

MEETING DATE: October 12, 2017

TITLE: Authorization to apply for funding assistance for 325 Blake Road

RESOLUTION NUMBER: 17-062

PREPARED BY: Michael Hayman

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REVIEWED BY: Administrator Counsel Program Mgr. (Name):
 Board Committee Engineer Other

WORKSHOP ACTION:

<input type="checkbox"/> Advance to Board mtg. Consent Agenda.	<input type="checkbox"/> Advance to Board meeting for discussion prior to action.
<input type="checkbox"/> Refer to a future workshop (date):_____	<input type="checkbox"/> Refer to taskforce or committee (date):_____
<input type="checkbox"/> Return to staff for additional work.	<input type="checkbox"/> No further action requested.
<input checked="" type="checkbox"/> Other (specify): <u>Requesting approval on consent October 12, 2017</u>	

PURPOSE or ACTION REQUESTED:

Authorization to apply for funding assistance through the Metropolitan Council Tax-Based Revitalization Account (TBRA) program, Hennepin County Environmental Response Fund (ERF) program, and other identified outside funding sources that may provide gap funding for demolition and remediation funding for 325 Blake Road, such as Hennepin County Community Works.

PROJECT/PROGRAM LOCATION:

325 Blake Road North, Hopkins MN

PROJECT TIMELINE:

Apply for Metropolitan Council TBRA funds and Hennepin County ERF funds their respective November 1, 2017 deadlines. Additional funds may be sought once grant awards for this cycle have been announced.

SUMMARY:

Minnehaha Creek Watershed District (MCWD or District) owns the property at 325 Blake Road (Site) in Hopkins and, consistent with its goals set forth upon purchase of the property, is progressing plans for regional stormwater management, stream and riparian improvements, greenway expansion, and site redevelopment.

As the District works towards site vacancy, demolition and asbestos remediation planning have been a critical element for refinement. Much like the stormwater and natural resource components of the 325 Blake Road project, multiple grant opportunities exist for this type of work. Through development of the 2018 work plan and budget, the District set a goal of seeking outside funding sources to cover the full cost of site clean-up (~\$3,000,000).

Staff is working to implement a grant strategy that does exactly this; targets outside funding sources to assist with all components of the planned work.

In July, 2017 the District and Wenck Associates were successful in receiving environmental investigation funds that were used to complete Phase I and Phase II Environmental Site Assessments and develop the Response Action Plan (RAP) for demolition and abatement activities.

Following this work, the District and city of Hopkins applied for Hennepin County Transit Oriented Development (TOD) grant funds. This funding request targeted \$500,000 for demolition costs as a first component towards piecing the necessary funds together. Notification of grant award for the TOD program is anticipated within the next 30-days.

The focus of this Board action and the present grant application cycle is to target the remaining funds needed through the Metropolitan Council Tax-Based Revitalization Account (TBRA) program and the Hennepin County Environmental Response Fund (ERF) program. The TBRA request will be in the range of \$1,250,000 and will be specific to asbestos remediation. The ERF request will focus on demolition and soil mitigation necessary to construct the stormwater and greenway work, with an anticipated request in the \$300,000 range. The funding requests are subject to change based on feedback received from the partner agencies and refinements to cost estimates based on the additional site investigation.

Staff continues to explore other outside funding sources that may provide gap funding if the District receives partial funding or is unsuccessful during the fall 2017 grant cycle.

Staff recommends the District Board of Managers authorize application for funding assistance through the Metropolitan Council TBRA program and Hennepin County ERF program by the November 1, 2017 deadline, and explore other identified outside funding sources that may provide gap funding for demolition and remediation.

