## Why revitalize brownfield sites?

- Increase property values
- Reuse existing infrastructure
- Encourage public/private partnerships and redevelopment opportunities
- Eliminate blight impacts to neighboring properties
- Support job creation and retention
- Strengthen the community
- Address and help reduce threats to public health and the environment from known or undocumented contamination
- Minimize potential impacts to surface and drinking water sources

ARROWHEAD
BROWNFIELD
ASSESSMENT
PROGRAM
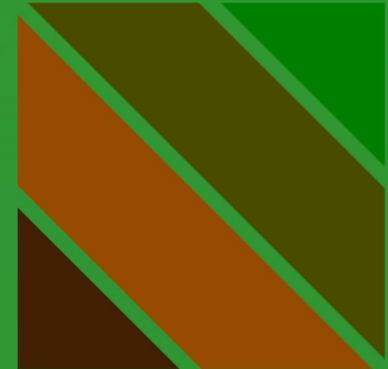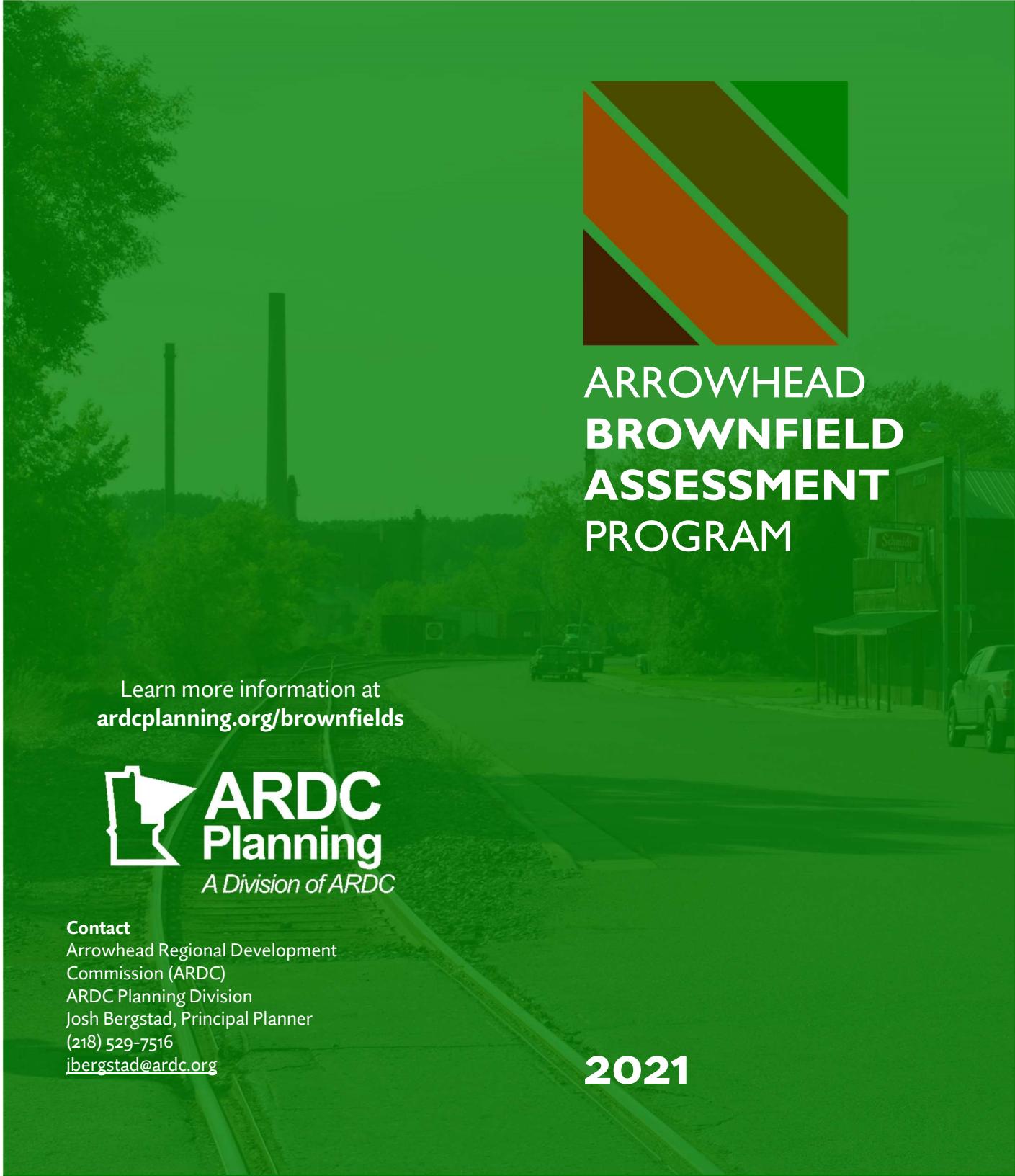
Learn more information at
ardcplanning.org/brownfields

ARDC
Planning
A Division of ARDC

Contact
Arrowhead Regional Development
Commission (ARDC)
ARDC Planning Division
Josh Bergstad, Principal Planner
(218) 529-7516
jbergstad@ardc.org

2021

What is a brownfield?

The U.S. EPA defines a brownfield as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

Most industrial sites and commercial sites will meet the definition of a brownfield if they are abandoned, vacant, or even just underutilized.

Did you know?

- Approximately 30% of sites assessed by previous U.S. EPA brownfield grant recipients were found to be clean enough that no environmental cleanup was needed prior to redevelopment
- On average, 80% of brownfields sites will not be redeveloped without some type of initial public assistance, i.e., either pro-actively addressing the sites, or fleshing out environmental concerns and potential costs associated with them
- Brownfield redevelopment is one of the most important sustainable land use practices, saving developers and local taxpayers' significant infrastructure costs through reuse, versus greenfield (sprawl) development
- SBA & HUD studies suggest that, on average, 1 job will be created for every $13,000 - $17,000 in public investment in brownfield redevelopment
- Various studies suggest that $8 - $17 of private investment can be leveraged for each $1 of public investment in brownfield assessment or cleanup

Available Funding

$600,000 in EPA Brownfield Coalition Assessment Grant funding was awarded to ARDC in 2020. These funds can:

- Develop a Brownfield inventory
- Evaluate eligible sites impacted by petroleum or hazardous substances
- Conduct Environmental Site Assessments (Phase I or II ESAs)
- Conduct site investigations, remedial action, and reuse planning
- Asbestos and lead-based paint surveys

In addition, funding assistance may be available from cities, the State of Minnesota, the U.S. EPA, or other federal agencies to assist with cleanup and development of sites assessed using EPA funds. Contact us today to see if your property qualifies for brownfield redevelopment funding.

Frequently Asked Questions (FAQs)

Who pays for this work? For eligible priority sites, 100% of the costs can be covered for approved activities.

Will an environmental site assessment (ESA) affect the value of my property? No.

How can this assistance enhance the value of my property? ESAs allow property owners to quantify the amount of contamination on a property (if any). For properties with little to no contamination, this knowledge may increase marketability. For sites with significant contamination, property owners can realize increased value through cleanup, tax incentives, and received liabilities.

Will an ESA trigger a requirement that I take action? The program is voluntary. In certain cases, Phase II results may trigger reporting requirements to agencies. If a Phase II is recommended and you provide approval for the work, Stantec will discuss the pros and cons associated with potential outcomes.

Will I have control over the work done? Yes, you will have the right to stop participation in the program at various phases of the assessment process.

What's the catch? There is NO CATCH! ESAs and/or related activities can be conducted using grant funds at no cost to the property owner. Participation is voluntary and no grant match is required!