



March 9, 2026

House Taxes Committee
Centennial Office Building
St. Paul, MN 55155

Re: Support for HF 3420 (K.Lee) Authorization of tax to fund Environmental Response Funds

Dear Chairs Gomez, Davids and Committee Members,

I write today to express the city's support for HF 3420 authored by Representative Liz Lee, to extend the authorization date for an additional eight years in Ramsey County's Deed and Mortgage Tax (MN Statute 383A.80) and Hennepin County's Deed and Mortgage Tax (MN Statute 383B.80). This small tax funds an important redevelopment tool which is Ramsey County's Environmental Response Fund that awards grants to support entities with site assessments and cleanup of brownfields.

In Saint Paul, we have been fortunate to receive funding to do those assessments and expensive clean up on a variety of projects-big and small. These are housing projects, redevelopment projects and important facilities in the landscape of our East Metro. Some of these include: The Heights, CHS Field, Allianz Field/United Village, The Hollows, Wilder Square, Farwell Yards, Frogtown Square, Soul Apartments. Additionally, many smaller commercial/community projects like Mississippi Market, Metro Deaf School, Y of the North have all benefited from this important redevelopment tool.

We all know that these programs are often oversubscribed, and extending the authorization date on the statutes will allow the fund to operate as a continuous funding source. Saint Paul needs the County to continue to be a partner in our redevelopment projects.

I am grateful to Representative for authoring this reauthorization and have appreciated her understanding of urban cities like Saint Paul and the need for redevelopment tools. Supporters hope that you will consider the passage of HF 3420 or include in an omnibus bill so that the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,

Mayor Kaohly Her
City of Saint Paul



March 10, 2026

Chairs Gomez and Davids and Members of the House Taxes Committee,

Metro Cities, representing the shared interests of cities across the metropolitan area at the Legislature and Executive Branch, appreciates the opportunity to comment on HF 3420 - Lee, which extends the sunset for Ramsey and Hennepin Counties to impose a mortgage registry and deed tax, the revenues of which are used to support remediation of polluted and contaminated lands, often known as brownfields.

Metro Cities' policies support funding for redevelopment activities that support cleanup and tax base revitalization. Brownfields are abandoned, idled, or underused industrial and commercial properties where financing or redevelopment is complicated by actual or suspected environmental contamination.

Redeveloping brownfield properties supports community vibrancy and revitalization, increases the local property tax base, increases land values, provides more efficient uses of new or existing public infrastructure, and enhances the livability of neighborhoods.

Thank you for your consideration of this legislation.

Sincerely,

A handwritten signature in black ink that reads 'Ania McDonnell'.

Ania McDonnell
Government Relations Specialist



3/6/2026

House Taxes Committee

75 Rev. Dr. Martin Luther King Jr. Blvd.

Capitol Room 120

St. Paul, MN 55155

Re: Support for H.F. 3420 (Lee) - Reauthorization of tax to fund Environmental Response Funds

Dear Chair Gomez, Chair Davids, and Committee Members,

The City of New Brighton, like many communities, are writing to express support for H.F. 3420 authored by Rep. Liz Lee. This bill would extend the Ramsey County's Deed and Mortgage Tax (MN Statute 383A.80) and Hennepin County's Deed and Mortgage Tax (MN Statute 383B.80) for an additional eight years. This small tax funds the Environmental Response Fund (ERF) in each county and is responsible for the cleanup of brownfields to facilitate critical redevelopment.

Specifically in the City of New Brighton, ERF funds were critical in cleaning up century-old rendering plants and a debris dump dating back to the construction of the Interstate Highway system. In 2025 dollars, this land that had no chance of private redevelopment valued at just under \$5M total, was transformed into the City's premiere location for corporate headquarters and new housing, and the area now carries a land value exceeding \$137M! Likewise, a former computer board manufacturer in the City vacated a building leaving every surface covered in lead and other hazardous materials. With the support of ERF funds, the City and a private developer were able to save three otherwise useless buildings which have now been transformed in the Highway 8 Business Center.

Extending the authorization date for this program within statute is critical to ensure clean up funds are available to supplement already oversubscribed programs. Failure to take action will result in vacant and underutilized brownfields continuing to languish, and opportunities to create housing, jobs, and services will be lost.

We thank Rep. Lee for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of H.F. 3420 so that the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,

A handwritten signature in blue ink that reads 'Devin Massopust'.

Devin Massopust

City Manager City of New Brighton

March 9, 2026

House Taxes Committee
75 Rev. Dr. Martin Luther King Jr. Blvd.
Capitol Room 120
St. Paul, MN 55155

Re: Support for H.F. 3420 (Lee) - Reauthorization of tax to fund Environmental Response Funds

Dear Chair Gomez, Chair Davids, and Committee Members,

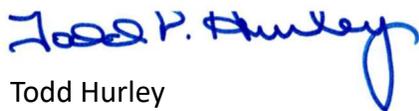
On behalf of the Saint Paul Port Authority, I write today to express our support for H.F. 3420, authored by Rep. Liz Lee, to extend the authorization date for an additional eight years in Ramsey County's Deed and Mortgage Tax (MN Statute 383A.80) and Hennepin County's Deed and Mortgage Tax (MN Statute 383B.80). This small tax funds each county's Environmental Response Fund that awards grants to support entities with site assessments and the cleanup of brownfields. Extending the authorization date on the statutes will allow the fund to operate as a continuous funding source for already oversubscribed programs.

The Environmental Response Fund helps redevelop vacant and underutilized brownfields into community assets and in return creates housing, jobs, and services to communities and brings properties back on the tax rolls. Ramsey County has offered an ERF since 2004 and has awarded almost \$16 million to remediate over 442 acres of contaminated land for housing, businesses, and other community-benefitting uses.

At the Saint Paul Port Authority, we have utilized this program to fund several sites and projects around Saint Paul, including The Heights – a massive, 112-acre redevelopment on Saint Paul's Greater East Side, bringing 1,000 jobs and 1,000 homes to the community.

We thank Rep. Lee for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of H.F. 3420 so that the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,



Todd Hurley
President, Saint Paul Port Authority

March 10, 2026

Representative Aisha Gomez
Representative Greg Davids
Co-Chairs of the Committee on Taxes

Re: HF 3420 – K. Lee: Hennepin County and Ramsey County deed and mortgage taxes expiration extended

Dear Chair Gomez, Chair Davids and Committee Members,

The City of Minneapolis appreciates the opportunity to comment in support of HF 3420, as this will extend the authorization date for an additional eight years of Hennepin County's Deed and Mortgage Tax (MN Statute 383B.80) and Ramsey County's Deed and Mortgage Tax (MN Statute 383A.80). This small tax funds each county's Environmental Response Fund (ERF) that awards grants to support entities with site assessments and cleanup of brownfields. The total amount of ERF funding that has been awarded to Minneapolis projects from 1995 to the present is \$43,916,381.

In north Minneapolis, the Juxtaposition Arts campus provides a space to engage, employ, and educate young urban artists and create pathways to a future in the creative industry. The campus provides 53 full-time jobs and engages about 1,600 youth members. The project is located within the West Broadway Cultural District along a main transportation corridor. Releases of dry-cleaning solvents and petroleum spills from nearby gas stations contributed to contamination onsite. In 2020 and 2021, Hennepin County provided a total of \$127,000 in ERF-related funding, which includes the Minnesota Brownfields Gap Financing Program.

Mino-Bimaadiziwin, which means "living the good life" in Ojibwe, is a 110-unit affordable housing community built by the Red Lake Band. The project provides supportive housing to Red Lake Band members and other Native American residents and brings much-needed services to the tribe's urban population with the creation of a childcare center, wellness clinic, and office space for the Red Lake Band. Nearly 100 years of commercial and industrial use left an impact on the site. The ERF grant award for this project was \$145,000. ERF funded contaminated soil cleanup, removal of hazardous building materials, and installation of a vapor mitigation system to protect future residents from toxic chemical vapors that could travel through the ground from contaminated groundwater, nearby sites, or other undiscovered sources.

We thank Representative Lee for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of this bill so that the Environmental Response Fund (ERF) can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,



Erik Hansen
Director, Community Planning & Economic Development
City of Minneapolis

March 6, 2026

House Taxes Committee
75 Rev. Dr. Martin Luther King Jr. Blvd.
Capitol Room 120
St. Paul, MN 55155

Re: Support for H.F. 3420 (Lee) – Reauthorization of tax to fund Environmental Response Funds

Dear Chair Gomez, Chair Davids, and Committee Members:

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Barr Engineering Co. (Barr) is an employee-owned multi-discipline consulting firm that provides engineering, design, water resources, permitting, and environmental investigation and remediation services. Headquartered in Minneapolis and with offices in Duluth, Hibbing, and across North America, we serve public- and private-sector clients throughout Minnesota and worldwide. Our assessment and remediation services support redevelopment of brownfield sites, strengthening of critical infrastructure such as flood mitigation and stormwater management, and improvements to parks and recreational areas. This grant program is the only local source of contamination cleanup funding for green space and green infrastructure projects, making it a critical source of funding for regional climate resiliency projects. Barr works collaboratively with our clients to develop solutions addressing contamination that use cost-saving measures, but on many projects, the environmental cleanup costs can be a deterrent. The Environmental Response Fund grant program has been key in allowing projects on contaminated sites to move forward while protecting human health and the environment.

Below are two project examples where Barr, our clients, and the communities they serve benefit from the Environmental Response Fund grant program:

- **Hopkins Central Park Improvements:** The City of Hopkins was recently awarded \$800,000 from the Environmental Response Fund for removal of contaminated soils at a former unregulated landfill to construct park improvements and a large flood-storage facility that provides flood risk reduction for properties nearby and downstream along Nine Mile Creek. The project will remove City-owned facilities and multi-family residential buildings from flood inundation areas while improving the public space with assets such as a new soccer field, ballfields and other park features. Construction is planned for 2026.
- **Golden Valley Regional Flood Control Project:** The City of Golden Valley utilized a \$152,000 grant to remove and dispose of contaminated soils for another flood-control project in an area that historically experienced flooding several feet deep. The City collaborated with an adjacent residential development project (Liberty Crossing) to add above- and below-ground stormwater storage systems. The project also expanded existing ponds in the nearby park, thereby increasing the stormwater storage capacity in the area. The project has significantly reduced

flooding in the neighborhood and on Medicine Lake Road in Golden Valley. The project was completed in phases from 2015 through 2019.

We thank Rep. Lee, Rep. Nadeau, Rep. Moller, and Rep. Jordan for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of H.F. 3420 so the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara Gaffin". The signature is fluid and cursive, with a prominent initial "S" and a long, sweeping underline.

Sara Gaffin
Vice President
Assessment and Remediation Business Unit Lead



*Administrative Office
2610 University Avenue West Suite 100
St. Paul, MN 55114
T: (651) 789-6260*

February 27, 2026

House Taxes Committee
75 Rev. Dr. Martin Luther King Jr. Blvd.
Capitol Room 120
St. Paul, MN 55155

Re: Support for H.F. 3420 (Lee) - Reauthorization of tax to fund Environmental Response Funds

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We write today to express our support for H.F. 3420 authored by Rep. Lee, to extend the authorization date for an additional eight years in Hennepin County's Deed and Mortgage Tax (MN Statute 383B.80) and Ramsey County's Deed and Mortgage Tax (MN Statute 383A.80). This small tax funds each county's Environmental Response Fund (ERF) that awards grants to support entities with site assessments and cleanup of brownfields.

Beacon is a collaborative of 110 congregations across faith traditions. As a collaborative of congregations united in action, we create homes and advance equitable housing. We have a 25-year track record of developing housing solutions and policies to address unmet needs.

We have used the ERF program to fund environmental work at projects from Gladstone Crossing, set to close later this year (Maplewood), Kimball Court Expansion/Rehabilitation, now under construction (St. Paul), Lydia Expansion, Emerson Village. All told, just in recent awards, the program has provided critical funding to over 277 homes in Beacon's portfolio.

In one recent example, Vista 44 in Hopkins, Minnesota, accessed the ERF program for a portion of costs associated with soil cleanup costs, associated consulting, and related regulatory fees. The award leveraged other development resources at a ratio of more than 700:1, leveraging about a \$23M development investment in the area. Moreover, since Vista 44 is a permanent supportive housing development, the building stabilizes families and children in the school district. Finally, this project is a key anchor site for Hopkins' housing and community development goals, positioned as it is between two light rail transit stops and multiple bus routes, retail and services.

We thank Representatives Lee, Nadeau, and Moller for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of H.F. 3420 so that the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,

Chris LaTondresse
President/CEO



March 6, 2026

House Taxes Committee

75 Rev. Dr. Martin Luther King Jr. Blvd.

Capitol Room 120

St. Paul, MN 55155

Re: Support for H.F 3420 (Lee) - Reauthorization of tax to fund Environmental Response Funds

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CommonBond Communities is a nonprofit organization that develops, owns, and supports affordable rental housing across the Upper Midwest. In addition to housing, we provide on-site supportive programs such as youth, employment, financial, and health-focused services, to help residents stay stable and thrive.

We have utilized this program to fund sites and projects such as our Rise on 7 development completed in 2024. Rise on 7 is a mixed-use, 120-unit affordable housing development in St. Louis Park, with rents restricted at 30–60% AMI and approximately 6,900 square feet of ground-floor space for the nonprofit early-learning center, Rise Early Learning, which serves 62 children with priority for residents and low-income families.

Early ERF and Brownfields funding from Hennepin County closed a critical environmental and site-preparation funding gap, was catalytic in securing the project's housing financing, and is especially essential for redevelopment projects serving low-income households—where layered public funding is required to make projects financially feasible. This integrated affordable housing and onsite childcare model is the first of its kind in the Twin Cities and directly supports community revitalization by removing environmental barriers and delivering both stable housing and high-quality early learning in one development.



We thank Rep. Lee, Rep. Nadeau, Rep. Moller, and Rep. Jordan for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of H.R. 3420 so that the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,

Heidi Rathmann

Heidi Rathmann

Chief Real Estate Officer

CommonBond Communities

DUFFY DEVELOPMENT COMPANY

REAL ESTATE DEVELOPMENT
AND CONSTRUCTION MANAGEMENT

March 6, 2026

House Taxes Committee
75 Rev. Dr. Martin Luther King Jr. Blvd.
Capitol Room 120
St. Paul, MN 55155

Re: Support for H.F. 3420 (Lee) - Reauthorization of tax to fund Environmental Response Funds

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Duffy Development is a for-profit developer with the primary objective of creating quality, safe affordable housing. We have developed and own approximately 1,200 units throughout the Twin Cities. We have been operating in this market since our inception in 1984.

We have utilized this program to fund the cleanup of the below site to create critical affordable senior (55+) housing:

The Rogers Main Street Redevelopment Project received \$286,700 from the Environmental Response Fund for removal of contaminated soils and asbestos-containing building materials to then construct 40 new units of affordable housing for seniors, a senior center, an outdoor plaza, and 3,000 square feet of commercial space. Affordable multifamily developments are extremely hard to make work financially and the Environmental Response Fund was pivotal in making this contaminated site move forward. Since any contamination cleanup is added cost to a development, the Environmental Response leveraged a large private investment in the area, which is going to help spur additional private investment. This project is a key anchor site for the City of Rogers' downtown revitalization plans. The new housing units will provide residents with easy access to nearby community amenities and services. Construction is underway and soil remediation is currently in progress thanks to the generous support of the ERF fund provided by Hennepin County.

We thank Rep. Lee, Rep. Nadeau, Rep. Moller, and Rep. Jordan for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of H.F. 3420 so that the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,



Jeffrey J. Von Feldt
CEO

12708 Wayzata Blvd. • Suite 400 • Minneapolis, MN 55305
PH. (952) 544-6769 • FAX (952) 544-6091



Landmark Environmental, LLC

9555 James Ave S, Suite 262

Bloomington, MN 55431

Phone: 952-295-9400

www.landmarkenv.com

*Landmark is proud to be an Affirmative
Action, Equal Opportunity Employer*

February 26, 2026

House Taxes Committee
75 Rev. Dr. Martin Luther King Jr. Blvd.
Capitol Room 120
St. Paul, MN 55155

Re: Support for H.F. 3420 (Lee) - Reauthorization of tax to fund Environmental Response Funds

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Landmark Environmental, LLC (Landmark) is a Minnesota-based women-owned small business that provides professional consulting services to clients who buy, sell, redevelop, or manage property affected by environmental conditions. Since 2000, Landmark has been providing environmental services including brownfield redevelopment strategies, Phase I Assessments, Phase II Investigations, Response Action Plans, remediation design and construction oversight, vapor intrusion investigations and mitigation, asbestos surveys & hazardous material inventories, radon measurement and mitigation, and environmental regulatory compliance. Landmark has assisted clients in securing more than \$30 million in local brownfield grant funding to support contamination cleanup for deserving redevelopment projects.

We have utilized this program to fund sites and projects such as:

- Mino Oski Ain Dah Yung (Good New Home — Ojibwe) located at 769 University Avenue West in Saint Paul. Mino Oski Ain Dah Yung, developed by Project for Pride in Living and designed by partner Ain Dah Yung Center, is a first-of-its kind project that provides 42 new homes and supportive services to formerly homeless American Indian youth between the ages of 18 — 24. On-site services provide a place of healing and the time these youth need to establish self-determination as young Native people. The property includes 24-hour front desk staffing, a community kitchen, group activity spaces, a fitness center, healthcare/therapy spaces, a clothing closet and food shelf that provide clothing and food for residents when their monthly income

isn't enough to meet their needs. Development partners navigated a complicated and costly environmental cleanup, which included asbestos abatement and remediation of soils contaminated with polynuclear aromatic hydrocarbons (PAHs), lead, and mercury. Project partners obtained a contamination cleanup grant from Ramsey County Environmental Response Fund. The project opened in November 2019.

- Avenues for Youth located at 1400-1418 8th Avenue North in Minneapolis. Avenues for Youth is currently constructing a new youth shelter in North Minneapolis that will provide twenty sleeping rooms for temporary shelter use, three emergency shelter beds, six efficiency affordable transitional apartments, and two affordable one-bedroom transitional apartments, as well as intentional administration space to expand and improve their non-profit programming. Avenues for Youth provides social services and temporary emergency housing to young adults ages 18-24 that are facing homelessness or are in need of emergency shelter, transitional living, or supportive services. Every night in Minnesota, more than 6,000 youth will experience homelessness that disproportionately impacts Black, Indigenous, Youth of Color, and LGBTQI+ identified young people. Project partners obtained Environmental Response Fund grant funding from Hennepin County to address widespread soil contamination with debris and levels of arsenic and PAHs exceeding MPCA criteria. The project is scheduled to be completed during the second half of 2026.
- Simpson Community Shelter and Apartments located at 2730-2740 1st Avenue South in Minneapolis. Local non-profit leaders Simpson Housing Services (SHS) and Project for Pride in Living are currently constructing a new emergency shelter and affordable housing project for individuals who have experienced homelessness. The project will serve those with the lowest incomes, in particular people who are disproportionately represented amongst the homeless population of Minnesota, i.e., Black, Indigenous, People of Color (BIPOC), LGBTQ, and people with disabilities. The 42 units of affordable housing in this development are targeted at homeless individuals, with 30 of the units targeted at High Priority Homeless (HPH) individuals (20 at 30% AMI and 10 at 50% AMI) and the other 12 units will be reserved for People with Disabilities (PWD), at 30% AMI. The project is being constructed on the site of the former dilapidated Simpson United Methodist Church. Project partners addressed environmental contamination including petroleum and chlorinated volatile organic compounds (VOCs) in soil vapor due to its location in an area of heavily impacted sites and historical drycleaners. The project received Environmental Response Fund grant funding from Hennepin County for assessment and cleanup. The project will create an estimated 13 full-time-equivalent jobs and is expected to be completed in 2026.
- Metro Deaf School located at 1125 Energy Park Drive in Saint Paul. The property is occupied by Metro Deaf School, a non-profit school which promotes academic excellence and social well-being for Deaf, DeafBlind, and Hard of Hearing students using an ASL/English bilingual approach. The school brings more than two hundred people to the property from the 7-county metro area and western Wisconsin daily, including students, families, staff, and faculty. Adults from the local Deaf and Hard-of-Hearing community also utilize the property since Metro Deaf School services are available to them as well as enrolled students. The school employs 109 full-time-equivalent jobs. In 2018, the school purchased the property and existing building, which was

constructed in 1952 and used for manufacturing lead acid automobile batteries between 1952 and 1986. The school conducted a substantial soil and soil vapor cleanup in 2018, and received Environmental Response Fund grant funding from Ramsey County in 2025 to conduct additional soil and vapor mitigation as part of an on-going project that will add a new gymnasium, classrooms, office space, and locker rooms. The project will also re-slope the existing parking lot to improve accessibility for students who use wheelchairs or have other mobility impairments. Chemicals of concern for the property include arsenic, lead, chlorinated VOCs and diesel range organics in soil/fill; chlorinated VOCs in groundwater; and chlorinated VOCs in soil vapor and indoor air. The project is expected to be completed in 2026.

- The Williams located at 892 East 7th Street. The Williams is a completed residential, community-focused redevelopment project initiated by Project for Pride in Living and located in Eastern Saint Paul. After being largely vacant in the 2000s and 2010s, development partners have transformed the site into a safe, vibrant community space. The Williams includes 60 units of affordable housing targeted towards multi-generational families. The Williams advances environmental justice by serving a diverse community where nearly half (48.5%) of households are housing cost-burdened, and a majority are Asian (25.4%), Hispanic or Latino (22.6%), or African American (11%). Excavation and remediation at the property addressed chemicals of concern including arsenic, barium, cadmium, lead, PAHs and diesel-range organics in soil and chlorinated VOCs and benzene in soil vapor. During earthwork activities, unexpected buried asbestos-containing waste materials were encountered and properly disposed of, as well as other buried debris. An active vapor mitigation system was installed to address potential intrusion of the elevated VOC contamination. Project partners obtained Environmental Response Fund grant funding from Ramsey County for assessment and cleanup. The project was completed in late 2025.

Extending the authorization date in statute will allow the fund to continue operating as a reliable, ongoing source of support for programs that are already oversubscribed. In turn, high-quality projects like those described above can move forward and continue addressing complex brownfield cleanups.

We thank Rep Lee, Rep Nadeau, and Rep Moller for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of H.F. 3420 so that the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,



Caroline Elling
Partner, Environmental Scientist



milepost12 LLC
5024 Edinbrook Ln
Edina, MN 55436
(612) 326-0720

March 6, 2026

House Taxes Committee
75 Rev. Dr. Martin Luther King Jr. Blvd.
Capitol Room 120
St. Paul, MN 55155

Re: Support for H.F. 3420 (Lee) - Reauthorization of tax to fund Environmental Response Funds

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milepost12 LLC is a Minnesota-based sole proprietorship providing professional environmental risk management services to support clients who buy, sell, redevelop or manage real estate impacted by environmental conditions. During my career as owner of milepost12 LLC in addition to my previous engagements with real estate development entities (i.e. The Opus Group) and consulting firms (i.e. Barr Engineering), I have assisted on numerous projects with securing local brownfield grant funding to support contamination cleanup and ultimately site redevelopment.

Examples of project that I have worked on that would not likely have moved forward without assessment and cleanup grants include:

- Surly Brewing Company – Minneapolis
- Nordeast Business Center – Minneapolis
- The Loden - Edina
- Beacon Bluff Business Center – St Paul
- OXBO Mixed-Use Development – St Paul

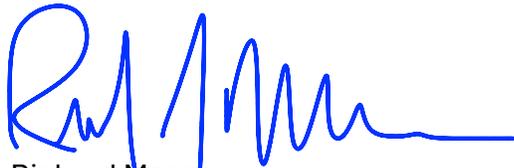
Extending the authorization date in statute will allow the fund to continue operating as a reliable, ongoing source of support for programs that are already oversubscribed. In turn, high-quality projects like those described above can move forward and continue addressing complex brownfield cleanups.

milepost12

Thanks to Rep. Lee, Rep. Nadeau, Rep. Moller, and Rep. Jordan for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of H.F. 3420 so that the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,

milepost12 LLC

A handwritten signature in blue ink, appearing to read 'Richard Manser', with a long horizontal line extending to the right.

Richard Manser
Senior Consultant



EDUCATION. RESEARCH. PARTNERSHIPS.
4248 Park Glen Road
Minneapolis, MN 55416

House Taxes Committee
75 Rev. Dr. Martin Luther King Jr. Blvd.
Capitol Room 120
St. Paul, MN 55155

Re: Support for H.F. 3420 (Lee) - Reauthorization of tax to fund Environmental Response Funds

Dear Chair Gomez, Chair Davids, and Committee Members:

Minnesota Brownfields is a 501 c 3 organization dedicated to promoting Brownfield Redevelopment in Minnesota. We are also the contractor for the administration of the Ramsey County Site Assessment Grant Program and the Hennepin County Brownfield Gap Financing Program. Both grant programs are funded by the Deed & Mortgage Tax (MN S. 3838.80) and (MN S. 383A.80).

Minnesota Brownfields and our over 250 private and public sector members that work to transform brownfields into community assets are writing today to express our support for H.F. 3420 authored by Representative Lee, to extend the authorization date for an additional eight years in Hennepin County's Deed and Mortgage Tax and Ramsey County's Deed and Mortgage Tax. This small tax funds each county's Environmental Response Fund that awards grants to support applicants work to cleanup and redevelop brownfield sites.

The Ramsey County Site Assessment Grant Program and the Hennepin County Brownfield Gap Financing Program provide critical seed financing for the redevelopment of contaminated sites. These grants fund Phase 1 and 2 environmental assessments, capped at \$25,000 annually per project site. A small investment in environmental due diligence can make all the difference in a project's ability to get outside financing. Lenders and investors are more likely to invest in a project if they know the extent of potential contamination at a site.

Each year Minnesota Brownfields recognizes excellent brownfield project throughout the state that impact Community, Environment, Economics and Innovation. In just the past few years, several Site Assessment Grant Projects and Brownfield Gap Financing Projects have been nominated or won a ReScope Award. Examples of grant funded projects that were ReScope Projects include:

- 2026, The Williams, an affordable housing mixed use development for multi-generational families, located in Eastern Saint Paul



EDUCATION. RESEARCH. PARTNERSHIPS.
4248 Park Glen Road
Minneapolis, MN 55416

- 2025, Minneapolis American Indian Center, one of the first urban American Indian Centers in the United States
- 2024, Belfry Apartments, providing deeply affordable housing units located on the campus of Calvary Lutheran Church near George Floyd Square in South Minneapolis
- 2024, Juxtaposition Arts, a 16,000 square foot art center located in Minneapolis

All of these projects started in either the Ramsey County SAG Program or the Hennepin County Gap Financing Program. This early investment in environmental assessment of each property enabled these projects to move forward.

In 2025 the Hennepin County Brownfield Gap Financing Program funded 27 projects and the Ramsey County Site Assessment Grant Program funded 12 projects. The funding for both programs is typically used by eligible applicants by the Fall of each calendar year.

We thank Representative Lee for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of H.F. 3420 so that the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect human health and the environment.

Sincerely,

Elizabeth M. Kluesner

Elizabeth M. Kluesner
Executive Director, Minnesota Brownfields
ekluesner@mnbrownfields.org



March 6, 2026
House Taxes Committee
75 Rev. Dr. Martin Luther King Jr. Blvd.
Capitol Room 120
St. Paul, MN 55155

Re: Support for H.F. 3420 (Lee) - Reauthorization of tax to fund Environmental Response Funds

Dear Chair Gomez, Chair Davids, and Committee Members,

We write today to express our support for H.F. 3420 authored by Rep. Lee, to extend the authorization date for an additional eight years in Hennepin County's Deed and Mortgage Tax (MN Statute 383B.80) and Ramsey County's Deed and Mortgage Tax (MN Statute 383A.80). This small tax funds each county's Environmental Response Fund that awards grants to support entities with site assessments and cleanup of brownfields.

Opus is an integrated group of commercial real estate development, construction and design companies headquartered in Minneapolis with offices and projects across the country.

Opus has utilized this program to fund sites and projects such as:

- Arbor Lakes Corporate Center, Maple Grove, MN
- Nordeast Business Center, Minneapolis, MN
- Variant Apartments, Minneapolis, MN

The County Environmental Response Funds have a proven track record of success such as:

- Extending the authorization date on the statutes will allow the fund to operate as a continuous funding source for already oversubscribed programs.
- The Environmental Response Fund helps redevelop vacant and underutilized brownfields into community assets and in return creates housing, jobs, and services to communities and brings properties back on the tax rolls.
- Since 2001, Hennepin County's ERF has authorized 503 grants totaling more than \$80 million and has resulted in a 7:1 return on investment for property tax revenues.
- The ERF program supports environmental cleanup, like cleaning up contamination to protect groundwater and drinking water, and supports redevelopment in urban, suburban, and main streets. This creates community improvements like more housing, amenities and services, and maximizes community infrastructure.

We thank Rep. Lee, Rep. Nadeau, Rep. Moller, and Rep. Jordan for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of H.F. 3420 so that the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,

A handwritten signature in black ink that reads "John Kinny".

John Kinny
Director, Environmental Risk



House Taxes Committee
75 Rev. Dr. Martin Luther King Jr. Blvd.
Capitol Room 120
St. Paul, MN 55155

Re: Support for H.F. 3420 (Lee) – Reauthorization of tax to fund Environmental Response Funds

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The City of Rogers is a fast-growing emerging suburban community in the Northwest 7-County Twin Cities metropolitan area. Rogers is a combination of both new growth and more recently an increase in redevelopment primarily in the city’s historic Main Street area. Redevelopment initiatives and projects often include challenges with contamination of soil or other areas that need remediation. Funding for contamination clean-up and abatement is extremely valuable as the outcome of these initiatives often creates a safer environment for all and leads to lasting impacts on the area with redevelopment leading to higher and better uses.

We have utilized this program to fund sites and projects such as:

The Rogers Main Street Redevelopment Project received \$286,700 from the Environmental Response Fund for removal of contaminated soils and asbestos-containing building materials to then construct 40 new units of affordable housing for seniors, a senior center, an outdoor plaza, and 3,000 square feet of commercial space. Affordable multifamily developments are extremely hard to make work financially and the Environmental Response Fund was pivotal to making this contaminated site move forward. Since any contamination cleanup is added cost to a development, the Environmental Response leveraged a large private investment in the area, which is going to help spur additional private investment. This project is a key anchor site for the City of Rogers’ downtown revitalization plans. The new housing units will provide residents with easy access to nearby community amenities and services. Demolition and construction recently began in early February 2026.



The Rogers Civic Campus Project received \$150,000 from the Environmental Response Fund for the removal of contaminated soils. Following the remediation, the city intends to construct a new city hall and police department campus. Above the creation of needed city facilities, this development creates a new anchor for the Main Street area and establishing the area as the heart of the community. The redevelopment includes the removal of the existing substandard buildings to make way for a 60,000 square foot campus with additional public benefits such as enhancements to the pedestrian connections, a public plaza space, and public parking to serve the entire commercial district. Construction is anticipated to begin in late Summer 2026.

We thank Rep. Lee, Rep. Nadeau, Rep. Moller, and Rep. Jordan for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of H.F. 3420 so that the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,

A handwritten signature in black ink, appearing to read "BA", positioned below the word "Sincerely,".

Brett Angell
Community Development Director
City of Rogers



March 9, 2026

House Taxes Committee
75 Rev. Dr. Martin Luther King Jr. Blvd.
Capitol Room 120
St. Paul, MN 55155

Re: Support for H.F. 3420 (Lee) - Reauthorization of tax to fund Environmental Response Funds

Dear Chair Gomez, Chair Davids, and Committee Members,

We write today to express our support for H.F. 3420 authored by Rep. Lee, to extend the authorization date for an additional eight years in Hennepin County's Deed and Mortgage Tax (MN Statute 383B.80) and Ramsey County's Deed and Mortgage Tax (MN Statute 383A.80). This small tax funds each county's Environmental Response Fund that awards grants to support entities with site assessments and cleanup of brownfields.

Wellington Management, Inc. is a locally owned, St. Paul-based, real estate development and management company founded in 1984. The company has grown from an entrepreneurial venture into a thriving team of committed professionals working in 24 Minnesota communities. Our firm manages over 4 million square feet of commercial property and over 1,000 units of multifamily apartments.

We have utilized this program to fund sites and projects such as the Native American Community Clinic (NACC):

The NACC clinic and housing project received \$243,698 from the Environmental Response Fund in the Spring 2024 and Fall 2025 rounds for removal of contaminated soils. This funding was a critical component of the project and enabled us to leverage other private and public financing and develop 83 new units of affordable housing as well as a new 40,000 square foot health clinic focused on serving Minneapolis' Native American community as well as other under-resourced families. Gap financing is critically important to making affordable multifamily developments work economically, and the project would not have been feasible without the strong support from Hennepin County, including cleanup funding from the Environmental Response Fund. Construction began in mid-2025 and will be complete at the end of 2026.

In addition to the NACC project, Hennepin County's ERF program has also made it possible for Wellington Management to remediate vacant and underutilized contaminated sites in Minneapolis so we could build other deeply affordable multifamily apartments for households earning 30% - 60% of area median income. Projects include Rivkin apartments (155 units) in the Seward neighborhood of South Minneapolis which opened in Spring 2025, and Ernestine Apartments (187 units) in the Harrison neighborhood of North Minneapolis which opened in Spring 2024.

- Extending the authorization date on the statutes will allow the fund to operate as a continuous funding source for already oversubscribed programs.



- The Environmental Response Fund helps redevelop vacant and underutilized brownfields into community assets and in return creates housing, jobs, and services to communities and brings properties back on the tax rolls.
- Since 2001, Hennepin County's ERF has authorized 503 grants totaling more than \$80 million and has resulted in a 7:1 return on investment for property tax revenues.
- The ERF program supports environmental cleanup, like cleaning up contamination to protect groundwater and drinking water, and supports redevelopment in urban, suburban, and main streets. This creates community improvements like more housing, amenities and services, and maximizes community infrastructure.

We thank Rep. Lee, Rep. Nadeau, Rep. Moller, and Rep. Jordan for authoring the bill and the committee for hearing it today. We hope that you will consider the passage of H.F. 3420 so that the Environmental Response Fund can continue to spur economic growth, revitalize neighborhoods, increase property values, support housing development, create jobs, and protect health and the environment.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wellington", with a long horizontal flourish extending to the right.

David R. Wellington

President, Wellington Management, Inc.



Maintain the Environmental Response Fund to support critical redevelopment in Ramsey County

HF3420 (Lee, L.) / SF3589 (Rest)

Ramsey County is partnering with Hennepin County to extend the Mortgage Registry and Deed Tax through January 1, 2036. This tax levies .01% of the principal on most property sale transactions, or about \$70 on a typical home sale in Ramsey County, and is scheduled to sunset on January 1, 2028, following previous extensions.

Importantly, the tax is the sole funding source for the Environmental Response Fund (ERF) used to remediate contaminated land — critical for long-term economic development and expansion of the property tax base in Ramsey County.

Since 2004, Ramsey County's ERF grant program has provided funds to offset the additional costs and liabilities associated with redevelopment and to position infill sites for private investment enabling new jobs, housing and other community-benefitting uses. The ERF also frequently serves as critical match funding for the Minnesota Department of Employment and Economic Development Department's Contamination Cleanup program, thereby unlocking state funding for important economic development projects in the county.

Ramsey County is the most densely populated and fully developed county in Minnesota, which means that redevelopment usually requires cleaning up from past site usage. Contaminated land known as "brownfields" are often located next to existing infrastructure, including transit networks and other services, making them especially desirable sites for redevelopment.

Direct ERF results and impact for Ramsey County

\$15.7 million+

has been awarded to remediate over 442 acres of contaminated land, including an estimated 145 acres of contaminated land in Environmental Justice Areas, as defined by the Minnesota Pollution Control Agency.

6,200+ new units

of housing have been built across the county, the vast majority of which are affordable units.

6,600+ jobs

have been created in the county through redevelopment projects.

Contact

Jolie Wood

Interim Government Relations Director

651-350-8796 (mobile)

jolie.wood@ramseycounty.us