

EDA Members:

Dan Roe,
President
Lisa Laliberte,
Vice President
Wayne Groff,
Treasurer
Robert Willmus
Jason Etten



**Economic Development
Authority
Meeting Agenda
Monday, October 21, 2019
6:00pm
City Council Chambers**

Address:
2660 Civic Center Dr.
Roseville, MN 55113

Phone:
651-792-7000

Website:
www.growroseville.com

1. 6:00 P.M. Roll Call
Voting & Seating Order: Etten, Willmus, Laliberte, Groff, and Roe
2. Pledge Of Allegiance
3. Approve Agenda
4. 6:01 P.M. Public Comment
5. Business Items (Action Items)
 - 5.A. 6:03 PM Consider Resolutions Supporting Applications For Environmental Grants To Assist With Contamination Clean-Up For Redevelopment Of 1705, 1717, 1743, And 1755 County Road C, Known As Twin Lakes Station

Documents:

[5A REPORT AND ATTACHMENTS.PDF](#)

- 5.B. 6:10 PM Consider Resolution Supporting Application For Environmental Response Fund Grant To Assist With Contamination Clean-Up For Development Of Lexington Avenue Properties

Documents:

[5B REPORT AND ATTACHMENTS.PDF](#)

6. 6:15 P.M. Adjourn To City Council Meeting



REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 10/21/2019

Item No.: 5.a

Department Approval

Executive Director Approval

Janice Gundlach

Patricia Trueman

Item Description: Consider Resolutions supporting applications for environmental grants to assist with contamination clean-up for redevelopment of 1705, 1717, 1743 and 1755 County Road C, to be known as Twin Lakes Station

1
2 **BACKGROUND**

3 On July 15, 2019 the Roseville Economic Development Authority (REDA) adopted resolutions supporting
4 Tax Increment Financing (TIF) and City supported pass-through (conduit) Tax Exempt Bonds for the
5 redevelopment of properties located at 1705, 1717, 1743, and 1755 County Road C, to be known as Twin
6 Lakes Station (Attachment A). Dominion and Launch Properties have identified the level of environmental
7 contamination on the properties and are requesting assistance through environmental grant funds
8 (Attachment B). The developers would like to make application for Tax Base Revitalization Account
9 (TBRA) through the Metropolitan Council, Environmental Response Funds (ERF) through Ramsey County
10 and Contamination Cleanup Grant Funds through the Department of Employment and Economic
11 Development (DEED). The applications for these grant funds are due November 1, 2019. Securing a
12 Resolution of support from the local governing unit positions the project more favorably for funding, being
13 the application processes are competitive.

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15 **STAFF RECOMMENDATION**

16 Staff recommends the REDA adopt Resolutions supporting applications for Met Council TBRA,
17 Ramsey County ERF, and DEED Contamination Cleanup Grant Funds for the development of Twin
18 Lakes Station.

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20 **REQUESTED REDA ACTION**

21 By motion the REDA adopt Resolutions supporting applications for Met Council TBRA, Ramsey County
22 ERF, and DEED Contamination Cleanup Grant Funds for the development of Twin Lakes Station.

23 Prepared by: Jeanne Kelsey, Housing and Economic Development Program Manager, 651-792-7086

- Attachment A: Concept site plan
- B: Estimated cost for environmental clean-up of Twin Lakes Station
- C: Resolution supporting application for Met Council TBRA
- D: Resolution supporting application for Ramsey County ERF
- E: Resolution supporting application for DEED Contamination Cleanup Grant Funds



RESIDENTIAL		
UNIT MATRIX		
FAMILY BUILDINGS		
1 BEDROOM	39	17%
2 BEDROOM	113	50%
3 BEDROOM	72	32%
TOTAL FAMILY UNITS	224	
SURFACE PARKING	202	
GARAGE PARKING	182	
TOTAL FAMILY PARKING	384	1.71
SENIOR BUILDING		
1 BEDROOM	102	40%
2 BEDROOM	96	38%
3 BEDROOM	54	21%
TOTAL SENIOR UNITS	252	
SURFACE PARKING	121	
GARAGE PARKING	152	
TOTAL SENIOR PARKING	273	1.08
TOTAL UNITS		
FAMILY	224	
SENIOR	252	
TOTAL UNITS	476	
TOTAL PARKING		
FAMILY	384	
SENIOR	273	
TOTAL PARKING	657	
TOTAL BEDROOMS	937	
STALLS PER BEDROOM	0.70	
STALLS PER UNIT (OVERALL)	1.38	
BUILDING DATA		
FAMILY BUILDINGS UNIT AREA		
1 BED - 723 S.F.		
2 BED TYP. - 1,049 S.F.		
2 BED STAIR/ELEV. WRAP - 1,108 S.F.		
3 BED TYP. - 1,319 S.F.		
3 BED CORNER - 1,390 S.F.		
3 BED END - 1,398 S.F.		
FAMILY COMMON AMENITY AREA 4,691 S.F.		
SENIOR BUILDING UNIT AREA		
1 BED - 723 S.F.		
2 BED TYP. - 1,049 S.F.		
2 BED STAIR/ELEV. WRAP - 1,108 S.F.		
3 BED TYP. - 1,319 S.F.		
3 BED CORNER - 1,390 S.F.		
3 BED END - 1,398 S.F.		
SENIOR COMMON AMENITY AREA 8,200 S.F.		

COMMERCIAL			
LOT A - BANK	3,900 SF	20 STALLS / 5.13 RATIO	20
LOT B - RETAIL/REST.	5,000 SF	30 STALLS / 6.00 RATIO	49
-RETAIL	2,500 SF		8
-RESTAURANT	2,500 SF		41
LOT C - RETAIL/REST.	5,000 SF	29 STALLS / 5.80 RATIO	49
-RETAIL	2,500 SF		8
-RESTAURANT	2,500 SF		41
LOT D - RETAIL	5,000 SF	33 STALLS / 6.60 RATIO	15
LOT E - RETAIL	4,500 SF	23 STALLS / 5.11 RATIO	15
LOT F - RETAIL/REST.	5,000 SF	25 STALLS / 5.00 RATIO	49
-RETAIL	2,500 SF		8
-RESTAURANT	2,500 SF		41
LOT G - DENTAL/REST.	5,000 SF	25 STALLS / 5.00 RATIO	16
-HEALTHCARE	3,500 SF		11
-RESTAURANT	1,500 SF		5
LOT H - GROCERY	22,300 SF	116 STALLS / 5.20 RATIO	165
-RETAIL	19,800 SF		62
-FOOD SERVICE	2,500 SF		103
TOTAL	56,200 SF	301 STALLS	378 STALLS



Preliminary Environmental and Engineering Consulting Cost Estimate
Roseville Redevelopment
County Road C
Roseville, Minnesota
August 21, 2019 - Revised

Item	Activity	Grant Eligibility	Units	Estimated Quantity	Unit Cost	Total Estimated Cost
Investigation and RAP Development						
1	Phase I Environmental Site Assessment (ESA) - Standard ASTM/AAI, no lender specific requirements included	Potentially		<i>Completed</i>		2,750
2	Supplemental Phase II ESA and Geotechnical Investigation	Potentially		<i>Completed</i>		25,000
3	Soil Vapor Investigation (Two Seasonal Rounds per MPCA Guidance)	Potentially		<i>Half Completed</i>		18,000
4	Pre-Demolition Hazardous Building Materials Inspection (assumes only buildings impacted by redevelopment)	Not Eligible		<i>Partially Completed</i>		7,500
5	RAP Preparation and Agency Correspondence	Potentially				5,700
6	MPCA Voluntary Program Charges for Technical Approvals and Liability Assurances ¹	Potentially				4,500
Total - Investigation and RAP Development Activities						\$ 63,450
RAP Implementation						
1	Soil Remediation During Construction (Load, Transport and Dispose at Landfill as Industrial Waste) ^{2, 3}	Eligible	Tons	25,886	\$ 30.00	776,572
2	Installation of Vapor Controls (i.e. Upgraded Vapor Barrier)	Eligible				100,000
3	Review of Parking Level Mechanical Plans & Specifications for Soil Remediation	Eligible				5,500
4	Environmental Monitoring, Testing and Documentation during RAP Implementation	Eligible				125,000
5	Post-Construction Soil Vapor Confirmation Sampling/Testing (Two Rounds) ⁴	Eligible				25,000
6	Underground Storage Tank (UST) Removal - Two 10,000-gallon Diesel USTs and Associated Piping	Eligible				65,000
7	Monitoring Well Sealing	Not Eligible				3,000
8	Asbestos Abatement (includes all four buildings onsite)	Eligible				100,000
9	Stormwater Pond Lining (assumes groundwater contamination is not present)	Not Eligible				-
10	MPCA Voluntary Program Charges for Technical Approvals and Liability Assurances ¹	Eligible				5,500
Total - RAP Implementation Activities						\$ 1,205,572
Other Redevelopment Activities						
1	Hazardous Materials Removal	Not Eligible				12,500
2	Solid Waste Removal	Not Eligible				7,500
3	Geotechnical and Construction Special Inspections and Testing ³	Not Eligible				120,000
Total - Other Redevelopment Activities						\$ 140,000
Total Project Cost						\$ 1,409,022
Notes/Assumptions:						
<p><i>Cost provided above are for budgetary purposes.</i></p> <p>1) Invoiced by MPCA directly to the Owner/Developer. 2) Assumes 1.5 tons per cubic yard conversion rate. 3) Depends on final site improvement plans and MPCA conditions. 4) If required by the MPCA.</p>						

**EXTRACT OF MINUTES OF MEETING OF THE
ROSEVILLE ECONOMIC DEVELOPMENT AUTHORITY**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the Board of Commissioners (the “Board”) of the Roseville Economic Development Authority (the “Authority”) was duly held on the 21st day of October, 2019, at 6:00 p.m.

The following members were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

Resolution No.

**RESOLUTION IDENTIFYING THE NEED FOR TAX BASE REVITALIZATION
ACCOUNT GRANT FUNDING AND AUTHORIZING APPLICATION FOR GRANT
FUNDS FOR THE DEVELOPMENT OF TWIN LAKES STATION**

WHEREAS the Roseville Economic Development Authority (the “Authority”) is eligible to apply for Tax Base Revitalization Account funds (the “TBRA Funds”) on behalf of cities participating in the Livable Communities Act’s Housing Incentives Program for 2019 as determined by the Metropolitan Council; and

WHEREAS only a limited amount of grant funding is available through the TBRA during each funding cycle, and the Metropolitan Council has determined that it is appropriate to allocate such funds only to eligible projects where the funds assist with environmental investigation and cleanup that meet TBRA priorities; and

WHEREAS the Authority acknowledges that grants funded through TBRA Funds are intended to fund environmental investigation and cleanup brownfield properties that increase tax base and jobs in the Twin Cities metropolitan area; and

WHEREAS the Authority has identified a clean-up project (the “Project”) within the City of Roseville (the “City”) that meets the Tax Base Revitalization account's purpose/s and criteria; and

WHEREAS the Authority has the institutional, managerial and financial capability to ensure adequate administration of the Project; and

WHEREAS if TBRA grant funding is received, the Authority will comply with all applicable laws and regulations provided in the TBRA grant agreement for the Project in its administration of the TBRA grant; and

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WHEREAS the Authority agrees to act as legal sponsor for the Project described in the TBRA Funds grant application submitted on or before November 1, 2019; and

NOW THEREFORE BE IT RESOLVED THAT the Roseville Economic Development Authority authorizes and directs its Executive Director to submit an application for a TBRA grant from the Metropolitan Council for the components of the Project identified in the application, and to execute such agreements as may be necessary to implement the Project on behalf of the City of Roseville, where the Project is located.

Adopted by the Board of the Authority this 21st day of October, 2019.

Certificate

I, the undersigned, being duly appointed Executive Director of the Roseville Economic Development Authority, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and regularly held meeting thereof on October 21, 2019.

I further certify that Commissioner _____ introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner _____, and that upon roll call vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this 21st day of October, 2019

Executive Director
Roseville Economic Development Authority

**EXTRACT OF MINUTES OF MEETING OF THE
ROSEVILLE ECONOMIC DEVELOPMENT AUTHORITY**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the Board of Commissioners (the “Board”) of the Roseville Economic Development Authority (the “Authority”) was duly held on the 21st day of October, 2019, at 6:00 p.m.

The following members were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

Resolution No. XX

**RESOLUTION IN SUPPORT OF APPLICATION FOR RAMSEY COUNTY
ENVIRONMENTAL RESPONSE GRANT FUNDS FOR THE DEVELOPMENT OF
TWIN LAKES STATION**

WHEREAS the Roseville Economic Development Authority (the “Authority”) is eligible to apply for an Environmental Response Fund (“ERF”) grant from Ramsey County (the “County”) for eligible projects; and

WHEREAS only a limited amount of grant funding is available through the ERF during each funding cycle, and the County has determined that it is appropriate to allocate such funds only to eligible projects where the funds assist with environmental cleanup that meets ERF priorities; and

WHEREAS the Authority understands that grants funded through the ERF are intended to fund a portion of the costs of environmental cleanup of brownfield properties; and

WHEREAS Roseville Leased Housing Associates I, LLLP and Roseville Leased Housing Associates II, LLLP (the “Developer”) has requested ERF grant assistance in connection with its construction of a multifamily rental housing facility (the “Project”) within the City of Roseville, and the Authority has determined that the Project meets the purposes and criteria of the ERF; and

WHEREAS the Authority has the institutional, managerial and financial capability to ensure adequate administration of the Project; and

WHEREAS the Authority agrees that if it receives ERF grant assistance for the Project, it will comply with all applicable laws and regulations as provided in the ERF grant agreement in its administration of the ERF grant; and

WHEREAS the Authority agrees to act as legal sponsor for the Project described in the ERF grant application to be submitted on or before November 1, 2019.

NOW THEREFORE BE IT RESOLVED THAT the Roseville Economic Development Authority hereby supports the request by the Developer for an ERF grant through the County to finance a portion of the costs associated with environmental remediation of the proposed Project. The Authority further authorizes Authority staff to submit an ERF grant application on the Developer's behalf.

Adopted by the Board of the Authority this 21st day of October, 2019.

I, the undersigned, being duly appointed Executive Director of the Roseville Economic Development Authority, Minnesota, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and regularly held meeting thereof on October 21, 2019.

I further certify that Commissioner _____ introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner _____, and that upon roll call vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this 21st day of October, 2019

Executive Director, Patrick Trudgeon
Roseville Economic Development Authority

**EXTRACT OF MINUTES OF MEETING OF THE
ROSEVILLE ECONOMIC DEVELOPMENT AUTHORITY**

* * * * *

Pursuant to due call and notice thereof, a special meeting of the Board of Commissioners (the “Board”) of the Roseville Economic Development Authority (the “Authority”) was duly held on the 21st day of October, 2019, at 6:00 p.m.

The following members were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

Resolution No.

**RESOLUTION IDENTIFYING THE NEED FOR CONTAMINATION CLEANUP
GRANT PROGRAM FUNDING AND AUTHORIZING GRANT APPLICATION FOR
THE DEVELOPMENT OF TWIN LAKES STATION**

WHEREAS the Roseville Economic Development Authority (the “Authority”) is eligible to apply for Contamination Cleanup Grant Program funds (the “CCG Funds”) offered by the State of Minnesota (“State”) Department of Employment and Economic Development (“DEED”); and

WHEREAS only a limited amount of grant funding is available from CCG Funds during each funding cycle, and DEED has determined that it is appropriate to allocate such funds only to eligible projects where the funds assist with environmental investigation and cleanup that meet CCG Program priorities; and

WHEREAS the Authority acknowledges that grants funded through CCG Funds are intended to fund environmental investigation and cleanup of brownfield properties, resulting in increased tax base and jobs in the State of Minnesota; and

WHEREAS the Authority has identified a clean-up project (the “Project”) within the City of Roseville (the “City”) that meets the CCG Program's purposes and criteria; and

WHEREAS the Authority has the institutional, managerial and financial capability to ensure adequate administration of the Project; and

WHEREAS if the Authority receives CCG Funds, the Authority will comply with all applicable laws and regulations as stated in the grant agreement governing the CCG Funds in its administration of the Project; and

WHEREAS the Authority must submit a CCG Funds Grant Application (the

46 “Application”) by November 1, 2019, and must agree to act as legal sponsor for the Project.
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48 NOW THEREFORE BE IT RESOLVED that the Authority shall act as the legal sponsor for
49 Project described in the Application to be submitted on November 1, 2019, and that the
50 Executive Director is hereby authorized to apply to DEED for funding of the Project on behalf of
51 the Authority.
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53 BE IT FURTHER RESOLVED that the Authority has the legal authority to apply for financial
54 assistance, and the institutional, managerial, and financial capability to ensure adequate project
55 administration.
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57 BE IT FURTHER RESOLVED that the sources and amounts of the local match identified in the
58 Application are committed to the project identified.
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60 BE IT FURTHER RESOLVED that the Authority has not violated any Federal, State or local
61 laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful
62 or corrupt practice.
63

64 BE IT FURTHER RESOLVED that upon approval of its application by the State, the Authority
65 may enter into an agreement with the State for the Project, and that the Authority certifies that it
66 will comply with all applicable laws and regulation as stated in all contractual agreements.
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68 NOW, THEREFORE BE IT FINALLY RESOLVED that the Executive Director is hereby
69 authorized to execute such agreements as are necessary to implement the Project on behalf of the
70 Authority.
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72 Adopted by the Board of the Authority this 21st day of October, 2019.
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Certificate

I, the undersigned, being duly appointed Executive Director of the Roseville Economic Development Authority, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and specially held meeting thereof on October 21, 2019.

I further certify that Commissioner _____ introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner _____, and that upon roll call vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this 21st day of October, 2019

Executive Director
Roseville Economic Development Authority



REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 10/21/2019

Item No.: 5.b

Department Approval

Executive Director Approval

Janice Gundlach

Patricia Ferguson

Item Description: Consider Resolutions supporting applications for environmental grants to assist with contamination clean-up for Lexington Properties for the development of Medium Density Housing

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BACKGROUND

Golden Valley Land Company (GVLC) is proposing a 36-lot detached villa residential project in the southeast quadrant of Lexington Ave. and County Road C2. The current site is 5.4 acres and consists of 16 platted single family lots and one outlot (Attachment A). A forthcoming land use application will need to be made to re-plat the property into 36, 40-foot wide residential lots accommodating a villa home concept. Sale prices of homes will range between \$400,000 to \$600,000.

The Comprehensive Housing Needs Assessment dated October 2018, identifies the site as an opportunity site for owned residential, which includes twin homes, townhomes, villas, small lot, small home, single family (<https://www.cityofroseville.com/DocumentCenter/View/27111/Roseville-Housing-Study-2018-Update> page 135). The entire site is currently zoned MDR, Medium Density Residential, which permits the density, housing type, and lots widths proposed.

Based on the results of the soil investigation conducted by GVLC, a portion of the site has been filled in the past with debris laden fill including bituminous and concrete pieces, glass, plastic, clay pipe and wood. Petroleum odors were also found as part of the soil investigations. The majority of the petroleum odors are related to the bituminous pieces in the fill soils. GVLC is applying for Environmental Response Funds (ERF) from Ramsey County. As is customary with these requests, they are requesting a resolution of support for the application to the County. The Roseville Economic Development Authority does not act as the applicant and isn't involved in funds dispersal should an award be granted, thus limiting the role to support only via a Resolution.

STAFF RECOMMENDATION

Staff recommends the REDA adopt a Resolution supporting application for Ramsey County ERF.



REQUESTED REDA ACTION

By motion the REDA adopt a Resolution supporting application for Ramsey County ERF.

Prepared by: Jeanne Kelsey, Housing and Economic Development Program Manager, 651-792-7086

- Attachment A: Concept site plan
- B: Resolution supporting application for Ramsey County ERF

LEGEND

-  Villa Units
-  40' Lots

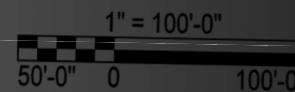
SITE DATA

TOTAL SITE AREA: 233,965 s.f.
 TOTAL LOT AREA: 184,394 s.f.
 TYP. LOT: 40' X 124'
 TYP. PAD: 30' X 64'
 EX. ZONING: (MDR) Medium Density Residential
 PROP. ZONING: (MDR) Medium Density Residential



Lexington Villas, Roseville, MN

Preliminary Site Plan Rendering



**EXTRACT OF MINUTES OF MEETING OF THE
ROSEVILLE ECONOMIC DEVELOPMENT AUTHORITY**

* * * * *

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The following members were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

Resolution No. XX

**RESOLUTION IN SUPPORT OF APPLICATION FOR RAMSEY COUNTY
ENVIRONMENTAL RESPONSE GRANT FUNDS FOR THE DEVELOPMENT OF
LEXINGTON VILLAS**

WHEREAS only a limited amount of grant funding is available through the ERF during each funding cycle, and the County has determined that it is appropriate to allocate such funds only to eligible projects where the funds assist with environmental cleanup that meets ERF priorities; and

WHEREAS the Authority understands that grants funded through the ERF are intended to fund a portion of the costs of environmental cleanup of brownfield properties; and

WHEREAS Roseville Golden Valley Land Company (the “Developer”) has requested ERF grant assistance in connection with its construction of a single family ownership (the “Project”) within the City of Roseville, and the Authority has determined that the Project meets the purposes and criteria of the ERF; and

WHEREAS the Authority supports the application for the Project described in the ERF grant application to be submitted on or before November 1, 2019.

NOW THEREFORE BE IT RESOLVED THAT the Roseville Economic Development Authority hereby supports the request by the Developer for an ERF grant through the County to finance a portion of the costs associated with environmental remediation of the proposed Project. The Authority further authorizes Authority staff to submit an ERF grant application on the Developer’s behalf.

Adopted by the Board of the Authority this 21th day of October, 2019.

Certificate

I, the undersigned, being duly appointed Executive Director of the Roseville Economic Development Authority, Minnesota, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and regularly held meeting thereof on October 21, 2019.

I further certify that Commissioner _____ introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner _____, and that upon roll call vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this 21st day of October, 2019

Executive Director, Patrick Trudgeon
Roseville Economic Development Authority