



comprehensive approach—from funding to cleanup—results in successful redevelopment

Brownfields have proven difficult to sell and expensive to redevelop. However, an increasing number of public and private entities seek to purchase and successfully redevelop brownfields due to the opportunities they present.

what is a brownfield?

A “brownfield” is a property where the presence or potential presence of hazardous substances or contaminants complicates its redevelopment, reuse, or expansion. According to the U.S. Environmental Protection Agency (USEPA), an estimated 450,000 brownfields exist nationwide.

What makes a brownfield an attractive site for redevelopment varies for different parties and by geography. These sites are often attractively located (close to users, infrastructure, and transportation) and have a decreased price.

Barr’s brownfields experience allows us to provide perspective on your site conditions. Because we have successfully managed numerous complex brownfields redevelopment projects, you benefit from our knowledge.

proven grant approach provides redevelopment funding

A lack of funds can prevent your brownfields redevelopment from even getting started. Several major sources of brownfields funding can help bridge the gap between what you have and what you need.

Since 1998, Barr has helped prepare more than 60 successful brownfields grant applications, resulting in

nearly \$30 million dollars for clients to assess or clean up their sites. Sources include state economic development grants, U.S. Environmental Protection Agency (USEPA) brownfields grants, and non-profit redevelopment grants. Other potential sources include dry-cleaner fund grants, low-interest loans, and tax incentives.



The process of managing four phases of site evaluation and redevelopment at the 10-acre Clyde Iron site in Duluth, Minnesota, required that Barr provide critical support while working with two different regulatory programs; obtain legal liability assurances for as many as six different financial partners; and prepare, win, and manage four brownfield grants totaling \$2.2 million. The redevelopment includes a hockey arena and a multi-use sports pavilion (shown above), retail and office space, and a hotel building.

developing a clear understanding of brownfields sites

A Phase I environmental assessment identifies potential areas of contamination based on historic activities. A Phase II investigation confirms whether hazardous

substances are present at these potential areas through soil and/or groundwater sampling. This information allows you to develop a clear understanding of the site, which helps make decisions about pursuing the property, developing a path forward, and positioning yourself for funding and incentives.



For Hennepin County, Minnesota, we prepared a focused investigation of a three-mile railway corridor. Reviewing a dozen past investigations at adjacent properties and relying on risk-screening criteria allowed us to limit the number of soil borings required. This enabled us to evaluate the data quickly and form a reasonable response action plan (RAP) to meet the county's schedule for construction of an urban greenway consisting of a bike and pedestrian trail through Minneapolis.

coordinating cleanup with redevelopment saves resources

A realistic RAP based on the end uses of your property can help make sure the cleanup doesn't take more time or money than is necessary. For redevelopment projects, the best course of action is often to enter the property into a voluntary investigation and cleanup (VIC) program. This enables property owners to obtain regulatory agency buy-in for their cleanup plans and to pursue letters of liability assurance (such as no-association-determination and no-further-action letters).



The Grandview Square redevelopment in Edina, Minnesota is now home to a senior center, townhomes, offices, a park, and a library.

Obtaining liability assurance was critical for the success of the Grandview Square project in Edina, Minnesota. With our help, the property owner worked with the Minnesota VIC program to obtain the no-further-action letters needed to secure financing and protect its investment in this 11-acre redevelopment.

open communication builds public support

Brownfields redevelopment projects typically involve numerous stakeholders, making communication between all parties, including community groups, a priority. Frequent, open communication and an environment of cooperation help avoid the debates that could bog down your project. Our community-outreach specialists can help develop public-relations and communications programs that build support for your project.

For the redevelopment of a former steel foundry in St. Paul, Minnesota, Barr assisted with a media-day event at the start of remediation work and also attended neighborhood meetings. These activities helped develop strong community support for the project.

resourceful. naturally.