

CDFA Brownfields Technical Assistance Program & City of Ramsey Anoka-Ramsey Closed Landfill

DAY 1 AGENDA

July 17, 2019. 8:15am – 4:30pm.

Ramsey Municipal Plaza (7550 Sunwood Dr NW, Ramsey, MN 55303)

8:15am. Registration. Ramsey Municipal Plaza. Register, coffee and light snacks, find seating.

8:30am. Workshop Kickoff. Ramsey Municipal Plaza. Introductions, meet the team, review agenda, and frame the purpose of the site visit and stake-holder meetings later in the day. **Lead:** Cameran Bailey, Met Council, MN Brightfields Initiative; City of Ramsey

9:30am. Site Visit. Anoka-Ramsey Closed Landfill (14787 Sunfish Lake Blvd NW, Ramsey, MN 55303). Travel to site, get overview of site characteristics, history, current status, and any future plans for closed landfill from MPCA. Walking Q&A of site. **Lead:** Mark Umholtz, MN Pollution Control Agency, Closed Landfill Program

11:30am. Lunch. Patronize an establishment nearby to Ramsey Administrative Office.

Return to Ramsey Municipal Plaza by 1pm

12:30pm. Stakeholder Focus 1: Localized Natural Environment Goal. Integrate the most innovative pollinator, vegetation, soil, and stormwater pollution prevention BMP's. **Facilitator:** Cameran Bailey

- Key Stakeholders: MN Department of Natural Resources, MN Board of Water & Soil Resources, MN Pollution Control Agency, University of MN, MN Brownfields, City of Ramsey Officials

1:45pm. Stakeholder Focus 2: LMI-Household/Societal Goal. Develop the project to utilize a portion of the financial revenues of the project to assist energy-burdened homes in the City of Ramsey. **Facilitator:** Cameran Bailey

- Key Stakeholders: Connexus Energy, Anoka County Community Action Program, Anoka County Housing & Redevelopment Authority, City of Ramsey Officials, City of Ramsey - Anoka Area Chamber of Commerce, Rural Renewable Energy Alliance, Neighborhood Associations, MN Department of Commerce

3:00pm. Stakeholder Focus 3: Development Goal. Identify the most feasible development scenario(s) for this landfill to become the first true "Brightfield" in the state of Minnesota, and to be developed in a manner that informs replicability for the other 113 sites in the state. **Facilitator:** Cameran Bailey

- Key Stakeholders: Rural Renewable Energy Alliance, MN Brightfields Initiative, MN Pollution Control Agency, MN Brownfields, City of Ramsey Officials

4:15pm. Closing Remarks. Discuss how workshop from today will inform plans for Day 2.

- **Leading:** CDFA and Cameran Bailey

4:30pm. Day Concludes.

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DAY 2 AGENDA

July 18, 2019. 8:15am – 11:30am.

Ramsey Municipal Plaza (7550 Sunwood Dr NW, Ramsey, MN 55303)

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- 8:15am. Registration. Ramsey Municipal Plaza.** Register, coffee and light snacks, find seating.
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- 8:30am. Team-Work Group Time. Ramsey Municipal Plaza.** Intentional workshopping and creative thinking to address issues, priorities, opportunities, and barriers raised in Day 1 focus groups. **Lead:** CDFA and Advisors.
- Key Stakeholders: Rural Renewable Energy Alliance, MN Brightfields, MN Pollution Control Agency, City of Ramsey Officials, Connexus Energy, MNSEIA, State Agencies
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- 10:30am. Key Stakeholders Download. Ramsey Municipal Plaza.** Final questions CDFA’s advisors may have and for CDFA to give group a rough outline of their report and what it will look like based on the discussion from the past couple of days. **Lead:** CDFA and Advisors.
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- 11:30am. Closing Remarks, CDFA Site Visit Concludes.**
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Confirmed Representatives from CDFA & Advisors:

Cayla Matsumoto

Brownfields Program Manager
Council of Development Finance Agencies

James Metz

Brownfields Program Coordinator
Council of Development Finance Agencies

Charlie Howland

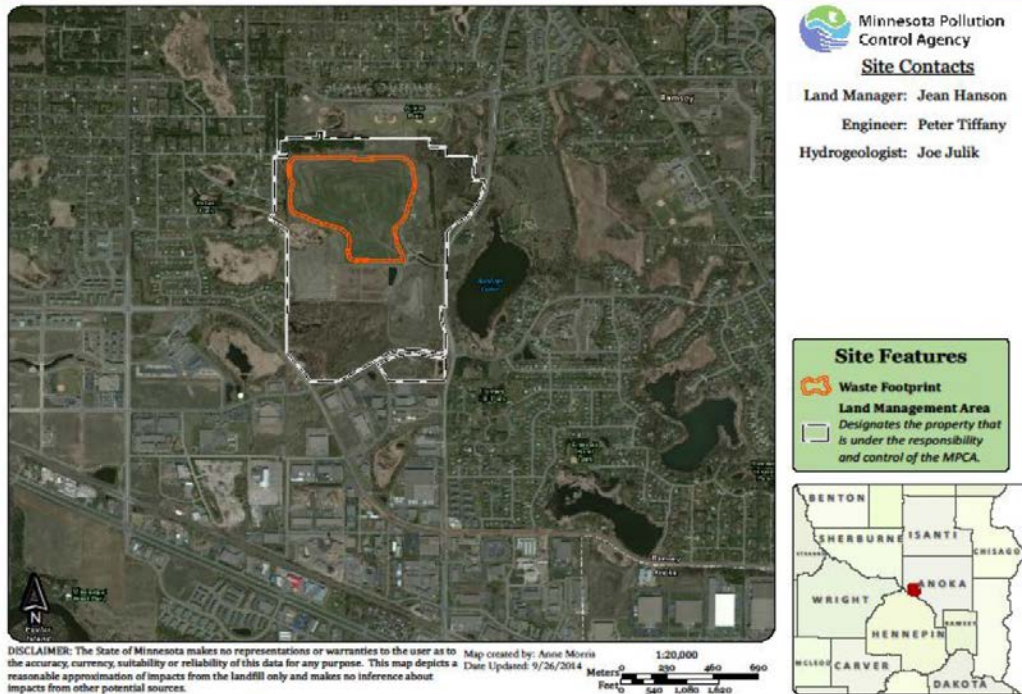
Partner, Environmental Practice Head
Curtis, Mallet-Prevost, Colt & Mosle LLP

List of Attending Organizations

- MN Dept. of Natural Resources
- MN Board of Water & Soil Resources
- MN Pollution Control Agency
- MN Department of Commerce
- MN Management & Budget Office
- University of Minnesota
- Minnesota Brownfields
- City of Ramsey
- Connexus Cooperatively
- Anoka County Community Action Program
- Anoka County Housing & Redevelopment Authority
- City of Ramsey-Anoka Area Chamber of Commerce
- Rural Renewable Energy Alliance
- Neighborhood Associations
- MN Brightfields Initiative (GPI, CERTs, Met Council, MN SEIA)
- SolSmart Program Partners (TSF, National League of Cities, ICMA, Cadmus, EPRI, RAP)

Project Site Description: 267.4-acre “Anoka-Ramsey” closed landfill site located in the southeastern quadrant of the City of Ramsey. The site is located 1 mile due north of the Mississippi River. The site is directly adjacent to active light commercial, light industrial, and “multi-optional development” land uses to the south of the site, light single-family residential to the west of the site, Alpine Park to the north of the site, and undeveloped shrubbery, forest, and City-Owned Sunfish Lake (30-acre) & Park to the east of the site. The site is zoned “Institutional” and owned by the State of MN’s Pollution Control Agency. The site was officially closed as a landfill in 1993. The “cap” of the landfill is approximately 64-acres in size, with approx. 3,419,316 tons of waste within the cap.

Appendix B: Site Location Map Anoka-Ramsey Landfill



Project Outcomes

1. The City of Ramsey’s “Anoka-Ramsey Closed Landfill” to become the first true “Brightfield” developed in the state of Minnesota, and to be developed in a manner that centers the benefits of the project on LMI-Households in the City of Ramsey and the city’s natural environment as a replicable model for how the other 113 closed landfills in the state may be redeveloped in a socially and environmentally just manner.
2. Additionally, this site will serve as a sort of “living lab” for different ways in which environmentally responsible and just practices may be incorporated across the site.

Project Goals

1. **Localized Natural Environment Goal:** Integrate the most innovative Solar pollinator, vegetation, soil, and stormwater pollution prevention plan Best Management Practices from the MN Department of Natural Resources, MN Board of Water & Soil Resources, MN Pollution Control Agency, University of MN, and the National Renewable Energy Lab.
2. **LMI-Household/Societal Goal:** Develop the project in coordination with the cooperatively-owned electric utility, Connexus Energy, to utilize a portion of the financial revenues of the project to finance a long-term, LIHEAP-eligible (low-income) household, electricity tariff to financially assist the energy-burdened homes in the City of Ramey.
3. **Development Goal:** The City of Ramsey’s “Anoka-Ramsey Closed Landfill” to become the first true “Brightfield” developed in the state of Minnesota, and to be developed in a manner that centers the benefits of the project on LMI-Households and the localized natural environment. Identify the most technically plausible development scenario.

Why is this project important?

- *The City of Ramsey had a population of approximately 10,100 residents in 1980 and was a predominantly an agriculture-based economy. The City grew to 18,510 by 2000, and 26,000 residents by 2016. The City is projected to see a further 50% growth in population by the year 2040 (39,000 people). Looking over the horizon we see an increase in electric vehicles and electric vehicle charging, electrified homes and businesses, and autonomous and connected vehicles. With population growth and increase in density and diversity in land use types and economic sectors comes a greater need to remain vigilant as sound environmental, social, and fiscal stewards of our community's resources. Through our recent participation in the University of Minnesota's "[Resilient Communities Project](#)" (2017-2018) we identified ways to further our strategic planning priorities, which include financial stability, a connected community, smart citizen-focused government, and an efficient organization. We view the Brightfield redevelopment project as having great potential to support these strategic priorities, which support the short and long term livability, prosperity, and resilience of our community.*

What challenges has the community faced?

- *The closed landfill is an eye-sore and has historically had very limited redevelopment potential. However, Solar PV development has emerged within the last 3 years as one of the only viable options for redevelopment. The local electrical utility, Connexus Energy Cooperative, initially had interest in developing a "solar + storage" development at the site, but was stymied by state agencies, which led them to [developing at a different site in the City](#). The MN Pollution Control Agency and the MN Management & Budget Office are extremely wary of this sort of development for federal tax law, state statutory, federal and state financial regulation, state agency regulation, staff time allotment, general obligation bonding safe harbors and allowances, private investment and ownership, and technical risk considerations. The site is also owned by the MN Pollution Control Agency, and the State would like to own the REC's generated by any renewable development at the site, but that could negate the financial viability for interested investors/developers. Additionally, the site is regulated by the City of Ramsey's local zoning code. The combination of these areas lacking clarity has stifled the ability for the city and other actors to legitimately analyze what sort of finance, ownership, PPA, virtual net metering, net metering, and operations & maintenance considerations would allow for the development of the site.*
- *MPCA: "A point to keep in mind when planning a location for solar is that the waste is currently undergoing active remediation and management and will be into the future. Because of this we do not allow anything to be installed on the landfill cap, and due to the methane that is being generated during the decomposition process there is a 200 foot setback requirement from the waste. [However] The program is in the process of re-evaluating what types of installations could be workable on waste areas. The restrictions outlined below are open for discussion." MPCA's Mission: Protect and improve the environment and enhance human health.*

Why is this reuse strategy the one chosen?

- *The City has been home to this closed landfill for years and has attempted to find ways in which the land, which would be quite valuable and ripe for development were it not for the closed landfill, could be redeveloped. The Landfill was operated as a dump from 1967 until it was permitted in 1972 and closed in 1993. The MPCA took over responsibility for the Landfill in 1997 when the MPCA and Waste Management signed the Landfill Cleanup Agreement and the MPCA issued the Notice of Compliance. Since 1997, the "Brightfield" concept for redevelopment has been the most feasible and realistic one to date. It has tentative support in the community, is something the electric utility is interested in, and is something we have explored a pathway to since 2014. ("Closed Landfill Use Plan, Anoka-Ramsey Landfill" page 5, page 15: http://156.142.212.178:8080/docs/2015/PR/20150409_1055/5257_Anoka-Ramsey%20CLUP%20Report.pdf)*

What are the financing sources the community has identified?

1. *Because the site is technically owned by the MN Pollution Control Agency, there is the possibility of raising **Revenue Bonds** to pay for the Brightfield.*
2. *There is also the possibility for the **electric utility, Connexus Energy Cooperative, to source their own funding** to pay for the development of the site, especially considering they just did so at another location in the city last year.*
3. *More **traditional third-party investment and ownership** is also a possibility, depending on how the legal landscape around the GO Bonds used to finance the closure of the site, as well as the safe harbor laws around GO Bonding in MN, are interpreted.*
4. *The Rural Renewable Energy Alliance also has their emerging business **model, “Community Solar for Community Action” (CS4CA)**, as another potential finance and ownership model. This model is more flexible in its financing as projects in this program have **used Community Action Agencies, Grants, and/or traditional accredited investors** as financing sources.*
5. *The **Pay-For-Success model and it’s finance mechanism** is another possibility as one of the main desired outcomes of this project is addressing systemically energy-burdened homes by slating Brightfield Development in MN to be tied to paying for a reduced electricity tariff rate for LMI households qualifying for LIHEAP, EAP, and/or WAP.*
6. *Financing sources would also be driven by the ability to execute Virtual Power Purchase Agreements (VPPA’s), Virtual Net-Metering Agreements, and/or*
7. *Lastly, the aggregation of grants from universities and research organizations should we actually be able to develop the site as a sort of “living lab” for environmentally-sound practices as ground-mounted solar sites, as well as closed landfill sites (pollinators, surface and ground water quality, increased vegetation density, vegetative carbon sequestration, etc.)*