Commissioner Katie Clark Sieben

Minnesota Department of Employment & Economic Development
Mission

Through education, research, and partnerships, we promote the efficient cleanup and reuse of contaminated land as a means of generating economic growth, strengthening communities and enabling sustainable land use and development.
Gold Sponsor

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ATTORNEYS AT LAW

MINNESOTA BROWNFIELDS RE-SCAPE AWARD
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OPUS

SAINT PAUL PORT AUTHORITY

Xcel Energy

MINNESOTA BROWNFIELDS RESC APE AWARD
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EDAM
Economic Development Association of Minnesota

Halleland Habicht

Minnesota Brownfields Rescape Award
Media Sponsor

the line
Nominations

Community Impact
- Buzza Lofts
- Renaissance Box
- Robbinsdale Middle School
- Wilder Square
- Union Depot
- El Colegio
- East Side Health Clinic

Economic Impact
- Twin Lakes
- Canal Park Brewing
- 430 Oak Grove
- Buzza Lofts
- Renaissance Box

Environmental Impact
- Gopher Resource
- Twin Lakes
- Renaissance Box
- Robbinsdale Middle School

Small City Impact
- Eco Industrial Park
- Wildwood Elementary School
- Birch Lake Business Park

Eco Industrial Park
- Wildwood Elementary School
- Birch Lake Business Center

Small City
- Environmental Impact
- Community Impact
- Economic Impact
ReScape Judges

Community Impact
• Mary Kay Bailey, Living Cities/Saint Paul Foundation
• Rebecca Bourdon, MPCA
• Nancy Hinrichs, Bremer Bank

Environmental Impact
• Mike Gifford, U.S. EPA, Region V
• Mike Harley, Environmental Initiative
• Jeff Sepesi, Sepesi & Associates

Economic Impact
• Kent Carlson, Anderson Companies
• Scott Marquardt, Southwest Initiative Foundation/EDAM
• Kristin Prososki, City of Mankato

Small City Impact
• Dave Jaeger, Hennepin County
• Cathy Mehelich, City of St. Cloud
• Kristin Prososki, City of Mankato
ReScape Planning Committee

Denise Beigbeder - Ramsey County
Robert Devolve - Leonard, Street & Deinard
Gil Gabanski - Hennepin County Environmental Services
Margaret Knowlton - Opus Group
Lorrie Louder - St. Paul Port Authority
Marcus Martin - Metropolitan Council
Dan Schleck - Halleland Habicht
Martha Faust – Minnesota Brownfields
Community Impact

2013 Finalists

East Side Family Clinic
El Colegio – El Patio
Union Depot
East Side Family Clinic

Project Location: 895 E. 7th St., Saint Paul

Nominated by: Saint Paul Port Authority

- 4-acre site within Beacon Bluff redevelopment area (former global headquarters of the 3M Company and 3M manufacturing facilities)
- Soil contaminated with BaP equivalents
- Low concentrations of petroleum compounds consisting of diesel range organics
- Underutilized space in an underserved community
East Side Family Clinic

Before – Beam Raising at Site

Photos courtesy of: Philip Prowse Photography
East Side Family Clinic

Funding
- U.S. EPA Revolving Loan Fund
- MN DEED Contamination Cleanup Grant
- Ramsey Country Environmental Response Fund Grant
- Taxable and Tax Exempt General Obligation Bonds
East Side Family Clinic

- 34,000 s.f. community health center in a federally designated “medically underserved community”
- Serves a community with nearly 29,000 residents with incomes ≤200% of the Federal Poverty Level
- 50 new medical and clerical jobs
- 24 exam & 5 behavioral therapy consult rooms
- 2 advanced medical procedure rooms
- 1 medical lab, X-ray facilities, a large pharmacy
- Dental facility with 20 stations
East Side Family Clinic

After

Photos courtesy of: Philip Prowse Photography
East Side Family Clinic

Partners

Miller Dunwiddie Architects
BWBR Architects
Loucks Associates
American Engineering Testing
Faithful & Gould
Nicollet Partners
Building Consulting Group
106 Group
St. Paul Parks and Recreation
City of St. Paul-Mayor’s Office
Minnesota Pollution Control Agency
El Colegio – El Patio

Project Location: 4137 Bloomington Ave S., Minneapolis
Nominated by: El Colegio Charter School

- Commercial use on site since the 1950s
- Site listed in MPCA Petroleum Brownfields Program
  - Contaminants in fill across entire planned section of El Patio: DRO, PAHs, metals, VOCs
- Funding constraints left the area north of the building unused
El Colegio – El Patio

Before
El Colegio – El Patio

Funding

Hennepin Youth Sports Grant $118,500
Hennepin County Environmental Response Fund $345,023
ECCS Building Company (Owner) $76,000
Brownfields Gap Financing Program $24,935
Minnehaha Watershed District $124,362
El Colegio – El Patio

After
El Colegio – El Patio

- Provides a much-needed, safe outdoor amenity for youth learning, activities, and development
- Space used 3 days per week by 30-50 students daily
- Community use of space during evenings and weekends
- Community members, staff, and students involved in feedback sessions, goal setting and design process of project
- Class curriculum uses the project as a teaching mechanism
El Colegio – El Patio

Partners

El Colegio Charter School
Hennepin County
Commissioners Peter McLaughlin & Mark Stenglein
Minnehaha Creek Watershed District
Minnesota Pollution Control Agency
Groundworks Minneapolis
Minnesota Brownfields
Augsburg College
City of Minneapolis
Minneapolis City Council
Council member Elizabeth Glidden
Barr Engineering
Watson-Forsberg
Cobalt Contracting
Pellinen Professional Services
Roark Kramer Kosowski
Union Depot

Before
Union Depot

Project Location: 214 E 4th St., St. Paul
Nominated by: URS Corporation

- Constructed in 1881, destroyed by fire in 1915, rebuilt in between 1917 and 1924, closed to the public in 1971
- Underutilized for 42 years prior to redevelopment
- Federal & State Lists & Databases: Leaking Underground Storage Tanks, Underground/Aboveground Storage Tanks; Minnesota Voluntary Investigation and Cleanup; Minnesota Spills Database; Resource Conservation and Recovery Ace Small Quantity Generator
- Arsenic, mercury, buried waste/debris and buried asbestos-containing material, and lead-based paint
Union Depot

Funding

SAFETEA LU, 1301 federal funds $45.3 million
Federal Railroad Administration $40 million
TIGER 1 federal funds $35 million
Federal Transit Administration $4 million
State Bond funds $13.7 million
Union Depot

After
Union Depot

- Reconstructed and renovated underutilized public landmark into a state-of-the-art transit center
- Re-established transportation services, provided passenger railroad tracks, boarding platforms, intercity bus platforms, bicycle facilities, pedestrian access to the Central Corridor Light Rail Transit
- Created new economic vitality in the Lowertown area
- Worked closely with the Minnesota State Historical Preservation Office and the St Paul Historic Preservation Committee
- On pace for the LEED Gold Certification
- Maintained strong connections with surrounding businesses, residents and community throughout process
Union Depot

Partners
Ramsey County Regional Railroad Authority
Mortenson Construction
URS Corporation
TKDA
RL Banks & Associates, Inc.
WJE
Field Environmental Consulting
Hammel, Green and Abrahamson
Beyer Blinder Belle Architects & Planners
Luken Architecture
GA Design LLC
Close Landscape Architecture+
Lerch Bates, Inc.
Eidahl Environmental Design, Inc.
RRTL
Commonwealth Cultural Resources Group
Jablonski Building Conservation, Inc.
Wiss, Janney, Elstner Associates, Inc.
RL Banks
Metropolitan Council & Metro Transit
Minnesota Pollution Control Agency
City of Saint Paul

USDOT
Federal Highway Administration
FTA
Federal Railroad Administration
MNDOT
Saint Paul PHC
State Historic Preservation Office
Counties Transit Improvement Board
The Central Corridor
Amtrak
Jefferson Lines
Saint Paul Area Chamber of Commerce;
BNSF Railway/Union Pacific
Canadian Pacific
Minnesota Building Trades Council
United States Postal Service
Minnesota High-Speed Rail
Robert Street Corridor
Red Rock Corridor
Gateway Corridor
Rushline Corridor
BOMA Saint Paul
Community Impact

2013 Finalists

East Side Family Clinic
El Colegio – El Patio
Union Depot
Economic Impact

2013 Finalists

Buzza Lofts
Canal Park Brewing
Twin Lakes
Buzza Lofts

Before
Buzza Lofts

Project Location: 1006 West Lake Street, Minneapolis

Nominated by: Peer Engineering, Dominium, and Weis Builders

- 1920s-1942: property owned by George Buzza, Craftacres Greeting Card Company
- 1971-2003: used by Minneapolis Public Schools
- 2011: Dominium acquires property, begins abatement/remediation and rehab of building
- Extensive asbestos-containing materials, lead-based paint, soil contamination, groundwater contamination
Buzza Lofts

Funding ($776,356 total remediation costs)

- City of Mpls tax-exempt bonds $9,809,000
- Federal Low Income Housing Tax Credits $10,564,000 (in LIHTC equity)
- Federal Historic Tax Credits $4,818,000 (tax credit equity)
- State Historic Tax Credits $4,756,000 (tax credit equity)
- Met Council Tax Base Revitalization Account - $306,000
- Hennepin County Environmental Response Fund - $449,447
Buzza Lofts

After
Buzza Lofts

- Redevelopment focused on saving and reutilizing the unique and historic building
  - Listed on the National Historic Register
- 100% occupied with a 500-person waiting list
- LEED Silver Certification
  - Solar panel system
- Brought affordable housing to Uptown
  - All 136 units available to residents earning less than 60% of the area median income
Buzza Lofts

Partners

City of Minneapolis
Metropolitan Council
Hennepin County
US Bank and RBC
MPCA Petroleum Brownfields and Voluntary Investigation & Cleanup Programs
Dominium Development & Acquisition
Peer Engineering
Weis Builders
BKV Group
Smitten Group
Canal Park Brewing

Before
Project Location: 300 Canal Park Drive, Duluth
Nominated by: City of Duluth

- Unused contaminated industrial site – an “eyesore”
- The last undeveloped property in the Canal Park Commercial Business District
- Building formerly used for manufacturing of steel leaf springs used in mining equipment and large machines
- Lithologic materials (silt, sand, gravel and boulders) as well as bits of glass, porcelain, lumber, ash, and scrap metal.
- > 50% of the site area impacted with lead and PAH contamination to depths from near surface to 10–12 ft below grade.
Canal Park Brewing

Funding

MN DEED Contamination Cleanup Grant  $416,997
Private/Developer  $138,999
Private developer/lender  $6.0 million
Canal Park Brewing

After
Canal Park Brewing

• Community oriented brewpub with emphasis on hand crafted beer from local sources
• Extensive green and energy efficient construction techniques and systems
• 102 full and part time employees. Had to hire 30-40 more after opening to meet demands
• Six fold increase in property taxes
• Spent mash goes to cows whose manure is then used as fertilizer for hops. Locally-sourced hops.
• Energy efficient features save about 100,00 kWh of electric energy each year, up to $6,000 in energy costs
Canal Park Brewing

Partners

City of Duluth
300 Canal Park LLC
Environmental Troubleshooters, Inc.
Reuben Johnson & Son Inc.
Doug Zaun, Architect
Minnesota Pollution Control Agency
Twin Lakes

Before

Vacant brownfield site (demolished Lifetime Athletic Club) in foreground. Twin Lakes Business Park, redeveloped former Joslyn Wood Treating site (NPL and PLP superfund site), across the street in background.
Project Location: 4001 Lakebreeze Ave N., Brooklyn Center
Nominated by: Hyde Development

- Originally a low-lying marsh filled with construction demolition debris dating from 1947-70 and fill soil from unknown origins ranging from 2 to 12 feet
- Former Lifetime athletic club; building demolished in 2007
- Pilings from a prior structure filled with cement and contaminated soil posed further complication to reuse
Twin Lakes IV

Funding

- MNDEED Contamination Cleanup Grants (3) $951,348
- Met Council TBRA Grants (2)  $701,346
- Hennepin County  ERF $240,000
- Bank Loan  $7,696,000
- Developer Equity  $3,623,306
89,950 Square Foot new industrial building. Addition of 200 outstanding medical technology jobs with current Tenants Omnicare and Medafor (additional 60 jobs expected when fully leased). Creation of $10 million in new property assessed value and $320,000 in new property tax revenue annually.
Twin Lakes IV

- Extensive clean up process
- 200 new medical technology jobs, projected to add 60 more when fully occupied
- $10 million new property assessed value
- $320,000 new property tax revenue annually
Twin Lakes IV

Partners

Minnesota Pollution Control Agency VIC Unit
MNDEED
Metropolitan Council
Hennepin County
City of Brooklyn Center
MNDOT
Shingle Creek Neighborhood Association
Braun Intertec Corporation
Rachel Contracting
Opus Design Build
American National Bank
CBRE
RJM Construction
Mohagen Hansen Architectural Group
Hyde Development
Economic Impact

2013 Finalists

Buzza Lofts
Canal Park Brewing
Twin Lakes
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<td>Twin Lakes</td>
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Renaissance Box

Before
Renaissance Box

Project Location: 200 10th Street East, St Paul
Nominated by: Aeon

• Building originally used as a shoe manufacturer, transitioned to commercial space, to produce and seed warehousing
• Vacant starting in 1994, light usage from then on
• Purchased out of foreclosure in 2006
• Soil contaminants: lead, mercury, aresenic, barium, cadmium, polynuclear aromatic hydrocarbons, and petroleum compounds. Also asbestos-containing materials and lead-based paint.
Renaissance Box

Funding

- Total remediation: $252,953
- Total redevelopment: $18,066,818
Renaissance Box

After
Renaissance Box

- National Register of Historic Places
- 70 affordable apartment homes
  - 61% targeted for individuals with annual incomes of $21,000-$33,000
  - 14 units reserved for those transitioning out of long-term homelessness
  - Original pillars, restored original windows
- LEED Gold Certification
- Green Space & Green Roof
- Rain Gardens handling 90% of the storm water generated at site
- Input from neighborhood residents and business owners
- Public gallery space, two art studios
Partners
LHB Architects
The Javelin Group, Inc.
Landscape Research LLC
Frerichs Construction
Housing and Redevelopment Authority of the City of St Paul
Minnesota Housing Finance Agency
Wells Fargo Bank
Family Housing Fund
Metropolitan Council
MN DEED
F.R. Bigelow Foundation
National Trust Loan Fund
The Saint Paul Foundation

John S. and James L. Knight Foundation
House of Hope Fund
Minnesota Pollution Control Agency
Premier Banks
National Trust for Historic Preservation
Enterprise Green Communities
The State of Minnesota from the Arts and Cultural Heritage Fund
Greater Metropolitan Housing Corporation
Fannie Mae
Local Initiatives Support Corporation
Non-Profits Assistance Fund
Wachovia Affordable Housing Community Development Corporation
Robbinsdale Middle School
Robbinsdale Middle School

Project Location: 3730 Toledo Avenue North, Robbinsdale
Nominated by: Braun Intertec

- First known use as sand & gravel mine, then used as a dump. Donated to school district in 1950’s
  - No clean cover present over dump materials
  - Concentrations of polynuclear aromatic hydrocarbons, arsenic, lead, mercury, polychlorinated biphenyls, asbestos containing materials, and diesel and gasoline range organics
- Site listed on the MPCA Voluntary Investigation & Cleanup Program, and Petroleum Brownfields Program Databases
- School property listed on Underground Storage Tank, Leaking Underground Storage Tank, and RCRA Small to Minimal Quantify Hazardous Waste Generator Databases
- School serves 1300 students in grades 6-8
Robbinsdale Middle School

After
Robbinsdale Middle School

- Drain tile within clean backfill to capture storm water before it can infiltrate through underlying dump materials and impact groundwater
  - Re-routed to on-site retention pond
- Over 30,000 tons of contaminated soil was transported offsite for disposal.
- Used alternative soil correction approach reduced by 2/3 impacted soil going to landfills
Robbinsdale Middle School

Funding

Total remediation: $1,800,000
Total redevelopment: $2,400,000
Hennepin County Environmental Response Fund (6 grants)
Hennepin County Youth Sports grant
School district funds
Robbinsdale Middle School

Partners
Robbinsdale School District
Minnesota Pollution Control Agency
Hennepin County
Braun Intertec
Inspec
Twin Lakes

Before

At one point, there was a hole 35 feet deep to dewater and remove the polluted soils and not more than 40 feet away 50% of the new building was up!

Unexpected Setback: Rachel Contracting deals with concrete filled steal pipe pilings and contaminated urban fill at much greater depths than anticipated. Meanwhile, Opus is fast approaching with the new building construction.
Twin Lakes

Project Location: 4001 Lakebreeze Ave N., Brooklyn Center
Nominated by: Hyde Development

- Originally a low-lying marsh filled with construction demolition debris dating from 1947-70 and fill soil from unknown origins ranging from 2 to 12 feet
- Materials found on site: brick fragments, concrete slabs, bituminous fragments, chunks of tar, sewer tile, geotextile fabric, rubber materials, Styrofoam and metal.
- Contaminants: PAHs, DRO, butadiene, benzene, dichlorodifluoromethane, nheptane (10 x above Industrial ISV’s)
- Pilings from a prior structure filled with cement and contaminated soil posed further complication to reuse
Twin Lakes

Funding

MNDEED Contamination Cleanup Grants (3) $951,348
Met Council TBRA Grants (2) $701,346
Hennepin County ERF $240,000
Bank Loan $7,696,000
Developer Equity $3,623,306
Twin Lakes

After...

89,950 Square Foot new industrial building. Addition of 200 outstanding medical technology jobs with current Tenants Omnicare and Medafor (additional 60 jobs expected when fully leased). Creation of $10 million in new property assessed value and $320,000 in new property tax revenue annually.
Twin Lakes

- Extensive clean up process
- Response Action Plan ultimately included implementation of a Contingency Plan as fill was found to extend to much greater depths and below the groundwater table by approximately 20 feet than was indicated by the Phase II site investigation.
- White roof, extensive glass, low flow fixtures, prairie restoration landscaping, and parking for bikes & hybrid cars
- New trail through site connecting to regional trail system
- LEED features in building
Twin Lakes

Partners
Minnesota Pollution Control Agency VIC Unit
MNDEED
Metropolitan Council
Hennepin County
City of Brooklyn Center
MNDOT
Shingle Creek Neighborhood Association
Braun Intertec Corporation
Rachel Contracting
Opus Design Build
American National Bank
CBRE
RJM Construction
Mohagen Hansen Architectural Group
Hyde Development
Environmental Impact

2013 Finalists

Renaissance Box
Robbinsdale Middle School
Twin Lakes
Small City Impact

2013 Finalists

Birchwood Lake Business Center
Itasca Eco-Industrial Park
Wildwood Elementary School
Birch Lake Business Center

Before
Birch Lake Business Center

Project Location: 1201 N. Birch Lake Blvd, White Bear Township
Nominated by: White Bear Township EDA

- Former refuse collection business, then a yard waste composting facility and household waste recycling transfer station
- Acquired by White Bear Township EDA in 2005, vacant until redevelopment in 2011/2012
- Contaminants: polynuclear aromatic hydrocarbons (PAHs), metals, and diesel range organics from 1 to 14 feet. Debris: wood, concrete, metal, brick, glass, household refuse, ash.
- MPCA Voluntary Investigation & Cleanup, Petroleum Brownfields Program databases, Resource Conservation & Recovery Information Systems as No Longer Regulated, and Underground Storage Tank, and List of Spills databases
Birch Lake Business Center

Funding

• Total remediation: $706,000

Funding sources: MNDEED, Metropolitan Council and Ramsey County ERF

• Total redevelopment: $2,300,000
Birch Lake Business Center

After
Birch Lake Business Center

• Project resulted in 31.5 permanent full-time jobs
• Dealt with aggressive schedule and tight deadlines
• Creative use of tools in 2011-12 Jobs Bill to provide Tax Increment Financing
• Removal of blight anticipated to trigger surrounding redevelopment
• Increased community tax base
Birch Lake Business Center

Partners

White Bear Township EDA
Tecweigh Industries
MNDEED
Metropolitan Council TBRA
Ramsey County ERF
Peer Engineering, Inc
Carl Bolander & Sons
MPCA VIC & PB Programs
Itasca EcoIndustrial Park

Before
Itasca EcoIndustrial Park

Project Location: 502 County Rd 63, Grand Rapids
Nominated by: Braun Intertec

• 1970’s-2006 manufacturing facility, abandoned
• State underground storage tank, solid waste facility/landfill & leaking aboveground storage tank databases, and numerous spills, AIRS, and Tier 2 listings
• Asbestos and lead-based paint, diesel AST & pump and impacted soils, and various containers of waste removed from site
Funding

- Total remediation: $1,100,000
- Total redevelopment: $1,100,000
- MNDEED investigation grant: $65,000
- MNDEED remediation grant: $50,000
- Grand Rapids EDA: $39,400
- IRRRB: $250,000
- Grand Rapids Area Community Foundation Loan: $625,000
- Blandin Foundation loan: $600,000
Itasca EcoIndustrial Park

After
Itasca EcoIndustrial Park

**Partners**

- Itasca Economic Development Corporation (IEDC)
- APEX
- Grand Rapids Economic Development Authority
- MNDEED
- Minnesota Pollution Control Agency
- IRRRB
- Grand Rapids Area Community Foundation
- Blandin Foundation
- JDI Contracts
- Braun Intertec
- LHB Architects
- Azcon Corporation
- Casper Construction
- Lease Landscaping
- Carleton Companies
- Northern Industrial Erectors
- Beltrami Industrial
Wildwood Elementary School

Before
Wildwood Elementary School

Project Location: 8698 75th Street North, Grant
Nominated by: Mahtomedi Public Schools

• 70-acre parcel
• Originally used for agriculture, included unregulated mixed municipal/industrial waste dump from 1950-70s creating a 10-acre footprint
• Transfer station for commercial and household wastes, tires, scrap metal, demolition debris, and composting yard wastes
• Comprehensive Environmental Response, Compensation and Liability Information System listing
• Underground storage tank database, MPCA Voluntary Investigation and Cleanup (VIC) Program and Petroleum Brownfields Program
Wildwood Elementary School

Funding

Total remediation: $1,500,000
Total redevelopment: $22,865,000

Bond funds following school referendum, funding from the MN Department of Education for “Health and Safety Projects”
Wildwood Elementary School

After
Wildwood Elementary School

• Serves more than 600 students from early childhood to grade 2
• Expanded community athletic fields
• Larger classrooms with natural light, expanded engineering and science learning space, a flexible small group learning/resource area, expanded play areas
• Designed and built to LEED Silver standards
Wildwood Elementary School

Partners
Minnesota Department of Education
Minnesota Pollution Control Agency
Minnesota DNR
U.S. EPA
Landmark Environmental
City of Grant
Rice Creek Watershed District
Washington County
Waste Management
Johnson Controls Inc
Anderson-Johnson Associates Inc
LHB Corp.
Small City Impact

2013 Finalists

Birchwood Lake Business Center
Itasca EcoIndustrial Park
Wildwood Elementary School
Mac Hyde Award
Mac Hyde Award

Mac performing the "Spoon Test" at Joslyn site, Brooklyn Center, 1999
Mac Hyde Award
Mac Hyde Award
Mac Hyde Award

Criteria

• High ethical standards
• Commitment to serving the community and environment
• Excellence in brownfields redevelopment
• A genuine interest in helping & mentoring others in field
Mac Hyde Award

2013 Winner

Jerry Stahnke
Minnesota Pollution Control Agency