


Explore the Shore
Christian Dalbec Photography

S.F. No. 3268

Conveyance of Land Parcels

Jennifer A Sterbenz
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jsterbenz@twoharborsmn.gov

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The City of Two Harbors can be found nestled along the north shore of Lake Superior in Lake County, Minnesota.

Trunk Highway 61, a four-lane limited-access expressway west of Two Harbors, runs directly through the City. That highway, an All-American Road in the National Scenic Byway System, begins in Duluth and spans the shore through Grand Marais and into Canada connecting Two Harbors with the rest of the United States and with world seaports. The City has a natural harbor in Agate Bay. This harbor provides an access for economical transportation of goods to larger production areas.

Population 3,700

2

Purpose of the Acquisition

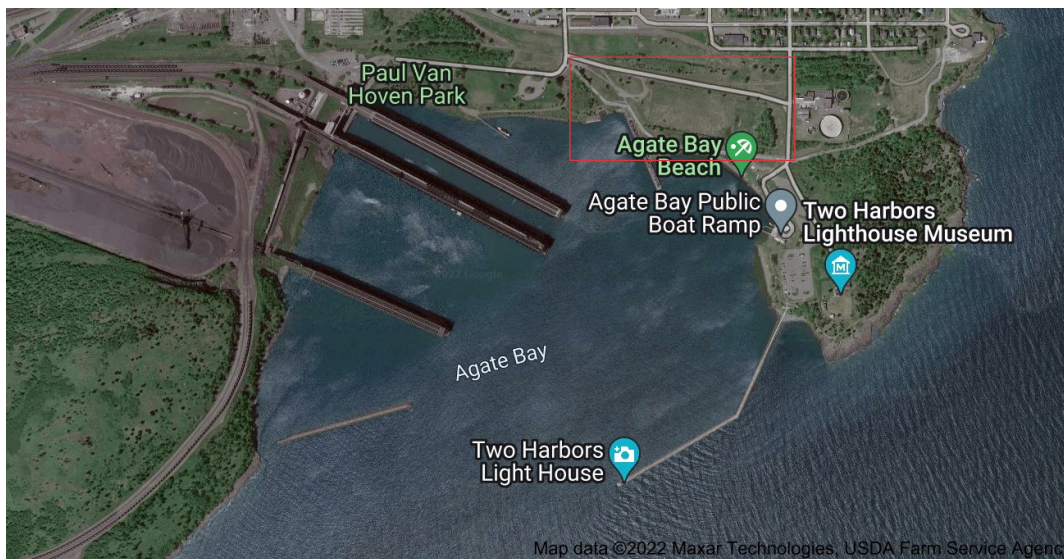
The City of Two Harbors desires to capitalize on one of its long-lasting strategic goals of waterfront development that will improve the overall quality of life for residents as well as produce a robust local economy through tourism attraction.

The traditional downtown of Two Harbors developed north of Agate Bay. Many businesses are still located there, and many buildings remain available for businesses. Revitalization of this area has been a concern for many years.

The vision for the Waterfront District creates a critical connection between historic downtown and the waterfront to create a hotspot hub for dining, entertainment, lodging, recreation and attractions – all with fantastic views of Lake Superior.

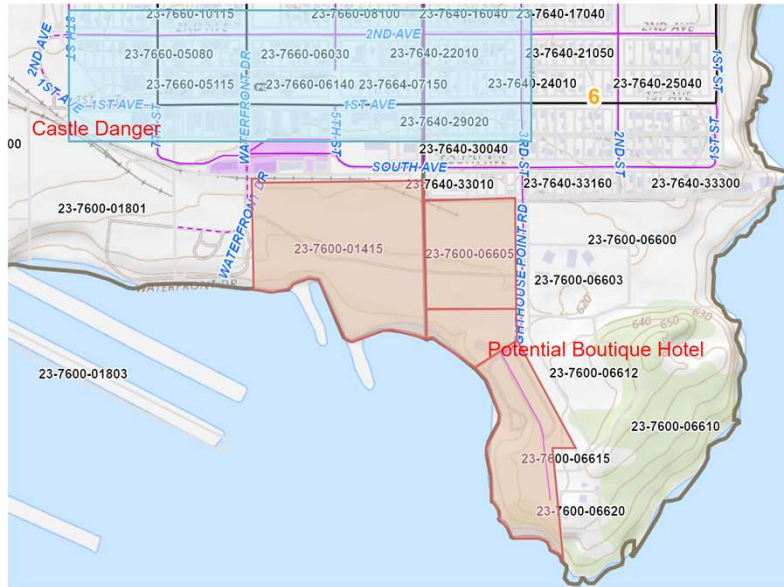
3

Current Layout



4

The blue highlighted area is the Downtown District



The four parcels highlighted in red are the parcels included in S.F. No. 3268

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Castle Danger Brewery

Two Harbors is home to the famous Castle Danger Brewery.

Located on the very west edge of the historic downtown waterfront district, the brewery's outdoor patio overlooks Lake Superior.

The brewery has been a key component to bridging downtown to the waterfront as well as evoking tourism and generating revenue for the City.



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Waterfront
Development

1. Comprehensive Plan – The City’s Comprehensive Plan details revitalization of the Waterfront Business District with a goal of entertainment, hospitality, retail, and employment center capitalizing on Lake Superior’s natural aesthetics and resources and the development of Agate Bay and Lighthouse Point as a regional recreational destination that enhances the public’s access to the lake, open space, and natural aspects of publicly owned land.
2. Transportation Plan – Adopted in 2019.
3. Trails Plan – Adopted in 2018.
4. Capital Improvement Plan – The Council allocated \$75,000 for waterfront planning for 2022. Two Harbors was also one of 6 recipients of a Brownfield Grant administered through ARDC. A portion of the funding will be available after the phase I and phase II environmental testing at the waterfront for design planning. The City will also make application for LCCMR funding.

City of Two Harbors City Plans

(relating to the waterfront development)

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2,540 miles of Lake Superior
150 miles of shoreline
19 unites of government
5 cities, including Two Harbors


Minnesota’s Statewide Shoreland Management Program was conceived by the Legislature in 1969 as a cooperative effort of the Minnesota Department of Natural Resources (MN DNR) and local units of government.

In 1981, the Legislative Commission on Minnesota Resources (LCMR) funded a program evaluation that identified Lake Superior as a distinctive management unit, not adequately addressed by the existing Statewide Shoreland Management Program.

Recommendations from this evaluation called for the initiation and support of a local government effort to develop a shoreland management plan for the North Shore of Lake Superior. Two Harbors falls under this jurisdiction.

All development near the waterfront will follow the North Shore Management Board Regulations to provide strategies for environmental protection and orderly growth along the North Shore of Lake Superior.

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EPA Selects Arrowhead Regional Development Commission to Receive \$600,000 for Brownfields Assessment

May 6, 2020

Contact Information

Francisco Arcaute (arcaute.francisco@epa.gov)

312-886-7613, 312-898-2042 cell

For Immediate Release No. 20-OPA-047

DULUTH, MN – Today, U.S. Environmental Protection Agency (EPA) Administrator Wheeler announced EPA’s selection of Arrowhead Regional Development Commission (ARDC) for \$600,000 in Brownfields grants.

“Grants awarded by EPA’s Brownfield Program provide communities and tribes across the country with an opportunity to transform contaminated sites into community assets,” **said EPA Administrator Andrew Wheeler**. “Under President Trump’s leadership, EPA has delivered approximately \$287 million in Brownfield grants directly to communities and nonprofits for cleanup and redevelopment, job creation, and economic development through the award of over 948 grants.”

“These communities are ready to move forward with redevelopment, they just lacked the funding to take that next step,” **said EPA Regional Administrator Kurt Thiede**. “EPA’s Brownfields grants help jumpstart the process by providing support for assessments and cleanups.”

Nationwide, the agency is announcing the selection of 155 grants for communities and tribes totaling over \$65.6 million in EPA brownfields funding through the agency’s Assessment, Revolving Loan Fund, and Cleanup Grant Programs. These funds will aid under-served and economically disadvantaged communities, including neighborhoods located in Opportunity Zones, in assessing and cleaning up abandoned industrial and commercial properties. An Opportunity Zone is an economically-distressed community where new investment, under certain conditions, may be eligible for preferential tax treatment. Of the communities selected this year, 118 can potentially assess or clean up brownfield sites in census tracts designated in these zones. In addition, nearly 30% of the communities selected today will receive brownfields funding for the first time.

“I am thrilled that communities within Minnesota’s Eighth Congressional District will receive funds from this Brownfields Assessment Grant,” **said U.S. Congressman Pete Stauber (MN-08)**. “These funds will be used to transform contaminated sites into community assets, helping to create jobs for hardworking Minnesotans and unleashing the

economic engine. As we continue to fight the COVID-19 virus, this investment in our local communities is needed now more than ever.”

“Today’s grant announcement will provide the North Shore and the Iron Range with smart investments that will clean up once contaminated sites and transform them into new development opportunities and community assets,” **said Minnesota Pollution Control Agency Commissioner Laura Bishop.** “The MPCA continues to support and foster strong partnerships to leverage the resources necessary to accomplish these projects.”

“ARDC and its coalition communities are excited to be awarded EPA brownfields assessment funding,” **said Andy Hubley, Director, ARDC Planning.** “This funding will help us identify and assess brownfield sites so we can create plans to help revitalize our communities.”

More information on the grant recipient:

Arrowhead Regional Development Commission, Northeast Minnesota

Assessment Grant, \$600,000

EPA has selected the Arrowhead Regional Development Commission for a Brownfields Assessment Coalition Grant. Community-wide grant funds will be used to inventory sites and conduct 20 Phase I and 16 Phase II environmental site assessments. Grant funds also will be used to hold 12 public outreach meetings, distribute project fact sheets and press releases, and develop eight cleanup plans. Assessment activities will focus on seven areas in northeastern Minnesota that are residential, commercial, and industrial areas that have been subject to recent economic and planning efforts, some of which include Qualified Opportunity Zones. Priority sites include former coal and iron ore docks on the shores of Lake Superior, a former sawmill, and a former building products manufacturing site. Coalition partners are the Cities of Two Harbors, International Falls, Cloquet, Grand Rapids, and Cohasset, and Aitkin County.

Grants awarded by EPA’s Brownfields Program provide communities across the country with an opportunity to transform contaminated sites into community assets that attract jobs and achieve broader economic development outcomes, while taking advantage of existing infrastructure. For example, brownfields grants are shown to:

- **Increase Local Tax Revenue:** A study of 48 brownfields sites found that an estimated \$29 million to \$97 million in additional local tax revenue was generated in a single year after cleanup. This is two to seven times more than the \$12.4 million EPA contributed to the cleanup of these sites.
- **Increase Residential Property Values:** Another study found that property values of homes near revitalized brownfields sites increased between 5% and 15% following cleanup.

Background

A brownfield is a property for which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. There are estimated to be more than 450,000 brownfields in the United States. EPA’s Brownfields Program began in 1995 and has provided nearly \$1.6 billion in brownfield grants to assess and clean up contaminated properties and return blighted properties to productive reuse. To date, brownfields investments have leveraged more than \$31 billion in cleanup and redevelopment. Over the years, the relatively small investment of federal funding, from both public and private sources, leveraged more than 160,000 jobs.

The next National Brownfields Training Conference will be held on April 26-30, 2021, in Oklahoma City, Oklahoma. Offered every two years, this conference is the largest gathering of stakeholders focused on cleaning up and reusing former commercial and industrial properties. EPA co-sponsors this event with the International City/County

Management Association.

List of the FY 2020 applicants selected for funding: <https://www.epa.gov/brownfields/applicants-selected-fy-2020-brownfields-assessment-revolving-loan-fund-and-cleanup-0> <<https://epa.gov/brownfields/applicants-selected-fy-2020-brownfields-assessment-revolving-loan-fund-and-cleanup-0>>

For more on the brownfields grants: <https://www.epa.gov/brownfields/types-brownfields-grant-funding> <<https://epa.gov/brownfields/types-brownfields-grant-funding>>

For more on EPA's Brownfields Program: <https://www.epa.gov/brownfields> <<https://epa.gov/brownfields>>

For more information about EPA's role in Opportunity Zones: <https://www.epa.gov/opportunity-zones> <<https://epa.gov/opportunity-zones>>

For information on the studies related to the Brownfields Program's environmental and economic benefits: <https://www.epa.gov/brownfields/brownfields-program-environmental-and-economic-benefits> <<https://epa.gov/brownfields/brownfields-program-environmental-and-economic-benefits>>

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