



HYDRE DEVELOPMENT

Nov. 2014

MGWA Fall Conference – Superfund Success
Stories



Track Record

- 19 years of experience
- Over 2 million sf of new development
- 4 NPL sites
- 2,000 new jobs
- \$125 million in new development
- \$50 million in Grants/TIF for cleanup



Superfund Site Redevelopment History



Former Joslyn Wood Treating Site



Former Joslyn Site in Operation



Joslyn Site After RP's Cleanup





Existing Conditions Former Joslyn Wood Treating Site

Remediated to ROD standards of mid
1980's yet :

- Site remains on state, federal Superfund List
- “New” Cleanup standards for soil
- Groundwater treatment system in place, operates for ?? years.
- Buried debris with impacted soils
- Uncompacted soils unsuitable for new construction

The Spoon Test



Redevelopment Plan



Joslyn Site – Soil Cleanup



Joslyn Site – Soil Cleanup



Joslyn Site – Groundwater System



Joslyn Site – Pond Liner



Joslyn Site – Vent System



Joslyn Site – Vent System





Joslyn Site After - Twin Lakes Business Park I





Joslyn Site After - Twin Lakes Business Park II





Joslyn Site After - Twin Lakes Business Park III





Joslyn Site After - Twin Lakes Business Park IV





Redevelopment Results – Joslyn Site

Building Stats:

- ▣ 40 Acres
- ▣ 500,000 sq. ft.
- ▣ Bulk WH & O/W

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Estate

▣ Before

- ▣ Jobs – 0
- ▣ Tax Base - \$0

▣ After

- ▣ Jobs – 550
- ▣ Tax Base – \$45,000,000



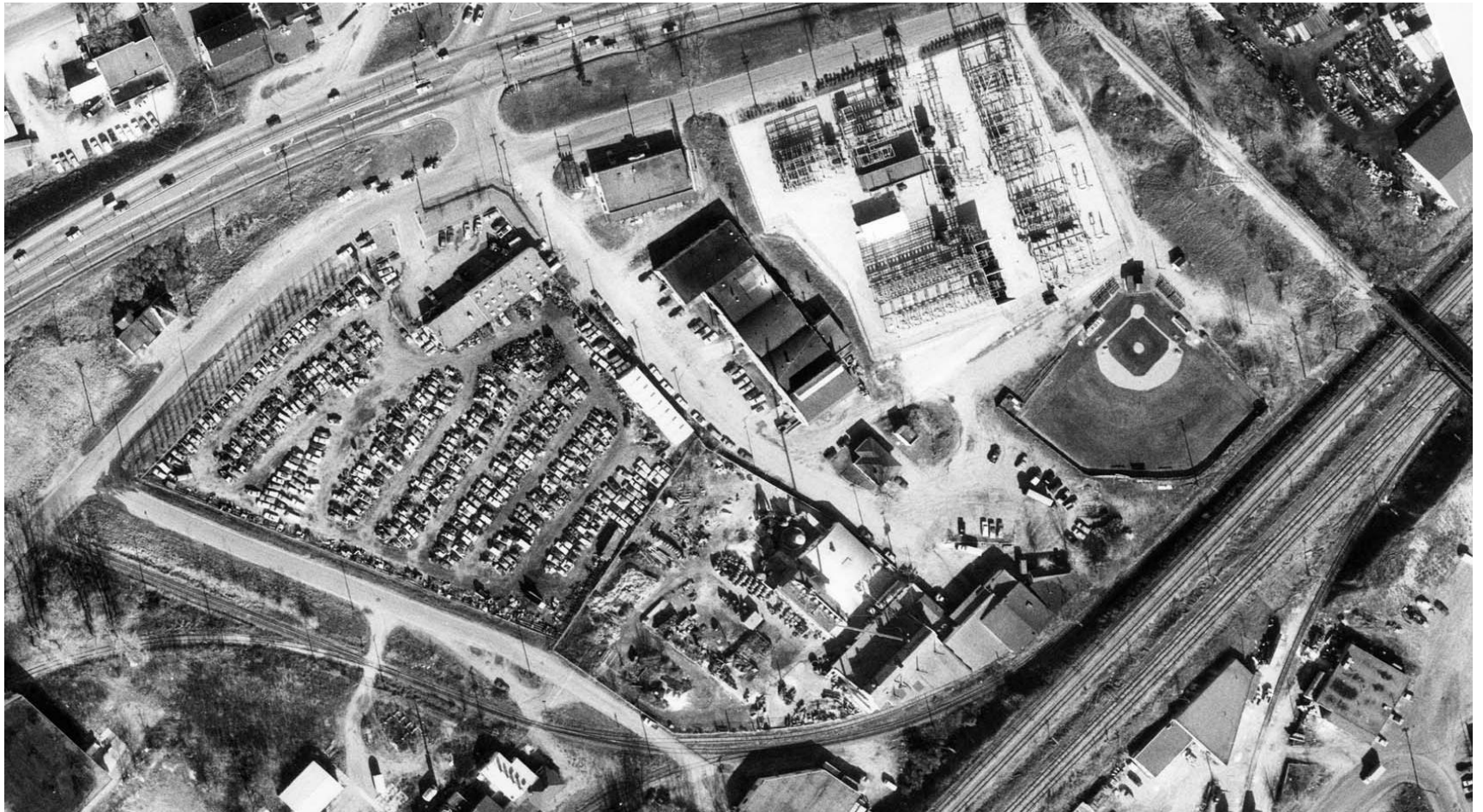
Lessons Learned - Former Joslyn Wood Treating Site

- Design Project around existing groundwater treatment and DNAPL extraction system
- Need adjacent land to make site “developable”
- Still lots of work to do even after RP completes its work
- Delisting essential for financing
- New issues – vapor intrusion and mitigation system

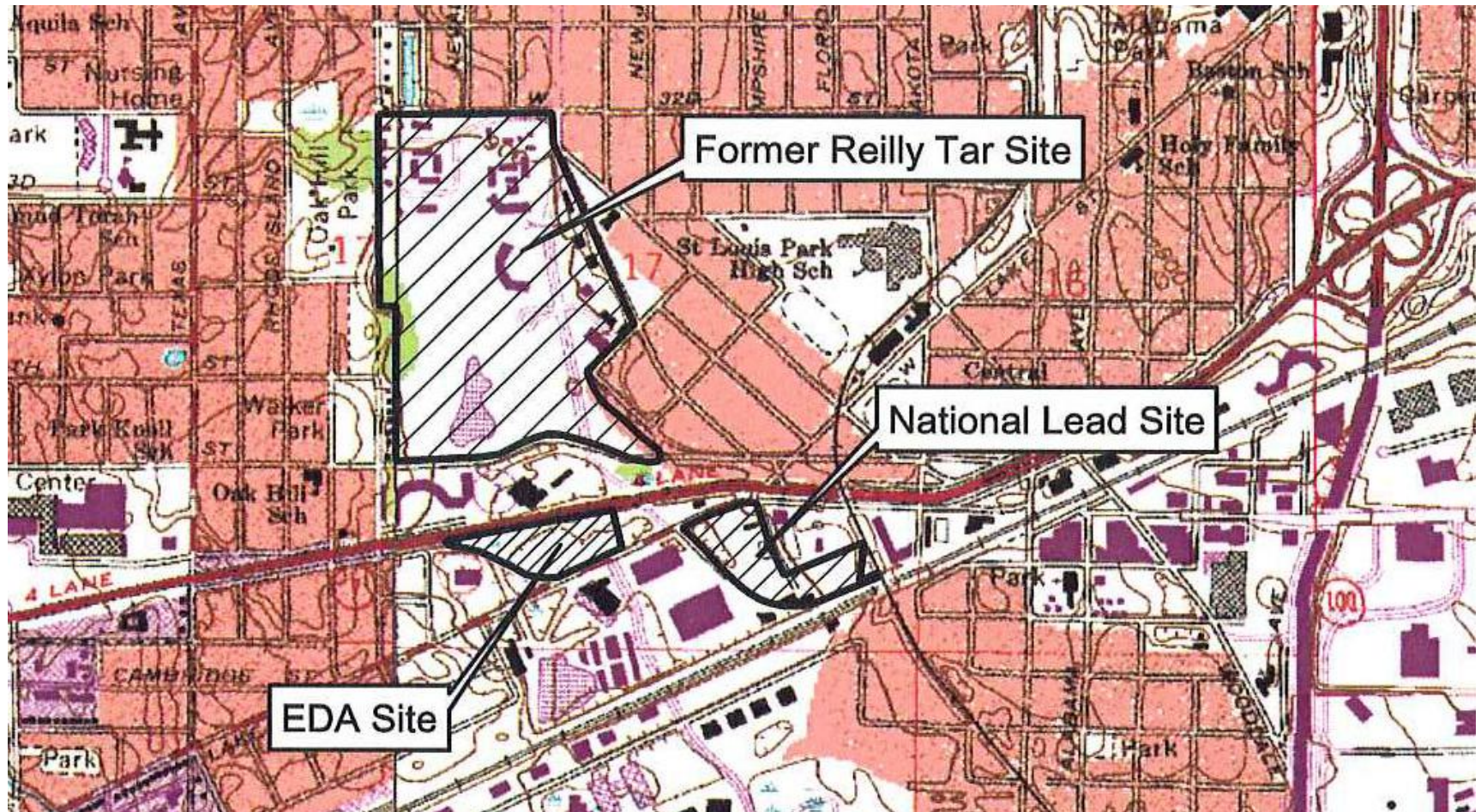


Former National Lead Site

Former National Lead Industries



National Lead Site



Existing Conditions

- ❑ Significant lead contamination from former lead smelter
- ❑ Debris from former auto salvage lot

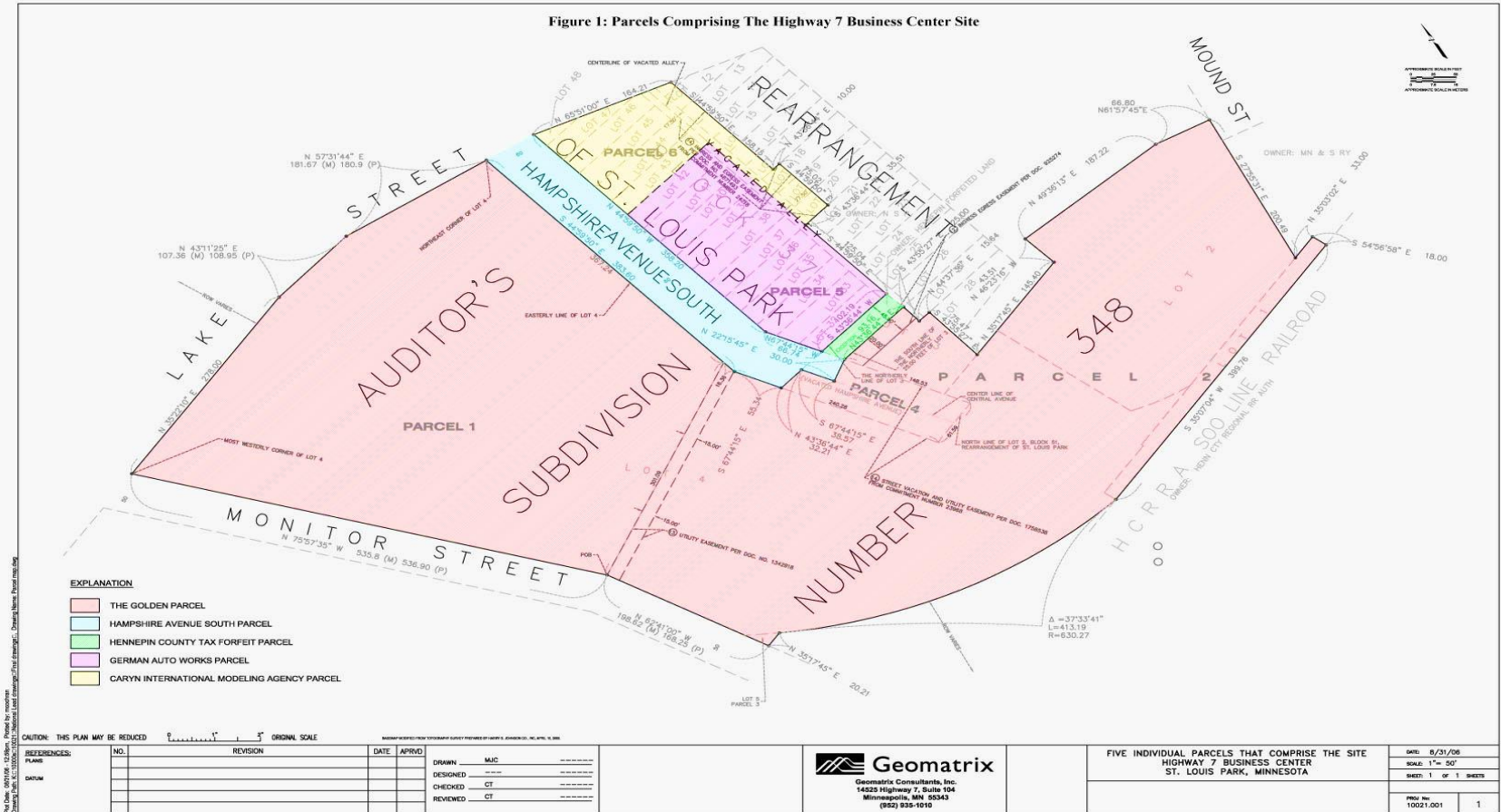


Redevelopment Plan



Site Assembly and Control of 5 Parcels

Figure 1: Parcels Comprising The Highway 7 Business Center Site



Demolition



Pavement Removal



UST Remediation



Impacted Soil Management



Worker Safety





National Lead Site After - Highway 7 Corporate Center





Highway 7 Corporate Center

Building Stats:

- 10 Acres
- 79,000 sq. ft.
- Office/Showroom

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□ Before

■ Jobs – 0

■ Tax Base - \$3,000,000

□ After

■ Jobs – 350

■ Tax Base - \$13,500,000



Lessons Learned – Former National Lead Site

- Outdated, original remedy left significant cleanup for non-RP Developer
- Need adjacent land to make site “developable”
- No financially feasible way to remove impacted soils
- Delisting essential for financing, including EPA loans



Former Boise/Onan Site

Existing Conditions

- ❑ Former wood treating site
- ❑ Adjacent “vault” and ground water system
- ❑ Vacant land behind existing building needed to be developed

Murphy Warehouse - Fridley



Before



After



Murphy Warehouse - Results

Building Stats:

- 30 Acres
- 400,000 sq. ft.
- Bulk WH

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□ Before

- Jobs – 0
- Tax Base - \$0

□ After

- Jobs – 20
- Tax Base - \$16,500,000



Lessons Learned – Former Boise / Onan Site

- Outdated, original remedy left significant surprises !
- Delisting essential for financing, including EPA loans



Former NIROP Site

Aerial





FMC Site Redevelopment

- ❑ 122 acres
- ❑ Building Functionally Obsolete
- ❑ Used to be home for 3,500 employees
- ❑ Lease with BAE expires Dec 2015
- ❑ Only \$500,000 a year in real estate taxes
- ❑ Largest redevelopment site in MSP inner ring

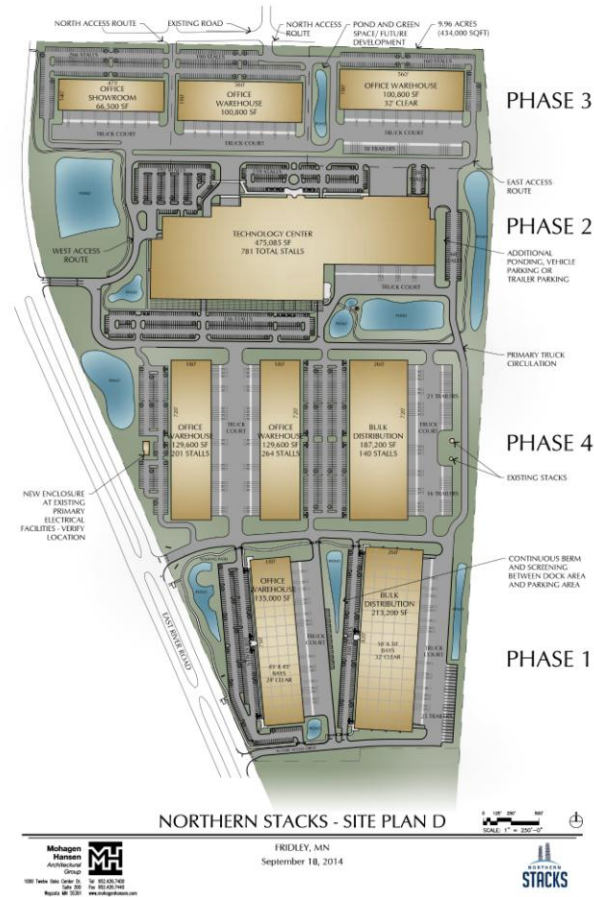


Existing Conditions Former NIROP Site

Remediated to ROD standards:

- Site remains on state, federal Superfund List
- “New” Cleanup standards for soil
- Groundwater treatment system in place, operates for ?? years.
- Buried debris with impacted soils

Site Plan



NIROP Site After – Northern Stacks I





FMC Site Redevelopment

- Phased project
- 12 buildings
- 5 – 7 years
- Investigation, cleanup and assurances by building



Benefits to Community

- ❑ Complete Investigation, Remediation
- ❑ 3,500 jobs
- ❑ \$125 million in new property tax base
- ❑ \$2,500,000 in new annual property taxes
- ❑ LEED Eligible Development
- ❑ Prairie Restoration
- ❑ Sustainable Tenant Diversity (25-35 tenants)

Lessons Learned – Former NIROP Site

- Hard to get all parties out of Superfund paradigm:
 - Regulators
 - MPCA PLP to VIC
 - EPA defers to MPCA VIC
 - RP's
 - Navy, BAE new focus on creating new value, lowering costs
- Delisting essential for financing, including EPA loans



We Have Come a Long Way

!

- Buying NPL Sites !!
- Financing NPL Sites
- Large Cos. locating on these sites
- Selling NPL Sites
- This helps in fill communities as well as the environment



Concerns About the Future

- Changing Standards
 - ▣ Vapor Intrusion
 - ▣ Cleanup Standards –TCE vs. RP's standard

- Social Media
 - ▣ Fridley Cancer Cluster v Smokers !