

BROWNFIELDS LUNCH AND LEARN



OCTOBER 29, 2025
CITY OF HIBBING
MINNESOTA NORTH COLLEGE
1515 E 25TH ST | HIBBING, MN



How did we get here?
&
What did we discover?

1. Project Proposer
2. Municipal Staff
3. Technical Expert
4. Funding Streams
5. Regulators / Agencies



CITY OF HIBBING & BRAUN INTERTEC



- City Government – Hibbing, Mayor Pete Hyduke
- City Staff Contact:
 - Greg Pruszinske, City Administrator
 - Betsy Olivanti, Community Development Director
 - Jackie Prescott, HRA Executive Director
- Technical Expert Contact(s) Braun Intertec
 - Ted Hubbes
- Case Studies –
 - Eye Clinic North: Dr. Matt Sipola
 - HRA of Hibbing: Cobb Cook Place and Missabe Manor



EYE CLINIC
NORTH

BRAUN
INTERTEC

NEW LOCATION FOR EYE CLINIC NORTH

- Project Proposer: Dr. Matthew Sipola
- Address: 1311 E. 34th St. , Hibbing,
MN 55746
- Municipal Staff: Betsy Olivanti
- Technical Expert: Ted Hubbes
- Funding Streams: Private, DEED, IRRR, HEDA
- Regulators/Agencies: MPCA





EYE CLINIC
NORTH

BRAUN
INTERTEC

The project site had been abandoned, underutilized for many years after being used as a city dump in the 1940s through the 1960s. After that, the site had been used as a paved parking lot for surrounding businesses.

The past use of the site as a city dump left behind buried waste materials and contaminated soil in an unlined and unpermitted landfill. Contaminants found on-site were diesel range organics, PAH's, lead and arsenic.

Methane exposure posed a risk to building occupants. Approximately 4,500 cubic yards of material consisting of landfill wastes mixed with contaminated soils were disposed of off-site.





Sitting on a 1.4-acre lot, the 4,000 square foot clinic features 7 exam rooms, support spaces and a large optical suite supporting two existing optometrists and providing space for future doctors.

Construction of the new building required the design and construction of a soil vapor mitigation system as well as post-construction diagnostic testing and sampling.





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- Project Proposer: Jackie Prescott
- Municipal Staff: Betsy Olivanti
- Technical Expert: Ted Hubbes
- Funding Streams: MHFA, IRRR, HEDA
- Regulators/Agencies: MPCA



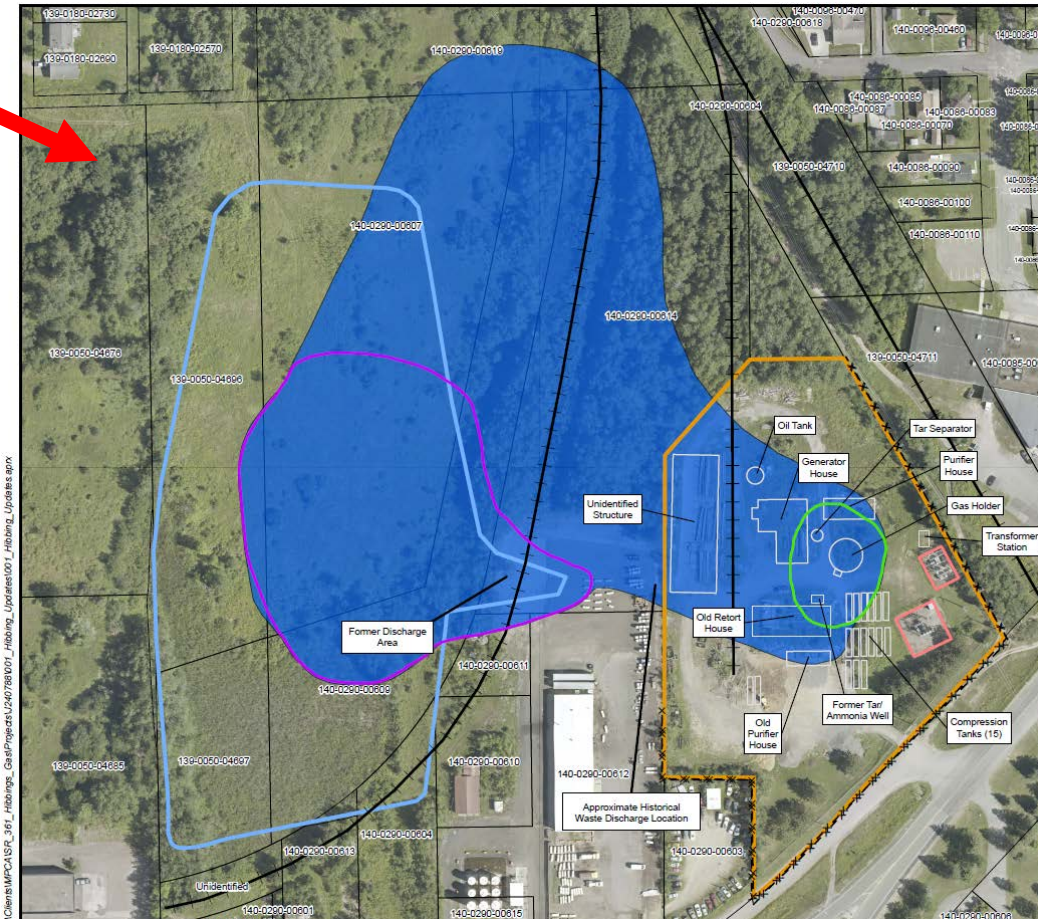
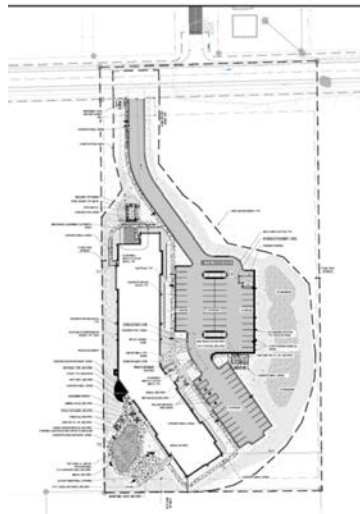


Housing & Redevelopment
Authority of Hibbing

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Cobb Cook Place:

- 630 New Haven Drive
- 5-acre lot donated by the city
- Wetlands to work around
- Near the HPU Superfund Site
- Construction requires Vapor Mitigation
- Geothermal





BRAUN
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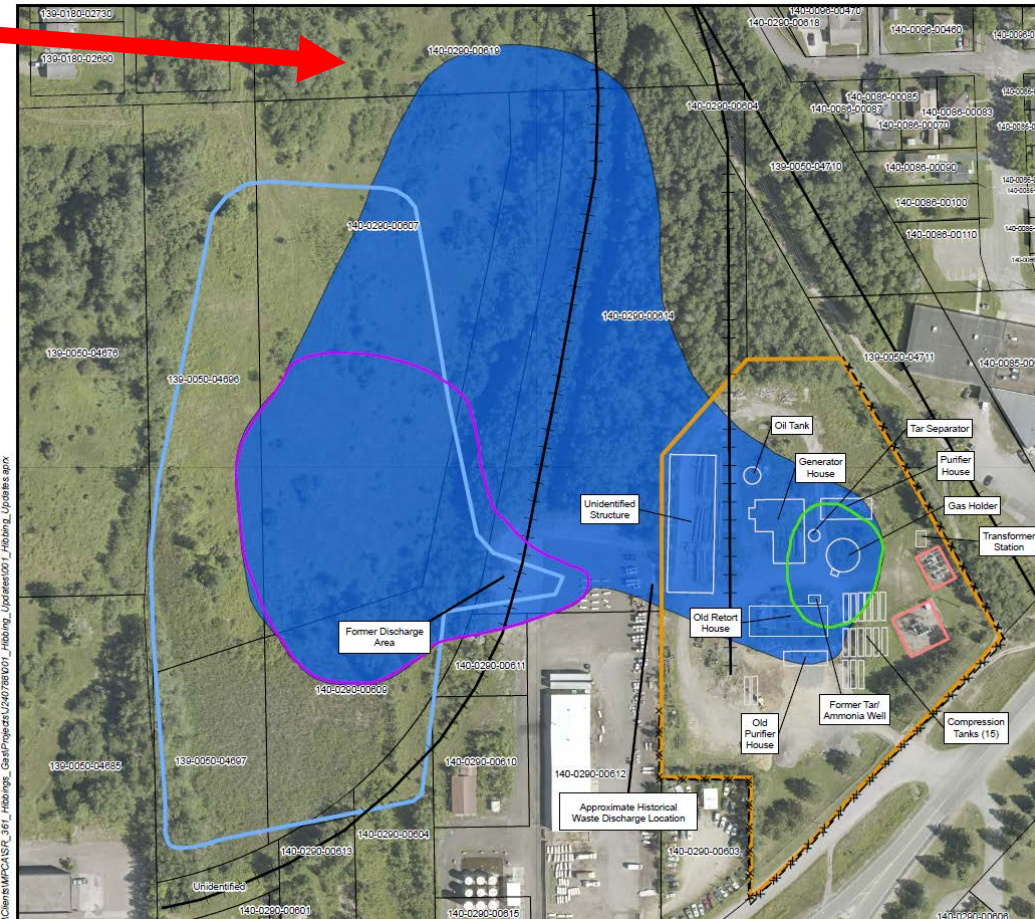


Housing & Redevelopment
Authority of Hibbing

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INTERTEC

Missabe Manor:

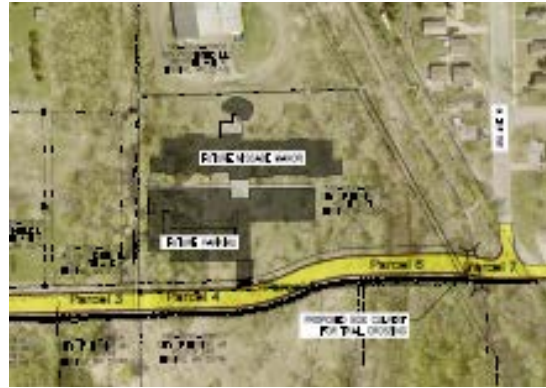
- 3900 5th Ave. West
- 4.7-acre lot donated by the city
- Wetlands to work around
- Near the HPU Superfund Site
- Construction requires Vapor Mitigation
- Geothermal





Housing & Redevelopment
Authority of Hibbing

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Missabe Manor:

- MPCA VIC Program
- Liability assurances
- Construction Contingency Plan (CCP)
- Response Action Plan
- DEED Brownfield

