



**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): 2802924210024, 2802924120024, 2102924430034, 2102924430118, 2102924430096, 2102924430119, 2102924430079, 2802924210006, 2802924210005, 2002924430138, 2002924430129, 2002924430013

Current property owner: See attached list of addresses, property owners and PINs

Current condition: Vacant ☒ Developed (describe below) ☒

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 ☒ NO ☐ Name of program(s): VIC, #VP 33640

Has the property been identified as a state or federal Superfund site? YES ☐ NO ☒

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

Applicant: City of Minneapolis

Signature: [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: [Signature] Name: Jim de Lambert Date: 6/3/16  
BCHWC Chair

Project contact person: Laura Jester E-mail: laura.jester@keystonewaters.com

Phone: (952) 270-1990 Fax: NA



**CLOSEOUT OF ASSISTANCE (COA)  
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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: 2802924120024  
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 Project Response Action Plan (RAP)  
 Client Name: Hennepin County  
 Date: 06/06/2016  
 Approved by: JLB3

Name (Last, First) Initials Billing Rate Project Role	Fetter, Daniel DJF \$200.00 Principal	Brekken, Jennifer JLB3 \$140.00 Project Manager	/Scientist/Speciali ENGSCISPE_95 \$95.00 Engineer	Support I@90 SPT1_90 \$90.00 Administrative	Technician I@90 TECH1_90 \$90.00 GIS/CAD	Subtotal Hours	Subtotal Labor	Expenses	Project Total	Percentage of Total
<b>Response Action Plan</b>										
Develop and Draft RAP	5	16	30	2	16	69	\$ 7,710.00	\$ 20.00	\$ 7,730.00	55%
Address Stakeholder Comments/Finalize RAP	4	7	4	1	2	18	\$ 2,430.00	\$ 250.00	\$ 2,680.00	19%
Address MPCA Comments	2	5	2		2	11	\$ 1,470.00	\$ 1,000.00	\$ 2,470.00	18%
Project Coordination	1	4		4		9	\$ 1,120.00		\$ 1,120.00	8%
<b>Subtotal</b>	12	32	36	7	20	107	\$12,730.00	\$ 1,270.00	\$ 14,000.00	<b>100%</b>
<b>Project Subtotal</b>	12	32	36	7	20	107	\$12,730.00	\$ 1,270.00	\$ 14,000.00	
<b>Contingency %</b>										
<b>Project Total</b>									\$ 14,000.00	

**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.