**Narrative Information Sheet**

<table>
<thead>
<tr>
<th>Required Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Applicant Information</strong></td>
<td>Minnesota Pollution Control Agency (MPCA) 520 Lafayette Rd N, St Paul, MN 55155</td>
</tr>
</tbody>
</table>
| **2. Funding Request** | a. Assessment Grant Type: Community-wide Assessment Grant for States and Tribes  
   b. Federal Funds Requested: $2,000,000  
   Site-specific Assessment Grant waiver: Not applicable. |
| **3. Location** | - Minneapolis, Hennepin County, MN  
   - St Paul, Ramsey County, MN  
   - Cass Lake, Cass County, Leech Lake Reservation |
| **4. Target Area and Priority Site Information** | **Target Area: Lake Street Corridor (Hennepin County)**  
   Census tracts 77, 82, 83, 84, 85, 78.01, 1074, 1075, 1087, 1088, 1086, 1258, 1259, 1260  
   - Priority Site: Former 7-Sigma  
     2843 26th Ave S, Minneapolis MN 55406  
   - Priority Site: Kmart  
     10 W Lake St, Minneapolis MN 55408  
   **Target Area: West Broadway Corridor (Hennepin County)**  
   Census tracts 22, 1013, 1020, 1021, 1023, 1028, 1029  
   - Priority Site: Former O’Reilly Auto Parts  
     1625 W Broadway Ave, Minneapolis MN 55411  
   - Priority Site: Former Car Wash  
     1601 W Broadway Ave, Minneapolis MN 55411  
   **Target Area: University Avenue Corridor (Ramsey County)**  
   Census tracts 322, 323, 325, 326, 327, 334, 335, 336, 337  
   - Priority Site: Double Dragon Mall  
     544 University Ave W, St Paul MN 55103 |
Target Area: City of Cass Lake (Cass County)
Census tract 9400.02
- Priority Site: Old Roundhouse
  506 Railroad St NW
- Priority Site: 2\textsuperscript{nd} St Downtown
  207 to 232 2\textsuperscript{nd} St (aka Main St)

5. Contacts

a. Project Director
Amy Hadiaris P.G., Brownfield Program Supervisor, MPCA
520 Lafayette Rd N, St Paul, MN 55155
(651) 757-2402; amy.hadiaris@state.mn.us

b. Chief Executive
Katrina Kessler, Commissioner of the MPCA
520 Lafayette Rd N, St Paul, MN 55155.
651-757-2303 or katrina.kessler@state.mn.us

6. Population:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minneapolis</td>
<td>429,954</td>
</tr>
<tr>
<td>St Paul</td>
<td>311,527</td>
</tr>
<tr>
<td>Cass Lake</td>
<td>856</td>
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7. Other Factors Checklist

<table>
<thead>
<tr>
<th>Description</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>Yes, Page 6</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>Yes, Page 2</td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td>No</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>No</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>No</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>Yes, Page 5</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>Yes, Page 5</td>
</tr>
</tbody>
</table>
30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area. | No
---|---
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing | No

| 8. Letter from State Environmental Authority | Not applicable, State Environmental Authority is applicant |
---|---
| 9. Confidential, privileged, or sensitive information | Not applicable, no confidential, privileged, or sensitive information is included in the application. |
Narrative/Ranking Criteria for Assessment Grants

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
   a. Target Area and Brownfields
   (i). Background and Description of Target Area (5 points)

   Metropolitan Statistical Area

   Hennepin County and Ramsey County are home to over 30% of Minnesota's residents and include the two most populous cities in the state: Minneapolis and St. Paul. The cities were developed on what was originally Dakota and Ojibwe land, ceded in the 1837 and 1851 Treaties. Minneapolis was established on the west bank of the Mississippi River in the mid-1800s by immigrants arriving from Scandinavia and Germany. St. Anthony Falls, the only waterfall on the Mississippi River, provided power for sawmills and flour mills in the city. By 1870, Minneapolis had become the flour milling capital of the world. Meanwhile, on the opposite riverbank and downstream of the waterfall, the tiny village of Pig's Eye grew rapidly into a thriving river trade town that eventually (and thankfully) was renamed St. Paul. The Twin Cities of Minneapolis and St. Paul had become a major railroad and shipping hub by the early 1900s. By 1920, the Twin Cities were home to over 19 different immigrant populations serving its growing industrial economy.

   A significant economic shift occurred in the 1960s and 1970s when heavy industry declined and middle class families left the urban core. Construction of a major highway through the Twin Cities in the 1960s bisected communities of color and had a devastating effect on those neighborhoods, creating conditions that led to some of the racial disparities we see today. Although the region is known for its vibrant culture, history, and art, it also has some of the worst racial disparities in the country.¹

   The three Target Areas described below are within the Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area and are all located within state-identified environmental justice areas and federally recognized Opportunity Zones. More recently, these areas experienced significant civil unrest in late May of 2020 related to the death of a black man, George Floyd, at the hands of a Minneapolis police officer. As a result of Mr. Floyd's death, racial inequities reached a boiling point, and looting, fires, and extensive property damage consumed these Target Areas. As a result, these already marginalized communities have lost many local businesses/jobs and saw the destruction of nearly completed, critical affordable housing. Redevelopment in these Target Areas is further complicated by the potential for historical contamination caused by the preferential location of industry in these environmental justice areas.

   The Lake Street Corridor Target Area is an approximate 2.5 mile major east-west thoroughfare in south Minneapolis. Although most businesses in this historically immigrant neighborhood are influenced by Hispanic culture, there are numerous African-American and Asian restaurants and markets that make Lake Street an eclectic shopping destination. During the May 2020 riots, the Lake Street corridor bore the brunt of destruction with more than 80 businesses damaged or destroyed. The Lake Street Corridor also includes portions of Little Earth, an American Indian community that has the third largest urban American Indian population in the United States².

   The West Broadway Corridor Target Area is an approximate 1.5 mile stretch of West Broadway Avenue that runs through the heart of North Minneapolis in a predominantly Black community with roots dating back to the early 1900s. As a result of the 2020 civil unrest, 51 businesses within this corridor sustained damage, and five buildings were completely destroyed.

   The University Avenue Corridor Target Area is an approximate 2.5 mile segment traversing the Midway and Frogtown neighborhoods of St. Paul. This area is characterized by small businesses owned by people of color.
and immigrant families, including Hmong, Vietnamese, Somali, and Latinos. Within this area, 54 buildings sustained damage during the civil unrest.

**Non-Metropolitan Statistical Area**

The Cass Lake area, located in north-central Minnesota, has been inhabited for thousands of years by succeeding cultures of indigenous peoples, most recently by the Ojibwe and currently organized under the Leech Lake Band of Ojibwe. The original portion of the Leech Lake Reservation was established by the Treaty of 1855 and today encompasses more than 800,000 acres, a large portion of which is covered by lakes and the Chippewa National Forest. Much of the land that encompasses the Leech Lake Reservation is under county, state, or federal ownership (e.g. not owned by the Tribe). The City of Cass Lake, while the largest community within the Leech Lake Reservation, is not under control of the tribal government.

The City of Cass Lake was established in 1898, soon after construction of the Great Northern Railway in Minnesota, which eventually grew to connect the Great Lakes region with the Pacific Coast. Cass Lake became an important rail staging area, and logging and sawmill operations became the backbone of the Cass Lake economy. The forest industry has historically supplied many jobs but has been susceptible to boom-and-bust cycles, and the industry has waned over the years. The natural resources of the area are driving an increasingly important tourism industry – one that the City of Cass Lake has not yet benefited from, due to the dilapidated buildings and brownfield sites that comprise much of downtown.

The City of Cass Lake **Target Area** comprises the area within the city limits. The small City of Cass Lake, located on the Leech Lake Reservation, is a subset of a much larger area of concern for environmental justice that encompasses the entire Leech Lake Reservation. The City of Cass Lake has suffered from intergenerational poverty and high unemployment. A former wood-treating plant located within the city limits, just south of downtown, has been designated a Federal Superfund site, due to soil and groundwater contamination by wood treating chemicals.

The four Target Areas described above are the focus of this grant request. As funding allows and needs arise, projects may be funded in other areas of the State provided they meet the same goals and environmental justice criteria.

**(ii). Description of the Priority Brownfield Sites (10 points)**

Two priority sites are located in the **Lake Street Corridor Target Area**. The **Former 7-Sigma** site was an urban manufacturing plant (polymer and metal components) that burned down during the recent civil unrest – 50 jobs were lost. The owner is selling the property and fleeing the city following destruction of the factory. Suspected contaminants based on former manufacturing activities and/or released during destruction of the building include volatile organic compounds (VOCs), heavy metals, petroleum, and per- and polyfluoroalkyl substances (PFAS). Identification of environmental hazards at the 7-Sigma site is essential to pave the way for cleanup and planned commercial redevelopment. The **Kmart** site is a 10-acre property occupied by a vacant Kmart store and large surface parking lot. The site encompasses two city blocks that were razed in the 1970s to make way for construction of the big-box retail store. In the process, a segment of Nicollet Avenue was vacated, which severed important neighborhood connections. The store closed permanently after the civil unrest in 2020. Likely contaminants at the site include asbestos and lead associated with buried debris, petroleum from former tanks, and VOCs in soil vapor from an adjacent metal plating facility listed as a state Superfund site. An environmental investigation, cleanup plan, and community engagement is needed to help determine the best path forward for Kmart site.
Two priority sites are located in the West Broadway Corridor Target Area. The Former O’Reilly Auto Parts site and the adjacent Former Car Wash site are located at an intersection that has had a variety of commercial uses for the past 100 years. Both lots are currently vacant. The O’Reilly Auto Parts store was destroyed by fire in May 2020. Based on historical site use as a gas station and automobile repair shop, potential contaminants include petroleum and non-petroleum VOCs. Similar contamination is anticipated at the Former Car Wash site based on surrounding land use that has included several gas stations and a dry-cleaning business. Investigation, cleanup planning, and community engagement are necessary to develop these parcels in a way that best serves the neighborhood.

One priority site is located in the University Avenue Corridor Target Area. The Double Dragon Mall site is a shopping center that is home to grocery and retail businesses locally owned by Black, Indigenous, and People of Color (BIPOC). Six businesses experienced damage in May 2020. Restoration of the building and resumption of jobs/services will require a Phase I Environmental Site Assessment (ESA) to secure funding (past use of the site is currently unknown), a hazardous building material survey, and at a minimum a soil vapor investigation for VOCs due to multiple former dry cleaners and gas stations adjacent to the property.

Two priority sites are located in the City of Cass Lake Target Area. The Old Roundhouse site is currently a vacant lot just southeast of downtown that was formerly occupied by a Burlington Northern Railroad roundhouse. Potential contaminants related to railroad engine work include petroleum compounds, heavy metals, VOCs, semi-VOCs, and polychlorinated biphenyls (PCBs). The 2nd Street Downtown site consists of the south side of the 200 block of 2nd Street NW. These properties are grouped together as one site due to their similar condition and the need to address the redevelopment of these small and closely-spaced parcels in a holistic manner. The majority of parcels are either vacant lots or dilapidated empty buildings with unknown history. A Phase I ESA, hazardous building material surveys, and community planning are needed as the first steps in bringing economic opportunity and vitality back to this portion of downtown.

b. Revitalization of the Target Area

(i). Reuse Strategy and Alignment with Revitalization Plans (5 points)

Reuse strategies for the three Metropolitan Target Areas align with established city revitalization and specific neighborhood plans (noted below), because the plans were developed with input from the same local neighborhood organizations that are involved with reuse planning for the priority brownfield sites. By aligning assessment grant funds with these jointly developed revitalization plans, the Minnesota Pollution Control Agency (MPCA) will facilitate redevelopment that will reduce inequities in services, transit, green space, affordable housing, and employment opportunities.

Redevelopment within the Lake Street Corridor Target Area is guided by the Hiawatha/Lake Station Area Master Plan. Community input identified the importance of supporting small commercial/retail businesses and cleaning up vacant industrial land. For the Former 7-Sigma priority brownfield site, local residents have a vision of transforming the vacant industrial parcel into a community hub, reflective of the diversity of the surrounding community. Seward Redesign, a non-profit community developer in south Minneapolis, is working to buy the 1.2-acre industrial site for transformation into a neighborhood hub for small food-based black-owned businesses. Planned tenants include a new brewery being started by Du Nord Social Spirits, which also started the first black-owned distillery in the country. The brewery intends to operate as a tap room and incubator space and will allow other start-up small breweries to use onsite tanks. Another planned tenant will be a commercial kitchen that will have educational space and provide food for customers at the brewery. The kitchen will sponsor/showcase BIPOC food entrepreneurs. A third planned occupant will be a community-supported food pantry that will provide free, healthy, and fresh foods to neighbors in need. The
Nicollet Avenue Task Force, composed of local residents and government officials, identified the Kmart priority brownfield site as a barrier to revitalization of the Lake Street/Nicollet Avenue intersection over 20 years ago – and the site has remained underutilized since that time. With the City of Minneapolis' recent purchase of the Kmart site, the site is primed for additional work. Brownfields funding could get the site one step closer to the city’s long-term goal of reconnecting this interruption to the street grid and creating a vibrant business area and main local thoroughfare reflecting the spirit and needs of the neighborhood.

Redevelopment within the West Broadway Corridor Target Area is guided by the West Broadway Alive: A Revitalization Plan for North Minneapolis’s Main Street. The Revitalization Plan includes encouraging clusters of goods and services that reflect the racial/ethnic groups in the community. Redevelopment of the Former O’Reilly Auto Parts and the adjacent Former Car Wash priority brownfield sites is being pursued by Justice Built Communities, which is a community development organization focused on building equitable wealth for people of color, while preventing gentrification and displacement. Grant activities for environmental assessment and community planning will leverage local investment already made by the City of Minneapolis, which assisted with removing the fire damaged building at the Former O’Reilly Auto Parts site.

Redevelopment within the University Avenue Corridor Target Area is guided by the Hamline Midway Community Plan, which encourages redevelopment projects that promote the health, safety, and well-being of the community through sustainability, livability, and equity. Grant activities will support continued small retail/commercial businesses along University Avenue to combat gentrification and displacement. Revitalization of the Double Dragon Mall priority brownfield site will meet these goals by retaining family-owned small businesses and ensuring the continuation of essential neighborhood services, including an important grocery store for immigrant families in the neighborhood.

Redevelopment within the City of Cass Lake Target Area is guided by a 2014 Comprehensive Plan that was informed, in part, by community meetings and surveys. There is currently a renewed effort by the City and the Tribal Council to revisit and confirm the master plan and to work more closely together towards a shared vision. The Old Roundhouse priority brownfield site has been identified as a possible location for a new fire station. The Tribe and the City of Cass Lake have a shared vision of transforming the 2nd Street Downtown priority brownfield site from the current stretch of vacant lots and dilapidated buildings into a mixed use area consisting of store fronts at ground level and affordable family housing above.

(ii). Outcomes and Benefits of Reuse Strategy (10 points)

The proposed assessment activities will lead to restoration or redevelopment of key brownfield sites in areas of concern for environmental justice, which will lead to more vibrant neighborhoods, job growth, increased property values, and reduced exposure to environmental contamination. Grant activities will focus on sites in disadvantaged communities that create non-economic benefit (affordable housing, greenspace, and non-profit centers that provide community service, education, art, or recreational opportunities) and economic benefit (neighborhood-level jobs, tax revenues). The planned redevelopment of the Former 7-Sigma site will meet a community desire for a local food hub that will create jobs, foster social connection, and ensure that members of the community have access to free healthy, fresh food. Assessment of the Kmart site will set the stage for a large redevelopment project that will bring jobs and vitality to a struggling neighborhood. The Former O'Reilly Auto Parts site and the adjacent Former Car Wash site will be developed with new commercial buildings after a development plan is decided upon that aligns with community need and equity goals, resulting in local jobs and increased tax revenue. Restoration of the Double Dragon Mall will retain crucial jobs and ensure that the neighborhood continues to have access to healthy and inexpensive food in an area otherwise deemed a food desert. Construction of a new fire station on the Old Roundhouse site in
the City of Cass Lake would allow the Cass Lake Fire Association to expand the size of the fire station to accommodate a ladder truck, a resource that is currently lacking but much needed for public safety to address fire risk at several taller structures in the area. Establishment of new businesses and affordable housing at the 2nd Street Downtown site would serve as a catalyst for additional quality redevelopment projects in the City of Cass Lake and encourage families and tourists to do business in town. The roofs of the newly constructed storefronts/family housing are being considered for installation of solar panels. For all grant-funded sites, the use of renewable energy and sustainable strategies for storm water management will be encouraged to enhance climate resiliency.

c. Strategy for Leveraging Resources
   (i). Resources Needed for Site Reuse (10 points)

   Through its Section 128(a) Brownfields Grant, the MPCA receives funding for its Targeted Brownfield Assessment (TBA) Program, which has awarded over 2.6 million dollars in assessment grants since 2003. The 128(a) grant is applied state-wide and is routinely oversubscribed; however, 128(a) will support this grant by using shared contractors and providing a blueprint for the program process.

   There are several funds available for additional investigation, cleanup and redevelopment of brownfield sites that can be leveraged by developers to supplement work completed under this Community-wide Assessment Grant and carry projects to completion. For brownfield sites in the metropolitan target areas, Hennepin County and Ramsey County each offer grants through their Environmental Response Funds for the cleanup of brownfield sites within their jurisdictions. Hennepin County also has a Revolving Loan Fund to help pay for contamination cleanup at brownfield sites and an Affordable Housing Incentive Fund to assist with the cost of construction for affordable housing projects. The Metropolitan Council offers four types of Livable Communities Grants that support innovative redevelopment, affordable housing, transit-oriented development, and contamination investigation and cleanup at brownfield sites. For brownfield sites state-wide, the Minnesota Department of Employment and Economic Development (DEED) offers three types of brownfield grants: Contamination Investigation and Response Action Plan Development; Contamination Cleanup; and Redevelopment. Of particular note, eligible activities for DEED’s Redevelopment Grant include demolition of site structures, infrastructure improvements, and adaptive reuse of buildings. While these various brownfield grants offer several million per year to applicants, the funding focus is primarily on cleanup; the limited assessment funds are oversubscribed. This Community-wide Assessment Grant would offset the limited local dollars for assessment and allow more sites to use established cleanup funding programs, further leveraging local dollars for redevelopment.

   (ii). Use of Existing Infrastructure (5 points)

   All of the Target Areas are located in previously-developed areas within their respective city limits. By focusing on established neighborhoods, the grant program will rely on the efficient use of existing infrastructure (municipal water/sewer, electric, bus routes, etc.). In addition, the three metropolitan Target Areas are located in key transportation corridors. The University Avenue Corridor Target Area coincides with a heavily used light rail transit line that connects the Twin Cities business districts and the University of Minnesota.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
   a. Community Need
      (i). The Community’s Need for Funding (10 points)

   All of the Target Areas included in this grant application are environmental justice communities with large populations of people of color and people facing poverty. As noted in Table 1 below, over 50% of residents
in all four Target Areas are low-income; these communities do not have the resources needed to carry out environmental assessments of brownfield sites in their neighborhoods. For the three metropolitan Target Areas, the challenges inherent to environmental justice communities have been compounded by the extensive damage that occurred during the May 2020 civil unrest. Many of the small family-owned businesses that were damaged or destroyed did not have insurance or cannot afford their deductible; costs related to environmental assessment are certainly out of their reach. City and County resources have been stretched by the high costs associated with demolition of damaged structures and debris removal. The Target Area neighborhoods do not have the capacity to apply for and manage their own grants. The MPCA is committed to using its expertise and relationships to ensure that areas of concern for environmental justice have access to federal brownfield program resources. By shouldering the administrative tasks associated with grant management, the MPCA can help these Target Areas and other environmental justice communities in Minnesota experience the benefits of brownfield redevelopment that they otherwise would not have the resources to achieve.

(ii). Threats to Sensitive Populations

(1) Health and welfare of sensitive populations (5 points)

Table 1: Metrics for Target Areas

<table>
<thead>
<tr>
<th></th>
<th>Minnesota</th>
<th>Minneapolis &amp; St. Paul</th>
<th>Lake Street</th>
<th>West Broadway</th>
<th>University Ave</th>
<th>City of Cass Lake</th>
<th>USA</th>
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<tbody>
<tr>
<td>Population³</td>
<td>5,762,302</td>
<td>729,648</td>
<td>51,188</td>
<td>14,219</td>
<td>28,608</td>
<td>856</td>
<td>330,333,981</td>
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<tr>
<td>Unemployment³</td>
<td>4.2%</td>
<td>6.3%</td>
<td>6.2%</td>
<td>14.8%</td>
<td>9.4%</td>
<td>12%</td>
<td>6.2%</td>
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<tr>
<td>Low Income³</td>
<td>25%</td>
<td>39%</td>
<td>51%</td>
<td>60%</td>
<td>53%</td>
<td>58%</td>
<td>33%</td>
</tr>
<tr>
<td>People of color⁴</td>
<td>20%</td>
<td>44%</td>
<td>61%</td>
<td>82%</td>
<td>66%</td>
<td>82%</td>
<td>39%</td>
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<tr>
<td>Median HH income³</td>
<td>$75,244</td>
<td>$63,773</td>
<td>$53,275</td>
<td>$44,488</td>
<td>$47,647</td>
<td>$40,030</td>
<td>$64,613</td>
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<td>Per capita income³</td>
<td>$38,556</td>
<td>$37,402</td>
<td>$26,571</td>
<td>$18,621</td>
<td>$21,598</td>
<td>$18,133</td>
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<tr>
<td>Children³</td>
<td>22%</td>
<td>21%</td>
<td>25%</td>
<td>31%</td>
<td>27%</td>
<td>29%</td>
<td>22%</td>
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<tr>
<td>Female³</td>
<td>50%</td>
<td>50%</td>
<td>49%</td>
<td>52%</td>
<td>51%</td>
<td>51%</td>
<td>50.74%</td>
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<tr>
<td>No high school³</td>
<td>7%</td>
<td>12%</td>
<td>23%</td>
<td>19%</td>
<td>21%</td>
<td>13%</td>
<td>13%</td>
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<tr>
<td>Linguistically isolated⁴</td>
<td>2%</td>
<td>7%</td>
<td>15%</td>
<td>6%</td>
<td>13%</td>
<td>1%</td>
<td>4%</td>
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<tr>
<td>Seniors³</td>
<td>17%</td>
<td>12%</td>
<td>10%</td>
<td>9%</td>
<td>10%</td>
<td>16%</td>
<td>17%</td>
</tr>
</tbody>
</table>

The four Target Areas have more children, people of color and lower incomes than the rest of Minnesota. The three metropolitan Target Areas contain many childcare centers, affordable and senior housing, libraries and other key community businesses and nonprofits that house and serve sensitive populations. There was significant loss to these resources because of civil unrest in May 2020, with more than 700 buildings in Minneapolis damaged or destroyed, along with 330 in St. Paul, the majority of which occurred in the three Target Areas. The abundance of brownfield sites in the small City of Cass Lake is a barrier to the development of housing and services that would shelter and support sensitive populations. This grant will help address threats to the health and welfare of the people in these communities by targeting key brownfield sites for evaluation and cleanup and setting the stage for community-driven redevelopment projects that will provide crucial services.

(2) Greater than normal incidence of disease and adverse health conditions (5 points)
The three metropolitan Target Areas have a 67% higher rate of asthma hospitalizations than greater Minnesota. Children here have 1-3 times higher childhood lead exposure, according to the Minnesota Department of Health (MDH). A 2018 report from the University of Minnesota found that in Minnesota alone, addressing health inequities could save 766 lives per year, add 1,034 people of color to the workforce, and save the state $2.26 billion through increased employment and decreased sick time per year. An MDH report for Cass County documents a greater than normal incidence of disease: all types of cancer are higher in Cass County (496/100,000 compared to 462/100,000 state-wide); preterm births are higher (8.3% in Cass County vs 6.9% state-wide); and more people are hospitalized for heart attacks (45.8% in Cass County vs 26.4% state-wide). Grant funds are critical for identifying sources of pollutants that contribute to elevated rates of these health conditions and for identifying cleanup and redevelopment strategies to remedy contamination.

(3) Promoting Environmental Justice (10 points)

Despite strong health metrics overall, Minnesota still has some of the largest disparities in health and wellness in the nation. People in the Target Areas face cumulative public health threats due to their location near known contaminated properties, including federal and state Superfund sites (City of Cass Lake and Lake Street Corridor Target Areas, respectively). In addition, the metropolitan Target Areas are located in dense traffic corridors, with resultant exposure to a higher rate of air pollution. Historically, people in the metropolitan Target Areas were also affected by the use of racial restrictive covenants, the redlining in mortgage considerations, and placement of highways that bisected, displaced, and then concentrated poverty and people of color. A similar outcome resulted from the creation of Indian reservations. For example, the West Broadway Corridor and the City of Cass Lake Target Areas each have a poverty rate close to 60% and 82% people of color. These Target Areas face reduced access to healthcare and have less access to fresh and healthy food. Grant funds will identify environmental hazards at brownfield sites in the Target Areas due to current and historical land use. Assessment results will then inform plans for cleanup. Thoughtful redevelopment, such as the community food hub planned for the Former 7-Sigma site and the mixed commercial/residential units envisioned for the 2nd Street Downtown site in downtown Cass Lake will reduce disparities in health, employment, and housing and promote vibrant communities.

b. Community Engagement

(i). Project Involvement (5 points) and (ii). Project Roles (5 points)

MPCA has identified several key partners that have been and will continue to assist with implementation of this grant project. In addition to the groups identified below, MPCA will also reach out to additional neighborhood organizations and non-profit developers that have particular focus on historically marginalized populations that face undue levels of environmental hazards in their communities, in order to include a diverse range of stakeholders in site identification and redevelopment planning. The MPCA will continue ongoing relations with local business owners and government officials to maintain a presence and build current relationships within the Target Areas as the grant project progresses.

<table>
<thead>
<tr>
<th>Organizations/Groups and Roles</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
</tr>
<tr>
<td>Lake Street Council</td>
</tr>
<tr>
<td>West Broadway Business and Area Coalition</td>
</tr>
</tbody>
</table>

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### Frogtown Neighborhood Association

Tia Williams (651) 236-8699
Tia@Frogtownmn.org

Each community group will help identify/prioritize sites and disseminate grant information throughout their respective TA.

### Urban Design Lab

Paul Bauknight (612) 808-6506
pbauknig@umn.edu

Black-owned design firm dedicated to creating healthy, sustainable communities of color. Advisor for community planning.

### Leech Lake Band of Ojibwe

Jason Helgeson (218) 336-7447
jason.helgeson@llojibwe.net

Assist in identifying sites in Cass Lake. Serve as liaison with the Tribe for planning and communication.

### Full Circle Indigenous Planning, LLC

Samuel Olbekson
solbekson@cuningham.com

Native American-owned, research-based planning and visioning design firm serving tribal communities.

### City of Cass Lake

Sue Uhrinak (218) 335-2238
casslake@midconetwork.com

Assist in identifying sites in Cass Lake. Serve as liaison with the City for planning and communication.

### Hennepin County

Mary Finch (612) 596-1595
mary.finch@hennepin.us

Assist in identifying sites in Minneapolis. Source of funding for future cleanup and redevelopment.

### Ramsey County

Martha Faust (651) 358-4341
martha.faust@co.ramsey.mn.us


### Minnesota Pollution Control Agency

Shanna Schmitt (651) 757-2697
shanna.schmitt@state.mn.us

Lead Project Manager/Senior Hydrogeologist. Assist in identifying sites, providing technical assistance, review work plans, reports, cleanup plans, and issue assurance letters.

Ned Brooks (651) 757-2557
ned.brooks@state.mn.us

Environmental Justice Coordinator. Serve as liaison with EJ communities and assist with outreach and engagement strategies.

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(iii). **Incorporating Community Input (5 points)**

MPCA will prepare a formal Community Involvement Plan (CIP) as a first step in the project. The CIP will outline planned community engagement activities, schedule, project background and key players for each Target Area and subsequent brownfield sites addressed by this grant. The CIP will include opportunities for both virtual and in-person participation (if social distancing allows) to maximize community involvement. The MPCA intends to partner with existing community groups, non-profit developers, Hennepin and Ramsey Counties, and the Leech Lake Band of Ojibwe to bring together stakeholders to help identify additional key brownfield sites and the type of redevelopment that they feel would best meet needs of the community. This input will be considered when making decisions about site selection and cleanup alternatives. The MPCA’s goals for its community involvement efforts are to give the public accessible, accurate, timely and understandable information, to ensure adequate time and opportunity for meaningful participation, and to discover and support each community’s vision for the chosen brownfield sites. The MPCA will build on the public involvement and visioning that has already taken place within the chosen communities during
development of existing neighborhood plans and will use outreach tools such as website announcements, social media, e-newsletters, and neighborhood meetings (virtual or in-person) to communicate progress.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (50 POINTS)

a. Description of Tasks/Activities and Outputs (15 points)

<table>
<thead>
<tr>
<th>Task 1: Site Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>i./ii. Project Implementation and Anticipated Schedule</strong></td>
</tr>
<tr>
<td>• Complete Phase I and/or Phase II ESAs in compliance with All Appropriate Inquiry and ASTM standards at the 7 Priority Brownfield sites within 18 months of receiving grant and securing site access. Schedule based on established redevelopment timelines.</td>
</tr>
<tr>
<td>• Identification of additional brownfield sites in or outside of the Target Areas will be ongoing. Sites will be selected based on the following criteria: a) location within state-established EJ area; b) degree of suspected risk to health and the environment; c) a ready reuse plan consistent with local planning documents; d) whether assessment will help leverage other funds for remediation or redevelopment; e) community priority, support, and impact; and f) access availability.</td>
</tr>
<tr>
<td>• Assessment activities at other Brownfield sites will be ongoing throughout the grant period as sites are identified and access is granted.</td>
</tr>
<tr>
<td>• Project will use an existing EPA-approved QAPP developed for the MPCA’s 128(a) TBA Program.</td>
</tr>
<tr>
<td><strong>iii. Task/Activity Lead:</strong> The MPCA will lead this task.</td>
</tr>
<tr>
<td><strong>iv. Outputs:</strong></td>
</tr>
<tr>
<td>• Phase I ESAs (estimated 38)</td>
</tr>
<tr>
<td>• Sampling Plans and Phase II ESAs (estimated 26)</td>
</tr>
<tr>
<td>• Asbestos/Hazardous Material Surveys (estimated 10)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 2: Cleanup Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>i./ii. Project Implementation and Anticipated Schedule</strong></td>
</tr>
<tr>
<td>• Cleanup planning will occur after Phase II ESAs have been completed.</td>
</tr>
<tr>
<td>• Evaluate need for cleanup based on Phase II ESA results and planned land use.</td>
</tr>
<tr>
<td>• Prepare cleanup/risk-management plan.</td>
</tr>
<tr>
<td><strong>iii. Task/Activity Lead:</strong> The MPCA will lead this task.</td>
</tr>
<tr>
<td><strong>iv. Outputs:</strong></td>
</tr>
<tr>
<td>• Site cleanup plans (estimated 15)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 3: Community Outreach</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>i./ii. Project Implementation and Anticipated Schedule</strong></td>
</tr>
<tr>
<td>• Community outreach &amp; engagement will be ongoing throughout grant period.</td>
</tr>
<tr>
<td>• Host up to 6 community meetings and attend other neighborhood meetings in Target Areas to inform community members about the grant, solicit input regarding site selection and reuse, and provide progress updates.</td>
</tr>
<tr>
<td>• Host Community Visioning Workshops (reuse planning) for Kmart, Former O’Reilly Auto Parts/Former Car Wash, and 2nd Street Downtown sites.</td>
</tr>
<tr>
<td>• Hennepin and Ramsey Counties, the City of Cass Lake, and the Leech Lake Band of Ojibwe will contribute in-kind staff resources for identifying sites and assisting with outreach within their respective jurisdictions.</td>
</tr>
<tr>
<td><strong>iii. Task/Activity Lead:</strong> The MPCA will lead this task.</td>
</tr>
<tr>
<td><strong>iv. Outputs:</strong></td>
</tr>
<tr>
<td>• Community Involvement Plan and outreach materials</td>
</tr>
<tr>
<td>• Number of community meetings attended (virtual during COVID)</td>
</tr>
<tr>
<td>• Community updates via various media tools: websites, newsletters, social media, etc.</td>
</tr>
<tr>
<td>• Reuse plans for Kmart, Former O’Reilly Auto Parts/Former Car Wash, and 2nd St Downtown sites</td>
</tr>
</tbody>
</table>
### Task 4: Programmatic Support

#### i.ii. Project Implementation and Anticipated Schedule

- Prepare Work Plan within 1 month of receiving notification of grant award
- Hold kick-off meeting with Priority Brownfield site partners within 1 month of award notice
- Qualified environmental professionals are already under MPCA contract
- Technical review of work plans/reports and issuance of assurance letters will be ongoing throughout the grant period
- Submit quarterly reports to EPA within 30 days of end of each quarter
- Submit MBE/WBE forms annually
- ACRES will be updated on ongoing basis as milestone tasks are completed
- Attend Brownfields regional workshops/trainings/conferences as available/applicable
- Final closeout documentation will be submitted at end of project
- The MPCA will provide additional staff hours and in-kind support to ensure project success

#### iii. Task/Activity Lead:
The MPCA will lead this task.

#### iv. Outputs:
- Work Plan, approval/assurance letters, quarterly reports, MBE/WBE forms, ACRES updates

### b. Cost Estimates (15 points)

#### Task 1: Site Assessments – contractual – estimated total $1,548,000 (77% of budget):
- 38 Phase I ESAs at average cost of $6,000 each = $228,000
- 26 Phase II ESAs at average cost of $45,000 each = $1,170,000
- 10 Asbestos/Hazardous Building Material Surveys at average cost of $15,000 = $150,000

#### Task 2: Cleanup Planning – contractual – estimated total $300,000 (15% of budget)
- 15 RAPs at an average cost of $20,000 each = $300,000

#### Task 3: Outreach – estimated total $113,000 (6% of budget)
- **Personnel/fringe:** Approximately 273 MPCA hours at $150 per hour = $40,950 for preparing outreach materials and attending community meetings.
- **Travel:** $20,050 for three people to travel to and attend Regional Workshops, trainings, and two National Brownfield Conferences. (Estimated unit costs per person: airfare $600; local transportation $50; lodging $120; per diem $45)
- **Contractual:**
  - $12,000 for development of a Community Involvement Plan (CIP)
  - $40,000 for organizing/hosting up to 15 community meetings and other outreach activities/communications.

#### Task 4: Programmatic Support – estimated total $39,000 (2% of budget)
- **Personnel/fringe:** Approximately 260 MPCA hours at $150 per hour for review/approval of technical documents, preparation of EPA quarterly reports and MBE/WBE forms, website updates, and EPA ACRES database entry.
### Travel
- $20,050

### Equipment
- $1,548,000

### Supplies
- $300,000

### Contractual
- $52,000

### Other (include sub-awards)
- $1,900,000

**Total Direct Costs**
- $1,548,000
- $300,000
- $103,699
- $30,142
- $1,981,841

**Indirect Costs**
- $9,301
- $8,858
- $18,159

**Total Budget**
- $1,548,000
- $300,000
- $113,000
- $39,000
- $2,000,000

c. Measuring Environmental Results (5 Points)

Each site will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). ACRES profiles will be updated following key accomplishments. To track and measure progress the MPCA will: (1) evaluate project achievements against those outlined in the grant application and work plan; (2) determine if the project has resulted in an improved site disposition (i.e. property acquisition, redevelopment, issuance of liability assurances/approvals); (3) report outputs in quarterly reports to the EPA; and (4) track outcomes and outputs to a regularly updated project spreadsheet. **Measurable outcomes include:** acres of land assessed, remediated, and redeveloped; number of jobs created or retained; quantity of leveraged funding (public and private); number of new jobs and tax revenue generated; and acres of parks/greenspace created. **Measurable outputs include:** number of community meetings held, number of brownfields identified, number of Phase I/II ESAs and RAPs completed, number of sites where cleanup planning was conducted. The MPCA will adjust its project approach if it becomes evident that the project is not generating the expected outcomes. The MPCA will evaluate the project progress semi-annually, and if outputs/goals are not being met, will meet with local stakeholders to discuss and adjust the project approach.

### 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

(i). Organizational Capacity (5 points)

The MPCA's Brownfield Program is fully staffed with project managers and technical reviewers and consistently manages over 450 active sites per year. The Brownfield Program has several dedicated fiscal management staff to assist with financial reporting and contractual management. The MPCA has successfully managed its Targeted Brownfield Assessment grant program since 2002 (annual 128(a) funds) and recently completed a three-year Community-wide Assessment Grant (104(k) funds), which was used to conduct environmental assessments on brownfield sites in disadvantaged communities.

(ii). Organizational Structure (5 points) and (iii). Description of Key Staff (5 points)

The MPCA Brownfield Program will be the grant administrator and will be responsible for communications/contracts with the EPA, financial tracking/management of the grant, and submitting required reporting. Brownfield Program staff will perform project management and technical review for the sites evaluated under this grant. The MPCA will hire contractors through our established state contracting program to perform the environmental assessment work. The MPCA will partner with local units of government and community groups when choosing other priority sites and to jointly perform outreach.

Key staff are as follows: Amy Hadiaris, P.G., Brownfield Program Supervisor, will be Project Director. Shanna Schmitt, P.G. and Senior Hydrogeologist, will be the lead MPCA project manager and has extensive
experience working on brownfield redevelopment sites. Shanna will also prepare financial and compliance reports in cooperation with Amy Miller, MPCA grant coordinator, and Susan Jaeger, MPCA fiscal coordinator. Brownfield Program staff Amanda Guertin and Rebecca Ryser, P.G. are skilled communicators and will be the lead staff for community outreach. Ned Brooks, MPCA Environmental Justice Coordinator, will support the grant team by serving as a liaison with community groups in EJ areas.

(iii). Acquiring Additional Resources (5 points)
The MPCA has numerous pre-qualified consultants under contract that can be tapped into with minimal administrative effort. These consultants have experience working on brownfield sites and federally funded projects, including past EPA brownfields assessment grants. The MPCA will follow all EPA terms and conditions for contracts and work orders.

b. Past Performance and Accomplishments
(i). Currently Has or Previously Received an EPA Brownfields Grant
1. Accomplishments (5 points)
Since 2003, the MPCA has received an annual Section 128(a) Brownfields Grant from EPA which funds the MPCA’s Targeted Brownfield Assessment (TBA) grant program. The MPCA has successfully expended these annual funds and has completed environmental assessment and cleanup planning at 73 TBA sites throughout Minnesota. The MPCA was awarded a three year Community-Wide Assessment Grant in 2017, which provided $300,000 for environmental assessments and cleanup at eight brownfield sites in environmental justice areas and resulted in 2 Phase I ESAs, 8 Phase II ESAs, 1 Pre-Demolition Survey, and 3 RAPs. Highlights include: (1) renovation of a former auto repair shop into an art glass blowing facility and display gallery for local artists. This project serves as a catalyst site in a neighborhood that is striving to encourage new locally-owned small businesses; (2) two affordable housing projects. The EPA assessment funds successfully leveraged local cleanup grants that allowed both of these projects to proceed; and (3) completing a vapor intrusion investigation at a former industrial warehouse building that was being renovated as an emergency shelter for homeless American Indians ahead of the 2020/2021 winter season.

2. Compliance with Grant Requirements (10 points)
The grants listed above have been managed in compliance with grant requirements. The MPCA engaged the community through meetings with stakeholders and talks at several workshops. We evaluated project applications and provided applicants with information regarding additional funding sources as needed. The MPCA used its pool of Master Contractors to complete the assessment work in compliance with EPA’s terms and conditions. All reports and ACRES data entry were completed on time. All funds were expended during the project period or EPA-approved extensions, which were granted in order to complete additional assessment work made possible by administrative and contractual savings.

1 Eliminating Health Disparities Initiative: Fiscal Years 2015 to 2018 (state.mn.us)
2 Little Earth website (https://littleearth.org/community)
3 ESRI 2021 Demographics
5 Asthma Quick Facts, Minnesota Department of Health (MDH)
6 Childhood Lead Exposure, MN Data Maps, MDH website
7 Cultivating a Health Equity Ecosystem, MDH, May 2020
8 Cass County report from MDH https://data.web.health.state.mn.us/web/mndata/county-profiles
Threshold Criteria for Assessment Grants

III.B.1. Applicant Eligibility

The Minnesota Pollution Control Agency (MPCA) is eligible to apply for a Community-wide Assessment Grant for States and Tribes because it is a governmental agency, created by the State of Minnesota Legislature in 1967 under State Statute 116.02. The mission of the MPCA is to protect and improve the environment and human health.

III.B.2. Community Involvement

To involve community stakeholders, the MPCA will engage with community members and organizations identified within the Target Areas by project partners, city planning staff, and the MPCA's environmental justice coordinator. The Target Areas already have a robust network of community engagement and activist groups. Each of the three metropolitan Target Areas intercepts officially recognized neighborhoods with defined geographic boundaries and established, active neighborhood associations. The neighborhood associations often combine to form redevelopment planning groups and task forces that involve local government staff as well. Developers know they must become highly engaged with the community and city planning staff to obtain approvals to proceed with projects. It is well established in the Twin Cities that local business and resident support can make or break a project; therefore, working with community members is already an integral part of the redevelopment process. The non-metropolitan Target Area, the City of Cass Lake Target Area, encompasses land within the city limits and sits within the Leech Lake Reservation. The City of Cass Lake and the Leech Lake Band of Ojibwe are currently working with a consulting company to confirm the 2014 Comprehensive Plan for the City, which was generated with community and tribal input. Ongoing outreach to the community and tribal members is an integral part of the planning process for brownfield sites in the small City of Cass Lake. The MPCA will tap into these established local networks to avoid redundancy and community burnout.

For example, in the West Broadway Corridor Target Area, the MPCA will coordinate its outreach efforts with the City of Minneapolis’ and Hennepin County's community planning and economic development departments to involve local neighborhood associations and other community groups such as the West Broadway Business and Area Coalition (WBC). The WBC combines residents and local businesses to lead initiatives to create an inviting, vital, and economically thriving West Broadway Corridor. Their organization has regular stakeholder and committee meetings that the MPCA can attend. Each Target Area has similar community groups with regular meetings that the MPCA can attend.

The MPCA has developed and regularly implemented remote phone and video conferencing technology throughout the COVID pandemic. The MPCA has spent the pandemic conducting the same level of service to the community that was provided in the pre-pandemic setting. The successful continuance of services is due to increased use of remote mechanisms such as video/conference calls, social media postings, electronic newsletters, regular mailings, and
website updates. Working creatively and remotely with community members throughout the pandemic has already been integrated into the work of the MPCA.

The MPCA has begun using paid social media posts as a way to help connect with public stakeholders on social media as local newspapers close down operations and in-person meetings are cancelled due to COVID. Paid social media is a method of displaying advertisements/sponsored content on popular social media platforms, such as Facebook, Instagram, and Twitter, and targeting a specific audience. Regular social media posts are published, which subscribed followers will see. Paid social media allows us to schedule ads/content that pops up on people's screens, regardless if they follow our account. The following recent MPCA case studies demonstrate the effectiveness of paid social media:

1. Enbridge Line 3 Replacement Project
   - All Minnesotans were targeted
   - Campaign cost about $500
   - 150,000+ people viewed the posts/ads
   - 48,000+ liked or shared the posts/ads
   - 32,000+ watched videos
   - 1,600+ participated in tele-townhalls

2. Shell Rock River Watershed Project
   - Freeborn County residents were targeted (about 28,000 people in the County have Facebook and/or Instagram)
   - Campaign cost about $1,500
   - 30,000+ people viewed, shared, or commented on the posts/ads
   - 2,400+ people viewed the project website

Paid social media campaigns are clearly successful and several additional paid social media campaigns are underway at the MPCA. The MPCA’s goals for its community involvement efforts are to give the public accessible, accurate, timely and understandable information; ensure adequate time and opportunity for meaningful community participation, and to discover and support the community’s vision for brownfield sites in their neighborhood. The MPCA has an overarching goal of increasing engagement with new audiences, including underrepresented people and communities of color, and plans to expand its use of paid social media campaigns. This grant and the targeted disadvantaged communities fit directly into the MPCA’s engagement goals.

As discussed under the project description portion of the application, the MPCA will prepare a formal Community Involvement Plan (CIP) as a first step in the execution of the proposed project. The CIP will outline planned community engagement activities, schedule, project background, and key players. Our intent is to host a condensed series of meetings and media outreach in the first two quarters of the grant term to introduce the funding and program goals and to solicit input on site selection, community needs, and redevelopment goals. During this timeframe, we anticipate two public meetings per Target Area to start the discussion and to coordinate separate site-specific meetings for each priority brownfield site and other sites selected. Additional meetings will be conducted if requested by community members or if further deliberation is
needed. In subsequent quarters, provided that all sites have been selected, the frequency will
decrease to quarterly updates on program progress.

III.B.3. Named Contractors and Subrecipients
The MPCA is not naming any procurement contractors or subrecipients in this grant application,
therefore, Section III.B.3 is not applicable. However, MPCA contractors and/or subrecipients will
be in compliance with 2 CFR Part 200 and 2 CFR Part 1500 and in compliance with Appendix A of
EPA’s Subaward Policy and EPA’s Contracts and Subawards Solicitation Clause.

III.B.4. Expenditure of Assessment Grant Funds
The MPCA does not have a current EPA Assessment Grant, so Section III.B.4. does not apply. The
MPCA is applying for the Community-wide Assessment Grant for States and Tribes.

III.C. Additional Threshold Criteria for Site-Specific Applications Only
Section III.C. does not apply to the current grant application.

III.D. Additional Threshold Criteria for Community-Wide Assessment Grants for States and
Tribes Only
1. Target Areas and Priority Sites
Information regarding the MPCA’s four Target Areas and seven Priority Sites is provided in
Section 4 of the Narrative Information Sheet. Additional priority sites will be selected throughout
the period of performance.