

# HENNEPIN COUNTY

## MINNESOTA

# Environmental Response Fund Fall 2023 Funding Recommendations



Lyndale Flats in Bloomington received a fall 2020 ERF grant to clean up contaminated soil. This ERF grant helped turn a vacant lot into an affordable housing complex with most units being two- or three-bedrooms for families. The image above shows the site condition after redevelopment.

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# Overview

## Background

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

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

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

Since 2001, ERF has funded 468 projects totaling \$70,238,626. Funding for the ERF grant program comes from the Hennepin County mortgage registry and deed tax that was authorized in 1997 under Minnesota Statutes, section 383B.80. The board established the ERF in 1997 (Resolution 97-06-410R1) and authorized the grant program in 2001 (Resolution 01-615).

## Applications and review process

A committee of seven staff from Environment and Energy, Housing and Economic Development, and 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 applications and recommended award

Fourteen applications were received and reviewed. The committee recommends awarding 12 grants totaling \$1,842,279. All 14 applications and the requested funding amounts are described below. Funding recommendations for each project are provided in the individual application summaries that follow.

- **3561 Minnehaha, Minneapolis** — \$25,000 for asbestos abatement costs associated with the construction of a mixed-use building comprised of 32 affordable housing units and approximately 1,550 square feet of commercial space. (Applicant: 3561 Minnehaha LLC) Recommended Award: \$25,000
- **Aster Commons, Richfield** — \$21,641 for assessment costs associated with the redevelopment of a vacant site into 38 deeply affordable housing units targeting young adults with neurodiverse conditions with select units set aside for High Priority Homeless and Persons with Disabilities. (Applicant: Aster Commons-GP LLC) Recommended Award: \$21,641
- **Avenues for Youth, Minneapolis** — \$474,550 for soil cleanup costs associated with the construction of eight temporary affordable housing units and 23 emergency beds for young

adults facing homelessness or needing supportive services. (Applicant: City of Minneapolis on behalf of Avenues for Youth) Recommended Award: \$303,550

- **Bloomington 78th Street Project, Bloomington** — \$119,000 for soil cleanup costs associated with the development of a five-story apartment complex with 79 affordable and 122 market-rate housing units and onsite daycare center. (Applicant: City of Bloomington on behalf of Enclave Development, LLC) Recommended Award: \$119,000
- **CLCLT Homes – Fall 2023 – Minneapolis** — \$330,000 for lead and asbestos abatement costs associated with the rehabilitation of one duplex and nine affordable owner-occupied single-family homes. (Applicant: City of Lakes Community Land Trust) Recommended Award: \$220,000
- **Ebenezer Redevelopment, Minneapolis** — \$50,000 for assessment costs associated with renovating 110 small senior long-term care facility rooms into 54 new larger affordable residential units. (Applicant: 2545 Portland GP LLC) Recommended Award: \$50,000
- **Mikwanedun Audisookon Center for Art and Wellness, Minneapolis** — \$202,790 for soil cleanup costs associated with construction of a community center building to support youth programs, education, and work force development for the Native American community. (Applicant: City of Minneapolis on behalf of Indigenous People’s Task Force) Recommended Award: \$202,790
- **O’Shaughnessy Distillery Expansion Project, Minneapolis** — \$98,168 for soil cleanup costs associated with the expansion of the distillery through the construction of a 24,242 square-foot warehouse building and office. (Applicant: City of Minneapolis on behalf of O’Shaughnessy Distilling Company) Recommended Award: \$0, DEED has agreed to fund this project.
- **Park Plaza, Minneapolis** — \$191,513 for asbestos and lead abatement costs associated with the rehabilitation of five six-story buildings with approximately 134 affordable housing units. (Applicant: City of Minneapolis on behalf of Trellis) Recommended Award: \$191,513
- **Powderhorn Park, Minneapolis** — \$152,959 for soil cleanup costs associated with the playground and landscape renovation at Powderhorn Park. (Applicant: Minneapolis Park and Recreation Board) Recommended Award: \$102,959
- **Prudential Campus Redevelopment, Plymouth** — \$386,533 for asbestos abatement costs associated with demolishing the existing building and constructing 20 affordable housing units, 180 market-rate units, and commercial space, with future construction phases to include a public park. (Applicant: City of Plymouth on behalf of Scannell Properties and Roers Companies - (SPRC Land Ventures Plymouth, LLC)) Recommended Award: \$193,000
- **Snelling Yards Family Housing, Minneapolis** — \$189,913 for soil cleanup and vapor mitigation costs associated with the redevelopment of 90 affordable housing units with some intended for veterans experiencing homelessness. (Applicant: City of Minneapolis on behalf of Snelling Yards Family Housing) Recommended Award: \$189,913
- **Sochacki Park Classroom Development, Robbinsdale** — \$445,825 for soil cleanup associated with the development of a one-story public park classroom building and associated park facilities. (Applicant: Three Rivers Park District) Recommended Award: \$222,913
- **Stinson Apartments, Minneapolis** — \$156,000 for soil cleanup and vapor mitigation costs associated with the construction of a 24-unit apartment with mixed market-rate and affordable housing rental rates. (Applicant: City of Minneapolis on behalf of 1714 E

Hennepin LLC) Recommended Award: \$0. Metropolitan Council has agreed to fund this project.

### **Expected outcomes**

The recommended ERF grant awards will fund soil cleanup, vapor mitigation, abatement activities, and assessment. The awards will also assist developments that increase the tax base, create permanent jobs, enhance green space, and create affordable and moderately priced market-rate housing. The recommended grants provide for the renovation or construction of 466 affordable housing units, 302 market-rate units, and 23 emergency shelter beds. Affordable housing units include single-family, multi-family, senior, and temporary/emergency occupants. ERF grants reduce environmental contamination and support projects in communities with disparities in health, housing, employment, and income.

### **Other program accomplishments**

In 2023, ERF staff conducted a survey of city partners to assess awareness of the ERF program, identify barriers to accessing funding, and get feedback to improve the program. An online survey was sent to 173 city partners from the 45 cities in Hennepin County. Multiple representatives for each city were contacted, apart from very small cities where one person covers multiple roles. Reminder emails were sent, and the survey deadline extended to encourage respondents. A total of 27 staff from at least 15 cities responded to the survey (several respondents didn't identify which entity they represented). While one-third of the cities provided feedback, ERF staff also conducted individual interviews to gather additional feedback from and connect with representatives from more cities.

Feedback from the survey and follow-up interviews provided the following key findings:

- The ERF program is effectively operating as designed, consistent with governing statutes and program criteria.
- Cities with regular brownfields redevelopment were aware of the ERF program and provided favorable feedback on the process and county staff assistance.
- City partners were less familiar with the assessment funding the county and other local programs offer, which is a key tool in helping mitigate surprises and avoiding unexpected contamination.
- Several cities mentioned the desire for funding of sustainability features and other types of development costs that the ERF does not fund.

Based on the feedback obtained, the following recommendations and next steps were determined:

- Increase the frequency and methods of outreach to all municipal partners.
- Conduct more regular outreach to keep city staff up to date and address information loss that can occur with staffing changes.
- Provide case examples of how others used these funds for environmental investigation and planning.
- Highlight sustainability funding provided by other funding programs, such as Property Assessed Clean Energy (PACE) or Transit Oriented Development (TOD), to the ERF development community.
- Support emerging developers by coordinating outreach with other local governments and Minnesota Brownfields.

In follow-up to the above recommendations, ERF staff has conducted additional outreach with city representatives and partnered with local grantors to jointly host two educational workshops on the grant programs, one of which was specifically focused on emerging developers.

### **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. Four of the 14 ERF fall 2023 applicants have received assessment funding from one or more of 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)

Affordable Housing Trust Fund (AHTF)

Area Median Income (AMI)

Full Time Equivalent (FTE)

Metropolitan Council Tax-Base Revitalization Account (TBRA)

Minnesota Department of Employment and Economic Development (DEED)

Polycyclic Aromatic Hydrocarbons (PAHs)

United States Environmental Protection Agency (EPA)

Volatile Organic Compounds (VOCs)

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# 3561 Minnehaha

Address: 3561 Minnehaha Avenue, Minneapolis

Applicant: 3561 Minnehaha LLC

Property owner: Drew Hoefler

**Recommended award: \$25,000**

## Award recommendation

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

**Previous ERF awards:** None

## Other funding sources

None

## Economic development/housing impact

- Increases the tax base
- Near transit and job access
- Adds nine studio, 15 one-bedroom, and 8 two-bedroom units priced at 60% AMI and 80% of the AMI

## Site description

Residential lot

**Contamination issues:** Asbestos-containing materials and lead-based paint are present in the existing home that will be demolished.

**Project plans:** Creates a five-story mixed-use residential building with approximately 1,550 square feet of commercial space

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



# Aster Commons

Address: 6613-6625 Portland Avenue South, Richfield

Applicant: Aster Commons-GP LLC

Property owner: City of Richfield HRA

**Recommended award: \$21,641**

## Award recommendation

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

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

## Other funding sources:

- Metropolitan Council \$1,000,000 (requested)
- Hennepin County Supportive Housing Capital \$950,000 (committed)
- Hennepin County Supportive Housing Strategy \$285,000 (committed)

## Economic development/housing impact

- Increases the tax base
- Estimated three new FTEs
- Adds 20 studios at 30% of the AMI and 18 studios at 50% of the AMI

## Site description: Vacant greenspace

**Contamination issues:** Soils contaminated with petroleum and arsenic. Soil vapor contaminated with benzene, solvents, and 1,3-butadiene.

**Project plans:** Construction of a deeply affordable housing complex with rental assistance for young adults with neurodiverse conditions with seven units set aside for High Priority Homeless and six units set aside for persons with disabilities

**Requested use of ERF grant:** Funding for additional assessment activities



# Avenues for Youth

Address: 1400, 1406, 1412 and 1418 Eighth Avenue North, Minneapolis

Applicant: City of Minneapolis on behalf of Avenues for Youth

Property owner: Latitia Johnson and David Youmans

**Recommended award: \$303,550 (\$474,550 requested)**

## Award recommendation

The activities are eligible for funding. However, the recommended award is reduced to exclude costs associated with removal and disposal of soils buried deeper than four feet. These deeper soils are being removed for geotechnical purposes and have minimal evidence of contamination.

**Previous ERF awards:** Minnesota Brownfields Gap Financing Program (ERF funded) \$14,974

**Other funding sources:** None

## Economic development/housing impact:

- Estimated seven new FTEs and 20 retained FTEs
- Adds 23 emergency shelter beds and eight units of affordable temporary housing at 30% AMI. Includes six studio and two one-bedroom units.

**Site description:** Vacant green space

**Contamination issues:** Soil contaminated with arsenic

**Project plans:** Construct a three-story residential building intended for young adults that are facing homelessness or in need of emergency shelter, transitional living, or supportive services.

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



# Bloomington 78th Street Project

Address: 6701 West 78th Street, Bloomington

Applicant: City of Bloomington on behalf of Enclave Development, LLC

Property owner: LTF Real Estate Company Inc.

**Recommended award: \$119,000**

## Award recommendation

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

**Previous ERF awards:** None

## Other funding sources:

- Metropolitan Council TBRA: \$228,000 (requested)
- Minnesota DEED: \$458,000 (requested)

## Economic development/housing impact:

- Increases the tax base
- Estimated six to 10 new FTEs
- Adds 25 studio, 46 one-bedroom, six two-bedroom, and two three-bedroom units priced at 60% and 70% of the AMI.
- Adds 122 market-rate units ranging from one to three-bedrooms.

**Site description:** Vacant

**Contamination issues:** Soil contaminated with asbestos

**Project plans:** Construction of new five-story residential building with an onsite daycare

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



# CLCLT Homes

Addresses: 1933-35 Hillside Ave N, 5356 45th Ave S, 3111 10th Ave S, 1810 Russell Ave N, 2939 Penn Ave N, 902 22nd Ave N, 2427 17th Ave S, 3428 Sheridan Ave N, 1718 Oliver Ave N, and 5246 Knox Ave N, in Minneapolis

Applicant: City of Lakes Community Land Trust

Property owner: Individual homeowners and CLCLT

**Recommended award: \$220,000 (\$330,000 requested)**

## Award recommendation

The activities are eligible for funding. However, the abatement needs for 2024 are reported by CLCLT to be closer to \$220,000, with the remaining portion of the funding request anticipated to support future projects. Therefore, we recommend a reduced award of \$220,000 and that CLCLT applies for future funding needs in future ERF grant cycles. This reduced award amount is consistent with previous program support.

**Previous ERF awards:** \$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; \$170,000 fall 2014

## Other funding sources:

Hennepin County AHIF \$140,000 (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 an emphasis on minority homeownership rates.

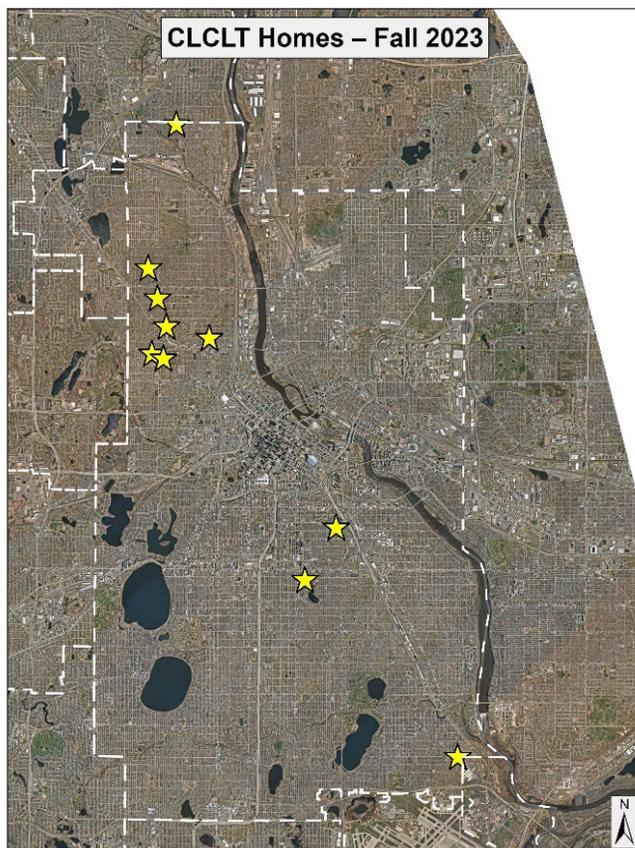
## Site description:

Occupied single-family homes and one duplex

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

**Project plans:** Rehabilitation of homes in exchange for making the homes permanently affordable

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



# Ebenezer Redevelopment

Address: 2544 Oakland Avenue and 2545 Portland Avenue South, Minneapolis

Applicant: 2545 Portland GP LLC

Property owners: Ebenezer Society

**Recommended award: \$50,000**

## Award recommendation

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

**Previous ERF awards:** None

## Other funding sources:

- Low-Income Housing Tax Credits \$8,209,431 (requested)
- Housing Infrastructure Bonds \$10,000,000 (requested)

## Economic development/housing impact:

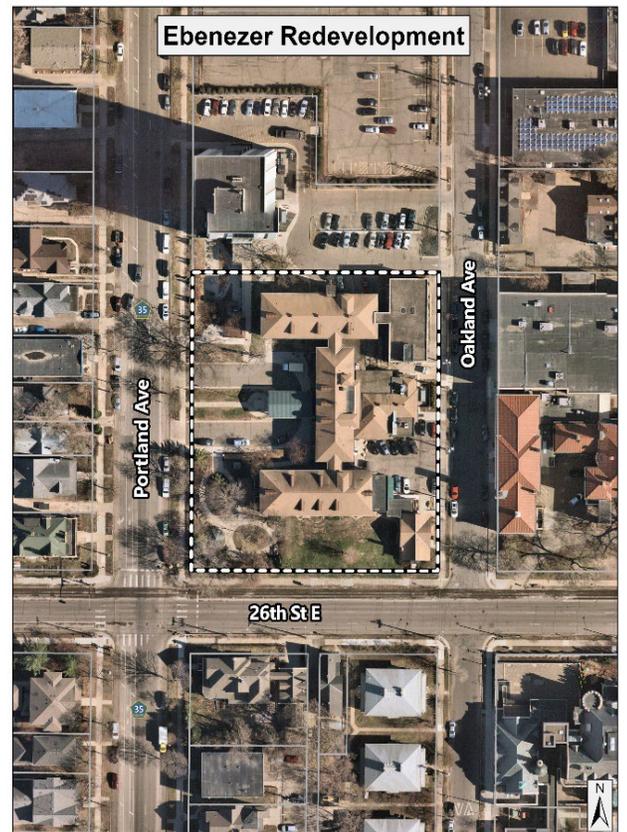
- Estimated three new FTEs
- Increases the tax base
- Adds 17 studio and 37 one-bedroom units at rental rates of 30% or 50% AMI

**Site description:** Senior long-term care facility

**Contamination issues:** Unknown

**Project plans:** Renovating the existing building to replace 110 small residential rooms into 54 new larger residential units of affordable senior housing.

**Requested use of ERF grant:** Funding for assessment activities



# Mikwanedum Audisookon Center for Art and Wellness

Address: 2313 13th Avenue South, Minneapolis

Applicant: City of Minneapolis on behalf of Indigenous Peoples Task Force

Property owner: City of Minneapolis

**Recommended award: \$202,790**

## 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 Community Investment Grant Initiative \$750,000 (committed)
- State Appropriation through DEED \$6,000,000 (committed)

## Economic development/housing impact

Estimated 12.5 new FTEs and retains 19 FTEs

Site description: Vacant site

Contamination issues: Arsenic, PAHs, petroleum, and PCE in soils

Project plans: Construct a community center to provide office, employment, educational, and creative programming spaces for the Native American community. Includes kitchen and a teaching garden, native plantings, and harvesting rainwater for garden use.

Requested use of ERF grant: Funding for soil cleanup costs



# O'Shaughnessy Distillery Expansion Project

Address: 526 and 528 Malcolm Avenue SE, Minneapolis

Applicant: City of Minneapolis on behalf of O'Shaughnessy Distilling Company

Property owner: O'Shaughnessy Distilling R/E LLC

**Recommended award: \$0 (requested \$98,168)**

## Award recommendation

The activities are eligible for funding. However, DEED has agreed to fund this project.

**Previous ERF awards:** None

## Other funding sources

- Metropolitan Council \$125,100 (requested)
- Minnesota DEED \$293,970 (requested)

## Economic development/housing impact

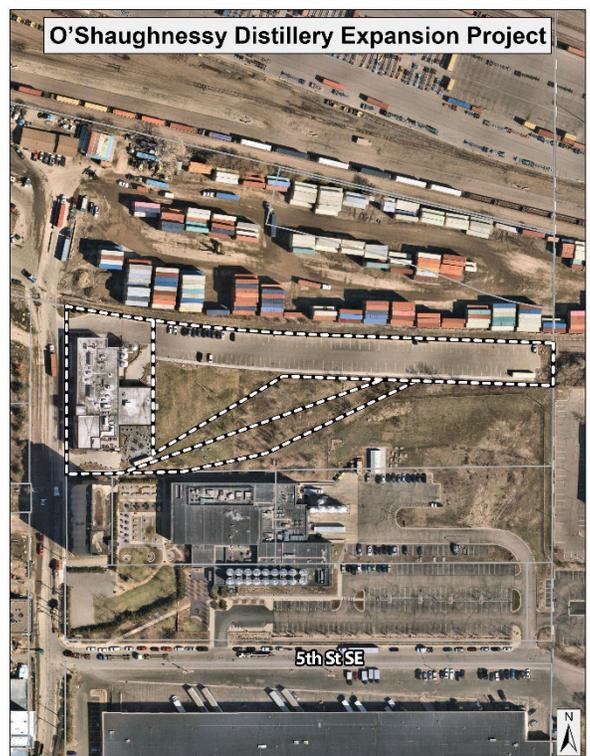
- Increases the tax base
- Adds six new FTEs and retains 20 FTEs

**Site description:** Vacant

**Contamination issues:** Soils contaminated with arsenic, petroleum, and PAHs

**Project plans:** Construct a warehouse building with office space to expand distillery operations

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



# Park Plaza

Address: 525 Humboldt Avenue North and 1315 Olson Memorial Highway

Applicant: City of Minneapolis on behalf of Trellis Company

Property owners: CHDC Park Plaza LTD Partnership

**Recommended award: \$191,513**

## 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:** None

## Other funding sources

- Hennepin County ATHF \$1,000,000 (committed)
- Hennepin County Supportive Housing Strategy \$500,000 (committed)
- Metropolitan Council \$584,237 (requested)
- Assessment funds from Hennepin County Revolving Loan Fund loan repayment proceeds \$50,840 (committed)

## Economic development/housing impact

- Increases the tax base
- Estimated 5.75 new FTEs and retains 3.5 FTEs
- Retains 134 affordable housing units through the renovation of five aging residential building. Adds 62 one-bedroom, 59 two-bedroom, and 13 three-bedroom units at 50% or 60% AMI.

**Site description:** Occupied, five multi-story residential units

**Contamination issues:** Asbestos and lead dust in the existing buildings

**Project plans:** Renovation of occupied affordable housing residential units

**Requested use of ERF grant:** Funding for part of the asbestos abatement and lead dust cleanup in housing units



# Powderhorn Park

Address: 3400 15th Avenue South Minneapolis.

Applicant: Minneapolis Park and Recreation Board

Property owners: Minneapolis Park and Recreation Board

**Recommended award: \$102,959 (\$152,959 requested)**

## Award recommendation

The applicant's request includes ineligible costs. The recommended award is reduced to exclude 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) \$9,019

**Other funding sources:** None

## Economic development/housing impact

Creates new park amenities in an underserved community

**Site description:** Municipal park and recreation center

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

**Project plans:** Replacement and expansion of the existing park playground and creation of path routes.

**Requested use of ERF grant:** Funding for part of the soil cleanup costs



# Prudential Campus Redevelopment

Address: 13001 Bass Lake Road, Plymouth

Applicant: City of Plymouth on behalf of Scannell Properties and Roers Companies - (SPRC Land Ventures Plymouth, LLC)

Property owner: SPRC Land Ventures Plymouth, LLC

**Recommended award: \$193,000 (\$386,533 requested)**

## Award recommendation

The activities are eligible for funding. However, this project ranked low in comparison with other applications received. Due to the low ranking and limited number of affordable housing units, the recommended award has been reduced by 50%.

**Previous ERF awards:** None

## Other funding sources:

Metropolitan Council \$850,000 (requested)

## Economic development/housing impact

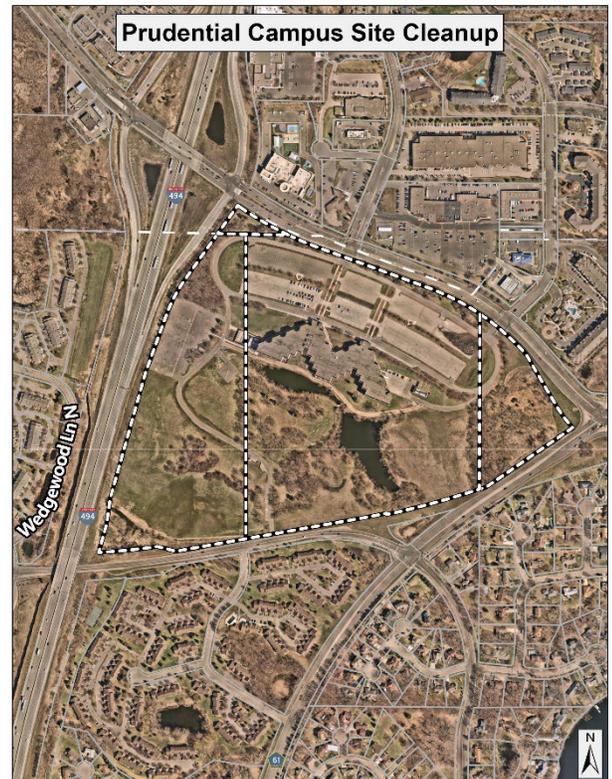
- Increases the tax base
- Adds 20 affordable units ranging from one- to three-bedroom priced between 51% and 60% AMI.
- Adds 180 market-rate units ranging from one- to three-bedrooms.

**Site description:** Vacant commercial office space

**Contamination issues:** Asbestos is present in the current building

**Project plans:** Multi-phased redevelopment site with future construction planned to include over 1,000 units of multi-family housing (10% affordable units); 500,000 square feet of commercial space, and a public park.

**Requested use of ERF grant:** Funding for part of the asbestos abatement costs



# Snelling Yards Family Housing

Address: 3601 East 44th Street, Minneapolis

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

Property owner: City of Minneapolis

**Recommended award: \$189,913**

## Award recommendation

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

**Previous ERF awards:** Minnesota Brownfields Gap Financing Program (ERF funded) - \$40,850 in 2018 through 2021, Hennepin County ERF - \$315,000 in spring 2023

## Other funding sources

- Hennepin County AHIF \$900,000 (committed)
- Metropolitan Council \$238,838 (requested)
- Minneapolis AHTF \$2,070,000 (committed)

## Economic development/housing impact

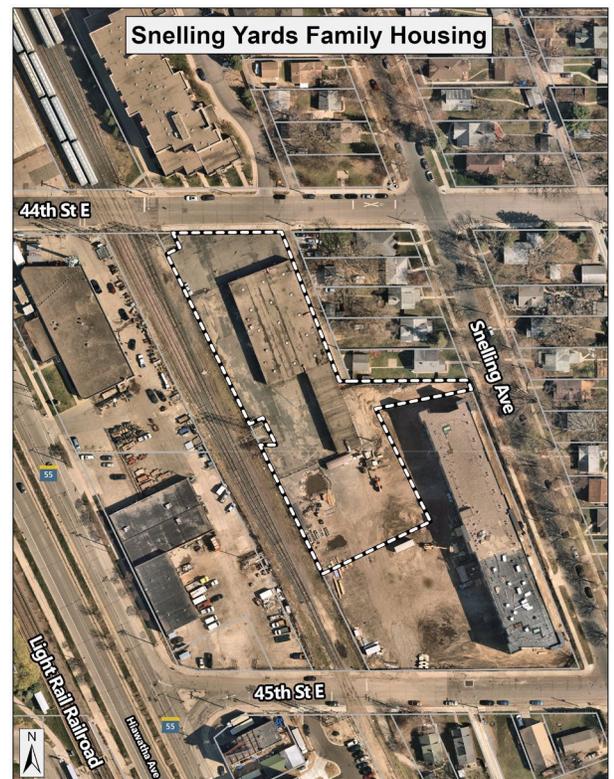
- Increases the tax base
- Estimated three new FTEs
- Adds 17 studio, 15 two-bedroom, 43 three-bedroom, and 15 four-bedroom affordable housing units priced at 30%, 50%, 60%, and/or 80% AMI

**Site description:** Vacant public works building

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

**Project plans:** Construction of a five-story affordable housing building with some of the units intended for homeless veterans

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



# Sochacki Park Classroom Development

Address: 3500 June Avenue North, Robbinsdale

Applicant: Three Rivers Park District

Property owner: City of Robbinsdale

**Recommended award: \$222,913 (\$445,825 requested)**

## Award recommendation

The activities are eligible for funding. However, this project ranked lower in comparison to other applications. The recommended award is reduced by 50% due to the low ranking and to exclude costs associated with removal and disposal of soils buried deeper than four feet. These deeper soils are being removed for geotechnical purposes and have minimal evidence of contamination.

**Previous ERF awards:** None

## Other funding sources

- Federal congressional appropriation \$805,000 (requested)
- Three Rivers Park District \$805,000 (committed)

## Economic development/housing impact

Creates a classroom building, trail, and new park amenities in an underserved community

**Site description:** Regional public park

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

**Project plans:** Construction of a one-story classroom with a new trail and other park amenities

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



# Stinson Apartments

Address: 1111 18<sup>th</sup> Avenue SE, Minneapolis

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

Property owners: RPM Holdings, LLC

**Recommended award: \$0 (\$156,000 requested)**

## Award recommendation

The activities are eligible for funding. However, the Metropolitan Council has agreed to fund this project's ERF request.

**Previous ERF awards:** Spring 2023 - \$93,950

## Other funding sources:

Metropolitan Council \$103,650 (requested)

## Economic development/housing impact

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

**Site description:** Vacant site

## Contamination issues:

- Soil contaminated with metals, PAHs and petroleum
- Soil vapor contaminated with VOCs
- Abandoned underground storage tank

**Project plans:** Construct a multi-story residential building

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

