



## We need your brownfield sites

Dakota County has received U.S. EPA Brownfields assessment grants to conduct environmental site assessments on brownfield sites for facilitating redevelopment of those sites by limiting upfront costs for local governments or developers.

Please fill out a **Site Nomination Form** for up to three sites that meet the criteria listed below, where funding from U.S. EPA/Dakota County could potentially be of use. Return your forms to Cathy Udem at Dakota County by April 11, 2011. The purpose for this initial solicitation is to identify five or six sites with the highest potential for redevelopment. There will be more opportunities in the future to submit requests for additional sites.

Hazardous substances and/or petroleum have been used or stored at many commercial and nearly all industrial properties. Therefore, many properties can meet the U.S. EPA definition for a brownfield when they are being targeted for redevelopment. Similarly, nearly all buildings constructed prior to 1980 may have asbestos containing building materials, lead based paint, and/or other hazardous building materials, which can require inspection and sampling for these materials as part of any redevelopment.

Brownfield site classification criteria:

- The City is interested in acquiring a property for future City use or redevelopment but is short of funding to perform the necessary environmental due diligence activities.
- The City acquired a property that was partially investigated but would benefit from additional testing that would complete definition of the nature and extent of contamination, enable environmental cleanup cost to be estimated, and remove uncertainty that may be hampering development.
- There is a site that is of current or recent interest to a developer, for which the availability of funding for environmental assessment costs would enhance the likelihood of the developer moving forward with potential redevelopment.
- Sites that are abandoned and which are a significant blighting influence and/or a potential threat to public welfare and/or the environment.

### What is a brownfield?

- The U.S. Environmental Protection Agency defines a brownfield as *“real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”*

## Eligible Sites

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In order for the sites to be eligible for U.S. EPA funding, the sites must meet the U.S. EPA definition for a brownfield. Please note that U.S. EPA's definition is fairly broad and potentially includes almost any commercial or industrial site that is targeted for reuse or redevelopment. It is not necessary for the site to be contaminated, only for there to be a potential for contamination such that the site would likely require an assessment to be performed in order for the property to be acquired by a developer and/or to obtain financing for redevelopment. The sites may be vacant, abandoned, or simply underutilized. If contamination is known to be present, the funding cannot be used to relieve the "responsible party" of the costs for investigating something for which they have a legal obligation. However, in the case of a property transaction, Phase I and II environmental site assessments are generally not required as part of environmental response programs and costs for these activities may be eligible even if there is a financially "viable" responsible party that would be legally responsible for cleanup.

## Advisory Committee

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Depending on the success of this initial phase and brownfield site redevelopment, the County may convene an advisory committee to assist with ranking and prioritization of sites for the next phase. If you are interested in a position on an advisory panel or would like to recommend someone, please include this information on the attached Site Nomination Form.

## Identify and Assess Potential Brownfield Redevelopment Sites

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The County would like to assist as many local governments as possible and to focus on sites where the funding has the greatest potential to leverage existing infrastructure, future investment, and economic development. Please join the County in our effort to identify and assess potential brownfield redevelopment sites. If you have any questions please contact Cathy Udem at: [cathy.udem@co.dakota.mn.us](mailto:cathy.udem@co.dakota.mn.us) or 952-891-7532.

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Download the Site  
Nomination Form at  
[www.dakotacounty.us](http://www.dakotacounty.us),  
search "brownfields."

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Dakota County Water  
Resources Department  
14955 Galaxie Ave.,  
Apple Valley, MN 55124

952-891-7000

[www.dakotacounty.us](http://www.dakotacounty.us)

