

MEETING DATE: May 25, 2017

TITLE: Authorization to apply for funding assistance through the Hennepin County Brownfield Gap Financing Program

RESOLUTION NUMBER: 17-037

PREPARED BY: Michael Hayman

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REVIEWED BY: Administrator Counsel Program Mgr. (Name): James Wisker
 Board Committee Engineer Other

WORKSHOP ACTION:

<input type="checkbox"/> Advance to Board mtg. Consent Agenda.	<input type="checkbox"/> Advance to Board meeting for discussion prior to action.
<input type="checkbox"/> Refer to a future workshop (date):_____	<input type="checkbox"/> Refer to taskforce or committee (date):_____
<input type="checkbox"/> Return to staff for additional work.	<input type="checkbox"/> No further action requested.
<input checked="" type="checkbox"/> Other (specify): <u>Requesting approval on May 25, 2017</u>	

PURPOSE or ACTION REQUESTED:

Authorization to apply for funding assistance through the Closeout of Assistance (COA) Hennepin County Brownfield Gap Financing program for additional environmental site investigation on the 325 Blake Road (Cold Storage) property.

PROJECT/PROGRAM LOCATION:

325 Blake Road North, Hopkins MN

PROJECT TIMELINE:

Apply for funding upon Board approval. Additional site investigation will commence June 2017. Environmental reports will be complete by August 31, 2017.

SUMMARY:

Minnehaha Creek Watershed District (MCWD or District) owns the property at 325 Blake Road (Site) in Hopkins and, consistent with its goals set forth upon purchase of the property, is progressing plans for regional stormwater management, stream and riparian improvements, greenway expansion, and site redevelopment. Based on a Phase 1 Environmental Site Assessment conducted by Wenck Associates in September 2011, there are identified releases of environmental contaminants on the 325 Blake Road site. Known contaminated materials must be managed under a Response Action Plan (RAP) approved by the Minnesota Pollution Control Agency (MPCA) before a site can be redeveloped.

In 2013, in an effort to continue advancement toward successful environmental remediation and to progress plans for stormwater infrastructure, the District submitted a *Work Plan for Additional Investigation* to the MPCA Brownfields Program for comment and approval. At the time, the document served two purposes: 1) address

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Resolutions are not final until approved by the Board and signed by the Board Secretary.**

short-term needs for sub-surface borings within the proposed stormwater management area that would inform project design; and 2) describe future site investigation activities that would allow the District to manage known contaminants and obtain a Certificate of Completion in accordance with Minnesota Statute. The first task was completed in 2013. Task two is contemplated in this Board request.

Hennepin County administers the Environmental Response Fund (ERF) grant program to fund the assessment and cleanup of contaminated sites in order to reduce barriers to site redevelopment. ERF grants can be used for environmental consulting, site investigations (Phase I and Phase II environmental site assessments), RAP development and execution, and RAP Implementation Reports. One such fund that the County administers is a rolling investigation program funded through the Closeout of Assistance (COA) Hennepin County Brownfield Gap Financing program.

Hennepin County contracts directly with an applicant's preferred consultant, if said consultant is on the County's list of approved firms, in order to conduct approved site assessments. Wenck Associates is an approved consultant through Hennepin County, was the lead environmental consultant during site acquisition, and conducted the 325 Blake Road stormwater feasibility study and the proposed demolition plan. Wenck also has all relevant background information and data to conduct this assessment consistent with the District's vision and goals for the Site.

The focus of the present grant application will be to target COA funds for approximately \$46,000 to conduct additional site analysis on the 325 Blake Road site. The additional work proposed in the grant application – all of which is necessary to advance the site towards restoration and redevelopment – includes:

- Updated Phase I Environmental Site Assessment
- Additional site investigation as approved by MPCA
 - Soil borings, soil samples, groundwater monitoring wells
- Phase II Environmental Site Assessment
- Response Action Plan (RAP) / Construction Contingency Plan (CCP)

A successful grant submittal will result in direct consultant work between Wenck Associates and Hennepin County, on the District's behalf, to complete the aforementioned investigative elements. The grant does not require District funds be expended.

Staff recommends the District Board of Managers authorize application for funding assistance through the Closeout of Assistance (COA) Hennepin County Brownfield Gap Financing program for additional environmental site investigation on the 325 Blake Road property.

RESOLUTION

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WHEREAS, the MCWD Board requested that they be notified of grant opportunities and, when time allows, authorize staff to apply for grants; and

WHEREAS, Hennepin County administers the Environmental Response Fund (ERF) grant program to fund the assessment and cleanup of contaminated sites in order to reduce barriers to site redevelopment; and

WHEREAS, as part of the ERF grant program, Hennepin County manages a rolling investigation program funded through the Closeout of Assistance (COA) Hennepin County Brownfield Gap Financing program; and

WHEREAS, Hennepin County contracts directly with an applicant's preferred consultant, if said consultant is on the County's list of approved firms, in order to conduct the additional site investigation under the COA program; and

WHEREAS, Wenck Associates was the lead environmental consultant during site acquisition as well as the District consultant for the 325 Blake Road stormwater feasibility study and the proposed demolition plan; and

WHEREAS, Wenck is an approved consultant through Hennepin County and is capable of conducting the site assessment work consistent with the District's vision and goals for the property; and

WHEREAS, staff has determined that the 325 Blake Road site is eligible for grant funding and recommends applying for grant funds through Hennepin County to conduct necessary environmental investigations;

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers authorizes staff to apply for funding assistance through the Hennepin County Brownfield Gap Financing Program.

Resolution Number 17-037 was moved by Manager _____, seconded by Manager _____.
Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: _____.

Secretary Date: _____