If you’re reading this message, you likely care deeply about the environmental and economic health of Minnesota’s communities. As do we. We’re committed to programming that enables efficient conversion of contaminated land into new community-benefitting uses. This report details our work in 2014. From our partnership in Hennepin County’s Brownfield Gap Financing Program, to forums on vapor intrusion and soil reuse, a new Land Recycling 101 section of our website, workshops in Moorhead and Worthington and the ReScape Awards, we’ve assisted communities and professionals throughout the state to successfully and safely remediate and revitalize brownfields.

We’re grateful for your continued support and interest, and wish you success in 2015.

Best Wishes,

Martha Faust
Executive Director

Sara Peterson
Board Chair

Minnesota Brownfields is a 501c3 non-profit organization. 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.

MNBrownfields.org | 651.307.4371 | February 2015
2014 Donors

2500 +
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Up to $99
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Tankenoff
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Courtney Olson
Emily Slagle
Charlene Sundermann
Emily Walker

THANK YOU!
As a 501c3 non-profit organization, Minnesota Brownfields relies on the support of a wide range of individuals and partners.

Your generosity and commitment make our work possible.

STAY IN TOUCH!
On October 23rd at St. Paul's historic Union Depot, 230 public and private developers, environmental consultants, attorneys, bankers, engineers, architects, contractors, public funders and regulators, elected and appointed officials gathered at a celebration to honor the finalists and award winners. Alan Williams, formerly with the Minnesota Attorney General's Office, won the Mac Hyde Leadership Award.

**2014 RESCAPE FINALISTS**

*Winners designated with asterisks.*

**COMMUNITY IMPACT AWARD**
- Metro Green Line CCLRT – Mpls/St.Paul
- MWMO Community Facility - Minneapolis
- *Rising Cedar - Minneapolis*

**ECONOMIC IMPACT AWARD**
- 222 Hennepin – Minneapolis
- The Penfield – Saint Paul
- *Schmidt Artist Lofts – Saint Paul*

**ENVIRONMENTAL IMPACT AWARD**
- Blumberg 1831 - Duluth
- *MWMO Community Facility - Minneapolis*
- Schmidt Artist Lofts – Saint Paul

**SMALL CITY IMPACT AWARD**
- Bank Midwest – Fairmont
- Depot Marketplace – Hutchinson
- *Brooklyn School Site Redevelopment – Hibbing*

The ReScape Awards recognizes exemplary brownfield development throughout the state. Winning projects feature transformation of abandoned or underutilized sites using innovative solutions to significant environmental issues.
2014 Leadership & Financials

BOARD OF DIRECTORS
Meredith Udoibok – MN DEED
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Gil Gabanski – Hennepin County Environ. Svcs
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Jason Murray – Alexandria EDA
Patty Nauman – Metro Cities
Mary Sands – Barr Engineering
Dan Schleck – Halleland Habicht
Scott Tankenoff – Hillcrest Development
Cathy Undem – Dakota County Water Resources

2014 Revenue
Foundation Gifts & Grants = $47,000
Government Contracts = $19,961
Corporate & Individual Gifts = $34,480
In-Kind & Other Revenue = $36,108
Program Income = $59,153
Other = $210
TOTAL = $196,912

2014 Expenses
Program Services = $21,163
Management & General = $78,442
Fundraising = $21,425
TOTAL = $121,030
Change in Net Assets = $39,774

Balance Sheet
Total Assets = $150,551.98
Total Liabilities = $7,311.83
Total Net Assets = $143,240.15

2014 Revenue Sources

Pictured: 2014 Board of Directors
Not pictured: Jon Carlson & Deb DeLuca
The Brownfield Gap Financing Program (BGFP) provides small grants to nonprofits for environmental assessment and clean-up of property in Hennepin County through funding from its Environmental Response Fund (ERF). This fund is intended to be used for unexpected environmental issues, to prepare for a larger funding request in the County funding cycle, or to identify/clarify and, in some cases, remediate suspected environmental concerns. In 2013, Hennepin County asked Minnesota Brownfields to co-administer this program.

Projects funded by BGFP benefit the community through the development or clean-up of green space, recreation centers, affordable housing, education centers, community centers, and neighborhood level economic development opportunities.

### 2014 HIGHLIGHTS

- Total grants awarded: $181,494
- Grants were awarded in these categories:
  - Affordable housing 64%
  - Youth & family services 19%
  - Arts & culture 7%
  - Community gardens 5%
  - Neighborhood revitalization 5%

### PROJECT FOR PRIDE IN LIVING – OXFORD GREEN, HOPKINS

Project for Pride in Living develops and sustains affordable housing for low-income families. The organization was awarded funds to complete a Phase II assessment and do vapor testing at a site in Hopkins where it will build 51 affordable housing units near the soon-to-be Southwest Light Rail.

"Minnesota Brownfields’ Brownfield Gap Financing Program allowed Aeon to forecast future environmental clean-up expenses while helping to defray predevelopment expenses to focus resources on future construction. Hennepin County’s support will ultimately help lead to at least 65 new affordable apartment homes in our community. “ – James Lehnoff

### AEON – PROSPECT PARK NORTH, MINNEAPOLIS

Aeon, an affordable housing developer, was awarded funds to complete a Phase II assessment and a Response Action Plan for areas of Prospect North. Prospect North is right in the center of the Minneapolis/St. Paul Metropolitan Area, with access to the Metro Green Line light rail, and next to the U of M campus.

"Minnesota Brownfields’ Brownfield Gap Financing Program allowed Aeon to forecast future environmental clean-up expenses while helping to defray predevelopment expenses to focus resources on future construction. Hennepin County’s support will ultimately help lead to at least 65 new affordable apartment homes in our community. “ – James Lehnoff

### JABBOK FAMILY SERVICES

Jabbok Family Services (JFS) works with children, youth, and families in the Whittier neighborhood of Minneapolis to provide low-cost childcare, family support, and youth programming. JFS received funds to perform vapor mitigation where they plan to open a new family center.

Photo credit: Bryant Au

Photo credit: Minneapolis Kiwanis

PPL rendering credit: City of Hopkins
EDUCATION AND LOCAL ASSISTANCE

Our education and local assistance programs support communities and redevelopment professionals across a range of disciplines. We identify solutions to existing redevelopment barriers; emerging policies and technical issues; available resources and replicable best practices and brownfields success stories.

Technical Forums and Education:
- Soil Reuse 2.0
- State of Brownfields Update
- Technical Assistance to Brownfields Workshops, Moorhead (with North Dakota) and Worthington (with South Dakota)
- Minnesota Real Estate Journal Brownfields Summit
- Vapor Intrusion Forum Part I

RESEARCH

We respond to existing gaps in research to make brownfield cleanup and reuse more affordable, sustainable and efficient.

Soil Reuse Efficiency Study
Minnesota Brownfields analyzed the potential for economic and environmental cost savings associated with the off-site reuse of soil at brownfield sites in Minnesota. Our study focused on a set of redevelopment site case studies, as well as current regulatory and legal barriers to soil reuse in Minnesota. In 2014, we completed a study outlining policy and statutory solutions for maximizing the benefits of marginally contaminated soil reuse.

Minnesota Brownfields has concluded that, in order to facilitate off-site reuse of marginally contaminated soil, adjustments to current Minnesota Statutes are necessary and current MPCA off-site reuse policy for regulated fill needs to be simplified and made more practical. The full Soil Reuse Study Report Summary can be found online at MNBrownfields.org.

Public Health Impacts of Brownfields
With the Minnesota Department of Health (MDH), we examined potential health indicators that are most relevant to brownfield redevelopment sites in Minnesota. The tool will be presented in 2015 at the National HIA Meeting in Washington, DC and EPA Brownfields Conference in Chicago.

BENEFITS

Minnesota Brownfields works to communicate the importance and necessity of redevelopment. The benefits of brownfield redevelopment begin during site investigation, cleanup and construction, but last well beyond a new development’s ribbon cutting. Brownfield redevelopment benefits also align with the three commonly accepted metrics of sustainability: economy, society, and environment. Brownfield redevelopment is inherently sustainable, and carries with it the potential to revitalize Minnesota’s economy in an equitable and environmentally sound manner that will benefit Minnesotans for generations to come.

Benefits of Brownfield Redevelopment
To better address the importance of brownfield redevelopment in Minnesota, we’ve worked to update our Benefits of Brownfield Redevelopment research paper highlighting the social, economic, and environmental benefits of redeveloping contaminated sites. This analysis was last performed in 2011.

“Minnesota Brownfields is a valuable partner, not only to the Minnesota Pollution Control Agency (MPCA), but to the entire Brownfield community. The recent Soil Reuse Study and forum is an excellent example of a collaborative effort Minnesota Brownfields has led to enhance the reuse of contaminated property”.

-Kathryn J. Sather, Division Director, Remediation Division