



# A Developer's Perspective on Superfund Site Redevelopment

EPA Superfund Redevelopment  
Tuesday, April 21, 2020





# Introduction

Tom Bloom, EPA Region 5





# Webinar Overview

- Introduction to Superfund Redevelopment
  - Speaker: Tom Bloom, EPA Region 5
- Overview of Naval Industrial Reserve Ordnance Plant (NIROP) Superfund site
  - Speaker: Tom Bloom, EPA Region 5
- Developer Perspective – NIROP Redevelopment
  - Speaker: Paul Hyde, Hyde Development
- Conclusion, Resources and Roundtable Discussion
  - Speaker: Tom Bloom, EPA Region 5



# Superfund Redevelopment

Working with communities and other partners in considering future use opportunities and integrating appropriate reuse options into the cleanup process



<https://www.epa.gov/superfund-redevelopment-initiative>

# Redevelopment Partnerships



Rails-to-Trails Conservancy support at California Gulch Superfund site, Colorado



U.S. Soccer Foundation support at Avtex Fibers Superfund site, Virginia



Academy of Model Aeronautics support at Auburn Road Landfill Superfund site, New Hampshire



The Trust for Public Land support at Pemaco Maywood Superfund site, California



Pollinator Partnership (P2) at Chemical Commodities Inc. Superfund site, Kansas

<https://www.epa.gov/superfund-redevelopment-initiative/redevelopment-partnerships>

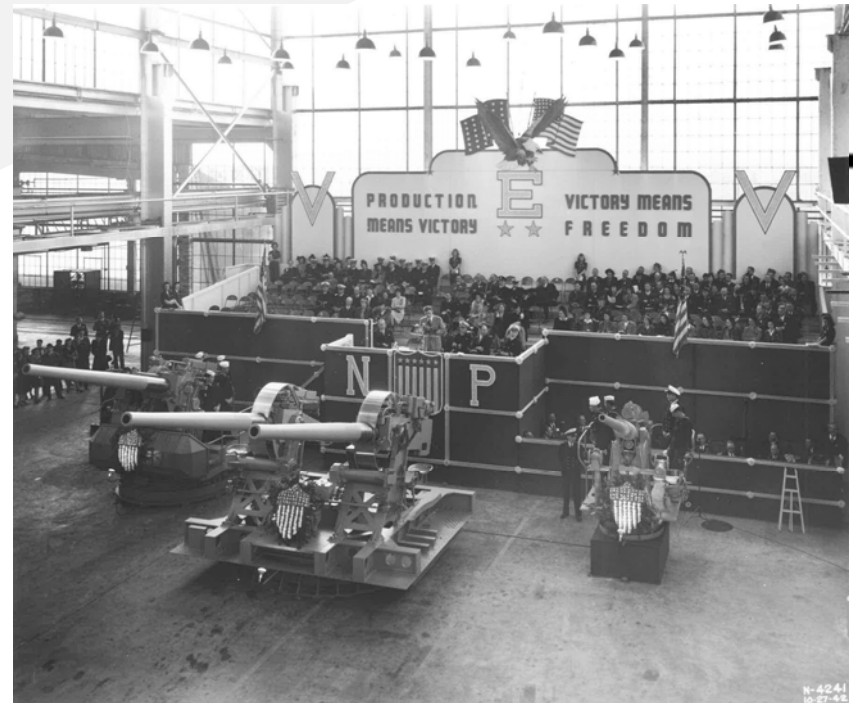


# Overview of Naval Industrial Reserve Ordnance Plant (NIROP) Superfund site

Tom Bloom, EPA Region 5

# Site History

- The Naval Industrial Reserve Ordnance Plant (NIROP) produced naval weaponry and equipment for the Navy in World War II.
- Earned the Excellence in Production Award by the Navy seven times.
- Industrial waste generated by the plant was disposed of on site.



# Site Cleanup

- Operable Units address groundwater and soil.
- Collaborative effort between the EPA, Minnesota Pollution Control Agency (MPCA), the Navy and Hyde Development.
- The site was delisted and Hyde Development enrolled site into the MPCA's Voluntary Investigation and Cleanup program.





# Current Site Status

- Home to the Northern Stacks Industrial Park
- Industrial Park includes businesses for industries, entertainment companies and defense equipment contractors.
- Forgotten Star Brewing Co. is the latest.
- More than just a place to work.



# EPA Region 5 RENEW Award





# Developer Perspective – NIROP Redevelopment

Paul Hyde, Hyde Development