

January Newsletter

EXECUTIVE DIRECTOR'S REPORT

By Elizabeth Kluesner

Welcome to 2025! I wish you all a healthy, happy and prosperous New Year.

2025 promises to be an exciting year of programming at Minnesota Brownfields. We will be kicking off our year with a free social event at Forgotten Star Brewery, details can be found below. This is a great opportunity to chase away the January blues! Please consider bringing a colleague to this event so that they can learn about Minnesota Brownfields.



One of our programming objectives set by the Board of Directors is to expand our partnerships with Minnesota organizations that share our goals and values. The first joint event we have scheduled with EDAM is on February 28. We will be holding a luncheon event featuring the grant programs jointly administered by Minnesota Brownfields, Hennepin County and Ramsey County. Register for the event below.

Of course, the ReScape Gala is right around the corner. Please submit your ReScape Award nominees, and share the Mac Hyde Scholarship information with any of your interns.

Finally, we are pleased to announce the appointment of three new Directors to the Minnesota Brownfields Board. Thank you Derek Schilling, Sarah Illi and Sean Leary for volunteering to serve on the Board.

Thank you for all of your support and great work in 2024! I look forward to working with all of you in the coming year.

Warm Regards,
Elizabeth

Hennepin & Ramsey Counties Grant Writing Program Luncheon

In partnership with Hennepin and Ramsey Counties, Minnesota Brownfields co-manages and administers two grant programs aimed at assisting nonprofits, local governments and emerging developers in the Metropolitan Region to redevelop contaminated sites. Join

Minnesota Brownfields for a joint luncheon event with EDAM on February 28 to learn more about these programs including, eligibility and how to apply.

Friday, February 28 11:30 am - 1:00 pm
Barr Engineering

The Brownfield Gap Financing Program (BGFP) provides grants to nonprofit organizations, local units of government, and emerging developers for environmental assessment of property in Hennepin County through funding from the County's Environmental Response Fund (ERF). Typical BGFP grants are <\$25,000 and are the seed money for future redevelopment projects.

Ramsey County offers assistance to help offset the cost of environmental assessment for affordable housing and mixed-use development projects, including youth, family, homeless supportive and community services, to improve indoor air quality and/or remove, prevent, or reduce blight, blighting factors or the causes of blight. Site Assessment Grants support projects in the early stages of development where site assessment and investigation is needed. Typical SAG grants are <\$25,000.



[Register](#)

2024 Year in Review

Minnesota Brownfields is pleased to provide the membership with the 2024 Year in Review.

This year, Minnesota Brownfields was made up of 233 members and hosted a total of seven in-person events and one webinar. These events focused on networking and education around brownfield financing, grant writing, legislation and more.

Check out more 2024 highlights at the link below. And, as a reminder if you have not [renewed your membership](#) with us, please do!



[View the 2024 Year in Review](#)

Welcome New Minnesota Brownfields Board Members!

Minnesota Brownfields would like to welcome Sarah, Derek and Sean Leary to the Board of Directors! Sarah and Sean will continue serving on the ReScape/Program Committee and Derek will continue serving on the Advisory Committee. Welcome Sarah, Sean and Derek!

SARAH ILLI

Sarah Illi is the Director of Development for the Saint Paul Port Authority. She holds a B.S. in Civil Engineering from Washington University and is a licensed Professional Engineer in Minnesota. Sarah has a 20-year background in consulting and environmental project management, having served a diverse portfolio of clients and projects in the areas of environmental due diligence, investigation, remediation, and compliance.



In her current role, Sarah leads brownfield redevelopment projects that support the Port's strategic goals of increasing jobs and tax base through sustainable and equitable development. She manages multi-disciplinary project teams, navigates technical and regulatory matters, secures funding sources, and enjoys engaging with a variety of stakeholders to advance successful outcomes.

SEAN LEARY

Sean Leary is an Associate Principal and VP of Transaction Risk Management at GZA GeoEnvironmental. He is also GZA's District Office Manager for their Minneapolis office. He is an Environmental Professional with 18-years of environmental due diligence and remediation consulting experience with degrees in Biology and Environmental Science. Mr. Leary also serves as a national instructor and content developer for ASTM International, where he teaches Phase I and Phase II Environmental Site Assessment courses to a diverse profile of industry professionals, including State and Federal agencies and the US EPA.



Mr. Leary's environmental due diligence experience is extensive, including oversight of thousands of Phase I ESAs and hundreds of Phase II ESAs across the nation. Mr. Leary a Subject Matter Expert (SME) for ASTM and assisted in development of the ASTM Certified Environmental Professional (CEP) exam and test preparation training courses. His due diligence consulting expertise also includes review and management of over a thousand Property Condition Assessments (PCAs) nationwide. In 2024 Sean received the President's Award from the Environmental Bankers Association following a five-year term on the association's Board of Governors.

DEREK SCHILLING

Derek Schilling is a Director and Principal Scientist in Braun Intertec's environmental consulting group and is a geologist with more than 23 years of environmental consulting experience. His role includes business development, strategic client growth and management, and technical project management and review/support.



Derek has managed projects involving environmental remediation of Brownfields sites to facilitate redevelopment including both historic rehabilitation and new construction. He has extensive experience with

environmental consulting for affordable housing projects across the country. Derek was also a Senior Environmental Representative at Target Corporation where he managed the completion of asbestos inspections and abatement projects throughout the United States and Canada, and managed an asbestos awareness program for the corporation.

Join us for a Social Event January 23!



Happy New Year, friends! Kick off the new year with us at Forgotten Star Brewery on January 23 from 4 pm - 6 pm. We'll be celebrating all we've accomplished in 2024 and making plans for a prosperous and productive 2025.

This is a casual networking event where we'll enjoy a drink among peers and colleagues. Don't forget to bring a friend to learn about Minnesota Brownfields! This event is free, but we would love it if you'd [RSVP](#) so we can plan accordingly.

[RSVP](#)

Deadline to Submit ReScape Projects is January 31!



[Submit Your Projects Today](#)

We are now accepting project applications for our 2025 ReScape Awards. Qualifying projects must meet the requirements of one of four categories - Community Impact, Environmental Impact, Economic Impact or Innovation. Hurry! **The deadline to submit projects is January 31!** [Learn more and enter today.](#)

[Categories & Descriptions](#)

There are four categories to select from when entering your project. Please review the category description to be sure you are entering your project in the correct category.

1. Community Impact:

Projects achieving notable community benefits, including removing blight, project which provide an end use that benefits the community or neighborhood, provides community services or other social benefits and places a high value on community outreach and involvement.

2. Environmental Impact:

Projects reducing threat to human health and the environment, projects with complex or unusual investigation or remediation strategies, or projects utilizing sustainable cleanup, construction and/or end-use approaches.

3. Economic Impact:

Projects modeling positive economic impacts involving creating or retaining permanent jobs, increasing the tax base, attracting private investment and/or are catalysts for neighborhood/community revitalization.

4. Innovation:

Projects employing unique and innovative approaches to redevelopment challenges engineering, financing, legal, community outreach or other issues.

[Submit a Project](#)

Now Accepting Mac Hyde Scholarship Applications

Maclay “Mac” Hyde (1934-2013) was a pioneering environmental law attorney and real

estate developer of polluted, often abandoned brownfield sites. Mac was an inspiration and a mentor to many in the field of brownfield redevelopment and environmental law. At past ReScape Awards, Mac was remembered through the Mac Hyde Leadership Award. The scholarship now honors Mac's life and legacy by supporting the next generation of innovative brownfield redevelopment minds. To celebrate Mac Hyde, Minnesota Brownfields offers this scholarship to students pursuing studies in diverse fields related to brownfield redevelopment. **The deadline to apply is March 3, 2025.**

SCHOLARSHIP AWARD

- \$2,000 scholarship award
- Recognition at the ReScape Awards
- Honorary student membership with Minnesota Brownfields for duration of time as a student
- Free registration to one Minnesota Brownfields educational forum

ELIGIBILITY REQUIREMENTS

- Undergraduate or graduate student at an accredited Minnesota college or university; and/or a Minnesota resident
- Pursuing a field of study related to brownfields redevelopment, including: engineering, earth/environmental sciences, government/public policy, law, business, real estate, public health, economic development
- Intended career in profession related to community revitalization, environmental quality, or remediation
- Minimum GPA of 3.0 out of 4.0
- Recipient is invited and encouraged to attend ReScape Awards Event in April 2025 to receive scholarship

Apply

Sponsor the 2025 ReScape Gala!



We are looking for sponsors for our 2025 ReScape Gala to be held Thursday, April 17, at the Historic Grain Belt Offices in Minneapolis.

Several sponsorship opportunities exist - from the purchase of a table for your company to general sponsorship and more! [View the prospectus here](#) and click the link below to sign up. We look forward to seeing you in April!

Thank You 2025 Sponsors

Gold



Mac Hyde Scholarship Sponsor



Table Sponsors
Rachel Contracting, LLC

Sponsor the ReScape Gala

Reminder: Renew Your Minnesota Brownfields Membership for 2025!

It's that time of year! Make sure to renew your membership with us for 2025. Our members enjoy exclusive educational opportunities, discounts to member events, free Minnesota Brownfields resources and much more!



Renew Membership

Ramsey County Site Assessment Grant - Staffing Update



Ella Mitchell will be taking over the supervision of the Ramsey County Site Assessment Grant Program. Ella has been a past speaker at Minnesota Brownfields' events.

ABOUT ELLA: Ella Mitchell is a Redevelopment Manager with Ramsey County's Community & Economic Development (CED) department. In this role, she works on real estate projects such as Rice Creek Commons, and she administers redevelopment grant programs including Critical Corridors, Environmental Response Fund (ERF), and Site Assessment Grants (SAG). Prior to joining Ramsey County, she worked in affordable housing development and housing policy consulting.

Great Lakes Environmental Justice Thriving Communities Grantmaking (TCGM)

Minnesota Brownfield members heard about the [Great Lakes Environmental Justice Thriving Communities Grantmaking \(TCGM\)](#) program at the State of Brownfields event

in November. Check out the Tier 3 Grant requirements as they may be beneficial to projects you're working on currently. **The deadline to apply is January 31, 2025.**

[Learn More](#)

MPCA Updates Intrusion Screening Values (ISVs) for Vapor Intrusion Risk Evaluation



The Minnesota Pollution Control Agency (MPCA) and Minnesota Department of Health (MDH) have completed an update of the Intrusion Screening Values (ISVs) used in Vapor Intrusion Risk Evaluation (document aq1-36).

MDH conducted a toxicity value review and updated the ISVs for a number of compounds as indicated in the Version Updates tab of the ISV table. In addition, select acute toxicity values were incorporated into the ISV table as explained in the ISV Technical Support Document (TSD; document c-rem3-12), section B. No changes were made to TCE or PCE values.

The updated TSD and ISV table can be found on the [MPCA's webpage here](#). (Note, you may need to clear your web browser's cache to ensure the updated files are downloaded properly)

Thank you, Members!

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Condition Services LLC
Dakota County CDA
Dakota County Water Resources
DEED-Brownfields and Redevelopment
Duluth Economic Development Authority
Duluth Seaway Port Authority
Hennepin County
HTB Project Navigation LLC
Metropolitan Council
Midwest Select Contracting LLC
MN Dept of Transportation
Parkway Law
Port Authority of St. Paul
Ramsey County Community & Economic
Development
Washington County Community
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Student Members

Erik Breitenbach
Ashley Crowl
Wendy Erickson
Seth Golden
Logan Mahoney
Catherine McCarthy
Peter D. Michel
Raj Sam

Dain Fisher
Amanda Guertin
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Betsy Schmiesing
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Jacob Smokovitz
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