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
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
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 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

NAIOP Award of Excellence
Business Journal Best in Real 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

Former Reilly Tar Site

National Lead Site

EDA 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
Demolition
Pavement Removal
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
- NAIOP Award of Excellence
- Business Journal Best in Real

- **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- Outdated, original remedy left significant cleanup for non-RP Developer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 - Results

- **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
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!