

Eligible and Ineligible Costs for Tax Base Revitalization Account (TBRA) Cleanup-site Investigation Grants

(Note: The eligible costs listed here are for environmental investigation associated with TBRA **cleanup-site investigation grants**. Please see the appropriate listing for eligible costs related to **Cleanup grants**.)

Eligible costs are those associated with the development and implementation of a response action plan (RAP) in order to protect the public health or welfare or the environment. This typically includes work conducted as part of the following categories environmental investigation and RAP preparation. Grantees may request reimbursement of costs that meet the terms and conditions of the grant agreement as outlined and defined in the Project Summary. The lists below provides examples of [eligible](#) and [ineligible](#) costs.

Applicants with questions about eligibility should contact the [TBRA Program Coordinator](#), and grantees with questions about active grants should contact the [LCA Grant Administrator](#) if they have any questions related to eligibility.

Eligible Costs for TBRA Cleanup-Site Investigation Grants

- I. Environmental Investigation
 - A. Hazardous materials survey that meet the requirements of the Asbestos Hazard Emergency Response Act (AHERA) standards for the Voluntary Investigation and Cleanup (VIC) Program and/or the Petroleum Brownfields Program (PBP) at Minnesota Pollution Control Agency (MPCA)
 1. Sampling (i.e., bulk and air)
 2. Chemical analysis
 3. Documentation
 - B. Phase I Environmental Site Investigation
 - C. Phase II Environmental Site Investigation
 1. Drilling
 2. Test pits
 3. Water sampling (e.g., drilling new or using existing wells, sealing wells)
 4. Chemical analysis
 5. Documentation report
- II. RAP Preparation
 - A. Documentation report
 - B. Soil vapor system design
 - C. Review by the MPCA

Ineligible Costs for TBRA Cleanup-Site Investigation Grants

“Soft costs”— costs not necessary or essential to completing the project activity for which funding was awarded— are not eligible for reimbursement from Livable Communities grant funds. Following are some of the soft costs ineligible for reimbursement. **Please consult with Livable Communities Grant staff regarding questions about costs not listed.**

1. Cleanup and remediation work.
2. Demolition costs *not associated with accessing contamination*.
3. Erosion and sedimentation control that are typically considered project costs, not clean up costs, including rip-rap and rock lining and synthetic erosion control, such as jute mesh, hay bales, silt fencing, stapled plastic netting, etc.
4. Geotechnical investigation and geotechnical work (e.g., installation of Geocopers, compaction, etc.)
5. Hazardous material removal, such as removal of assorted hazardous (e.g., switches, ballasts, compact florescent light bulbs, acids, etc.) or regulated materials (e.g., bulk cooking oils, molasses, etc.)
6. Health and safety plans, even if they are specific to the contamination.
7. Site surveys (usually incorporated into excavating and grading costs already)
8. Solid waste removal and construction debris (e.g., tires, appliances, construction waste, household waste)
9. Administrative overhead: the typical costs of doing business, including administrative staff salaries, project management, project coordination, oversight activity, office equipment, printing, copying, faxing, meetings, mailing, delivery, courier, etc.
10. Operating expense: day to day expenses, including but not limited to salaries and wages, insurance costs, maintenance contracts, space rental, etc.
11. Salaries that are a part of the administrative overhead or operating expense.
12. Architect, developer, legal or other fees.
13. Marketing costs.
14. Costs associated with master plans or redevelopment plans, design workshops, design standards, market studies, zoning and land use implementation tools.
15. Leases for trailers or space.
16. Bonds and insurance: including all forms of bonds and insurance fees.
17. Eminent domain: costs associated with exercising eminent domain authority. (Note: see <http://www.metrocouncil.org/services/livcomm/EminentDomainPolicy.htm> for information regarding restrictions on grants for projects using eminent domain for economic development).
18. Food and beverage: All costs incurred for food and beverages.
19. Legal fees: attorney fees, including administrative costs, legal assistance to prepare proposals, requests for proposals, bids, oversight, document review, etc.
20. Licenses/authorization fees associated with any license or authorization, including costs to hire people with licenses or authorization.

21. Permits, including but not limited to building permits, construction, redevelopment, equipment use, special use, grading, excavation, etc.
22. Planning costs, including comprehensive planning costs and all other planning and plan preparation costs.
23. Travel costs incurred by any employees, project staff, contractors, project managers, and/or consultants traveling to and from the project site or meeting sites, etc.; includes costs such as lodging, parking fees, per diem costs, other allowances, etc.
24. Site assembly of land to be used for transit infrastructure or capital improvements, such as transit stations, station platforms, park-and-ride facilities (unless park-and-ride spaces will be used for shared parking).
25. Activities after the expiration date of the grant agreement or activities prior to the date of the award.