



# Brownfields Assessment Demonstration Pilot

## *Twin Cities Metropolitan Council, MN*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### BACKGROUND

EPA has selected the Twin Cities Metropolitan Council (TCMC) for a Brownfields Pilot. The TCMC oversees redevelopment for the Twin Cities seven-county metropolitan area (population 2.2 million) that includes the cities of Minneapolis and St. Paul. Twin Cities officials have identified 3,000 acres of brownfields sites in the metropolitan area.

For this Pilot, the TCMC has formed a partnership with the Minnesota Environmental Initiative and the Twin Cities Habitat for Humanity (TCHH) to create a model for developing multi-unit affordable housing on brownfields. TCHH, a non-profit organization that produces affordable housing for families in need, plans to build 300 new homes during the next five years. To achieve its goal, the organization must identify properties where it can build multiple homes. The TCHH obtains property through donations, and owns several brownfields across the Twin Cities where there is a need for affordable housing. Because of real or perceived contamination, however, these properties must first be assessed and, if needed, cleaned up.

### PILOT SNAPSHOT



Twin Cities Metropolitan  
Council, Minnesota

Date of Announcement:  
June 1999

Amount: \$200,000

Profile: The Pilot targets six Twin Cities Habitat for Humanity-owned brownfields for assessment, cleanup, and redevelopment as low-income, multi-unit housing.

#### Contacts:

Twin Cities  
Twin Cities Metropolitan  
Council  
(651) 602-1406

Regional Brownfields Team  
U.S. EPA - Region 5  
(312) 353-3161

Visit the EPA Region 5 Brownfields web site at:  
<http://www.epa.gov/R5Brownfields/>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
<http://www.epa.gov/brownfields/>

The Pilot will target six properties. One targeted site is the Foslien property in east St. Paul, which has suspected contamination because it is adjacent to a roofing company's storage yard, and rusting, industrial-sized storage drums litter both properties. After the six properties are assessed, cleaned up, and determined suitable for residential use, TCHH will work with the community to design and build energy efficient housing units.

- Involve and educate community members about the target sites using geographic information system (GIS) data displays, community meetings, and newsletters and incorporate community input into land use decisions.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.

## OBJECTIVES

The Twin Cities' objectives are to mitigate public health and environmental risks, increase the local tax base, curb urban sprawl, address environmental justice issues, and better use existing infrastructure. The Pilot will assist these goals by conducting site assessments and developing cleanup plans to facilitate the return of once-contaminated properties in residential areas to productive and attractive sites for community residents. Through this Pilot, the partners will demonstrate workable approaches to residential brownfields redevelopment on sites where the highest and best use does not include industrial or commercial end uses. This Pilot will help the Twin Cities' communities define the appropriate role of residential and affordable housing projects in brownfields redevelopment, and will also complement other local efforts to address barriers to low-income home ownership posed by contamination in urbanized areas.

## ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Develop site selection criteria, evaluate and identify six sites for assessment;
- Conduct Phase I and Phase II environmental assessments on six sites;
- Develop cleanup plans for residential redevelopment, as needed;
- Prepare Voluntary Investigation and Cleanup Program applications for the Minnesota Pollution Control Agency to obtain liability protection for selected sites; and