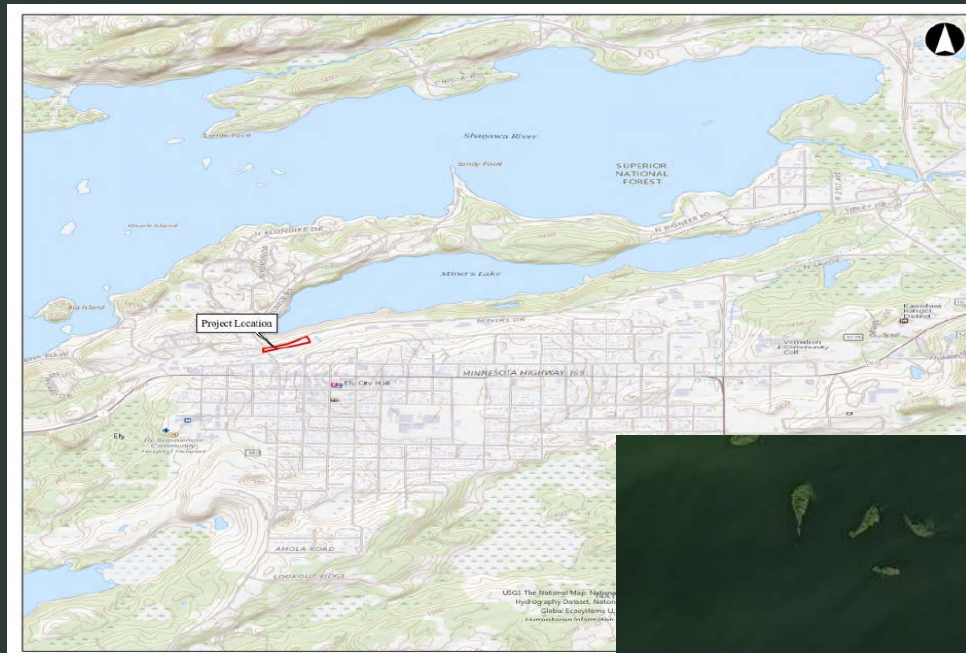


Iron Range Brownfields & Redevelopment Conference April 3, 2025

■
Ely Depot Brewery | 212 Central Avenue, Ely • Minn

Harold Langowski, City of Ely Clerk-Treasurer
elyod@ely.mn.us | 218.365.3224

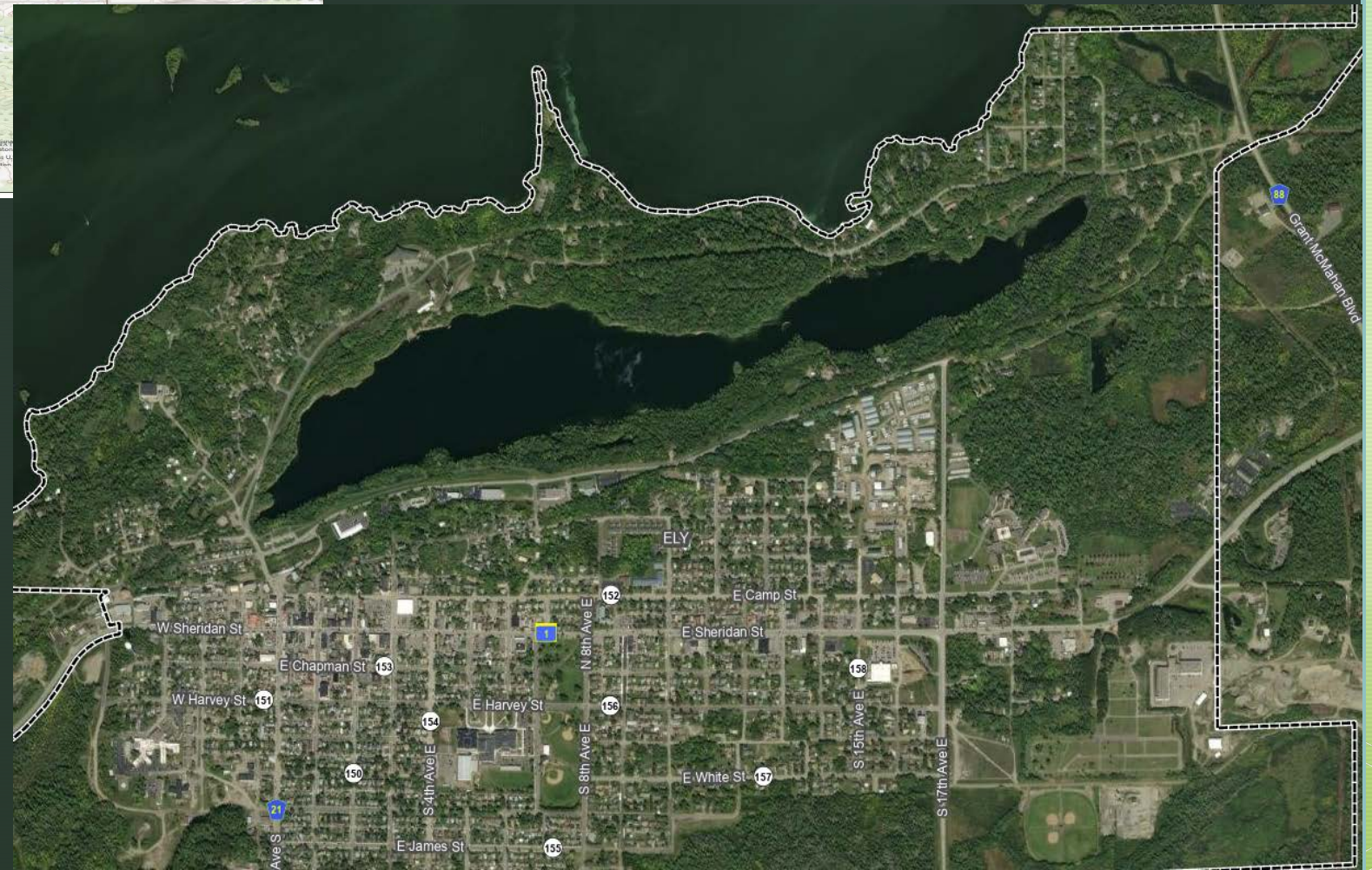


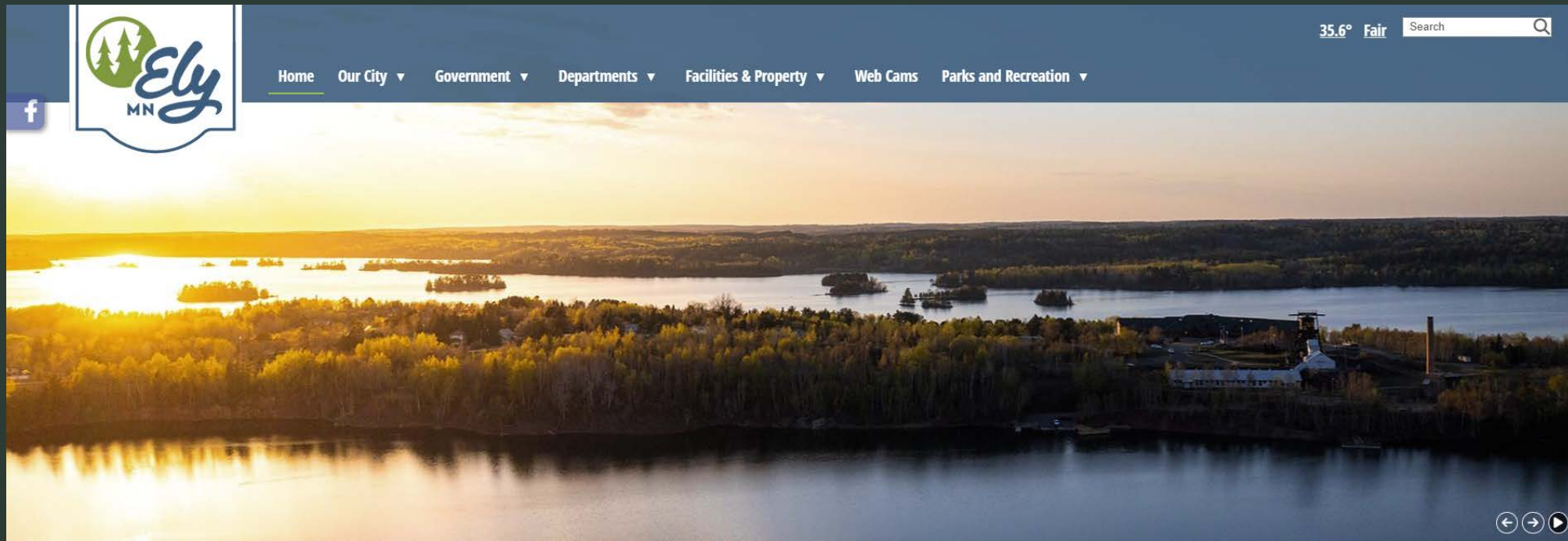


City of Ely

www.ely.mn.us

population: 3,203





- Underground shafts from the Chandler, Pioneer, Zenith, Sibley, and Savoy collapsed in the 1980s to form Miners Lake.
- Recreational use of Miners Lake brings tourist and local enjoyment with hiking trails, boating, and swimming.
- Ely is the gateway to the Boundary Waters Canoe Area Wilderness (BWCAW). Ely was also the Coolest Small Town in the USA in 2010!

Ely Train Depot



Ely's historic depot building in this undated photo.



The last passenger train to ever visit Ely heads out of town on Sept. 19, 1981. The railroad came to Ely in 1888, and the Duluth, Missabe & Iron Range served the iron ore mines in that area until 1967.

Courtesy of Steve Gilschinski



Ely Depot and Railyard Revitalization

- Historic preservation of the original train depot area & the freight room.
- Plan to revitalize the 130-year old train depot into a brewery; and add outdoor seating and stage, beer garden, and fire pit.
- Property value increase from \$245,000 to \$619,800 after development with 10 full-time jobs & 24 part-time jobs.
- Benefit to our economy, community, and the environment.

Timeline

- Phase I & II + land acquisition occurred 2018 to 2024.
- Depot expansion & soil management - Fall of 2024 & spring 2025.
- Fall 2025 – greenspace cleanup & ready for reuse! (BEER 😊)

Phase I Environmental Site Assessment

Mine-scarred lands was utilized by the Chandler Iron Company's Engine House No. 1 (not the actual area mined).

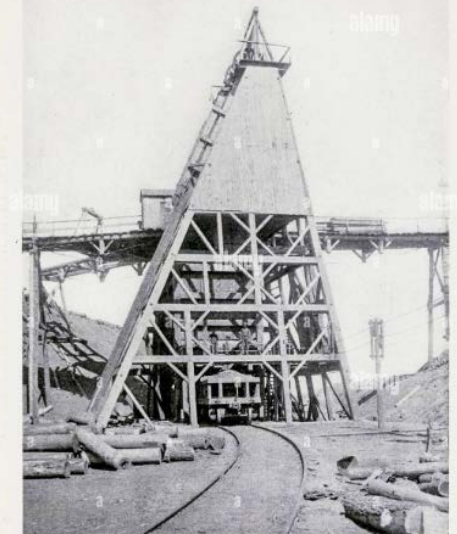
In the early 1870s the Burlington, Cedar Rapids, and Northern Railroad constructed a rail line in Ely.

The train depot, railroad siding & engine house; & coal storage utilized the property from late 1890s to late 1970s



Chandler Mine in Ely 1890

elyite.com



CHANDLER MINE, NO. 2 SHAFT AND POCKET.

Limited Phase II Investigation Response Action Planning

Historic mine-scarred lands and use of the rail line.

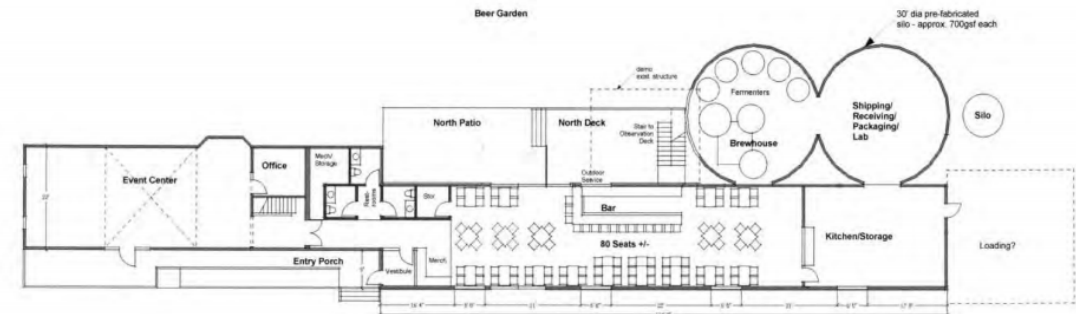
Debris; and diesel range organics (DRO), semi-volatile organic compounds (SVOC), and volatile organic compounds (VOC) and metals concentrations were identified in the soils to approximately 12 feet below land surface.

Planning for soil removal for risk to human health & the environment; about 2,000 cubic yards of heavy industrial waste will be excavated, loaded, and hauled to a subtitle D landfill.

Material will be replaced with backfill, topsoil, and reseeding.

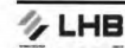


End Use



Floor Plan - Opt. C

1 inch = 10 feet @ 18"x24" Sheet



Ely Brewery

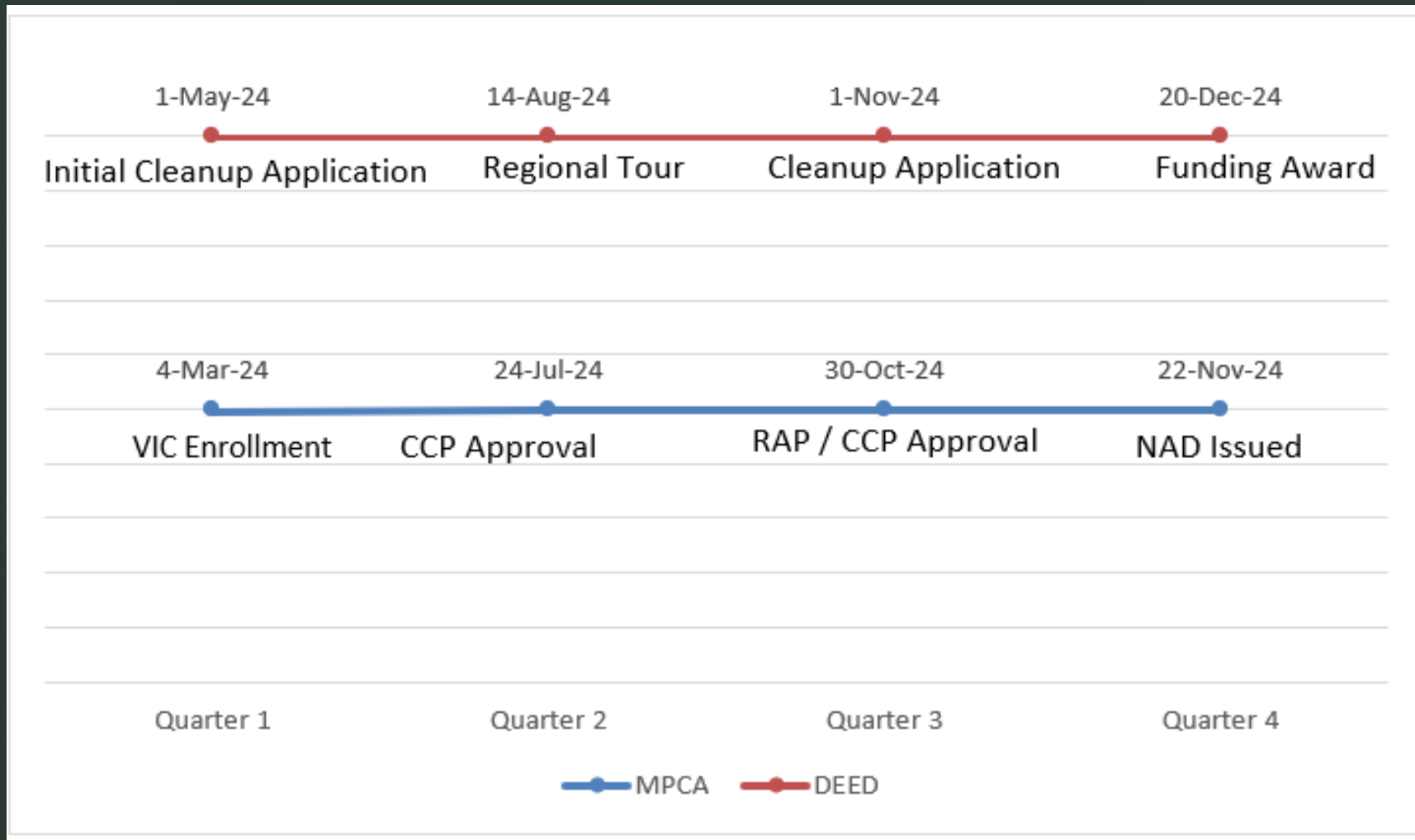
Ely MN LHB #021301

CONCEPT DESIGN

Dec 28, 2023

A1

2024 Milestones



Advocating for Funding

- August 14, 2024 – Regional Economic Development Tour
 - Iron Range Resources & Rehabilitation, Ida Rukavina
 - Department of Employment and Economic Development, Matt Varilek
 - Northland Foundation, Tony Sertich

Aug. 20, 2024

NEWS RELEASE

FOR MORE INFORMATION:

Jordan Metsa, Communications Director

218-735-3061, Jordan.Metsa@state.mn.us

Regional economic development tour highlights business successes and opportunities on the Iron Range



Total Investment

- Total investment - \$3,171,666
- The purchaser has a long list of successful rehabilitation and restoration projects in Ely and collaboration with the City.
- Purchaser has experience restoring historic buildings & honoring history & architecture of the depot.
- Beautiful commercial space with a positive effect on the community.
- Fantastic and prominent greenspace between the main thoroughfare and Veteran's Memorial / Miners Lake.
- Hub of economic activity & will add to the richness to Ely's history and culture

Purchaser Perspective

Challenges

- Frustratingly slow process.
- Advocating for funding was highly dependent on City staff time and its consultant.
- Unclear why a developer pays for a reduction of risk to public health.

Things to consider

- Helpful to have an advocate for the Iron Range and its projects.

City Perspective

Challenges

- Frustratingly slow process.
- Small city staff with little to no budget for this type of process.

Things to consider

Helpful to have an advocate for the Iron Range and its projects.

Streamline process between MPCA, IRRR and DEED.

Electronic grant application submittal would be appreciated. Di

Thankful to a committed purchaser and developer.

Consulting Services provided by



Environmental, Civil, and Geotechnical Engineering



#NTSKnows #OurRangeYourRange

The sole Iron Range-based firm providing environmental science and engineering services for sustainable communities and economic prosperity.

(218) 741- 4290 | Virginia, MN | www.netechnical.com

What Now?

Questions?