

# HENNEPIN COUNTY

## MINNESOTA

### FINAL COMMITTEE AGENDA

**PUBLIC WORKS COMMITTEE**  
TUESDAY, FEBRUARY 4, 2025  
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  
Heather Edelson, District 6

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#### 1. Minutes from Previous Meeting

1.A. January 14, 2025 Minutes

**Attachments:** [PW-COMMITTEEMINUTES-14-Jan-2025](#)

#### 2. New Business

##### Routine Items

2.A. [25-0048](#)

Neg Agmt PW 36-24-24 with Maple Grove for cost participation of Maple Grove Parkway north of CSAH 81, CP 2201100; (County Cost: \$521,000 County Bonds, \$60,000 Operating)

**Attachments:** [Map: CSAH 121 \(Maple Grove Pkwy\) in Maple Grove](#)

2.B. [25-0049](#)

Amd 1 to PR00006257 with Short-Elliott-Hendrickson, Inc. to include professional services for Nicollet Avenue (CSAH 52) Phase 2 in Bloomington (CP 2143101), incr NTE to \$1,750,000 (county cost: \$1,100,000 Transportation Advancement Account - Complete Street, \$650,000 Transportation Advancement Account - Preservation)

**Attachments:** [Map: CSAH 52 \(Nicollet Ave\) in Bloomington](#)

2.C. [25-0050](#)

Authorization to request a variance from MnDOT standard for State Aid Operation related to Nicollet Avenue (CSAH 52) Reconstruction (CP 2120800), State Aid Projects 027-652-046 and 157-020-034

**Attachments:** [Map of CSAH 52 \(Nicollet Ave\) in Richfield](#)

2.D. [25-0051](#)

Authorization to request a variance from MnDOT standard for State Aid Operation related to Lowry Avenue (CSAH 153) Reconstruction (CP 2140800), State Project 027-753-021 and State Project 141-020-145

**Attachments:** [Map: CSAH 153 \(Lowry Ave NE\) in Minneapolis](#)

**Items for Discussion and Action**2.E. [25-0052](#)

Neg fall 2024 ERF grant agmts with various entities for one or two-year periods, total combined NTE \$2,165,055; neg ERF grant agreement PR00006819 with Habitat for Humanity for costs incurred 01/21/20-12/31/25, NTE \$97,183

**Attachments:** [Environmental Response Fund Fall 2024 Funding Recommendations](#)

# HENNEPIN COUNTY

300 South Sixth Street  
Minneapolis, MN  
55487-0240

## MINNESOTA

### Board Action Request

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**TMP-25-0101**

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**Item Description:**

January 14, 2025 Minutes

# HENNEPIN COUNTY

## MINNESOTA

### COMMITTEE MINUTES

**PUBLIC WORKS COMMITTEE**  
TUESDAY, JANUARY 14, 2025  
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  
Heather Edelson, District 6

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Commissioner Kevin Anderson, Chair, called the meeting of the Public Works Committee for Tuesday, January 14, 2025 to order at 3:14 p.m.

**Present:** Marion Greene, Irene Fernando, Angela Conley, Heather Edelson, Debbie Goettel, Jeff Lunde and Kevin Anderson

#### 1. Minutes from Previous Meeting

1.A. December 3, 2024 Minutes

#### APPROVE

**Heather Edelson moved, seconded by Commissioner Irene Fernando, to approve the Minutes.**

**Aye:** Commissioner Greene, Commissioner Fernando, Commissioner Conley, Edelson, Goettel, Lunde and Anderson

#### 2. New Business

##### Routine Items

2.A. [25-0019](#)

Authorization to apply for federal discretionary grants through USDOT's FY2025 RAISE program for projects on West Broadway Avenue, CSAH 81 (CP 1005877) and Washington Avenue, CSAH 152 (CP 2221000)

#### CONSENT

**Heather Edelson moved, seconded by Commissioner Irene Fernando, to approve the Resolution.**

**Aye:** Commissioner Greene, Commissioner Fernando, Commissioner Conley, Edelson, Goettel, Lunde and Anderson

2.B. [25-0020](#)

Delegate authority to county administrator and County Highway Engineer to provide letters of support for grant applications submitted by partner agencies to certain state-funded transportation programs

#### CONSENT

**Heather Edelson moved, seconded by Debbie Goettel, to approve the Resolution.**

**Aye:** Commissioner Greene, Commissioner Fernando, Commissioner Conley, Edelson, Goettel, Lunde and Anderson

2.C. [25-0021](#)

Vacate and release sidewalk and landscape easements adjacent to CSAH 3 (Lake Street) for the redevelopment of the former Kmart site in Minneapolis

**CONSENT**

**Heather Edelson moved, seconded by Jeff Lunde, to approve the Resolution.**

**Aye:** Commissioner Greene, Commissioner Fernando, Commissioner Conley, Edelson, Goettel, Lunde and Anderson

2.D. [25-0022](#)

Agmt PR00006767 with SRF Consulting Group for preliminary design engineering and public outreach for reconstruction of CSAH 15 (Gleason Road in Minnetonka, Plymouth and Wayzata) (CP 2194500), county cost NTE \$643,101

**REVISE**

**Heather Edelson moved, seconded by Jeff Lunde, to revise the Resolution.**

**Aye:** Commissioner Greene, Commissioner Fernando, Commissioner Conley, Edelson, Goettel, Lunde and Anderson

[25-0022R1](#)

Agmt PR00006767 with SRF Consulting Group for preliminary design engineering and public outreach for reconstruction of CSAH 15 (Gleason Road in Minnetonka, Plymouth and Wayzata) (CP 2194500), county cost NTE \$643,101

**CONSENT**

**Heather Edelson moved, seconded by Jeff Lunde, to approve the Resolution.**

**Aye:** Commissioner Greene, Commissioner Fernando, Commissioner Conley, Edelson, Goettel, Lunde and Anderson

2.E. [25-0023](#)

Neg Agmt PW 02-40-25 with MnDOT, city of Plymouth and Three Rivers Park District for improvements on CSAH 73, total county cost \$1,060,000 (\$1,000,000 Transportation Advancement Account - Active Transportation, \$60,000 County Bonds)

**CONSENT**

**Heather Edelson moved, seconded by Jeff Lunde, to approve the Resolution.**

**Aye:** Commissioner Greene, Commissioner Fernando, Commissioner Conley, Edelson, Goettel, Lunde and Anderson

2.F. [25-0024](#)

Amd 1 to Agmt PR00005002 with Kimley-Horn and Associates, Inc. for preliminary design engineering, professional services for Lyndale Avenue (CSAH 22) reconstruction in Minneapolis (CP 2052300), incr NTE county cost by \$425,000; (county cost: NTE \$1,672,000 state aid, \$418,000 Minneapolis)

**CONSENT**

**Heather Edelson moved, seconded by Jeff Lunde, to approve the Resolution.**

**Aye:** Commissioner Greene, Commissioner Fernando, Commissioner Conley, Edelson, Goettel, Lunde and Anderson

**Items for Discussion and Action**

2.G. [25-0025](#)

Agmt PR00006817 with MN Waste Wise Foundation to continue implementing the MNimize campaign, 02/01/25-01/31/28, NTE \$403,000

**CONSENT**

**Jeff Lunde moved, seconded by Commissioner Irene Fernando, to approve the Resolution.**

**Aye:** Commissioner Greene, Commissioner Fernando, Commissioner Conley, Edelson, Goettel, Lunde and Anderson

2.H. [25-0026](#)

Neg Agmt PR00006904 with MSR Design to provide building material reuse consulting services, 02/01/25-6/30/27, NTE \$140,100; and neg Agmt PR00006905 with Doors Unhinged to provide building material reuse consulting services, 02/01/25-6/30/27, NTE \$145,250

**CONSENT**

**Commissioner Marion Greene moved, seconded by Commissioner Irene Fernando, to approve the Resolution.**

**Aye:** Commissioner Greene, Commissioner Fernando, Commissioner Conley, Edelson, Goettel, Lunde and Anderson

There being no further business, the Public Works Committee for Tuesday, January 14, 2025 was declared adjourned at 3:33 p.m.

Maria Rose  
Clerk to the County Board

### Board Action Request

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**25-0048**

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#### **Item Description:**

Neg Agmt PW 36-24-24 with Maple Grove for cost participation of Maple Grove Parkway north of CSAH 81, CP 2201100; (County Cost: \$521,000 County Bonds, \$60,000 Operating)

#### **Resolution:**

BE IT RESOLVED, that the County Administrator be authorized to negotiate Agreement PW 36-24-24 with the City of Maple Grove for cost participation and maintenance responsibilities relating to the construction of a new alignment of Maple Grove Parkway between County State Aid Highway (CSAH) 81 and CSAH 121 (Fernbrook Lane), county project (CP) 2201100, at a county cost not to exceed (NTE) \$521,000 for the roadway and an estimated cost of \$60,000 for a new signal cabinet at Maple Grove Parkway and CSAH 81; that following 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 disburse funds as directed.

#### **Background:**

The Cost Participation and Partnerships program provides funding for partnership projects that advance city and county aligned transportation goals. The City of Maple Grove, in collaboration with the county, is leading a project to construct a new alignment of Maple Grove Parkway from CSAH 81 to Fernbrook Lane this year. Funding for the county's cost participation is available in CP 2201100: Cost Participation and Partnerships 2024-2028 with expenses tracked in its associated sub-project CP 2230200.

The project includes traffic signal revisions at Maple Grove Parkway and CSAH 81. To ensure compatibility with the county's Advanced Transportation Management System, the county will supply the signal cabinet, and associated components, at an estimated county cost of \$60,000 to be financed by the Transportation Operation's Operating Budget.

This new alignment of Maple Grove Parkway is identified in the county's 2040 comprehensive plan as a county roadway. The cost participation for this project is in accordance with the County's Jurisdictional Transfer Policy in recognition that the ownership of the newly constructed Maple Grove Parkway will be transferred to Hennepin County after construction.

#### **Current Request:**

This request seeks authorization to negotiate Agreement PW 36-24-24 with the City of Maple Grove for cost participation and maintenance in the construction of a new alignment of Maple Grove Parkway from CSAH 81 to Fernbrook Lane and new traffic signal cabinet at CSAH 81 and Maple Grove Parkway, CP 2201100, at a county cost of \$581,000 (\$521,000 capital and \$60,000 operating); with expenses tracked under CP 2230200.

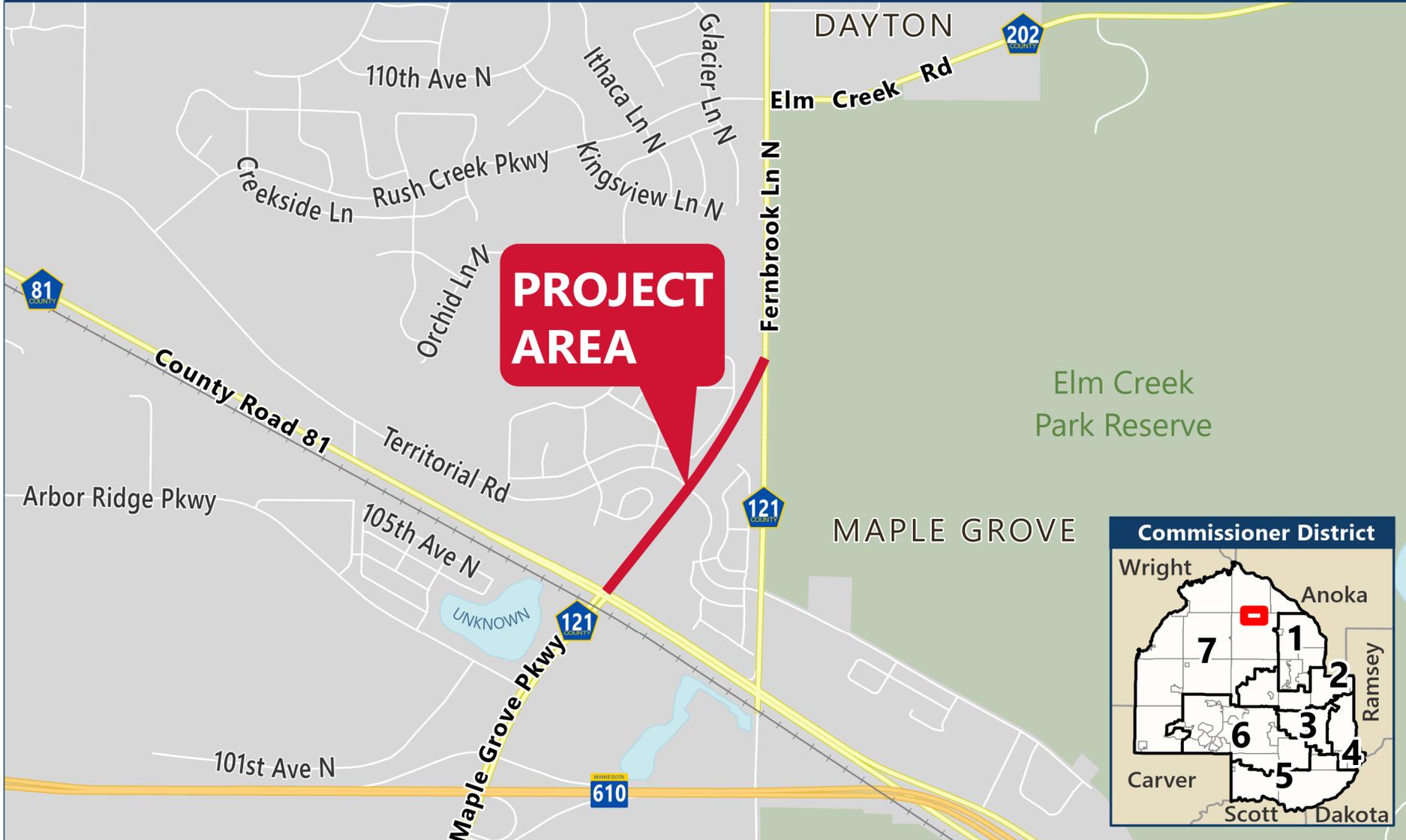
#### **Impacts/Outcomes:**

These improvements will support the county's Mobility 2040 goals, climate action and disparity reduction efforts by improving accessibility, mobility, and safety for multimodal transportation.

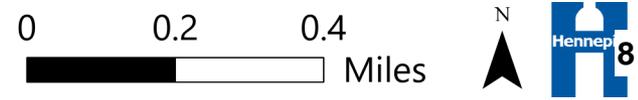
**Recommendation from County Administrator:** Recommend Approval

# Maple Grove Parkway Extension

Participation in the City of Maple Grove's Project to extend Maple Grove Parkway from CSAH 81 to CSAH 121



BAR map date:  
1/13/2025



## MINNESOTA

### Board Action Request

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**25-0049**

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#### **Item Description:**

Amd 1 to PR00006257 with Short-Elliott-Hendrickson, Inc. to include professional services for Nicollet Avenue (CSAH 52) Phase 2 in Bloomington (CP 2143101), incr NTE to \$1,750,000 (county cost: \$1,100,000 Transportation Advancement Account - Complete Street, \$650,000 Transportation Advancement Account - Preservation)

#### **Resolution:**

BE IT RESOLVED, that the County Administrator be authorized to execute Amendment 1 to Agreement PR00006257 with Short-Elliott-Hendrickson, Inc. to include preliminary design engineering and professional services for County State Aid Highway (CSAH) 52 (Nicollet Avenue) reconstruction Phase 2 from East 89th Street to CSAH 1 (98th Street) in Bloomington, county project (CP) 2143101, and to increase the contract amount by \$650,000 for a new amount not to exceed \$1,750,000, with no change to the contract period; 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.

#### **Background:**

The county, in collaboration with the City of Bloomington, plans to reconstruct Nicollet Avenue. Phase 1 of the project (CP 2143102) includes the segment from 89th Street to American Boulevard and Phase 2 (CP 2143101) extends from 98th Street to 89th Street. The roadway reconstruction will incorporate a Complete and Green Streets design with upgraded storm water structures, enhanced multi-modal facilities and Americans with Disabilities Act upgrades.

In 2024, the county entered into Agreement PR00006257 with Short-Elliott-Hendrickson, Inc. to provide preliminary design for Nicollet Avenue reconstruction (Phase 1) at a county cost not to exceed \$1,100,000 (Resolution 24-0220). Additional services are needed to increase the scope to include Nicollet Avenue reconstruction Phase 2. Funding is available in CP 2143101 - Reconstruct Nicollet Avenue Phase 2.

The county will continue its community engagement as the project continues into final design. Construction is scheduled to begin in 2027 with substantial completion in 2029.

#### **Current Request:**

This request seeks authorization to execute amendment 1 to Agreement PR00006257 with Short-Elliott-Hendrickson, Inc., to include preliminary design engineering and professional services for the Nicollet Avenue reconstruction project (Phase 2), CP 2143101, and increasing the not to exceed total to \$1,750,000.

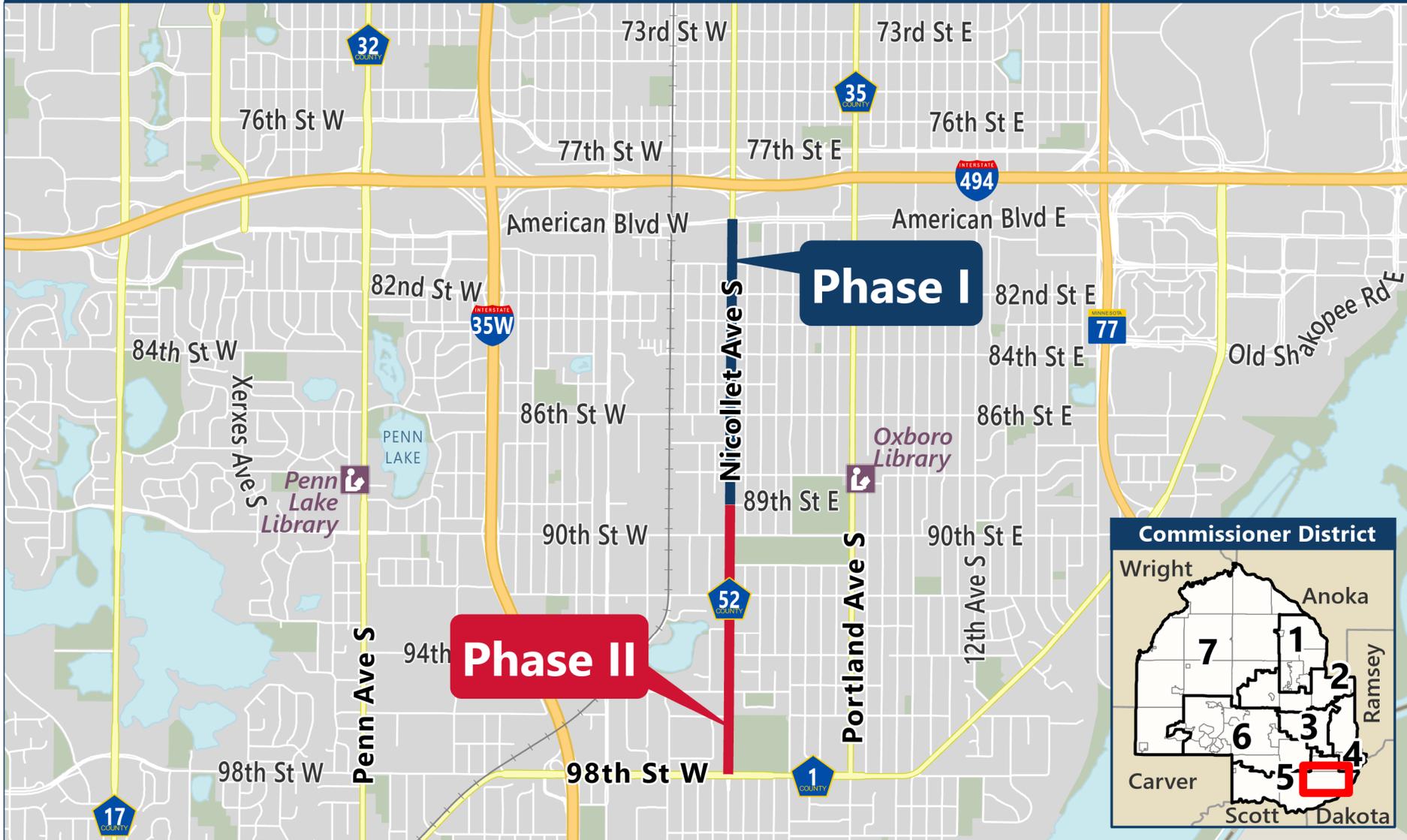
#### **Impacts/Outcomes:**

This action supports the county's Mobility 2040 goals, climate action and disparity reduction efforts by improving accessibility, mobility and safety for multimodal transportation users.

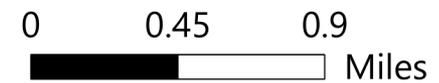
**Recommendation from County Administrator:** Recommend Approval

# CP 2143101

CSAH 52 (Nicollet Avenue) Phase II Reconstruction from 98th St (CSAH 1) to 89th St in Bloomington



BAR map date:  
1/16/2025



## MINNESOTA

### Board Action Request

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**25-0050**

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**Item Description:**

Authorization to request a variance from MnDOT standard for State Aid Operation related to Nicollet Avenue (CSAH 52) Reconstruction (CP 2120800), State Aid Projects 027-652-046 and 157-020-034

**Resolution:**

BE IT RESOLVED, that the County Engineer is hereby authorized to submit a formal variance request to the Commissioner of the Minnesota Department of Transportation (MnDOT) according to the Minnesota Administrative Rules for State Aid Operation Chapter 8820, part 8820.9936 (Minimum Design Standards, Urban; New or Reconstruction Projects) to allow 10-foot lanes in lieu of 11-foot lanes with the urban reconstruction of County State Aid Highway (CSAH) 52 (Nicollet Avenue) from 77th Street to CSAH 53 (66th Street).

BE IT FURTHER RESOLVED, that upon approval of the requested variance by the MnDOT Commissioner, the Hennepin County Board of Commissioners hereby indemnifies, saves and hold harmless the State of Minnesota and its agents and employees of and from claims, demands, actions, or causes of action arising out of or by reason of the urban reconstruction of CSAH 52 (Nicollet Avenue) from 77th Street to CSAH 53 (66th Street) in accordance with Minnesota Rules 8820.9936 and further agrees to defend at its sole cost and expense any action or proceeding commenced for the purpose of asserting any claim arising as a result of the granting this variance.

**Background:**

Hennepin County, in coordination with the City of Richfield, is preparing plans for the urban reconstruction of CSAH 52 (Nicollet Avenue) from 77th Street to CSAH 53 (66th Street). Through project development, the project team, has determined that people walking, biking and rolling along the corridor would benefit from the implementation of narrower (10-foot) lanes in combination with other safety improvements. Since this roadway does not meet MnDOT's interpretation of the state aid rules for use of 10-foot lanes, a variance is required.

**Current Request:**

This request seeks authorization to request a variance from Minnesota Administrative Rules for State Aid Operation Chapter 8820, part 8820.9936 to allow 10-foot lanes in lieu of 11-foot lanes with the reconstruction of Nicollet Avenue between 77th and 66th streets.

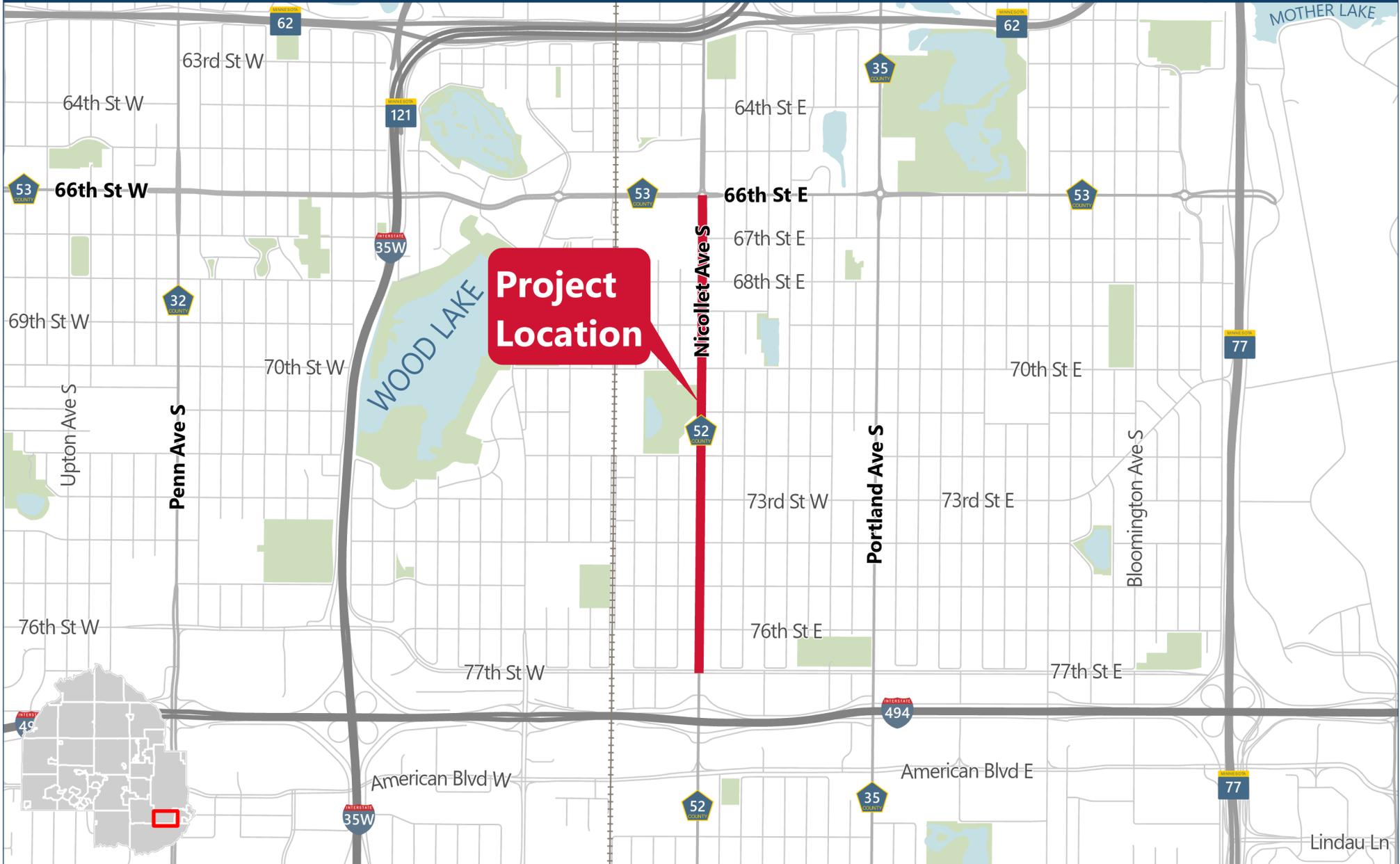
**Impacts/Outcomes:**

This action supports the county's Mobility 2040 goals, climate action and disparity reduction efforts by improving accessibility, mobility, and safety for multimodal transportation users.

**Recommendation from County Administrator:** Recommend Approval

# CP 2120800

CSAH 52 (Nicollet Avenue) Reconstruction Project in the City of Richfield | Hennepin County Public Works



**Disclaimer:** This map (i) is furnished "AS IS" with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this map. Publication date: 12/20/2024. Data sources:



## MINNESOTA

### Board Action Request

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**25-0051**

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**Item Description:**

Authorization to request a variance from MnDOT standard for State Aid Operation related to Lowry Avenue (CSAH 153) Reconstruction (CP 2140800), State Project 027-753-021 and State Project 141-020-145

**Resolution:**

BE IT RESOLVED, that the County Engineer is hereby authorized to submit a formal variance request to the Commissioner of the Minnesota Department of Transportation (MnDOT) according to the Minnesota Administrative Rules for State Aid Operation Chapter 8820, part 8820.9936 (Minimum Design Standards, Urban New or Reconstruction Projects) to allow 10-foot lanes in lieu of 11-foot lanes with the urban reconstruction of County State Aid Highway (CSAH) 153 (Lowry Avenue) from CSAH 23 (Marshall Street) to Washington Street Northeast.

BE IT FUTHER RESOLVED, that upon approval of the requested variance by the MnDOT Commissioner, the Hennepin County Board of Commissioners hereby indemnifies, saves and hold harmless the State of Minnesota and its agents and employees of and from claims, demands, actions, or causes of action arising out of or by reason of the urban reconstruction of CSAH 153 (Lowry Avenue) from CSAH 23 (Marshall Street) to Washington Street Northeast in the accordance with Minnesota Rules 8820.9936 and further agrees to defend at its sole cost and expense any action or proceeding commenced for the purpose of asserting any claim arising as a result of granting this variance.

**Background:**

Hennepin County, in conjunction with the City of Minneapolis, is preparing plans for the urban reconstruction of CSAH 153 (Lowry Avenue) from CSAH 23 (Marshall Street) to Washington Street Northeast. Through project development, the project team has determined that people walking, biking and rolling along the corridor would benefit from the implementation of narrower (10-foot) lanes in combination with other safety improvements. Since this roadway does not meet MnDOT's interpretation of the state aid rules for use of 10-foot lanes, a variance is required.

**Current Request:**

This request seeks authorization to request a variance from Minnesota Administrative Rules for State Aid Operation Chapter 8820, part 8820.9936 to allow 10-foot lanes in lieu of 11-foot lanes with the reconstruction of Lowry Avenue between Marshall and Washington streets NE.

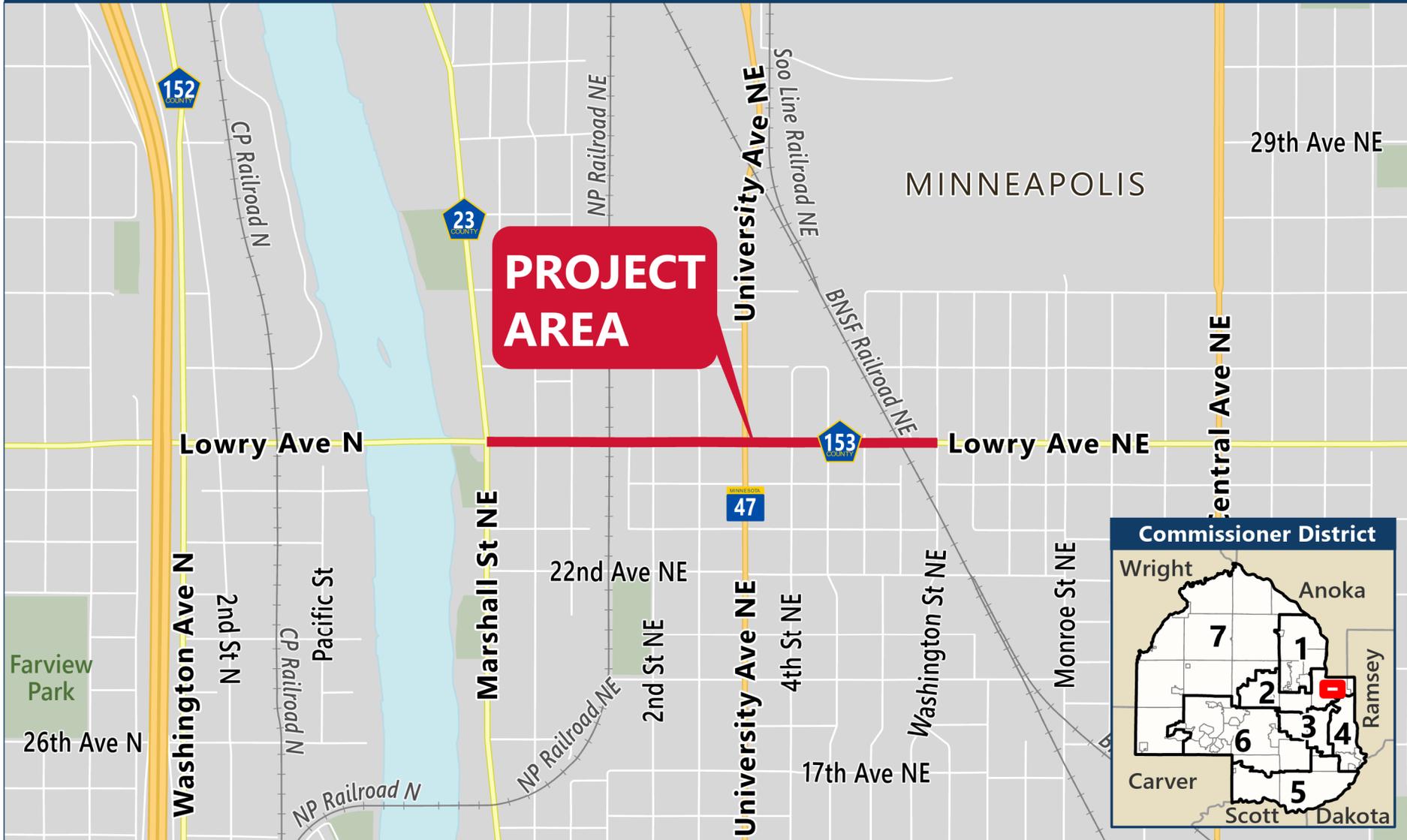
**Impacts/Outcomes:**

This action supports the county's Mobility 2040 goals, climate action and disparity reduction efforts by improving accessibility, mobility, and safety for multimodal transportation users.

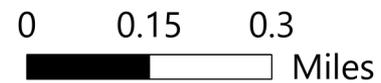
**Recommendation from County Administrator:** Recommend Approval

# CP 2140800

CSAH 153 (Lowry Ave NE) Reconstruction Phase II in Minneapolis



BAR map date:  
1/10/2025



### Board Action Request

**25-0052**

#### Item Description:

Neg fall 2024 ERF grant agmts with various entities for one or two-year periods, total combined NTE \$2,165,055; neg ERF grant agreement PR00006819 with Habitat for Humanity for costs incurred 01/21/20-12/31/25, NTE \$97,183

#### 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 one or two years beginning on the dates of execution:

- Agreement PR00007040 with the City of Lakes Community Land Trust or affiliated entity, in an amount not to exceed \$480,000
- Agreement PR00007038 with the City of Minneapolis, in an amount not to exceed \$777,265
- Agreement PR00007037 with the City of Minneapolis, in an amount not to exceed \$364,134
- Agreement PR00007034 with Debre Selam Medhanealem Ethiopian Orthodox Tewahedo Church, in an amount not to exceed \$81,057
- Agreement PR00007036 with Hennepin County Housing and Economic Development Department, in an amount not to exceed \$300,000
- Agreement PR00007039 with Medina Apartments, LLC or affiliated entity, in an amount not to exceed \$79,779
- Agreement PR00007035 with the Minneapolis Park and Recreation Board, in an amount not to exceed \$82,820; 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; and

BE IT FURTHER RESOLVED, that the County Administrator be authorized to negotiate Environmental Response Fund grant agreement PR00006819 with Twin Cities Habitat for Humanity, for costs incurred during the period of January 21, 2020 through December 31, 2025 in an amount not to exceed \$97,183; that upon review and approval by the County Attorney's Office, the County Administrator be authorized to sign the agreement on behalf of the county; 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 496 projects totaling more than \$78.4 million. Projects supported by ERF provide a variety of community benefits, including creating affordable and moderately priced housing, supporting economic development, 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.

In August 2024, the county solicited proposals from municipalities and nonprofit and for-profit developers, receiving 11 applications. 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. 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. Seven applications were recommended for award.

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 seeks authorization for the County Administrator to negotiate ERF grant agreements during various periods, with the total combined amount not to exceed of \$2,165,055.

The Fall 2024 ERF requests recommended for funding are summarized as follows and are described in the attached report, Environmental Response Fund Fall 2024 Funding Recommendations.

- **Cheatham Apartments, Minneapolis** - \$777,265 for soil cleanup, asbestos and lead abatement, demolition, and underground storage tank removal. (Grantee: City of Minneapolis on behalf of Trellis Co.)
- **CLCLT Homes - Fall 2024, Minneapolis** - \$480,000 for asbestos and lead-based paint abatement associated with the rehabilitation of 21 affordable owner-occupied single-family homes. (Grantee: City of Lakes Community Land Trust)
- **Debre Selam Medhanealem Ethiopian Orthodox Tewahedo Church, Minneapolis** - \$81,057 for additional soil cleanup costs associated with the development of a church. (Grantee: Debre Selam Medhanealem Ethiopian Orthodox Tewahedo Church)
- **Hamel Road Apartments, Medina** - \$79,779 requested for soil cleanup, disposal of contaminated groundwater, and soil gas vapor assessment costs associated with the development of a multi-unit, market-rate residential building. (Grantee: Medina Apartments, LLC)
- **Hennepin Lead-Safe Housing** - \$300,000 for continued assistance of a countywide program that performs lead-based paint abatement in residential homes occupied by low-income households with young children. ERF funds are used as matching funds to the HUD Office of Lead Hazard Control and Healthy Homes FY22 Lead Hazard Reduction Grant to create at least 300 lead-safe housing units by the end of 2026. (Grantee: Hennepin County Housing and Economic Development)
- **The Springs, Minneapolis** - \$364,134 for soil cleanup, soil gas vapor mitigation system installation, demolition, and lead dust and asbestos abatement associated with renovation of an existing residential building and construction of an additional four-story multi-unit residential building. (Grantee: City of Minneapolis on behalf of Minneapolis Public Housing Authority)
- **Whittier Park, Minneapolis** - \$82,820 for soil cleanup costs associated with park amenities,

stormwater infiltration, and landscape renovation. (Grantee: Minneapolis Park and Recreation Board)

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.

Additionally, this request seeks approval for the County Administrator to negotiate and sign ERF grant agreement PR00006819 with Habitat for Humanity Inc. for costs incurred during the period of January 21, 2020 through December 31, 2025 in an amount not to exceed \$97,183 for soil cleanup, environmental monitoring, reporting, Minnesota Pollution Control Agency fees and vapor mitigation work. This agreement is related to Habitat for Humanity's 2019 Environmental Response Fund grant agreement PR00001877 (Resolution 20-0041). Due to unforeseen circumstances during the global pandemic, the project was delayed and cleanup extended past the deadline. The new agreement, PR00006819, is needed to reflect the entirety of the work.

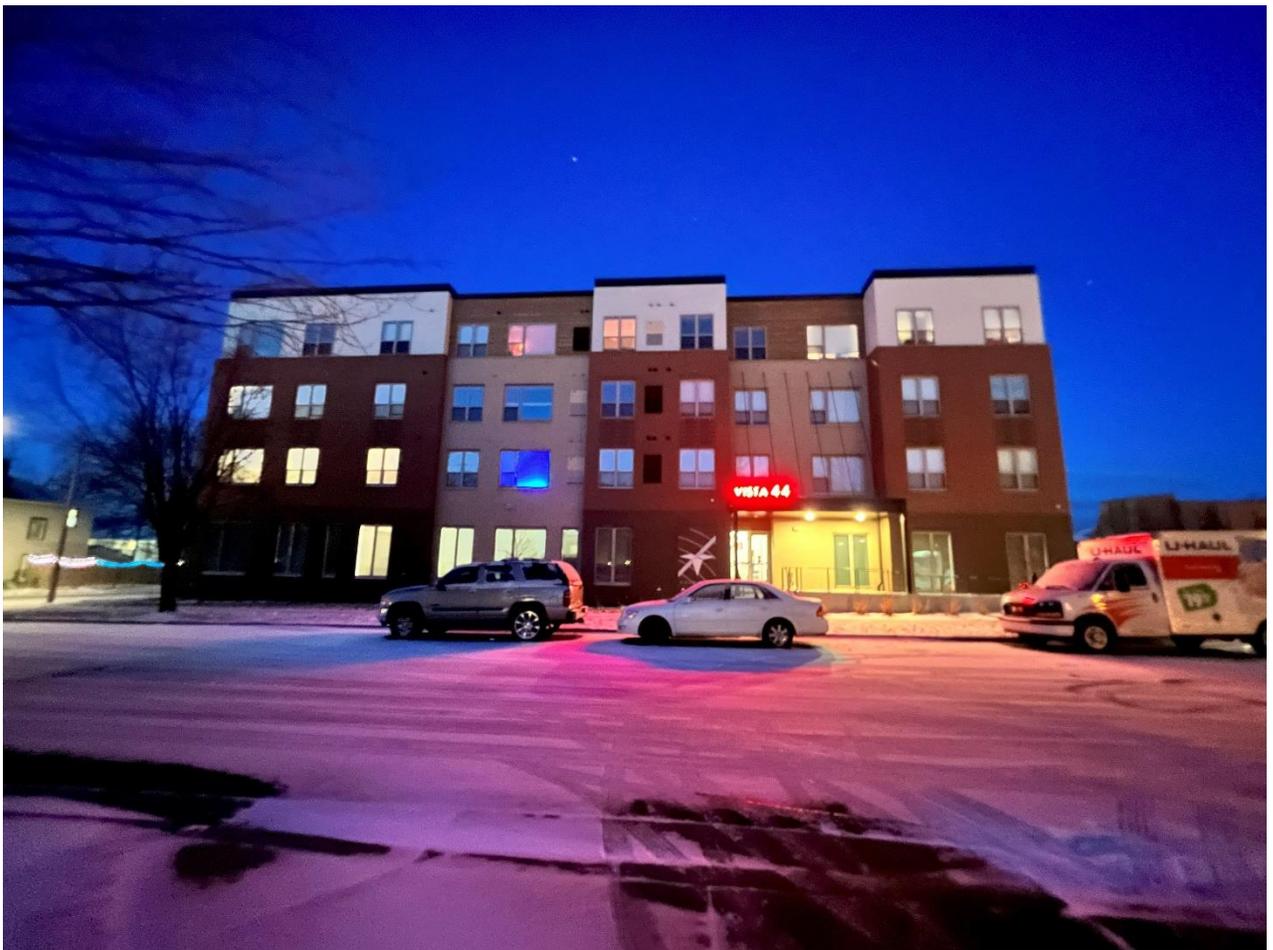
**Impact/Outcome:**

The recommended ERF grant awards will fund soil cleanup, vapor mitigation, asbestos and lead abatement, and pre-development assessments. The awards will also assist developments that increase the tax base, create permanent jobs, and create affordable and moderately priced market-rate housing. The recommended grants support the renovation or construction of 89 market-rate and 346 affordable housing units.

ERF grants reduce environmental contamination and support projects in communities with disparities in health, housing, employment, and income. Three of the grant awards will reduce environmental contamination in environmental justice areas as identified by the Minnesota Pollution Control Agency. Many of the projects supported by these grants include the construction or renovation of buildings that incorporate sustainable features, which support the county's climate action goals.

**Recommendation from County Administrator:** Recommend Approval

# Environmental Response Fund Fall 2024 Funding Recommendations



Vista 44 Apartments in Hopkins received Fall 2020 ERF and Spring 2022 ERF grants to clean up contaminated soil and install a soil gas vapor mitigation system. This formerly vacant property has been replaced with a residential apartment building that provides supportive housing for low-income families, and people experiencing serious and persistent mental illness or other disabling behavioral health conditions. The building includes 25 units set aside for high priority households.

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# Overview

## Background

The Environmental Response Fund (ERF) helps revitalize properties by providing funding to assess and clean up contamination. This helps recipients overcome barriers that the cost of environmental cleanup poses 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
- Protecting buildings and occupants from contaminated soil gas vapor building intrusion

Since 2001, ERF has funded 496 projects totaling \$78,425,737. 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 Hennepin County's Environment and Energy, Housing and Economic Development, and Land Information and Tax Services departments 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. The committee recommends awarding seven grants totaling \$2,165,055. Details on funding recommendations for each project are provided in the individual application summaries that follow.

- **Cedar Lake Road and Louisiana Avenue Improvements, St. Louis Park** — \$600,000 requested for soil cleanup and dewatering costs associated with the conversion of an at-grade roadway intersection into a roundabout. (Grantee: City of St. Louis Park) Recommended award: \$0
- **Cheatham Apartments Site, Minneapolis** — \$1,086,548 requested for soil cleanup, asbestos and lead abatement, demolition, and underground storage

tank removal. (Grantee: City of Minneapolis on behalf of Trellis Co.) Recommended award: \$777,265

- **CLCLT Homes – Fall 2024, Minneapolis** — \$480,000 requested for asbestos and lead-based paint abatement associated with the rehabilitation of 21 affordable owner-occupied single-family homes. (Grantee: City of Lakes Community Land Trust) Recommended award: \$480,000
- **Debre Selam Medhanealem Ethiopian Orthodox Tewahedo Church Site, Minneapolis** — \$437,000 requested for additional soil cleanup costs associated with the development of a church. (Grantee: Debre Selam Medhanealem Ethiopian Orthodox Tewahedo Church) Recommended award: \$81,057
- **Hamel Road Apartments, Medina** — \$215,251 requested for soil cleanup, disposal of contaminated groundwater, and soil gas vapor assessment costs associated with the development of a multi-unit, market-rate residential building. (Grantee: Medina Apartments, LLC) Recommended award: \$79,779
- **Hennepin Lead-Safe Housing 2024** — \$300,000 requested for continued assistance of a countywide program that performs lead-based paint abatement in residential homes occupied by low-income households with young children. (Grantee: Hennepin County Housing and Economic Development) Recommended award: \$300,000
- **Mwanyagetinge, Brooklyn Center** — \$1,000,000 requested for research, education, and continued outreach. (Grantee: Mwanagetinge) Recommended award: \$0
- **Rise Up Center, Minneapolis** — \$76,650 requested for soil gas vapor mitigation system associated with redevelopment community assistance and workforce development center. (Grantee: City of Minneapolis on behalf of Tending the Soil MN) Recommended award: \$0
- **Soo Line Gardens, Minneapolis** — \$678,197 requested for soil cleanup costs associated with an existing community garden. (Grantee: Minneapolis Park and Recreation Board) Recommended Award: \$0
- **The Springs, Minneapolis** — \$427,904 requested for soil cleanup, soil gas vapor mitigation system installation, demolition, and lead dust and asbestos abatement associated with renovation of an existing residential building and construction of an additional four-story, multi-unit residential building. (Grantee: City of Minneapolis on behalf of Minneapolis Public Housing Authority) Recommended award: \$364,134
- **Whittier Park, Minneapolis** — \$233,905 requested for soil cleanup costs associated with park amenities, stormwater infiltration, and landscape renovation. (Grantee: Minneapolis Park and Recreation Board) Recommended award: \$82,820

The recommended ERF grant awards will fund soil cleanup, vapor mitigation and sampling, abatement activities, and assessment. The awards will also assist developments that increase the tax base, create or retain permanent jobs, and create and retain affordable housing. The recommended grants provide for the renovation or construction of 346 affordable and 89 market-rate housing units, including 20 units set aside for families experiencing homelessness. Affordable housing units include single-family and multi-family occupants. ERF grants reduce environmental

contamination and support projects in communities with disparities in health, housing, employment, and income.

### **Additional funding mechanisms**

In addition to the ERF, Hennepin County offers several other funding mechanisms for brownfields assessment and cleanup.

Through grants from the U.S. Environmental Protection Agency (EPA), Hennepin County has low-interest loans available for brownfields cleanup from its Revolving Loan Fund (RLF) program.

Hennepin County also provides funding for brownfields environmental assessments to cities and nonprofit organizations on a rolling basis. This assessment funding comes from the county's RLF loan repayment proceeds and the Minnesota Brownfields Gap Financing Program (funded through an ERF grant).

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. Four of the ERF Fall 2024 applicants have received assessment funding from one or more these other county funding sources.

## **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)

Area Median Income (AMI)

Full Time Equivalent (FTE)

Minnesota Department of Employment and Economic Development (DEED)

Minnesota Park and Recreation Board (MPRB)

Minnesota Pollution Control Agency (MPCA)

Polycyclic Aromatic Hydrocarbons (PAHs)

Transit Oriented Communities (TOC)

United States Environmental Protection Agency (EPA)

Volatile Organic Compounds (VOCs)

## **Contact information**

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# Cedar Lake Road and Louisiana Avenue Improvements

Address: Intersection of Cedar Lake Road and Louisiana Avenue, St. Louis Park, MN

Applicant: City of St. Louis Park

Property owners: City of St. Louis Park and Mak Property Management LLC

**Recommended award: \$0 (\$600,000 requested)**

## Award recommendation

The project is not recommended for funding due to ERF budget limitations and the relatively low levels of contamination identified. This project ranked low in comparison to other applications received.

Previous ERF awards: None.

## Other funding sources

- None

## Economic development/housing impact

- Improved traffic flow and safety through a busy commercial and residential intersection.

## Site description:

Public road intersection historically adjoined by gasoline filling stations.

**Contamination issues:** PAH impacts to soil and groundwater.

**Project plans:** Renovation of existing at-grade intersection with a roundabout and sidewalks.

**Requested use of ERF grant:** Funding for contaminated soil cleanup and treatment of groundwater during construction dewatering.



# Cheatham Apartments

Address: 3716 Cheatham Avenue, Minneapolis  
Applicant: City of Minneapolis on behalf of Trellis Co.  
Property owner: Checkerboard LLC

**Recommended award: \$777,265 (\$1,086,548 requested)**

## Award recommendation

The activities are eligible for funding. The recommended award reflects a reduction to exclude \$69,283 ineligible costs associated with excavation for an underground parking lot and soil management for a portion of the site where sample analytical data does not support evidence of contamination. The recommended award also reflects an additional \$240,000 reduction, which the Metropolitan Council has agreed to fund that then allows us to provide more funding to other projects.

**Previous ERF awards:** Minnesota Brownfields Gap Financing Program (ERF funded) — \$14,706 in 2023, and \$4,450 in 2024; Fall 2018 ERF \$290,000 (relinquished).

## Other funding sources

- Hennepin County Assessment Grant \$19,435 (2024)
- Hennepin County AHIF \$943,612 (committed)
- Metropolitan Council \$1,086,548 (requested)

## Economic development/housing impact

- Increases the tax base
- Estimated five new FTEs
- Cleanup blighted vacant property
- 20 units designated for families experiencing homelessness, 32 project based vouchered units
- Adds 98 units at 30% to 50% AMI
- Adds 120 units of workforce housing at moderately priced market rates

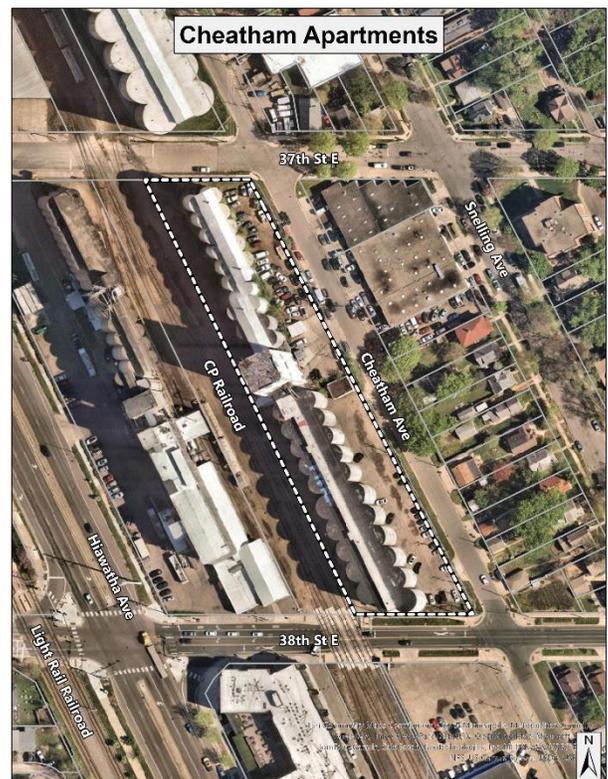
## Site description

Vacant former industrial grain silos and headhouse.

**Contamination issues:** Soil contaminated with petroleum & PAHs, metals, asbestos and lead building materials and solvent impacts in groundwater.

**Project plans:** Construction of new multi-story affordable and market rate residential buildings and commercial space.

**Requested use of ERF grant:** Funding for soil cleanup, ACM and lead abatement.



# CLCLT Homes – Fall 2024

Addresses: 1026 Irving Ave N, 1134 James Ave N, 1714 Irving Ave N, 1923 Willow Ave N, 2308 Elliot Ave S, 2314 Elliot Ave S, 2424 17th Ave S, 2506 James Ave N, 2833 30th Ave S, 3015 Colfax Ave N, 3204 Elliot Ave, 3318 N 6th St, 3406 Penn Ave N, 3709 24th Ave S, 3909 11th Ave S, 3937 23rd Ave S, 4033 16th Ave S, 4209 41st Ave S, 5246 Knox Ave N, 5305 46th Ave S, 5317 41st Ave S, Minneapolis

Applicant: City of Lakes Community Land Trust (CLCLT)

Property owners: Buildings are owned by the homeowner, and the land is owned by CLCLT to preserve affordability.

**Recommended award: \$480,000 (\$480,000 requested)**

### Award recommendation

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

**Previous ERF awards:** 91 homes through nine previous ERF grants (\$220,000 Fall 2023, \$175,000 Fall 2022, \$270,000 Fall 2021, \$150,000 Fall 2020, \$200,000 Fall 2018, \$225,000 Fall 2017, \$230,000 Fall 2016, \$115,000 Fall 2015, and \$170,000 Fall 2014)

### Other funding sources

- Hennepin County AHIF \$205,000 (committed)
- Metropolitan Council \$67,000 (committed)

### Economic development/housing impact

- Creates and preserves permanently affordable single-family housing. The CLCLT program provides a pathway for low-income families to become homeowners with support and has an emphasis on improving minority homeownership rates.

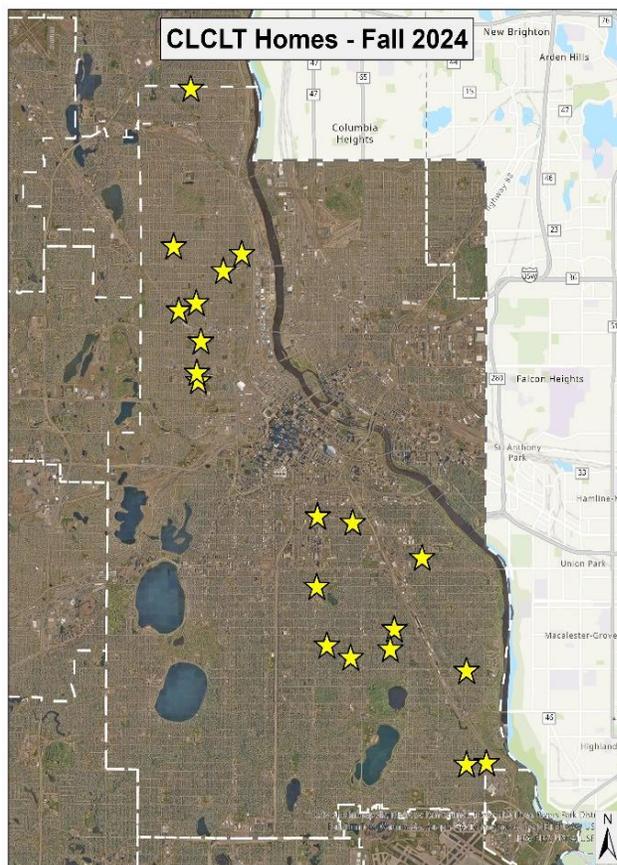
### Site description:

Occupied single-family homes.

**Contamination issues:** Asbestos-containing materials and lead-based paint are present in the existing homes.

**Project plans:** Rehabilitation of single-family homes in exchange for making the homes permanently affordable.

**Requested use of ERF grant:** Funding for asbestos and lead-based paint abatement.



# Debre Selam Medhanealem Ethiopian Orthodox Tewahedo Church

Address: 2629 30th Avenue South, Minneapolis

Applicant: Debre Selam Medhanealem Ethiopian Orthodox Tewahedo Church

Property owners: Debre Selam Orthodox Church

**Recommended award: \$81,057 (\$437,000 requested)**

## Award recommendation

The activities are eligible for funding. However, new analytical data provided during the application review process indicated that the volume of contaminated soil is significantly smaller than the applicant originally anticipated. Therefore, the recommended award has been reduced to match the reduced volume of contaminated soil requiring disposal.

**Previous ERF awards:** Minnesota Brownfields Gap Financing Program (ERF funded)  
\$12,000 in 2016, \$572,800 ERF Spring in 2022

## Other funding sources

- Assessment funds from Hennepin County Revolving Loan Fund loan repayment proceeds: \$29,000

## Economic development/housing impact

- Estimated 10 new FTEs and 11 retained FTEs
- Redevelopment of a vacant site

## Site description:

The site has been vacant since 2014. Historically, the site was used for industrial purposes including elevator equipment manufacturing and painting, and automobile repair.

**Contamination issues:** Soil is contaminated with petroleum, metals, and PAHs. Groundwater and soil vapor are contaminated with solvents.

**Project plans:** Construct a new church building with Sunday school classrooms.

**Requested use of ERF grant:** Funding for additional soil cleanup costs.



# Hamel Road Apartments

Address: 500 Hamel Road, Medina

Applicant: Medina Apartments, LLC

Property owners: Medina Apartments, LLC

**Recommended award: \$79,779 (\$215,251 requested)**

## Award recommendation

The activities are generally eligible for funding. The recommended award is reduced to exclude ineligible costs associated with soil management for a portion of the site where sample analytical data does not support evidence of contamination.

**Previous ERF awards:** None

## Other funding sources

- Metropolitan Council: \$738,005.09 (requested)
- DEED: \$384,377.66 (requested)

## Economic development/housing impact

- Increases the tax base
- Estimated two new FTEs
- Creates 89 new market-rate housing units consisting of 18 studios, 29 one-bedrooms, 30 two-bedrooms, and 12 three-bedrooms

## Site description:

Vacant land with a stormwater pond that was historically agricultural land and wetland which was filled with debris.

**Contamination issues:** PAHs in soil and arsenic and PAHs in groundwater.

**Project plans:** Development of a new 89-unit residential building.

**Requested use of ERF grant:** Funding for excavation, transportation, and disposal of contaminated soil, disposal of contaminated groundwater (if encountered), and additional soil vapor sampling.



# Hennepin Lead-Safe Housing 2024

Address: Multiple homes throughout Hennepin County

Applicant: Hennepin County Housing and Economic Development Department

Property owner: Individual property owners

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

## **Award recommendation**

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

**Previous ERF awards:** \$300,000 Fall 2021; \$300,000 Fall 2019; \$200,000 Fall 2016; \$150,000 Spring 2014; \$150,000 Spring 2010; \$150,000 Spring 2006; \$250,000 Spring 2004; \$29,350 Spring 2002

## **Other funding sources**

- Hennepin County HRA \$150,000 (expended) and \$150,000 (requested for 2025)

## **Economic development/housing impact**

- The grant will preserve existing affordable housing units while improving health outcomes by reducing lead-based paint hazards that have disproportionately impacted low-income communities and communities of color. The target population for this grant are families with a household income below 80% AMI with a child under age six.

## **Site description:**

Occupied residences.

**Contamination issues:** The lead-based paint hazard control program includes assessment and abatement or removal of lead-paint hazards including lead in soils.

**Project plans:** ERF funds will be used as matching funds to the HUD Office of Lead Hazard Control and Healthy Homes FY22 Lead Hazard Reduction Grant to create at least 300 lead-safe housing units by the end of 2026.

**Requested use of ERF grant:** Funding for a portion of lead-based paint abatement.

# Mwanyagetinge

Address: None provided

Applicant: Mwanagetinge

Property owner: None provided

**Recommended award: \$0 (\$1,000,000 requested)**

## **Award recommendation**

The request is ineligible for ERF funding because it does not include the assessment or cleanup of contamination. The applicant instead requests funding to conduct regional environmental inventories and to conduct education and outreach to residents on the environmental risks posed by contaminated sites. Hennepin County staff will follow-up with the applicant to provide guidance on existing regional environmental databases and resources and to discuss alternative programs for funding.

**Previous ERF awards:** None

## **Other funding sources**

- None

## **Economic development/housing impact**

- None specified

## **Site description:**

No site description was provided.

**Contamination issues:** None provided.

**Project plans:** Conduct a baseline survey to identify environmental issues in Hennepin County; educate the public about the identified environmental issues; partner with local governments, businesses, and organizations to promote sustainable practices; and implement a related monitoring and evaluation framework.

**Requested use of ERF grant:** Funding for research, training, education, outreach, and collaboration.

# Rise Up Center

Address: 2820 and 2828 Hennepin Avenue, Minneapolis

Applicant: City of Minneapolis on behalf of Tending the Soil MN

Property owner: YWCA of Minneapolis

**Recommended award: \$0 (\$76,650 requested)**

## Award recommendation

The applicant applied for funding from both ERF program and the Metropolitan Council. The Metropolitan Council has agreed to fund the ERF request in addition to the request they received, which will reduce the administrative burden for the grantee.

**Previous ERF awards:** None

## Other funding sources

- Hennepin County TOC: \$500,000 (pending request)
- Metropolitan Council: \$213,415(requested)
- DEED: \$1,500,000 (requested)

## Economic development/housing impact

- Increases the tax base
- Estimated 119 new and/or retained FTEs
- Providing job training, education, and workforce development

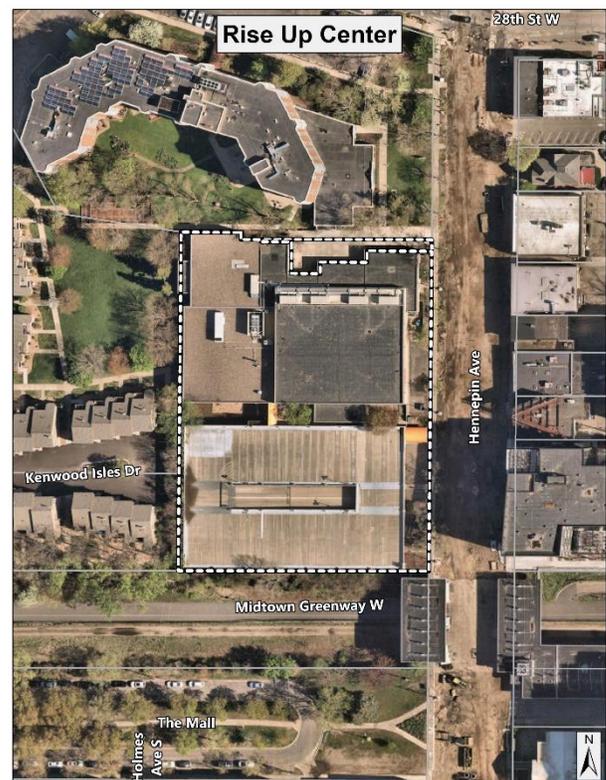
## Site description:

Former YWCA athletic facility and gasoline filling station. Adjacent to historical dry cleaners, auto repair shops, and a printer.

**Contamination issues:** Soil vapor contaminated with solvents.

**Project plans:** Renovation of existing building into community assistance and workforce development center that is focused on the needs of BIPOC individuals facing barriers to economic stability and advancement. Facility will include job training and employment opportunities in clean energy and construction. Intent is to provide onsite childcare.

**Requested use of ERF grant:** Funding for installing of a soil gas vapor mitigation system.



# Soo Line Community Garden

Address: 2845 Garfield Avenue, Minneapolis

Applicant: Minneapolis Park and Recreation Board

Property owner: Minneapolis Park and Recreation Board

**Recommended award: \$0 (\$678,197 requested)**

## Award recommendation

This project ranked low in comparison to other applications received and is not recommended for funding due to ERF budget limitations.

Previous ERF awards: None

## Other funding sources

- City Wide Community Gardening Program  
Minneapolis general fund \$54,000 (committed)

## Economic development/housing impact

- Resumes use as a community garden
- Removes impacted soil

## Site description

Existing community garden formerly occupied by a commercial grain elevator.

**Contamination issues:** Soil contaminated with petroleum and PAHs.

**Project plans:** Redesign and restoration as community garden.

**Requested use of ERF grant:** Funding for soil cleanup



# The Springs

Address: 809 and 828 Spring Street NE, Minneapolis

Applicant: City of Minneapolis on behalf of Minneapolis Public Housing Authority

Property owner: Minneapolis Public Housing Authority

**Recommended award: \$364,134 (\$427,904 requested)**

## Award recommendation

The activities are generally eligible for funding. The recommended award is reduced to exclude ineligible costs associated with soil management for a portion of the site where sample analytical data does not support evidence of contamination.

**Previous ERF awards:** Minnesota Brownfields Gap Financing Program (ERF funded) — \$14,955 in 2024

## Other funding sources

- LIHTC Equity: \$24,675,485 (pending)
- Minneapolis City Budget Line Item: \$1,300,000 (pending)
- Public housing levy: \$6,000,000 (committed)
- Sales Tax Rebate: \$1,200,000 (committed)

## Economic development/housing impact

- Increases the tax base
- Estimated one new FTE
- Adds 15 units and renovates 221 units priced at 30% and 60% of the AMI

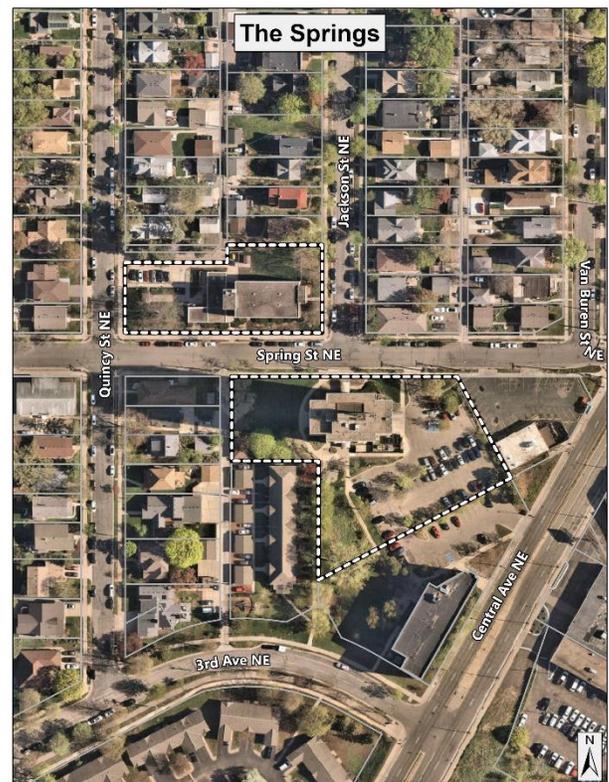
## Site description

Two parcels developed with multi-tenant residential buildings. 828 Spring Street NE was historically a machine shop and featured a petroleum underground storage tank.

**Contamination issues:** Soil and soil vapor contaminated with petroleum products and soil vapor contaminated with tetrachloroethene. Asbestos identified at both buildings and lead dust identified at 828 Spring Street NE.

**Project plans:** Renovation of existing 221 residential units and development of a new four-story residential building featuring 15 residential units.

**Requested use of ERF grant:** Funding for asbestos abatement at 809 and 828 Spring Street NE, lead dust abatement at 828 Spring Street NE, excavation, transportation, and disposal of contaminated soil and installing of a soil vapor mitigation system at 828 Spring Street NE.



# Whittier Park

Address: 2600 Grand Avenue S, Minneapolis

Applicant: Minneapolis Park and Recreation Board

Property owner: Minneapolis Park and Recreation Board

**Recommended award: \$82,820 (\$233,905 requested)**

## Award recommendation

The applicant's request includes ineligible costs. The recommended award is reduced to exclude ineligible costs associated with excavation and soil management for a portion of the site where sample analytical data does not support the presence of contamination.

**Previous ERF awards:** Minnesota Brownfields Gap Financing Program (ERF funded), \$14,418 in 2023

## Other funding sources

- Hennepin County Youth Sports Program: \$100,000 (committed)
- MPRB: \$800,000 (committed)

## Economic development/housing impact

- Estimated two to five retained FTEs
- Creates new park amenities in an underserved community

## Site description

A city municipal park and recreation center.

**Contamination issues:** Soil contaminated with metals (arsenic and lead).

**Project plans:** Replacement and expansion of existing park amenities, addition of new amenities, and installation of stormwater management features.

**Requested use of ERF grant:** Funding for soil cleanup.

