

# FINAL REPORT

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SEP - 9 2002

## 1999 Project Abstract For the Period Ending June 30, 2002

**TITLE:** U01 - Resources for Redevelopment: A Community Property Investigation Program  
**PROJECT MANAGER:** Michael Welch  
**ORGANIZATION:** Minnesota Environmental Initiative  
**ADDRESS:** 219 North Second Street, Suite 201, Minneapolis MN 55401  
**WEB SITE ADDRESS:** [www.mn-ei.org/r4r.html](http://www.mn-ei.org/r4r.html)  
**FUND:** Minnesota Future Resources Fund  
**LEGAL CITATION:** ML 1999, Ch. 231, Sec. 16, Subd. 8(a)

**APPROPRIATION AMOUNT:** \$100,000

### Overall Project Outcome and Results

Environmental assessments were conducted at 25 properties for 23 nonprofit organizations (two assessments were conducted for each of two nonprofits). For several projects, multiple nonprofits partners were involved. Most were in the Twin Cities metropolitan area, but assessments were also done in Duluth, Warren and Buffalo. In some cases the assessments were conducted so nonprofits could purchase the site where the nonprofit was already located, but most of the time the nonprofit was in the process of purchasing the property.

Ultimately, phase I environmental site assessments were conducted at all 25 properties and more extensive phase II assessments were conducted at 10; hazardous building materials surveys were conducted at two project properties. Eight projects have needed and received liability assurance letters from the state voluntary cleanup programs; two more projects will receive such letters soon. The R4R program provided varying amounts of support, but secured donations of in-kind services on all projects, adding up to a total of \$122,000. The assessments benefited a variety of types of facilities: a school and training center for autistic children, a geriatric day-care, women's shelters, an adoption agency, low-income housing, a Hmong cultural center, sober housing, job-training facilities, two churches and a folkdance school, among others.

### Project Results Use and Dissemination

Because of the complexity of the work involved, the most effective means of communicating the capabilities of the R4R program was through the grassroots network of nonprofits, development consultants, lawyers and environmental and regulatory professionals who were involved in specific projects. The network was and is further kept abreast of program developments through MEI's web site and print and electronic newsletters. In addition, MEI participated in a July 2001 LCMR tour, facilitating visits to two project sites for LCMR members and staff.

Date of Report:

July 1, 2002

Date of Work Program Approval:

June 16, 1999; final revision approved May 1, 2002

Project Completion Date:

June 30, 2002

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**LCMR Work Program Update Report**
**I. PROJECT TITLE:** U01 - Resources for Redevelopment: A Community Property Investigation Program**Project Manager:**

Michael Welch

**Affiliation:**

Minnesota Environmental Initiative

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**Total Biennial Project Budget**

\$LCMR	\$100,000.00	\$Cost Share	\$75,000
- \$LCMR Amount spent	\$100,000	\$Cost Share Amount Spent	\$ 122,148
= \$LCMR Balance	\$0	\$Cost Share Balance	\$(47,148)

**A. Legal Citation:**Carryforward Language – **ML 2001, 1st Special Session, Chp 2, Sec. 14, Subd. 18, paragraph (a):**

The availability of the appropriation for the following project is extended to June 30, 2002, for additional sites: ML 1999, Chp 231, Sec. 16, Subd. 8(a) Resources for Redevelopment: A Community Property Investigation Program. \$100,000 is from the future resources fund to the pollution control agency for an agreement with the Minnesota Environmental Initiative to assess environmental contamination in up to sixteen brownfields sites statewide on a cost-share basis for each site in order to promote property redevelopment by community nonprofit organizations.

**B. Status of Cost-Share Requirement:**

Nonprofit participants in the Resources for Redevelopment program shared the costs of the assessment work conducted during the LCMR project period, matching LCMR dollars spent on at least a one-to-one basis (nonprofits' contributions to project costs have not been counted beyond the direct match to LCMR dollars, though a number of the project's nonprofit partners have spent significantly more than the LCMR dollars allocated to their projects).

Donations of in-kind and/or discounting of services from environmental consultants (phase I and phase II assessments) represented a very significant contribution to (together with nonprofits partners' contributions totaling more than \$95,000.

Reliant Energy Minnegasco shared costs on one project and has provided substantial support to MEI for management and operation of the Resources for Redevelopment program.

The contributions to the program and to individual projects has totaled \$122,148, exceeding the \$75,000 in cost share commitment in the original appropriation by almost \$50,000. Further details on cost-sharing under the project are provided in the next sections.

## **II. and III. FINAL PROJECT SUMMARY**

### Overall Project Outcome and Results

Environmental assessments were conducted at 25 properties for 23 nonprofit organizations (two assessments were conducted for each of two nonprofits). For several projects, multiple nonprofits partners were involved. Most were in the Twin Cities metropolitan area, but assessments were also done in Duluth, Warren and Buffalo. In some cases the assessments were conducted so nonprofits could purchase the site where the nonprofit was already located, but most of the time the nonprofit was in the process of purchasing the property.

Ultimately, phase I environmental site assessments were conducted at all 25 properties and more extensive phase II assessments were conducted at 10; hazardous building materials surveys were conducted at two project properties. Eight projects have needed and received liability assurance letters from the state voluntary cleanup programs; two more projects will receive such letters soon. The R4R program provided varying amounts of support, but secured donations of in-kind services on all projects, adding up to a total of \$122,000. The assessments benefited a variety of types of facilities: a school and training center for autistic children, a geriatric day-care, women's shelters, an adoption agency, low-income housing, a Hmong cultural center, sober housing, job-training facilities, two churches and a folkdance school, among others.

### **Project Results Use and Dissemination**

Because of the complexity of the work involved, the most effective means of communicating the capabilities of the R4R program was through the grassroots network of nonprofits, development consultants, lawyers and environmental and regulatory professionals who were involved in specific projects. The network was and is further kept abreast of program developments through MEI's web site and print and electronic newsletters. In addition, MEI participated in a July 2001 LCMR tour, facilitating visits to two project sites for LCMR members and staff.

## **IV. OUTLINE OF PROJECT RESULTS**

### **Result 1: Environmental Contaminant Investigations**

The Minnesota Environmental Initiative's Resources for Redevelopment program facilitated environmental contaminant investigations of 25 properties for 23 nonprofits. A complete list of the projects and the results obtained, with details on each project, including the kind of investigation completed with R4R's help and the liability letters received, are provided in the list that follows.

No significant, specific problems plagued the project. That having been said, the nature of the partnerships entered into to pursuit of the goals of the project were somewhat complicated. A simpler, cleaner arrangement would have made the project easier to implement and more efficient. Specifically, program staff limited the financial commitment to each project in order to ensure that the project overall could meet its stated goals (namely, assisting 16 nonprofit projects). This necessarily limited the role R4R staff could play in projects, depending necessarily on the collaborative spirit of the other partners. In the future, the R4R program will pursue larger roles in fewer projects. Reflecting on this issue, though, it's clear that the project allowed R4R staff to learn a tremendous amount about how to

assist nonprofits (and other noncommercial organizations) with brownfields redevelopment. By having roles (albeit limited ones) in many projects, program staff were able to get a flavor for a broad variety of the kinds of partnerships that can be assembled to pursue brownfields projects. As such the work completed under the 1999 LCMR authority will undoubtedly lead to more ambitious and innovative such work, executed more efficiently and confidently.

Result 1 match funding totalled \$95,108, exceeding Result 1 LCMR funding. The amounts include in-kind contributions of professional, technical or testing services (i.e., discounts) totaling \$36,335. In addition, Reliant Energy Minnegasco matched R4R LCMR project-management funding and project participants, matched LCMR Result 1 funding at a rate of at least 1-to-1, adding up to a cash match of at least \$58,773.

Under the 1999 LCMR authority, the R4R program assisted with the projects listed below:

### **American Indian Housing & Community Development Corp. – 1400 & 1500 East Franklin, Minneapolis**

**Status:** phase I completed, winter 2001; hazardous building materials survey completed, June 2002.

AIHCD provides education and technical assistance, as well as opportunities for safe and decent housing for Indians in the Twin Cities. The project R4R assisted with is called "*Niwa Siblin*," which means "many rivers" in Ojibwe. The complete design has yet to be finalized but plans now call for two very similar buildings: one with include 44 apartments at 1500 East Franklin and another 43 apartments on Site B at 1400 East Franklin, plus 9,000 square feet of commercial space on the first level and one level of underground parking. The environmental work plan included demolition surveys and asbestos testing (and abatement, if necessary) in existing on-site buildings, as well as the phase I site assessment.

**Match:** \$1,970 – Peer Environmental Engineering Resources Inc.

### **Children's Home Society of Minnesota – 1605 Eustis St., Lauderdale**

**Status:** phase I & II assessments completed, spring 2002; no further action letter received July 2002.

Remediation and redevelopment are under way. Children's Home Society was the first adoption agency in Minnesota, established in 1889. Today it provides a variety of services for children and families from a network of facilities in the Midwest and internationally. The organization has a sick building on its property at 1605 Eustis and wants to build a new 45,000-square foot facility for 120 employees and a conference center. A child-care center may be added in a second phase of redevelopment. A phase I assessment of the property indicated conditions that prompted a phase II investigation. Children's Home Society enrolled in the Voluntary Investigation and Cleanup (VIC) program at the Minnesota Pollution Control Agency and is implementing a Remedial Action Plan under VIC direction while the redevelopment of the property proceeds.

**Matches:** \$1,333 – Legend Technical Services; \$2,343 – Barr Engineering

### **Chrysalis, A Center for Women – 4432/4444 Chicago Avenue S., Minneapolis**

**Status:** investigation and remediation completed, spring 2000; no further action letter for soil and no association determination received from MPCA Voluntary Investigation & Cleanup program, spring 2000.

Chrysalis – which provides chemical dependency, education, counseling and other services to women in the Twin Cities – ran into serious contamination issues when it had an assessment conducted on the former Graceland Graphics property in was buying in south Minneapolis. The organization had to do extensive phase II work to address issues related to the a printing and sheet metal companies that formerly occupied the site have occupied the site, 55-gallon drums and 5-gallon containers of known and unknown contents that were left on the property, two above-ground storage tanks that had been on the property since 1951 and two 1,000-gallon underground storage tanks that had been removed from the site in the 1950s. After getting data on the property, Chrysalis worked with the Minnesota Pollution Control Agency's voluntary cleanup programs, which issued the required letters of liability assurance. Chrysalis held a grand opening open house for its new facility in September 2000.

**Match:** \$4,000 – Braun Intertec

### **Elim Care – Park View Care Center, Buffalo; Ebenezer Covenant Home, Buffalo**

**Status:** phase I investigations completed May 2001, November 2001.

The Park View Care Center, a geriatric care facility, needed upgrading in order to allow Elim Care to continue to be able to use the facility. R4R's assistance with a phase I environmental assessment allowed financing to proceed so that the property could stay in use, and a new site did not have to be constructed. Lenders wanted a review of environmental conditions, given a history of fuel storage tanks on the property, before releasing financing for the project. The phase I assessment revealed no conditions preventing the intended reuse, allowing Park View Care to continue to provide needed services in a rural community. Ebenezer Covenant home went through a similar process, and again the environmental assessment turned up no contamination issues, but for other reasons, not related to environmental conditions, Elim Care's purchase of the facility was

not completed.

Match: \$200 – ProTec Environmental Consultants

### **Emma Norton Residence – 1215 North Dale St. (Dale & Maryland), St. Paul**

**Status:** phase I investigation completed, fall 1999.

The phase I environmental site assessment, conducted by Peer Environmental & Engineering Resources, found that a 43-year-old, 6,000-gallon fuel oil underground storage tank had been removed from the former Dey Greenhouse property in 1996. If redevelopment of the property for reuse as housing and support services for single-parent families moving toward self-sufficiency were to have proceeded, a contingency plan for handling and disposal of any petroleum-contaminated soils encountered during construction would have to have been developed. But the sellers had to move more quickly than was workable for Emma Norton Residence, forcing the latter to discontinue its efforts to purchase the property.

Match: \$500 – Peer Environmental & Engineering Resources

### **Fraser Community Services – 3333 University Ave SE, Minneapolis**

**Status:** environmental site assessment completed, fall 2000; no further action letter received, November 2001.

Fraser Community Services has purchased properties on and near University Avenue in Minneapolis in order to build a new two-story facility, Fraser Child & Family Center, that will house a new training and evaluation center for children with autism and similar disorders. A portion of the consolidated property has been sold to Brighton Development, which plans a townhouse redevelopment. The historical uses of the properties and the proximity to other major sources of contamination prompted a phase II investigation, which revealed soils contaminated with cutting oil, among other issues. The property was enrolled in the Minnesota Pollution Control Agency's Voluntary Investigation and Cleanup program, and a removal and disposal of soil from the property was completed according to a response action plan approved by VIC staff. Representatives of Fraser and R4R attended Prospect Park neighborhood organization meetings and the Fraser proposal received an enthusiastic welcome. Fraser hosted an open house at its new facility in January 2002.

Match: \$3,532 – Wenck Associates Inc.

### **Free Store – 2428 Bloomington Av South, Minneapolis**

**Status:** phase I & II investigations completed, March 2002; petroleum tank release site file closure letter received, January 2002.

The Free Store provides clothing, household goods, school supplies, books and toys – at no charge – to its poor, working poor and homeless customers in south Minneapolis. In its 33 years, the Free Store has had to move six times; its efforts to buy a building that could serve as the permanent home for its store were complicated by a cloudy environmental history. The property is enrolled in the Minnesota Pollution Control Agency's Voluntary Investigation & Cleanup and Voluntary Petroleum Investigation & Cleanup programs, and the Free Store is in the process of securing the liability assurances it needs to close the purchase of its new home.

Match: \$833 – Landmark Environmental

### **Hmong American Mutual Assistance Association – 1209 Glenwood Avenue North, Minneapolis**

**Status:** phase I completed, spring 2000.

HAMAA proceeding with environmental site assessment and liability-assurance work outside the auspices of the R4R program. HAMAA is purchasing the building and grounds it now partially occupies in the Bassett's Creek Valley area of Minneapolis to secure its ability to provide the local Hmong community with education-enhancement and job-finding services, as well as a gathering place for social activities. Historical uses of the property as well as a number of nearby contamination sites prompted further investigation after the phase I was completed. HAMAA continued its investigation and enrolled in the MPCA's Voluntary Investigation and Cleanup program outside of the R4R program. Marathon-Ashland Petroleum, a Minnesota Environmental Initiative member, contributed to HAMAA in recognition of and to supplement the R4R program's assistance to the organization.

Match: \$442 – Conestoga-Rovers and Associates

### **Intermedia Arts – 2831 Aldrich Avenue, Minneapolis**

**Status:** investigation completed, winter 2000; general liability release letter and site closure received from the Voluntary Petroleum Investigation and Cleanup program, January 2001.

Looking to expand its existing facilities, Intermedia Arts sought to purchase a construction company storage lot for reuse as a workshop and storage facility, as well as dressing rooms for its theater and office space. The site itself was clean, but the presence of a leaking underground storage tank across the street prompted the successful pursuit of a liability release letter.

Match: \$1,003 – Pinnacle Engineering Inc.

### **Lao Parents & Teachers Association – 2648 West Broadway, Minneapolis**

**Status:** investigation completed, winter 1999; No Further Action letter from the Voluntary Investigation and Cleanup program received.

Lao PTA sought to purchase the building on Broadway to serve as a cultural center and setting for after-school academic and recreation programs. The property had been the site of filling station in the past, and the investigation found that a 500-gallon underground storage tank had been installed in 1937 and abandoned in 1957. No documentation regarding the removal of the tank or associated soils evaluation data was available. The subsequent phase II investigation found that a petroleum release had occurred at the site, but the concentrations of the material detected in the soil were well below action levels established by the MPCA, leading to issuance of a No Further Action letter by the agency. When the exterior renovation and the installation

of art work is completed the building will serve as a nice gateway to Minneapolis, as it is one of the first sites people driving east on West Broadway will see. Lao PTA moved into the building December 1, 1999.

**Match:** \$1,300 – Peer Environmental & Engineering Resources

### **Lower Phalen – Dayton's Bluff Rail Yard, St. Paul**

**Status:** initial round of assessment testing completed, winter 1999; additional phase II testing, fall 2001; petroleum storage tank release liability letter received, November 2001; additional liability release letters pending.

The R4R program has remained involved in St. Paul's Swede Hollow area, which has been under redevelopment for recreational use for several years. An earlier round of environmental assessment was completed (pre-LCMR) with the help of R4R, and in November 1999 the program agreed to help the Upper Swede Hollow Neighborhood Association with an environmental assessment of the Dayton's Bluff Burlington Northern Santa Fe railyard, which the USHNA wants to purchase as part of a \$7.5 million bike/walking trail project. After R4R initially agreed to help with costs of the assessment, the Minnesota Pollution Control Agency stepped in and covered the entire cost of this round of the project (completed in December 1999). The MPCA is requesting further testing, and the Trust for Public Land (on behalf of USHNA) is negotiating the transfer of the property for public use. Further testing, to meet the agency's testing requirements, will be undertaken with Resources for Redevelopment assistance, to be followed by remedial action, if necessary, in the fall of 2001.

**Match:** \$2,700 – Landmark Environmental

### **Minneapolis Jaycees Charitable Foundation – Queen Care Center, Glenwood & Penn Avenue, Minneapolis**

**Status:** phase I investigation completed, winter 2000.

The Minneapolis Jaycees investigated the possibility of acquiring the former nursing home for reuse as a nonprofit incubator. A phase I assessment discovered no recognized environmental conditions, facilitating continuation of the project, but negotiations for the purchase of the building were brought to fruition.

**Match:** \$100 – EnPro Assessment Corp.

### **Neighborhood House – 197 Robie St. E., West St. Paul**

**Status:** phase I/hazardous building materials survey completed summer 2001.

Multi-service organization serving families and children in largely Latino community of West St. Paul needed to expand. The property next door to Neighborhood House's current facility became available, but questions about past use and possible hazardous materials in existing onsite building prompted investigation, which discovered no problems and cleared the way for purchase, immediate use by Neighborhood House and eventual redevelopment.

**Match:** \$987 – Braun Intertec

### **Organizational Development Center/Marshall County DAC – Warren**

**Status:** phase I investigation completed, winter 2002.

Occupational Development Center consulted R4R before taking over the operation of the Marshall County adult day-care facility in rural Warren, Minnesota. The partners agreed that an environmental assessment was appropriate. The assessment revealed no contamination issues, allowing ODC's expansion to occur unimpeded.

**Match:** \$200 – HDR Inc.

### **Project for Pride in Living – Louisiana Court Apartments, St. Louis Park**

**Status:** enhanced phase I completed, spring 2000; asbestos and lead environmental assessment completed.

Affordable housing provider PPL sought to purchase 12 of 16 apartment buildings in the Louisiana Court complex in St. Louis Park. PPL's plans call for refurbishing and upgrading the properties to serve as replacement units per what's known as the Hollman Decree (integrating affordable housing units into suburban neighborhoods). The buildings were in bad shape and the neighborhood developed a revitalization plan that served as the foundation for PPL's plans for the properties. The enhanced phase I environmental site assessment found no environmental conditions that would impede the refurbishment of the buildings and PPL closed on the sale in early June 2000. Refurbishment of the buildings is under way.

**Match:** \$4,899 – Peer Environmental & Engineering Resources; \$3,195 – Reliant Energy Minnegasco

### **RS Eden/The Wilder Foundation – 1500 Jackson Street, St. Paul**

**Status:** investigation completed, spring 2001; remedial action under way and liability release letters pending.

A complete investigation of a large vacant East Side St. Paul property was needed for The Family Project, a sober permanent housing facility (25 units) for families with at least one member recovering from chemical dependency. The property was used as a dump from the 1940s until sometime around 1980. In addition to promiscuous dumping of various materials over the years, significant quantities of fly ash and associated contamination were discovered. RS Eden has entered the Voluntary Investigation and Cleanup program at the MPCA and is in the process of completing a response action plan in association with VIC staff. The project has received necessary site-approval from the neighborhood land-use committee. Remediation is expected to begin yet this summer, with construction to follow.

**Match:** \$1,378 – Nova Consulting

### **Resource Inc. – Nova Care, 900 20th Avenue S., Minneapolis; Employment Action Center, 3200 Penn Avenue N., Minneapolis**



**LCMR Final Work Program Report****Resources for Redevelopment: A Community Property Investigation Program****Nova Care – status: investigation completed, winter 2000.**

Resource Inc. is a Minneapolis-based human services agency and service provider to the city, county and state. It offers mental health care, welfare-to-work programs, chemical dependency treatment and rehabilitation for people with disabilities. The Nova Care facility had been vacated before Resource Inc. purchased it for reuse as an office for the organization's welfare-to-work program. The phase I came up clean, clearing the way for Resource Inc. to purchase the building.

**Employment Action Center – Status: investigation completed, summer 2000.**

Resource Inc. (described above) is purchasing the Employment Action Center building, which it used to lease; the organization provides employment counseling and assistance programs for low-income residents of north Minneapolis. The phase I turned up no recognized environmental conditions, but did identify contamination issues related to nearby properties. R4R is in the process of discussing what, if any, further action will be taken vis a vis environmental conditions before Resource Inc. continues with the purchase.

**Match (total):** \$400 – ProTec Environmental Consultants

**Slavic Church Golgotha – 12300 18th Av N, Plymouth****Status: investigation completed, summer 2000.**

The Slavic Church Golgotha has closed on the purchase of its first home sanctuary (it had been renting another church's facilities). The phase I investigation revealed no recognized environmental conditions, allowing the church to proceed with acquisition.

**Match:** \$200 – ProTec Environmental Consultants

**Tapestry Folkdance Center – Minneapolis****Status: phase I completed, winter 2002.**

R4R's collaboration with Tapestry involved the assessment of a parking lot the organization badly needs to continue providing ethnic and folk dance classes to enthusiasts from around the Twin Cities. The organization's board asked for the investigation in an prudent display of fiscal and social responsibility. The investigation revealed no environmental issues impeding the organization's plans.

**Match:** \$450 – Braun Intertec

**Urban Ventures – Colin Powell Youth Leadership Center, Minneapolis****Status: phase I investigation completed, winter 2002.**

R4R's second project with its first program participant is a major recreational and education facility just across a new greenway from the Urban Stars soccer field. The Powell Center is slated to include indoor basketball courts, offices and training facilities of the National Guard, a computer lab and a performing arts space. Ongoing environmental work is designed to pick up where previous investigations have left off to make sure the properties to be acquired for the project are clean.

**Match:** \$875 – Braun Intertec

**Wilderness Inquiry – 808 Minneapolis (former JLT Warehouse), Minneapolis****Status: investigation completed, spring 2000.**

Wilderness Inquiry, which provides wilderness experiences for disabled people and others, had outgrown its space in Dinkytown. The organization located the JLT warehouse property near its existing offices, but a previously completed phase I on the project property indicated that a phase II investigation was required. Preliminary reports indicated that contaminants were below MPCA action levels, allowing Wilderness Inquiry to move into the new facility in May 2000. R4R will help the organization pursue a liability assurance letter, if it chooses to do so, in the near future.

**Match:** \$560 – Nova Consulting Group; \$1,515 – Legend Technical Services

**Women's Coalition – 2010 East Seventh St., Duluth****Status: investigation completed, winter 2000; VPIC liability letter issued, January 2001.**

The Women's Coalition purchased a vacant property to build a new shelter for battered women. A phase I was completed in 1998-99, finding no recognizable environmental concerns. But nearby residents, some of whom opposed the siting of the shelter, came forward with information about possible contamination due to illegal dumping on the property. The city in turn instructed the Women's Coalition to conduct a phase II investigation, which found signs of contamination below MPCA action levels. The project proceeded; a current update was not available as this report was being prepared.

**Match:** \$4,415 – Environmental Troubleshooters

**Word of Life Church – 6900 West Fish Lake Road, Maple Grove****Status: phase I investigation completed, summer 2000.**

Word of Life is vacating its current facility at 12300 18th Avenue N in Plymouth (which is being sold to Slavic Church Golgotha, also an R4R partner, described above). The new facility will house both Word of Life and a small private Catholic School, Cedar Crest Academy. The phase I investigation revealed no recognized environmental conditions, and the church has closed on the property.

**Match:** \$200 – ProTec Environmental Consultants

LCMR Budget:       \$70,500       Cost Share: \$75,000  
                           \$15,000 administration

	\$90,000	
Amount expended:	\$90,000	Total cost share received: at least \$95,108
		(\$58,773 cash and \$36,335 in-kind)

Completion Date: June 30, 2002

### **Result 2: Secure Liability Assurances Where Needed**

Of the projects that went through the Result 1 environmental investigation process in the R4R program, 10 needed to liability assurance letters from the Minnesota Pollution Control Agency's voluntary investigation and cleanup programs before they could move forward. Of those 10, eight have received such liability assurances, while the final two will receive their letters soon.

All match funding under Result 2 was received in the form of in-kind contributions (discounted project oversight) from the Minnesota Pollution Control Agency's voluntary cleanup programs. Such contributions totaled \$27,040 over the duration of the LCMR project.

Budget	\$13,500	Cost Share: In kind
Amount expended:	\$13,500	Cost share: \$27,040
Completion Date: June 30, 2002		

### **Result 3: Outreach and Community Involvement**

Under the 1999 LCMR authority, the project was able to play a role in public outreach and communication – as needed and requested by the project partners – on specific projects. Funding for this result was limited, but MEI's involvement in such outreach activities was needed at less than half of the projects undertaken and program staff was able to allocate time to such efforts in an efficient manner by attending events, community meetings and open forums as necessary, and offering guidance to project partners when that level of involvement sufficed.

LCMR Budget:	\$1,000	Cost Share: In kind
Amount expended:	\$1,000	Cost share received: (not quantified)
	Marketing Materials	
	Mailing Costs	
	MEI Communications Administration	
	Community and Stakeholder Involvement Activities	

Completion Date: June 30, 2002

### **Result 4: Dissemination of Results**

Specific communications efforts undertaken to disseminate the results of the project are described in the Final Report Abstract, included here under II and III FINAL PROJECT SUMMARY.

## **V. DISSEMINATION:**

With its success to date and the potential to help stimulate redevelopment at a number of individual sites, the Resources for Redevelopment program possesses a natural demonstration capacity. Completed projects result in tangible facilities or amenities for use by the surrounding community. The results become success stories that can be shared with a wide range of public, private and nonprofit



entities. The diversity of players involved in R4R projects — corporate sponsors, private consultants and attorneys and local officials — all of whom contribute time or resources, offers an extensive network for dissemination. It is in all the parties' interests to share their efforts with others. To date, Resources for Redevelopment staff have presented at a number of brownfields and community development forums, sought media outlets for stories and disseminated information through channels provided by other organizations. Staff will continue with these efforts.

MEI has a built-in network for dissemination including a newsletter, email trees and a web site: [www.mn-ei.org](http://www.mn-ei.org). MEI has shared the success of the program to date so as to broaden its reach and build its capacity. Program staff will continue to do so, recognizing that bringing successful redevelopment models to the public's attention allows for replication. In addition to MEI's regular communications efforts, R4R staff has maintained an annotated list of projects that has been very effective in illustrating the kind work undertaken under the 1999 LCMR authority for a wide variety other interested parties.

Further information relevant to the dissemination of project results and program capabilities is included in the Final Report Abstract as well as the report on Result 4 above under II. and III. FINAL PROJECT SUMMARY.

## VI. CONTEXT

### A. Significance

Increasingly, communities are recognizing the many benefits inherent to redeveloping contaminated sites and revitalizing vacant land. Brownfields redevelopment has emerged as an effective tool to reduce sprawling development, to address environmental and human health risks and to revitalize communities in Minnesota.

A number of federal, state and regional programs provide assistance to municipalities for brownfields redevelopment projects that rebuild the tax base, refurbish prime sites for commerce and stimulate job growth. Yet, there remain many sites that might be suitable for uses beyond the conventional commercial/industrial scope. Resources for Redevelopment targets brownfields sites that might not be appropriate homes for commercial or industrial purposes, but offer opportunities for community-based organizations that wish to utilize brownfields in order to deliver services to neighborhoods in need of investment. Many such organizations lack the financial and technical expertise to embark on redevelopment projects. The Resources for Redevelopment program pulls together public and private resources to help Minnesota nonprofits successfully undertake site redevelopment.

Resources for Redevelopment is a complementary program to state and federal brownfields initiatives. The program promotes use of the MPCA VIC Unit, a leading state regulatory agency program that stimulates voluntary redevelopment. R4R focuses solely on the environmental investigation phase of redevelopment -- an important stage during which risks to environmental and human health, costs of remediation and overall project feasibility are determined. Sites that are investigated may be ready to move through existing private and public cleanup mechanisms. The program contributes to the public knowledge base of environmental conditions at specific sites, regardless of whether they are remediated or redeveloped. Finally, the Resources for Redevelopment program complements existing brownfields redevelopment efforts by helping nonprofits deliver community services and provide social and environmental infrastructure. Such resources often support the economic growth and job creation spurred by larger brownfields redevelopment projects.

**B. Time:** The LCMR project will expire on June 30, 2002. The program, however, will continue.

### **C. Budget Context:**

In 1995 Minnesota was recognized as a leader in brownfields redevelopment – in fact, it still is. The redevelopment community had discovered that the investigation phase often stood as a barrier to reuse, and that brownfields property provided opportunities for redevelopment into community amenities outside the scope of industry or manufacturing. RGAP was borne as a way to simultaneously address both challenges.

The project began as the Redevelopment Grant Assistance Program in 1996, with \$50,000 of seed funding from the MPCA -- part of a \$100,000 Kennedy School of Government and Ford Foundation - Innovations in Government award to the MPCA Voluntary Investigation and Cleanup Program. RGAP was conceived as a partnership composed of MEI, MPCA - VIC staff, the private environmental sector (attorneys and consultants) and eligible nonprofit organizations. MEI was designated as the program administrator and an intermediary among the parties. The original program structure facilitated a unique blend of community involvement, volunteer staff, in-kind legal and technical assistance and cost share provided through corporate funding.

Since 1996, the program, now known as the Resources for Redevelopment program, has provided investigations for seven projects, leveraging \$30,000 in original grant dollars with nearly \$60,000 of cost share cash and in-kind resources. By the beginning of 1999, with projects underway, applications received and projected demand, the original \$50,000 was spent, leveraging \$100,000 of cost share resources and helping eleven nonprofits initiate redevelopment projects.

### **LCMR PROJECT OVERALL BUDGET**

Personnel	\$15,000
Equipment	
Acquisition	
Development	
Marketing, outreach, public involvement	\$1,000
Enrollment of sites in MPCA VIC Program	\$13,500
Other (soil and water testing, lab costs, analysis)	<u>\$70,500</u>
Total	\$100,000

### **VII. COOPERATION**

The R4R program and its individual project partners under the 1999 LCMR authority have benefited tremendously from support from the environmental consultants noted under each project described under Result 1 under II and III FINAL PROJECT SUMMARY. In addition, the MPCA voluntary cleanup program staff proved invaluable in bringing projects to R4R and supporting the work undertaken by the project in general.

### **VIII. LOCATION**

Statewide, with a concentration in the Twin Cities Metropolitan area.