

Environmental Response Fund November 2025 Project Descriptions

Twin Lakes Technology Center

Applicant: Roseville Economic Development Authority

Location: 1945 Twin Lakes Parkway, Roseville

Funding Recommendation: \$500,000

Roseville Economic Development Authority has applied for cleanup funding on behalf of Hyde Development, which is redeveloping a 12.5-acre site in the Twin Lakes redevelopment area of Roseville. This site was used as a trucking terminal for decades beginning in the 1950s, which resulted in significant remediation needs. The Responsible Party is contributing to investigation and cleanup costs through a reduced purchase price. Environmental concerns to be remediated include chlorinated and petroleum VOCs. When complete, the project will create 152,250 square feet of new light industrial technology space, leading to the creation of at least 25 new jobs, retention of 225 jobs, and an increase in property tax base. Roseville's Strategic Racial Equity Action Plan set out principles and methods for addressing the impacts of historic processes that have resulted in economic and racial disparities. Achieving environmental cleanup of the longest existing brownfield site in the community, increasing the stable tax base, and providing job opportunities to the affordable housing developments in the area support the city's economic vitality and thereby further its racial equity goals.

ERF Funds Requested: \$500,000

Total Remediation Costs: \$6,737,000

Total Development Costs: \$29,945,569

GloryVille

Applicant: GloryVille, LLC

Location: 1570 White Bear Avenue, Saint Paul

Funding Recommendation: \$200,000

GloryVille is the redevelopment of a 2.2-acre site on the Greater East Side of Saint Paul. The site previously included a gasoline station, bowling alley, and office building, all of which have been demolished. Contamination likely comes from past property uses, particularly the gasoline station, and potentially off-site sources. Contaminants of concern include GRO, DRO, PAHs, and VOCs. Funds will be used for soil remediation and a soil vapor mitigation system. Expected benefits of the project include 87 new units of affordable rental housing, including 28 units at 30% AMI, 49 units at 50% AMI, and 10 units at 60% AMI, as well as approximately 25,000 feet of commercial space, expected to support 16 new jobs. The commercial space is planned to include "khw muag khoom noj" or grocery store that will serve the Asian and Greater East Side communities, providing culturally relevant foods and other products, and there will also be commercial spaces for smaller businesses. The site is located in an Environmental Justice Area, as defined by MPCA, and the project is led by Gloria Wong, a local Asian-American emerging developer.

ERF Funds Requested: \$525,000

Total Remediation Costs: \$2,337,554

Total Development Costs: \$49,455,521

Hamm's West End

Applicant: JB Vang

Location: 680-694 Minnehaha Avenue East, Saint Paul

Funding Recommendation: \$200,000

West End is the second phase of the redevelopment of Hamm's Brewery which operated on the site from the 1860s to the 1990s. Asbestos is present in several of these historic buildings and is the primary contaminant of concern under this application. West End is the adaptive reuse of historic brewery buildings into 86 units of housing, including 35 units of affordable housing (30% and 60% AMI) and 51 units of moderate-income housing (80% AMI), and 30,000 square feet of commercial space for marketplace. Together these are expected to support at least 25 jobs through management of the buildings and is expected to create many more by supporting small businesses in its marketplace. The 3-acre site is located in an Environmental Justice Area, as defined by MPCA. The development project is also led by JB Vang, a BIPOC-owned company of Hmong descent, and has connected extensively with local community groups and partners, including Hmong American Partnership, which is contributing to the design of the marketplace.

ERF Funds Requested: \$305,209

Total Remediation Costs: \$1,855,209

Total Development Costs: \$144,000,000