
Report - Staff Report Pioneer-Sarah 2018	6/18/2018	Backup Material

Recommendation to approve the amendment to the Pioneer-Sarah Creek Management Commission's Watershed Management Plan

Purpose

The purpose of this report is to inform the county board of staff's review and recommendations to approve a proposed minor plan amendment to the Pioneer-Sarah Creek Watershed Management Commission's (commission) Watershed Management Plan (plan).

Staff review and recommendations

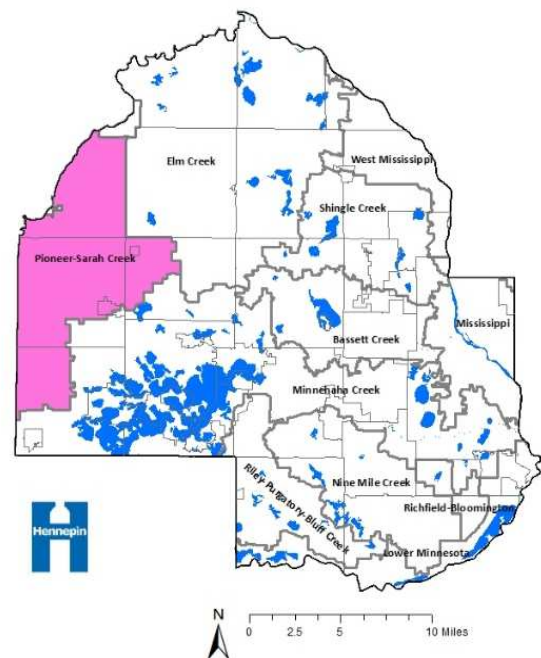
Hennepin County Environment and Energy staff reviewed the commission's proposed minor plan amendment and found it to be consistent with the Surface Water Management section of the Hennepin County 2030 Comprehensive Plan Update and the Hennepin County Natural Resources Strategic Plan.

The commission held a public hearing regarding the proposed minor plan amendment at its regular meeting on June 21, 2018.

Staff provided comments to the commission on two aspects of the proposed amendment. First, staff is encouraging more emphasis be placed on projects that address external sources of pollution, such as runoff from fields, yards, roads and parking lots, in addition to internal sources, or pollution that is already in the body of water. Secondly, staff has recommended that the commission consider using its levy authority to generate a more stable, predictable, and easily accessible source of funding for this work. Accessing this funding source could lead to more success in addressing external sources of pollution by making more cost-share funding available to private landowners. It would also increase the commission's capacity to perform outreach to landowners and assist them with navigating complex water resource projects, agencies, and procedures.

Staff recommends that the board approve this minor plan amendment.

Figure 1. Pioneer-Sarah Creek Watershed Location



Background

The Pioneer-Sarah Creek Watershed is located in the western part of the county and includes portions of the cities of Greenfield, Independence, Loretto, Maple Plain, Medina, and Minnetrista (Figure 1).

The commission has proposed a minor plan amendment to revise the plan's Capital Improvement Program (CIP). Pursuant to Minnesota Statutes section 103B.231, subd. 7, the commission forwarded the proposed amendment to the county for review and action on water quality projects in the CIP where it may seek to certify funding to implement the water quality projects under Minnesota Statutes section 103B.251.

The amendment adds 15 new water quality projects to the plan's CIP.

New projects

1. Ardmore Neighborhood Stormwater Best Management Practices (Medina) will install four best management practices on property controlled by the City of Medina in the Lake Ardmore Subwatershed. These were identified as high priority projects in the urban portion of the subwatershed in the Ardmore Area Subwatershed Assessment completed in 2017. The project will reduce phosphorus pollution to Lake Independence by about eight pounds per year as well as reduce sediment transport to Lake Ardmore. The estimated cost of the project is \$87,850 with the commission's share being \$58,317. This project is planned for 2018. The remainder of the project cost will be covered by grants and the City of Medina.
2. Lake Independence Carp Study, Phase 1 (Independence and Medina) will assess the population and movement patterns of carp in Lake Independence in order to understand the necessary measures to reduce the population of carp in the lake below the ecological threshold necessary to reduce internal phosphorus loading. The estimated cost of the project is \$20,000 with the commission's share being \$5,000. This project is planned for 2018. The remainder of the project cost will be covered by Three Rivers Park District.
3. Hydrologic Restoration 95 – Koch Property (Independence) will install a berm and outlet control structure to a partially drained site. This will increase water levels to pre-settlement levels, increasing the watershed capacity for water storage and filtration before reaching downstream resources. The estimated cost of the project is \$27,500 with the commission's share being \$6,875. This project is planned for 2018. The remainder of the project cost will be covered by grant funds and the City of Independence.
4. Lake Independence Carp Study, Phase 2 (Independence and Medina) will install carp barriers to prevent spawning and remove carp from the lake to below the ecological threshold necessary to reduce internal phosphorus loading of the lake. The estimated cost of the project is \$20,000 with the commission's share being \$5,000. This project is planned for 2019. The remainder of the project cost will be covered by Three Rivers Park District.
5. Wetland Restoration 18 (Independence) will install a channel weir control structure to increase water levels to pre-settlement levels. This will increase the watershed capacity for water storage and filtration before reaching downstream resources. The estimated cost of the project is \$559,205 with the commission's share being \$139,801. This project is planned for 2019. The remainder of the project cost will be covered by grant funds and the City of Independence.
6. Control Carp Population: Lake Sarah/Other Lakes (Greenfield and Independence, or other location) will assess the population and movement patterns of carp in Lake Independence, install carp barriers to prevent spawning, and remove carp from the lake to below the ecological threshold necessary to reduce internal phosphorus loading of the lake. The estimated cost of the project is \$10,000 with the commission's share being \$500. This project is planned for 2020. The remainder of the project cost will be covered by grant funds and the City of Greenfield.
7. Whaletail South Alum Treatment (Minnetrista) will significantly reduce the release of phosphorus from accumulated sediment during anoxic conditions through the application of aluminum sulfate (alum). The control of internal load in South Whaletail Lake is necessary to achieve water quality standards. The estimated cost of the project is \$300,646 with the commission's share being \$75,162. This project is planned for 2020. The remainder of the project cost will be covered by grant funds.

8. JB Gully Stabilization (Independence) will stabilize 700 feet of actively eroding gully using bioengineering techniques, rock cross vanes, rip-rap, regrading, and revegetation. The gully is eroding directly into Lake Sarah, contributing to sediment and nutrient pollution. The estimated cost of the project is \$75,000 with the commission's share being \$18,750. This project is planned for 2020. The remainder of the project cost will be covered by grant funds, the Lake Association and the City of Independence.
9. Wetland Restoration 91 (Independence) will install a channel weir control structure to increase water levels to pre-settlement levels. This will increase the watershed capacity for water storage and filtration before reaching downstream resources. The estimated cost of the project is \$529,205 with the commission's share being \$79,380. This project is planned for 2020. The remainder of the project cost will be covered by grant funds and the City of Independence.
10. Wetland Restoration 105 (Independence) will install a box weir control structure to increase water levels to pre-settlement levels. This will increase the watershed capacity for water storage and filtration before reaching downstream resources. The estimated cost of the project is \$543,205 with the commission's share being \$81,481. This project is planned for 2020. The remainder of the project cost will be covered by grant funds and the City of Independence.
11. Seasonal Pond 77 (Independence) will install a control structure to allow the landowner full control of water levels, allowing the pond to retain water after harvest in the fall until spring planting. The estimated cost of the project is \$10,420 with the commission's share being \$2,605. This project is planned for 2020. The remainder of the project cost will be covered by grant funds and the City of Independence.
12. Lake Independence Curlyleaf Pondweed Treatment (Independence and Medina) will assess levels of curlyleaf pondweed in Lake Independence to determine if treatment is necessary to reduce internal nutrient loading. The estimated cost of the project is \$122,000 with the commission's share being \$12,200. This project is planned for 2021. The remainder of the project cost will be covered by the Lake Independence Citizens Association and the City of Medina.
13. Opportunity-based watershed-wide project - stormwater best management practices/retrofits (entire watershed) would fund projects on public and private land as opportunities arise to reduce nutrient loading to all area lakes. Several projects are being removed from the CIP and grouped into this opportunity-based project. The commission anticipates making \$10,000 available for this project beginning in 2021 from the CIP fund. A match of 75 percent will be expected from project applicant and benefitting member cities.
14. Opportunity-based watershed-wide project – feedlot/manure management best management practices (entire watershed) would fund projects on public and private land as opportunities arise to reduce nutrient runoff from feedlots and other livestock operations through manure management practices. Several projects are being removed from the CIP and grouped into this opportunity-based project. The commission anticipates making \$10,000 available for this project beginning in 2021 from the CIP fund. A match of 75 percent will be expected from project applicant and benefitting member cities.
15. Opportunity-based watershed-wide project - agricultural best management practices (entire watershed) would fund projects on public and private land as opportunities arise to reduce nutrient runoff from agricultural land through implementation of best management practices. Several projects are being removed from the CIP and grouped into this opportunity-based project. The commission anticipates making \$10,000 available for this project beginning in 2021 from the CIP fund. A match of 75 percent will be expected from project applicant and benefitting member cities.

The amendment will remove nine projects because they have already been completed:

1. Lake Ardmore Infiltration Basin Project, Medina (completed in 2014)
2. Lake Sarah Curlyleaf Pondweed Treatment Project (completed in 2014 and 2015)
3. Dance Hall Creek Best Management Practices (BMPs) Project (1 project completed in 2016)
4. Lake Sarah Curlyleaf Pondweed Treatment Project (completed in 2016)
5. Gully Restoration: GS50 Project (design completed in 2017)
6. Lake Sarah Curlyleaf Pondweed Treatment Project (completed in 2017)
7. Sediment Sampling in Lake Independence Project (completed by Three Rivers Park District in 2016)
8. Ravine Study: Baker Park Campground Study (completed in 2016)

9. Lake Independence Subwatershed Assessment Study (completed in 2014)

The amendment will remove 11 projects for other reasons, as noted:

1. Hydrologic Restorations HR 67, 68, 29, 33 Project will be removed because the projects were determined to be infeasible or because landowners were not interested in participating.
2. Lake Independence Curlyweed Pond Treatment (2015) Project will be removed as the project was deemed to be unnecessary at this time after assessment.
3. Feedlot Improvement: Dance Hall Creek Project will be removed but projects will be considered as opportunities arise under new project 15 above.
4. Buffer Strips: Dance Hall Creek Project will be removed but projects will be considered as opportunities arise under new project 14 or 16 above.
5. Lake Ardmore Neighborhood Project will be removed because it has been re-submitted as new project 1 above.
6. Rain Gardens in Targeted Areas Project will be removed but project will be considered as opportunities arise under new project 14 above.
7. Wetland Restoration 1 (Kazin Property) Project will be removed because the impacted landowners are not interested in participating.
8. Hafften, Schendel, Schwaupauff BMP Project will be removed but projects will be considered as opportunities arise under new projects 14 and 16 above.
9. South Ravine Cleanup Project will be removed at the request of the City of Maple Plain.
10. Shoreline Restoration – Lake Sarah and Independence Project will be removed but projects will be considered as opportunities arise under new project 14 above.
11. Hydrologic Restoration GS50 (install) will be removed because this project was resubmitted as a new project in 2017.

The amendment moves two project to future years:

1. Tomahawk Trail Wetland Project will be moved from 2020 to 2021.
2. Control Carp Population: Other Lakes Project will be moved from 2016 to 2020 to allow time for initial assessment required leading up to a carp removal project.

Contact

Karen Galles, Supervising Environmentalist – Land and Water Unit
Office: 612-348-2027 | Karen.Galles@hennepin.us
June 2018

HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0283

Item Description:

Neg five spring 2018 ERF agmts for cleanup of contaminated sites, various periods, total combined NTE \$560,257; reallocation of 2013 ERF funding to Agmt PR00000445 with Seward Redesign, Inc. for contaminated soil cleanup, 07/24/18-07/24/20, NTE \$110,000

Resolution:

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

- Agreement PR00000440 with the City of Minneapolis, with the amount not to exceed \$85,000;
- Agreement PR00000441 with the City of Maple Grove, with the amount not to exceed \$27,723;
- Agreement PR00000442 with the City of Minneapolis, with the amount not to exceed \$249,480;
- Agreement PR00000443 with the City of Saint Anthony Village, with the amount not to exceed \$44,400;
- Agreement PR00000444 with the City of Minneapolis, with the amount not to exceed \$153,654; 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; and

BE IT FURTHER RESOLVED, that the reallocation of fall 2013 Environmental Response Fund grant funding to Agreement PR00000445 with Seward Redesign, Inc. or affiliated entity for abatement, demolition, and contaminated soil cleanup during the period July 24, 2018 through July 24, 2020, with the not-to-exceed amount of \$110,000, be approved for the Seward Commons Redevelopment project site in Minneapolis; that following review and approval by the County Attorney's Office, the County Administrator be authorized to sign the agreement on behalf of the county; that costs incurred by the grantee after the board approval date be eligible for reimbursement upon execution of the grant agreement; 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, sections 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, 32 grant cycles have been completed. Through the ERF program, 380 grants, including 15 emergency grants, have been awarded for a total of \$53,407,047.

The Seward Commons Redevelopment project is the third phase of a redevelopment project located near the intersection of Franklin Avenue and Hiawatha Avenue in Minneapolis. Previous phases are complete and include a total of 100 housing units, including permanent housing for individuals with persistent mental illness and other health concerns, and affordable housing for seniors. The board originally approved the award of a fall 2013 ERF grant for this project not to exceed \$110,000 to the City of Minneapolis on behalf

of Seward Commons, LLC for abatement, demolition, and contaminated soil cleanup to complete development of market-rate housing necessary to support the previous affordable housing phases of the project. Agreement A132378 with the City of Minneapolis for this project was not executed until July 2016 due to development delays. To date, no funds have been disbursed from the ERF for this project. Hennepin County's Transit Oriented Development program has authorized extension of the project's commencement date for the forgivable loan awarded to this project to December 31, 2019. In order to provide continued support for the project, the reallocation of the ERF grant to Seward Redesign, Inc. and the new July 24, 2018 through July 24, 2020 grant terms are proposed.

Current Request: This request is for County Administrator authorization to negotiate five ERF grant agreements during various contract dates, with the total combined amount not to exceed \$560,257. In April 2018, 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 five of the 16 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 spring 2018 ERF award recommendations are summarized as follows and are described in detail in the report, "Hennepin County Environmental Response Fund Spring 2018 Funding Recommendations."

ERF Projects:

- **36 Bryant, Minneapolis** - \$85,000 for contaminated soil cleanup and soil gas vapor mitigation associated with the construction of a four-story, multifamily housing apartment project comprising of 38 market-rate micro units and three two-bedroom apartments. (Contractor: City of Minneapolis)
- **13250 Grove Drive Redevelopment, Maple Grove** - \$27,723 for contaminated soil cleanup and soil gas vapor mitigation associated with the construction of a slab-on-grade retail building. (Contractor: City of Maple Grove)
- **Calhoun Towers, Minneapolis** - \$249,480 for contaminated soil cleanup associated with the construction of 242 market-rate apartment units in phase 1 of the project. Subsequent phases of this four-phase project will include significant affordable housing components. (Contractor: City of Minneapolis)
- **Southern Gateway Redevelopment, St. Anthony Village** - \$44,400 for contaminated soil cleanup and soil gas vapor mitigation associated with the construction of 79 affordable, 189 senior assisted living, and 146 market-rate apartment units. (Contractor: City of St. Anthony Village)
- **West Broadway Curve, Minneapolis** - \$153,654 for additional investigation, contaminated soil cleanup, and soil gas vapor mitigation associated with the construction of 54 affordable apartments and 35 market-rate apartments and rental townhomes. (Contractor: City of Minneapolis)

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

This request is also for County Administrator authorization to reallocate fall 2013 ERF grant funds and to negotiate ERF Agreement PR00000445 with Seward Redesign, Inc. or affiliated entity for the Seward Commons Redevelopment project for the period beginning July 24, 2018 through July 24, 2020 with the amount not to exceed \$110,000 for abatement, demolition, and contaminated soil cleanup. This will allow for the construction of market-rate housing necessary to support the previous affordable housing phases of the project. This request is for approval for Seward Redesign, Inc. or affiliated entity to incur costs after the board approval date, with reimbursements being paid upon the execution of the grant agreement.

Impact/Outcome: The recommended ERF grant awards will fund contaminated soil assessment and

cleanup and soil gas vapor mitigation. This funding supports projects that create economic development by increasing the tax base; creating permanent jobs; and creating market-rate, affordable, and senior housing. The recommended grants provide for the construction of an estimated 786 housing units. Many ERF grants address environmental contamination in communities of low-income and color where health disparities exist.

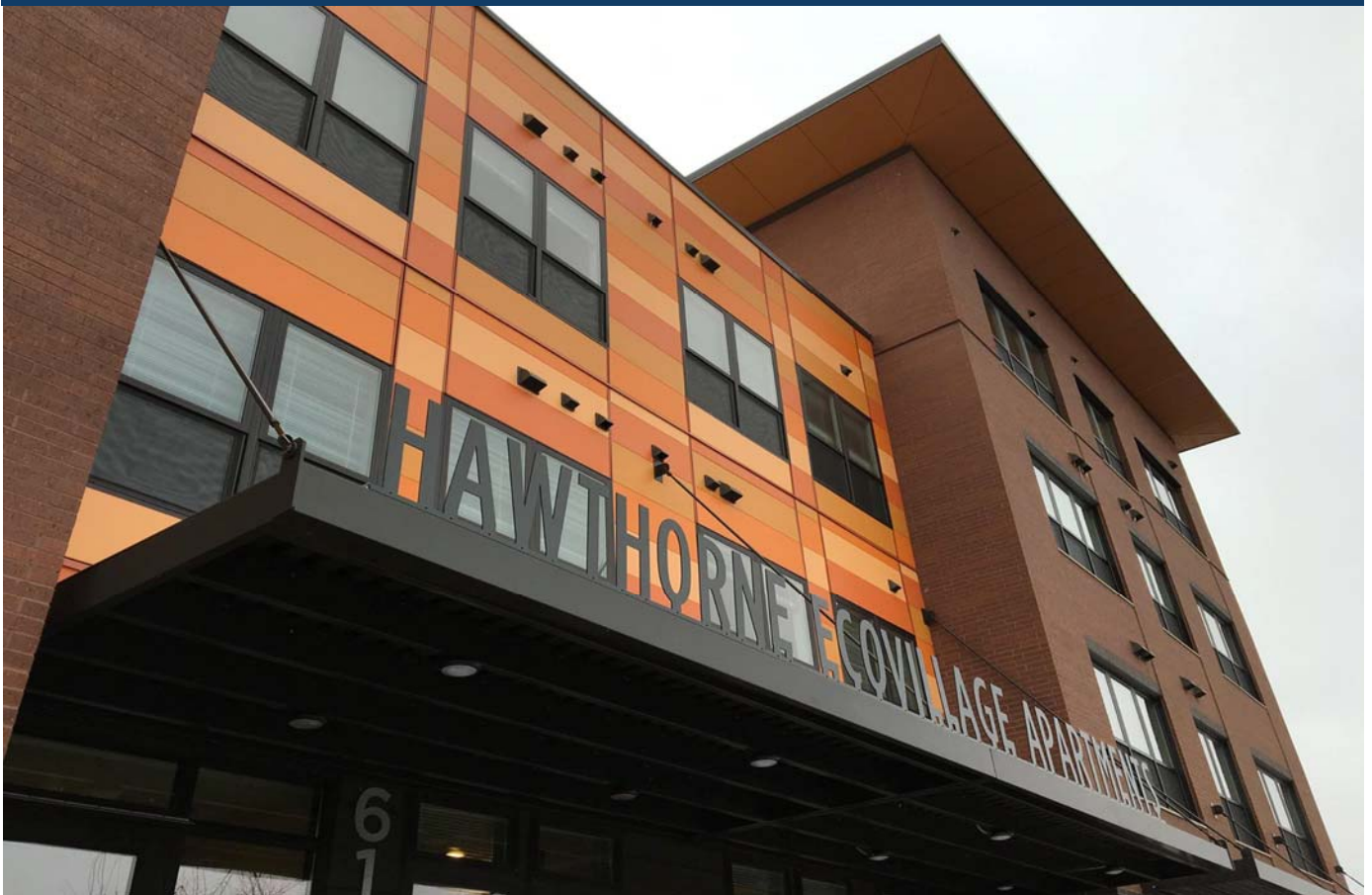
The authorization of ERF Grant Agreement PR00000445 with Seward Redesign, Inc. or affiliated entity, will support the completion of a phased affordable and market-rate redevelopment project in Minneapolis.

ATTACHMENTS:

Description	Upload Date	Type
Environmental Response Fund spring 2018 funding recommendations	6/20/2018	Backup Material

HENNEPIN COUNTY
MINNESOTA

Environmental Response Fund
spring 2018
funding recommendations



Project for Pride and Living's Hawthorne EcoVillage site located in Minneapolis received an ERF grant in the fall of 2014 for soil cleanup and vapor mitigation. The ERF grant helped transform this vacant site into 75 units of affordable housing.

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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 380 projects totaling more than \$53 million. Funding for this grant program comes from the Hennepin County mortgage registry and deed tax that was authorized in 1997 under Minnesota Statutes, section 383B.80.

Applications and review process

A committee of nine staff from Environment and Energy, Community Works, and Resident and Real Estate Services reviewed the applications and made recommendations for funding. 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 timing of the ERF grant rounds coincide 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

Sixteen applications were received and reviewed. The committee recommends awarding the following five grants totaling \$560,257:

- **36 Bryant, Minneapolis** - \$85,000 for contaminated soil cleanup and soil gas vapor mitigation associated with the construction of a four-story, multifamily housing apartment project comprising of 38 market-rate micro units and three two-bedroom apartments. (Contractor: City of Minneapolis)
- **13250 Grove Drive Redevelopment, Maple Grove** - \$27,723 for contaminated soil cleanup and soil gas vapor mitigation associated with the construction of a slab-on-grade retail building. (Contractor: City of Maple Grove)
- **Calhoun Towers, Minneapolis** - \$249,480 for contaminated soil cleanup associated with the construction of 242 market-rate apartment units. (Contractor: City of Minneapolis)
- **Southern Gateway Redevelopment, St. Anthony Village** - \$44,400 for contaminated soil cleanup and soil gas vapor mitigation associated with the construction of 79 affordable, 189

senior assisted living, and 146 market-rate apartment units. (Contractor: City of St. Anthony Village)

- **West Broadway Curve, Minneapolis** - \$153,654 for additional investigation, contaminated soil cleanup, and soil gas vapor mitigation associated with the construction of 54 affordable apartments and 35 market-rate apartments and rental townhomes. (Contractor: City of Minneapolis)

Expected outcomes

The recommended ERF grant awards will fund soil gas vapor mitigation and contaminated soil assessment and cleanup. This funding supports projects that create economic development by increasing the tax base, creating permanent jobs, and creating market-rate, affordable, and senior assisted living/memory care housing. The recommended grants provide for the construction of an estimated 786 units of affordable/market rate housing.

Other funding accomplishments

In addition to ERF assistance, 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 the other EPA grant funds proceeds pursuant to past agreements between the EPA and the county. The county-administered EPA grant funds and the Minnesota Brownfields' Gap Financing Program, funded through the ERF, have helped multiple ERF grantees prepare for the previous grant rounds.

Application summaries

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

Key of abbreviations

Area Median Income (AMI)

City of Minneapolis Department of Community Planning and Economic Development (CPED)

Full Time Equivalent job (FTE)

Minnesota Department of Employment and Economic Development (DEED)

Part Time Equivalent job (PTE)

Polychlorinated Biphenyls (PCBs)

Polycyclic Aromatic Hydrocarbons (PAHs)

Contact information

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12th Street Apartment Tower

Address: 228 12th Street South, Minneapolis

Applicant: City of Minneapolis on behalf of Alatus MPLS Convention Center, LLC

Property owner: Alatus MPLS Convention Center, LLC

Recommended award: \$0 (\$139,537 requested)

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 ERF assistance.

Previous ERF awards: None

Other funding sources

DEED: \$540,202 requested

Metropolitan Council: \$690,113 requested

Economic development/housing impact

- Increases tax base
- Adds 348 market-rate units (one to three bedrooms at \$1,838-\$3,750/month)

Site description

Vacant church (19,000 square feet) surrounded by surface parking areas.

Contamination issues: Soil contaminated with petroleum, metals and PAHs. Groundwater and soil vapor contaminated with petroleum and non-petroleum compounds.

Project plans: Demolish existing building and construct a new, mixed-use high-rise apartment building with commercial/retail space and underground parking.

Requested use of ERF grant:

Funding for a portion of the soil cleanup and vapor mitigation costs.



36 Bryant

Address: 3612 and 3616 Bryant Avenue South, Minneapolis

Applicant: City of Minneapolis on behalf of 36 Bryant LLC

Property owner: 36 Bryant LLC (Future property owner: 36 Bryant LLC)

Recommended award: \$85,000 (\$85,000 requested)

Award recommendation

The activities are eligible for funding and create reasonably priced, market-rate, micro-unit housing options. The recommended award is equal to amount requested in the grant application.

Previous ERF awards: None

Other funding sources

DEED: \$208,200 requested

Metropolitan Council: \$130,246 requested

Economic development/housing impact

- Increases tax base
- Adds 41 market-rate rental units (38 micro-units and 3 two-bedrooms at \$1,200-\$1,700/month)

Site description

Vacant single-story office building with basement.

Contamination issues: Soil filled with debris and metals and PAHs contamination. Soil gas vapor contamination is also present.

Project plans: Construct a four-story, multifamily apartment building comprising of 38 micro-units, 3 two-bedroom units, and underground parking.

Requested use of ERF grant: Fund a portion of the soil cleanup and vapor mitigation costs.



129 Plymouth

Address: 129 Plymouth Avenue, Minneapolis

Applicant: City of Minneapolis on behalf of Plymouth and Second, LLC (affiliated with Lupe Development)

Property owner: Plymouth and Second, LLC

Recommended award: \$0 (\$21,535 requested)

Award recommendation

The activities are eligible for funding; however, this project ranked low in comparison with other applications received and does not have an approved cleanup plan for the proposed redevelopment.

Previous ERF awards: Yes, fall 2009 (\$24,292) and fall 2013 (\$21,835) - both relinquished

Other funding sources

DEED: \$124,237 requested

Metropolitan Council: None

Economic development/housing impact

- Increases tax base
- Creates 10 FTE jobs

Site description

Vacant lot.

Contamination issues: Soil containing ash and debris and contaminated with petroleum, lead and PAHs. Groundwater and soil vapor contamination is also present.

Project plans: Construct Slobberhaus Dog Park and Brewery. The development will have an 8,000 square foot indoor-outdoor off-leash dog park combined with a brewery.

Requested use of ERF grant: Funding for a portion of the soil cleanup costs.



13250 Grove Drive Redevelopment

Address: 13250 Grove Drive, Maple Grove

Applicant: City of Maple Grove on behalf of 13250 Grove, LLC

Property owner: 13250 Grove, LLC

Recommended award: \$27,723 (\$27,723 requested)

Award recommendation

The activities are eligible for funding. The recommended award is equal to amount requested in the grant application.

Previous ERF awards: None

Other funding sources

DEED: None

Metropolitan Council: \$36,478 requested

Economic development/housing impact

- Increases tax base
- Creates eight FTE and eight PTE jobs

Site description

Vacant lot.

Contamination issues: Soil, groundwater, and soil vapor contaminated with dry cleaning solvents.

Project plans: Redevelop site with 7,350 square foot retail building with two tenants.

Requested use of ERF grant: Funding for a portion of the soil cleanup and vapor mitigation costs.



Bassett Creek East Redevelopment

Address: 747 Third Street North, Minneapolis

Applicant: City of Minneapolis on behalf of SRD 2.0, LLC, an affiliate of Schafer Richardson, Inc.

Property owner: BC East, LLC

Recommended award: \$0 (\$125,431 requested)

Award recommendation

The activities are eligible for funding; however, this project is expected to proceed without ERF assistance.

Previous ERF awards: None

Other funding sources

DEED: \$392,432 requested

Metropolitan Council: \$402,081 requested

Economic development/housing impact

- Increases tax base
- Creates 23 FTE jobs
- Adds 139 market-rate rental housing units (studios to three bedrooms at \$1,200-\$3,350/month)

Site description

Surface parking lot.

Contamination issues: Soil containing debris and contaminated with petroleum, metals, and PAHs. Groundwater contamination is also present.

Project plans: Redevelop site with market rate apartments and 3,600 square feet of retail space and underground parking.

Requested use of ERF grant: Funding for a portion of the soil cleanup costs.



Calhoun Towers

Address: 3430 List Place, Minneapolis

Applicant: City of Minneapolis on behalf of Calhoun Towers, LLC

Property owner: Calhoun Towers, LLC

Recommended award: \$249,480 (\$249,480 requested)

Award recommendation

The activities are eligible for funding and the project ranked higher in comparison to other applications received due to the high level of contamination (former dump) and developer's commitment to incorporating a significant number of affordable housing units into future project phases. The recommended award is equal to amount requested in the grant application.

Previous ERF awards: None

Other funding sources

DEED: \$77,602 requested

Metropolitan Council: \$544,390 committed fall 2017; \$182,952 requested

Economic development/housing impact

- Increases tax bases
- Creates two FTE jobs
- Adds 242 market-rate units (studios to three-bedrooms at \$1,800-\$3,900/month; 18 penthouse units up to \$6,200/month). Affordable housing units planned for future project phases.

Site description

Apartment building (143,414 square feet) surrounded by landscaped areas and surface parking.

Contamination issues: Soil containing debris and contaminated metals, PCBs, PAHs, and various petroleum and non-petroleum volatile organic compounds. Groundwater and soil vapor are also contaminated .

Project plans: Current project phase includes constructing a multi-story apartment building with underground and surface parking.

Requested use of ERF grant: Funding for a portion of the soil cleanup costs.



Lake Street Condos

Address: 253 Lake Street East, Wayzata

Applicant: City of Wayzata on behalf of Ventana, LLC

Property owner: Berry and Company, Inc. (Future property owner: Ventana, LLC)

Recommended award: \$0 (\$38,775 requested)

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 ERF assistance.

Previous ERF awards: None

Other funding sources

DEED: None

Metropolitan Council: \$149,165 requested

Economic development/housing impact

- Increases tax base
- Adds 16 three-bedroom market-rate condominium units (selling at \$600,000-\$1,450,000)

Site description

Vacant office and retail space.

Contamination issues: Soil and groundwater contamination from former gas station, including petroleum-related compounds and lead.

Project plans: Constructing a four-story residential building containing owner-occupied condominiums.

Requested use of ERF grant: Funding for a portion of the soil cleanup and vapor mitigation costs.



Marshall Apartments

Address: 1301 Marshall Street Northeast and 107 13th Avenue Northeast, Minneapolis

Applicant: City of Minneapolis on behalf of Marshall 1301, LLC

Property owner: Marshall 1301, LLC and CPM 1301, LLC (future owner Marshall 1301, LLC for both parcels)

Recommended award: \$0 (\$30,540 requested)

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 ERF assistance.

Previous ERF awards: None

Other funding sources

DEED: None

Metropolitan Council: \$95,000 requested

Economic development/housing impact

- Increases tax base
- Adds 93 market-rate rental units (studios to two bedrooms at \$1,076-\$1,907/month)

Site description

Commercial building, garages, and duplex.

Contamination issues: Soil contaminated with petroleum compounds and metals. Soil gas vapor contamination is also present.

Project plans: Demolish existing buildings and construct a six-story mixed-use building with a restaurant on the first floor and five stories of apartments above.

Requested use of ERF grant: Funding for a portion of the soil cleanup and vapor mitigation costs.



River Loop Apartments

Address: 800 First Street North, Minneapolis

Applicant: City of Minneapolis on behalf of Opus Development Company, LLC

Property owner: Star Tribune Media Company

Recommended award: \$0 (\$397,000 requested)

Award recommendation

The activities are eligible for funding; however, this project is expected to proceed without ERF assistance.

Previous ERF awards: None

Other funding sources

DEED: \$950,000 requested

Metropolitan Council: \$880,000 requested

Economic development/housing impact

- Increases tax base
- Adds 225 market rate rental units (studio/alcoves to two bedrooms at \$1,400-\$3,500/month; penthouses at \$4,500-\$6,500/month)

Site description

Privately-owned parkland.

Contamination issues: Soil containing debris and ash and contaminated with petroleum, metals, and PAHs. Groundwater contamination is also present.

Project plans: Construction of a 209,189 square foot residential apartment building with outdoor recreational area (dog park, gardens, plaza, and pedestrian/bike path).

Requested use of ERF grant: Funding for a portion of the soil cleanup costs.



Sandpiper Ponds Development

Address: 14180-14192 43rd Avenue North, Plymouth

Applicant: Trust Builders and Developers, LLC

Property owner: Trust Builders and Developers, LLC

Recommended award: \$0 (\$42,374 requested)

Award recommendation

The activities are eligible for funding; however, this project ranked low in comparison with other applications received.

Previous ERF awards: None

Other funding sources

DEED: None

Metropolitan Council: \$381,366 requested

Economic development/housing impact

- Increases tax base
- Adds four townhomes for private ownership (four to five bedrooms selling at \$400,000-\$700,000)

Site description

Vacant lot.

Contamination issues: Soil containing debris and ash and contaminated with metals, PAHs, and petroleum compounds. Soil vapor contamination (methane) is also present.

Project plans: Construct four townhomes for private ownership.

Requested use of ERF grant: Funding for a portion of the soil cleanup and vapor mitigation costs.



Sons of Norway

Address: 1455 West Lake Street; 3001, 3015, 3017, 3021 and 3025 Humboldt Avenue South; and 3016 Holmes Avenue South, Minneapolis

Applicant: City of Minneapolis on behalf of Weidner Investment Services, Inc.

Property owner: MN Lake ST Apartments LLC (c/o Weidner Investment Services, Inc.) and Wells Fargo

Recommended award: \$0 (\$200,000 requested)

Award recommendation

The activities are eligible for funding; however, this project is expected to proceed without ERF assistance.

Previous ERF awards: None

Other funding sources

DEED: \$741,553 requested

Metropolitan Council: \$503,600 committed fall 2017; \$410,159 requested

Economic development/housing impact

- Increases tax base
- Estimated 50 retained FTE jobs and 35 new FTE jobs
- 318 market rate housing units (efficiencies to two-bedrooms at \$963-\$3,817/month)

Site description

Commercial building (66,700 square feet) surrounded by surface parking areas.

Contamination issues: Soil with debris, asbestos containing materials, and metals contamination.

Project plans: Demolish existing building and construct two mixed-use multi-story commercial/residential apartment buildings with underground parking and a public green space.

Requested use of ERF grant: Funding for a portion of the soil cleanup costs.



Southern Gateway Redevelopment

Address: 2501 Lowry Avenue NE, St. Anthony Village

Applicant: City of St. Anthony Village on behalf of The Village, LLC

Property owner: The Village, LLC

Recommended award: \$44,400 (\$64,400 requested)

Award recommendation

The activities are eligible for funding. The amount requested has been reduced to exclude ineligible activities.

Previous ERF awards: None

Other funding sources

DEED: \$219,200 requested

Metropolitan Council: None

Economic development/housing impact

- Increases tax base
- Estimated 52 new FTE jobs
- Adds housing: 189 market-rate senior assisted living/memory care housing rental units (\$1,320 to \$4,350/month); 146 market-rate multifamily rental units (one to three bedrooms at \$1,341-\$2,170/month); and 79 affordable housing rental units (studios at \$1,260/month = 80% AMI).

Site description

Vacant former mobile home park.

Contamination issues: Soil contaminated with petroleum. Groundwater and vapor contamination from volatile organic compounds.

Project plans: Demolish existing structures and construct a multifamily residential complex consisting of a market rate and affordable apartment building and two senior living buildings.

Requested use of ERF grant: Funding for a portion of the soil cleanup and vapor mitigation costs.



Superior Plating Phase 2

Address: 120 Fifth Street Northeast, Minneapolis

Applicant: City of Minneapolis on behalf of LMC NE Minneapolis Lot 2 Holdings LLC

Property owner: LMC NE Minneapolis Lot 2 Holdings LLC

Recommended award: \$0 (\$300,000 requested)

Award recommendation

The activities are eligible for funding; however, this project is expected to proceed without ERF assistance.

Previous ERF awards: None

Other funding sources

DEED: \$ 1,223,929 requested

Metropolitan Council: \$880,000 requested

Economic development/housing impact

- Increases tax base
- 44 new FTE jobs
- Adds 332 market-rate rental units (studios to two bedrooms at \$1,300-\$2,700/month)

Site description

Vacant surface parking lot and shed.

Contamination issues: Contaminated due to historical site use and adjacent metal plating operations. Soil contaminated with petroleum and nonpetroleum (solvent) volatile organic compounds, metals, and PAHs. Soil gas vapor contamination is also present.

Project plans: Construct a twelve-story residential tower, a seven-story residential building, 8,000 square feet of retail space and a parking ramp.

Requested use of ERF grant: Funding for a portion of the soil cleanup and vapor mitigation costs.



The Expo

Address: 200 University Avenue SE; 215 Second Street SE; 223 Third Avenue SE; 229 Second Street SE, Minneapolis

Applicant: City of Minneapolis on behalf of Doran-CSM SE I, LLC

Property owner: Doran-CSM SE I, LLC

Recommended award: \$0 (\$104,768 requested)

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 ERF assistance.

Previous ERF awards: None

Other funding sources

DEED: \$664,274 requested

Metropolitan Council: None

Economic development/housing impact

- Increases tax base
- Creates 16 FTE jobs
- Adds housing; 350 market-rate rental units (alcoves to three bedrooms at \$1,635-\$5,086/month); 12 market-rate townhomes at \$3,392/month; and 10 affordable (alcoves at \$949/month = 60% AMI)

Site description

Surface parking lot.

Contamination issues: Soil containing debris and contaminated with petroleum, metals and PAHs. Soil vapor contaminated with solvents.

Project plans: Construct two interconnected buildings containing commercial space and 372 residential units with underground and surface parking.

Requested use of ERF grant:
Funding for a portion of soil
cleanup costs.



Thrivent Corporate Campus

Address: 501, 517, and 529 Sixth Street South; 600, 610 and 618 Portland Avenue South; 500, 512 and 528 Seventh Street South, Minneapolis

Applicant: City of Minneapolis on behalf of Thrivent Financial for Lutherans

Property owner: Thrivent Financial for Lutherans (Future property owner: Thrivent Financial for Lutherans and Sherman Associates Development LLC (or affiliated entity))

Recommended award: \$0 (\$118,549 requested)

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 ERF assistance.

Previous ERF awards: None

Other funding sources:

DEED: \$755,756 requested

Metropolitan Council: None

Economic development/housing impact

- Increases tax base
- Retains 1,294 FTE jobs
- Adds 152 units of market-rate housing (studios to two bedrooms at \$1,200-\$3,000/month)

Site description

Surface parking lot.

Contamination issues: Soil with debris and metals contamination

Project plans: The north half will have an eight-story multi-use office building and restaurant with underground parking. The south half will have an apartment building, a hotel connected to Hennepin County Medical Center, a fitness center, and a daycare.

Requested use of ERF grant:

Funding for a portion of the soil cleanup costs.



West Broadway Curve

Address: 1706 – 1920 West Broadway, 2009 Ilion Avenue N and 2109 James Avenue N, Minneapolis

Applicant: City of Minneapolis on behalf of Sherman Associates Development LLC

Property owner: City of Minneapolis (Future property owner: Sherman Associates Development LLC)

Recommended award: \$153,654 (\$153,654 requested)

Award recommendation

The activities are eligible for funding. The recommended award is equal to amount requested in the grant application.

Previous ERF awards: None

Other funding sources:

Metropolitan Council: \$206,334 requested

DEED: \$48,619 requested

Economic development/housing impact

- Increases tax base
- Creates two FTE jobs
- Adds 54 affordable (50-60% AMI) and 15 market-rate units (one and three bedrooms at \$1,000-\$1,500/month) and 20 three-bedroom townhomes at \$2,100/month.

Site description

21 vacant lots

Contamination issues: Trace debris in fill soils, petroleum contamination found in soil, groundwater, and soil vapor.

Project plans: Multifamily apartment building, 20 townhomes, and underground and at grade parking, public plaza/bus shelter, dog run area and a pocket park.

Requested use of ERF grant:

Funding for a portion of the additional investigation, soil cleanup, and vapor mitigation costs.



HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0293

Item Description:

Amd 1 to Agmt A178026 with Mary Richardson, increasing NTE by \$150,000 to a new NTE of \$250,000, no change to contract dates

Resolution:

BE IT RESOLVED, that Amendment 1 to Agreement A1780026 with Mary I. Richardson for the provision of transit policy support and consulting services, increasing the not to exceed amount by \$150,000 to a new total not to exceed amount \$250,000 with no change to contract dates be approved; that the Chair of the Board be authorized to sign the Amendment of behalf of the county; and that the Controller be authorized to disburse funds as directed.

Background:

History: In 2017, the board assumed certain funding commitments and responsibilities resulting from the dissolution of the Counties Transit Improvement Board (Resolution 17-0207). Hennepin County is the principal non-federal funder for several transit projects including the METRO Green Line Extension (Southwest Light Rail Transit) project, the METRO Blue Line Extension (Bottineau Light Rail Transit) project, and the METRO Orange Line Bus Rapid Transit project.

The county executed Agreement A178026 with Mary Richardson for consultant services related to transit policies, legislative support, and strategic initiatives in an amount not to exceed \$100,000 (Resolution 17-0484). The need for Ms. Richardson's services has exceeded the initial projections due to issues related to the county's work with the Metropolitan Council and the railroads operating in the proposed transit corridor; consequently, an increase to the agreement amount is necessary.

Current Request: The current request seeks approval of Amendment 1 to Agreement A178026, increasing the amount by \$150,000 to a new total not to exceed amount of \$250,000 with no change to contract dates.

HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0294

Item Description:

Authorize administrative correction to Hennepin County Board Resolution 17-0256, changing the supplier for Agmt PW 22-17-17 (CP 2171400) to the City of Minnetonka, no other changes

Resolution:

BE IT RESOLVED, that the Hennepin County Board of Commissioners authorize the Clerk to the Board to edit adopted resolution 17-0256 to reflect the corrected supplier for Agreement PW 22-17-17 as the City of Minnetonka.

Background:

History: Resolution number 17-0256, adopted on July 18, 2017, incorrectly listed the supplier for Agreement PW 22-17-17 as the City of Plymouth. The correct supplier is the City of Minnetonka for capital project 2171400 to construct 0.21-mile of trail along Plymouth Road between Amy Lane and Hilloway Road North.

This request will authorize the Clerk to the Board to make the necessary correction to the resolution.

Current Request: Authorize administrative correction to Hennepin County Board Resolution 17-0256, changing the supplier for Agreement PW 22-17-17 from the City of Plymouth to the City of Minnetonka.