



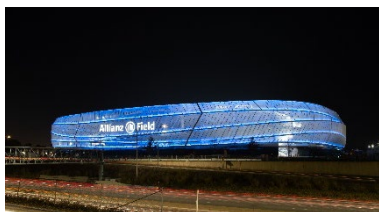


As Minnesota’s most densely populated, fully built-out county, new development in Ramsey County means redevelopment. Often this means addressing historical environmental issues, including known or potential contaminants. Since 2004, Ramsey County has offered an Environmental Response Fund (ERF) to offset the additional costs and liabilities associated with redevelopment, and to position infill sites for private investment – enabling new jobs, housing, and other community-benefitting uses. Many brownfields are located next to existing infrastructure, transit networks and other services, making them especially desirable for redevelopment. The ERF is funded by a mortgage registry and deed tax of 1/100% on most property sale transactions (approximately \$25 from the county’s median home price of \$240,000 in 2018). Funding is split equally between the City of Saint Paul and its surrounding suburbs and has been a critical tool in reviving the urban and suburban core of the Twin Cities Metropolitan Area.

BY THE NUMBERS	BENEFITS TO RAMSEY COUNTY RESIDENTS
 <p>330 Acres of Land Remediated</p>	<ul style="list-style-type: none"> • Removes unsafe and unhealthy property. • Converts environmentally unsound property to productive use. • Enables local economic growth and investment. • Efficient use of existing infrastructure. • Reduced urban sprawl and land conservation. • Air and water quality improvements. • Opportunity to increase development density. • Removes unsafe and unhealthy property.
 <p>4,399 Jobs Created</p>	
 <p>1,944 Housing Unit - Market Rate</p>	
 <p>600 Housing Units - Affordable</p>	

Environmental Response Fund Projects

Allianz Field – Saint Paul



Bounded by I-94 and busy Snelling and University avenues in Saint Paul’s Midway neighborhood, this 21-acre site was the former home of a transit facility and historic manufacturing activities dating back over 100 years.

A \$325,000 ERF grant, together with other resources, enabled extensive site remediation and innovative environmental responses to the site, including a stacked green infrastructure system servicing the entire super block around the stadium. Allianz Field, the new home of Minnesota United FC, opened in the spring of 2019, creating 100 full-time and 480 part-time uses within the stadium. The project has been a catalyst for significant mixed-use redevelopment throughout the surrounding neighborhood.

Colder Products - Roseville



A 10-acre former truck service center was one of the last parcels within the Twin Lakes redevelopment area of northwest Roseville. Contaminated groundwater onsite posed a barrier to redevelopment. Local company Colder Products sought a consolidated location for its headquarters and nearly 400 employees.

A \$300,000 ERF grant enabled response actions to ready the site for reuse. The new headquarters will be completed in mid-2020 with an estimated valuation of \$14.9 million.

The Boulevard Apartments – Mounds View



A 3.25-acre infill site located along Mounds View Boulevard provided an opportunity for much-needed workforce housing within the City of Mounds View. Prior uses included residential units and a former gas station. Ramsey County served as a funding partner with a \$72,000 ERF grant for asbestos remediation.

Today the site is home to 60 units of apartment units affordable to renters with incomes of 60% of Area Median Income, located close to retail and transit connections.

New Brighton Exchange – New Brighton



This 100-acre site represents the largest redevelopment project in the City of New Brighton's history. Comprised of 15 historic properties, numerous petroleum leak sites, two state superfunds sites and former landfills, the project faced extraordinary challenges to redevelopment.

A \$725,000 ERF grant enabled correction of the myriad environmental, geotechnical, and infrastructure issues throughout the project area. The site now hosts two new corporate headquarters, and over 1000 total jobs and total and creation of 350 units of housing units, 60 of which are affordable.

Schmidt Artist Lofts – Saint Paul



The Schmidt Artist Lofts redevelopment project involved renovation and rehabilitation of a historically significant former brewery complex into 260 affordable artist live-work apartment and townhome units, providing much needed workforce housing in the West 7th neighborhood of Saint Paul, and preserving the Brew House and Bottling House as the centerpiece of the newly created Jacob Schmidt Brewing Company Historic District.

A \$300,000 ERF grant helped enable extensive site remediation, including removal of more than 30,000 tons of contaminated fill soils and four fuel storage tanks. More recently, the site is now home to the thriving Keg and Case food hall.

The Environmental Response Fund furthers the county's goals of strengthening community health, safety and well-being through environmental stewardship, and cultivating economic prosperity and investment.