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## Target Field – A Brownfield Redevelopment Success

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This article celebrates our friends and clients who helped make the new home of the Minnesota Twins baseball team a reality. Target Field was awarded the 2010 Brownfield Renewal Award for Economic Impact and some members of the team will be present next month at Brownfields 2011 in Philadelphia to attend the awards ceremony. Congratulations to all who helped turn this north Minneapolis brownfield into a center of activity and renewal in our hometown.

*Background* - The site of the new Minnesota Twins baseball stadium was a classic inner city “Brownfield Site”. What is now called Target Field was formerly a parking lot covering over 20 feet of urban fill polluted with petroleum, heavy metals and polynuclear aromatic hydrocarbons from many years of previous industrial and commercial uses. Detailed environmental and geotechnical assessments were conducted by a variety of consultants to characterize the environmental conditions and geologic stratigraphy. When it was completed, over 250,000 cubic yards of polluted fill soils were disposed of at local landfills and numerous deep steel pilings were required for the foundation which was built on the soft, compressible soils of an ancient buried river channel.

**McGrann Shea Carnival Straughn & Lamb** attorney **Carla J. Pedersen** is lead real estate counsel for the Minnesota Ballpark Authority, the public entity that owns and leases the Target Field property to the Minnesota Twins. Ms. Pedersen, assisted by Associate **Christine L. Mennen**, was instrumental in drafting the Development Agreement, Grant Agreement, Ballpark Lease Agreement, Parking Lease Agreement, and all property related agreements associated with the acquisition, development, and operation of Target Field. Their involvement with the project also included handling the complex title registration process and the creation and filing of a registered land survey subdividing the property based on the various uses on the site, including several public transit options.

**Andrew Leith of Hennepin County Environmental Services** conducted review of numerous documents prepared for the various parcels that now comprise the baseball stadium property. Dr. Leith was the county's environmental project manager and oversaw the environmental work performed by DPRA (Phase 1 ESA), Peer (Phase 2 ESA and RAP) and AET (RAP implementation).

**Peer Engineering, Inc.** was retained by Hennepin County to conduct the pre-acquisition Phase II environmental investigations of the various properties being assembled for the Minnesota Twins Stadium project, prepare the response action plan/environmental contingency plan (RAP/ECP) for the project, and work with the Minnesota Pollution Control Agency (MPCA) Voluntary Investigation and Cleanup (VIC) and Petroleum Brownfields (PB) Programs to facilitate obtaining required regulatory approvals. Peer's work was completed on a fast track basis to meet the project's aggressive property acquisition timeline and construction schedule. Peer's Project Manager for the project was **Ken Larsen**, Executive Vice President and CFO of Peer Engineering.

**American Engineering Testing, Inc. (AET)** was retained by the Minnesota Ballpark Authority to provide pre-construction geotechnical exploration and engineering services as well as environmental monitoring and geotechnical services during soils remediation, geotechnical soils correction/placement and foundation construction activities. AET also provided environmental services related to the removal and disposal of asbestos containing materials and underground storage tanks and construction materials testing for the Plaza Bridges over Interstate 394. AET completed the RAP Implementation Report in early 2010 with MPCA approval received in March of 2010. The AET team was comprised of **Jeff Voyer, PE (Geotechnical Project Manager)**, **Kate Kleiter, PG (Environmental Project Manager)** and **Dick Stehly, PE (Construction Materials and Lead Project Manger)**.