

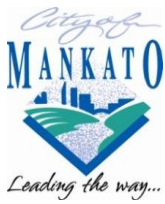
R05-26-A-036

RE: FY2026 EPA Brownfields Community-Wide Assessment Grant Application

The City of Mankato, Minnesota is pleased to submit this proposal for FY2026 Brownfields Community-Wide Assessment Grant funding. Below please find the information requested.

Applicant Identification	City of Mankato, Minnesota 10 Civic Center Plaza, Mankato, Minnesota 56002	
Website URL	Brownfields Mankato, MN (mankatomn.gov)	
Funding Requested	Assessment Grant Type: Community-Wide	
	Federal Funds Requested: \$500,000	
Location	City: Mankato	
	County: Blue Earth	
	State: Minnesota	
Target Area & Priority Site Information		
<ul style="list-style-type: none"> • Target Areas: <ul style="list-style-type: none"> ○ Highway (Hwy) 169 Target Area ○ North (N.) Riverfront Target Area • Addresses of Priority Sites: <ul style="list-style-type: none"> ○ Former Gas Station: 51674 US Hwy 169 ○ Logistics Facility: 51692 US Hwy 169 ○ Former Industrial Warehouses: 502 & 512 N. Riverfront Drive ○ Former Hubbard Mill: 302 & 308 N. Riverfront Drive 		
Contacts	Project Director	Chief Executive
Name	Courtney Kramlinger, Economic Development Coordinator	Najwa Massad, City Mayor
Phone Number	(507) 387-8711	(507) 387-8693
Email Address	ckramlinger@mankatomn.gov	nmassad@mankatomn.gov
Mailing Address	10 Civic Center Plaza Mankato, Minnesota 56002	10 Civic Center Plaza Mankato, Minnesota 56002
Population (2020)*	44,488* U.S. Census Bureau, 2020 Decennial Census	

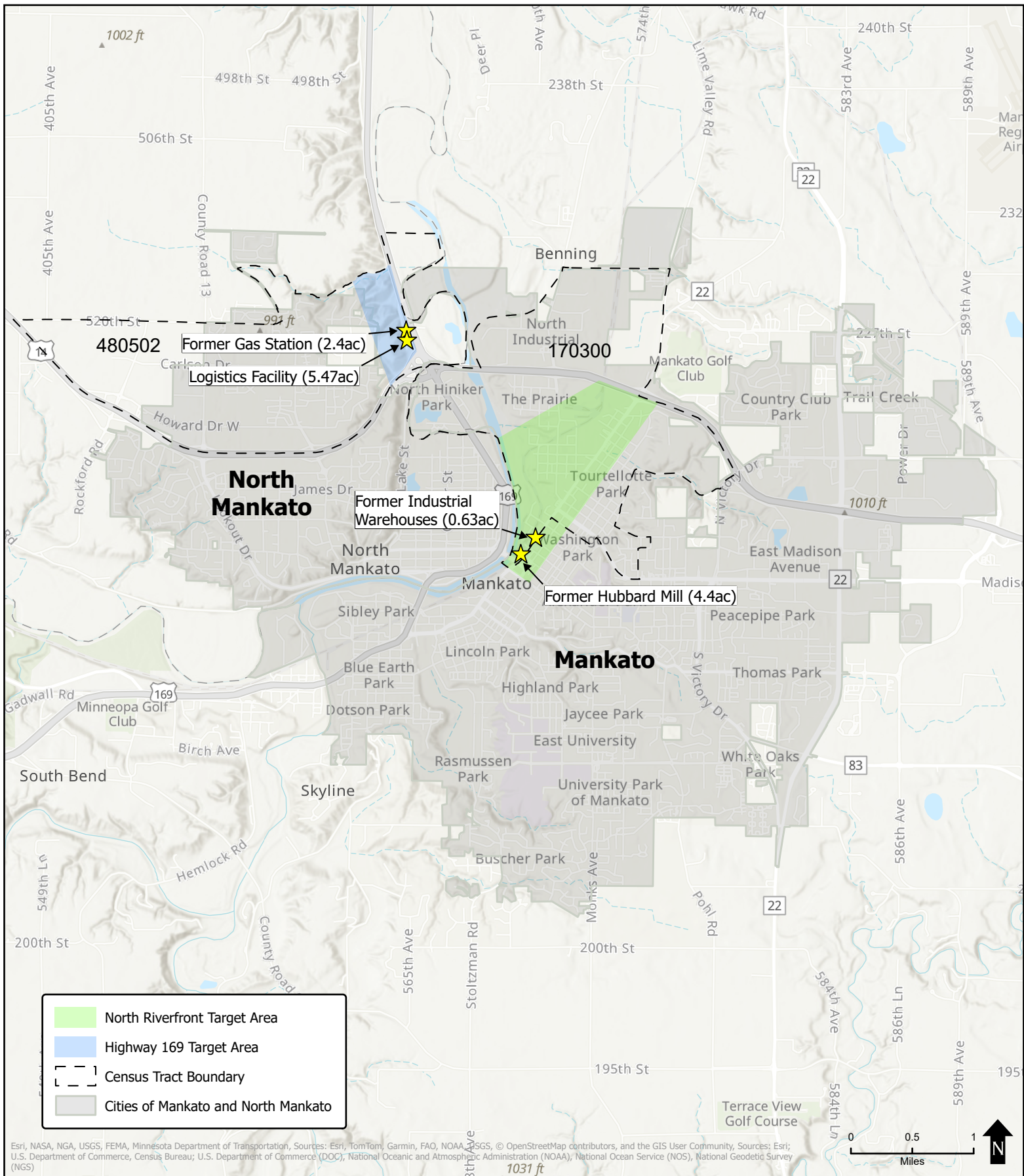
Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or	1, 3



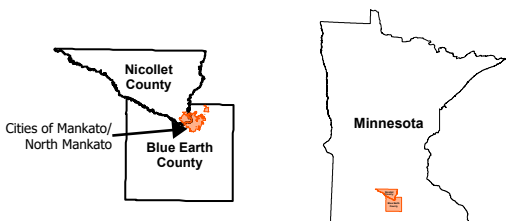
partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3, 4, 5, & 6
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A(2), for priority site(s) within the target area(s).	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

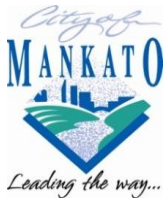
Letter from the State Environmental Authority: A letter of acknowledgement from the Minnesota Pollution Control Agency (MPCA) is attached.

Releasing Copies of Applications: Not Applicable.



Esri, NASA, NGA, USGS, FEMA, Minnesota Department of Transportation, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, U.S. Department of Commerce, Census Bureau; U.S. Department of Commerce (DOC); National Oceanic and Atmospheric Administration (NOAA); National Ocean Service (NOS); National Geodetic Survey (NGS)





Letter from the State Environmental Authority

January 14, 2026

VIA EMAIL

Courtney Kramlinger
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002

RE: City of Mankato EPA Brownfield Assessment Grant Application
Letter of Support from the MPCA Brownfield Program

Dear Courtney Kramlinger:

On behalf of the Minnesota Pollution Control Agency (MPCA), we are writing to acknowledge and support the proposed assessment activities for the City of Mankato in fulfillment of the criteria of the United States Environmental Protection Agency (EPA) Fiscal Year 2026 Brownfield Assessment Grant guidelines.

The City of Mankato has informed the MPCA that they intend to perform petroleum and hazardous substances assessment activities through a Community-Wide Assessment Grant. Assessment activities would include assessment and remedial planning at brownfields, including key downtown sites and immediate surrounding properties.

The MPCA is supportive of the City of Mankato's application for an EPA Brownfield Assessment Grant. Should this grant be awarded, the MPCA will partner with the City of Mankato to help them improve the environment and build a better future for residents in the region.

If you have any questions, please contact Shanna Schmitt at 651-757-2697 or by email at shanna.schmitt@state.mn.us, or Stacey Hendry-Van Patten at 651-757-2425 or by email at stacey.vanpatten@state.mn.us.

Sincerely,

Shanna Schmitt

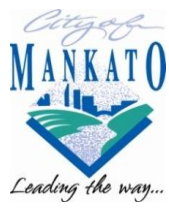
This document has been electronically signed.
Shanna Schmitt, PG, CPG
Brownfield Program Coordinator
Remediation Division

Stacey Hendry-Van Patten

This document has been electronically signed.
Stacey Hendry-VanPatten
Supervisor
Remediation Division

SS/SVP:svp

cc: Torre Ippolito, US EPA Region 5 (electronic)



Narrative



1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

Target Area & Brownfields: 1.a. Overview of Brownfield Challenges and Description of Target Area: The City of Mankato (City), Minnesota (MN) (the geographic boundary), is a “general purpose unit of local government” as defined in 2 CFR 200.64 and is therefore eligible to receive United States (U.S.) Environmental Protection Agency (EPA) funds. The City, with a population of 44,488¹, is the county seat for Blue Earth County (County) and the regional hub for southcentral MN.

Originally called Mahkato, meaning greenish blue earth, Mankato was first inhabited by the Dakota Indians,² and in 1852 settled as the City. Travel along the Minnesota River (the River) led the way for additional settlers as well as a crude military road built to St. Paul, followed by railroads arriving in 1868, creating an economic hub. Mining, manufacturing, and agriculture capitalized on the easy transport of goods via the River or rail and located their operations along the riverfront. Throughout the late 1800s and early 1900s, businesses were continually constructed, demolished, and rebuilt due to the evolving economic landscape resulting in large areas of buried debris and immense obstacles for redevelopment due to impacts from rail, mining, industrial/manufacturing (foundry and plating), and small commercial operations such as gas stations and dry cleaners. Decades of change has resulted in job losses, a declining tax base, blight, and buildings in disrepair. According to Minnesota Pollution Control Agency’s (MPCA) What’s in My Neighborhood tool, **there are 167 Leak Sites, Site Assessment, Brownfield, Voluntary Investigation and Cleanup, RCRA Remediation, CERCLIS, and/or Superfund sites in Mankato. 59 of these sites are located within the Target Areas**, making brownfield redevelopment key to economic growth and the health and welfare of disproportionately impacted populations within the City.³

Two Target Areas within the City limits were selected based on community need, high potential for reuse of identified sites, and the ability to address negative environmental impacts. The Target Areas include Highway (Hwy) 169 (Census Tract [CT] 27103480502; population [pop.] 3,256) located north of Hwy 14, bound to the north and west by City limits, and situated along the west side of Hwy 169. This highly visible commercial corridor has vacant and underutilized sites where potential environmental concerns are hindering development. The 2nd Target Area, North (N.) Riverfront (CT 27013170300; pop. 3,501), is located in Old Town, a historic commercial district known for its turn-of-the-century brick buildings along N. Riverfront Drive. Once part of the original Central Business District, the area has a long legacy of industrial, warehousing, and river-oriented commercial activity. Over time, uses such as foundries, plating operations, dry cleaners, and warehouses have contributed to significant environmental concerns, leaving behind vacant or underutilized sites with perceived contamination.

This grant will lead to property redevelopment within the Target Areas and address socioeconomic challenges of disproportionately impacted residents and meet community needs of the Target Areas.

1.b. Description of the Priority Brownfield Site(s): The City developed a comprehensive site inventory list in 2016 for the FY17 EPA Brownfield Community-Wide Assessment (CWA) Grant and has continued to add to and revise it over the last 10 years. The Priority Sites, among many others within the Target Areas, are on this list and were selected because they have a high likelihood of reuse if funding is available to address known or perceived environmental issues. Below are four Priority Sites based on their ability to advance community development plans and serve urgent needs in each Target Area.

Table 1: Priority Sites

Former Industrial Warehouses: 0.63 acres @ 502 & 512 N. Riverfront Drive	Target Area: N. Riverfront*
<p>A prominent location within Mankato’s historic Old Town district, an area that has long served as a hub for commerce and industry along the Minnesota River. Its evolution reflects broader trends in urban development and economic change over the past century. In 1908, the site and surrounding parcels were residential, consisting of domiciles and tenements. This pattern was typical of early settlement in Mankato, where proximity to the river supported both housing and small-scale trade. By the 1940s, these residential structures gave way to warehouse and light industrial facilities, aligning with the corridor’s growing role in manufacturing and distribution.⁴ This industrial character persisted for decades. 512 N. Riverfront Drive consists of one parcel, developed with paved and vegetated areas, that is currently used as a food truck park. 502 N. Riverfront Drive consists of one parcel, developed with paved parking lot. Both properties are adjacent to railroad tracks to the north and a former dry cleaner facility to the southeast (upgradient). The adjacent dry cleaner facility is a Petroleum Brownfield Site (BF0000609). Dry cleaner facilities are often associated with volatile organic compound (VOC) impacts, especially trichloroethene (TCE) and tetrachloroethene (PCE) in soil, groundwater, and vapor. TCE and PCE are known to be highly mobile in groundwater; so there could be impacts to the sites. In addition, the Bernies One Stop is located adjacent and southeast (upgradient) and was a Petroleum Remediation Leak Site (LS0005010 and LS0023788). <u>Perceived contamination</u> at the site includes VOCs, PCE, TCE, and petroleum-related compounds. These sites were identified as a priority for assessment and reuse due to plans in place for development.⁵</p>	
Former Hubbard Mill: 4.4 acres @ 302 & 308 N. Riverfront Drive	Target Area: N. Riverfront*
<p>The Former Hubbard Mill on the banks of the River, began operations in 1878 and was home to Mankato’s first telephone. Closed in 2025, the site now has seven vacant buildings including the feed mill and office buildings as well as railroad tracks on the northwest portion constructed between 1903 and 1978. At its peak in 1922, 2,500 barrels of flour were produced daily and supported by 150 laborers, being the County’s largest employer.⁶ When operations closed, 44 jobs were lost. Potential environmental impacts are extensive due to the site’s long-running industrial use. The site was a Petroleum Remediation Leak Site (LS0004057) and Hazardous Waste Generator</p>	

¹ U.S. Census Bureau QuickFacts: Mankato city, Minnesota

² History | Mankato, MN

³ What's in My Neighborhood | Minnesota Pollution Control Agency

⁴ Minnesota Historical Society

⁵ 5-story apartment building planned for Old Town

⁶ Blue Earth County Historical Society



(MND981532542). Hazardous waste generated at the site included parts washer solvent, used oil, ink wastes, used oil filters, polychlorinated biphenyl (PCB) wastes, isopropanol solution, and paint related material. Environmental concerns include the use and storage of petroleum products, solvents, lubricants, building materials, creosote and pesticides from the railroad, petroleum and VOCs from machinery, and other hazardous wastes. Perceived contamination at the site includes VOCs, polycyclic aromatic hydrocarbons (PAHs), asbestos-containing materials (ACMs), lead-based paint (LPB), creosote, pesticides, and petroleum-related compounds. A small fire was extinguished in 2018, presenting the potential for per- and polyfluoroalkyl substances (PFAS) from fire-fighting foams. The historic structures dominate the downtown’s landscape, and require comprehensive assessment, remediation, and planning before redevelopment.

Former Gas Station: 2.4 acres @ 51674 US Hwy 169 **Target Area: Hwy 169**

This 2.4 acre site, consisting of two parcels, was originally developed in 1962. There is a vacant gas station and convenience store (5,034 square feet [sq. ft.]) located on the site, and a shop and office building were located on the south portion of the site but demolished in the 2010s. The site was a Petroleum Remediation Leak Site (LS0019457) and is associated with six removed diesel, kerosene, or gasoline underground storage tanks (USTs) and five temporarily closed or closed in-place diesel, E-10, or kerosene USTs (TS0008507). In 2015, a vehicle fire was extinguished at the site presenting the potential for PFAS from fire-fighting foams. In addition, an inactive demolition landfill is located adjacent to and east of the site. Perceived contamination at the site includes ACMs, VOCs, PAHs, lead, PFAS, and petroleum-related compounds related to USTs. The Target Area is a part of MN Department of Transportation (MnDOT) plans in 2027 to implement key elements to improve the pavement, safety and traffic flow.⁷ Assessment, remediation, and planning for redevelopment of this site along with the Logistics Facility is needed for future commercial development and revitalization of the Target Area.⁸

Logistics Facility: 5.47 acres @ 51692 US Hwy 169 **Target Area: Hwy 169**

The site consists of one parcel developed with a gravel pit and metal warehouse building constructed in 1965. The site is associated with an active, 10,000-gallon diesel aboveground storage tank (AST) (TS0130733). In addition, an inactive demolition landfill is located adjacent to and east of the site. Perceived contamination includes potential petroleum contamination, VOCs (TCE/PCE), ACM, LBP, PFAS, PAHs, and other potential contaminants from adjacent site uses. These risks stem from historic industrial use and proximity to other contaminated sites. The Target Area is a part of MnDOT construction plans in 2027 to implement key elements to improve the pavement, safety and traffic flow of Hwy 169.⁹ Assessment, remediation, and planning for redevelopment of this site along with Former Gas Station are essential before redevelopment.¹⁰

* current Opportunity Zone designation.

1.c. Identifying Additional Sites: The City will build upon and enhance the processes used for the successful inventory and prioritization procedures developed for the FY17 CWA grant and continued to be built upon with the FY21 CWA grant. The inventory is a comprehensive list of available, potentially available, and/or identified vacant/ underutilized sites. These sites are prioritized by environmental risk and contamination severity; redevelopment potential and market feasibility; community health and socio-economic impact; owner cooperation and regulatory eligibility; and strategic alignment with City & EPA program objectives. Furthermore, discussions with the Brownfields Advisory Committee (BAC) and the ability to create a capital stack, including but not limited to locations within the City’s Opportunity Zone¹¹, will be a part of identifying additional sites.

Revitalization of the Target Area: 1.d. Reuse Strategy and Alignment with Revitalization Plans: Mankato’s Target Areas face urgent redevelopment needs driven by socioeconomic challenges, environmental concerns, and community aspirations for revitalization. Since the 1980s, Mankato has been proactively planning for revitalization, beginning with the City’s long-range strategic plan *Riverfront 2000*, which created a vision and implementation pathway for strategic reuse. This plan was renewed in 2005 with a continued focus on revitalization efforts.

In 2007, planning for revitalization was further expanded upon with the *City Center Renaissance Plan*.¹² This plan provided a vision for five planning areas, including the N. Riverfront Target Area, and 12 planning principles for these areas with the primary principal of **Identifying Redevelopment Areas**. Under the City’s FY17 EPA CWA grant, the *Riverside North Area-Wide Plan* was completed in October 2020.¹³ The plan included tangible steps towards redevelopment goals within the N. Riverfront Target Area which will be instrumental in the continued redevelopment of this Target Area and Priority Sites. Each plan has built upon the last, setting actionable steps and measurable goals for redevelopment.

Over the past year, the City has been updating its Strategic Plan, *Planning the Way for the Future*.¹⁴ Throughout the process of drafting this plan, the City engaged hundreds of community members to share their ideas, perspectives, and expertise. The Strategic Plan includes the six goals with desired outcomes and tactical actions needed to achieve each goal, which aligns fully with the City’s brownfield program.

Sustainable Infrastructure – This goal prioritizes well-maintained transportation through strategic investments in neighborhood improvements and enhanced community connectivity. In alignment with the slated reconstruction of Hwy 169 beginning in 2027 the City, through this grant, will continue breaking down barriers and improving connectivity while enhancing the community through the redevelopment of the **Former BP Gas Station** and **Logistics Facility** sites.

⁷ [Information - Hwy 169 Revitalization - Mankato North Mankato - MnDOT](#)

⁸ [Information - Hwy 169 Revitalization - Mankato North Mankato - MnDOT](#)

⁹ [Information - Hwy 169 Revitalization - Mankato North Mankato - MnDOT](#)

¹⁰ [Information - Hwy 169 Revitalization - Mankato North Mankato - MnDOT](#)

¹¹ [PolicyMap - Dig Deeper](#)

¹² <https://www.mankatomn.gov/home/showdocument?id=1934>

¹³ <https://www.mankatomn.gov/home/showpublisheddocument/10794/637436095377470000>

¹⁴ <https://www.mankatomn.gov/home/showpublisheddocument/14741/638616613950100000>

Housing – Preservation of existing affordable housing stock, while also creating diverse housing options, are key for the City. Housing goals will be achieved while providing amenities and employment opportunities within walking distance in the N. Riverfront Target Area via mixed-use redevelopment of the **Former Industrial Warehouses**. This mixed-use strategy minimizes the combined costs of housing and transportation for residents.

Community Connection – The redevelopment of the Priority Sites will support residents in adjoining neighborhoods with increased recreational, commercial, and employment opportunities. Through the site-specific planning and redevelopment for the **Former Hubbard Mill**, residents will have opportunities to feel connected, heard, and informed on redevelopment efforts.

Community Safety – Assessing and redeveloping brownfield properties has a strong relationship with increased safety. Vacant or underutilized properties are a haven for criminal activity. The Target Areas have a significant amount of non-vehicle related police, fire, and EMS calls with a high likelihood of association with the blighted areas. **In 2025, the N. Riverfront Target Area saw more than 1,700 calls** related to theft, suspicious activities, fire alarms, disturbances, alarms, etc. This is not only a safety risk but also an extra City cost burden.

Economy – The desired redevelopment efforts for the **Former Hubbard Mill** will enhance the economic competitiveness of the City by activating a destination for visitors.

Adaptive Organization – This project will coordinate public, non-profit, and private sector resources and these partnerships with the City will continue to make tangible impact through redevelopment of the priority sites building upon the City’s previous successes.

I.e. Outcomes and Benefits of Reuse Strategy: Redevelopment of the Priority Sites will generate outcomes and benefits for all residents of the City. These benefits include increased employment opportunities, tax base, property values, homeowner accessibility, park and recreation spaces, reduction in urban sprawl, and improved resiliency to the impacts of extreme weather events and natural disasters.

Today, the **Former Industrial Warehouses** stands at the center revitalization efforts in the N. Riverfront Target Area, located in a current Opportunity Zone designation. *Plans call for a five-story mixed-use development, the “502 Hub”, featuring ground-floor commercial space (approximately 2,300 sq. ft.), 33 residential units, a rooftop patio, and covered parking.*¹⁵ This project will facilitate development of a vacant parking lot and undeveloped property, represents the largest private investments in the North Riverfront Target Area since the 1960s, and aligns with community goals to preserve historic character while introducing modern, energy-efficient housing and Americans with Disabilities Act (ADA)-compliant access. The transformation from early residential and later industrial use to a mixed-use redevelopment—illustrates Mankato’s adaptive urban landscape.¹⁶ Its redevelopment is not only a response to contemporary housing and commercial needs but also a strategic effort to reinvigorate a historically significant district that was started under the City’s FY17 EPA CWA grant with completion of Studio 5 across the street by the same development group.¹⁷ The project will be constructed to maximize energy efficiency.

The revitalization of the **Former Hubbard Mill** in Mankato, MN will serve as a catalyst for economic development by transforming this vacant industrial site into a *vibrant mixed-use destination that attracts businesses, residents, and visitors with housing, commercial, and office amenities. The project will incorporate green spaces and pedestrian (ADA friendly) corridors, creating opportunities for amenities that will enhance community well-being and support nonprofit uses. It will also keep the murals by Australian artist Guido van Helten, painted in 2018, which have become an integral part of the City’s skyline.*¹⁸ By integrating energy-efficient building approaches and exploring renewable energy options such as rooftop solar, the redevelopment will reduce pollutant emissions and operational costs. Additionally, the site design will prioritize resilience to extreme weather events through stormwater management features, native landscaping, and flood mitigation strategies to protect residents and safeguard community investments. This reuse strategy aligns with local sustainability objectives and positions the Former Hubbard Mill as a model for adaptive redevelopment in Mankato that strengthens both economic vitality and environmental stewardship.¹⁹

The redevelopment of the **Former Gas Station and Logistics Facility** sites in the Highway 169 Target Area will transform vacant, blighted properties into a *commercial/retail hub that will be a catalyst for economic growth along a key transportation corridor with opportunities for restaurants, retail, and health care operations at this highly visible location.* Revitalization will strengthen the local workforce by supporting local businesses and entrepreneurial ventures, creating jobs and increasing tax revenue while improving the visual appeal of the area. The project will explore renewable energy options such as solar and energy efficiencies where feasible. The site is near the entrance of the Kiwanis Recreation Area, and redevelopment will increase use of and preservation of this vital greenspace amenity along the River.²⁰

Redevelopment of the Priority Sites will incorporate energy efficient building upgrades, including high efficiency windows, insulation, and heating/cooling systems. Leadership in Energy and Environmental Design Certified new construction will be considered along with renewable energy, specifically solar panels for electric power. Reuse will integrate environmental resiliency by increasing the number of trees planted at each site to protect local air and water quality. Assessment of the Priority Site’s adaptive capacity (the site’s ability to

¹⁵ [5-story apartment building planned for Old Town](#)

¹⁶ [Old Town Master Plan](#)

¹⁷ [Brownfields | Mankato, MN](#)

¹⁸ [Silo Art - CityArt Mankato](#)

¹⁹ [Old Town Master Plan](#)

²⁰ [Kiwanis Recreation Area | Mankato, MN](#)



cope with changing conditions), including the built environment and infrastructure on or near a site, will help the community understand which measures may need to be taken to reduce vulnerabilities to extreme weather events and natural disasters.

Strategy for Leveraging Resources: 1.f Resources Needed for Site Reuse: The City is eligible to apply for and has leveraged various federal and state funding sources to complement its FY17 and FY21 EPA CWA grants and will utilize these resources for assessment, remediation, and future reuse of the Priority Sites.

The City has a track record of successfully negotiating development agreements that fairly and appropriately split the costs of cleanup and infrastructure improvements with developers. EPA CWA grant funds would allow the City to continue assisting with assessments in a comprehensive manner, while working with developers to seek out additional cleanup and redevelopment funding for Priority Sites.

FEDERAL – HUD Community Development Block Grant (CDBG): The City receives an annual appropriation of approximately \$400,000 (formula based) in CDBG funds through HUD. A portion of these funds may be used for slum and blight elimination, and contamination cleanup is eligible once HUD approves the project. The City has used CDBG funds for demolition and rehabilitation on eligible projects as identified in the *City Consolidated Plan*.²¹ In addition, the City may also take advantage of other federal funding sources, including those from *U.S. Economic Development Agency; U.S. Department of Transportation; Department of Commerce; National Parks Service; and other grant programs within EPA.*

STATE – MN Department of Employment and Economic Development (DEED) Contamination Cleanup Grant Program: This program provides grant funding for up to 75% of eligible cleanup costs. The City has leveraged these funds for **12 projects since 2013 worth \$3,037,040.** **DEED Redevelopment Grant Program:** This program provides funding for up to 50% of eligible redevelopment costs. DEED has been a key partner in redevelopment projects in Mankato, including **6 completed (1 under construction) projects since 2006 worth \$6,186,115.** **MPCA Targeted Brownfield Assessment Funds:** This program provides direct assessments performed by an MPCA contractor with a focus on public or nonprofit-owned properties. Four site investigations in the City have been completed with this funding and it will be pursued as needed for assessment of additional sites in the Target Areas. Additional state programs that the City is eligible for includes *MN Historical Society Legacy Grants; MnDOT grants; MN Housing Finance Agency Funding; and MN Department of Commerce.*

CITY – Tax Increment Financing (TIF): TIF funds assist with site redevelopment costs, including site preparation, building demolition, and infrastructure needs. **Economic Development Authority funds:** These are tax-levied funds directed toward commercial building rehabilitation in the form of 0% deferred loans. These funds have been allocated annually by the Mankato EDA for more than a decade. In 2026 \$98,553.51 has been allocated for commercial & residential building rehabilitation. **Over 95% of past funding has been directed toward projects within the Target Areas.** **City Revolving Loan Funds:** This is a low interest loan program to assist with property redevelopment costs, including acquisition of buildings for redevelopment activities, building renovation, and necessary demolition/removals. **Valley Opportunity Loan Funds:** This is a low interest loan program to assist commercial properties with exterior and interior improvements. While this program is not always tied to brownfield sites, it can assist with costs for reuse.

FOUNDATIONS – The City, its partners, businesses, and non-profit organizations within the City may also be able to access philanthropic funding from sources such as the **Bush Foundation Community Innovation Grants, National Endowment for the Arts Our Town Grant, AARP Community Challenge Grant,** and others.

1.g. Use of Existing Infrastructure: Existing infrastructure will be used whenever possible at the Priority Sites. Properties within the Target Areas are served by roads, water, wastewater, sewer, utilities, lighting, natural gas, and other public infrastructure. It is the City’s goal to prioritize redevelopment strategies that will cause the least strain on City budgets and those who live, work, and play in the Target Areas, while providing the greatest opportunity for infrastructure reuse. When demolition is necessary, the City will minimize materials sent to landfills and keep valuable materials in the local economy where repurposing creates local jobs. Although the upgrades needed at the Priority Sites are unknown at this time, if significant upgrades arise, the opportunities described in 1.f. can be reviewed for additional funding.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

Community Need: 2.a. The Community’s Need for Funding: Many of the City’s most disproportionately impacted populations live within the Target Areas. Since 2010 the City has seen a population increase of 13.2% at an estimated 459 people per year, causing a housing shortage and a need for employment opportunities. With rising costs and low incomes of the Target Areas, as well as large infrastructure project updates needed (wastewater plant, water plant, flood control, etc.), the City does not have adequate funding to address brownfield sites on their own. The demographics of the City have also seen a significant shift. From **2010-2020 the Hispanic population increased by 83.2% in North Riverfront and 124.5% within the City.** In the Hwy 169 Target Area, between 2010 and 2020, the **African American population increased by 238.9% and people in poverty increased by 121.4%.**²²

Table 2: Community Need

Demographic Indicators	Hwy 169 Target Area CT 27103480502*	Riverfront Target Area CT 27013170300	City	County	MN	U.S.
Poverty Rate	6.4%	17.6%	21.7%	16.3%	9.2%	12.4%
Families in poverty	4.2%	23.2%	10.1%	8.0%	5.5%	8.7%
Hispanic Population	7.2%	5.3%	5.1%	5.3%	6.2%	19.0%

²¹ <https://www.mankatomn.gov/home/showpublisheddocument/10786/637430208841700000>

²² www.policymap.com



People under 18 years old	30.0%	20.9%	17.3%	19.9%	23.1%	22.2%
Household income < \$50,000/annually	28.6%	36.0%	40.2%	34.4%	27.1%	32.3%
Mobile/Manufactured Homes	21.9%	8.9%	4.9%	4.3%	3%	5.7%
Homes built prior to 1980	51.1%	74.6%	49.6%	53.2%	52.6%	NA

Note: All data was downloaded from www.policymap.com on 1/10/26 from the 2019–2023 American Community Survey Estimates from the U.S. Census Bureau. **Bold**= data higher % than City; *Italics*= data higher % than County; **Red Font**= data higher % than % MN; **Highlights**= data higher % than U.S. * Current Opportunity Zone designation.

For all criteria in **Table 2**, clear disparities are evident when comparing the Target Areas to State and U.S. figures. **With 21.7% of Mankato residents living in poverty and 40.2% of households making < \$50,000 annually**, redevelopment and reuse of the Priority Sites will spur the additional housing and economic opportunities needed. Additionally, nearly **75% of homes in the N. Riverfront Target Area were built prior to 1980**, signaling its historic character. Thus, contaminants from past uses on the Priority Sites are impacting many of Mankato’s most impoverished residents.

Award of a CWA grant will give this community the ability to receive critical brownfield services unable to be provided by the City without grant funds. Redevelopment of the Priority Sites will provide reduction of blight and health threats as well as increased opportunities for jobs, healthy life choices, tax base, and improved welfare of the Target Areas and surrounding neighborhoods.

2.b. Health or Welfare of Sensitive Populations: As shown in Table 3, the Target Areas include many of the City’s sensitive populations who are most socioeconomically vulnerable and disproportionately at-risk for exposure from environmental impacts.

Table 3: Welfare of Sensitive Populations Data

Demographic Indicators	Hwy 169 Target Area CT 27103480502*	Riverfront Target Area CT 27013170300	City	County	MN	U.S.
Children under 18 in poverty	6.1%	21.1%	15.4%	12.8%	10.6%	16.3%
Female Headed Homes/Children Under 18 in poverty	25.9%	80.7%	45%	42.1%	26.2%	32.6%
Cost Burdened - Renters	38%	47.4%	47.2%	44.2%	44.6%	51.8%
Cost Burdened - Homeowners	28%	23.1%	22.2%	19.7%	18.8%	23.6%
65 & Over in Poverty	14.1%	17%	8.2%	7%	8.4%	10.4%
Disabled Population in Poverty	35.0%	22%	18.3%	18.6%	23.9%	21.4%

Note: All data was downloaded from www.policymap.com on 1/10/25 and from the 2019–2023 ACS Estimates from the U.S. Census Bureau. **Bold**= data higher % than City; *Italics*= data higher % than County; **Red Font**= data higher % than % MN; **Highlights**= data higher % than U.S. * Current Opportunity Zone designation.

In the N. Riverfront Target Area, over 11% of people ages 25 or older have less than a high school diploma which has **increased by 21.2% since 2014**.²³ The number of mobile homes in the Highway 169 Target Area has increased by 166% between 2014-2018 and 2019-2023 and 21.6% of the homes are worth less than \$60,000.²⁴

Children – In the Highway 169 Target Area, 30% of the population is less than 18 years old, and the City overall has seen this figure increase 36% over the last five years, making this growing sensitive population susceptible to health and environmental concerns from brownfield sites. **Single female headed families with children living in poverty in the Riverfront Target Area is 80.7%, increasing 212.5% between the periods from 2014-2018 to 2019-2023.**

All four Priority Sites are within a two-block radius or less of schools, parks, and/or a library, posing direct threats from environmental concerns to children. With high poverty rates (**Table 2 & 3**), 12% of households in the Target Areas have no access to a vehicle and there is a shortage of primary care, mental health, and dental health professional services according to the U.S. Department of Health and Human Services.²⁵ Impact from contamination and a lack of medical care, can lead to untreated conditions from exposure to lead, ACM, and impacted soil, air, and water, leading to lasting health issues.

Other Sensitive Populations - The disabled population in the Highway 169 Target Area is 10.3% with 35% in poverty. In this Target Area, 2.6% of residents do not have access to fuel to heat their homes compared to 0.7% of the City and 28% of homeowners in this Target Area are cost burdened.²⁶ With the number of residents 65 or over **double** that of the County and 7.9% of the County receiving SNAP benefits, both Target Areas rank high for social vulnerability per the CDC social vulnerability index. Reuse of the Priority Sites will provide job opportunities and access to safe and sustainable housing that protects residents from extreme weather events and harmful pollutants while revitalizing key areas of the City.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Historical industrial activities due to the City’s location on the River have left a legacy of environmental and social impacts in the Target Areas as described above.

Blue Earth County saw 1,685 new cancer cases reported from 2018-2022 and mortality rates increase from 318.1 in 2022 to 368.2 in 2023.²⁷ The County has higher than average incidence of colon, rectum, and bladder cancer compared to MN. These cancers have been linked to chronic exposure to contaminants, commonly used during industrial operations – including heavy metals (lung, colon, rectum cancers), VOCs and SVOCs (bladder cancer), and petroleum components (bladder cancer).²⁸ According to the Minnesota Department of Health, **lung cancer is the second most common cancer in MN and colon cancer is the third leading cause of cancer deaths in**

²³ <https://www.policymap.com/>

²⁴ PolicyMap

²⁵ Policy Map

²⁶ PolicyMap - Dig Deeper

²⁷ <https://www.policymap.com/>

²⁸ [Cancer incidence and mortality](#)



Table 4: Cancer Data

Cancer incidence rate per 100,000	County	MN	U.S.
Colon & Rectum	38.6	36.3	36.4
Lung & Bronchus	51.7	53.8	53.1
Bladder	21.3	21	18.8
All Cancer	469.3	486.8	444.4

Note: All data was downloaded from www.policymap.com on 1/17/26. **Red Font** = data higher MN; **Highlights** = data higher than U.S. Data is unavailable at the census tract and city level.

the state.²⁹ With an average of 63% of homes in the Target Areas built prior to 1980, ACM exposure (lung cancer) and LBP exposure (lung and bladder cancers) is high.³⁰

Exposure to airborne particulates, such as wind-blown contaminated soils and building materials with ACM, may contribute to and/or complicate asthma and other respiratory diseases. From 2019-2021 **Blue Earth County saw 572 asthma related emergency room visits, which was more emergency room visits than 77 of the 87 counties in Minnesota.**³¹

Potential ingestion, inhalation, and dermal contact with contaminated air, soil, and building products poses a public health risk and the City will utilize this grant to identify, assess, and plan cleanup of the Priority Sites and other nearby sites. The redevelopment and reuse of the Priority Sites will help improve community health for the most sensitive populations of the City.

2.d. Economically Impoverished/Disproportionately Impacted Populations: The Target Areas are experiencing high poverty rates and are home to populations that have historically borne disproportionate environmental burdens. Decades of industrial and commercial activity along the River has left a legacy of contamination from foundries, plating operations, gas stations, and dry cleaners. These conditions have contributed to blight, economic stagnation, and health risks for residents.

This grant will fund environmental assessments and planning activities to identify and mitigate hazardous substances and petroleum contamination at the Priority Sites, including former industrial properties such as the **Former Hubbard Mill** and **Former Industrial Warehouses** in the N. Riverfront Target Area. By addressing these contamination threats, the project will reduce exposure risks to soil and groundwater pollutants, improving public health outcomes for vulnerable populations.

Beyond environmental remediation, the reuse strategy promotes economic revitalization and community resilience. Redevelopment will create new business opportunities, expand the local tax base, and provide jobs for economically impoverished residents.

The City has strong relationships with organizations in the community which will assist with site selection, prioritization, community involvement. Through priority site redevelopment, community involvement, and assessment efforts, the City is committed to serving economically impoverished populations that have been disproportionately impacted by industrial, governmental, and/or commercial operations, through job creation, safe and sustainable housing, outdoor recreation, and neighborhoods that protects residents from extreme weather events and harmful pollutants, reducing poverty and the impacts on vulnerable populations.

Community Engagement: 2.e. & f. Project Involvement & Project Roles: Through the lifecycle of the City’s FY17 & FY21 EPA CWA grants, successful BACs were formed. The City will once again convene a BAC with representatives from various local organizations/entities/groups that align with the Target Areas and will be meaningfully involved in the implementation of these grant funds. The BAC will be actively engaged throughout the project and have input on key decisions. The City plans to convene the BAC on a quarterly basis with in-person and virtual options as well as provide a Quarterly Project Update for those who cannot attend.

Table 5 – Brownfield Advisory Committee

Name	Entity’s Mission	Point of Contact	Specific Involvement
MN Brownfields	To promote cleanup and reuse of contaminated land.	Elizabeth Kluesner ekluesner@mnbrownfields.org	Inform BAC committee on brownfield education opportunities as well as update on federal and state funding opportunities. Connect MN Brownfield members with available site information and Mankato’s success stories.
Minnesota State University - Geography	Promotes learning through effective undergraduate and graduate teaching.	Donald Friend friend@mnsu.edu	Assist with locating and identifying past land use hazards. As well as assist with site selection.
Blue Earth County – Water Resources	Effectively and efficiently delivering essential services.	Scott Salsbury Scott.salsbury@blueearthcountymn.gov	Provide site historical records, input on redevelopment plans, and assist with site selection.
Lincoln Park Neighborhood Association	Bringing citizens and staff together to enhance livability and quality of life.	Drew Campbell [REDACTED]	Inform site selection and provide opportunities to connect neighborhood residents to information regarding the grant.
Old Town Business Association	Striving to promote commerce through business partnerships and promotions.	Wes Gilbert wgilbert@mankatotechs.com	Provide opportunities to connect residents with education, training, employment opportunities related to site reuse and information regarding the grant. As well as assist with site selection.

²⁹ [Cancer in Minnesota - MN Dept. of Health](#)

³⁰ <https://www.policymap.com/>

³¹ [Asthma charts - MN Data](#)



Greater Mankato Growth	Advancing business for a stronger community.	Ryan Vesey rvesey@greatermankato.com	Provide technical assistance for economic development and publicize the brownfield program to those seeking new or expanded opportunities. As well as assist with site selection.
Greater Mankato Diversity Council	To cultivate awareness, foster connections, and fuel progress.	Mohamed Alsadig malsadig@mankatodiversity.org	Inform site selection and opportunities to connect community residents to information regarding the grant on their website. As well as assist with translation of brownfield materials into other languages, if needed.
Community Bank Mankato	Dedicated to satisfying the needs of our customers and employees while providing an adequate return for future growth and financial	Eric Boelter Eric.Boelter@cbfg.net	Inform site selection and provide opportunities to connect residents and developers to information regarding the grant.
Downtown Partnership	Supports public and private investment in Downtown projects.	Joy Leafblad jleafblad@visitmankatomn.com	Inform site selection and provide opportunities to connect residents and developers to information regarding the grant.
Mankato Heritage Preservation Commission	To promote and preserve historic neighborhoods.	Mike Lagerquist [REDACTED]	Inform site selection and provide historical information as needed when vetting site's for redevelopment.
City of Mankato – Environmental Sustainability	Helping ensure a clean, healthy, and safe environment for generations	Rick Baird rbaird@city.mankato.mn.us	Provide site historical records, input on redevelopment plans, and assist with site selection.

2.g. Incorporating Community Input: The City knows how vital community engagement is to successful revitalization. The City along with the BAC and Qualified Environmental Professional (QEP) firm will remove barriers to participation while engaging the public, local partners, development community, economically impoverished/disproportionately impacted populations, and the neighborhoods surrounding the Target Areas with the goal of incorporating community input into this project. Community members will have opportunities to learn about critical brownfield details and provide informed feedback. The City will make strategic use of traditional, targeted, innovative, and online outreach or a combination of these tools/methods to reach a broad and inclusive audience. These same methods or a combination of them will also be used to respond to input from community members. Engaging residents can also help educate about ways they experience local natural disaster impacts and how the planned remediation and reuse of the Priority Sites will be an opportunity to reduce their vulnerability and bring needed assets.

Traditional – Includes conventional public meetings in ADA compliant spaces, done virtually or in-person, press releases, fact sheets, and needed forms. **Targeted** – Involves outreach to specific groups that may not otherwise participate in a planning process. Notable groups include non-English speaking residents, the homeless population, youth, and the elderly. Examples of targeted outreach include listening sessions (virtual or in-person), piggybacking on other meetings or gatherings, and/or partnering with BAC organizations. **Innovative** – Creative and unconventional outreach methods to help gather information, increase awareness of the planning process, and boost participation. Examples are bike or walk audits to collect data by photo or video, pop-up events, demonstration projects, and scavenger hunts. These activities can encourage interactions in the Target Areas and capture full-time employees, busy parents, and business owners. **Virtual/Social Media** – Internet-based outreach to increase awareness and participation while reaching people who may not otherwise participate. Geographic Information System (GIS) StoryMaps can be used as an “online equivalent” for public meetings. This online tool guides participants through a story of the project that may include narrative, interactive and static maps, survey questions, videos, infographics, and more. The City will create virtual tools such as Facebook Live and will also create regular content for the City’s website which will include any press releases, fact sheets, and needed forms, as well as upcoming events.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

Description of Tasks/ Activities & Outputs: 3.a.-d. Project Implementation; Schedule Task/Activity Lead; Outputs:

The City is requesting \$500,000 of EPA CWA funding to assess and plan the cleanup/reuse of the Priority Sites. The scope of work has been organized into four tasks described below.

Task 1: Cooperative Agreement (CA) Management
a. Project Implementation: The City will manage all aspects of the project, including coordination with the EPA and QEP. Reporting will include Quarterly Progress Reports (QPRs); Assessment, Cleanup and Redevelopment Exchange System (ACRES) Updates; Annual/Final Federal Financial Reports (FFRs); and a Final Performance Report documenting accomplishments, outputs, outcomes, and success stories. The City has procured a QEP firm in compliance with federal regulations and will oversee their work and any contractors needed. Two City staff members will attend local, regional, and/or state conferences and/or the EPA National Brownfield Conference. Any proposed scope changes will be discussed with and approved by EPA.
b. Schedule: Management & reporting will be ongoing throughout the 4-year implementation period. QPRs will be submitted within 30 days after quarters end. Attendance of 4 state, regional, and/or national workshop/conference(s) are anticipated from 2026-2030.



c. Leads: The City will lead this task including financial management, execution, and compliance with the terms and conditions of the CA. The QEP firm will assist with reporting activities.

d. Outputs: 16 QPRs; 4 FFR Reports; ongoing ACRES Updates; 1 Final Performance Report; Attend 4 Brownfield Workshops/ Conferences

Task 2: Brownfield Inventory and Site Prioritization/Selection

a. Project Implementation: The City will work with the QEP firm along with the BAC to continue expanding the site inventory and prioritize sites. Environmental database information will be utilized as well as information from Sanborn fire insurance maps, city directory records, tax delinquencies, and building code violations. The inventory will be in a GIS format such that it can be a future resource for the City, with each site catalogued using the parcel tax ID numbers. As part of the site selection process, the City will survey the BAC, local developers, real estate brokers, and other stakeholders for information on potential sites and conduct desktop studies and windshield surveys to verify existing site conditions. The City will work with the QEP firm along with the BAC to review already established criteria to prioritize sites that offer the greatest benefits to inform the site selection process. The City will acquire complete coverage of historical fire insurance maps (FIM) and georeference and mosaic them into seamless coverages for each year acquired. A detailed map analysis will identify features from each FIM for each year acquired that identify industrial, commercial, and other uses that potentially generated or used hazardous materials during their operations. This will include features like gas stations, dry cleaners, factories, and machine shops, in addition to specific features such as USTs and ASTs, materials storage, asbestos uses, etc. Each feature will be digitized using GIS and a database of features will be created that can be used for any spatial analysis such as land use planning, remediation, utility work, and brownfield identification, using geospatial systems already present in the City's technology infrastructure.

b. Schedule: BAC Meetings will be held each quarter through the lifecycle of the grant. Brownfield Inventory/Site Prioritization will be initiated in Q1 '27 and will continue throughout the lifecycle of the grant. GIS Data Mapping will initiate during Q4 '26 and continue through Q3 '30.

c. Leads: The City, QEP firm, and BAC will continue to update the developed brownfield inventory including prioritization and selection of sites for environmental site assessments (ESAs) and planning.

d. Outputs: Inventory – GIS files and FIM Georeferenced

Task 3: Phase I & II ESAs, Regulated Building Material (RBM) Surveys, & Response Action Plans (RAPs)/Analysis of Brownfield Cleanup Alternatives (ABCA)

a. Project Implementation: It is proposed that 50% of the grant funds will be used for this task. Under the direction of the City, the QEP firm will complete Eligibility Determination (ED) request forms and submit to EPA (hazardous substances) and/or MPCA (petroleum). Upon confirmation of eligibility, Phase I ESAs will be completed in accordance with 40 CFR Part 312, the All-Appropriate Inquiries Final Rule, and the standards set forth in the ASTM E1527-21 Phase I ESA process. All reports will be provided electronically (e.g., Adobe Acrobat) to the City by the QEP firm and submitted to EPA. A Quality Assurance Project Plan (QAPP) will be prepared and approved by EPA as part of this grant award prior to conducting any Phase II ESAs or other sampling activities. Prior to initiating any Phase II ESA field work Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) will be prepared for each site and submitted to EPA. Phase II ESAs will follow standards set forth in the ASTM E1903-19 Phase II ESA process. The QEP firm under the direction of the City will perform Phase II ESAs, supplemental assessment activities, RBM surveys, RAPs, and ABCAs on Priority Sites that meet eligibility requirements.

b. Schedule: Task 3 activities will be completed throughout the life of the grant. EPA/MPCA Eligibility Determinations, Site Access Agreements, conduct Phase I ESAs: Q1 '27–Q2 '30; Preparation and submittal of QAPP: Q1 '27; ACM/RBM surveys: Q1 '27–Q3 '30; Conduct Phase II ESAs: Q2 '27–Q2 '30; Prepare RAPs: Q3 '27–Q3 '30.

c. Lead: Under the direction of the City, the QEP firm will complete Phase I & II ESA activities and reporting, supplemental assessment activities, RBM surveys, and RAPs and ABCAs that meet the eligibility requirements.

d. Outputs: 6 Eds; 4 Phase I ESAs; 1 QAPP and 3 QAPP updates; 4 HASPs/SAPs; 3 RBM surveys; 4 Phase II ESAs; 1 RAP; 1 ABCA.

Task 4: Reuse/Area-Wide Planning (AWP) Studies and Community Outreach

a. Project Implementation: The City with support of the QEP firm will perform a comprehensive community outreach program that will include options for traditional, targeted, innovative, and virtual engagement. Including but not limited to meetings and forums, development and distribution of marketing and informational materials, and joint outreach and education efforts with local organizations. City staff with assistance from the QEP firm will be made available to meet with local representatives (and if appropriate, host public meetings) for any owners that express a need and interest in participating in the project. Care will be taken to invite and involve residents in the Target Areas as well as keep public and government organizations informed. Community involvement for individual sites will be on a case-by-case basis, as needed. The QEP firm will also complete an AWP Study for the Hwy 169 Target Area and a Site-Specific Reuse Plan for the Former Hubbard Mill. Activities within these plans will include due diligence and existing conditions review; market study; community engagement/in person visioning workshops; preliminary concept designs; final concept design and perspective illustrative renderings; and a resource roadmap.

b. Schedule: Task 4 will be ongoing on an as warranted basis throughout the duration of the grant implementation. Outreach communications will be initiated in Q1 '27 and extend through Q4 '30. AWP Study for the Hwy 169 Target Area and a Site-Specific Reuse Plan for the Former Hubbard Mill will be initiated in Q1 '27 and extend through Q3 '30.

c. Lead: The City will lead this task with support for the QEP firm and BAC.

d. Outputs: 6-8 Outreach meetings; Outreach documentation & supplies; Online communications; 1 AWP Study; 1 Site-Specific Reuse Plan.

3.e. Cost Estimates: With economically impoverished/disproportionately impacted populations in the Target Areas, the City will leverage this funding with proven strategies to engage the community in a dynamic process to revitalize Priority Sites via sustainable development and environmental resilience best practice. The overall budget is summarized below. **The City is not requesting personnel, fringe, administrative, or indirect costs, as these expenses will be covered by the City.**



Table 6 - Budget for Grant Funded Activities

Budget Categories	Task 1	Task 2	Task 3	Task 4	Total
	Cooperative Agreement (CA) Management	Brownfield Inventory & Site Prioritization/Selection	Phase I & II ESAs; SSSAPs; RBM Surveys; RAPs; & ABCAs	Reuse/AWP Studies & Community Outreach	
Travel	\$7,000	\$0	\$0	\$0	\$7,000
Supplies	\$0	\$0	\$0	\$1,000	\$1,000
Contractual	\$22,500	\$31,000	\$280,500	\$156,000	\$490,000
Other	\$2,000	\$0	\$0	\$0	\$2,000
Total Budget	\$31,500	\$31,000	\$280,500	\$157,000	\$500,000

The following table provides a summary of the estimated costs for project outputs by task and budget category. **31% of funding is allocated towards community outreach, an AWP Study for the Hwy 169 Target Area and a Site-Specific Reuse Plan for the Former Hubbard Mill. 56% of funding is allocated towards Phase I & II ESAs; RBM Surveys; and RAP related tasks.**

Table 7 - Summary of Task Cost Development and Application of Funding

Task 1: Cooperative Agreement (CA) Management: Total Budget = \$31,500
Cost Basis and Assumptions: Contractual Costs of \$22,500 is budgeted for 150 hours (hrs.) to be completed by the QEP at an estimated \$150/hr. This includes budget for quarterly, annual/final FFR, and ACRES reporting. Travel Costs of \$7,000 (\$4,000 for airfare and transportation, \$2,000 for hotel accommodations, and \$1,000 for meal expenses) is budgeted for expenses for two City staff to attend local, regional, and/or state conferences and two EPA National Brownfield Conferences. Other Costs of \$2,000 for registration for two staff to attend two EPA National Conferences and registration for other local, regional, and/or state conferences.
Task 2: Brownfield Inventory and Site Prioritization/Selection: Total Budget = \$31,000
Cost Basis and Assumptions: Contractual Costs of \$31,000 is budgeted for an estimated 140 hrs. (\$150/hr. = \$21,000) of work by the QEP for developing the brownfield inventory. This includes records research, GIS data entry and mapping, windshield survey, interviews with community members, & presentations/meetings and \$10,000 for georeferencing FIMs, City Directories, and web map preparation.
Task 3: Phase I & II ESAs; RBM Surveys; RAPs; ABCAs: Total Budget = \$280,500
Cost Basis and Assumptions: Contractual Costs of \$280,500 is budgeted for the QEP to complete one QAPP (\$7,000) and 3 Annual QAPP Updates (\$2,000 each = \$6,000); 6 ED forms (\$750 each = \$4,500); 4 Phase I ESAs (3 @ \$7,000 each & 1 [Former Hubbard Mill] @ \$10,000 = \$31,000); 4 HASP/SAPs (\$5,000 each = \$20,000); 4 Phase II ESAs (3 @ \$25,000 each & 1 [Former Hubbard Mill] @ \$55,000 = \$130,000); 3 RBM surveys (2 @ \$5,000 each & 1 [Former Hubbard Mill] @ \$60,000 = \$70,000); 1 RAP (\$6,000 each = \$6,000); 1 ABCA (\$6,000 each = \$6,000).
Task 4: Reuse/AWP Studies and Community Outreach: Total Budget = \$157,000
Cost Basis and Assumptions: Contractual Costs of \$150,000 are budgeted for the QEP to complete 1 AWP Study for the Hwy 169 Target Area and 1 Site-Specific Reuse Plan for the Former Hubbard Mill (500 hrs. for each Plan @ \$150/hr. = \$75,000/AWP and Site-Specific Reuse Plan); \$6,000 for Outreach Documents and Meetings (40 hrs. @ \$150/hr.). Supply Costs of \$1,000 includes \$800 for printing (\$500 for community outreach events and \$300 for brochures) and \$200 for mailings (274 pieces at \$0.73 apiece).

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The City, along with the QEP firm, will document (spreadsheet), track, and evaluate the anticipated outputs on a quarterly basis including: number of Phase I ESAs and Phase II ESAs performed; number of sites for which remedial planning is performed; number of sites for which property title transfers are facilitated; number of sites and acres of land set for redevelopment; acres of parks or other greenspace created; amount of private investment leveraged for redevelopment projects; amount of other funding leveraged for redevelopment projects; and number of jobs created or retained associated with redevelopment projects. Progress will be tracked and reported to EPA through completion of ACRES site updates and quarterly reports.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:

Programmatic Capability 4.a.-c. Organizational Capacity; Organizational Structure; and Description of Key Staff: The City has successfully managed two EPA Brownfield CWA grants (FY17 & FY21) and will be responsible for compliance with all administrative and programmatic conditions under this grant. Courtney Kramlinger has led aspects of both previous grants and will serve as the Project Director. Ms. Kramlinger will work closely with Nancy Bokelmann as well as other City departments, to ensure successful projects that align with City and EPA goals.

Project Director – Courtney Kramlinger, Economic Development Coordinator: Ms. Kramlinger, will serve as the Project Director and brings extensive experience with federal, state, and local grant and loan funds, including assisting with administering the City’s FY17 and leading the FY21 EPA Brownfield CWA Grants. Courtney holds a Master of Arts in Urban Planning and is an American Institute of Certified Planners (AICP) certified planner through the American Planning Association. In addition to successful management of EPA assessment grant funds, she plays an instrumental role working with developers to secure leveraged funds at the federal, state and local level, including utilizing grants from DEED for contamination cleanup and redevelopment, tax increment financing, and the City’s revolving loan funds. Ms. Kramlinger also administers the City’s CDBG program.

Assistant Project Director – Nancy Bokelmann, Associate Director of Housing and Economic Development: With more than 30 years of housing and economic development experience, Ms. Bokelmann will serve as the Assistant Project Director. In her role with the City, Nancy oversees plans and coordinates administration of housing and redevelopment related programs. She brings a wealth of knowledge of program rules, regulations, policies, and procedures of federal, state, and local programs including Public Housing,

Housing Choice Vouchers, other rental assistance programs, and economic development and redevelopment activities. She is responsible for preparing and submitting funding requests, budgets, program administration, and annual reporting/auditing while monitoring for accuracy and completeness internally and with state and federal agencies. If Ms. Kramlinger can no longer fill her role, Ms. Bokelmann will ensure the project continues.

4.d. Acquiring Additional Resources: The City has access to departments with additional technical and supporting roles to assist with grant implementation activities. The City has proactive staffing succession plans, eliminating project delays and ensuring project staff have appropriate qualifications and experience. The City routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process and adhering to 2 CFR Part 200. The City has procured through a competitive Request for Qualifications/Proposals (RFQ/P) process a QEP firm to assist with grant implementation activities. The City is also continuously tracking additional opportunities to pursue funding resources that align well with the City's vision and the non-profit and private development activities within the City.

Past Performance and Accomplishments: 4.e. Currently Has or Previously Received an EPA Brownfields Grant: 4.e.(1) and (2) Accomplishments and Compliance:

FY17 EPA Brownfield CWA Grant for Hazardous Substances and Petroleum (BF-00E02276-3):

1. **Accomplishments:** During the lifecycle of the grant, the following outputs and outcomes were completed: 7 Phase I ESAs; 7 Site-Specific SAPs; 1 Area-Wide Plan for the Highway 169 Corridor; QAPP and Annual QAPP updates; 8 Phase II ESAs; 2 RAPs; 4 RBM Surveys; 1 vapor mitigation system design. Successful BAC meetings were held, and City staff attended two National Brownfield Conferences as well as in-state brownfield events and trainings. **The City leveraged \$1,925,293** in DEED Investigation, Contamination Cleanup, and/or Redevelopment grants.

2. **Compliance with Grant Requirements:** All quarterly reports and ACRES updates were completed and submitted on time. The City received a six-month extension to finalize projects under the grant due to the COVID-19 pandemic. All Grant terms and conditions were met; 94% of the grant funds were spent on environmentally focused work. **The \$300,000 grant was completed with no funds remaining.**

FY21 EPA Brownfield CWA Grant for Hazardous Substances and Petroleum (BF-00E03044-0):

1. **Accomplishments:** During the lifecycle of the grant with a project period of 8/1/2021-9/30/2024, the following outputs and outcomes were completed: 8 Phase I ESAs; 5 Site-Specific SAPs; 1 Area-Wide Plan for Riverfront North;³² QAPP and Annual QAPP updates; 4 Phase II ESAs; 1 soil vapor report. Successful BAC meetings were held, and City staff attended two National Brownfield Conferences as well as in-state brownfield events and trainings.

\$3,707,543.14 was leveraged in DEED Investigation, Contamination Cleanup, and/or Redevelopment grants, TIF, and City revolving loan funds. A Phase I ESA, Phase II ESA, and RAP were completed at **Studio 5 - 507 N. Riverfront Drive** where contamination at the site stemmed from a former dry-cleaner. Cleanup began July 2020 when the two existing buildings were demolished, and a three-story mixed-use building was constructed. The redeveloped site includes two ground floor retail sites with 19 studio apartments on the second and third floors. Redevelopment increased the property value by \$1,241,937 and the tax base by 144.63%. For this project, **\$418,414.14** was leveraged in DEED contamination cleanup and investigation grants and TIF; \$45,800 of the FY17 grant was used to develop the Riverside North Area-Wide Plan.³³

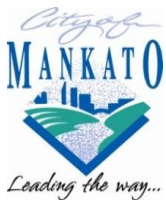
The Plan included development concepts for three focus sites, including **Axis - 1247 Range Street**, historically a bowling alley (Dutler Bowl) until 2016 when it was reused as an antique mall until 2019. The property was foreclosed in May 2019 and sat vacant until July 2023 when redevelopment activities began. The existing building was demolished, and a five-story mixed-use building was built including 9,650 sq. ft. of commercial space and 72 apartments, completed November 2024. The property value is projected to increase by \$11,487,000 and the tax base by 850.74%; **\$2,529,760** was leveraged in DEED redevelopment grant and TIF.

A Phase I and Phase II ESA were completed at **The Silos - 304 N. 2nd Street**. Originally constructed in the 1880s as a wagon house and warehouse, redevelopment of the site included construction of a four-story mixed-use building with 1,400 sq. ft. of commercial space, enclosed parking on the ground floor, and 26 apartments on floors two-four along with a rooftop patio. Construction was completed September 2024 with an increased property value of \$4,747,200 and tax base increase of 2,939.79%; **\$759,369** in DEED contamination cleanup grant, City revolving loan funds, and TIF was leveraged to complete this project.

2. **Compliance with Grant Requirements:** All quarterly reports and ACRES updates were completed and submitted on time. All grant terms and conditions were met. Of the \$300,000 grant, 98.6% was spent down; \$4,316.92 was remaining in Community Outreach due to finishing environmentally focused work quickly. The remaining grant funds were relinquished back to EPA. The entirety of the \$223,000 allocated for environmentally focused activities was expended, with no funds remaining.

³² <https://www.mankatomn.gov/home/showpublisheddocument/10794/637436095377470000>

³³ <https://www.mankatomn.gov/home/showpublisheddocument/10794/637436095377470000>



Threshold Criteria

Threshold Criteria

1. APPLICANT ELIGIBILITY:

Applicant Type: City Government

Eligibility: The City of Mankato, Minnesota is a “general purpose unit of local government” as defined in 2 CFR § 200.64 and, therefore, eligible to receive EPA Brownfield Community-Wide Assessment Grant funding.

2. COMMUNITY INVOLVEMENT:

The City knows how vital community engagement is to successful revitalization. The City along with the BAC and Qualified Environmental Professional (QEP) firm will remove barriers to participation while engaging the public, local partners, development community, economically impoverished/disproportionately impacted populations, and the neighborhoods surrounding the Target Areas with the goal of incorporating community input into this project. Community members will have opportunities to learn about critical brownfield details and provide informed feedback. The City will make strategic use of traditional, targeted, innovative, and online outreach or a combination of these tools/methods to reach a broad and inclusive audience. These same methods or a combination of them will also be used to respond to input from community members. Engaging residents can also help educate about ways they experience local natural disaster impacts and how the planned remediation and reuse of the Priority Sites will be an opportunity to reduce their vulnerability and bring needed assets.

Traditional – Includes conventional public meetings in ADA compliant spaces, done virtually or in-person, press releases, fact sheets, and needed forms. **Targeted** – Involves outreach to specific groups that may not otherwise participate in a planning process. Notable groups include non-English speaking residents, the homeless population, youth, and the elderly. Examples of targeted outreach include listening sessions (virtual or in-person), piggybacking on other meetings or gatherings, and/or partnering with BAC organizations. **Innovative** – Creative and unconventional outreach methods to help gather information, increase awareness of the planning process, and boost participation. Examples are bike or walk audits to collect data by photo or video, pop-up events, demonstration projects, and scavenger hunts. These activities can encourage interactions in the Target Areas and capture full-time employees, busy parents, and business owners. **Virtual/Social Media** – Internet-based outreach to increase awareness and participation while reaching people who may not otherwise participate. Geographic Information System (GIS) StoryMaps can be used as an “online equivalent” for public meetings. This online tool guides participants through a story of the project that may include narrative, interactive and static maps, survey questions, videos, infographics, and more. The City will create virtual tools such as Facebook Live and will also create regular content for the City’s website which will include any press releases, fact sheets, and needed forms, as well as upcoming events.

3. EXPENDITURE OF EXISTING GRANT FUNDS:

The City does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. CONTRACTORS AND NAMED SUBRECIPIENTS:

Contractors: The City has selected a firm under a “comprehensive services process” for both grant writing and grant implementation services. The City’s procurement method used was a Request for Qualifications and Proposals (RFQP). Details regarding the City’s RFQP process are described in detail below.

- The RFQP and related documents were posted by the City on the City’s website on August 27, 2024 (<https://www.mankatomn.gov/about-mankato/business/bids-and-request-for-proposals>)
- The City posted the RFQP and related documents on August 27, 2024 to <https://minnesota.planning.org/career-center/rfp-rfq/>
- The RFQP and related documents were emailed to the membership list of Minnesota Brownfields (<https://mnbrownfields.org/>).
- The RFQP and related documents were also picked up by the following RFQP websites: <https://www.governmentcontracts.us/government-contracts/opportunity-details/>

[26689584650811880.htm](https://www.govcb.com/statebrowse/state.bid-Minnesota-City%20of%20Mankato.htm) and <https://www.govcb.com/statebrowse/state.bid-Minnesota-City%20of%20Mankato.htm>

- Bid invitations were also emailed to 4 firms on August 27, 2024.
- 4 proposers responded to the RFQP on September 26, 2024.
- September 27, 2024, respondents' materials provided to Selection Committee for individual evaluation.
- Selection Committee evaluations completed for compilation. Recommendations of Respondents for approval on October 3, 2024.
- The chosen QEP Firm, Stantec Consulting Services Inc. (Stantec) was announced on October 4, 2024.

Below is the timeline of the RFQP process as seen in the RFQP released on August 27, 2024.

RFQP TIMELINE SCHEDULE (dates/times subject to change)

Bid Release	Tuesday, August 27, 2024
Questions Due	Thursday, September 12, 2024 (4:00pm CST)
Bids Due	Thursday, September 26, 2024 (4:00pm CST)
Intent to Award	Thursday, October 4, 2024

Internal Timelines

Evaluation Commences	Friday, September 27, 2024
Award Recommendation	Thursday, October 3, 2024

The RFQP, Stantec's response, and the City and Stantec contract are available upon request by emailing the City's Project Manager Courtney Kramlinger (ckramlinger@mankatomn.gov).

Subrecipients: Not applicable.