

HENNEPIN COUNTY

MINNESOTA

FINAL COMMITTEE AGENDA

PUBLIC WORKS COMMITTEE

TUESDAY, AUGUST 13, 2024

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

1. Minutes from Previous Meeting

1.A. July 30, 2024 Minutes

2. New Business

Routine Items

2.A. [24-0337](#)

Neg Agmt PW 29-45-24 with St. Bonifacius for drainage and multi-use trail improvements along Main Street (CSAH 92), CP 2201100; (county cost NTE: \$190,000 County Bonds, \$99,000 Property Tax)

2.B. [24-0338](#)

Agmt PR00006467 with Anoka, Carver, Dakota, Ramsey, Scott and Washington counties for reciprocal use of household hazardous waste management facilities, 01/01/25-12/31/29

Items for Discussion and Action

2.C. [24-0339](#)

Neg four spring 2024 ERF grant agmts for cleanup and assessment of contaminated sites, one- and two-year periods, total combined NTE \$829,905

2.D. [24-0340](#)

Neg Amd 1 to Subordinate Funding Agmt A2311981 with Metropolitan Council for inspection support services for the METRO Green Line Ext LRT Project, 01/01/24-12/31/24, (incr recv by \$61,012)

2.E. [24-0341](#)

Neg Amd 3 to Agmt A166373 and Amd 2 to Agmt A166577 with Met Council (CP 1005876), ext both end dates to 12/31/27, expand scope of work and incr NTE by \$50,405 for Agmt A166577

Addendum

2.F. [24-0344](#)

Neg various agmts for Green Partners environmental grants for periods between 09/01/24-08/31/25 and 09/01/24-08/31/26, total NTE \$248,700

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

TMP-1313

Item Description:
July 30, 2024 Minutes

HENNEPIN COUNTY

MINNESOTA

COMMITTEE MINUTES

PUBLIC WORKS COMMITTEE

TUESDAY, JULY 30, 2024

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

Commissioner Kevin Anderson, Chair, called the meeting of the Public Works Committee for Tuesday, July 30, 2024 to order at 2:19 p.m.

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

Absent: Jeff Lunde

1. Minutes from Previous Meeting

1.A. July 9, 2024 Minutes

APPROVE

Commissioner Debbie Goettel moved, seconded by Heather Edelson, to approve the Minutes.

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

Absent: Commissioner Lunde

2. New Business

Routine Items

2.A. [24-0321](#)

Agmt A2412466 with MPCA to host an AmeriCorps member from MN GreenCorps, 09/16/24-08/12/25

NON-CONSENT

Commissioner Angela Conley moved, seconded by Commissioner Debbie Goettel, to approve the Resolution.

Aye: Commissioner Anderson, Commissioner Conley, Commissioner Goettel and Edelson

Nay: Commissioner Greene and Commissioner Fernando

Absent: Commissioner Lunde

2.B. [24-0322](#)

Amd 8 to Agmt A080788 with the MN Land Trust to co-hold three additional conservation easements in Minnetrista and two additional conservation easements in Independence; incr NTE by \$120,000

CONSENT

Commissioner Kevin Anderson moved, seconded by Commissioner Marion Greene, to approve the Resolution.

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

Absent: Commissioner Lunde

Items for Discussion and Action2.C. [24-0323](#)

Est Community Zero Waste Grant Program; neg grant agmts to provide funding for community-led waste prevention and diversion projects, NTE \$225,000

CONSENT

Commissioner Kevin Anderson moved, seconded by Commissioner Marion Greene, to approve the Resolution.

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

Absent: Commissioner Lunde

2.D. [24-0324](#)

Est Food Recovery Grant Program; neg grant agmts to provide funding to organizations that collect, process, and/or redistribute surplus food to Hennepin County residents, NTE \$300,000

CONSENT

Commissioner Kevin Anderson moved, seconded by Commissioner Debbie Goettel, to approve the Resolution .

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

Absent: Commissioner Lunde

There being no further business, the Public Works Committee for Tuesday, July 30, 2024 was declared adjourned at 2:33 p.m.

Maria Rose
Clerk to the County Board

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

24-0337

Item Description:

Neg Agmt PW 29-45-24 with St. Bonifacius for drainage and multi-use trail improvements along Main Street (CSAH 92), CP 2201100; (county cost NTE: \$190,000 County Bonds, \$99,000 Property Tax)

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate Agreement PW 29-45-24 with St. Bonifacius for drainage and multimodal improvements along County State Aid Highway (CSAH) 92 (Main Street) from Glacier Road to Trunk Highway (TH) 7, county project (CP) 2201100, at a county cost not to exceed \$289,000; 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 the Controller be authorized to disburse funds as directed.

Background:

The Cost Participation and Partnerships (CP 2201100) program provides funding for partnership projects that advance city and county aligned transportation goals. The City of St. Bonifacius, in collaboration with the county, is leading a project along Main Street from Glacier Road to TH 7, which has experienced recurring flooding especially during winter months as ice accumulates, causing safety concerns for people traveling through the area. The project, scheduled to begin construction in fall 2024, includes reconstruction of roadway, curb and gutter, a multi-use trail, and stormwater infrastructure to improve drainage along the corridor. The agreement identifies the city to lead the project delivery. After completion, the city will own and maintain the improvements at no county cost.

Funding for the county's cost participation is available in CP 2201100 Cost Participation and Partnerships 2024-2028 and expenses tracked in its associated sub-project CP 2201107 - 2023 CPP - St. Boni CSAH 92.

Current Request:

This request seeks authorization to negotiate and execute Agreement PW 29-45-24 with St. Bonifacius for drainage and multimodal improvements along Main Street, CP 2201100, at a county cost NTE \$289,000; with expenses tracked under CP 2201107.

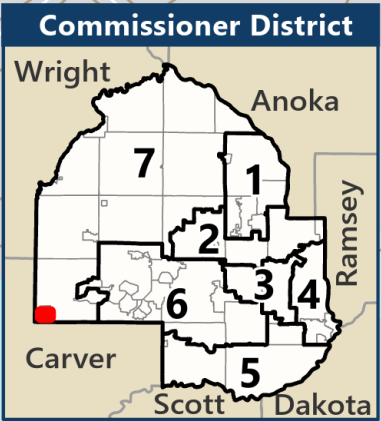
Impacts/Outcomes:

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.

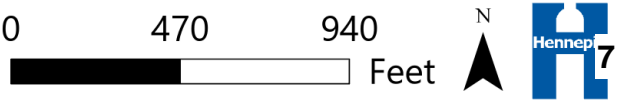
Recommendation from County Administrator: Recommend Approval

CP 2201100 | PW 29-45-24

CSAH 92 (Main Street) Drainage Improvements in St. Bonifacius



BAR map date:
7/2/2024



HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

24-0338

Item Description:

Agmt PR00006467 with Anoka, Carver, Dakota, Ramsey, Scott and Washington counties for reciprocal use of household hazardous waste management facilities, 01/01/25-12/31/29

Resolution:

BE IT RESOLVED, that the Agreement PR00006467 with Anoka, Carver, Dakota, Ramsey, Scott and Washington counties to allow the reciprocal use of household hazardous waste management facilities and to provide for payment of costs incurred by the counties receiving household hazardous waste during the period January 1, 2025 through December 31, 2029, be approved; that 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.

Background:

Hennepin County provides Household Hazardous Waste (HHW) service at two drop-off facilities and seasonal collection events. HHW includes household quantities of:

- Automotive fluids: Antifreeze, carburetor cleaner, brake and transmission fluid, degreasers, fuels and oil
- Electronics: Audio and video equipment, cameras, cell phones, DVD players, computers, game systems, mobile devices, printers, telephones, TVs, radio and music players, rechargeable products and vape pens
- Household, lawn and garden products: Batteries, cleaning products, drain cleaner, fluorescent light bulbs, lighter fluid, mercury thermostats, oven cleaner, paints, stains and thinners, pesticides and herbicides
- Personal care products: Hair spray, mercury thermometers, nail polish remover, perfume and syringes

By properly collecting and managing these materials, Hennepin County is protecting human health and the environment.

To provide easier access to HHW services, the counties of Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington have allowed residents to deliver these materials to any of the HHW management facilities within the region.

Each year over 2,500 residents from Hennepin County use HHW management facilities in other counties at an average cost of \$90,000 per year. In turn, each year over 1,200 participants from other counties used Hennepin County's HHW management facilities for which Hennepin County has received an average of \$45,000 per year. The current reciprocal use agreement will expire December 31, 2024.

Current Request:

This request is for approval of Agreement PR00006467 among the counties of Hennepin, Anoka, Carver, Dakota, Ramsey, Scott and Washington for reciprocal use of HHW management facilities.

The agreement will provide for the payment of a regional per vehicle fee based on the average cost per

vehicle amongst all the counties. The regional per vehicle fee simplifies administrative procedures and recognizes the value of providing convenient HHW services to residents throughout the region.

Impacts/Outcomes:

Approval of Agreement PR00006467 will allow residents of Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington counties to deliver HHW to any HHW management facility within the region, for the period January 1, 2025 through December 31, 2029.

The agreement will also satisfy Strategy 62 of the Minnesota Pollution Control Agency's Metro Solid Waste Policy Plan for 2022-2042 which states to continue participation in the reciprocal use agreement for HHW collection sites.

Recommendation from County Administrator: Recommend Approval

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

24-0339

Item Description:

Neg four spring 2024 ERF grant agmts for cleanup and assessment of contaminated sites, one- and two-year periods, total combined NTE \$829,905

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 and two years beginning on the dates of execution:

- Agreement PR00006420 with 700 American Blvd LLLP or affiliated entity, in an amount not to exceed \$162,685,
- Agreement PR00006422 with the City of Minneapolis, in an amount not to exceed \$137,250,
- Agreement PR00006421 with the City of Minneapolis, in an amount not to exceed \$129,970, and
- Agreement PR00006423 with Minnesota Brownfields, in an amount not to exceed \$400,000; 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 492 projects totaling more than \$77.5 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 March 2024, the county solicited proposals from municipalities and nonprofit and for-profit developers, receiving five 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. Four 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 is to authorize the County Administrator to negotiate ERF grant agreements during various periods, with the total combined amount not to exceed \$829,905.

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

- **American Boulevard Senior Living, Bloomington** - \$162,685 for vapor mitigation costs associated with the development of a five-story apartment complex with 128 affordable housing units, including eight project-based vouchers, and 1,500 square feet of commercial space. (Grantee: 700 American LLLP)
- **Native American Community Clinic and Housing, Minneapolis** - \$137,250 for soil cleanup and vapor mitigation costs associated with the redevelopment of 83 affordable housing units and a new expanded clinic building. (Grantee: City of Minneapolis on behalf of NACC and Wellington Management)
- **Passage Community Housing, Minneapolis** - \$129,970 for soil vapor mitigation and lead sampling and abatement costs associated with the rehabilitation of a three-story building with approximately 17 supportive housing units. (Grantee: City of Minneapolis on behalf of Simpson Housing Services, Inc.)
- **Minnesota Brownfields Gap Financing Program, countywide** - \$400,000 to continue the Brownfields Gap Financing Program, which provides small environmental grants to government entities and non-profit organizations. New this year, this program expands to include emerging developers and increases per project costs. (Grantee: Minnesota Brownfields)

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/Outcomes:

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 228 affordable housing 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, which support the county's climate action goals.

24-0339

Recommendation from County Administrator: Recommend Approval

HENNEPIN COUNTY

MINNESOTA

Environmental Response Fund Spring 2024 Funding Recommendations



Parker Station Flats on Bottineau Boulevard in Robbinsdale received a Fall 2018 ERF grant to clean up contaminated soil and remove asbestos and other hazardous building materials. This project replaced an aging commercial building on West Broadway with a new market-rate, high amenity apartment complex.

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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 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
- Protecting buildings and occupants from contaminated soil gas vapor building intrusion

Since 2001, ERF has funded 492 projects totaling \$77,595,832. 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 six staff from Hennepin County's Environment and Energy, Housing and Economic Development, and Land Information and Tax 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

Five applications were received and reviewed. The committee recommends awarding four grants totaling \$829,905. Details on funding recommendations for each project are provided in the individual application summaries that follow.

- **American Boulevard Senior Living, Bloomington** — \$162,685 for vapor mitigation costs associated with the development of a five-story apartment complex with 128 affordable housing units, including eight project-based vouchers, and 1,500 square feet of commercial space (Grantee: 700 American LLLP) Recommended Award: \$162,685
- **Native American Community Clinic and Housing, Minneapolis** — \$174,750 for soil cleanup and vapor mitigation costs associated with the redevelopment of 83

affordable housing units and a new expanded clinic building. (Grantee: City of Minneapolis on behalf of NACC and Wellington Management) Recommended Award: \$137,250

- **Passage Community Housing, Minneapolis** — \$129,970 for soil vapor mitigation and sampling and lead abatement costs associated with the rehabilitation of a three-story building with approximately 17 supportive housing units. (Grantee: City of Minneapolis on behalf of Simpson Housing Services, Inc.) Recommended Award: \$129,970
- **Ole Olson Park, Minneapolis** —\$542,150 for soil cleanup costs associated with the trail, riverbank, and landscape renovation at Ole Olson Park. (Grantee: Minneapolis Park and Recreation Board) Recommended Award: \$0
- **Minnesota Brownfields Gap Financing Program, countywide** \$400,000 to continue the Brownfields Gap Financing Program, which provides small environmental grants to government entities and non-profit organizations. New this year, this program expands to include emerging developers and increases per project costs. (Grantee: Minnesota Brownfields) Recommended award: \$400,000

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 228 affordable housing units, including 17 supportive housing units. Affordable housing units include single-family, multi-family, senior, and temporary/supportive 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 in the 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. Two of the ERF Spring 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)

Hennepin County Supportive Housing Strategy (SHS)

Brownfields Gap Financing (BFP)

Minnesota Department of Employment and Economic Development (DEED)

Minnesota Pollution Control Agency (MPCA)

Polycyclic Aromatic Hydrocarbons (PAHs)

United States Environmental Protection Agency (EPA)

Volatile Organic Compounds (VOCs)

Contact information

Mary Finch

Hennepin County Environment and Energy

mary.finch@hennepin.us

701 Fourth Avenue S, Suite 700, Minneapolis, MN 55415

612-543-1595

www.hennepin.us/brownfields

American Boulevard Senior Living

Address: 700 American Boulevard, Bloomington

Applicant: 700 American, LLLP

Property owner: City of Bloomington

Recommended award: \$162,685

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 AHIF \$500,000 (committed)
- Metropolitan Council \$1,766,250 (committed)
- City of Bloomington Land Write Down \$2,000,000 (committed)

Economic development/housing impact

- Increases the tax base
- Estimated six new FTEs
- Adds eight units with Project Based Vouchers and 120 units priced at 50% and 60% of the AMI

Site description

Vacant site adjacent to historical dry cleaner.

Contamination issues: Soil and soil vapor contaminated with petroleum.

Project plans: Construction of new multi-story senior-living residential building and 1,500 square feet of commercial space.

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



Native American Community Clinic and Housing

Address: 1213 East Franklin Avenue, Minneapolis

Applicant: City of Minneapolis on behalf of Native American Community Clinic and Wellington Management

Property owner: Native American Community Clinic

Recommended award: \$137,250 (\$174,750 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 evidence of contamination.

Previous ERF awards: Minnesota BGF Program (ERF funded), \$15,000 June 2022

Other funding sources

- Hennepin County AHIF \$1.46M (committed)
- Hennepin County SHS \$1.05M (committed)
- Metropolitan Council \$410,000 (requested) and \$2.77M (committed)
- DEED \$250,000 (committed)
- Other local sources \$3.4M (requested) and \$8.91M (committed)

Economic development/housing impact

- Estimated 28 new and 101.5 retained FTEs
- Adds 83 units of affordable housing at 30 - 60% AMI.

Site description

Renovated shopping center being used as the Native American Community Clinic. Historical site uses included dry cleaning and automobile repair.

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

Project plans: Demolish existing building to construct a new affordable housing and larger clinic building to serve additional patients. Clinic supports residents in the nearby Little Earth housing complex.

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



Passage Community Housing

Address: 17 24th Street East, Minneapolis

Applicant: City of Minneapolis on behalf of Simpson Housing Services

Property owners: Passage Community Housing LLC.

Recommended award: \$129,970

Award recommendation

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

Previous ERF awards: Minnesota BGF Program (ERF funded), \$15,000 August 2023

Other funding sources

- Assessment funds from Hennepin County Revolving Loan Fund loan repayment proceeds \$14,987 (committed)
- Hennepin County AHIF \$403,639 (committed)
- Hennepin County SHS \$13,382 (committed)

Economic development/housing impact

- Increases the tax base
- Estimated 3 new FTEs
- Retains 17 affordable housing units through the renovation of aging residential building. Preserves three one-bedroom, seven two-bedroom, and seven three-bedroom units at 30% AMI.

Site description:

Occupied by multi-story residential building.

Contamination issues: Lead paint and lead dust in the existing buildings and soil vapor contamination of VOCs.

Project plans: Renovation of occupied affordable housing residential units.

Requested use of ERF grant: Funding for lead paint and lead dust abatement in housing units, installation of a soil vapor mitigation system, and additional soil vapor sampling.



Ole Olson Park

Address: 2000, 2325 West River Road, 33 26th Avenue North, and 76 23rd Avenue North, Minneapolis

Applicant: Minneapolis Park and Recreation Board

Property owners: Minneapolis Park and Recreation Board

Recommended award: \$0 (\$542,150 requested)

Award recommendation

This project is not recommended for award given relatively low levels of contamination and decreased amount of funding available. This project ranked low in comparison to other applications received.

Previous ERF awards: None

Other funding sources

- \$419,960 Mississippi Watershed Management Organization (committed)
- \$3M State bonding and regional park funding (committed)

Economic development/housing impact

- Creates new park amenities and trails in an underserved community
- Supports commercial and residential development in surrounding area

Site description:

City municipal park that was formerly industrial with a railroad roundhouse.

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

Project plans: Creating new path routes, rehabilitating riverbank, introducing native plantings, and removing invasive vegetation.

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



Minnesota Brownfields Gap Financing Program

Address: County-wide, multi-site (to be determined)

Applicant: Minnesota Brownfields (501c3 nonprofit)

Property owner: Various (to be determined)

Recommended award: \$400,000

Award recommendation

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

Previous ERF awards: \$200,000 Fall 2022, \$200,000 Fall 2021, \$200,000 Fall 2020, \$225,000 Fall 2019, \$200,000 Fall 2018, \$200,000 Fall 2017, \$250,000 Fall 2016, \$200,000 Fall 2015, \$150,000 Fall 2014, and \$150,000 Fall 2013

Other funding sources

- None

Economic development/housing impact

- Will promote affordable housing and neighborhood level economic development
- Program success in Hennepin County inspired Ramsey County to create a similar program, expanding brownfields site assistance regionally
- Increased funding requested to expand program to assist emerging developers

Program description

The county established the Brownfields Gap Financing (BGF) Program in 2007 to provide timely funding for local units of government and non-profit organizations to address smaller-scope environmental issues for projects with limited budgets. Minnesota Brownfields, a non-profit organization, has administered the program since 2013. Projects requesting assistance from the program submit applications on a rolling basis and are evaluated by Minnesota Brownfields and county staff. This grant round, two projects were also assisted by BGF Program grants: Native American Community Clinic and Housing and Passage Community Housing.

The current funding request reflects several proposed changes to the program. For over a decade, program policy has directed a maximum assistance amount per project of \$15,000 annually. The current funding request would allow an increase of this maximum amount to \$25,000, which is consistent with Ramsey County's BGF Program and reflects the current services rates for typical environmental work funded with this program. The other program change reflected in this funding request is expanding the list of eligible applicants to include for-profit emerging developers, which is consistent with Ramsey County's BFG Program and reflective of Hennepin County goals on supporting historically marginalized groups with overcoming financial barriers. ERF staff intends market this program to emerging developers, including those emerging developer recipients of funding from Hennepin County's Transit Oriented Communities (TOC) Predevelopment Assistance Program. ERF staff will partner with TOC staff to help TOC Predevelopment Assistance recipients

with pursuing environmental assistance on their project sites through the BGF Program. This connection between programs across county departments will help provide a more complete service and assistance package to emerging developers operating in Hennepin County.

Contamination issues: To be determined.

Program Accomplishments: As of June 2024, Minnesota Brownfields has committed 84% of the funds from the last grant award of \$300,000 in Fall 2022. Full expenditure of remaining funds is expected before the contract associated with this request would be executed. Between 2013 and 2024, 107 affordable housing projects, 22 school and community garden projects, 25 neighborhood revitalization projects, 11 projects related to arts and culture, and 21 projects related to youth, family and health services have benefited from the Brownfield Gap Financing Program.

Requested use of ERF grant: Funding for environmental assessment to support the continuation of the Brownfield Gap Financing Program.

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

24-0340

Item Description:

Neg Amd 1 to Subordinate Funding Agmt A2311981 with Metropolitan Council for inspection support services for the METRO Green Line Ext LRT Project, 01/01/24-12/31/24, (incr recv by \$61,012)

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate Amendment 1 to Subordinate Funding Agreement A2311981 with the Metropolitan Council for the reimbursement of dedicated county staff costs incurred for the METRO Green Line Extension Light Rail Transit Project (capital project 1005876) in the areas of construction inspection and surveying, during the period January 1, 2024 through December 31, 2024, increasing the receivable amount by \$61,012 for a revised estimated receivable amount of \$233,012; that following 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 accept and disburse funds as directed.

Background:

The Hennepin County Board of Commissioners authorized Master Funding Agreement A142418 with the Metropolitan Council as an umbrella agreement to provide for activities performed by the county in connection with and in support of the METRO Green Line Extension (Southwest) Light Rail Transit Project (Resolution 14-0515). The Master Funding Agreement requires negotiation and execution of subordinate funding agreements for all county project activities.

Pursuant to that Master Funding Agreement, the board subsequently authorized a series of Subordinate Funding Agreements with the Metropolitan Council, each of which reimburses the county for dedicated staff costs for construction inspection and other related tasks for the METRO Green Line Extension project in a given year:

- Agreement A199488 for fiscal year 2019, receivable of \$783,028 (Resolution 19-0061),
- Agreement A1910056 for fiscal year 2020, receivable of \$399,101 (Resolution 20-0022),
- Agreement A2010388 for fiscal year 2021, receivable of \$410,652 (Resolution 20-0455),
- Agreement A2111083 for fiscal year 2022, receivable of \$417,352 (Resolution 22-0014),
- Agreement A2211487 for fiscal year 2023, receivable of \$423,007 (Resolution 22-0492), and
- Agreement A2311981 for fiscal year 2024, receivable of \$172,000 (Resolution 23-0461).

Under Agreement A2311981, County staff provide services related to construction inspection, surveying, and oversight of the Project. The Metropolitan Council reimburses the county for these professional staff costs, based on actual payroll records and in accordance with the positions authorized. Staff costs are reimbursed at each employee's actual rate of pay, plus usual and customary labor overhead additives and equipment fees, per Exhibit A of the Agreement.

This board action request would authorize negotiation and execution of Amendment 1 to Agreement A2311981 to increase by \$61,012 the reimbursement amount to the county for dedicated staff costs incurred for the project, for a new total estimated receivable amount of \$233,012. The end date and all other terms of the

agreement would remain unchanged.

Current Request:

Authorization to negotiate and execute Amendment 1 to Subordinate Funding Agreement A2311981 with the Metropolitan Council to reimburse the county for dedicated staff costs incurred for the METRO Green Line Extension Light Rail Transit Project during the period January 1, 2024, through December 31, 2024, increasing the amount by \$61,012, for a revised estimated receivable amount of \$233,012.

Impact/Outcomes:

This action supports the county's disparity reduction efforts by investing in infrastructure that gives people transportation choices and access to housing, jobs, schools, medical facilities, and other destinations of choice.

Recommendation from County Administrator: Recommend Approval

MINNESOTA

Board Action Request

24-0341

Item Description:

Neg Amd 3 to Agmt A166373 and Amd 2 to Agmt A166577 with Met Council (CP 1005876), ext both end dates to 12/31/27, expand scope of work and incr NTE by \$50,405 for Agmt A166577

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate Amendment 3 to Subordinate Funding Agreement A166373, with the Metropolitan Council for the METRO Green Line Extension Light Rail Transit Project (capital project 1005876), extending the agreement end date to December 31, 2027; and

BE IT FURTHER RESOLVED, that the County Administrator be authorized to negotiate Amendment 2 to Subordinate Funding Agreement A166577 with the Metropolitan Council for the METRO Green Line Extension Light Rail Transit Project (capital project 1005876), extending the agreement end date to December 31, 2027, expanding the scope of work and increasing the not to exceed amount by \$50,405 for a new total not to exceed amount of \$3,317,532; and

BE IT FURTHER RESOLVED, that following review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the amendments on behalf of the county; and that the Controller be authorized to disburse funds as directed.

Background:

As part of the METRO Green Line Extension Project, the Metropolitan Council allowed local governments to identify local projects for design, environmental clearance, and construction by the Southwest Light Rail Transit project office. Funding for local projects is provided by the local unit(s) of government and administered by Metropolitan Council under Master Funding Agreement A142418 (Resolution 14-0515) and individual Subordinate Funding Agreements (SFAs) for identified local projects.

This Resolution relates to two SFAs that Hennepin County entered into with the Metropolitan Council: Agreement: A166373 for Environmental Response Fund eligible assessment and cleanup of contaminated sites and Agreement A166577 for installation of fiber optic infrastructure and construction of a trail along County State Aid Highway 61. The Board authorized Agreement A166373 through Resolution 16-0429 on November 15, 2016, and Agreement A166577 through Resolution 17-0016 on January 24, 2017.

On August 27, 2019, the Board adopted Resolution 19-0334, authorizing amendments to these two agreements and two other SFAs related to the Project. These amendments incorporated revised payment terms and extended the contract end dates. Amendment 1 to Agreement A166373 extended the contract end date to December 31, 2023. Amendment 1 to Agreement A166577 extended the contract end date to December 31, 2024.

On June 1, 2021, the Board adopted Resolution 21-0185, authorizing Amendment 2 to Contract A166373 to permit assessment and cleanup of additional contaminated sites related to the Project and reimbursement of cleanup-related costs by the Environmental Response Fund, without any change in the contract end date or the maximum contract amount.

This Resolution would authorize negotiation of new amendments to both of these agreements. Amendment 3 to Agreement A166373 would extend the contract end date to December 31, 2027, with no change in the maximum contract amount.

Amendment 2 to Agreement A166577 would extend the contract end date to December 31, 2027, and would increase the maximum contract amount by \$50,405, for a new total not to exceed amount of \$3,317,532. This Amendment would also increase the scope of work pursuant to the contract to include the furnishing and installing of handhole equipment, fiber additions, and eliminating and rerouting fiber at Viking Drive, Royalston Avenue and Target Field.

Current Request:

This request authorizes the County Administrator to negotiate with Metropolitan Council for the METRO Green Line Extension Project Amendment 3 to Agreement A166373 (Environmental Response Fund eligible assessment and cleanup of contaminated sites), extending the contract end date to December 31, 2027; and Amendment 2 to Agreement A166577 (installation of fiber optic infrastructure; construction of trail along County State Aid Highway 61), extending the contract end date to December 31, 2027, and increasing the maximum contract amount by \$50,405 for a new not to exceed amount of \$3,317,532 and expanding the scope of work.

Impact/Outcomes:

This action supports the county's disparity reduction efforts by investing in infrastructure that gives people transportation choices and access to housing, jobs, schools, medical facilities, and recreational areas.

Recommendation from County Administrator: Recommend Approval

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

24-0344

Item Description:

Neg various agmts for Green Partners environmental grants for periods between 09/01/24-08/31/25 and 09/01/24-08/31/26, total NTE \$248,700

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate the following Green Partners grant agreements during the period September 1, 2024 through August 31, 2025 with a total amount not to exceed (NTE) \$108,800:

- PR00006518 with East Side Neighborhood Services, Youth Green Jobs Pathways: Education, Employment, and Green Workforce Training, NTE \$20,000;
- PR00006539 with Greater Minneapolis Council of Churches, Lake Street Youth Labs, NTE \$12,000;
- PR00006522 with Lyndale Neighborhood Association, Preventing Waste in Lyndale, NTE \$12,000;
- PR00006519 with Minnesota State Colleges and Universities, Creating Future Leaders in Outdoor and Environmental Leadership, NTE \$30,000;
- PR00006546 with Phyllis Wheatley Community Center, Mississippi Summer Exploration, NTE \$12,000; and
- PR00006550 with Spark Youth, Green Campus Expansion, Youth Environmental Education at PYC Arts, NTE \$22,800; and

BE IT FURTHER RESOLVED, that the County Administrator be authorized to negotiate the following Green Partners grant agreements during the period September 1, 2024 through August 31, 2026 with a total amount NTE \$139,900:

- PR00006538 with Minneapolis Park and Recreation Board, Nature from the Inside Out, NTE \$50,000; and
- PR00006523 with Lao Assistance Center of Minnesota, AAPI Green Team, NTE \$39,900; and
- PR00006552 with YMCA of the North, Camp Ihduhapi Environmental Education Curriculum Update and Scholarships, NTE \$50,000; 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; and that the Controller be authorized to disburse funds as directed.

Background:

The Green Partners grant program provides support and funding to organizations to implement projects that engage residents to protect and improve the environment. Since the program was established in 2012, the county has awarded 259 grants totaling more than \$3.5 million. Funding for the program comes from the Solid Waste Enterprise Fund.

The program offers three types of grants: Youth Environmental Education grants for projects engaging young people in environmental education and stewardship, a grant program for Youth Green Jobs, and Environmental Action grants for projects that focus on motivating adults to take environmentally friendly actions.

Eligible organizations include:

- registered nonprofit organizations such as community groups, youth organizations, and congregations;
- park districts; and
- private and public schools, including community education programs such as early childhood family education.

The county released a request for proposals in March 2024. A total of 61 applications were received. Of the 33 Youth Environmental Education grant applications received, 17 are recommended for funding. Of the 12 Youth Green Jobs applications received, four are recommended for funding. Of the 16 Environmental Action grant applications received, six are recommended for funding. A total of 27 grants are recommended, for a grand total amount of \$777,900.

Nine of the 27 agreements require board approval because these organizations have existing contracts with the county that exceed \$100,000: East Side Neighborhood Services, Greater Minneapolis Council of Churches, Lyndale Neighborhood Association, Minnesota State Colleges and Universities, Phyllis Wheatley Community Center, Spark Youth, Minneapolis Park and Recreation Board, Lao Assistance Center of Minnesota, and YMCA of the North.

The remaining 18 agreements, listed below by type, will be approved through administrative processes.

Youth Environmental Education grants

- PR00006537 Appetite for Change Inc, Youth Training and Opportunities Program, NTE \$25,000, one-year grant;
- PR00006540 In the Heart of the Beast Puppet and Mask Theatre, Puppets Show Up for the Earth, NTE\$50,000, two-year grant;
- PR00006541 Metro Blooms, Youth and Environmental Justice, NTE \$50,000, two-year grant;
- PR00006542 Midwest Food Connection, Youth Food Waste Reduction Project, NTE \$24,000, one-year grant;
- PR00006543 Minneapolis Nature Preschool, School-wide Forest Stewardship, NTE \$19,600, one-year grant;
- PR00006544 Minnesota African Women's Association, Engaging Pan-African Youth in Environmental Action, NTE \$50,000, two-year grant;
- PR00006545 Minnesota Swahili Christian Congregation, Project Reuse-Reduce-Recycle, NTE \$20,000, one-year grant;
- PR00006547 Pollinate Minnesota, Expansive Pollinator Education, NTE \$25,000, one-year grant;
- PR00006549 Reuse Minnesota Incorporated, Reuse for the future: Youth reuse education, NTE \$25,000, one-year grant;
- PR00006551 Wilderness Inquiry Inc, Connecting Minneapolis Youth to Nature-Based Education and Exploration, NTE \$19,400, one-year grant;
- PR00006548 Regents of the University of Minnesota, 4-H Environmental Learning and Capacity Building, NTE \$50,000, two-year grant; and
- PR00006553 Youth Farm, Youth Farm Northside, NTE \$12,000, one-year grant.

Youth Green Jobs grants

- PR00006517 Minnesota Renewable Now, Green Career Forum, NTE \$30,000, one-year grant; and
- PR00006516 Restoration Incorporated Ministries, Living the Green Life Project, NTE \$30,000, one-year grant.

Environmental Action grants

- PR00006526 Joint Action for Diversity and Engagement, Sustainability in Cultural Events, NTE \$12,000, one-year grant;
- PR00006521 Northeast Minneapolis Tool Library, Overcoming Barriers to Repair, NTE \$12,200, one-year grant;
- PR00006524 Off the Blue Couch, It's Time to start Anew, \$25,000, one-year grant; and
- PR00006520 Resilient Cities and Communities, Corcoran Phillips Home Weatherization Outreach, NTE \$50,000, two-year grant.

Current Request: This request is to authorize the County Administrator to negotiate the following Green Partners environmental grant agreements, during the period September 1, 2024 through August 31, 2025 with a total amount not to exceed \$108,800.

Youth Environmental Education

- PR00006539 with Greater Minneapolis Council of Churches, Lake Street Youth Labs, NTE \$12,000
- PR00006546 with Phyllis Wheatley Community Center, Mississippi Summer Exploration, NTE \$12,000
- PR00006550 with Spark Youth, Green Campus Expansion, Youth Environmental Education at PYC Arts, NTE \$22,800

Youth Green Jobs

- PR00006518 with East Side Neighborhood Services, Youth Green Jobs Pathways: Education, Employment, and Green Workforce Training, NTE \$20,000
- PR00006519 with Minnesota State Colleges and Universities, Creating Future Leaders in Outdoor and Environmental Leadership, NTE \$30,000

Environmental Action

- PR00006522 with Lyndale Neighborhood Association, Preventing Waste in Lyndale, NTE \$12,000

Also, this request is to authorize the County Administrator to negotiate the following Green Partners environmental grant agreements during the period September 1, 2024 through August 31, 2026 with a total amount not to exceed \$139,900.

Youth Environmental Education

- PR00006538 with Minneapolis Park and Recreation Board, Nature from the Inside Out, NTE \$50,000
- PR00006552 with YMCA of the North, Camp Ihduhapi Environmental Education Curriculum Update and Scholarships, NTE \$50,000

Environmental Action

- PR00006523 with Lao Assistance Center of Minnesota, AAPI Green Team, NTE \$39,000

Impact/Outcomes: The Green Partners projects support the county's goals of promoting environmental stewardship, engaging communities, enhancing quality of life, and protecting the environment for current and future generations.

Five of the applicants are first-time grantees with the Green Partners program. Of the 27 projects, 26 projects focus on engaging audiences that face disparities.

Organizations listed in this request will engage more than 9,400 people, including more than 8,100 youth, in becoming environmental stewards and taking action to protect the environment. More than 70 youth will be hired for green jobs exploration and training. These projects are expected to reach more than 116,000 people with environmental messages.

Hennepin County prioritizes environmental education and engagement with audiences that experience

disparities and those audiences that contribute most to environmental problems that result in disparities. The Green Partners program also helps meet the county's goals outlined in the Climate Action Plan by engaging with the public and supporting community driven solutions.

Organizations are required to report project outcomes. Research has shown that these models of environmental engagement are effective in motivating participants to take actions that have a positive impact on the environment.

Recommendation from County Administrator: Recommend Approval