Congresswoman Betty McCollum

U.S. Representative for Minnesota’s 4th District
Commissioner Katie Clark Sieben

Minnesota Department of Employment & Economic Development
Mayor Don Ness

City of Duluth
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.
Redevelopment Showcase Sponsor

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Minnesota Brownfields Rescape Award
Nominations

Community Impact
- 222 Hennepin
- Blumberg 1831
- Metro Green Line
- MWMO Community Facility
- Rising Cedar
- Riverview Ridge
- Schmidt Artist Lofts

Environmental Impact
- 222 Hennepin
- Beacon Bluff (Loomis)
- Metro Green Line
- Rising Cedar
- Riverview Ridge
- Schmidt Artist Lofts
- The Penfield
- Twin Cities Premium Outlets

Economic Impact
- 222 Hennepin
- Beacon Bluff (Loomis)
- Metro Green Line
- Rising Cedar
- Schmidt Artist Lofts
- The Penfield
- Twin Cities Premium Outlets

Small City Impact
- Bank Midwest
- Depot Marketplace
- Former Brooklyn School Site Redevelopment
ReScape Judges

Community Impact
• Rebecca Bourdon, MPCA
• Dan Smith, US Bank
• Nancy Hinrichs

Economic Impact
• Kent Carlson, Anderson Companies
• Scott Marquardt, Southwest Initiative Foundation/EDAM
• Matt Kramer, St. Paul Chamber of Commerce

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

Small City Impact
• Brad Chapulis, City of Worthington
• 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
Cathy Undem – Dakota County
Martha Faust – Minnesota Brownfields
Community Impact Finalists

Metro Green Line CCLRT

Mississippi Watershed Management Organization Community Facility

Rising Cedar
Metro Green Line CCLRT

Project Location: **11-mile corridor between Minneapolis and St. Paul**
Nominated by: **Braun Intertec, Metropolitan Council, Minnesota Department of Transportation**
Metro Green Line CCLRT

University Ave Before

- University Ave had been an underused transit way since the 1970s when I-94 was constructed
- MPCA data shows that 7% of all brownfield sites in Minnesota are located within the Central Corridor area
Metro Green Line

More than 450 soil borings were advanced to sample soil and groundwater. 30% of the project area was found to be contaminated after Phase II ESA assessments.
Metro Green Line

The project disposed of ~192,000 tons of contaminated soil and reused ~20,000 tons of low-impact soils at inaccessible depths.

Approximately 150,000 linear feet of asbestos conduit was removed and disposed of.
Metro Green Line

- More than 1,100 public meetings were held with more than 25,000 people presenting their ideas and suggestions, which were then compiled and sent to the engineers.
- 200 permanent jobs were added to the community through operation and maintenance of the line
- Employment along the line is projected to grow by 90,000 by 2030
Metro Green Line

Project Financing:
- Federal Government Funds (50%)
- Counties Transit Improvement Board (30%)
- State of Minnesota (9%)
- Ramsey County (7%)
- Hennepin County (3%)
- Metropolitan Council (1%)
- City of St. Paul (<1%)
- Central Corridor Funders Collaborative (<1%)

Project Partners:
- Federal Transit Administration
- Metropolitan Council
- Minnesota Department of Transportation
- Minnesota Congressional Delegation
- Counties Transit Improvement Board
- Minnesota Pollution Control Agency
- Ramsey County
- Minnesota Department of Health
- Hennepin County
- City of Minneapolis
- City of St. Paul
- Central Corridor Partnership
- Capitol Region Watershed District
- Braun Intertec
- Ames Construction and their subcontractors
- Walsh Construction and their subcontractors
- PCL Construction and their subcontractors
- Aldridge-Egan/Collisys and their subcontractors
MWMO Community Facility

Location: 2522 Marshall St NE, Minneapolis, MN
Nominated by: Mississippi Watershed Management Organization
MWMO Community Facility

From 1942-1978, Twin City Tool operated the site. A large drainage ravine had been filled with undocumented materials.

In 1978 the site was redeveloped and occupied by the International Brotherhood of Electrical Workers
Investigation indicated debris fill containing elevated concentrations of metals, polycyclic aromatic hydrocarbons (PAH), and petroleum as diesel range organics (DRO). 18,000 tons of debris were removed and a clean cover was established across the site.
Remedial action was split into two phases. Phase 1 was associated with the new MWMO headquarters. Phase II was associated with the new green-space area which includes stormwater features.
The MWMO Community Facility creates public green-space and access to the once inaccessible riverfront for Northeast Minneapolis residents and visitors. Educational programming is offered for the public and gov’t employees, which includes training in stormwater management best practices and ecology classes for area teens.
MWMO Community Facility

Project Financing:
- Hennepin County Environmental Response Fund ($294,295)
- Minnesota Department of Employment and Economic Development ($370,929)

Project Partners:
- Mississippi Watershed Management Organization board and staff
- City of Minneapolis
- Hennepin County Environmental Response Fund
- Minnesota Department of Employee and Economic Development
- Barr Engineering Co.
- Braun Intertec Corporation
- Stearns and Associate
- Sara Nettleleton Architects
- Michael Huber Architects
- Meisinger Construction
- Veit & Co.
- Rachel Contracting
- Minnesota Pollution Control Agency
- Minnesota Department of Natural Resources
- Tony Jaros’ River Garden
Rising Cedar

Location: 2312 Snelling Ave, Minneapolis, MN
Nominated by: Project for Pride in Living, LLC
Rising Cedar

The site had previously been surrounded by a metal turning manufacturer of machine products from the 1940s to 2007 and had been unused since. Heavy metals, namely barium, arsenic, lead, mercury, and cadmium, were found in the upper 4-6 feet of soil and were removed from the site.
Rising Cedar

Before Rising Cedar, there were fewer than 100 housing units for the nearly 170,000 people in the Twin Cities with serious and persistent mental illnesses (SPMI). Rising Cedar expands this type of housing capacity by nearly 50%.
Rising Cedar

The design of the building takes into account the specific needs for the tenants with SPMI, such as daylighting to assist in way-finding, placement of units on specific floors, and selection of finishes and paint that allows for a healing environment and lesser chemical sensitivity.

Rising Cedar has added 40 full time jobs to the area, with staff working closely with the residents. Staff provide individualized mental health services, activities and education, and crisis management.
Rising Cedar

**Project Financing:**
- National Equity Fund
- City of Minneapolis AHTF
- Hennepin County (AHIF)
- Hennepin County (ERF)
- State of Minnesota (DEED)
- State of Minnesota (MHFA)
- Family Housing Loan Bank
- GP Capital Contribution

**Project Partners:**
- National Equity Fund
- City of Minneapolis AHTF
- Hennepin County (AHIF)
- Hennepin County (ERF)
- State of Minnesota (DEED)
- State of Minnesota (MHFA)
- Affordable Housing Program (FHLB)
- GP Capital Contribution
- Touchstone Mental Health
- Seward Redesign
- Seward Neighborhood Group
And the winner is...
Economic Impact Finalists

- 222 Hennepin
- The Penfield
- Schmidt Artist Lofts
222 Hennepin

Location: 222 Hennepin Ave, Minneapolis, MN
Nominated by: Ryan Companies US, Inc.
222 Hennepin

222 Hennepin has been a gateway into downtown for over 100 years. The property has included a plethora of businesses, from dry cleaners to manufacturing to (most recently) the Downtown Jaguar dealership.
The property was listed on the MPCA’s Leaking Underground Storage Tank (LUST) database. 46,276 tons of impacted soil was excavated, as well as two underground storage tanks and buried asbestos.
222 Hennepin

The project created 115 jobs at the Whole Foods store, and the apartments are fully leased. Before redevelopment, the property generated ~$276,000. Now, anticipated combined tax generation between the apartments and the grocery store is ~$886,000.
Reuse of the existing parking ramp on the site preserved ~20 million pounds of concrete and ~1 million pounds of steel. The project achieved LEED Silver certification.
Project Financing:
- Private capital
- Minnesota Department of Employment and Economic Development
- Metropolitan Council

Project Partners:
- Ryan Companies US, Inc.
- The Excelsior Group
- Whole Foods Market
- City of Minneapolis
- City of Minneapolis Community Planning and Economic Development Agency
- City of Minneapolis Environmental Services
- Minnesota Department of Employment and Economic Development
- Metropolitan Council
- Minnesota Pollution Control Agency
- Liesch Associates, Inc.
The Penfield

Location: 101 E 10th St, St. Paul, MN
Nominated by: City of St. Paul Planning & Economic Development
The Penfield site had been occupied by the Saint Paul Public Safety building since 1930. The City determined the site was underused in 2006 and approved redevelopment plans. The housing market crash prompted the HRA to purchase the land after private development failed to take hold.
The Penfield

23,283 tons of contaminated soil and rock were removed from the site, as well as an underground storage tank.
The Penfield

The Penfield will have LEED Silver certification and is in conjunction with Minnesota’s 2030 Energy Efficiency rating. The building houses a 28,000 sq ft Lund’s store and employs 75 employees.
The Penfield

Project Financing:
- Minnesota Department of Employment and Economic Development
- Ramsey County
- Saint Paul HRA

Project Partners:
- AFL-CIO Housing Investment Trust Fund
- Dougherty Mortgage
- U.S. Department of Housing and Urban Development
- St. Paul Housing & Redevelopment Authority
- Metropolitan Council
- Minnesota Department of Employment & Economic Development
- Ramsey County
Schmidt Artist Lofts

Location: 900 W 7th St, St. Paul, MN
Nominated by: Peer Engineering, Inc.; Dominium Development & Acquisition, LLC; and Weis Builders, Inc.
The Schmidt Artist Lofts building is an adaptive reuse of the Schmidt Brewery. The site was host to various breweries and, for a short period, an ethanol plant. Soon after the site became unoccupied in 2004, the building began deteriorating quickly due to its difficult configuration and variety of construction.
Schmidt Artist Lofts

Remediation included removal of contaminated fill soil, installation of sub-slab vapor control systems, removal of four 25,000 gallon fuel oil tanks, and abatement of asbestos.
The Schmidt Artist Lofts addressed a need in the area for affordable housing while maintaining the culture and iconic status of the Schmidt Brewery building. All 247 apartments are occupied with over 500 new residents and a waiting list of 300 people.
## Schmidt Artist Lofts

### Project Financing:
- Met Life
- US Bank
- Minnesota Department of Employment and Economic Development
- City of St. Paul
- Metropolitan Council
- Ramsey County
- Cornerstone Real Estate Advisors

### Project Partners:
- Dominium Development
- Minnesota Historical Society
- National Park Service
- MacRostie Historic Advisors
- BKV Group
- Weis Builders
- Peer Engineering
- Smitten Group
- US Bank
- Cornerstone Real Estate Advisors
- St. Paul PED
- The Weidt Group
- Nordyke
- Winthrop & Weinstine
- Pfister
- Wiss, Janney, Elstner Associates
- Loucks Associates
- MacDonald & Mack Architects
- Commercial Partners Title, LLC
- Alliant Capital
- MN DEED
- Ramsey County
- Metropolitan Council
And the winner is...
Schmidt Artist Lofts!
Environmental Impact Finalists

- Blumberg 1831
- MWMO
- Schmidt Artist Lofts
Blumberg 1831

Location: 1831 E 8th St, Duluth, MN
Nominated by: City of Duluth
Blumberg 1831

The property had been home to a gas station until 1979, and later an office building and a private residence. Both were razed and the land was vacant starting in 2013.
The property had previously contained seven underground storage tanks removed in 1979. There was remaining petroleum contamination, and most was removed down to the bedrock, though some remains below 4 feet under a parking lot area.
The redevelopment fits well with Duluth’s Higher Education District Small Area Plan that calls for infill development in the neighborhood. The site now provides housing and commercial space with community gardens on the eastern side.
Blumberg 1831

Project Financing:
- Owner/Developer (Carla Blumberg)
- Minnesota Department of Employment and Economic Development

Project Partners:
- Carla Blumberg
- City of Duluth Business Development Department and the Planning Division
- Barr Engineering Co.
- Legend Technical Services, Inc.
- Donald Holm Construction Co.
- Electric Systems
- Jamar Company
- Emily Little, Architect
- Bill Scalzo, Architect
- Minnesota Department of Employment and Economic Development
- U.S. Environmental Protection Agency
Mississippi Watershed Management Organization
And the winner is...
Mississippi Watershed Management Organization
Small City Impact Finalists

- Bank Midwest
- Depot Marketplace
- Former Brooklyn School Site Redevelopment
Bank Midwest

Location: 301 State St, Fairmont, MN
Nominated by: Braun Intertec, City of Fairmont
The site of the new Bank Midwest in Fairmont, located downtown, had been a gravel parking lot and an old VFW post. The VFW relocated in 2011, leaving the site vacant.
During site excavations, wood pavers were found in the subgrade. Contaminated soils and wood pavers accounted for 6,883.21 tons of material removed from the site.
Bank Midwest

Bank Midwest has moved 30 well-paying jobs to the area. Employees frequent the nearby mall and shops, and development has increased around the area.
Bank Midwest

Project Financing:
- Minnesota Department of Employment and Economic Development

Project Partners:
- Minnesota Pollution Control Agency
- City of Fairmont
- Minnesota Department of Economic Development
- Bank Midwest
- Tech Builders, Inc.
- Braun Intertec
- Beemer Companies, Inc.
Depot Marketplace

Location: 25 Adams St SE, Hutchinson, MN
Nominated by: Hutchinson Economic Development Authority
The Depot Marketplace was once the busiest rail depot in Hutchinson. In 2001, rail operations ceased, and the depot building was struck by lightning in 2002. Its proximity to downtown made it a visible blight in the community.
Depot Marketplace

Elevated levels of arsenic were found primarily in the top four feet of soil, as well as petroleum contaminants. About 14,000 tons of soil were removed from the site.
Depot Marketplace

The site is now used for the Hutchinson Farmers Market, public meeting space, and a future trailhead for the Luce Line and Dakota Trail systems. The farmers market has seen a 100% increase in customers compared to previous years.
Depot Marketplace

**Project Financing:**
- Minnesota Department of Employment and Economic Development
- City of Hutchinson
- McLeod County Regional Rail Authority
- Hutchinson Economic Development Authority
- Minnesota Pollution Control Agency

**Project Partners:**
- City of Hutchinson
- McLeod County Regional Rail Authority
- Hutchinson Economic Development Authority
- Minnesota Pollution Control Agency
- Minnesota Department of Employment and Economic Development
- Braun Intertec
- McLeod County Historical Society
- McLeod County Soil and Water Conservation District
- Frattalone Companies
- AMEC
- Hutchinson Downtown Association
- Hutchinson Farmers Market
- Luce Line Railroad Club
- Historic Hutchinson
- Over 15 area contractors
- Countless volunteers!
Former Brooklyn School Site Redevelopment

Location: 15th and 16th Ave E, Hibbing, MN
Nominated by: North St. Louis County Habitat for Humanity
The Brooklyn School was operational from 1912 to 1972, when the building caught fire and was destroyed. The site was unused for 36 years, and the charred remains of the school were still on site. Habitat for Humanity received the land as a donation in 2008.
Former Brooklyn School Site Redevelopment

Contamination consisted of heavy metals and asbestos with charred debris, fill, and soils. In some places, lead was present at concentrations that classified it as hazardous waste.
A total of six new households have been constructed, and now house 22 residents. The site is close to schools and commodities for the new residents, who can work in the Hibbing area.
Former Brooklyn School Site Redevelopment

Project Financing:
- Minnesota Department of Employment and Economic Development
- Iron Range Resources and Rehabilitation Board
- City of Hibbing

Project Partners:
- North Saint Louis County Habitat for Humanity
- Minnesota Department of Employment and Economic Development
- Iron Range Resources and Rehabilitation Board
- City of Hibbing
- Minnesota Pollution Control Agency
- Barr Engineering
- Belair Excavating
- Architectural Resources, Inc.
- Bougalis and Sons Construction
And the winner is...
Former Brooklyn School Site Redevelopment!
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
2014 Winner

Alan Williams
Minnesota Attorney General’s Office
Save the Date

Next year’s awards will be November 12, 2015!
THANK YOU