brownfields at-a-glance

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September 2008

Minnesota Department of Employment and Economic Development & Hennepin County, MN
Revolving Loan Fund Grants

2401 EDGEWOOD AVENUE

Former Lithium Manufacturing Facility Cleaned Up with the Help of Innovative Partnerships

Address:	2401 Edgewood Avenue Sq., St. Louis Park, MN 55426
Property Size:	5.8 acres
Building Sq Ft.	79,000
Former Uses:	Sand pit, brick manufacturing, lithium refining, food production
Current Uses:	Multi-tenant industrial building; 80 percent currently leased by promotional distribution company

EPA Grant Recipient:	**Project Partners:**
The Minnesota Dept. of Employment and Economic Development loaned $150,000 and Hennepin County loaned $450,000 in Brownfields Revolving Loan Fund funding.	Minnesota Dept. of Employment and Economic Development (DEED); Hennepin County; Metropolitan Council; City of St. Louis Park; Minnesota Pollution Control Agency; Edgewood Investors/Real Estate Recycling



For additional data and geographic information for this and other Brownfields Grants, please visit EPA's:
Envirofacts - www.epa.gov/enviro/html/bms/bms_query
Enviromapper - www.epa.gov/enviro/bf

Project Background:

The 2401 Edgewood Avenue property has had a variety of industrial uses since the early 1930s, including: a sand pit and brick manufacturer (1931-1942); a lithium refinery (1942-1960); and a food production facility (1960-1988). The food facility was closed in 1998 and remained vacant for more than 5 years. Potential developers did not pursue the property due to contamination issues. During this period of vacancy, the property was the subject of more than 45 police calls, including those associated with a methamphetamine laboratory operating on site. The property eventually became a source of concern because of its close proximity to an elementary school and a heavily-used regional trail. To assist in restoring 2401 Edgewood and other blighted properties, Hennepin County and DEED received EPA Brownfields Cleanup Revolving Loan Fund grants in 1999 and 2003, respectively.

Key Accomplishments:

- Removed more than 13,000 pounds of soil contaminated with lithium, petroleum, lead, and barium from the property; removed asbestos from structures.
- Leveraged more than $6 million toward additional cleanup and redevelopment efforts, as well as 100 jobs.
- Became the first lithium-contaminated property in the state of Minnesota to be cleaned up and redeveloped by a private redevelopment firm.



New Edgewood Business Center in St. Louis, Park, MN

Outcome:

The newly developed Edgewood Business Center provides 79,000 square feet of multi-tenant, modern office warehouse space–the first of its kind in the City of St. Louis Park. More than $6 million was leveraged for cleanup and redevelopment, bringing 100 jobs to the site upon project completion. Following redevelopment, the property value increased from approximately $1 million to $4.7 million and property taxes increased by 350 percent.