

HENNEPIN COUNTY

MINNESOTA

PRELIMINARY COMMITTEE AGENDA

PUBLIC WORKS COMMITTEE
THURSDAY, FEBRUARY 5, 2026
1:30 PM

Chair: Kevin Anderson, District 7
ViceChair: Marion Greene, District 3
Members: Jeff Lunde, District 1
Irene Fernando, District 2
Angela Conley, District 4
Debbie Goettel, District 5
Heather Edelson, District 6

1. Minutes from Previous Meeting

1.A. January 13, 2026 Meeting Minutes

Attachments: [PW-COMMITTEEMINUTES-13-Jan-2026](#)

2. Presentation

2.A. Minnesota Pollution Control Agency presentation on Hennepin County's Solid Waste Management Plan - Kirk Koudelka, Assistant Commissioner

3. New Business

Routine Items

3.A. [26-0039](#)

Neg Agmt PW 01-40-26 with MnDOT and City of Minneapolis for improvements on TH 55 and CSAH 46 (CP 2183560, a subproject of CP 2183500; est county cost \$25,000 State Aid Regular)

Attachments: [Map of CP 2183560 in Minneapolis](#)

3.B. [26-0040](#)

Agmt PW 06-40-26 with MnDOT for reimbursement of road life consumed by Trunk Highway No. 12 detour onto CSAH 101 (est rec \$2,601.42)

Attachments: [Map of CSAH 101 Detour](#)

3.C. **26-0041**

Amd 1 to Agmt PR00006562 with Alliant Engineering Inc for final design, engineering, and professional services on Minnetonka Blvd, CP 2168000, ext period to 12/31/29, inc county cost NTE \$3,500,000 (State Aid Regular)

Attachments: [Map of Minnetonka Blvd \(CSAH 5\) Reconstruction CP 2168000](#)

3.D. **26-0042**

Work Order PR00007220 for Agreement PL00000769 with Houston Engineering, Inc for final design services for CSAH 10, CP 2210404, a subproject of 2210400, NTE \$594,184 (County Bonds)

Attachments: [Map of CSAH 10 Pavement Rehabilitation](#)

3.E. **26-0043**

Neg various 2025 fall ERF grant agmts for one or two-year periods, combined total NTE \$2,252,887

Attachments: [ERF Fall 2025 Recommendations final](#)

Items for Discussion and Action3.F. **26-0044**

Staff review and recommend updates to Hennepin County's Cost Participation and Maintenance Policies with partner agencies for cooperative county road and bridge projects - offered by Commissioners Anderson and Goettel

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

TMP-26-0139

Item Description:

January 13, 2026 Meeting Minutes

HENNEPIN COUNTY

MINNESOTA

COMMITTEE MINUTES

PUBLIC WORKS COMMITTEE

TUESDAY, JANUARY 13, 2026
1:30 PM

Chair: Kevin Anderson, District 7
ViceChair: Marion Greene, District 3
Members: Jeff Lunde, District 1
Irene Fernando, District 2
Angela Conley, District 4
Debbie Goettel, District 5
Heather Edelson, District 6

Commissioner Kevin Anderson, Chair, called the meeting of the Public Works Committee for Tuesday, January 13, 2026 to order at 4:49 p.m.

Present: Commissioner Kevin Anderson, Commissioner Marion Greene, Commissioner Jeff Lunde, Commissioner Irene Fernando, Commissioner Angela Conley, Commissioner Debbie Goettel and Commissioner Heather Edelson

1. Minutes from Previous Meeting

1.A. December 2, 2025 Meeting Minutes

APPROVE

Commissioner Irene Fernando moved, seconded by Commissioner Marion Greene, to approve the Minutes.

Aye: Commissioner Anderson, Commissioner Greene, Commissioner Lunde, Commissioner Fernando, Commissioner Conley, Commissioner Goettel and Commissioner Edelson

2. New Business

Routine Items

2.A. **26-0021**

Agmt PW 52-49-25 with Eden Prairie and A2513039 with the Hennepin County Regional Railroad Authority for Bridge No. 27542 replacement along Pioneer Trail in Eden Prairie, CP 2181200 (est recv \$85,000)

CONSENT

Commissioner Irene Fernando moved, seconded by Commissioner Angela Conley, to approve the Resolution.

Aye: Commissioner Anderson, Commissioner Greene, Commissioner Lunde, Commissioner Fernando, Commissioner Conley, Commissioner Goettel and Commissioner Edelson

2.B. **26-0022**
Neg Agmt PW 61-40-25 with MnDOT for signal and accessibility upgrades on CSAH 61, project 2201123, a subproject of 2201100 (est county cost \$260,000 county bonds)

CONSENT

Commissioner Irene Fernando moved, seconded by Commissioner Angela Conley, to approve the Resolution.

Aye: Commissioner Anderson, Commissioner Greene, Commissioner Lunde, Commissioner Fernando, Commissioner Conley, Commissioner Goettel and Commissioner Edelson

2.C. **26-0023**
Neg Amd 1 to Agmt PW 19-40-25 with MnDOT for signal and accessibility upgrades on CSAH 73, CP 2201118, a subproject of 2201100, incr est county cost to \$320,296

CONSENT

Commissioner Irene Fernando moved, seconded by Commissioner Angela Conley, to approve the Resolution.

Aye: Commissioner Anderson, Commissioner Greene, Commissioner Lunde, Commissioner Fernando, Commissioner Conley, Commissioner Goettel and Commissioner Edelson

Items for Discussion and Action

2.D. **26-0024**
Hennepin County's 2025 Prioritized Bridge Replacement List (no county cost)

CONSENT

Commissioner Kevin Anderson moved, seconded by Commissioner Debbie Goettel, to approve the Resolution.

Aye: Commissioner Anderson, Commissioner Greene, Commissioner Lunde, Commissioner Fernando, Commissioner Conley, Commissioner Goettel and Commissioner Edelson

There being no further business, the Public Works Committee for Tuesday, January 13, 2026 was declared adjourned at 4:54 p.m.

Maria Rose
Clerk to the County Board

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

TMP-26-0148

Item Description:

Minnesota Pollution Control Agency presentation on Hennepin County's Solid Waste Management Plan - Kirk Koudelka, Assistant Commissioner

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

26-0039

Item Description:

Neg Agmt PW 01-40-26 with MnDOT and City of Minneapolis for improvements on TH 55 and CSAH 46 (CP 2183560, a subproject of CP 2183500; est county cost \$25,000 State Aid Regular)

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate Agreement PW 01-40-26 (State Contract No. 1061621) with the Minnesota Department of Transportation (MnDOT) and the City of Minneapolis for cost participation and maintenance responsibilities relating to multi-modal and safety improvements on Trunk Highway (TH) 55 at County State Aid Highway (CSAH) 46 (46th Street) and 45th Street in Minneapolis (Capital Project 2183560, a subproject of 2183500: Cost Participation and Partnerships 2019-2023), at an estimated county cost of \$25,000; that upon review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the agreement on behalf of the county and that the Controller be authorized to disburse funds as directed.

Background:

MnDOT, in coordination with the City of Minneapolis and the county, will lead a project to improve safety and multi-modal connections on TH 55 at CSAH 46 (46th Street) and 45th Street in Minneapolis. The project, scheduled to begin construction in August 2026, will include the following improvements:

- American with Disabilities Act (ADA) accessibility upgrades
- Roadway modernization to reduce both crossing distance and vehicle speeds
- Traffic signal replacement

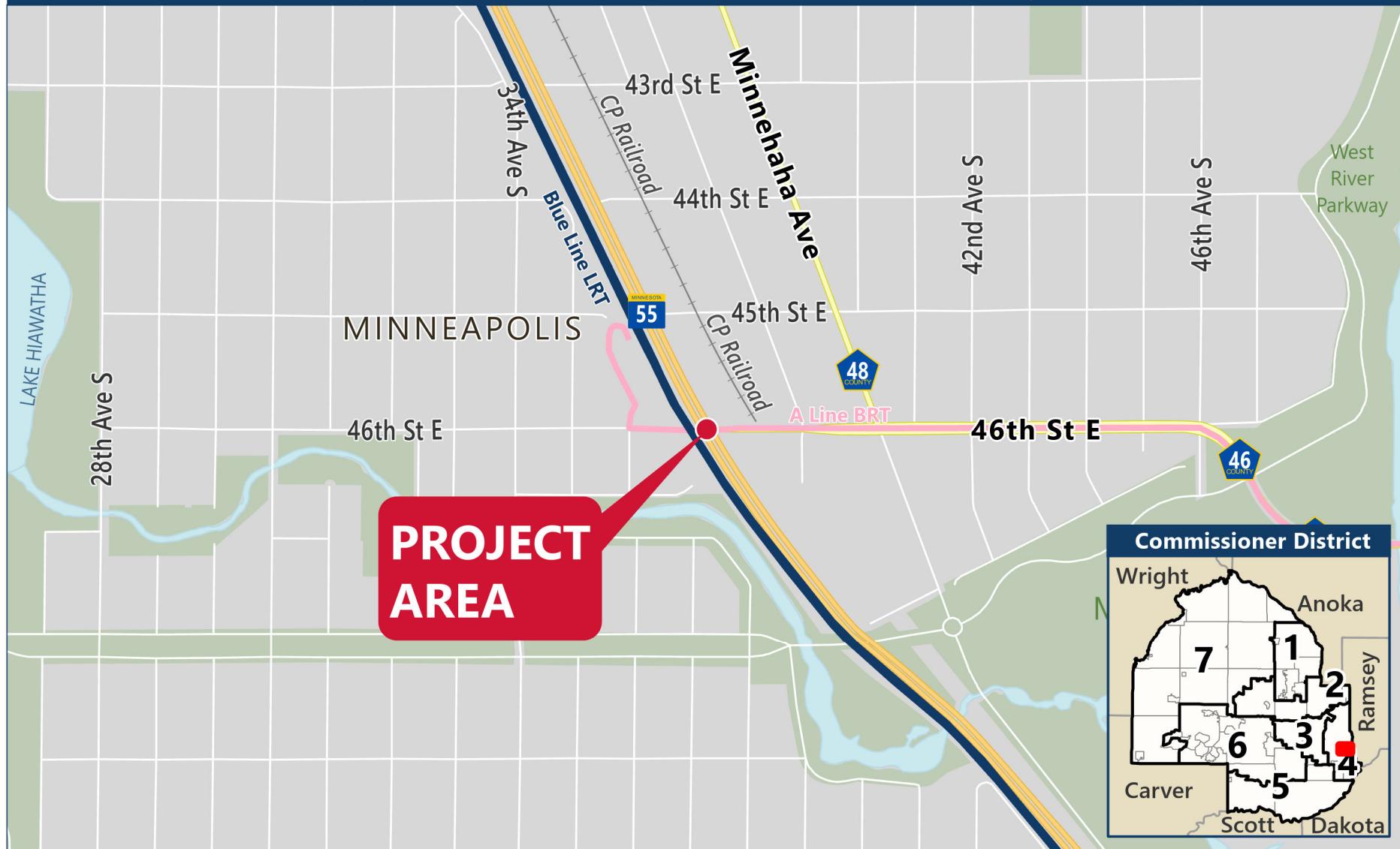
Current Request: This request is for authorization to negotiate Agreement PW 01-40-26 (State Contract No. 1061621) with MnDOT for cost participation and maintenance responsibilities related to improvements at the TH 55 intersections with 46th and 45th Streets in Minneapolis, at an estimated county cost of \$25,000.

Impacts/Outcomes: This project supports the county's Towards Zero Deaths Action Plan, American with Disabilities Act (ADA) Transition Plan, Mobility 2040 goals, climate action, and disparity elimination efforts by improving accessibility, safety, and mobility for multi-modal transportation users.

Recommendation from County Administrator: Recommend Approval

CP 2183560

46th St (CSAH 46) Traffic Signal and Multimodal Improvements at TH 55 in the City of Minneapolis



BAR map date:
12/29/2025

0 0.1 0.2 Miles



HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

26-0040

Item Description:

Agmt PW 06-40-26 with MnDOT for reimbursement of road life consumed by Trunk Highway No. 12 detour onto CSAH 101 (est rec \$2,601.42)

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate Agreement PW 06-40-26 (State Contract No. 1061777) with the Minnesota Department of Transportation (MnDOT) for the use of County State Aid Highway (CSAH) 101 as a detour route during the construction to be performed upon, along, and adjacent to Trunk Highway No. 12 from west of County State Aid Highway (CSAH) 15 to east of Trunk Highway (TH) 494 in the cities of Wayzata and Minnetonka under state project number 2713-129, at an estimated receivable of \$2,601.42; that following review and approval by the County Attorney's Office, the Chair of the County Board be authorized to sign the agreement on behalf of the county; and that the Controller be authorized to accept the funds as directed.

Background:

MnDOT is leading a pavement rehabilitation project on TH 12 in 2026. During construction TH 12 will be temporarily closed between CSAH 15 and TH 494. The weekend closure will last approximately two days with traffic detouring onto CSAH 101 for roughly 4 miles between TH 55 and TH 12. MnDOT will notify the county in advance of the detour dates.

Minnesota Statutes, section 161.25 authorizes the Commissioner of Transportation to designate any public street as a temporary trunk highway detour when determined that such detour is necessary for the purpose of maintaining or constructing a trunk highway. MnDOT will reimburse Hennepin County for the road life consumed by the detour.

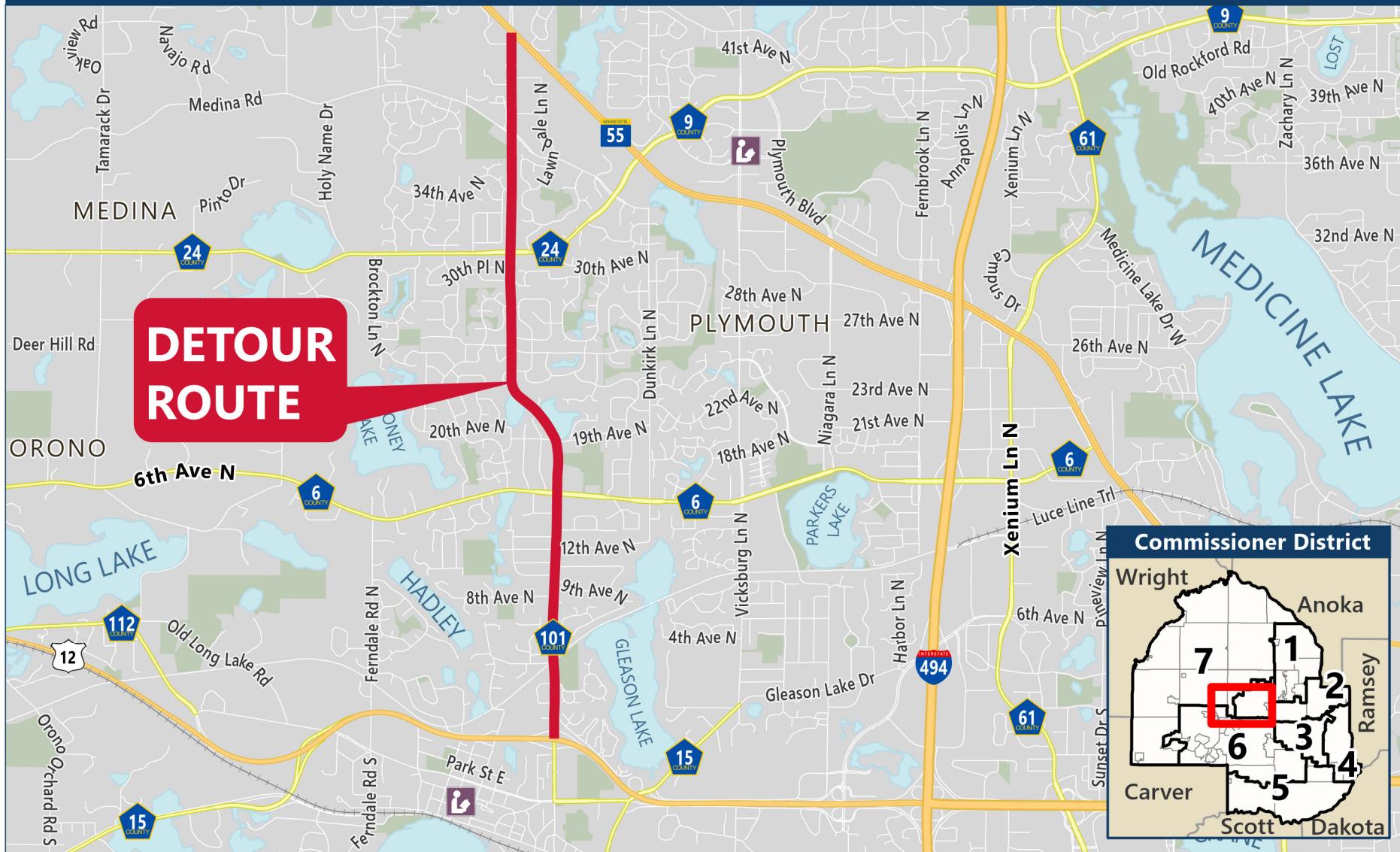
Current Request: This request seeks authorization to execute Agreement PW 06-40-26 (State Contract No. 1061777) with the Minnesota Department of Transportation for the use of CSAH 101 as a detour route during the construction to be performed upon, along, and adjacent to TH 12 under state project number 2713-129. The estimated receivable of \$2,601.42 will be received as revenue in the operating budget for the Transportation Operations Department.

Impacts/Outcomes: This action reflects a cooperative effort with MnDOT to improve safety, accessibility, and operational efficiency along a key regional corridor.

Recommendation from County Administrator: Recommend Approval

PW 06-40-26

CSAH 101 Weekend Detour in the cities of Minnetonka and Wayzata



BAR map date:
1/14/2026

0 0.65 1.3 Miles



HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

26-0041

Item Description:

Amend 1 to Agmt PR00006562 with Alliant Engineering Inc for final design, engineering, and professional services on Minnetonka Blvd, CP 2168000, ext period to 12/31/29, inc county cost NTE \$3,500,000 (State Aid Regular)

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to execute Amendment 1 to Agreement PR00006562 with Alliant Engineering, Inc., to provide final design, engineering, and professional services for the reconstruction of County State Aid Highway 5 (Minnetonka Boulevard) from Xylon Avenue to Vernon Avenue in St. Louis Park, County Project (CP) 2168000, extending the contract to December 31, 2029, and increasing the not to exceed amount by \$1,900,000 to a new total not to exceed amount of \$3,500,000; that the Chair of the Board be authorized to sign the Amendment on behalf of the county; and that the Controller be authorized to disburse the funds as directed.

Background:

Hennepin County, in partnership with the City of St. Louis Park, is leading the reconstruction of Minnetonka Boulevard between Xylon and Vernon avenues, CP 2168000. The project will modernize the roadway with a complete and green streets design, including:

- Accessibility, multimodal and safety enhancements
- New pavement, stormwater and drainage improvements
- Traffic control and signal upgrades

In 2024, the county entered into Agreement PR00006562 with Alliant Engineering, Inc. to provide preliminary design for the Minnetonka Boulevard reconstruction (Resolution 24-0417). Amendment 1 to PR00006562 is needed for final design, engineering, and professional services.

The county has been engaging with the community in a variety of ways to develop a design that best meets the project goals and community needs. Engagement will continue through the project design phase, with construction planned in 2028.

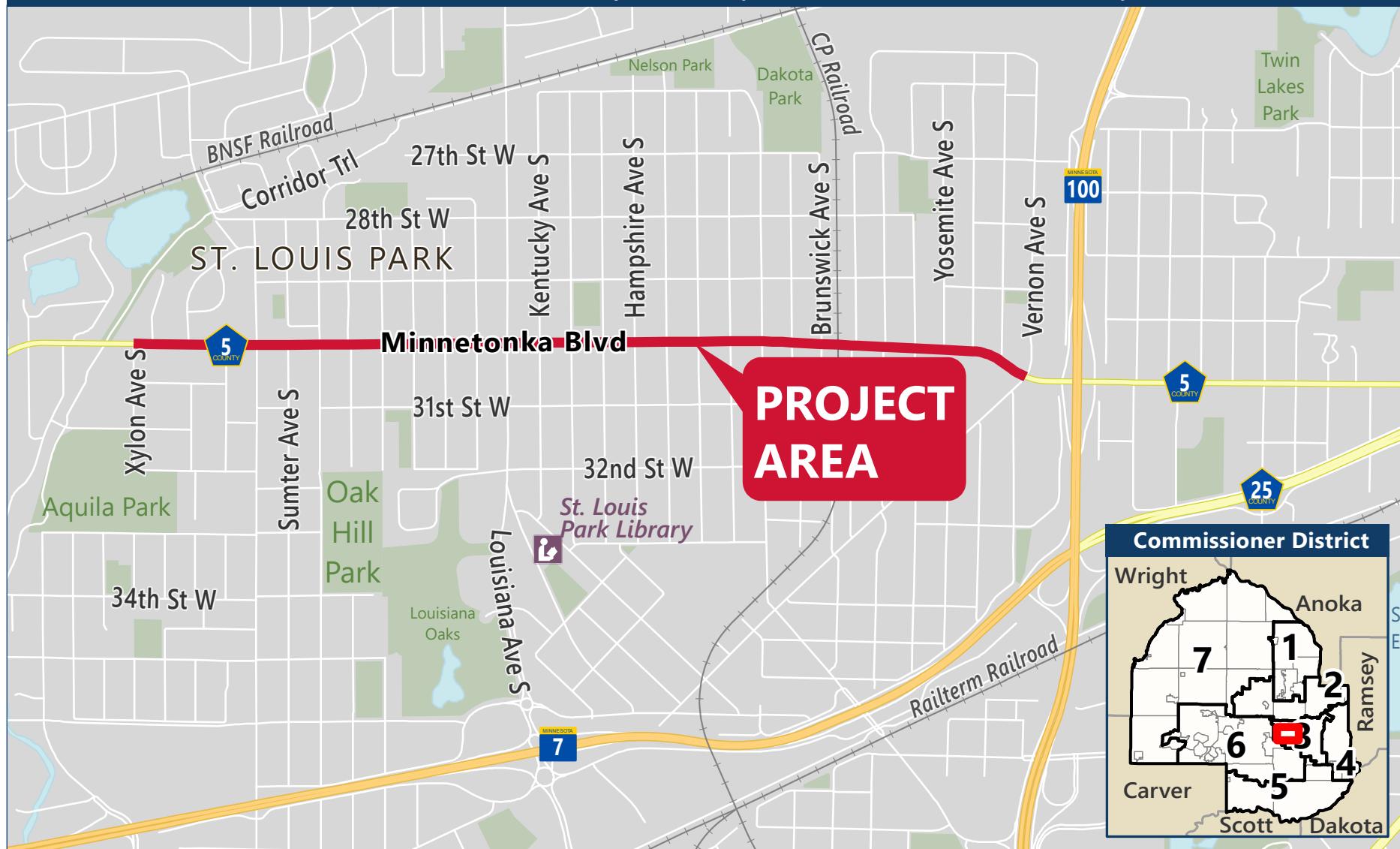
Current Request: This request seeks authorization to execute Amendment 1 to PR00006562 with Alliant Engineering, Inc., for final design, engineering, and professional services for the reconstruction of County State Aid Highway 5 (Minnetonka Boulevard) from Xylon Avenue to Vernon Avenue, extending the contract to December 31, 2029 and increasing the contract amount by \$1,900,000 to a new not to exceed total of \$3,500,000.

Impacts/Outcomes: This project supports the county's Toward Zero Deaths Action Plan, American with Disabilities Act Transition Plan, climate action, and disparity elimination efforts by improving accessibility, mobility, and safety for multimodal transportation users along Minnetonka Boulevard.

Recommendation from County Administrator: Recommend Approval

CP 2168000

Minnetonka Boulevard (CSAH 5) Reconstruction Project from Xylon Ave to Vernon Ave in the City of St. Louis Park



BAR map date:
12/1/2025

0 1,000 2,000
Feet



HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

26-0042

Item Description:

Work Order PR00007220 for Agreement PL00000769 with Houston Engineering, Inc for final design services for CSAH 10, CP 2210404, a subproject of 2210400, NTE \$594,184 (County Bonds)

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to execute Work Order PR00007220 for Agreement PL00000769 with Houston Engineering, Inc. for final design and professional services for the rehabilitation of County State Aid Highway (CSAH) 10 (Woodland Trail) between CSAH 50 (Rebecca Park Trail) and CSAH 19 in the cities of Rockford, Greenfield and Corcoran, county project (CP) 2210404, a subproject of 2210400, during the period of February 13, 2026 through December 31, 2027, in an amount not to exceed \$594,184; that upon review and approval by the County Attorney's Office, the County Administrator be authorized to sign the work order on behalf of the county; and that the Controller be authorized to disburse the funds as directed.

Background:

The county is leading a project along CSAH 10 (Woodland Trail) to extend the life of the roadway. The proposed improvements include:

- Pavement rehabilitation
- Culvert replacement
- Safety enhancements

In 2024 the county entered into a Work Order Authorization under a prior principal agreement with Houston Engineering for preliminary design on CSAH 10. On April 22, 2025, the county board authorized the negotiation of Amendment 1 for Work Order 1 under Agreement PR00002248 with Houston Engineering, Inc. for final design. Since the principal agreement expired, a new work order is needed.

Funding is available in CP 2210400 Pavement Rehabilitation Program 2022 - 2026, with expenditures tracked in CP 2210404 - 2026 Pvmt Rehab CSAH 10.

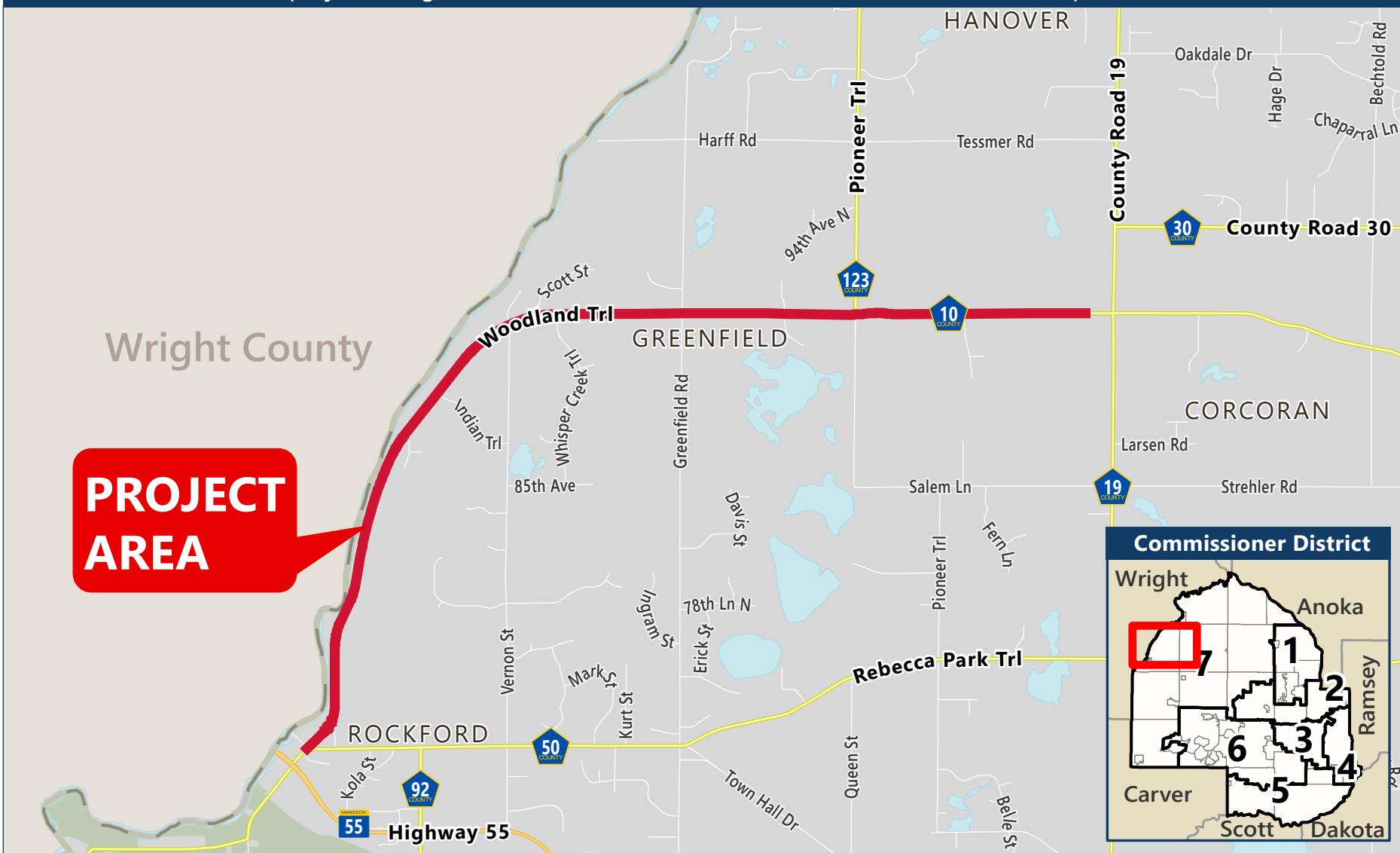
Current Request: This request seeks authorization to execute Work Order PR00007220 for Agreement PL00000769 with Houston Engineering, Inc. for final design and professional services for the CSAH 10 rehabilitation project, CP 2210400, from 2/13/26 to 12/31/27, not to exceed \$594,184.

Impacts/Outcomes: This project supports the county's goals to preserve and modernize the transportation system.

Recommendation from County Administrator: Recommend Approval

CP 2210404

Pavement rehabilitation project along Woodland Trail (CSAH 10) in the cities of Greenfield, Independence, and Rockford.



BAR map date:
3/12/2025

0 3,000 6,000 Feet



HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

26-0043

Item Description:

Neg various 2025 fall ERF grant agmts for one or two-year periods, combined total NTE \$2,252,887

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate the following Environmental Response Fund grant agreements for the cleanup of contaminated sites, for periods of one and two years beginning on the dates of execution:

- Agreement PR00008202 with the St. Louis Park Economic Development Authority, in an amount not to exceed \$153,525,
- Agreement PR00008172 with the City of Hopkins, in an amount not to exceed \$800,000,
- Agreement PR00008175 with the City of Lakes Community Land Trust, in an amount not to exceed \$140,000,
- Agreement PR00008176 with the City of Minneapolis, in an amount not to exceed \$27,400,
- Agreement PR00008173 with 200 Lake Street LLC or affiliated entity, in an amount not to exceed \$200,000,
- Agreement PR00008171 with the City of Minneapolis, in an amount not to exceed \$185,514,
- Agreement PR00008170 with the St. Louis Park Economic Development Authority, in an amount not to exceed \$440,000,
- Agreement PR00008174 with the City of Minneapolis, in an amount not to exceed \$106,448, and
- Agreement PR00008169 with Bader Development, LLC or affiliated entity, in an amount not to exceed \$200,000.

BE IT FURTHER RESOLVED, that following review and approval by the County Attorney's Office, the County Administrator be authorized to sign the agreements on behalf of the county; that costs incurred by the grantees after the board approval date be eligible for reimbursement upon execution of the agreements; that the County Administrator be authorized to approve extensions of a 12-month period to the agreements; and that the Controller be authorized to disburse funds as directed.

Background:

The Environmental Response Fund (ERF) helps revitalize properties by providing funds to assess and clean up contamination. The grants reduce barriers to site improvements or redevelopment caused by the added costs of environmental cleanup and lessen the risk to human health and the environment posed by the contamination.

Minnesota Statutes, sections 383B.80 and 383B.81, authorize the county to collect a mortgage registry and deed tax for the purpose of establishing an ERF. The board established the ERF in 1997 (Resolution 97-06-410R1) and authorized the grant program in 2001 (Resolution 01-615).

Since 2001, ERF has funded 510 projects totaling \$82.6 million. Projects supported by ERF provide a variety of community benefits, including creating affordable and moderately priced housing, supporting economic development, and making infrastructure improvements. Many ERF grants address environmental

contamination in communities with significant disparities in health, including low-income areas and communities of color. Some of these sites become catalysts for new development in neighboring areas, which can help address racial disparities in housing, employment, and income.

In August 2025, the county solicited proposals from municipalities and nonprofit and for-profit developers, receiving nine applications. Applications were evaluated on project need, the risk posed by the contamination and the appropriateness of the cleanup approach, creation or preservation of affordable and/or moderately priced market-rate housing, the fostering of economic development, and the readiness of the project to proceed. To maximize collaboration between funders, the timing of the ERF grant round coincides with additional contamination cleanup grant programs administered by the Minnesota Department of Employment and Economic Development and the Metropolitan Council. All nine applications are recommended for award.

As a major economic center for 150 years, the county has a concentration of contaminated sites. Much of this contamination was caused by chemical spills or improper disposal of hazardous waste prior to the existence of environmental regulations. These improper disposal practices of the past can still cause soil and groundwater pollution that present environmental risks today. In addition, many buildings in Hennepin County, particularly in Minneapolis and the inner ring suburbs, were constructed prior to 1970 when the use of asbestos and lead-based paint was prevalent.

Current Request: This request is to authorize the County Administrator to negotiate ERF grant agreements during various periods, with the total combined amount not to exceed \$2,252,887.

The nine Fall 2025 ERF projects recommended for funding are summarized as follows and are described in the attached report, Environmental Response Fund Fall 2025 Funding Recommendations.

- **Beltline Boulevard Station Apartments, St. Louis Park** - \$153,525 for installation of a soil vapor mitigation system into a new mixed-used commercial and residential building with affordable and market-rate units. (Grantee: St. Louis Park Economic Development Authority on behalf of Sherman Associates)
- **Central Park Improvements & Pavilion Expansion, Hopkins** - \$800,000 for soil cleanup associated with completion of park and stormwater management improvements. (Grantee: City of Hopkins)
- **CLCLT Homes - Fall 2025** - \$140,000 for asbestos and lead-based paint abatement associated with the rehabilitation of six affordable owner-occupied single-family homes. (Grantee: City of Lakes Community Land Trust)
- **Henn 25 Shops, Minneapolis** - \$27,400 for installation of a soil vapor mitigation system into the existing buildings. (Grantee: City of Minneapolis on behalf of Michael Tadros)
- **Landmark Wayzata, Wayzata** - \$200,000 for soil cleanup, management of contaminated groundwater during dewatering, and installation of a soil vapor mitigation system in new residential condominiums with street level shops. (Grantee: 200 Lake Street LLC or affiliated entity).
- **Lundstrum Performing Arts, Minneapolis** - \$185,514 for additional soil sampling, soil cleanup, and installation of a soil vapor mitigation system associated with expansion of the existing performing arts facility. (Grantee: City of Minneapolis on behalf of Lundstrum Performing Arts)
- **Minnetonka Boulevard Twin Homes, St. Louis Park** - \$440,000 for soil cleanup associated with the development of four new duplexes for first-time homeowners. (Grantee: St. Louis Park Economic Development Authority on behalf of Greater Metropolitan Housing Corporation)
- **Native American Community Clinic, Minneapolis** - \$106,448 for soil cleanup associated with development of a new community clinic and affordable housing building. (Grantee: City of Minneapolis on behalf of Native American Community Clinic & Wellington Management, Inc.)
- **Willis Trucking Redevelopment, Rogers** - \$200,000 for soil cleanup associated with the development of a new residential building. (Grantee: Bader Development, LLC or affiliated entity)

26-0043

This request also seeks approval for the County Administrator to sign the agreements; allows the grantees to incur costs after the board approval date, with reimbursements being paid upon execution of the grant agreements; and authorizes the County Administrator to approve extensions of a 12-month period to the grant agreements.

These grant awards are funded by the Environmental Response Fund.

Impact/Outcome: This action helps redevelop vacant and underutilized brownfields into community assets that bring needed housing, jobs and services to communities and get properties back on the tax rolls. On average, ERF-aided projects result in a 7:1 return on investment for property tax revenues. The recommended ERF grant awards will fund soil cleanup, vapor mitigation, and asbestos and lead abatement. The recommended grants support the renovation or construction of 180 affordable housing units.

Cleaning up contamination protects groundwater and drinking water and improves indoor air quality and environmental health. ERF grants support projects in communities with disparities in health, housing, employment, and income. Many of the projects supported by these grants include the construction or renovation of buildings that incorporate sustainable features, which support the county's zero waste and climate action goals.

Recommendation from County Administrator: Recommend Approval

HENNEPIN COUNTY
MINNESOTA

Environmental Response Fund Fall 2025 Funding Recommendations



3030 Nicollet Apartments in Minneapolis received a Spring 2022 ERF grant to install a soil gas vapor mitigation system. This former banking property was damaged by fire in the 2020 civil unrest and has been replaced with a residential apartment with 110 units of affordable housing, a Wells Fargo bank, and several commercial condos designated for local BIPOC-owned business entrepreneurs.

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Overview

Background

The Environmental Response Fund (ERF) helps revitalize properties by providing funding to assess and clean up contamination. This helps recipients overcome barriers that the cost of environmental cleanup poses to site improvement or redevelopment. Cleaning up these sites also reduces the risk to human health and the environment.

ERF grants are used for a variety of activities that provide community benefit, including:

- Assessment and cleanup of soil and groundwater
- Evaluation and abatement of asbestos and lead-based paint
- Protecting buildings and occupants from contaminated soil gas vapor building intrusion

Since 2001, ERF has funded 510 projects totaling \$82,568,503. Funding for the ERF grant program comes from the Hennepin County mortgage registry and deed tax that was authorized in 1997 under Minnesota Statutes, section 383B.80. The board established the ERF in 1997 (Resolution 97-06-410R1) and authorized the grant program in 2001 (Resolution 01-615).

Applications and review process

A committee of seven staff from Hennepin County's Environment and Energy, Housing and Economic Development, and Land Information and Tax Services departments reviewed the applications and made recommendations for funding. Applications were evaluated on project need, the risk posed by the contamination and the appropriateness of the cleanup approach, creation or preservation of affordable and/or moderately priced market-rate housing, the fostering of economic development, and the readiness of the project to proceed.

The timing of the ERF grant round coincides with contamination cleanup grant programs administered by the Minnesota Department of Employment and Economic Development (DEED) and the Metropolitan Council to maximize collaboration among the three funders.

Summary of award recommendations

Nine applications were received and reviewed. The committee recommends awarding nine grants totaling \$2,252,887. Details on funding recommendations for each project are provided in the individual application summaries that follow.

- **Beltline Boulevard Station Apartments, St. Louis Park** — \$153,525 requested for installation of a soil vapor mitigation system into a new mixed-used commercial and residential building with affordable and market-rate units. (Grantee: St. Louis Park Economic Development Authority on behalf of Sherman Associates) Recommended award: \$153,525
- **Central Park Improvements & Pavillion Expansion, Hopkins** — \$2,100,000 requested for soil cleanup associated with completion of park and stormwater

management improvements. (Grantee: City of Hopkins) Recommended award: \$800,000

- **CLCLT Homes – Fall 2025**— \$140,000 requested for asbestos and lead-based paint abatement associated with the rehabilitation of six affordable owner-occupied single-family homes. (Grantee: City of Lakes Community Land Trust) Recommended award: \$140,000
- **Henn 25 Shops, Minneapolis**— \$27,400 requested for installation of a soil vapor mitigation system into the existing buildings. (Grantee: City of Minneapolis on behalf of Michael Tadros) Recommended award: \$27,400
- **Landmark Wayzata, Wayzata** — \$1,772,590 requested for soil cleanup, management of contaminated groundwater during dewatering, and installation of a soil vapor mitigation system in new residential condominiums with street level shops. (Grantee: 200 Lake Street LLC) Recommended award: \$200,000
- **Lundstrum Performing Arts, Minneapolis** — \$185,514 requested for additional soil sampling, soil cleanup, and installation of a soil vapor mitigation system associated with expansion of the existing performing arts facility. (Grantee: City of Minneapolis on behalf of Lundstrum Performing Arts) Recommended award: \$185,514
- **Minnetonka Boulevard Twin Homes, St. Louis Park** — \$440,000 requested for soil cleanup associated with the development of four new duplexes for first-time homeowners. (Grantee: St. Louis Park Economic Development Authority on behalf of Greater Metropolitan Housing Corporation) Recommended award: \$440,000
- **Native American Community Clinic, Minneapolis** — \$106,448 requested for soil cleanup associated with development of a new community clinic and affordable housing building. (Grantee: City Minneapolis on behalf of Native American Community Clinic & Wellington Management, Inc.) Recommended award: \$106,448
- **Willis Trucking Redevelopment, Rogers** — \$422,980 requested for soil cleanup associated with the development of a new residential building. (Grantee: Bader Development, LLC) Recommended Award: \$200,000

The recommended ERF grant awards will fund soil cleanup, vapor mitigation and sampling, abatement activities, and assessment. The awards will also assist developments that increase the tax base, create or retain permanent jobs, and create and retain affordable housing. The recommended grants provide for the renovation or construction of 180 affordable housing units. Affordable housing units include single-family and multi-family occupants. ERF grants reduce environmental contamination and support projects in communities with disparities in health, housing, employment, and income.

Additional funding mechanisms

In addition to the ERF, Hennepin County offers several other funding mechanisms for brownfields assessment and cleanup.

Through grants from the U.S. Environmental Protection Agency (EPA), Hennepin County has low-interest loans available for brownfields cleanup from its Revolving Loan Fund (RLF) program.

Hennepin County also provides funding for brownfields environmental assessments to cities and nonprofit organizations on a rolling basis. This assessment funding comes from the county's RLF loan repayment proceeds and the Minnesota Brownfields Gap Financing Program (funded through an ERF grant).

These flexible funding sources have helped many organizations develop the environmental assessment information needed to submit applications to the ERF, DEED, and the Metropolitan Council for cleanup funding. Four of the ERF Fall 2025 applicants have received assessment funding from one or more of these other county funding sources.

Application summaries

Summaries of the individual applications received are attached to this report and include a description of each project and the funding rationale.

Key of acronyms

Affordable Housing Incentive Fund (AHIF)
Area Median Income (AMI)
Black, Indigenous, and People of Color (BIPOC)
Full Time Equivalent (FTE)
Local Housing Incentive Account (LHIA)
Minnesota Department of Employment and Economic Development (DEED)
Minnesota Park and Recreation Board (MPRB)
Minnesota Pollution Control Agency (MPCA)
Polychlorinated Biphenyls (PCBs)
Polycyclic Aromatic Hydrocarbons (PAHs)
Transit Oriented Communities (TOC)
United States Environmental Protection Agency (EPA)
Volatile Organic Compounds (VOCs)

Contact information

Mary Finch
Hennepin County Environment and Energy
mary.finch@hennepin.us
PW Environment and Energy
300 South Sixth Street, MC 679
Minneapolis, MN 55487
612-543-1595
www.hennepin.us/brownfields

Beltline Boulevard Station Apartments

Address: 3251 and 3309 Beltline Boulevard, and 3130 Monterey Avenue South, St. Louis Park, MN

Applicant: St. Louis Park EDA on behalf of Sherman Associates

Property owners: Beltline Mixed Use LLC, and Beltline Apartments Limited Partnership.

Recommended award: \$153,525

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: None.

Other funding sources

- DEED \$459,191 (committed)
- Metropolitan Council \$342,500 (committed)
- Hennepin County Southwest Community Works Program \$300,000 (committed)

Economic development/housing impact

- Estimated 56 new FTEs
- Adds 82 units of affordable housing at 60 to 80% AMI and 298 units of market-rate housing. Units include a mix of studio to three bedrooms.
- Creates approximately 20,000 square feet of new commercial space.

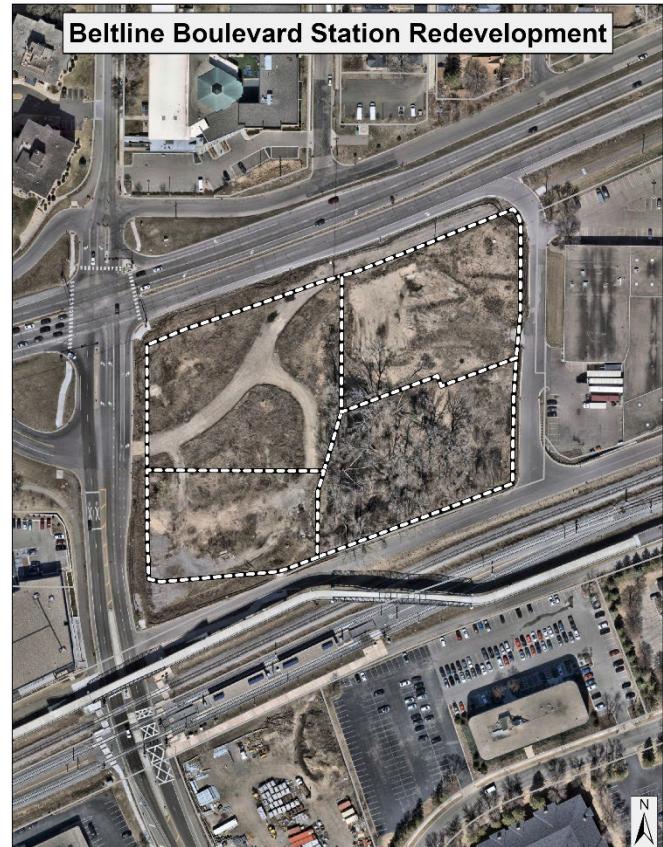
Site description:

Vacant commercial property that was formerly used for offices and a machine shop.

Contamination issues: Soil, groundwater, and soil vapor contaminated with solvents. PFAS contamination in groundwater.

Project plans: Development of mixed-use residential and commercial building.

Requested use of ERF grant: Funding for installation of a soil vapor mitigation system.



Central Park Improvements & Pavillion Expansion

Address: 11100 Excelsior Boulevard, 1600 Main Street, and 101 16th Avenue S, Hopkins

Applicant: City of Hopkins

Property owner: City of Hopkins and Independent School District No 274

Recommended award: \$800,000 (\$2,100,000 requested)

Award recommendation

The activities are eligible for funding. The recommended award is reduced due to the funding available this round. This project scored high in comparison with other applications received. It is recommended that the applicant consider phasing cleanup activities to pursue additional funding needs in future grant rounds.

Previous ERF awards: Minnesota Brownfields Gap Financing Program (ERF funded) — \$7,231

Other funding sources

- MPCA Stormwater Resilience Grant \$4,999,782 (committed)
- Nine Mile Creek Watershed District \$1,000,000 (committed)
- City of Hopkins \$7,880,471 (committed)

Economic development/housing impact

- Supports nearby housing and other developments through creation of new park features and increased stormwater management capacity.
- Creates new headwaters for Nine Mile Creek and improves stormwater management for the area and water quality of Nine Mile Creek.

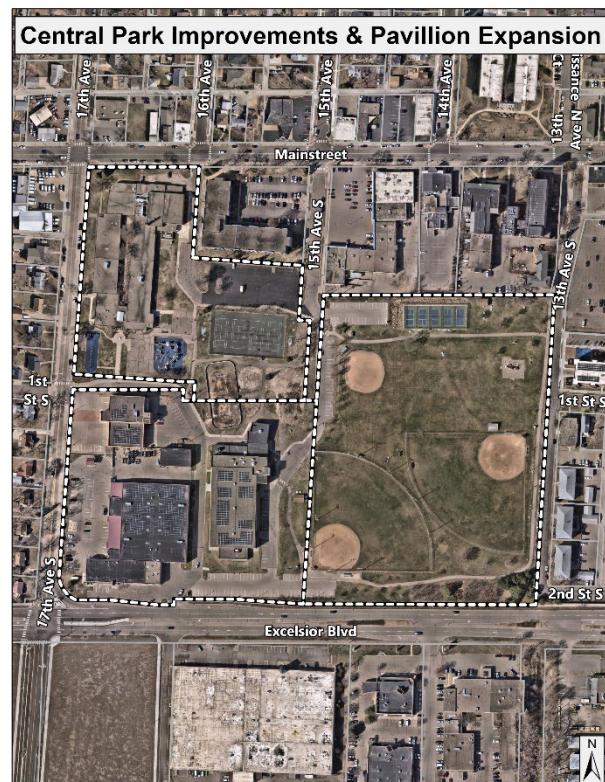
Site description

Existing Central Park in Hopkins that was historically used as an unregulated landfill.

Contamination issues: Soil contaminated with petroleum and arsenic. Groundwater contaminated with petroleum, PAHs, and other VOCs.

Project plans: Construction of additional park amenities and stormwater management features to address vulnerability of watershed to impacts of climate change.

Requested use of ERF grant: Funding for soil cleanup.



CLCLT Homes – Fall 2025

Addresses: 1206 Irving Avenue N, 210 29th Street W, 2114 Irving Avenue N, 3219 Upton Avenue N, 4330 James Ave N, and 5106 Aldrich Avenue N, Minneapolis

Applicant: City of Lakes Community Land Trust

Property owners: Various

Recommended award: \$140,000

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: 102 homes through 10 previous ERF grants (\$480,000 Fall 2024, \$220,000 Fall 2023, \$175,000 Fall 2022, \$270,000 Fall 2021, \$150,000 Fall 2020, \$200,000 Fall 2018, \$225,000 Fall 2017, \$230,000 Fall 2016, \$115,000 Fall 2015, and \$170,000 Fall 2014)

Other funding sources

- Hennepin County AHIF \$60,000 (committed)

Economic development/housing impact

- Creates and preserves six permanently affordable single-family homes. The CLCLT program provides a pathway for low-income families to become homeowners with support and has an emphasis on improving minority homeownership rates.

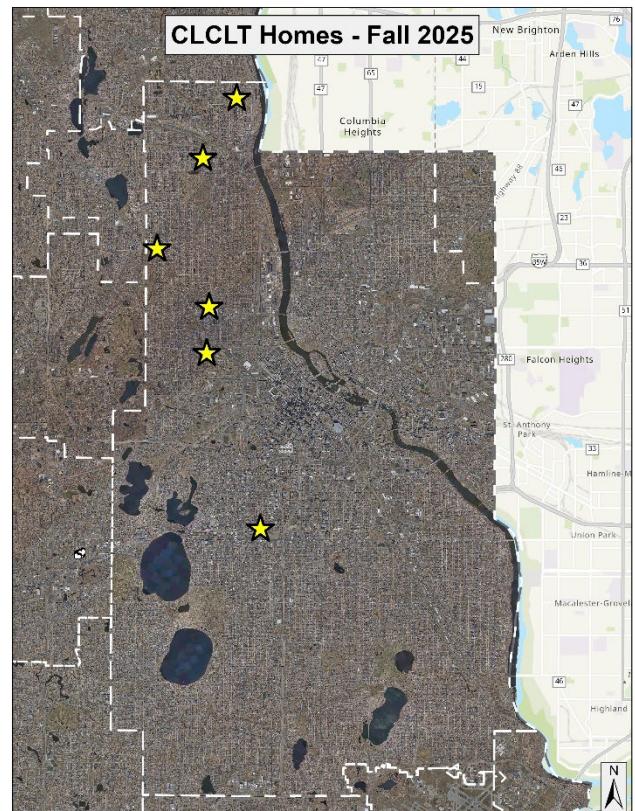
Site description:

Occupied single-family homes.

Contamination issues: Asbestos-containing materials and lead-based paint are present in the existing homes.

Project plans: Rehabilitation of single-family homes in exchange for making the homes permanently affordable.

Requested use of ERF grant: Funding for asbestos and lead-based paint abatement.



Henn 25 Shops

Address: 2400-2416 Hennepin Avenue S, Minneapolis

Applicant: City of Minneapolis on behalf of Michael Tadros

Property owners: Robert G Haverstock Jr

Recommended award: \$27,400

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: Minnesota Brownfields Gap Financing Program (ERF funded) — \$25,000

Other funding sources

- Metropolitan Council \$130,900 (committed)

Economic development/housing impact

- Estimated 21 new and 8 retained FTEs.
- Rehabilitation of a predominantly vacant site along newly reopened Hennepin Avenue.

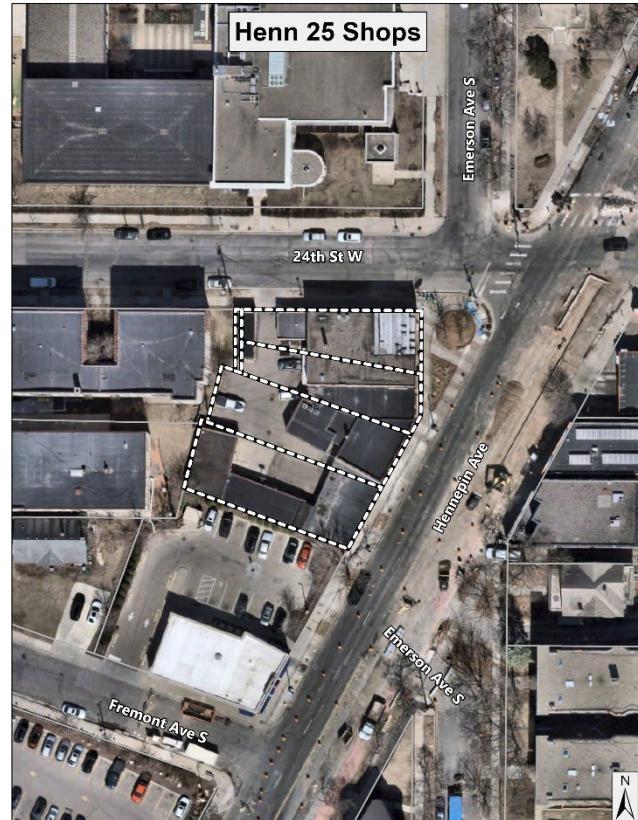
Site description:

Predominantly vacant site that was historically occupied by various commercial tenants, including bike and automobile repair.

Contamination issues: Soil is contaminated with petroleum and PAHs. Soil vapor is contaminated with VOCs.

Project plans: Renovate the existing buildings to be filled with local entrepreneurs and BIPOC-owned small businesses.

Requested use of ERF grant: Funding for installation of a soil vapor mitigation system.



Landmark Wayzata

Address: 200 Lake Street E, Wayzata

Applicant: 200 Lake Street LLC

Property owners: 200 Lake Street LLC

Recommended award: \$200,000 (\$1,772,590 requested)

Award recommendation

The recommended award is reduced to exclude ineligible costs and due to the funding available this round. This project scored low in comparison to other applications received and is expected to proceed without additional ERF funding.

Previous ERF awards: None

Other funding sources

- None

Economic development/housing impact

- Increases the tax base
- Estimated 115 new FTEs
- Creates 50 new market-rate housing units and 23,690 square feet of commercial space
- Redevelopment will clean up contamination adjacent to Lake Minnetonka

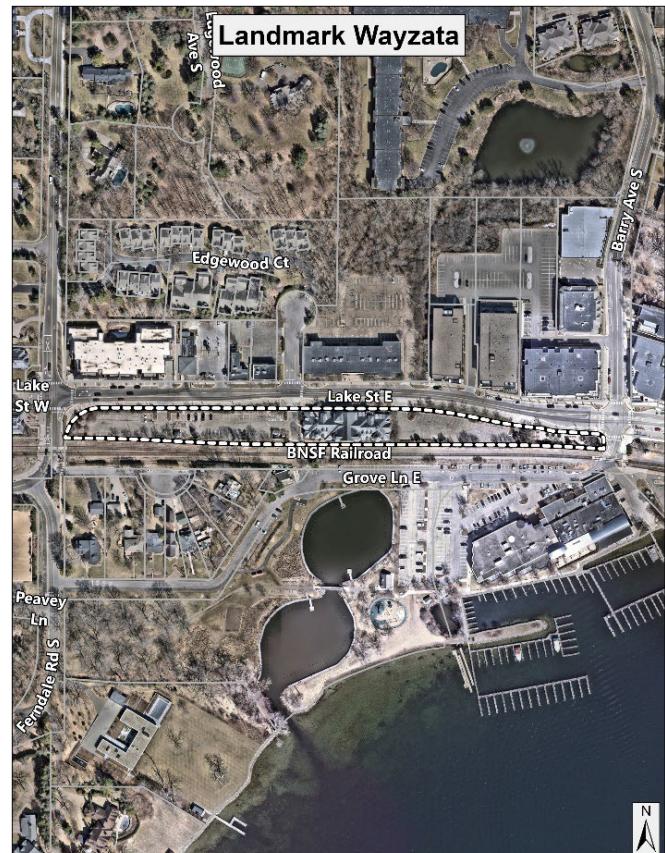
Site description:

Vacant building and paved parking lot historically occupied by a gas station, lumber yard, and bulk petroleum storage facility.

Contamination issues: Soil contaminated with petroleum, PAHs, and metals, including hazardous levels of lead. Groundwater and soil vapor contaminated with petroleum and other VOCs.

Project plans: Development of 50 new residential units across multiple buildings and creation of street level commercial shops.

Requested use of ERF grant: Funding for soil cleanup, management of contaminated groundwater during dewatering, and installation of a soil vapor mitigation system.



Lundstrum Performing Arts

Address: 1617 N 2nd Street and 211 17th Avenue N, Minneapolis

Applicant: City of Minneapolis on behalf of Lundstrum Performing Arts

Property owner: Lundstrum Center for the Performing Arts

Recommended award: \$185,514

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: Minnesota Brownfields Gap Financing Program (ERF Funded) – \$14,000

Other funding sources

- DEED \$191,947 (committed)

Economic development/housing impact

- Estimated five new and 10 retained FTE
- Expands capabilities of the performing arts center by adding a theater space.

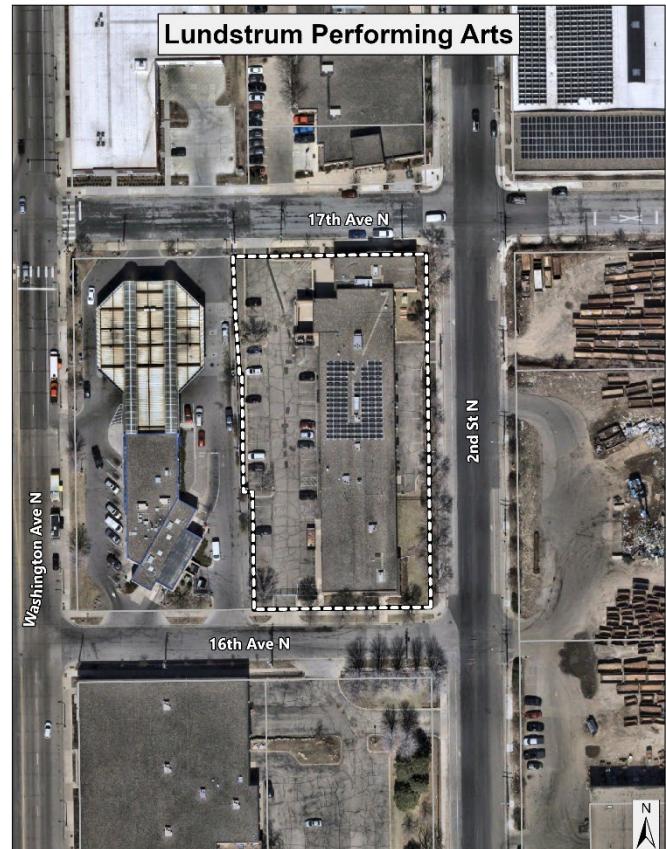
Site description:

Existing performing arts center that was historically occupied by a scrap metal recycling facility, an automobile salvage business, a metal processor, and a coal yard.

Contamination issues: Soil contaminated with petroleum, PAHs, PCBs, and metals. Soil vapor contaminated with VOCs.

Project plans: The existing building will be expanded to include a 300-person theater.

Requested use of ERF grant: Funding for soil cleanup, additional soil assessment, and installation of a soil vapor mitigation system.



Minnetonka Boulevard Twin Homes

Address: 5707, 5647, 5643, and 5639 Minnetonka Boulevard, St. Louis Park

Applicant: St. Louis Park EDA on behalf of Greater Metropolitan Housing Corporation

Property owner: St. Louis Park Economic Development Authority

Recommended award: \$440,000

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: Minnesota Brownfield Gap Financing Program –\$22,300

Other funding sources

- Hennepin County AHIF \$800,000 (to be requested)
- Metropolitan Council \$689,904 (committed)

Economic development/housing impact

- Eight new affordable housing units at 60 to 80% AMI. All units will have three or four bedrooms.
- Increases the tax base

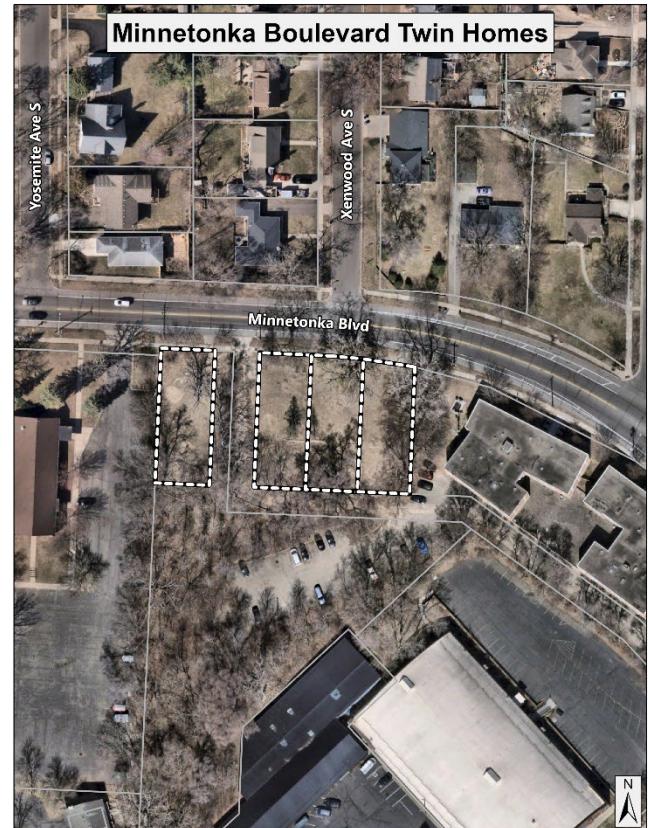
Site description:

Site consists of vacant lots that were historically used for an unpermitted dump site.

Contamination issues: Soil contaminated with VOCs, asbestos-containing material, and metals, including hazardous levels of lead.

Project plans: Construct four new duplexes with rates targeted at being affordable for first-time homebuyers.

Requested use of ERF grant: Funding for soil cleanup.



Native American Community Clinic

Address: 1213-1215 Franklin Avenue E, Minneapolis

Applicant: City of Minneapolis on behalf of Native American Community Clinic & Wellington Management, Inc.

Property owner: NACC Holding Company/1213 Franklin LP

Recommended award: \$106,448

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: Spring 2024 ERF - \$137,250; Minnesota Brownfields Brownfield Gap Financing Program - \$14,999

Other funding sources

- Hennepin County AHIF \$1,460,000 (committed)
- Hennepin County TOC \$400,000 (committed)
- Hennepin County Supportive Housing Services \$1,050,000 (committed)
- Metropolitan Council \$3,371,017 (committed)

Economic development/housing impact

- Estimated 28 new and 101 retained FTEs
- Adds 83 units of affordable housing at 30-60% AMI

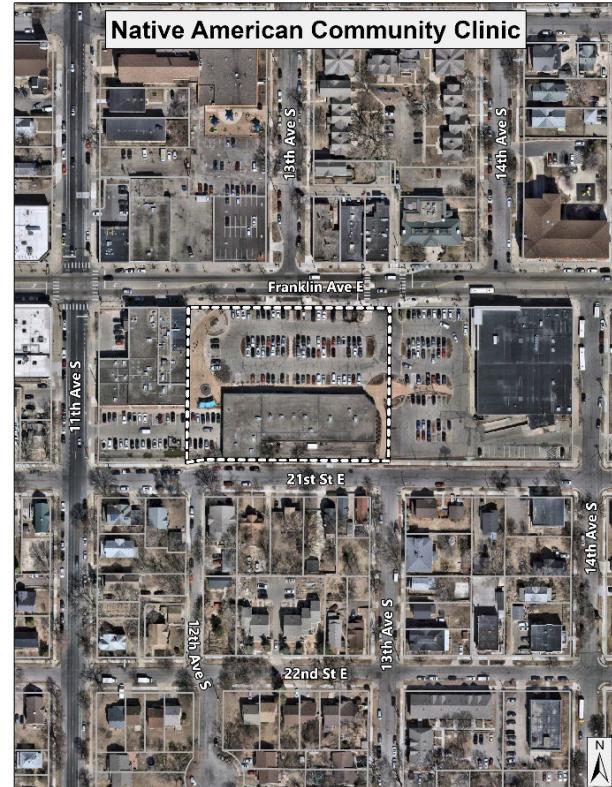
Site description:

Renovated shopping center being used as the Native American Community Clinic. Historical site uses included dry cleaning and automobile repair.

Contamination issues: Soil contaminated with petroleum and PAHs. Soil vapor contaminated with VOCs.

Project plans: Demolish existing building to construct a new affordable housing and larger clinic building and associated features to serve additional patients. Clinic supports residents in the nearby Little Earth housing complex.

Requested use of ERF grant: Funding for soil cleanup.



Willis Trucking Redevelopment

Address: 21601 John Deere Lane, Rogers

Applicant: Ebert, Inc. and Bader Development, LLC

Property owner: Willis Enterprises Inc.

Recommended award: \$200,000 (\$422,980 requested)

Award recommendation

The recommended award is reduced to exclude ineligible costs and due to the funding available this round. This project scored low in comparison to other applications received.

Previous ERF awards: None

Other funding sources

- DEED \$ 605,862 (committed)

Economic development/housing impact

- Increases the tax base
- Adds 181 units of market-rate housing. Units range in size from studio to three bedrooms.

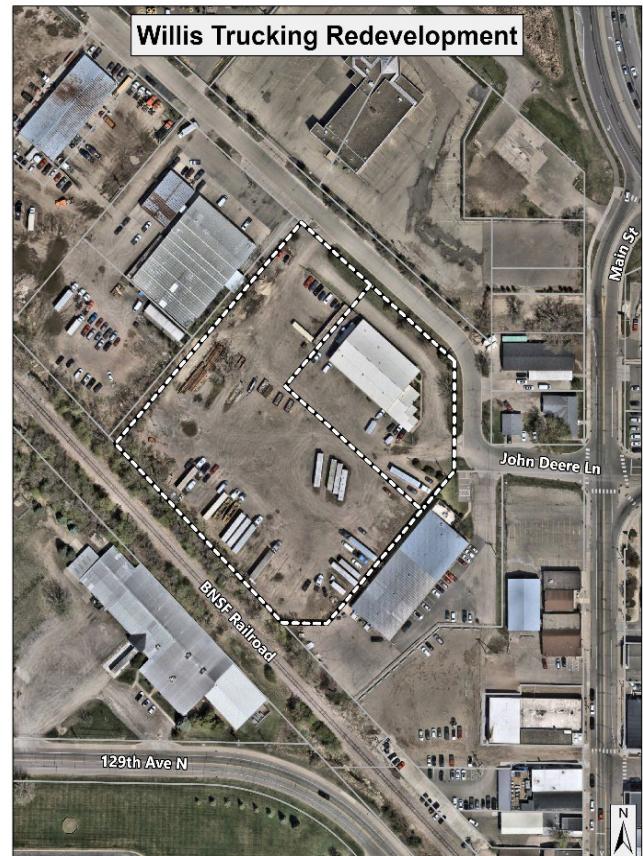
Site description

Commercial truck service business and storage yard.

Contamination issues: Soil contaminated with petroleum and metals. Soil vapor contaminated with solvents.

Project plans: Remove existing building and construct multi-tenant residential building.

Requested use of ERF grant: Funding for soil cleanup.



HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

26-0044

Item Description:

Staff review and recommend updates to Hennepin County's Cost Participation and Maintenance Policies with partner agencies for cooperative county road and bridge projects - offered by Commissioners Anderson and Goettel

WHEREAS:

WHEREAS, Hennepin County values our partnerships to provide a safe transportation network that offers strong connections through multiple modes, respects the environment and improves the health and quality of life for all who live, work or visit here; and

WHEREAS, the 45 cities that make up the county represent a diverse range of populations, land uses, and reliance on various transportation modes, though we share a common goal in serving residents to meet their current and future transportation needs; and

WHEREAS, it is our responsibility to work with our cities and partner agencies to engage our residents, develop solutions, and invest in improvements across our collective system to achieve common goals; and

WHEREAS, working together requires consistent and transparent policies and mutual understanding of roles and responsibilities; and

WHEREAS, several cities have requested consideration of increased county capital funding and county financial support or responsibility for complete and green streets elements within county right of way and improved collaboration and funding flexibility for unique partnerships; and

WHEREAS, transportation funding, resources, and priorities at the federal, state, county, and city levels continue to evolve.

Resolution:

BE IT RESOLVED, that the Hennepin County Board directs staff to review and recommend changes to cost participation with cooperative county road and bridge reconstruction projects to the county board by January 31, 2027; and

BE IT FURTHER RESOLVED, that county staff reach out to all our cities and partner agencies for data and input to guide decision-making in updating our current policy, provide initial receipt of receipt, and then provide a summary of questions and responses during the engagement process to cities and partner agencies regarding their feedback by August 31, 2026; and

BE IT FURTHER RESOLVED, that county staff present data, trends, and themes from this outreach to the county board by August 31, 2026 and receive direction from the board on recommended changes to the county cost participation policy; and

BE IT FURTHER RESOLVED, that Hennepin County staff develop internal and external workgroups to help

build a framework, gather input, and foster effective dialogue to ensure these policies are financially responsible, efficient, and receptive to the diverse needs and goals of the county, our cities, and our partner agencies; and

BE IT FURTHER RESOLVED, that county staff consider cost share policies adopted by other agencies, such as other metro counties and MnDOT; and

BE IT FURTHER RESOLVED, that county staff consider and evaluate communities' ability to fund improvements as part of the policies update; and

BE IT FURTHER RESOLVED, that county staff share impacts to the county's 5-year Road and Bridge Capital Improvement Program (CIP) with any recommended updates.

Background:

Hennepin County first adopted a cost participation policy for cost sharing on road and bridge reconstruction projects in 1978. The policy was revised in 1993, 1999, 2011, 2012 and 2020 to reflect changes in design, construction and maintenance needs along our transportation system.

Since the board last revised the policies on October 20, 2020 (Resolution 20-0387) transportation funding, resources, and priorities at the federal, state, county, and city levels have evolved. County staff sent a letter on December 4, 2025 to city Public Works Directors and Engineers. The letter solicited interest in a stakeholder workgroup that will help shape the updated policy. This collaborative approach is intended to ensure the revised policy reflects the diverse needs, capacities, and goals of the county and all partner agencies.

Current Request: This action directs staff to review and recommend updates to the county's cost participation policies for cooperative road and bridge reconstruction projects by January 31, 2027.

Impacts/Outcomes: This action will ensure the county's policies are evaluated collaboratively with our partner agencies to determine their effectiveness in supporting mutual goals and cross-agency partnerships in building and maintaining our transportation systems.

Recommendation from County Administrator: No Recommendation