

Environmental Response Fund Grant Application

Project Name: Kenzie Terrace Apartments

Requesting Funding for: ___ Assessment ___X___ Cleanup
 ___ Asbestos and Lead-Based Paint Abatement (Affordable
 Housing Projects only)

Total Amount Requested from ERF: \$265,825

Applicant Name: City of St. Anthony Village

Applicant Type (check all that apply):

<input type="checkbox"/> Non-Profit	Certified through the Central Certification (CERT) Program as one or more of the following:
<input type="checkbox"/> For-profit / private entity	
X Local Unit of Government (i.e., city, watershed, park board, etc.)	<input type="checkbox"/> Women-owned Business Enterprise (WBE)
	<input type="checkbox"/> Minority-owned Business Enterprise (MBE)
	<input type="checkbox"/> Small Business Enterprise (SBE)
	<input type="checkbox"/> Emerging Small Business Enterprise (ESBE)
	<input type="checkbox"/> None of the above

CERT is a small business certification program administered by the county, and several other local governments in the metro region. It certifies small, minority and women-owned businesses. For more information about the program or to apply to become CERT certified visit the CERT website: <https://cert.smwbe.com/>



Project Contact Name: Charlie Yunker, St. Anthony Village City Manager

Address: 3301 Silver Lake Road NE, St. Anthony Village, MN 55418

Phone: (612)782-3315 **E-mail:** charlie.yunker@savmn.com

If the applicant is a municipality applying on behalf of a third party, please provide:

Third Party: Interstate Development

Contact Name: Victoria Perbix

Address: 6390 Carlson Drive, Eden Prairie, MN 55346

Phone: 952-658-6460 **E-mail:** vperbix@interstatedevelopment.com

Application Preparer: Will Gorrilla (Interstate) and Eric Stommes (Stantec)

Phone: 612-760-5238 and 612-709-7198 **E-mail:** wgorrilla@interstatedevelopment.com
and eric.stommes@stantec.com

Application submittal process for 2022

Hennepin County no longer accepts ERF applications in hard copy or other submittal formats. As part of the county's broader effort to improve contracting and grant processes, all ERF applications are now hosted and submitted through the Hennepin County Supplier Portal. To submit an application, you must first register.

For more information on how to register, please go to the [Supplier Portal Information Page](#). Please plan ahead and allow extra time to register and submit your applications. For questions about the submittal process, please refer to the [Supplier Portal Information Page](#). If your questions require additional assistance, the Supplier Portal support staff can be reached via

email at supplierportal@hennepin.us or phone (612-348-5235) Monday through Friday between the hours of 8am and 4:30pm.

Application Submittal Checklist

The following provides a list of the expected application components that need to be submitted when applying for ERF grant funding. All supporting documents must be submitted in PDF form via the Hennepin County Supplier Portal; multiple PDFs are acceptable. In addition, please submit a Microsoft Word document of the completed application form via the Hennepin County Supplier Portal where prompted.

Application - Submit a text file (Microsoft Word document) of this application form.

Tables:

- Table 1 - Funding Sources Summary (see attached)
- Table 2 - Project Budget Summary (see attached)
- Table 3 – Housing Summary (see attached)
- Additional tables with project analytical data for contamination investigated onsite. This should include data for soil, groundwater, soil vapor, sediment, and/or surface water, where relevant and applicable to the project and grant request. Tables should include a comparison to applicable regulatory standards.

Figures:

All figures should include the property boundaries, a scale bar, and a north arrow.

- Accurate and legible site location map and site diagram showing locations of relevant site features such as buildings, retaining walls, suspected/known areas of contamination, nearest public streets, etc.
- Proposed development plan site layout diagram or renderings.
- Site summary figure(s) showing investigation locations pertinent to the attached data tables.
- Site map showing areas with soil, soil vapor, and groundwater criteria exceedances (if applicable)

Attachments:

- Legal description of the site
- Copy of municipal land use approval (signed by municipality and dated)
- Copy of the written neighborhood(s) statement(s) of support – If applicable
- Environmental documents identified in Section IV of this application
- City resolution of Support – If available at the time of application submittal. City resolution of support will be required before grant disbursements can be paid (see example below)

I. SITE SETTING INFORMATION

1. Complete the following table:

Site address	2401 Lowry Ave Northeast
City (or Township)	St. Anthony
Hennepin County Commissioners District No.	282
Property Identification No.	07-029-23-23-0002
Site acreage	1.89 acres
Current and former site buildings: type, floors, square footage, age, and date of demolition or years vacant (if applicable)	Tourist Camp/Mobile Home Park from 1930s/1950s. Commercial building with dry cleaner built in ~1950s and razed in 1970s; footprint ~17,000 sf Bremer Bank Building Built 1979; footprint ~10,520 sf
Current land use (indicate if site is a vacant lot)	Retail Bank
Current zoning type	PUD
Future zoning type (final development)	PUD

2. If a zoning change is required for the proposed final use of the site, describe the expected zoning and the necessary procedure for obtaining the change.

The project is already entitled by St. Anthony Village

II. PROJECT STAKEHOLDERS

1. Complete the following table:

Current owner and date of purchase	Kenzie Multifamily LLC
Future owner	Kenzie Multifamily LLC
Municipal land use approval obtained for site	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
City Resolution of support If no, insert anticipated date of obtaining resolution of support: Resolution is on November 8, 2022 Council Meeting	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Project is owned by applicant or has a purchase agreement in place	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date of ownership/purchase agreement <u>4/13/2022</u>
Have the grantee/subgrantee owner(s), its officers, board of directors, and LLC members paid all Hennepin County property taxes and personal property taxes due as of December 31 of the preceding year?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

If you answered **NO** to any of the questions in the above table, describe the current status and, if applicable, what steps are planned or have been taken to date to rectify the situation. Please describe any and all necessary approvals, planned agreements and their expected dates of execution.

The City resolution in support of the brownfield application is on the City of St. Anthony Village’s council meeting scheduled for November 8, 2022. The signed resolution will be submitted to Hennepin County once received.

2. Describe the target population(s) for the project (i.e., who will live, use, or work in your finished development) **and** explain the outreach activities and engagement strategies that have been used to reach the proposed population(s).

It is Interstate's intent to provide new-construction high-quality housing that is attainable to a work force demographic at reasonable fair market rents. With 38% of our units 2-bedroom or larger, we are providing housing for families.

3. Describe the extent to which the project has local community support (community meetings, businesses, employer, in-kind value, local funding, etc.). Provide a description of how the local community was engaged during the planning process. List the names of neighborhood groups and other local organizations involved in community outreach events. Attach community letters of support, if available (optional).

The project went through city council and public hearings and feedback session with very little feedback. All feedback and comments were thoughtfully considered and addressed to the Council's satisfaction.

4. If the applicant is not a municipality or if the ERF grant, if awarded, will be subgranted by the municipality to a third party, please list the names of the grantee/subgrantees' owner(s), officers, board of directors or LLC members.

Kenzie Multifamily LLC c/o Interstate Development Corp.

- **Lonnie L. Provencher, President**
- **Eric J. Simmer, Vice President**
- **Brett Johnson, Treasurer**
- **Victoria Perbix, Secretary**

5. Provide contact information for current environmental consultant and legal counsel, if applicable:

Consultant **Eric P. Stommes, Stantec** Phone **612-709-7198**

Attorney **NA** Phone _____

III. PROJECT FINANCIAL INFORMATION

1. Complete the following table:

Total cost of (re)development	\$18,000,000.00
Total cost of environmental costs (cleanup sites only)	\$265,825
Total cleanup costs as a percentage of total development costs	~1.5%
Total ERF cleanup costs as a percentage of total cleanup costs	90%
Current property value	\$1,633,000.00
Estimated future property value	\$18,000,000.00
Current property taxes	\$59,431.26
Estimated future property taxes	\$360,000.00
Previous ERF grant awards: list the amount, year, grant round, and source (ERF or Minnesota Brownfields Gap Financing Program)	NA
Number of new jobs (FTEs) created at the finished site	2
Number of retained jobs (FTEs) at the finished site	N/A
Number of jobs created during construction	150
Does this application request funds for property acquisition?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this application request funds for demolition?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Have other sources of public or private funding for this project been pursued?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this project waiting to secure any additional funding that is necessary to commence construction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is/Will the project be in a TIF district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Expected annual TIF proceeds and timeframe	None

2. If you answered **YES** to any of the questions in the above table, please clearly describe what is needed and why, the timeline, and additional steps necessary or planned. For funding sources contributing to the project, complete the attached **Table 1 - Funding Sources Summary**.

3. Describe why ERF funding is needed.

ERF funding will allow the Property to be environmentally remediated and be repositioned to serve the community by providing quality new-construction housing at reasonable rental rates. By managing project costs, and seeking ERF funding to offset costs, we can offer lower rents.

Development and construction during this economic cycle is challenging, we are facing material availability issues, raw material cost increases and interest rate pressure -all of which drive up our project costs.

4. Describe the effect on the project if ERF funds are not awarded.

Without ERF funds, the project costs will increase which will in turn increase rents charged to residents and could delay the project.

5. Complete the attached **Table 2 - Project Budget Summary**.

IV. CONTAMINATION INFORMATION

Please provide the following information in addition to the required information listed in the application submittal checklist.

1. Complete the following table for the site (include all current and historical listings):

MPCA VIC I.D. No.	BF0000517 and BF0002310
MPCA Petroleum Brownfields I.D. No.	BF0000517 and BF0002310
MPCA Leak Program I.D. No.	NA
Federal or State Superfund I.D. No.	NA
Department of Agriculture AgVIC I.D. No.	NA
Other MPCA listing(s) and I.D. No.(s)	SA0000618 and MNS000142364

2. Indicate which documents are available for the site and provide electronic copies with submittal of this application:

- Phase I Environmental Site Assessment (most recent only)
- Phase II investigation work plan
- Phase II investigation report
- Response Action Plan (RAP)
- MPCA RAP approval letter
- Regulated Building Materials (asbestos and lead) Surveys, project design documents, and Minnesota Department of Health variances (if applicable).
- Other relevant MPCA, U.S. EPA, and/or Department of Agriculture letters
Other relevant environmental investigation, monitoring, and/or cleanup reports
(list document type or title):

3. Complete the following table for identified contamination:

Media	General contaminant types (e.g., VOCs, metals)
Soils	Volatile Organic Compounds (VOCs) including dibromochloromethane, <i>cis</i>-1,2-dichloroethene, tetrachloroethene (PCE), and silver
Groundwater	VOCs including benzene, <i>cis</i>-1,2-dichloroethene, tetrachloroethene (PCE), and trichloroethene (TCE)
Soil gas vapor	VOCs including PCE, TCE, and 1,2-dichloropropane
Asbestos and lead-based paint ¹	Asbestos was identified in the current bank building that will need to be abated prior to demolition. Abatement costs are not anticipated to eligible because proposed development is not considered affordable.
Other (i.e, building features contaminated from a chemical release, etc.)	Based on prior structures, debris may be mixed with fill soil.

¹ Only costs associated with the assessment and removal of asbestos-containing materials and lead-based paint in affordable multi-family and land-trust housing projects are eligible for funding. For asbestos, specify friable and nonfriable materials. For lead-based paint, specify if intact, loose, or flaking.

4. Provide a brief synopsis of the site’s land use history and explain why the site is believed to be contaminated (if the application is for an assessment grant) or how the site came to be contaminated (if the application is for cleanup).
Please limit your response to 300 words. Refer to required table and figure attachments as appropriate to aid in your discussion

The Property was historically developed in the 1930s with a tourist camp (later converted to a mobile home park) that extended to the north and east adjacent sites. The campground office building and several cabins or trailers were present on the Property. The office building included a fuel station in the 1940s. Around 1950, the Property was redeveloped into commercial structure occupied by various retail tenants including a drycleaner, Pilgrim Cleaners, in the 1960s and 1970s. The Property was then razed and redeveloped with the current bank building in 1979.

In August and October 2017, a subsurface investigation was conducted at the Property and included the advancement of eight soil borings and three hand-auger borings within the building footprint. Fifteen soil samples were collected and analyzed for Resource Conservation and Recovery Act (RCRA) metals, VOCs, polycyclic aromatic hydrocarbons (PAHs), and diesel range organics (DRO). Soil samples were impacted by dibromochloromethane and cis-1,2-dichloroethane. While PCE was not detected in soil samples analyzed by the laboratory, field readings of soil samples near the historical drycleaner facility revealed elevated headspace readings as measured by the photoionization detector (PID); therefore, it is likely that PCE exists in the soil and was volatilized during the collection process of the lab sample. In addition, there is a potential for fill soils with debris to be present at the Property. Groundwater was impacted by benzene, PCE, TCE, and cis-1,2-dichloroethene at concentrations greater than the Minnesota Department of Health (MDH) drinking water criteria. Three sub-slab soil vapor samples were collected within the building footprint and four soil vapor samples were collected from the parking lot area with various non-petroleum VOCs detected including PCE and TCE at concentrations greater than 33x the MPCA's Industrial Expedited Intrusion Screening Values (EISVs) and vinyl chloride at a concentration greater than the MPCA's Industrial Intrusion Screening Value (ISV). Soil vapor was also impacted by elevated levels of cis-1,2-dichloroethene; however, an ISV has not been established for cis-1,2-dichloroethene.

To assess the risk of vapor intrusion inside the existing bank building, paired sub-slab and indoor air sampling was completed in February and March 2018. Five sub-slab vapor samples and five paired indoor air samples were collected from within the existing building, five soil vapor samples were collected from the parking lot parking, and one ambient air sample was collected outside the building. Laboratory results identified sub-slab and soil vapor impacted by numerous non-petroleum VOCs including PCE, TCE, dichlorodifluoromethane, and cis-1,2-dichloroethene. Indoor air samples were less than the MPCA's Industrial ISVs.

5. Has a party (or parties) responsible (RP) for the contamination been identified and, if so, is the RP assisting with cleanup costs? If not, please explain.

The historical drycleaner occupant, Pilgrim Cleaners, has impacted soil, groundwater, and vapors at the Property with PCE and TCE. Based on the dry cleaners' occupancy many years ago, seeking cleanup funds at this point is not likely feasible or practical, especially in a redevelopment scenario.

V. ADDITIONAL CONTAMINATION INFORMATION – CLEANUP APPLICANTS ONLY

For applicants requesting assistance for cleanup, completed the following additional questions:

1. Provide a concise description of the proposed RAP and/or asbestos, lead-based paint abatement. Limit your response to 300 words. Include the following additional details:

The following response actions as proposed in the RAP are proposed for the development:

- **Demolition of the existing structure;**
- **Exaction, monitoring, and management of soil generated by Site development grading activities;**
- **Potential dewatering of impacted perched water; and**
- **Documentation of; through limited sidewall and excavation bottom sampling, soil conditions of soil exhibiting evidence of impacts that is targeted to be left in place below the readily accessible zone or in areas deemed inaccessible due to construction of Site improvements.**

The MPCA approved the RAP/CCP by letter dated October 26, 2022. One of the conditions of the approval relates to the previous location of the dry-cleaning facility. It is presumed that portion of the soil in former dry cleaner location (northeast corner of the Property) will need to be managed as regulated fill and disposed of properly at a landfill. The MPCA approval states that while off-site disposal of some of the soil removed from the area is likely appropriate, the necessity to do so would be better supported by adequate soil sampling to assess the release of hazardous substances from the historical drycleaner operation. As such, Stantec will complete additional soil sampling in the vicinity of the dry cleaner to assist in guiding the response actions during the redevelopment.

- I. If demolition is part of your funding request, describe demolition activities necessary to perform the cleanup, including age, condition of structures and required asbestos and/or lead paint abatement. Demolition is only eligible when it is required for cleanup activities as part of the RAP; demolition for general construction and redevelopment purposes is not eligible. **Demolition costs are not being requested.**
- II. Describe efforts to reuse contaminated soils on site. If soil is not being reused, why is this not feasible? **Soils deemed suitable for unrestricted reuse (analytical resting below MPCA Residential SRVs and SLVs, DRO and/or GRO less than 100 mg/kg, headspace PID field screening below 10 parts per million [ppm], and free of debris, stain, and odors) will be beneficially reused as backfill on the Property or within the accessible zone. Excavated soils with analytical testing results below MPCA Industrial SRVs and/or MPCA SLVs, DRO/GRO below 100 mg/kg, PID field screening between 10 ppm and 50 ppm, and no visual debris, ash, or other signs of impacted fill will be beneficially reused in areas not within the accessible zone at the Property as geotechnically appropriate.**

As noted above, it is assumed that most of the soil removed from the northeastern quadrant of the Property will be characterized as *Regulated for off-Site Disposal* and can not be reused at the Property based on the elevated PID readings and PCE and TCE detections in soil vapor.

2. Complete the following table:

Total volume of contaminated soil (cubic yards) to be remediated (all contaminant types):	~1,900 cys -soils removed from the northeastern quadrant of the Property will likely be classified as Regulated Fill and disposed of at an approved landfill.
Total asbestos materials to be abated (square feet, linear feet, or cubic yards)	NA
Lead-based paint to be remediated (square feet, each item)	NA

VI. DEVELOPMENT FEATURES

1. Please describe the anticipated development.

<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Mixed-use (<i>ex: housing and commercial</i>)
<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial
<input type="checkbox"/> Green space (i.e., public parks, athletic fields etc.)
<input type="checkbox"/> Other

2. Provide a brief, general description (i.e., executive summary) of the planned development and project goals.

Interstate is proposing a 76-unit, 4-story, residential multi-family building on the Property. The building’s first floor will be dedicated to covered parking and the building’s lobby and leasing office and fitness center - Floors 2 – 4 will be residential dwelling units. Total building square footage is estimated at 92,000 square feet. The 76 residential units will be broken out as follows; (i) 47 one-bedroom units, (ii) 24 two-bedroom units, (iii) 5 three-bedroom units. Unit square footages will range from 525 square feet to 1,362 square feet. In addition to the first floor covered parking, the Property will provide surface parking (estimated 124 stalls total, 1.63/unit). Interstate’s goal is to create workforce attainable housing without the utilization of TIF, tax credits, or subsidy from government and nongovernment agencies. Interstate is currently targeting rents ranging from \$1,500/month for a 1-bedroom unit and \$2,750/month for a 3-bedroom unit.

3. Hennepin County is committed to protecting the environment and conserving resources for future generations. Additionally, climate change has been identified as one of the most pressing challenges the county faces because of its significant environmental, societal, and economic impacts (link for more information: www.hennepin.us/your-government/projects-initiatives/climate-action). The county supports initiatives and sustainable practices that offer effective ways to respond to climate change. In particular, innovative approaches beyond typical building components (e.g., above and beyond LED lighting, high efficiency appliances, etc.) and required minimum site features (e.g., standard stormwater management features) are of interest. Describe if and how this project will incorporate sustainable activities and features above and beyond typical site standards in the project design, construction, operation, and/or cleanup remedy. Some examples of innovative approaches include but are not limited to the following: extensive structural deconstruction for reuse of material on or offsite, creative onsite management of contaminated media to avoid trucking to distant landfills, onsite construction or use of renewable energy, net-zero building

construction, onsite stormwater reuse, significant greenspace enhancement and carbon sequestration, etc.

Kenzie Terrace will be utilizing a rain garden for our storm water management. The garden will be planted with and surround by native plants including many native pollinating plants to help with Minnesota native bees and butterfly populations.

In areas that would typically maintain grass, we plan to utilize no-mow fescue grasses that are a bit hardier than typical grass and required less water and carbon to main a clean kept look.

Kenzie Terrace will be offering plenty of bike parking and storage to make cycling a true convenient alternative to owning a car. The project is conveniently located on the bus line, along the Parkway.

Lastly, all of Interstate buildings are built to be solar-ready. This project will also be EV charger ready.

4. Hennepin County has recently declared racism a public health crisis. In our community, persistent disparities separate people who are thriving from those who are not. Describe how this project aligns with one or more of the county's domain areas (education, employment, income, health, housing, transportation, justice) where actions can have the most impact to reduce racial disparities Additional information on the county's priorities to address racial disparities can be found here: <https://www.hennepin.us/your-government/overview/addressing-disparities-in-hennepin-county>.

The Interstate team prides itself in adhering to fair housing and loves to see all tenants thrive in its communities. Interstate lives out its Core Values through its interactions with its team, tenants, and contractors.

Interstate's Core Values

Do Right, Not Easy

Wired to Serve

Relentless Contribution

Enjoy the Company

5. Describe how the project stakeholders (described in Section II) and the surrounding community will derive benefit from the project and how the project aligns with ERF program priorities. A description of the ERF program priorities can be found in Section 2.1 of the ERF application instructions.

The Kenzie Terrace redevelopment to a multifamily community is a higher and better use for this gateway site into St. Anthony Village. The current site structure is underutilized and inefficient by all standards, including environmentally. The new project will be built

to today's construction and efficiency standards and make the site an exciting and welcoming entrance into the St. Anthony Village community. Future tenants will enjoy access to the many amenities in the area including restaurants, shopping, markets and the Stinson Parkway thoroughfare

6. If the project includes a residential component, indicate how the project contributes to the local municipality's approved livable communities housing mix goals and benefits for the local community. Also complete the attached **Table 3 – Housing Summary**.

The underlying theme behind Kenzie Terrace is to create beautiful market rate housing that focuses on being attainable versus luxury. This project provides an opportunity for families to rent with 38% of the units being two bedroom or larger, with five of them being three bedroom units.

7. One key strategy to reduce racial disparities in employment and income is through targeted contracting processes. Do your project plans include contracting with small business enterprises (SBE), women-owned business enterprises (WBE), minority-owned business enterprises (MBE) or emerging small business enterprises (ESBE) to complete the development?

It is Lyon Contracting, our GC, intent to solicit bids in every division from SBE, M/WBE, & ESBE. They cannot control the low bidder, but it is an internal goal of having around 10% fit into one of those categories.

8. Describe the proposed construction schedule. Discuss the potential for delays and other issues that may arise. Describe what must occur before investigation and/or development and cleanup activities can proceed:

Construction is planned to begin in early 2023. Our goal is to have a Certificate of Occupancy in the spring/summer of 2024. Interstate is adequately capitalized to commence building demolition/abatement and site environmental remediation.

Anticipated start date: January 2023

VII. RESOLUTION

The City Resolution in support of the ERF application is on council agenda and the meeting is November 8, 2022. Resolution is anticipated shortly thereafter and will be emailed to Hennepin County brownfield staff.

Table 1 - Funding Sources Summary (You may add additional rows as needed to accurately represent your project)

Funding source	Amount	Status (committed, pending decision date, etc.)	Comments
Previous ERF grants	0	NA	
Hennepin County assessment grants (MOA/COA)	0	NA	
Hennepin County Transit Oriented Development grant	0	NA	
Hennepin County Affordable Housing Incentive Fund loan or grant	0	NA	
Minnesota Brownfields Gap Financing grant	0	NA	
Hennepin County Community Development Block grant	0	NA	
Hennepin County Lead-safe program grant	0	NA	
Metropolitan Council Tax-Based Revitalization Account grant	0	NA	Not eligible
Minnesota Department of Employment and Economic Development's Contamination Cleanup and Investigation grant	0	NA	Not eligible
Other local funds	0	NA	NA

Table 2 – Project Budget Summary

The purpose of this table is to provide a breakdown of the project’s environmental costs and current grant round requests. Please note that some rows require additional information to be entered into the budget column. Footnotes to this table provide further instructions. You may add additional rows as needed to accurately represent your project and funding request.

Budget items	Total Grant Funding Requests by Grantor ¹			Remaining Environmental Costs ²	Total Environmental Costs ³
	ERF	Met Council	DEED		
1) Previously incurred assessment/investigation costs					
Regulated Building Materials Survey, Phase I ESA, and RAP Development	Not eligible - \$13,500				Not eligible \$13,500
2) Upcoming assessment/investigation costs					
Phase I ESA	0				0
Hazardous Building Materials Survey	0				0
Additional Phase II ESA	Not eligible \$15,000 ⁷				Not eligible \$15,000
Response Action Plan	0				0
2) Subtotal upcoming assessment costs	0				0
3) Cleanup and environmental oversight costs					
Environmental oversight, monitoring, and reporting ⁴ -15 days # \$1,500/day for staff and equipment	\$22,500				\$22,500
Contaminated soil disposal and transport (excludes excavation) – 2,850 tons Unit rate per ton: \$32/ton	\$91,200				\$91,200
Confirmation Sample Analysis – 20 samples sets at \$200/set; DRO, VOCs, and PAHs	\$4,000				\$4,000
Clean cover installation (backfill with clean soil) – 1,900 cys Unit rate per cubic yard: \$15	\$28,500				\$28,500
Vapor mitigation system installation Total square feet of coverage: 24,000 Cost per square feet: \$4	\$96,000				\$96,000
Vapor mitigation system installation oversight, monitoring, and reporting ⁶	\$11,500				\$11,500
MPCA fees – 20 hours at \$125/hr	\$5,625				\$5,625
RAP Implementation Report	\$6,500				\$6,500
3) Subtotal cleanup costs	\$265,825				\$265,825
4) Asbestos and lead-based paint abatement (affordable housing projects only)					
Plans and specs	Not eligible				Not eligible
Abatement activities	Not eligible				Not eligible
Oversight and air monitoring and associated reporting	Not eligible				Not eligible
4) Subtotal abatement costs	Not eligible				Not eligible
Total project budget (subtotals for items 2, 3, & 4)					
	\$265,825				\$294,325

¹Enter your funding request for the current grant round only in these columns.

²This column should include all other environmental costs to perform the project scope funded including those costs covered by the applicant or other funding sources.

³This column is the sum of each row (add together the entries for the cells in the four columns to the left). This sum represented the total of all environmental costs for the project.

⁴Include all consulting and testing costs associated with the grant request except for those costs related to vapor mitigation. Vapor mitigation costs shall be separated out in separate line items – refer to footnote 6.

⁵In the text response to ERF application Section V, provide a description of these other soil management tasks.

⁶Include all vapor mitigation consulting and testing costs associated with the grant request. This may include soil gas vapor mitigation system post-installation sampling.

⁷The MPCA has requested that the soil, soil gas, and soil analytical data be updated. Also, Stantec proposes additional assessment in northwest corner of the Property to further assess soil conditions in advance of the redevelopment. This additional investigation is anticipated to occur in November or December 2022, prior the ERF funding decision.

Table 3 – Housing Summary

Affordable and market-rate housing projects are eligible to receive ERF funds. Affordable housing is defined as ownership or rental housing affordable to households earning 80% of the area median income (AMI) or less. Third-party applicants must meet applicable city requirements for affordable housing unit minimums. On the table below, fill out the number of units per bedroom and unit rate. Additional rows and columns may be added if necessary, to describe your project.

Total number of units: _____

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Unit Rate
					30% AMI
					50% AMI
					60% AMI
					80% AMI
Rate: NA	Rate: 1500	Rate: 2250	Rate: 2750	Rate: NA	Market-Rate
Rate: _____	Rate: _____	Rate: _____	Rate: _____	Rate: _____	Other Rate
	47	24	5		Total Units per Bedroom Type

