

**Environment and Natural Resources Trust Fund
2020 Request for Proposals (RFP)**

Project Title:

ENRTF ID: 187-E

St. Louis County Building Deconstruction/Materials Reuse Pilot

Category: E. Air Quality, Climate Change, and Renewable Energy

Sub-Category:

Total Project Budget: \$ 1,463,000

Proposed Project Time Period for the Funding Requested: June 30, 2023 (3 yrs)

Summary:

St. Louis County, together with its public and private partners, will sponsor a building deconstruction and materials reuse pilot to reduce pollution and create jobs.

Name: Mark St. Lawrence

Sponsoring Organization: St. Louis County

Job Title: Environmental Services Director

Department: Environmental Services Department

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Virginia MN 55792

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Web Address: <https://www.stlouiscountymn.gov/departments-a-z/environmental-services>

Location:

Region: Northeast

County Name: St. Louis

City / Township: Duluth area, Hibbing, Virginia, remainder of county

Alternate Text for Visual:

Two photographs showing various stages of home deconstruction and a materials resale outlet illustrate the activities proposed in this pilot project.

<input type="checkbox"/>	Funding Priorities	<input type="checkbox"/>	Multiple Benefits	<input type="checkbox"/>	Outcomes	<input type="checkbox"/>	Knowledge Base	
<input type="checkbox"/>	Extent of Impact	<input type="checkbox"/>	Innovation	<input type="checkbox"/>	Scientific/Tech Basis	<input type="checkbox"/>	Urgency	
<input type="checkbox"/>	Capacity Readiness	<input type="checkbox"/>	Leverage	<input type="checkbox"/>		TOTAL	<input type="checkbox"/>	%



PROJECT TITLE: Saint Louis County Building Material Reuse Pilot: Reduce pollution, create jobs

I. PROJECT STATEMENT

St. Louis County, together with its public and private partners, intends to test various techniques, including waste diversion at County-owned transfer stations, mobile recycling, sales of reclaimed materials, and building deconstruction as sustainable alternatives to common demolition practices. With this pilot effort, St. Louis County will be the first Minnesota county to advance a comprehensive set of practices aimed at reducing building material waste and reducing the harmful pollutants generated from demolition and landfilling. This pilot will provide an array of experiences and models for replication in counties throughout the State, particularly in Greater Minnesota.

The current practice of demolishing and then burying 70% of the State’s building waste in landfills, especially unlined landfills, will eventually result in significant health, financial, and environmental costs. Every ton of building material buried in landfills emits 1.35 metric tons of carbon dioxide (CO₂). In contrast, building deconstruction and material reuse typically generates net zero emissions of CO₂, in addition to significantly reducing harmful chemicals from leaching into the ground. On average, 85% of all building material from deconstruction projects is diverted. Viable alternatives to landfills are needed. We believe this grant request provides an outstanding alternative.

There is a strong desire by St. Louis County to preserve the quality of air, water, and natural resources throughout the County. In addition, efforts to reduce waste and improve air and water quality will create new local private sector jobs and spur small business development. Building on the successes Better Futures Minnesota has achieved under a previous LCCMR-funded project, St. Louis County, Better Futures Minnesota, and their partners have developed a “shovel ready” project awaiting implementation.

The goals for this pilot project are to develop and test innovative practices for diverting building materials from the landfill; support private sector efforts to sell used materials and make new products with reclaimed materials; and create new, sustainable jobs for under-employed and unemployed people in the County.

The key activities will include testing various techniques, such as waste diversion at County-owned transfer stations, mobile recycling, sales of reclaimed materials, and building deconstruction; establishing outlets for sharing or selling used building materials to the public; training and employing under-employed/unemployed people in new jobs; and, developing new, small businesses related to material reuse.

This project is expected to divert at least 6,450 tons of building waste, reduce CO₂ emissions by 18,000 metric tons, and create 7.0 FTE new jobs. Any net income generated from these activities will be reinvested directly into the project.

II. PROJECT ACTIVITIES AND OUTCOMES

Activity 1 Title: Develop and test innovative practices for diverting building materials from the landfill

Description:

The essence of this pilot is to develop and test a range of techniques for diverting significant amounts of building material waste from County and private landfills. Building deconstruction and material reuse efforts are prime and effective methods. The County will also increase efforts to divert materials at its four transfer sites. The County and its partners will also test a mobile recycling and pick up service of materials at select job sites for private contractors.

ENRTF BUDGET: \$863,000

Outcome	Completion Date
1. Deconstruct 30 public-owned and 10 private buildings; average 85% material recycle/reused	6-30-2023
2. Divert 6,450 total tons from landfills and avert the emission of 18,000 tons of CO ₂	6-30-2023
3. Share environmental impact data and project performance information with MN counties, State agencies and municipalities	6-30-2023



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2020 Main Proposal Template**

Activity 2 Title: Support efforts to reuse materials, including sharing and selling materials and making new products from reclaimed materials

Description:

Another key activity is to assess the demand for reused building materials within the County and neighboring counties. One tactic is to open a modest retail site in Duluth for promoting the sale of reused materials. Another tactic will be to test “pop-up” retail sites at flea markets and community festivals. There will also be information campaigns to promote material reuse.

ENRTF BUDGET: \$200,000

Outcome	Completion Date
1. Total revenue from used materials sold at Duluth retail site, flea markets and festivals (incl. Land of the Loon, Blueberry Festival, Mines and Pines, etc.) exceeds \$50,000	6-30-2023
2. Promotion and education materials are produced and routinely distributed via websites and partners’ office locations.	6-30-2023
3. Partners shepherd promotion and education campaigns via social media and newspapers and television	6-30-2023

Activity 3 Title: Create new, sustainable jobs for under-employed and unemployed people in the County

Description:

An emphasis on reuse and making products with reclaimed material generates new jobs and small businesses. A key element of the pilot will be to assist with creating these jobs and new businesses. Just as important, the partners will work to develop sustainable operating and financing models for the lines of business launched during this pilot.

ENRTF BUDGET: \$400,000

Outcome	Completion Date
1. At least 7.0 new FTE jobs are created and maintained during the pilot	6-30-2023
2. At least two small business are created and maintained during the pilot	6-30-2023
3. Business development assistance is provided to help ensure continuation of the jobs and businesses after the pilot is completed	6-30-2023

III. PROJECT PARTNERS AND COLLABORATORS:

St Louis County has secured commitments from multiple public and private partners to support and help guide this pilot. Each partner will dedicate talent and other in-kind resources. Some partners are also working to secure funding to ensure the success of the pilot. The partners include: St. Louis County Environmental Services; St. Louis County Planning and Economic Development; St. Louis County Land & Minerals; Western Lake Superior Sanitary District (WLSSD); the City of Duluth Office of Workforce Development; the Iron Range Resources and Rehabilitation Board (IRRRB); SOAR Career Solutions; Natural Resources Research Institute (U of M Duluth); and, Northern Bedrock Conservation Corporation.

IV. LONG-TERM IMPLEMENTATION AND FUNDING:

The pilot will generate the data, information, and experience needed to develop a sustainable array of building material stewardship policies and practices for St Louis County. This information and experience will also be made available to many other counties statewide. By adopting deconstruction and material reuse on a broad-scale, St Louis County will achieve significant reductions in greenhouse gas emissions and other pollutants, reduce the amount of waste buried in landfills, and increase the amount of materials reused. Long term, a local reuse economy is expected to sustain new jobs and small, local businesses.

Attachment A: Project Budget Spreadsheet
 Environment and Natural Resources Trust Fund
 M.L. 2020 Budget Spreadsheet



Legal Citation:
 Project Manager:
 Project Title: St. Louis County Building Material Reuse Pilot: Reduce pollution, create jobs
 Organization: St Louis County
 Project Budget: \$1,463,000
 Project Length and Completion Date: 2 years 5 months, ending 11-30-2022
 Today's Date: 4/12/2019

ENVIRONMENT AND NATURAL RESOURCES TRUST FUND BUDGET		Budget	Amount Spent	Balance
BUDGET ITEM				
Personnel (Wages and Benefits)				
Salaries for Project Manager, Mark St. Lawrence and other county staff working on the project will be paid by St. Louis County and included as in-kind service.			\$ -	\$ -
Professional/Technical/Service Contracts				
Contract with Better Futures MN (BFM) to help shape and manage diversion tactics; assist local partners with launching outlets for sharing or selling reclaimed materials. Funds will support full time project director, crew chief and two workers, along with 4 seasonal workers. St. Louis County chose BFM to operate the waste diversion and reuse activities described in this proposal. A sole source contract is appropriate since BFM is the only deconstruction enterprise in the Upper Midwest with the social mission and years of practical experience needed to shepherd this pilot. BFM operates a material reuse warehouse, deconstructed more than 100 properties, and employed hundreds of underemployed people over the past six years. In addition, BFM is the only deconstruction company in the nation that documents the environmental impact of every job it completes. Along with their expertise, Better Futures achieved program success with 2015 LCCMR funding and they partnered with St. Louis County to deconstruct four properties during the summer of 2018.		\$ 988,000	\$ -	\$ 988,000
Contract with U of M Duluth NRRI to provide business development support and impact measuring. A sole source contract is appropriate given NRRI is located in St. Louis County and have experience assisting small businesses in the county with product development and testing. They have had a six year partnership with BFM dealing with deconstruction and reuse of building materials and have developed a broad experience with materials evaluation, finding alternatives for used building materials, and assessing the environmental impact of reusing materials destined for the landfill. NRRI also has extensive industry contacts in the building products and manufacturing sectors to assist with product development.		\$ 250,000		\$ 250,000
Equipment/Tools/Supplies				
Tools and equipment for deconstruction work, Dumpsters, containers for transfer sites		\$ 35,000	\$ -	\$ 35,000
Capital Expenditures Over \$5,000				
Crew cab pick up truck and trailer (truck and trailer to be used by BFM for deconstruction and materials reuse activities beyond project completion)		\$ 60,000	\$ -	\$ 60,000
Fee Title Acquisition				
		\$ -	\$ -	\$ -
Easement Acquisition				
		\$ -	\$ -	\$ -
Professional Services for Acquisition				
		\$ -	\$ -	\$ -
Printing				
		\$ -	\$ -	\$ -
Travel expenses in Minnesota				
Mileage for the County, BFM and other partners related to traveling between jobs and transfer sites		\$ 30,000	\$ -	\$ 30,000
Other				
Two years of rent for retail warehouse and processing centers		\$ 100,000	\$ -	\$ 100,000
COLUMN TOTAL		\$ 1,463,000	\$ -	\$ 1,463,000
SOURCE AND USE OF OTHER FUNDS CONTRIBUTED TO THE PROJECT				
	Status (secured or pending)	Budget	Spent	Balance
Non-state: St Louis County		\$ -	\$ -	\$ -
State:		\$ -	\$ -	\$ -
In kind: St Louis County Environmental Services, Planning & Development, and Land & Minerals		\$ 150,000	\$ -	\$ 150,000
Other ENRTF APPROPRIATIONS AWARDED IN THE LAST SIX YEARS				
	Amount legally obligated but not yet spent	Budget	Spent	Balance
N/A		\$ -	\$ -	\$ -



Visual





**Environment and Natural Resources Trust Fund (ENRTF)
2020 Main Proposal Template**

PROJECT MANAGER: Mark St. Lawrence, St. Louis County Environmental Services Director

PROJECT MANAGER QUALIFICATIONS: Mark St. Lawrence will serve as the Project Manager for this grant. His duties will include coordinating activities among the public and private partners engaged with this pilot and managing the performance of all contractors.

As the Director of St. Louis County's Environmental Services Division, Mr. St. Lawrence is responsible for the management of the County's solid waste program which includes managing construction and demolition waste, solid waste and recycling programs. This includes the operation of five transfer stations and a County landfill. In his role, he is ideally situated to provide direction and critical support for this Pilot.

ORGANIZATION DESCRIPTION: ENVIRONMENTAL SERVICES DEPARTMENT - The mission of Environmental Services is to provide programs and services that protect human health and the environment by facilitating sustainable management of wastes for the citizens it serves.

The department is made up of two divisions: Solid Waste (garbage/demolition/recycling/household hazardous waste, etc.) and On-Site Wastewater (sewage treatment and dispersal into soil in unsewered properties of the County).

KEY PERSONNEL:

Darren Jablonsky, St. Louis County Planning and Community Development Deputy Director

As the Deputy Director of the St. Louis County Planning and Community Development department, Mr. Jablonsky is responsible for the management of the County's tax forfeited lands identified for disposal to municipal governments and private ownership. This includes the management of structures that have forfeited, are a public safety threat, and are blighted. Mr. Jablonsky's oversees the sale or investigation, cleanup, and remediation of tax forfeited structures and lands, some of which will be included in the pilot project.

Steve Thomas, Better Futures Minnesota Founder and Social Enterprise Development Officer

Mr. Thomas is a social entrepreneur with years of success in designing, launching, and operating innovative public service ventures in communities across the country. In 2007, he developed and launched Better Futures Minnesota, a social enterprise that offers integrated care and opportunities for single men, mostly African American men, with histories of incarceration and homelessness and little to no work experience. Since 2015, the Better Futures Minnesota deconstruction program has trained and employed 303 citizens, created 18 FTE positions, and diverted over 2,600 tons of building material from landfills.