



**RE: FY2026 EPA Brownfields Assessment Coalition Grant Application**

The Washington County Community Development Agency (WCCDA) is pleased to submit this proposal for FY2026 Brownfields Assessment Coalition Grant funding. Below we provide the information requested.

<p><b>1. Applicant Identification:</b></p>	<p>Washington County Community Development Agency (WCCDA) 7645 Currell Boulevard, Woodbury, MN 55125</p>
<p><b>2. Website URL:</b></p>	<p><a href="https://www.eastmetromsp.org/">https://www.eastmetromsp.org/</a></p>
<p><b>3. Funding Requested:</b></p>	<p><u>Grant Type:</u> Assessment <u>Assessment Grant Type:</u> Coalition <u>Federal Funds Requested:</u> \$1,500,000</p>
<p><b>4. Location:</b></p>	<p><b>City:</b> City of Afton, City of Bayport, City of Cottage Grove, City of Dellwood, City of Forest Lake, City of Grant, City of Hastings, City of Hugo, City of Lake Elmo, City of Lake St. Croix Beach, City of Lakeland Shores, City of Lakeland, City of Landfall, City of Mahtomedi, City of Marine on St. Croix, City of Newport, City of Oak Park Heights, City of Oakdale, City of Pine Springs, City of Scandia, City of St. Mary’s Point, City of St. Paul Park, City of Stillwater, City of Willernie, City of White Bear Lake, City of Woodbury <b>County:</b> Washington <b>State / Reservation:</b> Minnesota</p>
<p><b>5. Coalition Members’ Target Area and Priority Site/Property Information:</b> (See Map Attached of Geographic Region Boundary, Target Areas, &amp; Priority Sites)</p>	<p><b>Lead and Non-Lead Coalition Members and Target Areas:</b></p> <ul style="list-style-type: none"> <li>• <b>Lead Member (WCCDA)</b> <ul style="list-style-type: none"> <li>○ Target Area: Bayport; Census Tracts (CTs) 27163070801 and 27163070704</li> </ul> </li> <li>• <b>Non-Lead Members</b> <ul style="list-style-type: none"> <li>○ City of Forest Lake; Target Area: Forest Lake; CT 27163070103</li> <li>○ City of Cottage Grove; Target Area: Cottage Grove; CT 27163071208</li> <li>○ City of Newport; Target Area: Newport; CT 27163071003</li> </ul> </li> </ul> <p><b>Proposed Priority Sites:</b></p> <ul style="list-style-type: none"> <li>○ Minnesota Correctional Facility-Stillwater - 970 Picket Street, Bayport, MN</li> <li>○ Winnick Supply - 92 11th Avenue SW, Forest Lake, MN</li> <li>○ Wakota Inn &amp; Suites - 7125 80th Street S, Cottage Grove, MN</li> <li>○ Elegant Surfaces - 1545 7th Avenue, Newport, MN</li> </ul>

<b>6. Contacts:</b>	<b>Project Director</b>	<b>Chief Executive</b>
Name	Chris Eng, Economic Development Director	Melissa Taphorn, Executive Director
Phone Number	(651) 202-2814	(651) 202-2821
Email address	<a href="mailto:ChrisE@washingtoncountycda.org">ChrisE@washingtoncountycda.org</a>	<a href="mailto:MelissaT@washingtoncountycda.org">MelissaT@washingtoncountycda.org</a>
Mailing Address	7645 Currell Blvd Woodbury, MN 55125	7645 Currell Blvd Woodbury, MN 55125
<b>7. Population:<sup>1</sup></b>	<b>Population Served by Washington County CDA: 272,298</b> <b>Populations of Target Area locations:</b> <ul style="list-style-type: none"> <li>• City of Forest Lake, MN CT 27163070103: 5,791</li> <li>• City of Cottage Grove, MN CT 27163071208: 6,270</li> <li>• City of Newport, MN CT 27163071003: 4,460</li> <li>• Bayport, MN CTs 27163070801 and 27163070704: 3,948</li> </ul>	

**8. Other Factors:**

<b>Other Factors</b>	<b>Page #</b>
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 partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
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.	4 & 5
The reuse of the priority site(s) will incorporate energy efficiency measures.	4 & 5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
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 sites within the target areas.	10 & 11
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	1

N/A = Not Applicable

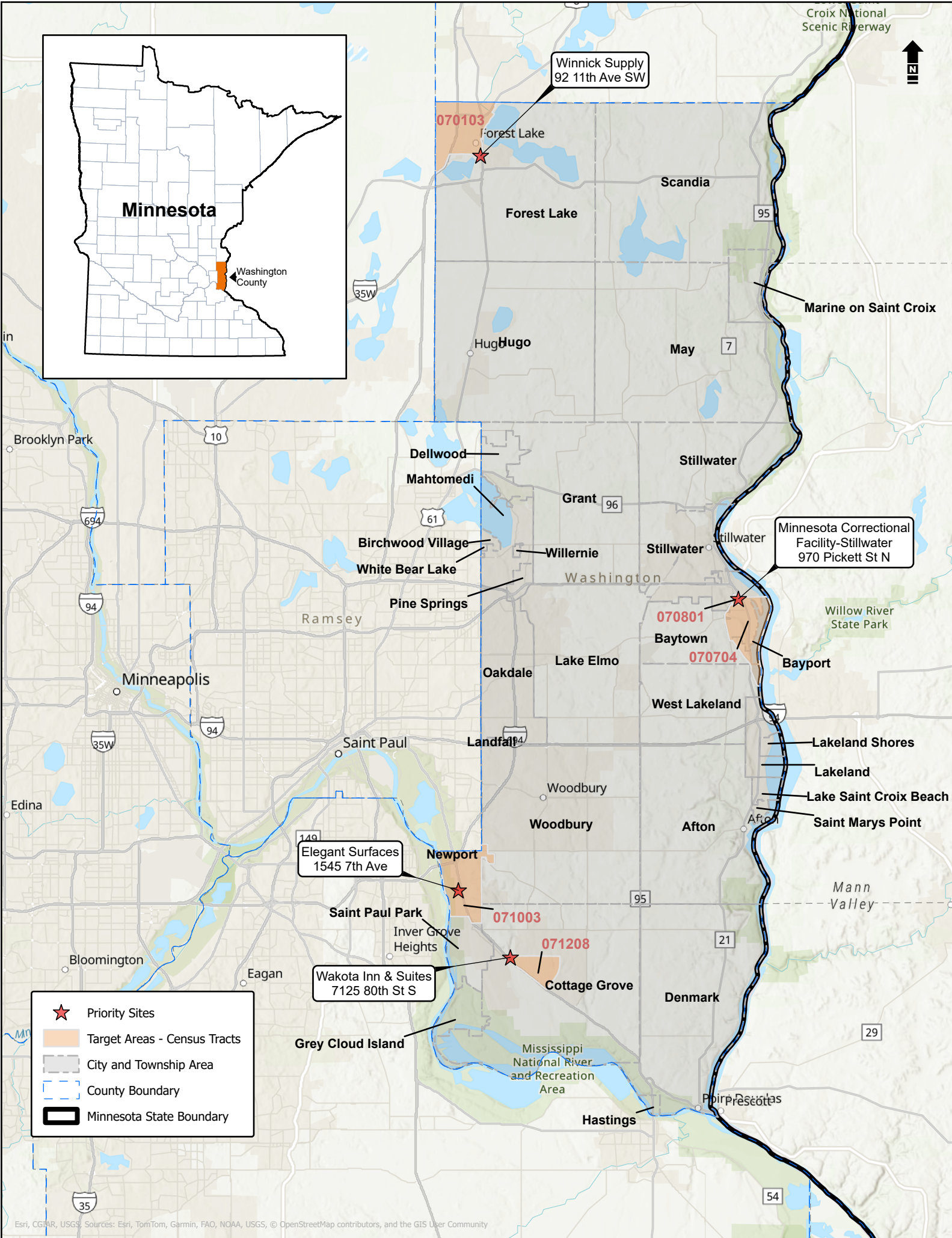
<sup>1</sup> [2020 Decennial Census](#)



7645 Currell Boulevard, Woodbury, MN 55125  
office: 651-458-0936 fax: 651-458-1696

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

**10. Releasing Copies of Applications:** N/A



- ★ Priority Sites
- Target Areas - Census Tracts
- City and Township Area
- County Boundary
- Minnesota State Boundary

**Letter from the State Environmental  
Authority**

January 14, 2026

VIA EMAIL

Chris Eng  
Washington County Community Development Agency  
7645 Currell Blvd  
Woodbury, MN 55125

RE: Washington County Community Development Agency EPA Brownfield Coalition Assessment Grant  
Application  
Letter of Support from the MPCA Brownfield Program

Dear Chris Eng:

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

The Washington County CDA has informed the MPCA that they intend to perform petroleum and hazardous substances assessment activities through a Coalition 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 Washington County CDA application for an EPA Brownfield Coalition Assessment Grant. Should this grant be awarded, the MPCA will partner with Washington County CDA to help them improve the environment and build a better future for residents in the county.

If you have any questions, please contact Shanna Schmitt at 651-757-2697 or by email at [shanna.schmitt@state.mn.us](mailto:shanna.schmitt@state.mn.us), or Stacey Hendry-Van Patten at 651-757-2425 or by email at [stacey.vanpatten@state.mn.us](mailto: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)  
Angie Shuppert, Washington County CDA (electronic)  
Lindsey brown, Stantec (electronic)  
Michelle Hosfield, Stantec (electronic)

# **Narrative**

## **1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:**

**Coalition Members, Target Area, & Brownfields: 1.a Coalition Members:** The Washington County Community Development Authority (WCCDA) is a local government agency, established in 1981 by Chapter 475, Minnesota (MN) Session Laws of 1974. The WCCDA serves all 33 communities within Washington County (population [pop.] 272,298; the County; geographic boundary).<sup>1</sup> The non-lead coalition members include 3 local units of government: **City of Cottage Grove (Cottage Grove)** pop. 38,839; **City of Newport (Newport)** pop. 3,797; **City of Forest Lake (Forest Lake)** pop. 20,611.<sup>2</sup>

Together, WCCDA and the non-lead coalition members Cottage Grove, Newport, and Forest Lake form the Coalition. All 3 non-lead coalition partners have limited financial and staff resources and do not have the capacity to apply for a U.S. Environmental Protection Agency (EPA) Brownfield Grant (Grant) or fund and manage site investigation activities on their own. The Coalition relies on WCCDA to provide funding assistance. This Grant will be a valuable tool in helping the Coalition move projects forward by quantifying unknown environmental conditions that often deter developers. The ability to fund activities that create shovel-ready sites is a significant challenge facing the County due to low incomes and limited municipal staff capacities.

**1.b. Overview of Brownfield Challenges & Description of Target Areas:** Washington County lies on the eastern edge of the Minneapolis–St. Paul metropolitan area, bordered by the St. Croix River to the east, the Mississippi River to the south and southwest, and the dense urban areas of the Twin Cities to the west. United States (U.S.) Highway (Hwy) 61 serves as the primary north–south connection, linking Forest Lake, Cottage Grove, and Newport across the County’s 385 square miles. Although it is the fifth smallest county in Minnesota by land area, it’s also the fifth most populous, with 272,298 residents.<sup>3</sup> This limited land supply combined with high population growth projected to be 25% higher by 2050, brownfield redevelopment will be essential for meeting future housing and economic needs.<sup>4</sup>

Washington County’s long industrial history, spanning Indigenous settlement, lumber milling, agricultural trade, suburban expansion, and transportation-linked development, has resulted in legacy contamination and aging infrastructure throughout its communities. Economic shifts triggered by deindustrialization and the closure of historic facilities have left numerous vacant and underutilized properties that depress local tax revenues, limit economic opportunity, and pose environmental and health risks. The forthcoming closure of the region’s coal-fired power plant in the County will further compound these challenges, leaving behind legacy environmental concerns while contributing to economic decline and increased redevelopment pressures. Lower-income neighborhoods and sensitive populations living adjacent to, or near these brownfield sites experience disproportionate impacts including reduced safety, exposure to contaminants, and fewer pathways for economic mobility.

Within the geographic boundary, the Coalition has prioritized 4 Target Areas where brownfield conditions, community need, and redevelopment potential are most concentrated: **Bayport** Census Tracts (CTs) 27163070801 & 27163070704 (combined represent the Bayport Target Area; pop. 3,948); **Forest Lake** CT 27163070103 (pop. 5,791); **Cottage Grove** CT 27163071208 (pop. 6,270); and **Newport** CT 27163071003 (pop. 4,460).<sup>5</sup>

Within these Target Areas, decades of shifting land uses, industrial transition, lower incomes, and an aging population have contributed to pockets of blight, unemployment, and disinvestment that reduce safety, threaten residents’ health, and constrain housing and economic development opportunities. These conditions underscore the need for environmental assessment and planning to prepare sites for reuse, and redevelopment of the priority sites will help economically impoverished and disproportionately impacted populations through revitalization, job creation, and economic activity.

This funding will help overcome barriers that deter investment, created by unknown environmental liabilities, making sites more competitive for redevelopment. By preparing the priority sites for reuse this grant will reduce exposure risks for residents and sensitive populations living near contaminated sites; align redevelopment with local land-use and revitalization

<sup>1</sup> [PolicyMap | Mapping, Analytics, and Data Visualization](#)

<sup>2</sup> [www.census.gov](http://www.census.gov)

<sup>3</sup> [PolicyMap | Mapping, Analytics, and Data Visualization](#)

<sup>4</sup> [Demographics | Washington County, MN - Official Website](#)

<sup>5</sup> [Census.gov](http://Census.gov) | U.S. Census Bureau Homepage

goals; provide job creation in high-need neighborhoods; focus on redevelopment within the Target Areas supporting disproportionately impacted populations.

**1.c. Description of the Priority Brownfield Sites:** Generally, it is more cost-effective for developers to choose sites without development constraints, which has contributed to sprawl within the small County footprint leading to abandoned infill sites, resulting in blight and decay. Under its FY21 EPA Coalition Assessment Grant, WCCDA has developed an inventory of more than 100 brownfield sites. The priority sites were chosen for their high likelihood of reuse, with this funding, to address environmental issues and the ability to advance community development plans and serve urgent needs in each Target Area.

<b>Minnesota Correctional Facility-Stillwater</b> 108.2 acres @ 970 Picket Street	<b>Target Area: Bayport</b> 27163070801 & 27163070704	<b>Lead Coalition Member:</b> WCCDA
This 108.2-acre site consisting of 9 parcels, was built in 1914 and is home to the 2 <sup>nd</sup> largest and 2 <sup>nd</sup> oldest prison in MN, employing 565 staff. The facility is scheduled to close in 2029. Decades of deferred maintenance have left the buildings in severe disrepair, with annual upkeep costs reaching tens of millions of dollars, and an estimated \$160 million in unfunded maintenance. Staff, inmates, and local and state officials have raised concerns about the windows, lack of air conditioning, poor water quality, and overall building dilapidation. The site is associated with 2 Petroleum Leak Sites (LS0002802 and LS0020420) and one Hazardous Waste Generator (MND980826457) where waste generated includes lead foil, lead paint shavings, lab pack/misc. chemicals, solvent rags, paint/thinners/related waste, flammables, toxic/solids, corrosive waste/acidic, lead contaminated water, spent fixer, pharmaceuticals, descaler, paint, sodium hydroxide, spent gun cleaner, and non-chlorinated solvent. The site is also associated with several removed and active underground storage tanks (USTs) and aboveground storage tanks (ASTs) containing gasoline, diesel, or fuel oil (TS0004295). Perceived contamination at the site includes asbestos containing material (ACM), lead-based paint (LBP), polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), Resource Conservation and Recovery Act (RCRA) metals, polycyclic aromatic hydrocarbons (PAHs), and petroleum-related compounds. This site is prioritized for assessment and reuse planning due to its size, historic uses, and documented and perceived environmental concerns. It is a high-priority location for environmental assessments and reuse planning supported by community engagement to identify cleanup needs and guide future redevelopment.		
<b>Winnick Supply</b> 6.9 acres @ 92 11 <sup>th</sup> Avenue SW	<b>Target Area: Forest Lake</b> CT 27163070103*	<b>Non-Lead Coalition Member:</b> City of Forest Lake
Developed in the 1990s, this site contains 2 parcels consisting of a plumbing supply store surrounded by exterior storage and unpaved parking areas. Historical buildings occupied the north portion of the site in the 1950s and 1960s and were associated with a removed, 1,500-gallon diesel UST (TS0004207). The site is listed as an active Permit-by-Rule (PBR) solid waste facility (PBR001229 and COM00335 [a landfill facility that is either small and/or operates for a short-time; <15,000 cubic yards per 1 year]). Railroad tracks are located adjacent west of the site, and 2 closed petroleum leak sites lie immediately north and northeast of the site (MPCA ID LS0002663 and LS0004717). Perceived contamination at the site includes PAHs, lead, LBP, ACM, creosote, petroleum-related compounds, VOCs, and other potential hazardous substances. This site is prioritized for assessment and reuse planning to support the City's revitalization efforts along the HWY 61 corridor.		
<b>Wakota Inn &amp; Suites</b> 1.1 acres @ 7125 80 <sup>th</sup> Street S	<b>Target Area: Cottage Grove</b> CT 27163071208	<b>Non-Lead Coalition Member:</b> City of Cottage Grove
The site consists of 2 parcels that were developed as a hotel since the 1980s, with earlier structures occupying the northern portion of the property in the 1960s. Adjacent land uses pose recognized environmental risks: A gasoline station with a documented petroleum release (MPCA Leak Site ID0022580) associated with USTs is located southeast, and an auto repair facility with ASTs containing petroleum products is situated directly east (MPCA Tank Site ID TS0055002). Potential sources of contaminant migration via soil, groundwater, and vapor. Perceived concerns include ACM, LBP, petroleum-related compounds, and the potential presence of subsurface debris from historical development. These conditions support the site's prioritization for assessment due to the likelihood of hazardous substances or petroleum impacts and the need to determine the extent of contamination that may impede redevelopment.		
<b>Elegant Surfaces</b> 5.6 acres @ 1545 7 <sup>th</sup> Avenue	<b>Target Area: Newport</b> 27163071003*	<b>Non-Lead Coalition Member:</b> City of Newport
The site consists of 1 parcel developed with 2 warehouse buildings with exterior material storage and unpaved parking surfaces. Constructed prior to the 1990s, the buildings have been used by multiple waste-management and service operations, including vehicle maintenance and equipment storage companies. The property is associated with 2 Hazardous Waste Generator licenses (MND985666692 and MND982630493) and contains 8 active ASTs storing used oil, petroleum, motor oil, and antifreeze		

(MPCA Tank Site ID TS0123062). Historical industry classifications for former occupants include hazardous waste collection and general automotive repair, both of which present elevated potential for releases of regulated substances. Anticipated environmental concerns include ACM, LBP, RCRA Metals, VOCs, and petroleum-related contaminants, as well as potential impacts associated with historical operations. These conditions of vehicle maintenance, associated chemicals, and petroleum storage support prioritization for assessment due to the likelihood of hazardous substance and petroleum impacts that may impede future redevelopment.

<sup>6</sup> Likely eligible for Opportunity Zone 2.0<sup>6</sup>

**1.d. Identifying Additional Sites:** The identification of additional sites will be completed throughout the life cycle of the grant and WCCDA will continue adding to the site inventory to utilize in the event grant funds remain after addressing the Target Areas/priority sites. WCCDA, the non-lead coalition members, the Qualified Environmental Professional (QEP) Firm, and the Brownfield Advisory Committee (BAC) will evaluate the redevelopment potential of additional sites within the County. This will include rankings in 4 categories from 1-3, with 1 being least likely to 3 being very likely. The categories include: 1. Redevelopment Feasibility; 2. Community Goals; 3. Environmental; 4. EPA Priorities. Each category will have 6-10 subcategories (examples: level of contamination, ability to leverage additional funding, increases diverse housing supply, potential for green infrastructure) to be evaluated and to rank the sites in the areas of the County with the most significant redevelopment needs.

**Revitalization of the Target Areas: 1.e. Reuse Strategy & Alignment with Revitalization Plans:** The reuse strategies for the priority sites align directly with local and regional land use plans and revitalization priorities identified in planning documents such as the *Washington County 2040 Comprehensive Plan* and other plans. The Comprehensive Plan focused on land use, transportation, water resources, parks and trails, housing, economic competitiveness, and sustainability.<sup>7</sup>

Priority Site	Reuse Strategy/Projected Reuse	Alignment With Land Use, Plans, & Community Priorities
<b>Minnesota Correctional Facility-Stillwater</b>	Potential reuses will incorporate outdoor recreation, greenways, and public and private amenities. Additional reuse planning and community engagement will help define alternatives for a reuse strategy.	Aligns with the <i>2040 Comprehensive Plan</i> goal to address today's needs while proactively planning for the future and Chapter 7: Parks, Trails, and Open Spaces by expanding recreational and open-space opportunities. <sup>8</sup>
<b>Winnick Supply</b>	This site will be part of a planned commercial and mixed-used redevelopment along the Hwy 61 corridor in Forest Lake.	Located in an area likely eligible for Opportunity Zone 2.0 designation <sup>9</sup> , this redevelopment supports the County's <i>Update of Comprehensive Housing Needs</i> <sup>10</sup> and <i>2040 Comprehensive Plan</i> Chapter 10 Economic Competitiveness <sup>11</sup> and aligns with the <i>Forest Lake Sustainability Action Plan</i> for a healthy environment and economic growth. <sup>12</sup>
<b>Wakota Inn &amp; Suites</b>	This site will be part of a commercial and mixed-used redevelopment project called <b>Gateway North Redevelopment</b> at the corner of a major intersection of Hwy 61 and 80 <sup>th</sup> Street South.	This site redevelopment directly advances the City's <i>2040 Comprehensive Plan</i> , Chapter 8 Economic Development - Goal 3: Promote economic development through public financing tools and Goal 4: Continue to develop community commercial areas that serve the whole community. <sup>13</sup>
<b>Elegant Surfaces</b>	The projected reuse of this site focuses on high density residential housing (HDR) options or townhomes to bring new housing options to the City's core.	Located in an area likely eligible for Opportunity Zone 2.0 designation, <sup>14</sup> this site was a part of the <i>2023 Newport - Commercial Small Areas Study</i> , identifying opportunities and strategies to support new and existing investments in the core of the City.

<sup>6</sup> [PolicyMap - Dig Deeper](#)

<sup>7</sup> [Washington County Comprehensive Plan 2040](#)

<sup>8</sup> [washingtoncountymn.gov/DocumentCenter/View/38130/Chapter-7---Parks-Trails-and-Open-Space-PDF?bidId=](http://washingtoncountymn.gov/DocumentCenter/View/38130/Chapter-7---Parks-Trails-and-Open-Space-PDF?bidId=)

<sup>9</sup> [Opportunity Zones / Minnesota Department of Employment and Economic Development](#)

<sup>10</sup> [2022-Comprehensive-Needs-Analysis.pdf](#)

<sup>11</sup> [Chapter-10---Economic-Competitiveness-PDF](#)

<sup>12</sup> [Action Plan BOOK.indb](#)

<sup>13</sup> [Comprehensive Plan | Cottage Grove, MN](#)

<sup>14</sup> [Opportunity Zones / Minnesota Department of Employment and Economic Development](#)

**1.f. Outcomes & Benefits of Reuse Strategy:** Revitalization of the Priority Sites will deliver significant economic, social, and environmental benefits across the County by transforming long vacant or deteriorating buildings into productive community assets without displacing residents or businesses. Site redevelopment will stimulate private investment, expand local employment opportunities, and strengthen neighborhood stability. Each site offers unique opportunities for job creation, workforce development, and improved access to services based on location, historical context, and community priorities that can serve as diverse examples for future redevelopment efforts. The reuses will include design strategies that improve local resilience to impacts from extreme weather events and natural disasters.

For the 108.2-acre **Minnesota Correctional Facility–Stillwater** scheduled to close in 2029, reuse planning is needed to evaluate opportunities for parks, trails, adaptive reuse of select structures, and other civic or cultural functions that support community needs. Redevelopment of the site will deliver significant economic, environmental, and community benefits, including stimulating private investment, strengthening neighborhood stability, and creating jobs. Energy efficient design will enhance local resilience to extreme weather events and reduce exposure risks associated with ACM, LPB, petroleum compounds, and other contaminants present on the property.

Redevelopment of the **Winnick Supply** property will stimulate economic development by unlocking a key redevelopment parcel along a major commercial corridor. It will support mixed-use development that brings new jobs, services, and investment to the Forest Lake Target Area, while reducing exposure risks to petroleum compounds, hazardous materials, and legacy industrial impacts.

At the **Wakota Inn & Suites in Cottage Grove**, environmental assessment activities will enable the revitalization of this 1.1-acre site that is part of the *Gateway North Redevelopment* project. This project will bring 4 commercial/mixed-use developments with 3 access points into the development. The buildings range from 3,000–6,200 sq. ft. with ample parking available for each building. The proposed redevelopment will incorporate 3 underground stormwater storage tanks and plant dozens of trees around the site to improve local resilience to the impacts of extreme weather events and natural disasters.

The **Elegant Surfaces** site, part of the 7<sup>th</sup> Avenue corridor, was approved for rezoning on January 5, 2025, by the City Council, moving to site to residential zoning. The Newport Commercial Small Areas Study identifies **HDR** and **townhomes/townhome-style units** as key redevelopment types for this area, serving as essential transitional land uses between commercial corridors and existing single-family neighborhoods. Market analyses show a strong demand for townhomes, with an estimated 70–90 units needed between 2022–2027, particularly at prices between \$300,000–\$450,000. Reuse of this site can provide 50-60 of the needed units.

Across all priority sites, post cleanup reuse will strengthen local resilience to extreme weather events and natural disasters by replacing deteriorated structures with safer, more efficient buildings and by incorporating strategies such as:

- Energy efficient upgrades (high efficiency windows, insulation, HVAC) in renovated buildings.
- Potential solar adoption during redevelopment planning on suitable structures.
- Tree planting/green infrastructure to manage stormwater, reduce heat island impacts and improve local air quality.
- Reuse of existing public infrastructure to limit strain on municipal budgets and reduce greenhouse gas emissions associated with new construction.

**Strategy for Leveraging Resources: 1.g. Resources Needed for Site Reuse:** The WCCDA will assist non-lead coalition members and private developers in leveraging and coordinating public and private funding to support the redevelopment of the priority sites.

**Federal Resources.** The U.S. Department of Housing and Urban Development (HUD) *Community Development Block Grants (CDBG)* can be accessed by counties and cities and may be leveraged to support redevelopment activities, particularly where new or improved infrastructure is required. *Community Services Block Grants* can provide support through Community Action Agencies for anti-poverty and community improvement initiatives. The **National Park Service Historic Tax Credits Program** offers a 20% federal and state income tax credit for the rehabilitation of income-producing properties listed on the National Register of Historic Places. Additional federal resources that may be

used to leverage this project include programs administered by the U.S. Economic Development Administration, U.S. Department of Agriculture, U.S. Department of Transportation, National Park Service, EPA Cleanup and Multipurpose Grant programs, and the Region 5 Targeted Brownfield Assessment Program.

**State Resources.** The Metropolitan Council provides funding through the *Local Housing Incentive Account, Livable Communities Demonstration Account, and Corridors of Opportunity Local Implementation Capacity grants*. The Minnesota Department of Employment and Economic Development (DEED) offers several grant and financing programs applicable to site investigation, cleanup, and redevelopment, including the *Contamination Investigation & Cleanup Grant, Reuse Grant Fund, and Transportation Economic Development Fund*. Additional business-specific financing tools include the *Angel Tax Credit, Minnesota Investment Fund, Innovation Business Development Public Infrastructure program, and the Job Creation Fund*.

**Local Resources.** Coalition members, the County and the WCCDA offer several tools that encourage redevelopment and reuse, including **Tax Increment Financing (TIF), Tax Abatement**, Metropolitan Consortium of Community Developers “Open to Business” funding, **HOME Investment Partnerships Program** funding, **WCCDA Gap Financing** for reuse of rental or owner-occupied housing, **Low-Income Housing Tax Credits**, and the **WCCDA Predevelopment Finance Fund**, which supports activities such as wetland assessments, engineering, and land use studies.

**Foundations.** Local governments, non-profits, and businesses may also seek support from philanthropic sources such as the **Bush Foundation Community Innovation Grants, National Endowment for the Arts Our Town Grant, AARP Community Challenge Grant**, and other regional or national foundations.

**1.h. Use of Existing Infrastructure:** All priority sites are currently served by existing infrastructure, including water, wastewater, and stormwater systems, as well as established electricity, natural gas, and roadway networks. Where feasible, reuse of existing structures will be prioritized to minimize demolition and reduce development costs. Redevelopment of these brownfield sites will also reduce uncontrolled and potentially contaminated stormwater runoff, providing water quality benefits to the Mississippi River, Forest Lake, and other downstream resources. Planned reuse strategies will integrate opportunities for sustainable energy applications, enhanced stormwater management, green infrastructure, and low impact construction practices. No new infrastructure or major upgrades are anticipated to support redevelopment.

**2. COMMUNITY NEED & COMMUNITY ENGAGEMENT: Community Need: 2.a. The Community’s Need for Funding:** Assessment grant funding is needed to provide the WCCDA and non-lead coalition members with financial and technical resources necessary to continue advancing the revitalization of priority sites. With a rapidly growing population, the County, and the non-lead coalition members face increasing demands on infrastructure, public safety and human services budgets that make it challenging to deal with the demands of brownfields sites. **Population growth in all 4 Target Areas is more than 3 times the national rate.** Redevelopment of the priority sites will benefit many of the County’s residents facing economic hardship.<sup>15</sup> The lack of a high school diploma is higher than average in all 4 Target Areas, and **nearly 7 times higher in the Bayport Target Area than the County.** This contributes to lower per capita incomes with the **Bayport Target Area earning \$14,372 less than the U.S. average.**<sup>16</sup> These educational and income disparities limit Target Area residents’ access to good paying jobs, contributing to higher **unemployment rate, which in Newport and Forest Lake is more than double that of the County.**<sup>17</sup>

**Table 1: Community Need Data**

	Bayport CT 27163070801/27163070704*	Newport CT 27163071003	Cottage Grove CT 27163071208	Forest Lake CT 27163070103	County	MN	U.S.
Change in Pop. From '14-'18 & '19-'23	8.7%	27.2%	21.2%	11.6%	7.5%	3.4%	2.9%
Population Over 65	10.0%	18.3%	13.1%	14.4%	16.2%	16.8%	16.8%
Disabled	5.4%	17.5%	9.4%	17.6%	9.6%	11.4%	13.0%
Poverty Rate	3.9%	10.6%	3.1%	14.5%	5.0%	9.2%	12.4%
Per Capita Income	\$28,917.00	\$39,124.00	\$40,965.00	\$35,134.00	\$56,650.00	\$46,957.00	\$43,289.00
Unemployment	2.4%	5.6%	4.5%	1.4%	3.3%	3.9%	5.2%

<sup>15</sup> [www.policymap.com](http://www.policymap.com)  
<sup>16</sup> [www.policymap.com](http://www.policymap.com)  
<sup>17</sup> [www.policymap.com](http://www.policymap.com)

	Bayport	Newport	Cottage Grove	Forest Lake	County	MN	U.S.
	CT 27163070801/27163070704*	CT 27163071003	CT 27163071208	CT 27163070103			
Some High School/Not Graduated	<b>14.1%</b>	<b>7.3%</b>	<b>4.5%</b>	<b>8.4%</b>	2.3%	3.5%	5.9%

Note: All data was downloaded from [www.policymap.com](http://www.policymap.com) on 1/18/2026 and are from the U.S. Census Bureau 2019-2023 ACS. **Red** = data higher/lower % per capita than the County; **Highlights** = data higher/lower than MN; **Bold Font** = data higher/lower % per capita than U.S. \*Bayport data is an average calculation of the 2 CTs.

**2.b. Health or Welfare of Sensitive Populations:** The health and welfare of sensitive populations in the Target Areas are disproportionately affected, as reflected in the demographic data shown below:

	Bayport	Newport	Cottage Grove	Forest Lake	County	MN	U.S.
	CT 27163070801/27163070704*	CT 27163071003	CT 27163071208	CT 27163070103			
Housing Built Before 1980	<b>80.4%</b>	<b>61.7%</b>	<b>94.4%</b>	38.5%	43.4%	<b>52.6%</b>	50.5%
Disabled Unemployed	9.2%	<b>36.6%</b>	15.7%	<b>45.8%</b>	19.4%	<b>24.5%</b>	24.0%
Disabled Poverty	17.6%	<b>39.8%</b>	<b>28.6%</b>	<b>40.8%</b>	<b>26.9%</b>	<b>23.9%</b>	21.4%
Percent Change in Disabled Poverty Between 2014-2018 and 2019-2023.	35.1%	<b>94.7%</b>	21.7%	<b>225.0%</b>	44.7%	N/A	N/A
Poverty Under 5	0.0%	0.0%	5.7%	<b>28.5%</b>	6.1%	11.0%	17.6%
Poverty Over 65	<b>8.3%</b>	<b>18.5%</b>	4.5%	<b>19.8%</b>	6.4%	8.4%	10.4%

Note: All data was downloaded from [www.policymap.com](http://www.policymap.com) on 1/18/2026 and are from the U.S. Census Bureau 2019-2023 American Community Survey (ACS). **Red** = data higher/lower % per capita than the County; **Highlights** = data higher/lower than MN; **Bold Font** = data higher/lower % per capita than U.S. \*Bayport data is an average calculation of the 2 CTs.

Many of the County’s most sensitive populations reside in the Target Areas. **The Newport Target Area, in particular, has seen a sharp rise in its disabled population with an increase of 85.7% between 2014-2018 and 2019-2023.**<sup>18</sup> With the high proportions of this sensitive population experiencing unemployment and/or poverty in the Newport and Forest Lake Target Areas further compounding vulnerability. **The number of residents with disabilities living in poverty have increased by 225% in the Forest Lake Target Area and 94.7% in Newport Target Area over the same period.**<sup>19</sup>

Young children under 5 and seniors over 65 also face elevated health and welfare risks. In the Cottage Grove Target Area, 5.7% of children under 5 live in poverty, reflecting a **127.3% increase between 2014-2018 and 2019-2023.**<sup>20</sup> **The County has seen an 81.6% increase between 2014-2018 and 2019-2023 of those over 65 in poverty with the Newport Target Area seeing a 403.3% increase in these years.**<sup>21</sup> Because an average of 68.8% of housing was built before 1980 in the Target Areas, many of the County’s most sensitive populations are at higher risk of exposure to LPB and ACM.<sup>22</sup>

These combined conditions indicate greater susceptibility to environmental health threats, including exposure to contaminated soil, groundwater, deteriorated structures, and nearby industrial sources. By assessing and planning for the cleanup at these priority sites, the Coalition will directly address threats that contribute to chronic disease, unsafe housing, and elevated health vulnerabilities. Reuse of the sites will further support healthier living environments and improved economic stability breaking the cycle of environmental and health inequities that have persisted for decades. Together, these efforts will protect the region’s most sensitive populations while advancing a safer, healthier, vibrant future for all residents.

**2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Historical industrial activities driven by the County’s location along 2 rivers, rail lines, and major transportation corridors, have left lasting environmental and social impacts in the Target Areas. These legacy conditions are reflected in public health indicators. As shown below, The County experiences higher cancer rates than MN and the U.S.

**Table 2: Cancer Data**

Cancer incidence rate per 100,000	County	MN	U.S.
Prostate	<b>138.2</b>	120.3	119.1
Female Breast Cancer	<b>162.5</b>	141.8	132.9
Bladder	<b>20.3</b>	21	18.8
Lung and Bronchus	48.5	53.8	52.5
All Cancer	<b>516.1</b>	<b>486.8</b>	444.4

Note: All data was downloaded from [www.policymap.com](http://www.policymap.com) on 1/17/26.

**Red Font** = data higher than MN; **Bold** = data higher than U.S. Data is unavailable at the census tract and city level.

<sup>18</sup> [www.policymap.com](http://www.policymap.com)  
<sup>19</sup> [www.policymap.com](http://www.policymap.com)  
<sup>20</sup> [www.policymap.com](http://www.policymap.com)  
<sup>21</sup> [www.policymap.com](http://www.policymap.com)  
<sup>22</sup> [www.policymap.com](http://www.policymap.com)

The County has higher-than-average incidences of prostate, female breast and bladder cancer compared to the U.S. These cancers have been historically linked to chronic exposure to a variety of contaminants, historically used in industrial operations, including heavy metals (prostate, breast, and bladder cancers), VOCs and SVOCs (bladder cancer), and petroleum components (bladder cancer).<sup>23</sup> According to the Minnesota Department of Health, **lung cancer is the second most common cancer and the leading cause of cancer deaths in the state.**<sup>24</sup> With an average of 68.8% of homes in the Target Areas built prior to 1980, ACM exposure (lung cancer) and LBP exposure (lung and bladder cancers) is high.<sup>25</sup>

Exposure to airborne particulates, such as wind-blown contaminated soils and building materials with asbestos, as suspected to be present on the priority sites, may contribute to and/or complicate asthma and other respiratory diseases. From 2019-2021 **Washington County saw 1,196 asthma related emergency room visits.**<sup>26</sup>

Nearly **1 in every 33 babies are born with a birth defect in MN** including heart defects, cleft lip and cleft palate, and spina bifida, contributing to **1 in 4 infant deaths.**<sup>27</sup> Contaminants such as perfluorinated compounds (PFAS/PFCs), PAHs, and pesticides are leading environmental concerns contributing to these outcomes.

In a 2022 County Health Impact Study, **21% of residents stated that their health had worsened in the last year.**<sup>28</sup> Potential ingestion, inhalation, and dermal contact with contaminated air, soil, and building products poses public health risks. Assessment, cleanup planning, and redevelopment of the Priority Sites and other nearby sites will directly address these concerns by reducing exposure pathways, and transforming contaminated properties into safe, productive, community assets.

**2.d. Economically Impoverished/Disproportionately Impacted Populations:** Populations within all 4 Target Areas experience elevated levels of economic hardship and disproportionate environmental burdens resulting from long-standing industrial and transportation-related operations. Per capita incomes in the 4 Target Areas are less than the County, state and U.S. per capita income with the Bayport Target Area per capita income \$14,372 lower than the U.S., which are contributing to economically impoverished households being disproportionately impacted. These communities also have high concentrations of aging housing—up to 94.4% built before 1980, increasing risks of exposure to LBP, ACM, and deteriorated structures. **Additionally, the 4 Target Areas contain 1,560 identified sites** in the *MPCA's What's in My Neighborhood* database, indicating dense clusters of past or ongoing environmental concerns and industrial uses that disproportionately impact residents.<sup>29</sup> These conditions heighten exposure risks related to contaminated soil, groundwater, and vapor intrusion, particularly for low-income households, children, seniors, and disabled residents who face higher poverty and unemployment rates.

This grant will directly address these disparities by identifying and characterizing contamination at priority sites, reducing environmental uncertainties, and advancing cleanup planning in areas where residents face the greatest impacts. Reuse of the priority sites will stimulate job creation, expand access to affordable housing, and improve neighborhood conditions, providing long-term economic and health benefits for economically impoverished and disproportionately impacted populations throughout the Target Areas.

**Community Engagement: 2.e. Project Involvement: 2.f. Project Roles:** WCCDA formed a BAC under the FY21 grant and will continue the BAC with representation from the non-lead coalition members and organizations/entities/groups. The BAC will be actively engaged throughout the project and have input on key decisions including site prioritization, assessment activities, and site reuse planning. WCCDA will convene the BAC on a quarterly basis with in-person and virtual options as well as providing a Quarterly Project Update via email for those unable to attend.

<sup>23</sup> [Chemical and Environmental Exposures | Cancer Trends Progress Report](#)

<sup>24</sup> [Cancer in Minnesota - MN Dept. of Health](#)

<sup>25</sup> [www.policymap.com](http://www.policymap.com)

<sup>26</sup> <https://www.policymap.com/>

<sup>27</sup> [Reports for Minnesota | PeriStats | March of Dimes](#)

<sup>28</sup> [Health Status & Health Care Access in Washington County](#)

<sup>29</sup> [What's in my neighborhood](#)

**Table 3: List of Organizations/Entities/Groups & Roles**

Name	Entity's Mission	Point of Contact	Specific Involvement
City of Forest Lake	As good as it sounds.	Abbi Wittman <a href="mailto:abbi.wittman@ci.forest-lake.mn.us">abbi.wittman@ci.forest-lake.mn.us</a>	Non-lead coalition members - inform all phases of the project.
City of Cottage Grove	Where pride and prosperity meet.	Nate Carlson <a href="mailto:ncarlson@cottagegrovemn.gov">ncarlson@cottagegrovemn.gov</a>	Assist with site selection and advise on reuse of sites, connect potential employers with priority sites, engage City staff, provide financial incentives for projects.
City of Newport	A river community with small-town charm making it a desirable place to live and work.	Joe Hatch <a href="mailto:jhatch@newportmn.gov">jhatch@newportmn.gov</a>	Assist with site prioritization and enhancing community involvement with the project.
City of Bayport	A historic city on the St. Croix River.	Matt Kline <a href="mailto:mkline@ci.bayport.mn.us">mkline@ci.bayport.mn.us</a>	Assist with site prioritization; provide any needed documentation for site eligibility.
Washington County	Rooted in Connection, Growing with Direction.	Stephanie Souter <a href="mailto:stephanie.souter@washingtoncountymn.gov">stephanie.souter@washingtoncountymn.gov</a>	Assist with site prioritization and disseminating project information.
Habitat for Humanity of Minnesota	Dedicated to building a world where everyone has a safe, stable, and affordable place to call home.	Emily Kirkevold <a href="mailto:emily.kirkevold@tchabitat.org">emily.kirkevold@tchabitat.org</a>	Disseminate project information and engage constituents in planning and community engagement.
Two Rivers Community Land Trust	To provide affordable housing for low- and moderate- households.	Jamar Smith <a href="mailto:jamar@tworiversclt.org">jamar@tworiversclt.org</a>	

**2.g. Incorporating Community Input:**

WCCDA recognizes that meaningful community engagement is essential to project success and applies communication strategies designed to meet residents where they are. Through traditional, targeted, innovative, and online outreach methods, WCCDA has provided accessible opportunities for stakeholders to learn about brownfield activities and offer input that directly informs site selection, cleanup planning, and reuse strategies under the FY21 grant and will continue to do so under this funding.

Working with the BAC and QEP, WCCDA will address barriers such as transportation, digital access, and language limitations, to ensure participation, particularly among historically underrepresented populations. WCCDA will document and summarize community input, clearly communicate how that input influences project decisions, and maintain a transparent feedback loop that strengthens trust and demonstrates meaningful consideration and incorporation of community perspectives throughout the grant period.

**Traditional** – Including public meetings, done virtually or in-person meetings; press releases, fact sheets, and needed forms. **Targeted** – 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** – These are 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 encourage interactions in the Target Areas and can capture full-time, busy parents, and business owners. **Virtual/Social Media** – Internet-based outreach can 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 the project including narrative, interactive and static maps, survey questions, videos, infographics, and more.

**3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS: Description of Tasks/Activities & Outputs:** 3.a.-d. Project Implementation; Anticipated Project Schedule; Task/Activity Lead; and Outputs: Project Implementation, Anticipated Project Schedule, Task/Activity Lead, and Outputs: WCCDA is requesting \$1,500,000 of EPA Coalition Assessment funding to assess and plan for the cleanup/reuse of the Target Areas and priority sites. The scope has been organized into 4 categories described below.

**Task 1: Cooperative Agreement (CA) Management, Reporting, & Other Eligible Activities**

**a. Implementation:** WCCDA will manage all aspects of the project, including coordination with the EPA and QEP. Reporting will include Quarterly Progress Reports (QPRs); ACRES Updates; Annual/Final Federal Financial Reports (FFRs); and a Final Performance Report documenting accomplishments, outputs, outcomes, and success stories. WCCDA has procured a QEP in accordance with (2) CFR Part 200 requirements and will oversee the QEP and other contractors. 2 WCCDA staff will also attend state/regional workshops/conference(s) and/or 2 National Brownfield Conferences. Any proposed changes to the Task 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. WCCDA intends to attend the 2027 National Brownfield Conference in Salt Lake City, UT as well as other local/state/regional workshop/conference(s) and another National Brownfield Conference(s).

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

**d. Outputs:** 16 QPRs; 1 Final Performance Report; ACRES Updates (ongoing upon completion of outputs); and 2 WCCDA staff to attend local, regional, state, and/or 2 EPA National Brownfield Conferences.

**Task 2: Brownfield Inventory and Site Prioritization/Selection**

**a. Implementation:** WCCDA will work with the QEP, non-lead coalition members, and the BAC to continue the development of the site inventory and to 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 WCCDA and non-lead coalition members with each site catalogued using the parcel tax ID numbers. WCCDA will acquire historical fire insurance maps (FIM) and georeferenced 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, 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. As part of the site selection process, WCCDA will survey the BAC, local developers, real estate brokers, and other stakeholders for information on potential sites, conduct desktop studies and windshield surveys to verify existing site conditions.

**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:** WCCDA, QEP, non-lead coalition members, and BAC will continue developing a brownfield inventory including prioritization and selection of sites for ESAs and planning.

**d. Outputs:** Inventory – GIS files and FIM Georeferenced

**Task 3: Phase I & II ESAs, Regulated Building Material (RBM) Surveys, Section 106 Review & Response Action Plans (RAPs)/Analysis of Brownfield Cleanup Alternatives (ABCAs)**

**a. Project Implementation:** Under the direction of WCCDA, the QEP will complete Eligibility Determination (ED) request forms to be submitted 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 WCCDA by the QEP. Reports will also be linked to WCCDA's GIS database. The QEP under the direction of WCCDA will perform Phase II ESAs, RBM surveys, 1 Section 106 Review (Minnesota Correctional Facility-Stillwater), and/or RAPs and ABCAs on priority sites that meet eligibility requirements. 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.

**b. Schedule:** Task 3 activities will be completed throughout the life of the grant. EPA/MPCA PEDs, Site Access Agreements, conduct Phase I ESAs: Q1 '27–Q3 '30. Preparation and submittal of QAPP: Q4 '26; ACM/hazardous building material surveys: Q1 '27–Q3 '30; Conduct Phase II ESAs: Q1 '27–Q3 '30; Section 106 Review (Minnesota Correctional Facility-Stillwater): Q4 '27; Prepare RAPs & ABCAs: Q3 '27-Q3 '30.

**c. Lead:** Under the direction of WCCDA, the QEP will complete Phase I & II ESA activities and reporting, supplemental assessment activities, RBM surveys, Section 106 Review (Minnesota Correctional Facility-Stillwater) and/or RAPs/ABCAs that meet the eligibility requirements.

**d. Outputs:** 1 QAPP & 3 Annual Updates; 15 PEDs, 15 Phase I ESAs, 9 HASPs/SAPs; 12 RBM surveys; 12 Phase II ESAs; 7 RAPs; 6 ABCAs; 1 Section 106 Review (Minnesota Correctional Facility-Stillwater.)

**Task 4: Reuse Planning and Community Outreach\***

**a. Project Implementation:** WCCDA, with QEP support, will implement comprehensive community outreach using traditional, targeted, innovative, and virtual engagement methods. This will include meetings, forums, outreach with non-lead coalition members and stakeholders, and the development/distribution of informational materials. WCCDA and the QEP will meet with local representatives and host public meetings for property owners interested in participating in the project. The outreach approach will ensure that residents and stakeholders have meaningful opportunities to engage in decision-making throughout the process. Community involvement for individual sites will be tailored and conducted

as-needed. The BAC will meet once per quarter for 16 quarters. 4 reuse/area-wide planning studies will be completed within the Target Areas with the potential for substantial redevelopment. These plans include existing conditions review; market study; community engagement (2 in-person visioning workshops); 2 preliminary concept designs; final concept design and perspective illustrative renderings; and resource roadmap. 1 site-specific reuse plan (Minnesota Correctional Facility-Stillwater) which includes existing conditions review; market study; community engagement (1 in-person visioning workshop); a preliminary concept design; final concept design and perspective illustrative renderings; and resource roadmap.

**b. Schedule:** Task 4 will be ongoing throughout the duration of the grant implementation. Outreach communications: Q4 '26-Q4 '30; Outreach meetings as needed; BAC meetings 1 per quarter for 16 quarters; and reuse area-wide (4) & site-specific (1) planning studies: Q1 '27-Q3 '30.

**c. Lead:** The QEP will lead the technical elements under the direction of WCCDA with support from non-lead coalition members and BAC.

**d. Outputs:** 1 Community Involvement Plan; outreach meetings including 16 quarterly BAC meetings; outreach documentation & supplies; online communications; 4 reuse/area-wide planning studies; 1 site-specific reuse plan (Minnesota Correctional Facility-Stillwater).

**3.e. Cost Estimates:** With high poverty rates, aging population, vacant businesses, and economic challenges, the WCCDA will leverage this funding with proven strategies to engage communities in a dynamic process to revitalize priority sites that will provide sustainable community revitalization. The table below provides a breakdown of estimated costs by task. **WCCDA and the non-lead coalition members will contribute their own resources to support the activities described herein.**

**Table 4 - Budget for Grant Funded Activities**

Budget Categories	Task 1	Task 2	Task 3*	Task 4**	Total
	Brownfield Inventory & Site Prioritization/Selection	Brownfield Inventory & Site Prioritization/Selection	Phase I & II ESAs; RAPs; & RBM Surveys	Reuse Planning & Community Outreach	
Travel <sup>1</sup>	\$12,000	\$0	\$0	\$0	\$12,000
Supplies	\$0	\$0	\$0	\$1,000	\$1,000
Contractual	\$30,000	\$81,000	\$905,000	\$468,000	\$1,484,000
Other	\$3,000	\$0	\$0	\$0	\$3,000
<b>Direct Costs</b>	<b>\$45,000</b>	<b>\$81,000</b>	<b>\$905,000</b>	<b>\$469,000</b>	<b>\$1,500,000</b>
<b>Total Budget</b>	<b>\$45,000</b>	<b>\$81,000</b>	<b>\$905,000</b>	<b>\$469,000</b>	<b>\$1,500,000</b>

<sup>1</sup> Travel to brownfields-related training conferences is an acceptable use of these grant funds and costs are approximate and may be subject to change based on inflation rates and location. \* 60.3% of funding is allocated to site-specific assessment work. \*\* 30% of funding is allocated to reuse/area-wide planning & site-specific planning.

The following table provides a summary of the estimated costs for project outputs by task and budget category.

**Table 5 - Summary of Task Cost Development and Application of Funding**

<p><b>Task 1: Cooperative Agreement (CA) Management, Reporting, &amp; Other Eligible Activities: Total Budget = \$45,000</b></p> <p><b>Cost Basis and Assumptions:</b> Contractual Costs of \$30,000 is budgeted for the QEP at an estimated \$150/hr. This includes budget for grant implementation meetings (48 x \$150 x 2 staff = \$14,400); quarterly reporting (16 x \$300 each = \$4,800), 1 Final Closeout Report (\$4,800); and ACRES reporting (40 hrs. x \$150/hr. = \$6,000). Travel Costs<sup>1</sup> of \$12,000 (\$7,000 for airfare and transportation, \$3,000 (\$200 x 15 nights) for hotel accommodations, \$2,000 for meal expenses (\$50 per meal x 40 meals) are budgeted for expenses for 2 WCCDA staff members to attend local, regional, and/or state, conferences and/or 2 EPA National Brownfield Conference(s). Other Costs<sup>1</sup> of \$3,000 is budgeted for 2 WCCDA staff registration costs for conferences (\$350 x 2 WCCDA staff x 2 National Brownfield Conferences = \$1,400 and \$1,600 for registrations for local, regional, and/or state conferences).</p>
<p><b>Task 2: Brownfield Inventory and Site Prioritization/Selection: Total Budget = \$81,000</b></p> <p><b>Cost Basis and Assumptions:</b> Contractual Costs of \$81,000 is budgeted for the QEP to continue updating the brownfield inventory. This includes records research (100 hrs.), interviews with residents (40 hrs.), presentations/meetings (60 hrs.) This includes records research, GIS data entry and mapping (100 hours), windshield survey (40 hours), interviews with community members (40 hours), &amp; presentations/meetings(60 hours) (340 hrs. x \$150/hr. = \$51,000) and \$30,000 for georeferencing FIMs, City Directories, and web map preparation.</p>
<p><b>Task 3: Phase I &amp; II ESAs; RAPs, &amp; RBM Surveys*: Total Budget = \$905,000</b></p> <p><b>Cost Basis and Assumptions:</b> Contractual Costs \$905,000 budgeted for the QEP to complete a QAPP (\$10,000); 3 Annual QAPP Updates (\$2,500 each x 3 = \$7,500); 15 PEDs (\$750 each x 15 = \$11,250); 15 Phase I ESAs (\$6,500 each x 15 = \$97,500); 12 HASP/SAPs (\$4,500 each x 12 = \$54,000); 12 Phase II ESAs (\$45,000 each x 12 = \$540,000); 12 RBM surveys (\$7,500 each x 12 = \$90,000); 7 RAPs (\$5,000 each x 7 = \$35,000); 6 ABCAs (\$5,000 each x 6 = \$30,000); 1 Section 106 Review (Minnesota Correctional Facility-Stillwater [\$29,750]).</p>
<p><b>Task 4: Reuse Planning Studies and Community Outreach **: Total Budget = \$469,000</b></p> <p><b>Cost Basis and Assumptions:</b> Contractual Costs of \$468,000 is budgeted for the QEP to complete: 4 Reuse/Area-Wide Plans including: existing conditions reviews; market study; community engagement with 2 in person visioning workshops; preliminary concept designs; final concept design and perspective illustrative renderings; and resource roadmap (\$90,000 x 4 = \$360,000); 1 Site-Specific Reuse Plan (Minnesota Correctional Facility-Stillwater) existing conditions review; market study; community engagement with 1 in person visioning workshops; preliminary concept design;</p>

final concept design and perspective illustrative rendering; and resource roadmap (\$90,000); \$18,000 for Community Outreach activities including: \$3,000 for Community Involvement Plan; \$4,500 for Outreach Documents (30 hrs. x \$150/hr. = \$4,500); \$3,000 for Online Communications (20 hrs. x \$150/hr. = \$3,000); \$7,500 for Outreach Meetings including 16 quarterly BAC meetings (50 hrs. x \$150/hr. = \$7,500). Supply Costs of \$1,000 includes \$800 for boards needed at community outreach events and \$200 for printing brochures/handouts.

<sup>1</sup> Travel to brownfields-related training conferences is an acceptable use of these grant funds and costs are approximate and may be subject to change based on inflation rates and location. \* 60.3% of funding is allocated to site-specific assessment work. \*\* 30% of funding is allocated to reuse/area-wide planning & site-specific planning.

**3.f. Plan to Measure and Evaluate Environmental Progress and Results:** Progress in completing the anticipated **outputs** will be tracked and reported by WCCDA with support from the QEP to EPA through ACRES and quarterly reporting: (1) number of potential brownfield sites prioritized, (2) number of Phase I ESAs performed, (3) number of Phase II ESAs performed, (4) number of environmental site investigations performed, (5) number of sites for which remedial planning is performed, (6) number of BAC meetings held and who attended (7) number of community engagement meetings held along with number of persons attending. Sites assessed will be linked to parcel identification numbers, to allow for better tracking and documentation using GIS.

CDA with support from the QEP will track and document the following **outcomes** on a quarterly basis for brownfield sites on which assessment funding is utilized: (1) number of sites assessed, (2) number of sites for which off-site risks have been identified, (3) number of sites for which property title transfers are facilitated, (4) number of sites and acres of land set for redevelopment, (5) acres of parks or greenspace created, (6) amount of private investment leveraged for reuse projects, (7) amount of other funding leveraged for reuse projects, (8) number of jobs created or retained associated with reuse projects, (9) increased property and sales tax revenue generated, (10) increased property values, (11) increased low/subsidized housing created, and (12) increased market rate housing created.

**4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE: Programmatic Capability: 4.a. – 4.c. Organizational Capacity/Structure and Description of Key Staff:** In 1974, the MN Legislature passed enabling legislation to authorize creation of a housing and redevelopment authority (HRA) in the County. The Washington County Board of Commissioners (County Board) adopted the required resolution in 1981 establishing the need for an HRA. Over the next several decades, HRA programs included operation of affordable housing, overseeing housing rehabilitation projects, redevelopment projects, and rental and home ownership assistance programs. Communities in the county requested that the County take a proactive role in economic development. The County Board determined this was warranted and that the HRA was the appropriate agency to conduct county economic development. The County Board authorized the HRA to draft an amendment to its 1974 enabling law to facilitate/coordinate economic development activities under specific provisions of Minnesota Statute Chapter 469. The legislation also renamed the HRA, the WCCDA. The WCCDA's enabling law/amendments as well as the HRA's 1981 Organization Transcript are provided in Attachment A. The WCCDA has a 7-member Board of Commissioners with 38 housing and rent specialists, community development managers, and home and business support staff. **The federal and state funding that the WCCDA received represents approximately 50% of all WCCDA funds during the fiscal year ending December 31, 2024.** WCCDA completes an Annual Comprehensive Financial Report at the end of each calendar year which presents a comprehensive summary of significant financial data to meet the needs of citizens, taxpayers, employees, financial institutions, intergovernmental agencies, creditors, partners and the WCCDA Board of Commissioners. The financial statements are audited by an outside licensed certified public accounting firm, to provide assurances that the materials are free of misstatements.

The WCCDA will oversee the project to ensure timely completion of key milestones. Brief descriptions of key staff include **Project Director: Chris Eng, Economic Development Director:** Mr. Eng has more than 26 years of community development and planning experience including numerous reuse projects. While serving as the Executive Director of the Duluth, MN Economic Development Authority (EDA), Chris handled financing and project management for the new Maurice's corporate headquarters a \$70 million project that is the largest commercial development project in the history of downtown Duluth. During his time as the Executive Director of the Duluth EDA, he was responsible for administering EPA brownfield grants. He currently oversees economic development activities and works closely with all the communities within the County with economic development initiatives. **Assistant Project Director:** Angela Shuppert, Community Development Division Manager, manages the County's HUD CDBG and HOME programs and is the primary administrator for HUD's Integrated Disbursement and Information System. Her responsibilities include compliance with all applicable federal regulations and requirements, including program eligibility, underwriting, subsidy layering, labor

standards, procurement, and environmental reviews. Mr. Eng and Ms. Shuppert serve in these same capacities for the WCCDA's FY21 Coalition Assessment grant. Mr. Eng and Ms. Shuppert are supported by the WCCDA's Finance Department and Finance Director Aaron Christianson who handles financial reporting, risk management, and related activities.

If Mr. Eng can no longer fill his duties as Project Director, Ms. Shuppert, Assistant Project Director and WCCDA staff will ensure the project continues. WCCDA will work closely with the BAC, County, cities, and non-profits to ensure that outputs and outcomes from this grant align with the plans and visions for the County.

#### **4.d. Acquiring Additional Resources:**

WCCDA follows a formal, federally compliant procurement system for all professional services acquired under this grant. Procurement procedures adhere to **2 CFR 200.317–200.326**, including public solicitation, evaluation based on technical qualifications, adherence to competitive thresholds, and documentation of bids, scoring, and selection. All procurements use written scopes of work, clear evaluation criteria, and conflict-of-interest safeguards to ensure transparency and objectivity. WCCDA maintains documentation for all procurements consistent with **2 CFR 200.334** (record retention) and ensures that pricing, qualifications, and past performance are evaluated before award. This system ensures that all additional expertise can be obtained in a timely, compliant, and transparent manner to support successful implementation of the project.

#### **Past Performance & Accomplishments: 4.e. Currently Has or Previously Received an EPA Brownfields Grant:**

##### **4.e.(1) Accomplishments: 4.e.(2) Compliance with Grant Requirements:**

##### ***FY2021 EPA Brownfield Coalition Grant for Petroleum & Hazardous Substances: BF-00E03043-2***

**1. Accomplishments:** The following outputs and outcomes have been completed at the time of this grant application: QAPP and Annual QAPP updates approved; 16 Eligibility Determinations approved by EPA; 6 Eligibility Determination approved by MPCA; 18 Phase I ESAs completed; 12 Site-Specific SAPs submitted & approved; 11 Phase II ESAs completed; 1 Section 106 Review; 3 RAPs; Successful BAC and stakeholder meetings have been held. The following outputs and outcomes are pending at the time of this grant application: 1 Eligibility Determination pending approval; 1 Phase I ESA pending Eligibility Determination approval; 2 ACM Surveys; 2 Vapor Sampling & Reports.

**\$84,721.98 was spent at the Red Rock Square Development in Newport** to complete: 2 Phase I ESAs; 1 HASPs/Site-Specific SAPs; 1 Phase II ESA; 2 RAPs; 1 Archaeology Study; 1 Reliance Letter. One of the finished projects, Red Rock Square 2, a 51-unit affordable workforce housing complex, was completed in October 2024 and had a total development cost of \$17.4 million.

The former Knauff Salvage site in Newport, now Keller Fence has brought 30 new jobs to Newport. \$47,307.03 was used to complete a Phase I ESA, Site-Specific SAP, Phase II ESA, and RAP to assist with redevelopment of this project.

**Other sites have used the WCCDA's EPA grant funds** and have developments in progress but not completed including Ross Residence, Cottage Grove and Former Fire Station and Former Public Works Building, Lake Elmo.

**2. Compliance with Grant Requirements:** All quarterly performance reports, technical reporting and ACRES reporting have been completed and submitted on time. Due to the COVID-19 pandemic impacting the beginning years of this grant, the WCCDA was awarded extensions to fully spend all grant funds. 72.5% (\$435,234.95) of grant funds were drawn down by October 1, 2026, meeting the 70% draw down requirement. **91.1% of the \$600,000 grant has spent at the time of this grant submittal with \$53,350.86 remaining. ALL remaining grant funds have been allocated for the completion of 1 Eligibility Determination, 1 Phase I ESA, 2 ACM Surveys; 2 Vapor Sampling and Reports, and final reporting.**

# **Threshold Criteria**

# Threshold Criteria for Assessment Coalition Grants

## **1. APPLICANT ELIGIBILITY:**

### **Lead Coalition Member – Washington County Community Development Agency (WCCDA):**

The Washington County Community Development Agency (WCCDA) is a regional planning, community, and economic development organization that serves 32 communities in Washington County, located on the eastern edge of the seven-county metropolitan area of Minneapolis/St. Paul. The WCCDA assists communities and their members with accomplishing their goals. They have experts in community and economic development ready to lend a hand to cities and townships; counseling staff ready to help with homeownership needs; and they manage multiple housing programs, from affordable rentals to self-sufficiency initiatives.

In 1974, the Minnesota Legislature passed enabling legislation to authorize creation of a housing and redevelopment authority (HRA) in the County. The Washington County Board of Commissioners (County Board) adopted the required resolution in 1981 establishing the need for an HRA and appointed its original commissioners.

Documents of CDA's eligibility are provided in **Attachment A**.

### **Non-Lead Coalition Members:**

- City of Cottage Grove (Cottage Grove), Minnesota  
**(a) Applicant Type:** City Government  
**(b) Eligibility:** The City of Cottage Grove is a “general purpose unit of local government” as defined in 2 CFR § 200.64 and is therefore eligible to be a non-lead coalition member and an eligible entity for assessment funds.
- City of Newport (Newport), Minnesota  
**(a) Applicant Type:** City Government  
**(b) Eligibility:** The City of Newport is a “general purpose unit of local government” as defined in 2 CFR § 200.64 and is therefore eligible to be a non-lead coalition member and an eligible entity for assessment funds.
- City of Forest Lake (Forest Lake), Minnesota  
**(a) Applicant Type:** City Government  
**(b) Eligibility:** The City of Forest Lake is a “general purpose unit of local government” as defined in 2 CFR § 200.64 and is therefore eligible to be a non-lead coalition member and an eligible entity for assessment funds.

## **2. TARGET AREAS:**

### **Lead Coalition Member Target Area:**

- Bayport, Minnesota Census Tracts (CTs) 27163070801 and 27163070704 (WCCDA)

### **Non-Lead Coalition Member Target Areas:**

- Cottage Grove, Minnesota CT 27163071208 (Cottage Grove)
- Newport, Minnesota CT 27163071003 (Newport)
- Forest Lake, Minnesota CT 27163070103 (Forest Lake)

## **3. NON-LEAD MEMBER(S) THAT NEVER RECEIVED AN EPA MARC GRANT:**

City of Cottage Grove, Minnesota; City of Newport, Minnesota; and City of Forest Lake, Minnesota have not been recipients of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2015 or later.

## Threshold Criteria for Assessment Coalition Grants

### **4. LEGAL AUTHORITY TO EXPEND GRANT FUNDS ON BEHALF OF NON-LEAD COALITION MEMBERS :**

(a) WCCDA attests that it has legal authority to expend grant funds on behalf of non-lead members to conduct proposed grant activities.

(b) WCCDA geographic boundary encompasses the geographic boundaries of all non-lead coalition members.

### **5. COALITION AGREEMENT:**

Signed letters of agreement from each non-lead coalition member: City of Cottage Grove, Minnesota; City of Newport, Minnesota; and City of Forest Lake, Minnesota to WCCDA are provided in **Attachment B**

### **6. COMMUNITY INVOLVEMENT:**

WCCDA recognizes that meaningful community engagement is essential to project success and applies communication strategies designed to meet residents where they are. Through traditional, targeted, innovative, and online outreach methods, WCCDA has provided accessible opportunities for stakeholders to learn about brownfield activities and offer input that directly informs site selection, cleanup planning, and reuse strategies under the FY21 grant and will continue to do so under this funding.

Working with the BAC and QEP, WCCDA will address barriers such as transportation, digital access, and language limitations, to ensure participation, particularly among historically underrepresented populations. WCCDA will document and summarize community input, clearly communicate how that input influences project decisions, and maintain a transparent feedback loop that strengthens trust and demonstrates meaningful consideration and incorporation of community perspectives throughout the grant period.

**Traditional** – Including public meetings, done virtually or in-person meetings; press releases, fact sheets, and needed forms. **Targeted** – 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** – These are 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 encourage interactions in the Target Areas and can capture full-time, busy parents, and business owners. **Virtual/Social Media** – Internet-based outreach can 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 the project including narrative, interactive and static maps, survey questions, videos, infographics, and more.

### **7. EXPENDITURE OF EXISTING GRANT FUNDS:**

WCCDA currently has an open EPA Brownfields Assessment Grant, 72.5% (\$435,234.95) of grant funds were drawn down by October 1, 2026, meeting the 70% draw down requirement. 91.1% of the \$600,000 grant was spent at the time of this grant submittal with \$53,350.86 remaining. ALL remaining grant funds have been allocated for the completion of 1 Eligibility

## Threshold Criteria for Assessment Coalition Grants

Determination, 1 Phase I ESA, 2 ACM Surveys; 2 Vapor Sampling and Reports, and final reporting. A copy of WCCDA’s drawdown status is provided in **Attachment C**.

### **8. 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 of the City’s website on June 4, 2025 (<https://www.washingtoncountycda.org/>)
- The City posted the RFQP and related documents on June 10, 2025 to: [EDAM.org](http://EDAM.org), [mncounties.org](http://mncounties.org), and [lmc.org](http://lmc.org)
- 5 proposers responded to the RFQP on July 25, 2025.
- On July 28, 2025 respondents’ materials provided to Selection Committee for individual evaluation.
- The Selection Committee meets for evaluations, scoring and compilation; Finalists contacted to schedule interviews the week of August 4, 2025.
- The chosen QEP Firm, Stantec Consulting Services Inc. (Stantec) was announced on August 19, 2025.

Below is the timeline of the RFQP process as seen in the RFQP released on June 9, 2025.

#### RFQP TIMELINE SCHEDULE (dates/times subject to change)

Bid Release	June 4, 2025
Questions Due	July 18, 2025 (12:00pm CST)
Bids Due	July 25, 2025 (12:00pm CST)
Intent to Award	August 19, 2025

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#### Internal Timelines

Evaluation Commences	July 18, 2025
Award Recommendation	August 19, 2025

The RFQP, Stantec’s response, and the City and Stantec contract are available upon request by contacting Chris Eng ([ChrisE@washingtoncountycda.org](mailto:ChrisE@washingtoncountycda.org))

Subrecipients: Not applicable.