CLOSEOUT OF ASSISTANCE (COA)
HENNEPIN COUNTY BROWNFIELDS GAP FINANCING
PARTICIPATION FORM

SECTION I. PROPERTY INFORMATION

Name of property/site: Bassett Creek Main Stem
Property address: See attached list of addresses, property owners and PINs
Property identification number(s): 28029242100024, 28029242100024, 21029244300034,
2102924430118, 2102924430096, 2102924430119, 2102924430079, 2802924210006,
2802924210005, 2002924430138, 2002924430129, 2002924430013
Current property owner: See attached list of addresses, property owners and PINs

Current condition: Vacant X Developed (describe below) X
The property includes reaches of Bassett Creek that are part of a planned creek erosion
repair project, extending from Cedar Lake Road to Dupont Avenue/2nd Avenue N and a
reach south of Glenwood Avenue N, adjacent to the historical Fruen Mill site. The
parcels adjacent to the creek include both vacant land and developed properties.
Developed parcels are occupied by the City of Minneapolis Impound Lot, Pioneer Paper
Industries, the former Fruen Mill and the Minneapolis Public School District
Transportation Center. Vacant parcels include city-owned land targeted for
redevelopment and park land.

Property history:
The properties have had multiple historical uses:
• The Irving Avenue Dump, where unpermitted dumping occurred
• A scrap metal processing industry
• A solvent distributor and recycler
• A coal yard
• Bulk asphalt storage
• Bulk petroleum storage
• Trucking company, junk dealer and recycling/salvage company
• Grain processing and mill operations

Known or suspected contamination sources/types:
Soil and groundwater contamination has resulted from the historical property uses noted
above. The following summary is not comprehensive, but provides an example of the
documented contamination at the properties. Additional information can be found here:
https://hennepinedat.barr.com/ and in the Phase I and Phase II reports for the project.

Unpermitted dumping, at the Irving Avenue Dump, of industrial waste, demolition debris,
building remnants from a chemical fire, and waste of unknown origin, as well as storage
of contaminated soil, equipment, auto parts and used batteries previously occurred at
the site, resulting in metals, PAH and VOC impacts to soil and groundwater. Solvent
releases resulted in chlorinated VOC impacts to soil and groundwater at the Chemical
Marketing site. Petroleum impacts have been documented at the Fruen Mill site as a
result of a leaking underground storage tank. The school district property has
documented fill soil containing ash and slag with metals, PAHs and other chemical
impacts. Multiple releases occurred at the former scrap metals processing site resulting
in petroleum, chlorinated VOC, metals, PAH, cyanide, and PCB contamination.
Planned use for the property? Is this consistent with your municipality’s comprehensive plan?
Yes, the City of Minneapolis and the Bassett Creek Watershed Management Commission plan to keep the current Bassett Creek alignment. The use of the creek repair project area (creek and banks) will remain unchanged and will not alter plans for properties adjacent to the creek.

Has environmental assessment previously been completed at this property? If so, please describe.
Yes, multiple previous investigations have been conducted, including a Phase II investigation in 2016. The Phase II investigation assessed potential environmental impacts in the soils along the creek that may need to be excavated or managed as part of the erosion repair and stabilization project. The investigation identified soils with concentrations of arsenic, lead, mercury, PAHs and tetrachloroethylene exceeding MPCA criteria for unregulated fill. Information from previous environmental assessments can be found here: https://hennepinedat.barr.com/ and in the Phase I and Phase II reports for the Bassett Creek Main Stem Erosion Repair project, submitted to Hennepin County.

Please state the activities for which you are requesting Brownfield Gap Financing assistance and the estimated cost. Preparation of a Response Action Plan to address the contaminated soils that will need to be managed as part of the creek erosion repair project. The estimated cost is $14,000.

Is the site enrolled in a MDA or MPCA program (AgVIC, VIC, LUST, Petroleum Brownfields)? YES X NO □ Name of program(s): VIC, #VP 33640

Has the property been identified as a state of federal Superfund site? YES □ NO X

Is the municipality/developer a responsible party for the known or suspected contamination at the property? YES □ NO X

Applicant: City of Minneapolis

Signature: ___________________________ Name: Elizabeth Stout Date: 6/7/16

Project contact person: Elizabeth Stout E-mail: elizabeth.stout@minneapolismn.gov
Phone: 612-673-5284 Fax: NA

Co-Applicant: Bassett Creek Watershed Management Commission

Signature: ___________________________ Name: Jim de Lambert Date: 6/3/16

Project contact person: Laura Jester E-mail: laura.jester@keystonewaters.com
Phone: (952) 270-1990 Fax: NA

To Be Completed By Hennepin County
CLOSEOUT OF ASSISTANCE (COA)
HENNEPIN COUNTY BROWNFIELDS GAP FINANCING
PARTICIPATION FORM

Approved for funding □  Denied □  Explanation:__________________________________________

__________________________________________

Signature:_____________________________ Date:_____________________________

John Evans, Chair, Hennepin County Brownfield Gap Financing Oversight Team
List of Property Owners, Parcel IDs and Addresses
Bassett Creek Main Stem

PID: 2002924430129
2700 2nd Ave N
Minneapolis, MN 55405
Owner: *Minneapolis Park and Recreation Board

PID: 2102924430118
105 Fremont Ave N
Minneapolis, MN 55405
Owner: City Of Minneapolis

PID: 2002924430138
303 Thomas Ave N
Minneapolis, MN 55405
Owner: AtGlenwood, LLC

PID: 2102924430119
1001 2nd Ave N
Minneapolis, MN 55405
Owner: Mpls Board Of Edu. Sp Dist 1

PID: 2002924430013
2603 2nd Ave N
Minneapolis, MN 55405
Owner: June Capital, LLC

PID: 2102924430096
1129 2nd Ave N
Minneapolis, MN 55405
Owner: City Of Minneapolis

PID: 2802924210024
10 Cedar Lake Rd N
Minneapolis, MN 55405
Owner: *Minneapolis Park and Recreation Board

PID: 2102924430079
180 Humboldt Ave N
Minneapolis, MN 55405
Owner: Michael S Minter Trustee

PID: 2802924210024
50 Dupont Ave N
Minneapolis, MN 55405
Owner: City Of Minneapolis

PID: 2802924210006
156 Irving Ave N
Minneapolis, MN 55405
Owner: Pioneer Industries Inc

PID: 2102924430034
101 Fremont Ave N
Owner: City Of Minneapolis

PID: 2802924210005
155 Irving Ave N
Owner: Richard O Hanousek

Source:
https://gis.hennepin.us/property/map/
5/25/2016
*"City Of Mpls Park Board" named on county website
### Project Name: Bassett Creek Main Stem Stabilization

**Client Name:** Hennepin County  
**Date:** 06/06/2016  
**Approved by:** JLB3

#### Name (Last, First)

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#### Response Action Plan

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#### Assumptions:

- Costs include preparation of a RAP, addressing stakeholder comments (BCWMC, City of Minneapolis, County and/or property owners), addressing MPCA comments.
- Assumes environmental response actions developed for up to six sites, as identified in the Feasibility Study for the Bassett Creek Main Stem Erosion Repair Project.
- A construction contingency plan will be included as an attachment to the RAP to address unexpected environmental conditions.
- Project coordination and administrative costs assume the RAP will be submitted to the MPCA by September 16, 2016.
- MPCA fees are included in Addressing MPCA Comments and assume 8 hours of MPCA time at $125/hour.