

HENNEPIN COUNTY

MINNESOTA

FINAL COMMITTEE AGENDA

PUBLIC WORKS COMMITTEE

TUESDAY, AUGUST 1, 2023

1:30 PM

Chair: Kevin Anderson, District 7
ViceChair: Marion Greene, District 3
Members: Jeff Lunde, District 1
Irene Fernando, District 2
Angela Conley, District 4
Debbie Goettel, District 5
Chris LaTondresse, District 6

1. Minutes from Previous Meeting

1.A. July 11, 2023 Public Works Committee Minutes

Attachments: [Public.Works-COMMITTEEMINUTES11-Jul-2023](#)

2. New Business

Routine Items

2.A. [23-0286](#)

Vacation of excess right of way adjacent to CSAH 40 (Glenwood Avenue) in Golden Valley

Attachments: [Map of CSAH 40 ROW in Golden Valley.pdf](#)

2.B. [23-0287](#)

Various agmts related to METRO B Line along Lake St and Lagoon Ave (phase two) (CP 2193300); amend project budget; (est county cost: \$16,000,000 Federal Aid, \$6,525,910 State Aid; (rcv) \$5,488,205)

Attachments: [Map of B Line along Lake & Lagoon in Minneapolis, CP 2193300](#)

Items for Discussion and Action

2.C. [23-0288](#)

Approve Amd to Bassett Creek Watershed Mgmt Plan; set Bassett Creek Watershed Mgmt Commission 2024 max levy at \$2,238,000 for projects to improve water quality and reduce flooding

Attachments: [Recommendation to approve the amendment to the Bassett Creek Watershed Management Plan](#)

2.D. [23-0289](#)

Set Elm Creek Watershed Mgmt Commission 2024 max levy at \$814,200 for projects to improve water quality

2.E. [23-0290](#)

Set Shingle Creek Watershed Mgmt Commission 2024 maximum levy at \$986,265 and West Mississippi Watershed Mgmt Commission 2024 maximum levy at \$159,075 for projects to improve water quality

2.F. [23-0291](#)

Neg 10 spring 2023 ERF grant agmts for cleanup of contaminated sites, two-year periods, total combined NTE \$1,556,121

Attachments: [Environmental Response Fund Spring 2023 Funding Recommendations](#)

HENNEPIN COUNTY

300 South Sixth Street
Minneapolis, MN
55487-0240

MINNESOTA

Board Action Request

TMP-0289

Item Description:

July 11, 2023 Public Works Committee Minutes

HENNEPIN COUNTY

MINNESOTA

COMMITTEE MINUTES

PUBLIC WORKS COMMITTEE
TUESDAY, JULY 11, 2023
1:30 PM

Chair: Kevin Anderson, District 7
ViceChair: Marion Greene, District 3
Members: Jeff Lunde, District 1
Irene Fernando, District 2
Angela Conley, District 4
Debbie Goettel, District 5
Chris LaTondresse, District 6

Commissioner Anderson, Chair, called the meeting of the Public Works Committee for Tuesday, July 11, 2023 to order at 1:56 p.m.

Present: Kevin Anderson, Irene Fernando, Angela Conley, Debbie Goettel, Chris LaTondresse and Jeff Lunde

Absent: Marion Greene

1. Minutes from Previous Meeting

1.A. June 13, 2023 Public Works Minutes

APPROVE

Commissioner Chris LaTondresse moved, seconded by Commissioner Debbie Goettel, to approve the Minutes .

Aye: Commissioner Anderson, Commissioner Fernando, Commissioner Conley, Commissioner Goettel, Commissioner LaTondresse and Commissioner Lunde

Absent: Commissioner Greene

2. New Business

Routine Items

2.A. [23-0268](#)

Authorization to amend budget and establish a reduced speed limit of 30 mph in school zone along CSAH 50 (Rebecca Park Trail); CP 2191700 (county recv \$117,435)

CONSENT

Commissioner Kevin Anderson moved, seconded by Commissioner Irene Fernando, to consent the Resolution .

Aye: Commissioner Anderson, Commissioner Fernando, Commissioner Conley, Commissioner Goettel, Commissioner LaTondresse and Commissioner Lunde

Absent: Commissioner Greene

There being no further business, the Public Works Committee for July 11, 2023 was declared adjourned at 1:57 p.m.

Karen Keller
Deputy Clerk to the County Board

MINNESOTA

Board Action Request

23-0286

Item Description:

Vacation of excess right of way adjacent to CSAH 40 (Glenwood Avenue) in Golden Valley

Resolution:

BE IT RESOLVED, that approximately 49,568 square feet of highway easement, contained in three areas located adjacent to County State Aid Highway 40 (Glenwood Avenue) in Golden Valley, be declared excess right of way and vacated; and that said excess right of way is legally described as:

Area #1:

Legal description of the vacation of a portion of the highway easement Parcel 5 created in Doc. No. 1687581
Parcel 5:

That part of the following described tract:

That part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 29, Range 24, Hennepin County, Minnesota; which lies easterly and northeasterly of the northeasterly boundary of the plat Meadowbrook School 3rd Addition P.U.D. No. 90, and southerly and southwesterly of Line 1 described below:

Line 1. Commencing at Right of Way Boundary Corner B4 as shown on Minnesota Department of Transportation Right of Way Plat No. 27-103 as the same is on file and of record in the office of the County Recorder in and for said County as Document No. A7248220; thence on an azimuth of 00 degrees 04 minutes 23 seconds along the boundary of said plat for 66.90 feet to Right of Way Boundary Corner B5 and the point of beginning of Line 1 to be described; thence on an azimuth of 90 degrees 00 minutes 09 seconds for 76.18 feet; thence southeasterly for 295.99 feet on a non-tangential curve, concave to the northeast, having a radius of 2654.06 feet, a delta angle of 06 degrees 23 minutes 23 seconds and a chord azimuth of 147 degrees 47 minutes 31 seconds; thence on an azimuth of 142 degrees 26 minutes 58 seconds for 276.95 feet to Right of Way Boundary Corner B2 and the northeasterly boundary of said plat Meadowbrook School 3rd Addition P.U.D. No. 90 and there terminating.

Containing approximately 31,707 square feet.

Area #2:

Legal description of the vacation of a portion of the highway easement, as shown on the Final Certificate Doc. No. 3559378 and partially assigned to Hennepin County per Doc. Nos. A10148040 and T05223118

A vacation of a portion of a highway easement over, under and across the following described parcels:

Parcel 1:

That part of the Southwest Quarter of the Southwest Quarter, Section 19, Township 29, Range 24 described as beginning at the intersection of the center line of County Road No. 40 with a line drawn parallel to and 647.84 feet East measured at right angles from the East line of the Southeast Quarter of Section 33, Township 118, Range 21; thence North along said parallel line to a point 252.96 feet North of the South line of said Section 19; thence deflecting to the right 100 degrees 27 minutes, a distance of 102.5 feet along a line hereafter referred to as Line "A"; thence deflecting to the left 57 degrees 55 minutes, a distance of 162.2 feet to the Southwesterly line of State Trunk Highway No. 100; thence Southeasterly along said Southwesterly line to its intersection with line "A"; thence Westerly along Line

"A" to a point thereon 302.5 feet, measured along line "A"; Easterly from the aforescribed parallel line; thence deflecting to the left 99 degrees 37 minutes to the center line of said County Road No. 40; thence Westerly along said center line to the point of beginning, according to the Government Survey thereof.

AND

Parcel 2:

That part of the Southwest Quarter of the Southwest Quarter, Section 19, Township 29, Range 24, Hennepin County, Minnesota, described as commencing at the intersection of the South line of said Section 19 with a line drawn parallel to and 647.84 feet East, measured at right angles, from the East line of the Southeast Quarter of Section 33, Township 118, Range 21, Hennepin County, Minnesota; thence North along said parallel line 252.96 feet; thence deflecting to the right 100 degrees 27 minutes, along a line hereafter referred to as line "A" to a point on the Southwesterly line of State Trunk Highway No. 100, which point is the point of beginning; thence Westerly along line "A" to a point thereon 302.5 feet, measured along line "A", Easterly from the afore described parallel line; then deflecting to the left 99 degrees 37 minutes to the center line of County Road No. 40; thence Easterly along said center line to its intersection with the extension of a line drawn from a point on the Southwesterly line of State Trunk Highway No. 100 distant 175 Northwesterly along said Southwesterly line from its intersection with the Northerly line of County Road No. 40 to a point on the Northerly line of County Road No. 40 distant 175 feet Westerly along the Northerly line of County Road No. 40 from its intersection with the Southwesterly line of State Trunk Highway No. 100; thence Northeasterly to a point on the Southwesterly line of State Trunk Highway No. 100 distant 175 feet Northwesterly along said Southwesterly line from its intersection with the Northerly line of County Road No. 40; thence Northwesterly along the Southwesterly line of State Trunk Highway No. 100 to the point of beginning.

Highway easement area to be vacated described as follows:

From a point on the south line of said Section 19, distant 1399.8 feet east of the southwest corner thereof, run northwesterly at an angle of 41 degrees 44 minutes from said south section line (measured from west to north) for 471.6 feet; thence deflect to the left at an angle of 90 degrees 00 minutes for 235 feet to the point of beginning of Line 1 to be described and also being the POINT OF BEGINNING of Highway Easement to be vacated; thence westerly along a line that terminates at the point of intersection of the northeasterly right of way line of said County Road 40 (also known as Glenwood Avenue) with a line run parallel with and distant 370 feet east of the west line of said Section 19, on an assumed bearing of North 85 degrees 13 minutes 01 seconds West, a distance of 251.25 feet to the to the west line of the hereinbefore described Parcel 1 and being a line parallel with and 647.84 feet east of the east line of the Southeast Quarter of Section 33, Township 118, Range 21; thence South 00 degrees 00 minutes 51 seconds West along said east line of the Southeast Quarter of Section 33 a distance of 28.52 feet; thence South 79 degrees 31 minutes 41 seconds East a distance of 300.66 feet to and east line of said Parcel 1; thence North 89 degrees 10 minutes 33 seconds East a distance of 35.69 feet; thence North 16 degrees 16 minutes 35 seconds West a distance of 58.66 feet to the easterly extension of said Line 1; thence North 85 degrees 13 minutes 01 seconds West along said easterly extension a distance of 64.75 feet to the POINT OF BEGINNING, containing 14,425 sq.ft., being 0.33 acres, more or less.

Area #3:

Legal description of the vacation of a portion of the highway easement, as shown on the Plat of Meadowbrook School P.U.D. 90, Doc. Nos. A7462689 and T3380927

A portion of County Road 40 as dedicated on the plat of MEADOWBROOK SCHOOL ADDITION lying northeasterly of a line described as follows:

COMMENCING at the southeast corner of Lot 1, Block 1, MEADOWBROOK SCHOOL ADDITION; thence northwesterly along a southerly line of said Lot 1 to an angle point in the southerly line of said Lot 1 and said angle point being the POINT OF BEGINNING of line to be described; thence southeasterly to a point 28.52 feet southerly of said southeast corner of Lot 1 as measured along the southerly extension of the east line of said Lot 1 and said line there terminating. Containing 3,436 square feet being 0.08 acres, more or less.

Background:

Independent School District No. 270 is requesting the right of way vacation of 49,568 square feet of highway easement adjacent to Glenwood Avenue to improve pedestrian safety and traffic flow for Meadowbrook Elementary School. The project will redesign and construct the parking lot, traffic areas, driveway and sidewalks and provide landscaping and recreational improvements north of the school.

Based on county staff review, this right of way is no longer needed for county highway purposes.

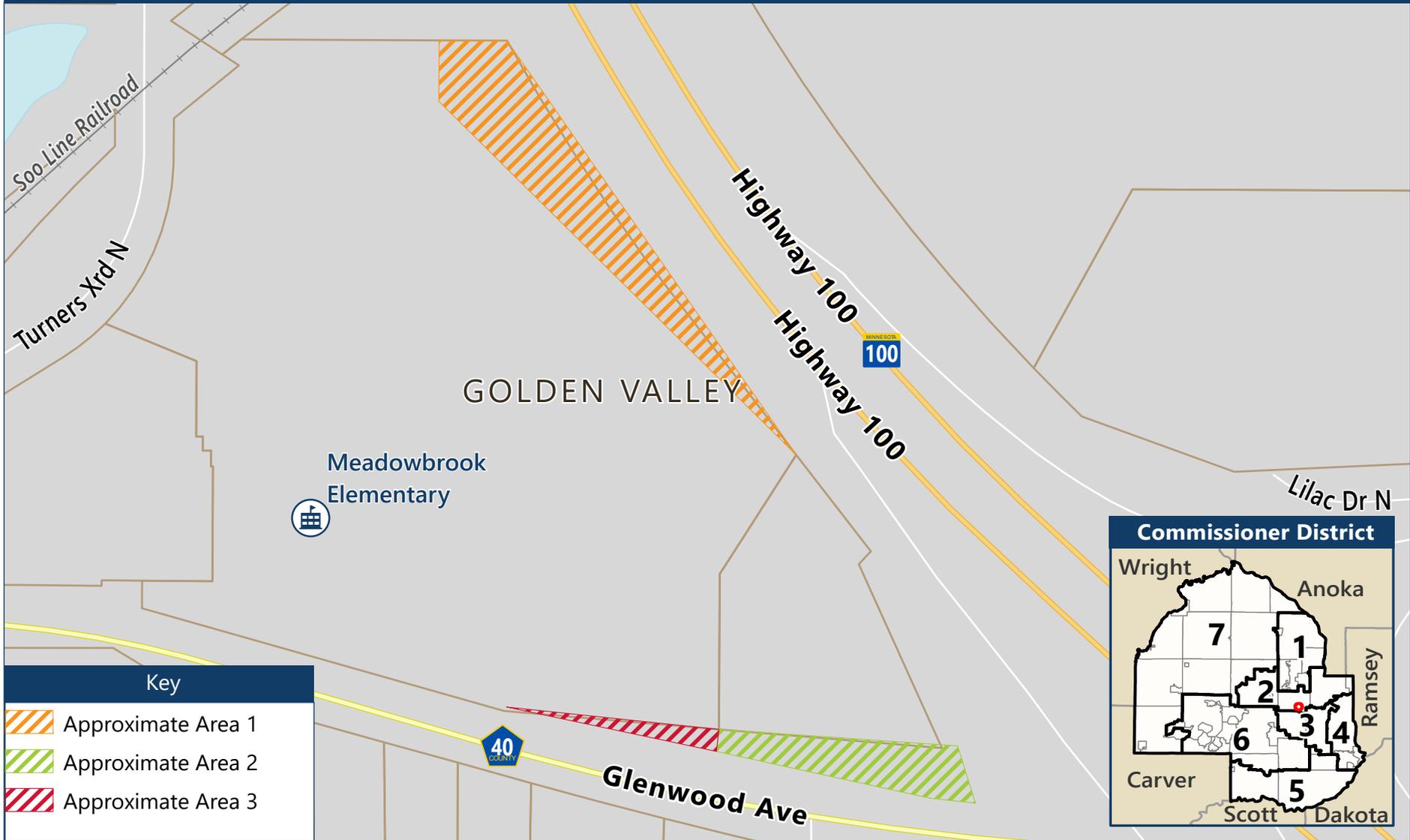
Current Request: This request is for authorization to declare excess right of way and vacate approximately 49,568 square feet of highway easement located adjacent to Glenwood Avenue as legally described above for improvements at Meadowbrook Elementary School.

Impacts/Outcomes: Approval of this request will allow for school safety improvements and will release interests no longer needed by the county. This action supports the county's Mobility 2040 goals, safety, climate action and disparity reduction efforts by improving accessibility, mobility, and safety for multimodal transportation.

Recommendation from County Administrator: Recommend Approval

Right of Way Vacation

Glenwood Ave (CSAH 40) in Golden Valley



Key

- Approximate Area 1
- Approximate Area 2
- Approximate Area 3

BAR map date:
6/14/2023

0 140 280 Feet

N

Hennepin 9

Board Action Request

23-0287

Item Description:

Various agmts related to METRO B Line along Lake St and Lagoon Ave (phase two) (CP 2193300); amend project budget; (est county cost: \$16,000,000 Federal Aid, \$6,525,910 State Aid; (recv) \$5,488,205)

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate Amendment 1 to Agreement PW 33-67-22 with the Metropolitan Council (Met Council, Agreement 221046), adding county cost participation for multimodal improvements along County State Aid Highway (CSAH) 3 (Lake Street) from France Avenue to 21st Avenue and CSAH 43 (Lagoon Avenue) from East Bde Maka Ska Parkway to Dupont Avenue as part of the METRO B Line Project (phase two), county project (CP) 2193300, and increasing the estimated cost to \$27,403,628; that upon review and approval by the County Attorney's Office, 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; and

BE IT FURTHER RESOLVED, that the County Administrator be authorized to negotiate Amendment 1 to Agreement PW 48-20-22 with the City of Minneapolis, adding cost participation in multimodal improvements along Lake Street from France Avenue to 21st Avenue and Lagoon Avenue from East Bde Maka Ska Parkway to Dupont Avenue as part of the B Line Project (phase two), CP 2193300, and increasing the estimated county receivable to \$5,488,205 to be received into the capital budget; that upon review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the amendment on behalf of the county; and that the Controller be authorized to receive and disburse funds as directed; and

BE IT FURTHER RESOLVED, that the County Administrator be authorized to negotiate Agreement PW 37-40-23 with the Minnesota Department of Transportation (MnDOT) and the United States Department of Transportation (USDOT) for the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program for CP 2193300, in the amount of \$12,000,000; that upon review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the agreement on behalf of the county; and that the Controller be authorized to receive and disburse funds as directed; and

BE IT FURTHER RESOLVED, that the County Administrator be authorized to negotiate Agreement PW 41-40-23 with MnDOT, authorizing the Commissioner of Transportation to act as Hennepin County's agent in accepting federal funds on its behalf for the multimodal improvements along Lake Street and Lagoon Avenue as part of the B Line Project, CP 2193300, (S.A.P. 027-603-077; S.A.P. 027-643-003), in the amount of \$12,000,000; that upon review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the agreement on behalf of the county; and that the Controller be authorized to accept and disburse funds as directed; and

BE IT FURTHER RESOLVED, that pursuant to Minnesota Statutes, §161.36, the Commissioner of Transportation be appointed as agent of Hennepin County to accept federal funds which may be available for CP 2193300; and

BE IT FURTHER RESOLVED, that the revenues for CP 2193300 be adjusted to add \$16,000,000 in Federal Aid (consisting of a \$12,000,000 RAISE grant, \$2,000,000 in Highway Safety Improvement Program (HSIP)

funds, and \$2,000,000 in Regional Solicitation funds), \$185,808 in State Aid and \$254,694 in cost participation from the City of Minneapolis; that the project budget for CP 2193300 be increased by \$16,440,502 from \$6,683,600 to \$23,124,102 as part of the 2023 Capital Budget; and that the Controller be authorized to accept and disburse funds as directed; and

BE IT FURTHER RESOLVED, that the sponsorship and acceptance of grant funding for this program by the Hennepin County Board of Commissioners does not imply a continued funding commitment by the county for this program when grant funds are no longer available.

Background:

The Met Council, in collaboration with Hennepin County and City of Minneapolis, is leading a two-phased multimodal improvement project along Lake Street and Lagoon Avenue as part of the B Line Project. The B Line is a bus rapid transit line that will provide faster and more reliable transit service in the Route 21 corridor.

The Met Council is also leading public engagement via social media, email, and mail.

The county previously entered into Agreement PW 33-67-22 with the Met Council for an estimated county cost of \$6,383,600 and Agreement PW 48-20-22 with Minneapolis for an estimated county receivable of \$2,064,520 for the B Line project (Resolution 23-0018). The proposed amendments to these agreements will address phase two of the project. Additionally, after phase one went to bid and construction started, staff determined that Minneapolis' cost participation would increase by \$254,694 and would be paid through the existing Agreement PW 48-20-22.

The county applied for and was awarded \$12 million in RAISE grants, \$2 million in HSIP funds, and \$2 million in Regional Solicitation funds for CP 2193300. Agreements PW 37-40-23 with MnDOT and USDOT, and PW 41-40-23 with MnDOT, will allow the county to receive federal funding for the project.

Project financing will be provided by CP 2193300, Metro Transit B Line - Additional Scope, with expenses tracked in its associated subprojects CP 2193301 (phase one) and CP 2193302 (phase two). Phase one construction began spring 2023, and phase two is planned to begin in 2024 with substantial completion in fall 2024.

Current Request: This request seeks authorization to negotiate and execute the following amendments and agreements as part of the METRO B Line Project, CP 2193300:

- Amendment 1 to PW 33-67-22 with Met Council for county participation in phase two of the project, estimated at \$27,403,628.
- Amendment 1 to PW 48-20-22 with Minneapolis for city participation in phase two of the project, estimated at \$5,488,205 (to be received into the county's capital budget). Upon project completion, the city will maintain the improvements consistent with the current city/county maintenance agreement.
- Agreement PW 37-40-23 with MnDOT and USDOT for RAISE grants in the amount of \$12,000,000.
- Agreement PW 41-40-23 authorizes the Commissioner of Transportation to act as the county's agent in accepting the RAISE grants on its behalf and allows the county to receive the \$12,000,000 for the project.

Additionally, the request seeks the following authorization for CP 2193300:

- Adjust the budget for CP 2193300 to receive \$16,000,000 in Federal Aid, \$185,508 in State Aid and \$254,694 in cost participation from the City of Minneapolis, increasing the project budget for CP 2193300 by \$16,440,502 from \$6,683,600 to \$23,124,102 as part of the 2023 Capital Budget.

Impacts/Outcomes: This action supports the county's Mobility 2040 goals, climate action, and disparity reduction efforts by improving accessibility and enhancing safety for multi-modal transportation users along

23-0287

Lake Street and Lagoon Avenue.

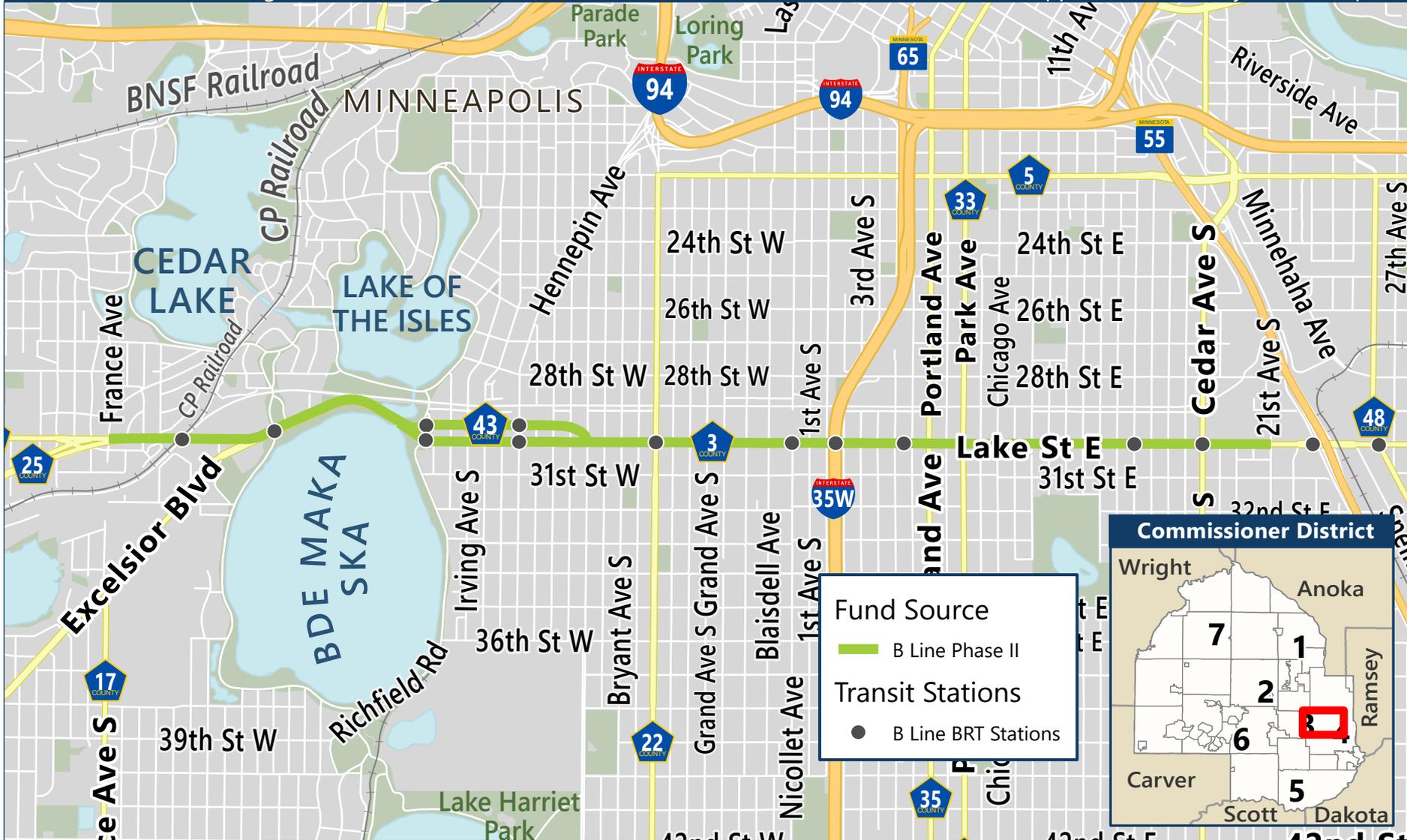
Budget table: CP 2193300 Metro Transit B Line - Additional Scope

	Budget to Date	Current Request	Future CIP Requests	Total Project
Revenues:				
Property Tax	500,000			500,000
County Bonds			1,500,000	1,500,000
Mn/DOT State Aid Regular	1,160,000	185,808	5,675,907	7,021,715
Federal	919,080	16,000,000		16,919,080
Wheelage Tax	1,800,000			1,800,000
Minneapolis	2,304,520	254,694	4,192,850	6,752,064
Total	6,683,600	16,440,502	11,368,757	34,492,859
Expenditures:				
Right of Way	200,000		(200,000)	0
Construction	3,653,000	16,444,766	5,250,000	25,347,766
Consulting	2,616,620	(409,504)	2,068,757	4,275,873
Contingency	213,980	405,240	4,250,000	4,869,220
Total	6,683,600	16,440,502	11,368,757	34,492,859

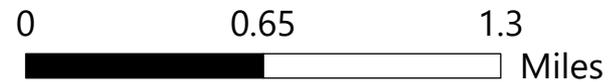
Recommendation from County Administrator: Recommend Approval

Various Agreements | CP 2193300

B Line Coordination along Lake St and Lagoon Ave (CSAH 3/CSAH 43) from France Ave to the Mississippi River in the City of Minneapolis



BAR map date:
5/25/2023



Board Action Request

23-0288

Item Description:

Approve Amd to Bassett Creek Watershed Mgmt Plan; set Bassett Creek Watershed Mgmt Commission 2024 max levy at \$2,238,000 for projects to improve water quality and reduce flooding

Resolution:

BE IT RESOLVED, that the plan amendment submitted by the Bassett Creek Watershed Management Commission, including a revised capital improvement program, be approved; and

BE IT FURTHER RESOLVED, that the 2024 maximum levy for the commission be set at \$2,238,000, and that the levy be certified to the county auditor and be placed on all taxable property under the jurisdiction of the commission.

Background:

The Bassett Creek Watershed Management Commission (BCWMC) has proposed a minor plan amendment to its Watershed Management Plan. The minor plan amendment adds one project to the commission's Capital Improvement Plan (CIP).

Staff reviewed the commission's proposed minor plan amendment and found it to be consistent with Minnesota Statutes, section 103B.251; the Surface Water Management section of the Hennepin County 2040 Comprehensive Plan Update; and the Hennepin County Natural Resources Strategic Plan. As a result, staff recommends approval of the proposed minor plan amendment to the commission's Watershed Management Plan. Additional information about the minor plan amendment is provided in a supplemental staff recommendation report.

The BCWMC requests a levy of \$2,238,000 to fund the commission's portion of the project costs to complete six water quality projects that are priorities in the CIP. The projects will support the commission's goals to mitigate flooding risks, improve habitat, and improve water quality. These projects will benefit the water quality of Bassett Creek, Plymouth Creek, Medicine Lake, Sweeney Lake, and downstream water resources like the Mississippi River. In addition, communities and homeowners around two of these projects will benefit from reduced flooding during rain events.

Descriptions of the projects to be implemented, in part, by the levy funds are:

- **School of Engineering and Arts (SEA) - Wildwood Park Flood Reduction Project (Golden Valley)**
This project is the next in a series of projects identified in the Medicine Lake Road and Winnetka Avenue Area Long Term Flood Mitigation (MLWRA) Plan, completed by a partnership of the cities of Golden Valley, New Hope, and Crystal to alleviate flooding at the low point of Medicine Lake Road and adjacent properties just east of Winnetka Avenue, and downstream at DeCola Ponds. The project will reduce flood elevations around DeCola Ponds D, E, and F by creating 8.1 acre-feet of flood storage. This project will result in 13 homes no longer being included in the projected 100-year flood levels around DeCola Ponds D, E, and F. This project will also create 2.2 acres of wetland and prairie habitat and prevent 4 pounds of phosphorus from reaching Bassett Creek every year. Total cost of this project is estimated at \$3.1 million. The 2024 levy request for this project is \$252,000. BCWMC levied \$1.048

million for this project in prior years. The remainder of the project costs (\$1.8 million) will come from a Minnesota Flood Reduction Grant from the Minnesota Department of Natural Resources, as well as city funds and other grants.

- **Medley Park Stormwater Treatment Facility (Golden Valley)** - This project will reduce flood risk to homes in the Medley Park area by creating 8.8 acre-feet of additional flood storage, resulting in three homes no longer being included in the projected 100-year flood level. This project will also create 1.2 acres of wetland and upland prairie habitat and will prevent 16.4 pounds of phosphorus from reaching Medicine Lake every year. The total cost of this project is \$2.15 million. The 2024 levy request for this project is \$800,000. BCWMC levied \$550,000 for this project in prior years. A Clean Water Fund grant from the Minnesota Board of Water and Soil Resources and city funds will contribute remaining project costs (\$800,000).
- **Cost Share Purchase of a High-efficiency Street Sweeper (Golden Valley)** - This project will be a cost share contribution toward the purchase of an enhanced regenerative sweeper in the city of Golden Valley to improve street sweeping effectiveness and reduce pollutant loading to streams and lakes. The sweeper will be used to capture and remove finer particles that cannot be captured by mechanical sweepers. Enhanced street sweeping will be used to help address nutrient impairments in Medicine and Sweeney lakes, biotic impairments in Bassett Creek, and chloride impairments in the same three water bodies. The total cost of the high-efficiency street sweeper will be \$356,000. The commission's contribution will be \$150,000 with \$100,000 included in the 2024 levy request and the remaining amount anticipated next year.
- **Bassett Creek Main Stem Restoration Project - Regent Ave. to Golden Valley Road (Golden Valley)** - This project will stabilize streambanks, reduce erosion, improve water quality, and improve in-stream wildlife habitat along a 7,000-foot section of Bassett Creek. This project will prevent an estimated 82 pounds of phosphorus and 68 tons of sediment from reaching the Mississippi River. The total cost of this project is \$2.24 million. The 2024 levy request for this project is \$434,000. BCWMC anticipates levying an additional \$1.3 million for this project over two more years. An additional \$500,000 will come from the City of Golden Valley and the BCWMC closed projects account.
- **Ponderosa Woods Stream Restoration Project (Plymouth)** - This project will restore a 1,000-foot section of a small stream that drains into Plymouth Creek and then into the West Medicine Lake Park Water Quality ponds. The proposed project will stabilize streambanks, reduce sediment and nutrient pollution reaching Medicine Lake, and improve wildlife habitat. Phosphorus and sediment pollution will be reduced by an estimated 7.4 pounds per year and 7.5 tons per year, respectively. The total cost of the project will be \$352,000 with that total amount requested as part of the 2024 levy.
- **Sochacki Park Water Quality Improvement Project (Robbinsdale and Golden Valley)** - This project will add several stormwater best management practices within Sochacki Park, operated by the Three Rivers Park District. The project will prevent an estimated 67 pounds of phosphorus from reaching Bassett Creek each year by improving water quality in Grimes, North Rice, and South Rice ponds. It will also reduce soil erosion and sedimentation, improve wildlife habitat, and improve recreation and educational opportunities within Sochacki Park. This project will benefit a diverse and often underserved community of park users and surrounding neighborhoods in Minneapolis and Robbinsdale. The total cost of the project will be \$2.3 million. BCWMC requests a 2024 levy of \$300,000 for the project and anticipates levying the same amount next year. Other contributors will include Three Rivers Park District and cities. Grant funding from multiple sources is also being sought.

Levies authorized pursuant to Minnesota Statutes, section 103B.251 are exempt from any statutory limitation on taxes. A county levying a tax under Minnesota Statutes, section 103B.251 shall not include that tax in the county's general levy but shall separately certify that amount to the county auditor. The county auditor shall extend that levy as a special taxing district. The commission must certify its final levies to the county auditor prior to October 1, 2023.

Current Request: This request is to approve the amendment to the Bassett Creek Watershed Management

23-0288

Plan and to set the Bassett Creek Watershed Management Commission 2024 maximum levy at \$2,238,000 for projects that will improve water quality and reduce flooding. This request also establishes that the levy be certified to the county auditor and be placed on all taxable property under the jurisdiction of the commission.

Impact/Outcomes: Projects in this request will reduce flood risks, improve habitat, and improve water quality in Bassett Creek, Medicine Lake, and downstream resources. The Sochacki Park Water Quality Improvement Project (Golden Valley and Robbinsdale) project will occur in an area identified by the Minnesota Pollution Control Agency as an area of environmental justice concern.

These projects will also contribute to make Hennepin County more resilient to climate change by reducing the risk of flooding to residents and structures and by creating streambanks that are better able to withstand high flows associated with increasing precipitation patterns, by managing more stormwater, and by improving water quality in advance of wetter and warmer mid-century conditions.

This action supports the county's disparity reduction efforts by enhancing stormwater management systems and mitigating the flooding risks that climate change poses to our infrastructure and vulnerable populations.

Approval of this request will allow certification of the maximum levy to the county auditor for inclusion in Truth in Taxation statement.

Recommendation from County Administrator: Recommend Approval

Recommendation to approve the amendment to the Bassett Creek Watershed Management Commission's Watershed Management Plan

Purpose

The purpose of this report is to inform the county board of staff's review and recommendation to approve a proposed minor plan amendment to the Bassett Creek Watershed Management Commission's Watershed Management Plan.

Staff review and recommendations

Staff reviewed the proposed minor plan amendment and found it to be consistent with Minnesota Statutes, §103B, the Surface Water Management section of the Hennepin County 2040 Comprehensive Plan Update, the Hennepin County Natural Resources Strategic Plan, and the Hennepin County Climate Action Plan.

The commission held a public hearing regarding the proposed minor plan amendment at its regular meeting on May 18, 2023 and received no comments from the public related to the proposed plan amendment.

Staff recommends approval of the proposed minor amendment to the watershed management plan.

Background

The Bassett Creek Watershed is in the east-central part of the county and includes all or part of the cities of Crystal, Golden Valley, Medicine Lake, Minneapolis, Minnetonka, New Hope, Plymouth, Robbinsdale, and St. Louis Park.

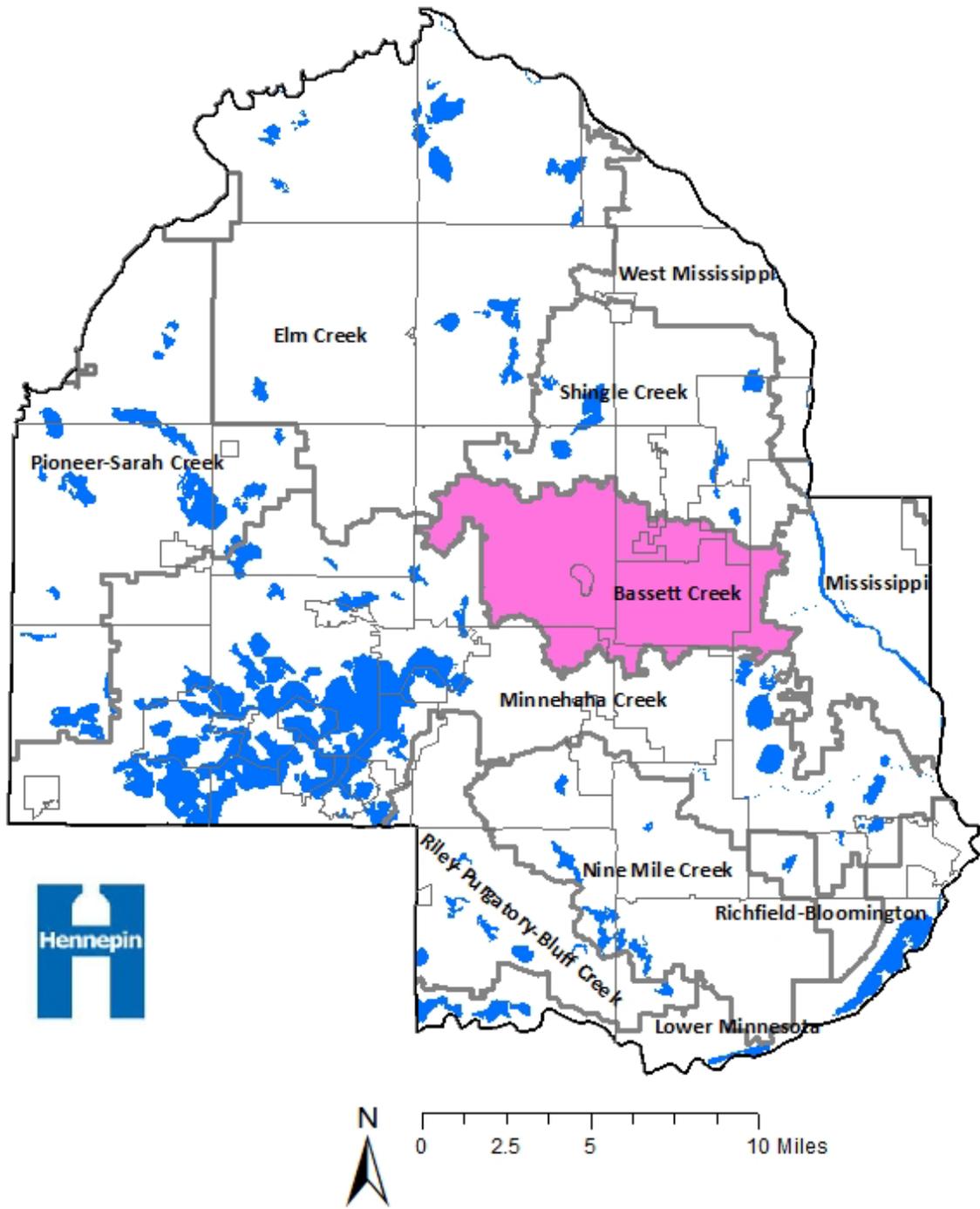
The commission has proposed a minor plan amendment to its Capital Improvement Program (CIP). Pursuant to Minnesota Statutes §103B.231, subd. 7, the proposed amendment was forwarded to the county for review and action. Once projects are added to the Watershed Management Plan's CIP, the commission may request that the county certify an ad valorem levy to implement the water quality and quantity projects under Minnesota Statutes §103B.251.

The amendment adds one project to the CIP.

New project

Sochacki Park Water Quality Improvement Project (Robbinsdale and Golden Valley) will add several stormwater best management practices within Sochacki Park, operated by the Three Rivers Park District. The project will prevent an estimated 67 pounds of phosphorus from reaching Bassett Creek each year by improving water quality in Grimes, North Rice, and South Rice ponds. It will also reduce chronic erosion and sedimentation, improve habitat, and improve recreation and educational opportunities within Sochacki Park. This project will benefit a diverse and often underserved community of park users and surrounding neighborhoods in Minneapolis and Robbinsdale. The total cost of the project will be \$2.3 million. The commission will contribute \$600,000 to the project.

Bassett Creek Watershed



Contact

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July 2023

Board Action Request

23-0289

Item Description:

Set Elm Creek Watershed Mgmt Commission 2024 max levy at \$814,200 for projects to improve water quality

Resolution:

BE IT RESOLVED, that the 2024 maximum levy for the Elm Creek Watershed Management Commission be set at \$814,200, and that the levy be certified to the county auditor and be placed on all taxable property under the jurisdiction of the commission, be approved.

Background:

The Elm Creek Watershed Management Commission has proposed a maximum 2024 special projects levy of \$814,200 to fund the commission's portion of the project costs to complete five water quality projects that are priorities in the commission's capital improvement plan. The projects will support the commission's goals to improve water quality and habitat value of Elm Creek, and downstream resources including the Mississippi River.

Descriptions of the projects to be implemented in part by the levy funds are:

- **South Fork Rush Creek Stream Restoration Project (Maple Grove)** - This project will restore 7,200 linear feet of the South Fork of Rush Creek and re-establish floodplain from 101st Avenue North to the confluence with the North Fork of Rush Creek. This project will improve habitat for fish and other aquatic life, floodplain connectivity, access to the creek for recreational purposes, include public education elements, and reduce phosphorus pollution by nearly 425 pounds per year. The total cost of the project is \$3,250,000 and the commission requests a 2024 levy of \$430,830. This amount was also levied by the commission for this project in 2023. The remainder of project costs will be paid by the City of Maple Grove.
- **CSAH 12/Dayton River Road Ravine Stabilization Project (Dayton)** - This project will stabilize two eroding ravines that convey stormwater runoff to the Mississippi River. This project is part of a package of drainage and stabilization improvements along County Road 12 on property owned by Three Rivers Park District. This project is associated with capital project 2174500 which also includes six culvert replacements along this stretch of CSAH 12. The ravines that will be repaired are significant sources of sediment and nutrient pollution to the Mississippi River and threaten nearby infrastructure. The project will reduce sediment pollution to the river by about 1,100 tons per year and prevent 938 pounds per year of phosphorus from reaching the river. The total cost of the project is \$1,329,400 and the commission requests a 2024 levy of \$116,655. The remainder of the project costs will be paid by Hennepin County and Three Rivers Park District.
- **Downtown Pond Expansion and Reuse Project (Rogers)** - This project will address water quantity and quality issues as the downtown area of Rogers continues to redevelop. The pond expansion will feature stormwater reuse for irrigation of nearby parks and additional water storage to reduce flooding in the downtown area. The project will also improve water quality in the Crow River and downstream Mississippi River by improving the pond's ability to capture sediment and phosphorus. The total cost of the project is \$406,000 and the commission requests a 2024 levy of \$107,640. The remainder of the project costs will be paid by the City of Rogers.

The levy also includes one project for publicly owned areas and another for privately-owned areas to provide cost share for projects that provide additional infiltration and water quality treatment by retrofitting best management practices into already-developed areas throughout the Elm Creek Watershed. The commission's Technical Advisory Committee developed policies and procedures to administer these funds and makes recommendations to the commission on projects to fund. The commission requests a 2024 levy for the following amounts for these projects:

- **City Cost Share Best Management Practices Project** - \$106,050
- **Partnership (Private) Cost Share Best Management Practices Project** - \$53,025

Levies authorized pursuant to Minnesota Statutes, section 103B.251 are exempt from any statutory limitation on taxes. A county levying a tax under Minnesota Statutes, section 103B.251 shall not include that tax in the county's general levy but shall separately certify that amount to the county auditor. The county auditor shall extend that levy as a special taxing district. The commission must certify its final levies to the county auditor prior to October 1, 2023.

Current Request: This request is to set the Elm Creek Watershed Management Commission 2024 maximum levy at \$814,200 for projects that will improve water quality, and that the levy be certified to the county auditor and be placed on all taxable property under the jurisdiction of the commission.

Impact/Outcomes: Projects in this request will improve water quality and aquatic habitat in Rush Creek, Elm Creek, the Crow River and the Mississippi River which flows through downstream areas identified by the Minnesota Pollution Control Agency as areas of environmental justice concern.

These projects will also contribute to making Hennepin County more resilient to climate change by mitigating flooding and creating streambanks that are better able to withstand high flows associated with increasing precipitation patterns, by managing more stormwater, and by improving water quality in advance of wetter and warmer mid-century conditions.

This action supports the county's disparity reduction efforts by enhancing stormwater management systems and mitigating flooding risks that climate change poses to our infrastructure and vulnerable populations.

Approval of this request will allow certification of the maximum levy to the county auditor for inclusion in Truth in Taxation statement.

Recommendation from County Administrator: Recommend Approval

Board Action Request

23-0290

Item Description:

Set Shingle Creek Watershed Mgmt Commission 2024 maximum levy at \$986,265 and West Mississippi Watershed Mgmt Commission 2024 maximum levy at \$159,075 for projects to improve water quality

Resolution:

BE IT RESOLVED, that the 2024 maximum levy for the Shingle Creek Watershed Management Commission be set at \$986,265; and

BE IT FURTHER RESOLVED, that the 2024 maximum levy for the West Mississippi Watershed Management Commission be set at \$159,075; and

BE IT FURTHER RESOLVED, that the levies for both commissions be certified to the county auditor and be placed on all taxable property under the jurisdictions of the Shingle Creek Watershed Management Commission or the West Mississippi Watershed Management Commission.

Background:

The Shingle Creek Watershed Management Commission requests a levy of \$986,265 to fund five priorities in the commission's watershed management plan - two water quality cost share programs, a maintenance fund, and two water quality projects. The projects will support the commission's goals to improve water quality throughout the Shingle Creek Watershed and downstream resources including the Mississippi River.

Descriptions of the programs, funds, and projects to be paid in part by the levy funds are:

- **The Maintenance Fund** - This project will fund activities that are necessary in order to ensure the success of past capital projects such as ongoing long-term efforts to manage invasive carp or curly-leaf pondweed, maintenance of fish barriers, or water quality projects installed as research projects. These activities will occur at various locations throughout the Shingle Creek watershed. The commission requests a 2024 levy of \$53,025 for its maintenance fund.
- **The Pike Creek Stabilization Project (Plymouth and Maple Grove)** - This project will stabilize 1,000 linear feet of streambank along Pike Creek near its discharge point into Pike Lake, upstream of Hemlock Lane. The project will stabilize banks, reduce sedimentation carried downstream, and help regulate and slow water coming into Pike Lake through Pike Creek, reducing phosphorus loading by 20 pounds and sediment by 23.5 tons annually. The total cost of this project is \$395,000 and the commission requests a 2024 levy of \$111,350. The remainder of project costs will be paid by the cities of Plymouth and Maple Grove.
- **The Brookdale Park Natural Channel Phase 1 Project (Brooklyn Park)** - This project will re-meander and stabilize the bank to about 5,000 linear feet of Shingle Creek between Brookdale Park and Xerxes Avenue. This project will improve water quality, enhance wildlife habitat, and reconnect the creek to its historic alignment and floodplain, and help store water to mitigate downstream flooding. The total cost of this project is \$1,250,000 and the commission will fund the full amount. The commission requests a 2024 levy of \$662,815. The remainder of the commission's contribution will be included in future levy requests.

The levy also includes one project for publicly owned areas and another for privately owned areas to provide cost share for projects that provide additional infiltration and water quality treatment by retrofitting best management practices into already developed areas throughout the Shingle Creek Watershed. The Watershed Management Plan established a process to identify small, best management practices such as iron-enhanced pond filter benches, bioinfiltration basins, plant buffers, and erosion stabilization that qualify; and established a capital levy each year to share in the cost of identified projects.

The commission requests a 2024 levy for the following amounts for these projects:

- **City Cost Share Best Management Practices Project** - \$106,050
- **Partnership (Private) Cost Share Best Management Practices Project** - \$53,025

The West Mississippi Watershed Management Commission requests a levy of \$159,075 to fund two priorities in the commission's watershed management plan - two water quality cost share programs. These programs provide cost share for projects that provide additional infiltration and water quality treatment by retrofitting best management practices into already developed areas throughout the West Mississippi Watershed - one project for publicly owned areas and another for privately owned areas. The Watershed Management Plan established a process to identify small, best management practices such as iron-enhanced pond filter benches, bioinfiltration basins, plant buffers, and erosion stabilization that qualify; and established a capital levy each year to share in the cost of identified projects. The projects will support the commission's goals to improve water quality throughout the West Mississippi Watershed and downstream resources including the Mississippi River.

The commission requests a 2024 levy for the following amounts for these projects:

- **City Cost Share Best Management Practices Project** - \$53,025
- **Partnership (Private) Cost Share Best Management Practices Project** - \$106,050

Levies authorized pursuant to Minnesota Statutes §103B.251 are exempt from any statutory limitation on taxes. A county levying a tax under Minnesota Statutes §103B.251 shall not include that tax in the county's general levy but shall separately certify that amount to the county auditor. The county auditor shall extend that levy as a special taxing district. The commissions must certify their final levies to the county auditor prior to October 1, 2023.

Current Request: This request is to set the Shingle Creek Watershed Management Commission 2024 maximum levy at \$986,265 and the West Mississippi Watershed Management Commission 2024 maximum levy at \$159,075 for projects that will improve water quality. This request also establishes that the levies for both commissions be certified to the county auditor and be placed on all taxable property under the jurisdictions of the Shingle Creek Watershed Management Commission or the West Mississippi Watershed Management Commission.

Impact/Outcomes: Projects in this request will reduce pollutants from throughout watersheds by making cost-share funding available to private landowners and cities, and make targeted improvements to Shingle Creek, Pike Creek, and Pike Lake. This request also adds to a maintenance fund that covers routine activities necessary to ensure the continuing efficacy of past projects and investments by the Shingle Creek Watershed Management Commission.

Both watersheds contain significant areas within their boundaries that are defined by the Minnesota Pollution Control Agency as areas of concern for environmental justice. The Brookdale Natural Channel Phase 1 project will occur in one of these areas, and some of the watershed-wide cost-share projects are likely to occur within these areas of concern.

These projects will also contribute to making Hennepin County more resilient to climate change by creating

23-0290

streambanks that are better able to withstand high flows associated with increasing precipitation patterns, by managing more stormwater, and by improving water quality in advance of wetter and warmer mid-century conditions.

This action supports the county's disparity reduction efforts by enhancing stormwater management systems and mitigating the flooding risks that climate change poses to our infrastructure and vulnerable populations.

Approval of this request will also allow certification of the maximum levy to the county auditor for inclusion in Truth in Taxation statement.

Recommendation from County Administrator: Recommend Approval

MINNESOTA

Board Action Request

23-0291

Item Description:

Neg 10 spring 2023 ERF grant agmts for cleanup of contaminated sites, two-year periods, total combined NTE \$1,556,121

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate the following Environmental Response Fund grant agreements for the cleanup of contaminated sites, during periods of two years beginning on the dates of execution:

- Agreement PR00005456 with the City of Minneapolis, with the amount not to exceed \$34,370;
- Agreement PR00005452 with the City of Minneapolis, with the amount not to exceed \$54,081;
- Agreement PR00005453 with the Minneapolis Park and Recreation Board, with the amount not to exceed \$359,402;
- Agreement PR00005459 with the City of Minneapolis, with the amount not to exceed \$76,400;
- Agreement PR00005454 with the City of Minneapolis, with the amount not to exceed \$177,900;
- Agreement PR00005455 with the City of Minneapolis, with the amount not to exceed \$86,551;
- Agreement PR00005457 with the City of Minneapolis, with the amount not to exceed \$315,000;
- Agreement PR00005451 with RS EDEN or affiliated entity, with the amount not to exceed \$76,467;
- Agreement PR00005458 with the City of Minneapolis, with the amount not to exceed \$93,950;
- Agreement PR00005450 with the City of St. Louis Park Economic Development Authority, with the amount not to exceed \$282,000; 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 extensions of a 12-month period to the agreements; and that the Controller be authorized to disburse funds as directed.

Background:

The Environmental Response Fund (ERF) helps revitalize sites by providing funds to assess and clean up contamination. The grants reduce barriers to site improvement or redevelopment caused by the added costs of environmental cleanup and lessen the risk to human health and the environment posed by the contamination.

Minnesota Statutes, sections 383B.80 and 383B.81, authorize the county to collect a mortgage registry and deed tax for the purpose of establishing an environmental response fund. The board established the ERF in 1997 (Resolution 97-06-410R1) and authorized the grant program in 2001 (Resolution 01-615).

Since 2001, ERF has funded 458 projects totaling \$68,682,505.

Projects supported by ERF grants provide a variety of community benefits, including creating affordable and moderately priced housing, supporting economic development, improving green space, and making infrastructure improvements. Many ERF grants address environmental contamination in communities with significant disparities in health, including low-income areas and communities of color. Some of these sites

become catalysts for new development in neighboring areas, which can help address racial disparities in housing, employment, and income.

As a major economic center for 150 years, the county has a concentration of contaminated sites. Much of this contamination was caused by chemical spills or improper disposal of hazardous waste prior to the existence of environmental regulations. These improper disposal practices of the past can still cause soil and groundwater pollution that present environmental risks today. In addition, many buildings in Hennepin County, particularly in Minneapolis and the inner ring suburbs, were constructed prior to 1970 when the use of asbestos and lead-based paint was prevalent.

Current Request: This request is to authorize the County Administrator to negotiate 10 ERF grant agreements during various periods, with the total combined amount not to exceed \$1,556,121.

In March 2023, 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.

The county initially received 11 applications; however, one applicant withdrew its application. A committee of staff from Environment and Energy, Housing and Economic Development and Resident and Real Estate Services reviewed the grant applications and recommended funding 10 projects. Applications were evaluated on:

- eligibility,
- project need,
- degree of contamination,
- appropriateness of the cleanup approach,
- creation or preservation of affordable and/or moderately priced market-rate housing,
- creation of economic development, and
- the readiness of the project to proceed.

The spring 2023 ERF applications recommended for approval are summarized as follows and are described in the attached report, Environmental Response Fund Spring 2023 Funding Recommendations.

- **Fare Game Restaurant, Northeast Minneapolis** - \$34,370 for soil vapor testing and vapor mitigation costs associated with the development of a restaurant. (Grantee: City of Minneapolis on behalf of Black Duck Holdings)
- **1301 West Lake Apartments, South Minneapolis** - \$54,081 for soil cleanup costs associated with the construction of 120 affordable housing units with 24 set aside for households that were formerly experiencing homelessness. (Grantee: City of Minneapolis on behalf of CommonBond Communities)
- **MPRB - Bethune Park, North Minneapolis** - \$359,402 for soil cleanup costs associated with the redevelopment of the park which will include construction of athletic fields. (Grantee: Minneapolis Park and Recreation Board)
- **Unity Building, South Minneapolis** - \$76,400 for soil cleanup costs associated with the redevelopment of a multi-tenant commercial building. (Grantee: City of Minneapolis on behalf of Grass Roots LLC)
- **Agate Housing, South Minneapolis** - \$177,900 for soil cleanup costs associated with the redevelopment of a 48 unit affordable and supportive housing project with 24 units set aside for high priority households that are experiencing homelessness and 8 set aside for people with disabilities. (Grantee: City of Minneapolis on behalf of Trellis Co.)
- **Envision Community Penn Avenue, North Minneapolis** - \$86,551 for soil cleanup costs associated with the redevelopment of 20 units of affordable micro-housing for people experiencing homelessness.

(Grantee: City of Minneapolis on behalf of Envision Communities, Inc.)

- **Snelling Yards Family Housing, South Minneapolis** - \$315,000 for soil cleanup and vapor mitigation costs associated with the redevelopment of 90 units of affordable housing with a portion of units targeted to veterans experiencing homelessness. (Grantee: City of Minneapolis on behalf of Snelling Yards Family Housing)
- **RS EDEN House, South Minneapolis** - \$76,467 for vapor mitigation installation costs at the RS EDEN House which provides supportive housing for people who live well below the poverty line. (Grantee: RS EDEN)
- **Stinson Apartments, Northeast Minneapolis** - \$93,950 for soil cleanup costs associated with redevelopment of 24 mixed, market-rate and affordable apartment units. (Grantee: City of Minneapolis on behalf of 1714 E Hennepin LLC)
- **Wooddale Station, St. Louis Park** - \$282,000 for soil cleanup and vapor mitigation costs associated with the redevelopment of a 315 unit multifamily, mixed affordable and market-rate housing building with ground level commercial space. (Grantee: City of St. Louis Park Economic Development Authority on behalf of Wooddale Station, LLC)

This request also seeks approval for the county administrator to sign the agreements; allows the grantees to incur costs after the board approval date, with reimbursements being paid upon execution of the grant agreements; and authorizes the county administrator to approve extensions of a 12-month period to the grant agreements.

Impact/Outcome: The recommended ERF grant awards will fund soil cleanup and vapor mitigation. The awards will also assist developments that increase the tax base, create permanent jobs, enhance green space, and create affordable and moderately priced market-rate housing. The recommended grants support the renovation or construction of 381 affordable housing units and 271 units of market-rate units.

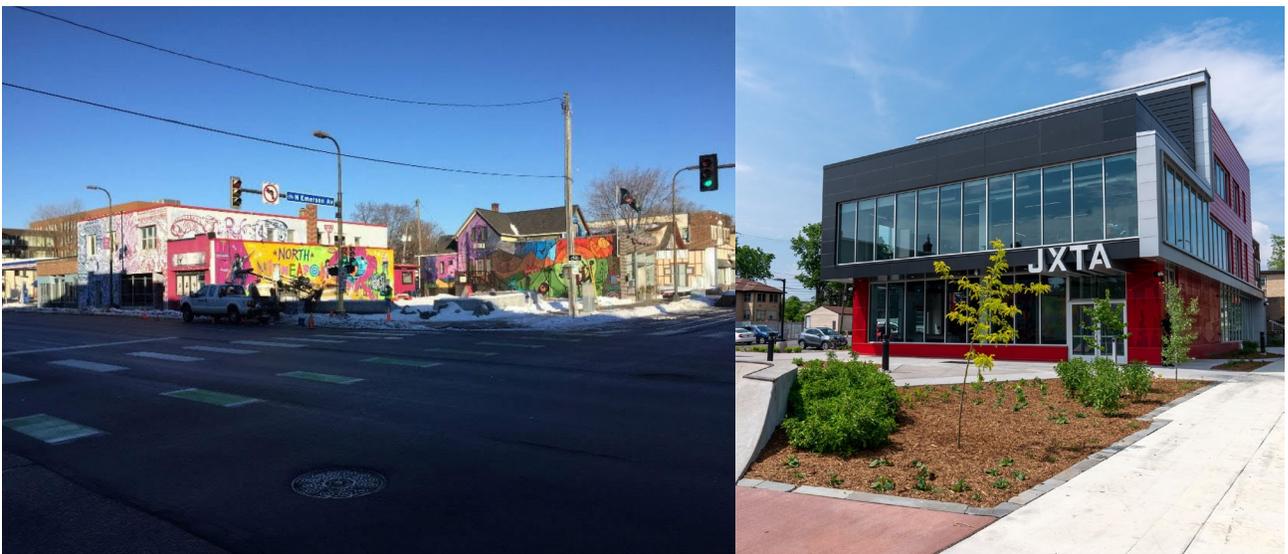
ERF grants reduce environmental contamination and support projects in communities with disparities in health, housing, employment, and income. Many of the projects supported by these grants include the construction or renovation of buildings that incorporate sustainable features, including electric vehicle infrastructure, a solar array, and stormwater management, which support the county's climate action goals.

Recommendation from County Administrator: Recommend Approval

HENNEPIN COUNTY

MINNESOTA

Environmental Response Fund Spring 2023 Funding Recommendations



Juxtaposition Arts in Minneapolis received fall 2020 and spring 2021 ERF grants for contaminated soil cleanup activities and vapor mitigation costs associated with its new arts center. Prior to the ERF funded work, the site received a \$14,990 grant from the ERF-funded Minnesota Brownfields to complete assessment activities. These ERF grants helped prepare the facility for an expansion that included renovating two existing buildings into artist studios, a visiting artist apartment, and the creation of a three-story art center. The images above show the site condition before (left) and after (right) redevelopment.

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Overview

Background

The Environmental Response Fund (ERF) helps revitalize properties by providing funding to assess and cleanup contamination. This helps recipients overcome barriers that the cost of environmental cleanup pose to site improvement or redevelopment. Cleaning up these sites also reduces the risk to human health and the environment.

ERF grants are used for a variety of activities that provide community benefit, including:

- Assessment and cleanup of soil and groundwater
- Evaluation and abatement of asbestos and lead-based paint
- Protection from contaminated soil gas vapor intrusion

Since 2001, ERF has funded 458 projects totaling \$68,682,505. Funding for the ERF grant program comes from the Hennepin County mortgage registry and deed tax that was authorized in 1997 under Minnesota Statutes, section 383B.80. The board established the ERF in 1997 (Resolution 97-06-410R1) and authorized the grant program in 2001 (Resolution 01-615).

Applications and review process

A committee of seven staff from Environment and Energy, Housing and Economic Development and Resident and Real Estate Services reviewed the applications and made recommendations for funding. Applications were evaluated on project need, the risk posed by the contamination and the appropriateness of the cleanup approach, creation, or preservation of affordable and/or moderately priced market-rate housing, the fostering of economic development, and the readiness of the project to proceed.

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

Summary of award recommendations

Eleven applications were received and reviewed. During the application review period, the application for 3561 Minnehaha Apartments project in Minneapolis was withdrawn by the applicant. The committee recommends awarding ten grants totaling \$1,556,121. All eleven applications are described below:

- **Fare Game Restaurant, Minneapolis** — \$34,370 for soil vapor testing and vapor mitigation costs associated with the development of a restaurant. (Grantee: City of Minneapolis on behalf of Black Duck Holdings)
- **1301 West Lake Apartments, Minneapolis** —\$54,081 for soil cleanup costs associated with the construction of 120 affordable housing units with 24 set aside for households that were formerly experiencing homelessness. (Grantee: City of Minneapolis on behalf of CommonBond Communities)
- **MPRB - Bethune Park, Minneapolis** — \$359,402 for soil cleanup costs associated with the redevelopment of the park which will include construction of athletic fields. (Grantee: Minneapolis Park and Recreation Board)

- **3561 Minnehaha Apartments, Minneapolis (application withdrawn)**— \$44,700 for assessment costs associated with the redevelopment of 35 units of affordable housing with ground level commercial space. (Grantee: Footprint Development LLC)
- **Unity Building, Minneapolis** — \$76,400 for soil cleanup costs associated with the redevelopment of a multi-tenant commercial building. (Grantee: City of Minneapolis on behalf of Grass Roots LLC)
- **Agate Housing, Minneapolis** — \$177,900 for soil cleanup costs associated with the redevelopment of a 48 unit affordable and supportive housing project with 24 units set aside for high priority households experiencing homelessness and 8 set aside for people with disabilities. (Grantee: City of Minneapolis on behalf of Trellis Co.)
- **Envision Community Penn Avenue, Minneapolis** — \$86,551 for soil cleanup costs associated with the redevelopment of 20 units of affordable micro-housing for people experiencing homelessness. (Grantee: City of Minneapolis on behalf of Envision Communities, Inc.)
- **Snelling Yards Family Housing, Minneapolis** — \$315,000 for soil cleanup and vapor mitigation costs associated with the redevelopment of 90 units of affordable housing with a portion of units targeted to veterans experiencing homelessness. (Grantee: City of Minneapolis on behalf of Snelling Yards Family Housing)
- **RS EDEN House, Minneapolis** — \$76,467 for vapor mitigation installation costs at the RS EDEN House which provides supportive housing for people who live well below the poverty line. (Grantee: RS EDEN)
- **Stinson Apartments, Minneapolis** — \$93,950 for soil cleanup costs associated with redevelopment of 24 mixed, market-rate and affordable apartment units. (Grantee: City of Minneapolis on behalf of 1714 E Hennepin LLC)
- **Wooddale Station, St. Louis Park** - \$282,000 for soil cleanup and vapor mitigation costs associated with the redevelopment of a 315 unit multifamily, mixed affordable and market-rate housing building with ground level commercial space. (Grantee: City of St. Louis Park Economic Development Authority on behalf of Wooddale Station, LLC)

Expected outcomes

The recommended ERF grant awards will fund soil cleanup, vapor mitigation, and assessment. The awards will also assist developments that increase the tax base, create permanent jobs, enhance green space, and create affordable and moderately priced market-rate housing. The recommended grants provide for the renovation or construction of 381 affordable housing units and 271 units of market-rate units. ERF grants reduce environmental contamination and support projects in communities with disparities in health, housing, employment, and income.

Other funding accomplishments

In addition to ERF assistance, county staff routinely conduct outreach and provide additional funding for contamination assessment to cities and nonprofit organizations in between ERF rounds. This assessment funding comes from the county's Revolving Loan Fund loan repayment proceeds (funded through the EPA) and the Minnesota Brownfields Gap Financing Program (funded through the ERF). These flexible funding sources have helped many organizations develop the environmental assessment information needed to submit applications to the ERF, DEED, and the Metropolitan Council for cleanup funding.

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 acronyms

Affordable Housing Incentive Fund (AHIF)

Affordable Housing Trust Fund (AHTF)

Area Median Income (AMI)

Economic Development Authority (EDA)

Full Time Equivalent (FTE)

Metropolitan Council Livable Communities Demonstration Account (LCDA)

Metropolitan Council Seeding Equitable Environmental Development (SEED)

Metropolitan Council Tax-Base Revitalization Account (TBRA)

Minnesota Department of Employment and Economic Development (DEED)

Minnesota Pollution Control Agency (MPCA)

Polycyclic Aromatic Hydrocarbons (PAHs)

Transit-Oriented Development (TOD)

United States Environmental Protection Agency (EPA)

Volatile Organic Compounds (VOCs)

Contact information

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Fare Game Restaurant

Address: 2900 and 2910 Johnson Street NE, Minneapolis

Applicant: City of Minneapolis on behalf of Black Duck Holdings

Property owner: Black Duck Holdings

Recommended award: \$34,370

Award recommendation

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

Previous ERF awards: None

Other funding sources

- None

Economic development/housing impact

- Increases the tax base
- Reuses a vacant building
- Adds 22 full-time and 15 part-time jobs

Site description

One-story commercial building

Contamination issues: Soil vapor impacts above health criteria requiring a soil mitigation system

Project plans: Renovate the existing building into a restaurant

Requested use of ERF grant: Funding for vapor mitigation costs



1301 West Lake Apartments

Address: 1301 West Lake Street, Minneapolis

Applicant: City of Minneapolis on behalf of CommonBond Communities

Property owners: CommonBond Communities

Recommended award: \$54,081

Award recommendation

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

Previous ERF awards: None

Other funding sources

- DEED \$231,206 (requested)
- Hennepin County Supportive Housing Strategy Funds: \$1,500,000 (committed)

Economic development/housing impact

- Increases the tax base
- Adds 120 units of affordable housing with 24 units set aside for households that were formerly experiencing homelessness. Includes 12-studio, 58 one-bedroom, 35 two-bedroom, and 15 three-bedroom units priced at 30%, 50%, and 60% of the AMI.

Site description:

The site is currently vacant property.

Contamination issues: Soil contaminated with metals and VOCs

Project plans: Construct a four-story residential building

Requested use of ERF grant: Funding for soil cleanup



MPRB - Bethune Park

Addresses: 1301 Tenth Avenue N, Minneapolis

Applicant: Minneapolis Park and Recreation Board (MPRB)

Property owner: Minneapolis Park and Recreation Board

Recommended award: \$359,402

Award recommendation

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

Previous ERF awards: None

Other funding sources

- MPRB CIP \$823,000 (committed)
- Minnesota Twins community grant \$40,000 (committed)

Economic development/housing impact

Creates new park amenities in an underserved community

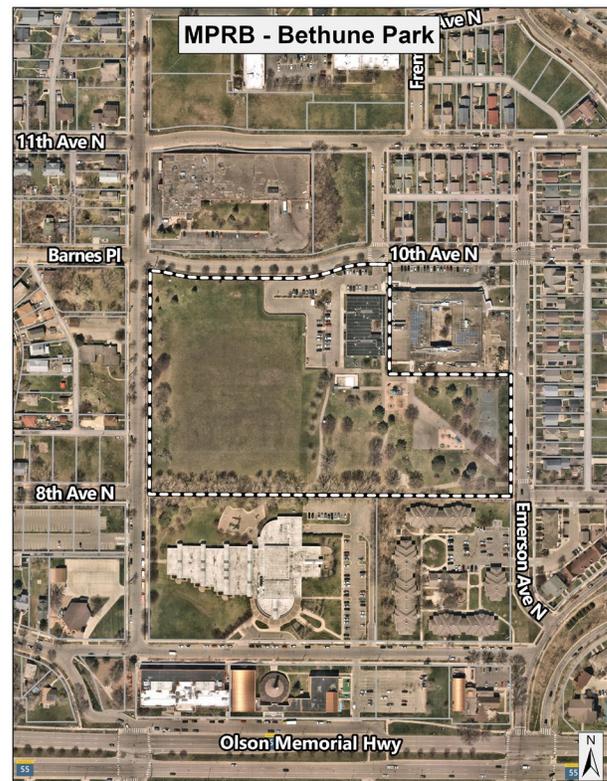
Site description

A city municipal park and recreation center

Contamination issues: Soil contaminated with metals, PAHs, and petroleum impacts

Project plans: Creation of new athletic field and park amenities

Requested use of ERF grant: Funding for soil cleanup



3561 Minnehaha Apartments

Address: 3561 Minnehaha Avenue, Minneapolis

Applicant: Footprint Development

Property owner: Drew Hoefler

Recommended award: \$0 (\$44,700)

Award recommendation

The activities are eligible for funding. The applicant withdrew its application because it did not receive a city council resolution of support.

Previous ERF awards: None

Other funding sources

- None

Economic development/housing impact

- Increases the tax base
- Near transit and job access
- Adds 35 one- and two-bedroom apartment units priced at 60% and 80% of the AMI

Site description

Residential lot

Contamination issues: Unknown

Project plans: Create a 35-unit apartment building with ground level commercial space

Requested use of ERF grant: Funding for assessment



Unity Building

Address: 401 and 405 East Lake Street, Minneapolis

Applicant: City of Minneapolis on behalf of Grass Roots LLC.

Property owner: Grass Roots LLC.

Recommended award: \$76,400

Award recommendation

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

Previous ERF awards: None

Other funding sources

- Hennepin County TOD: \$150,000 (committed)
- Metropolitan Council SEED: \$27,500 (committed)
- Metropolitan Council TBRA: \$296,510 (requested)

Economic development/housing impact

- Increases tax base
- Estimated 53 new FTEs, 25 FTEs retained
- Adds mixed commercial spaces for future businesses

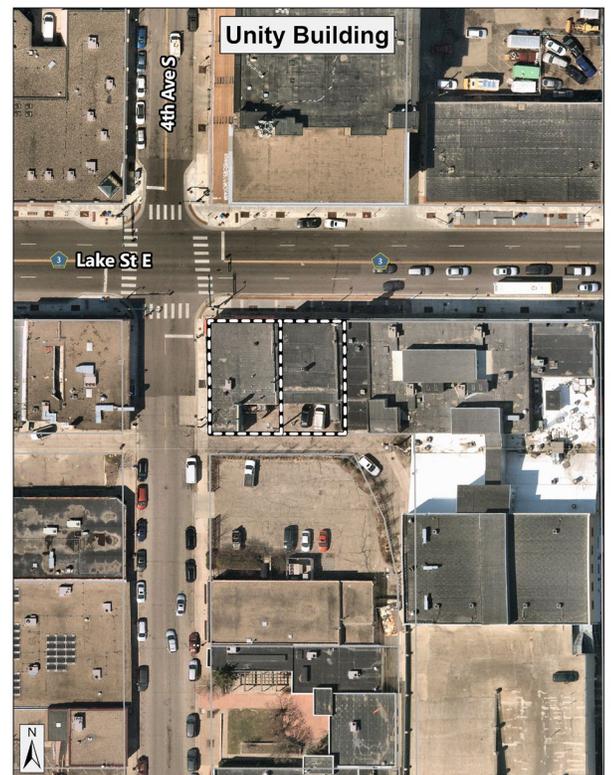
Site description

The site is a currently a grocery store, beauty salon and residential units. Formerly used as a gas station and drycleaner.

Contamination issues: Soil contaminated with metals, VOCs, and PAHs. VOCs in soil vapor

Project plans: Construct a four-story commercial building that will operate as an incubator space for entrepreneurs and business owners who are people of color

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



Agate Housing

Addresses: 2800, 2804, 2808, and 2812 27th Avenue South, Minneapolis

Applicant: City of Minneapolis on behalf of Trellis Co.

Property owner: 2800 27th Avenue LLC

Recommended award: \$177,900

Award recommendation

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

Previous ERF awards: None

Other funding sources:

- Hennepin County Supportive Housing Strategy Funds: \$1,000,000 (committed)
- Metropolitan Council TBRA: \$215,250 (requested)

Economic development/housing impact

- Increases the tax base
- Estimated 27 new FTEs
- Adds 26 single room occupancy units, 16 studios, and six one-bedroom units priced at 30% and 60% of the AMI

Site description

Partially vacant site formerly occupied by residential and commercial spaces

Contamination issues: Contamination consisting of arsenic in soils

Project plans: Construct a 48-unit affordable and supportive housing apartment building with 24 units set aside for high priority households that are experiencing homelessness and eight units will be set aside for people with disabilities.

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



Envision Community Penn Avenue

Address: 2100, 2106, and 2110 Penn Avenue North, Minneapolis

Applicant: City of Minneapolis on behalf of Envision Communities, Inc.

Property owner: City of Minneapolis CPED

Recommended award: \$86,551

Award recommendation

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

Previous ERF awards: Minnesota Brownfields Gap Financing Program (ERF funded) - \$14,997 in 2022

Other funding sources

- None

Economic development/housing impact

- Adds 20 two-bedroom units priced at 30% and 80% of the AMI
- Estimated 1.5 new FTEs

Site description

The site is currently vacant.

Contamination issues: Lead contamination in shallow soils

Project plans: Construct 20 units of supportive micro-housing

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



Snelling Yards Family Housing

Address: 3601 East 44th Street, Minneapolis

Applicant: City of Minneapolis on behalf of Snelling Yards Development Co. LLC

Property owner: Snelling Yards Development Co. LLC

Recommended award: \$315,000

Award recommendation

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

Previous ERF awards: Minnesota Brownfields Gap Financing Program (ERF funded) - \$40,850 in 2018

Other funding sources

- Hennepin County AHIF \$900,000 (committed)
- Metropolitan Council LCDA \$725,000 (requested)
- DEED \$300,000 (requested)
- Minneapolis AHTF \$2,190,000 (committed)

Economic development/housing impact

- Increases tax base
- Adds 17 studio, 15 two-bedroom, 43 three-bedroom, and 15 four-bedroom units priced at 30%, 50%, 60%, and 80% of the AMI

Site description

An existing unoccupied building

Contamination issues: Soil contaminated with metals and petroleum, and soil vapor contaminated with VOCs

Project plans: Redevelopment to a five-story building with 90 apartment units

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



RS EDEN House

Address: 1025 Portland Avenue, Minneapolis

Applicant: City of Minneapolis on behalf of Eden Rehabilitation

Property owners: Eden Rehabilitation

Recommended award: \$76,467 (\$47,220 requested)

Award recommendation

The activities are eligible for funding. In order to meet the entire environmental need of the project, the committee recommends awarding RS EDEN the \$47,220 as well as the remaining cost of the vapor mitigation system for a new total of \$76,467. The recommended award is equal to the amount requested in the amended grant application.

Previous ERF awards: None

Other funding sources

- None

Economic development/housing impact

- Supports a supportive housing facility that serves people well below the poverty line, with over half of the people supported having a background of being involved in the criminal justice system and who have children. Services on site include substance abuse professionals, nurses, mental health professionals, and volunteers.
- Installation of a vapor mitigation system to protect human health in the building.

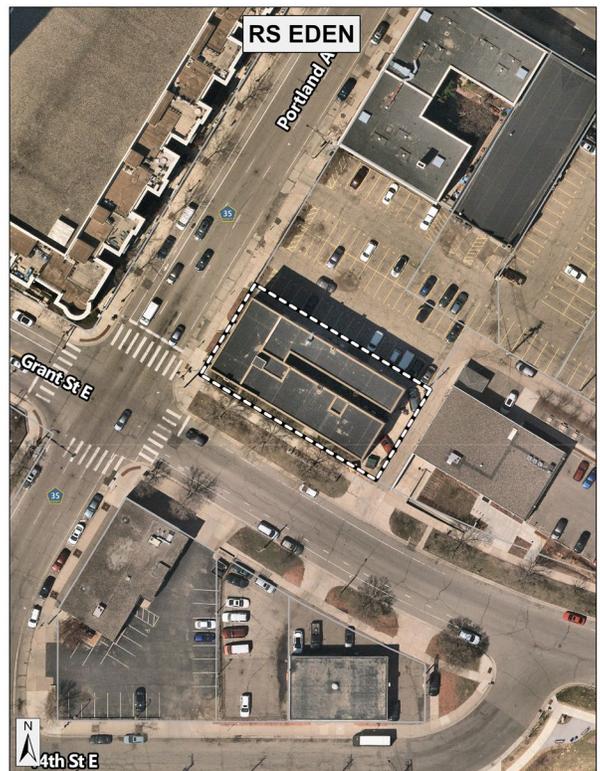
Site description:

Occupied by a four-story residential treatment facility

Contamination issues: Soil vapor is contaminated with solvents

Project plans: Install a vapor mitigation system for the building

Requested use of ERF grant: Funding for vapor mitigation system installation costs



Stinson Apartments

Address: 1714 East Hennepin Avenue, Minneapolis

Applicant: City of Minneapolis on behalf of 1714 E Hennepin LLC

Property owners: 1714 E Hennepin LLC

Recommended award: \$93,950

Award recommendation

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

Previous ERF awards: None

Other funding sources

- Metropolitan Council TBRA - \$240,971 (requested)

Economic development/housing impact

- Estimated up to two new FTEs
- Increases the tax base
- Adds five affordable housing units priced at 60% of the AMI and 19 market-rate housing units consisting of one-bedroom and two-bedrooms

Site description:

Currently a vacant site. Historical operations at the site have included a gas station.

Contamination issues: Soil contaminated with metals, PAHs and petroleum. Soil vapor contaminated with VOCs. Orphaned underground storage tank.

Project plans: Construct a multi-story residential building

Requested use of ERF grant: Funding for soil cleanup costs, vapor mitigation system installation costs, and removal of underground storage tank



Wooddale Station Redevelopment

Address: 5816 – 5802 W 36th Street, St. Louis Park

Applicant: City of St. Louis Park Economic Development Authority (SLP EDA) on behalf of Wooddale Station, LLC

Property owner: SLP EDA and Standal Properties Inc.

Recommended award: \$282,000

Award recommendation

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

Previous ERF awards: Spring 2022 for \$239,000

Other funding sources

- Metropolitan Council TBRA: \$428,000 (requested)
- DEED: \$513,000 (requested)
- Hennepin County TOD: \$250,000 (committed 2022 grant)

Economic development/housing impact

- Increases the tax base
- Estimated 50 new FTEs
- Adds six studio, 35 one-bedroom, 18 two-bedroom, and 4 three-bedroom units priced at 50% and 60% of the AMI.
- Adds 252 market-rate units ranging from studios to three-bedrooms.
- Includes installation of rooftop solar array, electric vehicle charging stations, and additional stormwater management above watershed requirements.

Site description

The western parcel has a vacant building, and the eastern parcel has a retail/commercial building.

Contamination issues: Soil contaminated with petroleum, metals, PAHs, and chlorinated solvents. PFOS and solvents in groundwater

Project plans: Construction of two new six-story residential buildings with partial ground level retail, and a public plaza

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

