

Environmental Response Fund May 2025 Project Descriptions

The Beasley

Applicant: Rondo Community Land Trust

Location: 642 Selby Avenue, Saint Paul

Funding Recommendation: \$149,834

Rondo Community Land Trust is redeveloping a 0.3-acre site in the Rondo neighborhood that formerly housed a dry cleaner and four rental housing units. Environmental concerns to be remediated include PCEs, TCEs, VOCs, fill material with debris, and asbestos. When complete, the project will create 20 new affordable, cooperative homeownership units with 3,200 square feet of affordable ground-floor commercial space. The project will preserve locally-owned property in the Rondo neighborhood, providing affordable homeownership opportunities in a historically Black neighborhood and prioritizing leasing to locally-owned Black, Indigenous, and People of Color businesses.

ERF Funds Requested: \$149,834

Total Remediation Cost: \$543,034

Total Development Cost: \$17,122,119

Metro Deaf School Addition and Parking Improvements

Applicant: Metro Deaf School

Location: 1125 Energy Park Drive, Saint Paul

Funding Recommendation: \$110,520

Metro Deaf School (MDS) owns and operates a 6.4-acre property with a school with a small leased commercial space. Environmental concerns to be remediated include PCEs, TCEs, arsenic, lead, and chloroform. MDS plans to construct an addition that will include a gym, additional classrooms, office space, conference rooms, storage spaces, locker rooms, and common areas and also to improve accessibility of its parking lot by resurfacing and re-sloping the lot. This will allow the school to improve recreational facilities and grow, hiring new teachers and increasing enrollment. The school is located in an Environmental Justice Area, as defined by MPCA, because it is 43.6% people of color. EJ areas are prioritized for remediation funding through ERF because they have historically borne the disproportionate impacts of pollution.

ERF Funds Requested: \$110,520

Total Remediation Cost: \$110,520

Total Development Cost: \$9,410,520

Macalester College Welcome Center and Residence Hall

Applicant: Macalester College

Location: 1655 Grand Avenue, Saint Paul

Funding Recommendation: \$100,000

Macalester College is redeveloping a 0.2-acre site into a college welcome center and residence hall. Historical uses of the site include a dry-cleaning facility and petroleum storage.

Environmental concerns to be remediated include PCEs, TCEs, and others. The project will create a new campus welcome center, including a café, offices, and public-facing spaces, as well as residential facilities for 224 students. The welcome center will strengthen the college's ability to recruit and retain a diverse student body and includes substantive collaboration with indigenous communities to incorporate indigenous public art and design elements into the building, in acknowledgement of the Dakota land where the campus sits.

ERF Funds Requested: \$200,000

Total Remediation Cost: \$200,000

Total Development Cost: \$95,000,000