

# FINANCING BROWNFIELD REDEVELOPMENT

A Developer's  
Prospective

Nordland Partners

# KEYS TO FINANCING BROWNFIELDS

- Assurances from MPCA/EPA
- Documentation
- Investigation funding
- Clean-up funding sources
- Tenants
- Patience

# NEW BRIGHTON COMMONS

- 58,000 square feet
- Spec Building
- USPS as Tenant
- Built in 2007
- \$5 million project costs
- Bank Financing



# NEW BRIGHTON COMMONS

- Coordinator – City of New Brighton
- Funding Sources:
  - Responsible Party
  - TIF
  - Grants
- Assurances – EPA Covenant Not to Sue
- Developer remediated site as part of construction with reimbursement by City



# TRANSOMA MEDICAL

- 118,000 square feet
- Build-to-suit for lease with Transoma
- Built in 2007
- \$18 million project
- Located in NWQ of 694 & 35W
- Bank Financing



# TRANSOMA MEDICAL

- Coordinator – City of New Brighton
- Cost of Remediation - \$21 million to clean up 100 acre master development
- Funding Sources:
  - TIF
  - Grants
  - Special Legislation
- Assurances – MPCA No Further Action Determination Letter
- Developer remediated site as part of construction with reimbursement by City



# WESTGATE V

- 98,000 square feet
- Spec Building
- Built in 2004
- Located in at 280 & University Ave in Minneapolis
- Took five years to put together
- Life Company Financing



# WESTGATE V

- Coordinator – Developer: CSM Corporation
- Cost of Remediation - \$3 million
- Funding Sources:
  - Three Responsible Parties
  - TIF
  - HSS TIF
  - DEED
  - Met Council
- Assurances – MPCA Certificate of Completion
- Developer coordinated all remediation and collection of funding



# COMMONALITIES

- Several year process
- Coordinated effort with Developer, City and MPCA
- Multiple funding sources
- City or Developer stepped up on front end
- Successful leasing

# BROWNFIELDS IN TODAY'S ECONOMY

- Perfect time for redevelopment
- Contraction has stalled sprawl
- Functional buildings in great locations
- Barriers to entry limit demand
- Funding is still available
- Financing is available