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**EDUCATION. RESEARCH. PARTNERSHIPS.**

Since our establishment in 2006, our mission is to promote, through education, research, and partnerships, the efficient cleanup and reuse of contaminated land as a means of generating economic growth, strengthening communities and enabling sustainable land use and development.

## We accomplish our mission by:

- facilitating interaction between interested parties at educational forums and professional networking events
  - Identifying policy barriers to brownfield redevelopment and working with government agencies and policy makers to remove these barriers
  - Administering Grant Programs
  - Recognition at our Annual ReScape Awards
  - Encouraging more people to become a part of the Brownfield Redevelopment community through emerging developers' workshops, community outreach and young professional events
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# What is a Brownfield?

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-The U.S. EPA defines a brownfield as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence of a hazardous substance, pollutant, or contaminant.”

-Essentially, brownfield sites are abandoned and unused property that are blighted by real or perceived environmental contamination.

-They can be large or small, urban or rural

-Brownfields are present in small towns and our largest urban centers



# Example - Northeast Business Center

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**NORDEAST BUSINESS CENTER - MINNEAPOLIS - 2023 Large Project Winner**

Minnesota Brownfields Members: The Opus Group; Stantec; Braun Intertec; MPCA; DEED; Metropolitan Council; and Hennepin County



# Example: Studio 5, Mankato

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## **STUDIO 5 - MANKATO (SMALL PROJECT WINNER)**

Minnesota Brownfields Members: Braun Intertec; USEPA;  
DEED; MPCA, and Stantec



# Example: Leijona Apartments

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## **LEIJONA APARTMENTS - DULUTH (Promising Project Winner)**

Minnesota Brownfields Members: Lathrop GPM; Winthrop & Weinstine; DEED and USEPA



# Federal Financial Resources

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## USEPA Brownfield Assessment Grants for Communities

KSU Technical Assistance for Brownfields TAB is geared towards discovering what are the specific needs of communities and works with leaders within those communities. Minnesota Brownfields offers training throughout Greater Minnesota for communities that are interested in learning more about brownfields cleanup and funding strategies.





# State- Financial Resources

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## Department of Employment & Economic Development

DEED offers Contamination Cleanup and Investigation grants to fund the cleanup and investigation of brownfield sites. The Redevelopment Grant Program is an additional grant program that assists communities with the costs of redeveloping depressed properties: commercial, industrial, or residential.



# Local Financial Resources

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## The Metropolitan Council

The Tax Base Revitalization Account (TBRA) helps clean up contaminated land and buildings for subsequent development. These grants are intended to provide the greatest public benefit for the money spent, strengthen the local tax base, and create and preserve jobs and/or affordable housing. TBRA has three different funding opportunities: Contamination Cleanup, Site Investigation, and SEED.



# Hennepin County Brownfield Gap Financing Grant Program

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-The Brownfield Gap Financing Program (BGFP) provides grants to nonprofit developers for environmental assessment of property in Hennepin County through funding from the County's Environmental Response Fund (ERF). Typical BGFP grants are <\$15,000 and are the seed money for future redevelopment projects.



# Native American Community Clinic (NACC), Minneapolis

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Native American Community Clinic (NACC) is a Federally Qualified Health Care Center; it provides comprehensive primary care, mental health services, traditional healing and spiritual care, and dental services. The project site is 2.02 acres. The result will be a mixed-use project that will include a culturally responsive clinic and approximately 90-100 units of deeply affordable housing with supportive services.

The site was a former dry cleaner and an auto repair shop. Environmental issues are due to a closed petroleum leak and a REC regarding a PCE release that presents risk of vapor intrusion. Additional concerns include asbestos-containing materials in the building and the probability of buried demolition debris



# Ramsey County Site Assessment Grant Program

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-Ramsey County, in partnership with Minnesota Brownfields, offers financial assistance to help offset the cost of environmental assessment for affordable housing and mixed-use development projects, including youth, family, homeless supportive and community services, to improve indoor air quality and/or remove, prevent, or reduce blight, blighting factors or the causes of blight. Site Assessment Grants support projects in the early stages of development where site assessment and investigation is needed. Typical grants are <\$25,000



# Gloryville - St Paul, MN

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GloryVille is a proposed mixed-use project with commercial on the first floor—to include a grocery store to address neighborhood needs within its “food desert”—and 87 units of affordable housing on the upper floors. 30% AMI units and 2+ bedroom units are explicitly named as the biggest needs for Ramsey County in its Economic Inclusion and Competitiveness Plan. In addition to the grocery store, the project will have parking spaces for food trucks that will also provide access to culturally relevant food choices.

Gasoline contaminated soils and groundwater in the southwest quarter of the site were identified.

The applicant is also an emerging developer, as defined by Ramsey County



# Brownfield Redevelopment Basics

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- **There is a path forward to successfully redevelop these sites!**
- Work with a reputable environmental consultant
- Develop strong local government relationships
- Know your MPCA project manager and communicate with that person early and often
- There are always multiple parties involved in the funding stack for Brownfield projects
- Know the liability protections that are available in Minnesota

# Thank You

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