

Minneapolis Business Center Receives 2006 NAIOP Award of Excellence and The Mpls/St. Paul Business Journal's Best in Real Estate Award



The Minneapolis Business Center, located at 49th Avenue North and Brooklyn Boulevard in Minneapolis, was recently the recipient of the 2006 NAIOP Award of Excellence for Light Industrial Low Finish and The Business Journal's Best in Real Estate Award for Best New Industrial Project. This marks RER's fifth Award of Excellence from NAIOP and our third Best in Real Estate Award in our twelve year history.

The property located in North Minneapolis formerly lay vacant for 90 years. Used as surplus

railroad property, the land became polluted from the dumping of petroleum-contaminated fill. A fire at the neighboring

fertilizer plant further assaulted the land with contaminated run-off.

In 2004, The Shingle Creek Neighborhood Association approached Real Estate Recycling requesting that RER help remediate and redevelop the site. The redevelopment required securing significant funding to pay for the cleanup, as well as navigating the variety of complex real estate issues that come with redeveloping a polluted property. With the leadership of Mpls City Council President Bar-

bara Johnson, and the passion of Jeff Strand, President of the Shingle Creek Neighborhood Association, we overcame many obstacles along the way.

The resulting 129,000 square foot office/warehouse facility has incorporated a number of state-of-the-art green technologies, transforming the previously contaminated property. This attractive modern light industrial building leverages significant investment in the new Humboldt Greenway residential project, daylights Ryan Creek and provides an attractive image to the neighborhood.

With the completion of the Minneapolis Business Center, over 200 new jobs and over \$8 million in new tax base has been added to the formerly blighted site.

Stadium Business Park III Construction Complete



RER recently completed Stadium Business Park III, a state-of-the art 50,000 square foot office/ ware-

house building centrally located in the City of Milwaukee near Miller Park Stadium. SBP III is part of a 200,000+ square foot office park planned and developed by RER.

Stadium Business Park III is the third building developed by RER in a complex \$3.5

million cleanup and redevelopment of the formerly polluted and abandoned Ampco Foundry site. The blighted site was not only contaminated, but was also a magnet for vandalism and crime.

Redevelopment removed hazards, crime, and contamination, and added 350+ jobs and \$20 million in new tax base. (cont. on p2)

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Points of Interest for 2006

- RER Celebrates twelve years in business!
- RER has a new website www.realestaterecycling.com
- Greenfield, WI project receives SAG grant (see p2)
- Hwy 7 Business Center construction near completion (see p2).
- Mac Hyde Receives MSBA Distinguished Service Award (see p3)
- RER hires Jenny Hanson (see p3).

PROJECT UPDATES

Wisconsin

Stadium Business Park III Construction Complete *(continued from page 1)*

RER has been a major player in the redevelopment of Miller Parkway.

RER's Stadium Business Center, constructed in 2001, was the first development project in the blighted area. Since then, more than \$100 million of new commercial development has occurred along the parkway, which was formerly dominated by large industrial projects.

SBP III's modern flex office/warehouse space has attracted national credit tenants, increased the tax base over \$5 million, and created over 200 jobs. Removal of blight and thoughtful landscaping enhance the image of the area, high levels of glass enhance the indoor environment of the building, and site design shields truck docks. This development is a significant improvement for a previously blighted area.



Former Blighted Site

Stadium Business Park III



Greenfield Residential Project Receives Grant

RER and the City of Greenfield were recent recipients of three Site Assessment Grants totaling \$250,000 for an exciting new residential project in Greenfield, WI. The grant money will help cover the investigation of environmental conditions existing on the site. This information will aid the collective

effort between the City of Greenfield, the City of West Allis, Milwaukee County, and RER to develop a new \$50+ million mixed use residential neighborhood for the 50-acre area located at the southwest corner of 116th Street and Morgan Avenue.

Wisconsin at a Glance

- Stadium Business Park II complete
Tax Base: \$5 million, Jobs: 200
- Stadium Business Park III construction complete
Tax Base: \$5 million, Jobs: 180
- Stadium Business Park IV planned for summer 2007

Minnesota

Highway 7 Business Center Construction Wrapping Up



Construction of Highway 7 Business Center, an 80,000 square foot office showroom facility located at Hwy 7 and Louisiana Avenue in St. Louis Park, will be complete in June of 2007.

The project involved a complex cleanup and redevelopment of the former National Lead site, which was listed on both the Federal and State Superfund

smelter resulted in impacted soils that required extensive investigation and cleanup. The project also required an assembly of a number of sites and accommodation of Methodist Hospital parking.

Remediation is complete and construction of the facility is currently being completed. Two parking lots for Methodist Hospital were finished in 4Q of 2006.

The Highway 7 Business Center is a modern office showroom project that incorporates green design elements and greatly enhances the image of the former Superfund site. This state-of-the-art facility will generate over 350 jobs and increase the tax base by \$10.5 million. There is tremendous leasing activity for this unmatched location.

Minnesota at a Glance

- Hwy 7 Business Center Construction Wrapping Up
Tax Base: \$10.5 million, Jobs: 350
- Minneapolis Business Center Complete
Tax Base: \$8 million, Jobs: 200



Impacted soils prior to remediation

Hwy 7 Business Center construction wrapping up



CORPORATE UPDATES

MSBA Distinguished Service Award Presented to RER Chairman, Mac Hyde

The MSBA Environmental and Natural Resources Law Section presented its Distinguished Service Award to RER Chairman Mac Hyde on April 19, 2007, at the Environmental Law Institute. The award was presented by MSBA Section Chairman Thad Lightfoot in recognition of Mac's 45 years of excellent service in the practice of environmental and natural resources

law. The last 12 years of Mac's career have been spent at RER, where he has used his expertise to help remediate and redevelop contaminated land.

Prior recipients of this distinguished award include former Assistant Attorney General Eldon Kaul and MN Center for Environmental Advocacy Board Member Chuck Dayton.



In the News

- *Minneapolis Business Center Receives Best in Real Estate Award*, Mpls/St. Paul Business Journal April 20, 2007.
- *Minneapolis Business Center NAIOP Award Winner*, Twin Cities Business Journal, March 2007
- *Poisen to Ivy*, Twin Cities Business Journal, November 2006
- *Landlocked: Mpls Industrial Property Hard to Come By*, Minneapolis/ St. Paul Business Journal, August 11, 2006

RER Welcomes Jenny Hanson to the Team

RER welcomes Jenny Hanson to our team! Jenny joined the company in October of 2006, and brings with her experience in

brownfield redevelopment, real estate and environmental law.

Jenny graduated *cum laude* from the University of MN Law School and passed the MN bar exam last summer. While in law school, Jenny focused her coursework on real estate and environmental law, and also served as editor on the *Journal of Law and Inequality*. Jenny has gathered practical

experience from her work in Washington D.C. on issues related to brownfield redevelopment.

As development associate, Jenny's work will focus on project management, grants and regulatory issues. She is an excellent addition to the RER team and we are delighted to have her on board!



CONSULTING

RER Seeks New Consulting Projects

RER is seeking new consulting projects. With twelve years of experience, RER's full-service approach takes all the pain out of this complicated process.

- We save our clients money by using our vast clean-up experience to make cleanup cost effective and efficient.
- We quickly secure environmental liability protection, where applicable, with our knowledgeable approach to clean-up implementation and experience with state and federal agencies.

- We can save our clients money by pursuing any insurance recoveries
- We add value to assets with our significant real estate development experience

RER brings to bear for our clients all the experience—real estate, financial, legal, insurance—that comes from being an active successful developer in the multi-state area.

For more information contact Mac Hyde: 612-904-1513 x 12

Consulting at a Glance

RER Consulting Portfolio to date:

- Connecticut
- Indiana
- Illinois
- Kansas
- Massachusetts
- Minnesota
- North Dakota
- South Dakota





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Real Estate Recycling is an award-winning developer of contaminated real estate with over twelve years of experience as an innovation leader in managing risk and adding significant value to polluted property.

RER in the Community

RER's Jeff Hall served in the U.S. Peace Corps in Sierra Leone, West Africa in 1987-89. During the 1990's



his village was destroyed by rebel violence and destruction as seen in the recent film Blood Diamond. Jeff and his family and friends have been working closely with the village to rebuild, and have

provided 400 new roofs for homes over the past two years. RER is proud to have made a \$25,000 contribution towards this redevelopment. Jeff returns to the village again in May 2007 with a group of 15 people to continue working to improve health, education, food and income each year.

LOOKING FOR SITES:

We are always looking for new redevelopment opportunities in the Midwest.

If you know of any sites in your area, please contact Jenny at:

612-904-1513 x 14

Jenny@realestaterecycling.com

Thank You!

Real Estate Recycling would like to thank the following individuals for their excellent accomplishments:

Eric Batiza, Welsh Companies
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Site Assessment Grant Awards

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Associated Bank lease (SBP III)