



# Local Brownfield Funding for Redevelopment

Comparison of County, Regional and State Funding in MN

North St Paul City Hall

September 10, 2024

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## AGENDA

- Overview**  
Grant Types & Sources  
Funding Available
- Eligibility**  
Applicants  
Project Types  
Public Priorities  
Grant Activities
- Key Dates**
- Forms & Attachments**
- Program links**
- Project Tour:** Article 7 Apartments

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## ABOUT US

We are local grantors specializing in brownfield redevelopment. Our goal is to help finance the investigation and cleanup of contamination for construction or significant renovation projects that advance state, regional and county development goals.

Together, we grant millions of dollars each year to support new industrial warehouses, offices, retail, apartments, affordable housing and occasional public projects.

**Kristin Lukes**



**Michael Torres**



**Marcus Martin**



**Ella Mitchell**



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## Brownfield Grant Sources

**SOURCES:**

**DEED  
Inv &  
Cleanup**

**Met C  
TBRA**

**Henn  
ERF**

**Ramsey  
SAG / ERF**

**MPCA  
Targeted  
Assessment**

**Other**

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## Brownfield Grant Types

	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey SAG / ERF	MPCA Targeted Assessment	Other
Investigation \$	√	√	√*	√*	√	√+
Cleanup \$	√	√	√	√		√++

\* Investigation program with rolling deadlines administered by Minnesota Brownfields  
 + EPA, Dakota County, Washington County  
 ++ EPA, Dakota County

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## Eligible Applicants

	DEED Inv & Cleanup	Met Council TBRA	Henn ERF	Ramsey SAG / ERF
Public / Gov't applicants	√	√	√	√
Non-Profit Applicants		(indirect)*	√	√+
Emerging Developer		(indirect)**	√	√
Business Applicants	(indirect)	(indirect)	√	√+

\* Yes, if project is taxable  
 \*\* Often start with TBRA SEED grant program  
 + ERF only; not SAG

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## Eligible Grant Activities

	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey SAG
Phase 1 ESA	√	√	√	√
Phase 2 ESA	√	√	√	√
RAP	√	√	√	√
Hazardous/Regulated Materials Assessment		√	√*	√
	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey ERF
Soil Cleanup	√	√	√	√
Soil Vapor Mitigation	√	√	√	√
Asbestos Abatement		√	√*	√
Lead-Based Paint Abatement		√	√*	√

ESA – Environmental Site Assessment, RAP – Response Action Plan  
 \* For future residential only (No commercial abatement)

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## Funding Amounts (\$)

	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey SAG / ERF	MPCA Targeted Assessment <sup>^</sup>
Annual Total	\$8M	\$6M	\$2.5M	\$1M	\$500k
Invest Max \$ Fall 2024	\$250K	\$250K	Varies*	\$125k*	\$0
Cleanup Max \$ Fall 2024	\$4M	\$3M	\$1M	\$0.5M	--

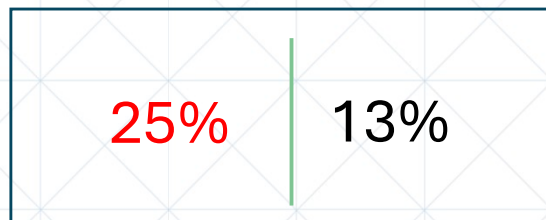
\* Available now with a rolling deadline; Investigation program administer by Minnesota Brownfields

<sup>^</sup> Estimated cash equivalent for work done by pre-qualified contractors

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## Funding Amounts (\$) – Matching Requirement

	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey SAG / ERF
Annual Total	\$8M	\$6M	\$2.5M	\$1M
Invest Max \$ Fall 2024	\$250k	\$250k	--	\$
Cleanup Max \$ Fall 2024	\$4M	\$3M	\$1M	\$0.5M



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## Funding Amounts (\$) – Project Funding Limits

	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey SAG
Investigation Max \$ Fall 2024	\$250k	\$250k	Varies*	\$125k*
Investigation Limit per Site	\$50k	\$50k Single Site; \$250k Scattered Site	Varies*	\$25k
	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey ERF
Cleanup Max \$ Fall 2024	\$4M	\$3M	\$1M	\$0.5M
Cleanup Limit per Site	Up to 75% Total Eligible Cost	(See geographic limits)	--	--

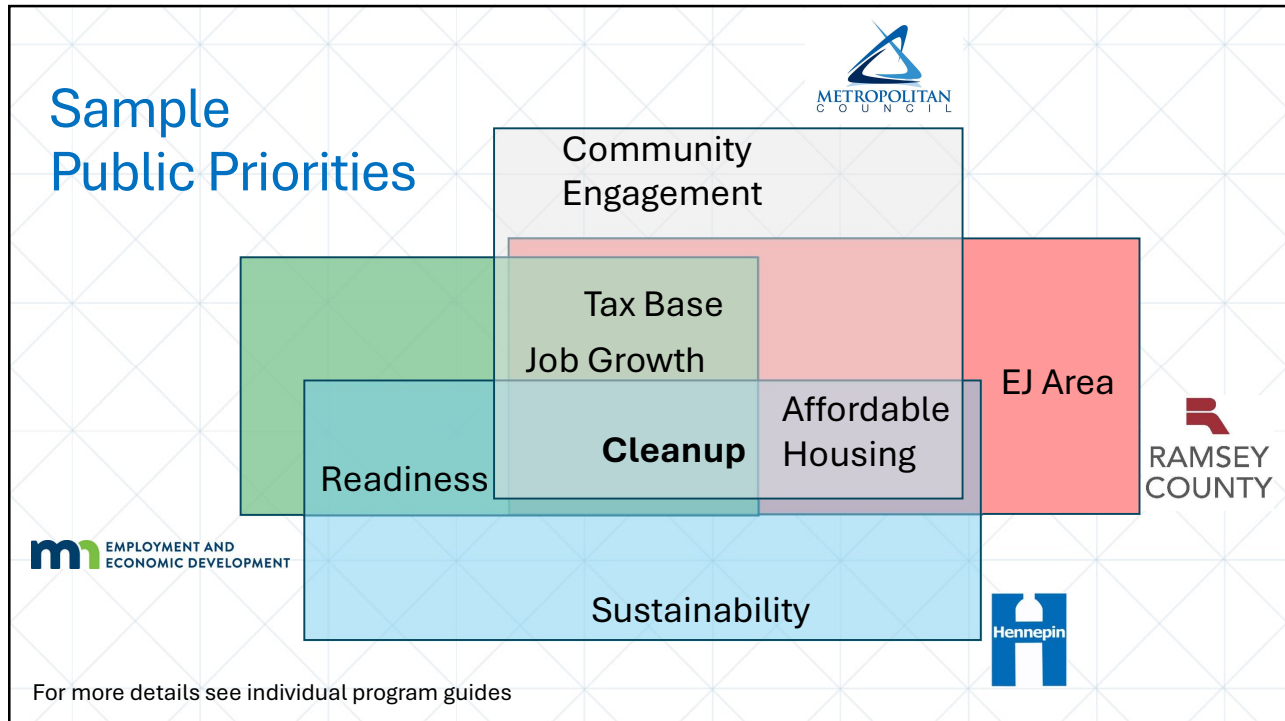
\* Rolling deadline; applications accepted anytime

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## Funding Amounts (\$) – Geographic Targets

	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey SAG / ERF
Individual City	--	√ (Up to 50% single city; 25%+ Suburban)	varies	√ (Up to 50% St Paul/Suburban)
Greater MN	√ (35%+ Greater MN)	--	--	--

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## Eligible Project Types

	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey SAG / ERF
Market-Rate Residential	√	√	√	√
Affordable Residential	√	√	√*	√
Commercial/Industrial	√	√	√	√
Non-Profit/Public Bldg	√		√	√
Parks/ Open Space			√	√

\* For Hennepin Co investigation requests, projects must be residential (No commercial)

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## Priority Project Types

	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey SAG / ERF
Market-Rate Residential	✓	✓	✓	✓
Affordable Residential	✓	✓	✓	✓
Commercial/Industrial	✓	✓	✓	✓
Non-Profit	✓		✓	✓
Parks/ Open Space			✓	✓

*Not sure if your project will be competitive? Contact us!*

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## Potential Disqualifiers

**Responsible Parties**

- Is there a viable Responsible Party (RP) for any of the contaminants identified on the site?

**Timing of RAP Approvals (DEED)**

- RAP can be completed more than 6 months before application if no costs have been incurred.



**Timing of Costs**

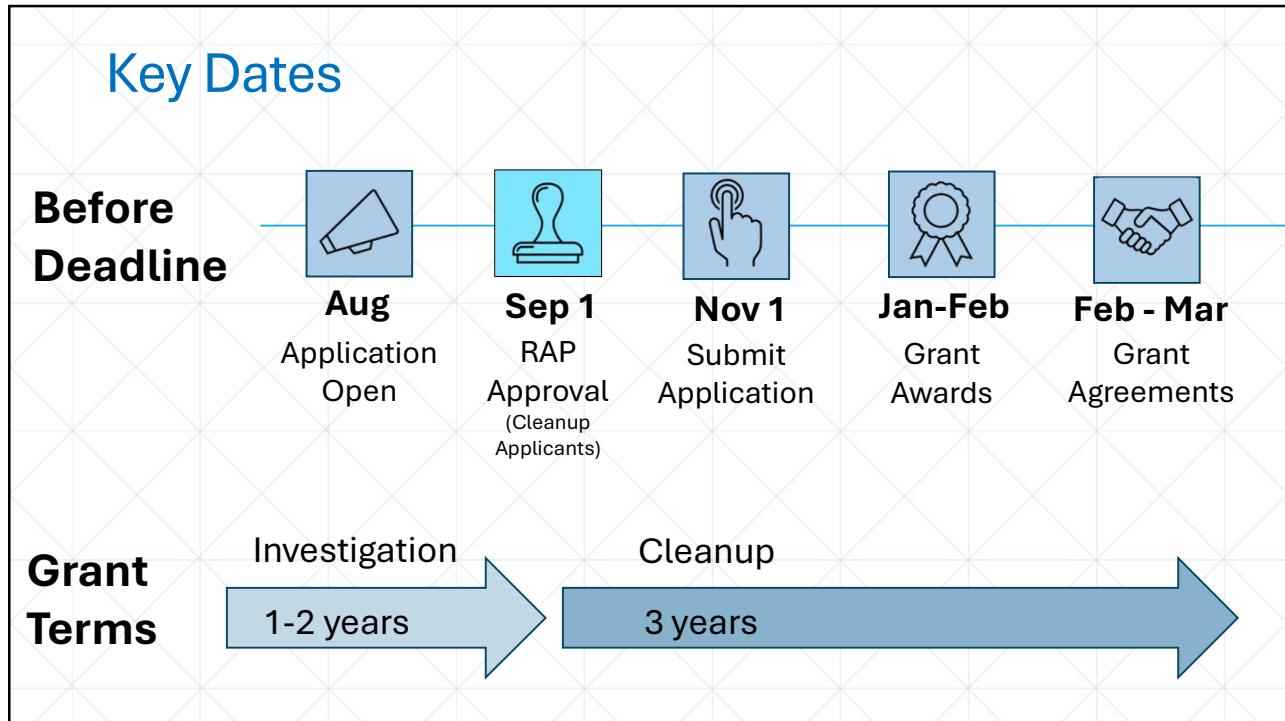
- Costs incurred **AFTER** grant execution are eligible. (Costs incurred **BEFORE** a grant is signed varies for each source.)

**% of Environmental Costs (Metropolitan Council)**

- Future development must not be tax-exempt to apply to the Metropolitan Council & the total cleanup cost must be over 1% of Total Development Cost (TDC).

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## Application Materials - Investigation

	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey SAG
Application Form	√	√	√	√
<b>Investigation Attachments</b>				
Resolution	√	√	√	√
Maps	√	√		√
Photos	√	√		√*
Cost Estimate (pre-approved contractor)	√		√	√
Prior Investigation Reports	√	√	√	√
Emerging Developer Attestation				√
Evidence of Site Control				√
Financial Statement from Applicant			√	√
Site Plan				√*
Architectural drawings				√*

\* If available

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## Application Materials – Investigation Continued

	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey SAG	MPCA Targeted Assessment
<b>Investigation Attachments Continued</b>					
City Entitlements/Approvals	√*				
3rd Party Commitment Letter or Development Agreement	√*				
Conflict of Interest Form	√				
Pre-Award Risk Assessment Form	√				

\* If available

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## Application Materials - Cleanup

	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey ERF
Application Form	√	√	√	√
<b>Cleanup Attachments</b>				
Resolution	√	√	√	√
Legal Description	√	√	√	
Project or Housing Summary	√		√	
Location & Site Maps	√	√	√	√
Current Photos	√	√		√
Proposed Development Plan, Figures & Architectural Renderings	√	√	√	√
RAP and RAP Approval	√	√	√	√
Added Environ. Rpts, Figures or Analytical Data	√	√	√	√
Cleanup Costs & Sources	√	√	√	√
Development Sources & Uses Budget / Proforma	√	√	√	√


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## Application Materials – Cleanup Continued

	DEED Inv & Cleanup	Met C TBRA	Henn ERF	Ramsey ERF
<b>Cleanup Attachments Continued</b>				
Schedule	√			√
Neighborhood Letter of Support			√	
Evidence of Site Control				√
Development Agreement or Commitment	√*	√		
Local Land Use approvals/entitlements	√*	√	√	
End-user or Tenant Commitment Letter	√*			
Appraisal/Assessor Valuation	√			
Property Tax Statements	√			
Conflict of Interest Form	√			
Pre-Award Risk Assessment Form	√			
Invoices for Eligible Incurred Costs	√*			* If
HUD Invitation to Apply Letter	√*			available
Waste management plan (for demolition)				√

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## Questions



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## Contact Us

			
<p><b>Kristin Lukes</b>                  Director, Brownfields and                  Redevelopment Unit                  651-259-7451 or                  1-800-657-3858  <a href="mailto:Kristin.Lukes@state.mn.us">Kristin.Lukes@state.mn.us</a></p>	<p><b>Marcus Martin, Livable                  Communities Grant                  Program Coordinator</b>                  651-602-1054  <a href="mailto:marcus.martin@metc.state.mn.us">marcus.martin@metc.state.mn.us</a></p>	<p><b>Michael Torres</b>                  Senior Environmental                  Scientist                  612-695-1841</p> <p><b>Michael Zazzera</b>                  Senior Environmental                  Scientist                  612-543-2151</p> <p>OR <a href="mailto:brownfields@hennepin.us">brownfields@hennepin.us</a></p>	<p><b>Ella Mitchell</b>                  Redevelopment Manager                  651-413-4975  <a href="mailto:ella.mitchell@ramseycounty.us">ella.mitchell@ramseycounty.us</a></p>

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## Contact Us

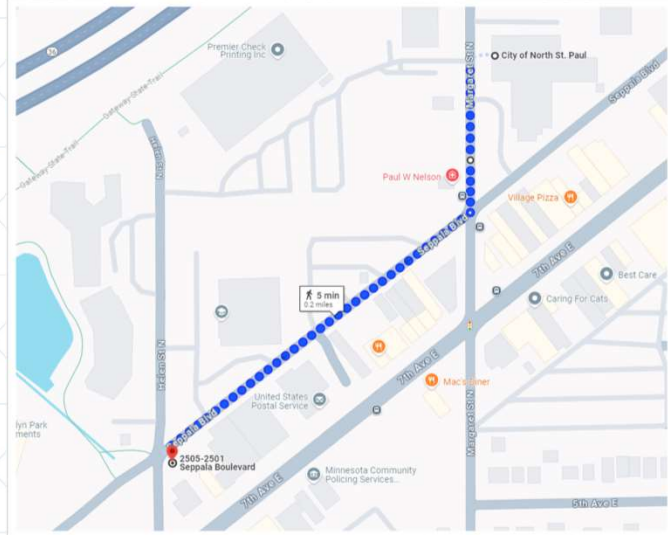
	
<p><b>Crystal Mogensen</b> Brownfields                  Outreach Planner                  Brownfields Section                  Remediation Division                  651-757-2283  <a href="mailto:Crystal.Mogensen@state.mn.us">Crystal.Mogensen@state.mn.us</a></p>	<p><b>Heidi Timm Bijold</b>                  Chief Professional Officer                  Phone: 218-348-8754                  Email:  <a href="mailto:grants@mnbrownfields.org">grants@mnbrownfields.org</a> OR  <a href="mailto:rcgrants@mnbrownfields.org">rcgrants@mnbrownfields.org</a></p>

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## Tour: Article 7 (2515 7TH AVE E)

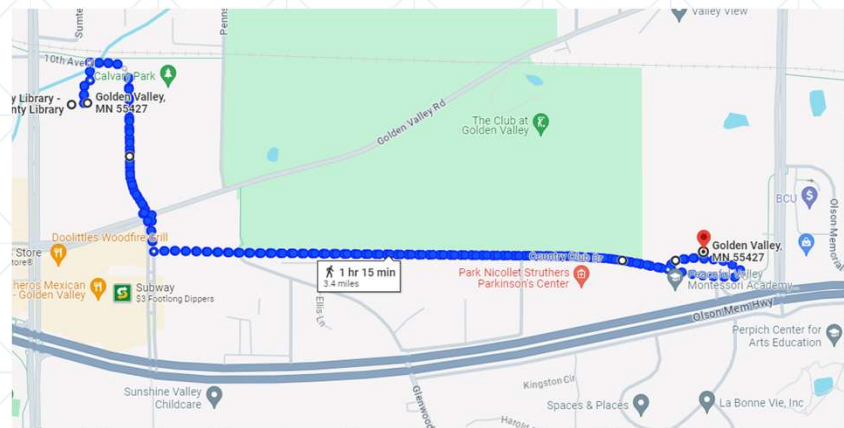
- Walk South from City Hall to Seppala Blvd
- Right on Seppala
- Walk 1 block to Helen St N
- Look for construction trailer (NW corner)



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## Tour: Golden Valley Business Center (6300 Olson Memorial Drive)

- Right turn from rear parking lot onto 10<sup>th</sup> Av N
- Follow road to right (Rhode Island Av N)
- Left Country Club Drive
- 6300 Olson Memorial on your left



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