

Celebrating Success:

Naval Industrial Reserve Ordinance Plant Fridley, Minnesota



Superfund
Redevelopment
Initiative



June 22 ribbon cutting ceremony for Phase 3 redevelopment at Northern Stacks Industrial Park.

“This site is a textbook example of the public and private sector coming together for the good of the public.”

- Shawntera Hardy (Commissioner, Minnesota Department of Employment and Economic Development)

June 2016 Ribbon Cutting

The event celebrated the ground breaking for Phase 3 of the industrial park. State officials, agency staff and private-sector partners recognized the public-private partnerships and collaborative efforts that have made the project possible.

Presenters included:

- Mark Dayton (Governor of Minnesota)
- David Mortenson (President, M.A. Mortensen Company)
- Brian LaRoche (General Manager, BAE)
- Shawntera Hardy (Commissioner of Minnesota Department of Employment and Economic Development)
- Adam Duinick (Chariman, Met Council)
- John Stine (Commissioner, Minnesota Pollution Control Agency)
- Scott Lund (Mayor, Fridley, Minnesota)
- Cheryl Newton (EPA Deputy Regional Administrator)
- Paul Hyde (CEO, Hyde Development)



Northern Stacks Phase 2 bulk warehouse.

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In Fridley, Minnesota, redevelopment is underway at the former Naval Industrial Reserve Ordinance Plant (NIROP) site. The Northern Stacks ribbon-cutting event held on June 22, 2016 celebrated the grand opening of the Northern Stacks Industrial Park and showcased a successful public-private sector partnership involving EPA, U.S. Navy, the Minnesota Pollution Control Agency (MPCA), the Minnesota Department of Employment and Economic Development, and Hyde Development.

Site Background: The site encompasses an approximately 122-acre former manufacturing complex and an adjacent disposal area known as the FMC Corp. Superfund site. From the 1940s until 1969, the U.S. Navy and contractors produced military ordinance, gun mounts and missile launching systems at the site. Operations used large quantities of degreasing solvents, petroleum, paints, acids and other chemicals. Site operators disposed of these wastes in an on-site dump in the southern portion of the FMC site and in pits and trenches in the northern portion of the NIROP site. Sampling in the early 1980s identified contamination in site ground water, surface water and soils.

Following discovery of contamination, EPA placed the FMC Corp. portion of the site on the Superfund program's National Priorities List (NPL) in 1983. Simultaneously, the U.S. Navy, EPA and MPCA began investigations and cleanup for the NIROP site under a Federal Facilities Agreement. The cleanup plan for both sites involved the excavation of contaminated soil with off-site disposal and on-site disposal in a containment system, groundwater extraction and treatment, and institutional controls to limit site activities to industrial uses and restrict soil disturbance and groundwater use. The U.S. Navy and FMC Corp. (now BAE Systems Land and Armaments L.P., or BAE) completed most cleanup activities between 1987 and 2001.

Redevelopment Process: Cleanup efforts led to several land transfers and adaptive reuse of parts of the site. However, residual contaminated soils beneath several vacant structures posed a significant obstacle to redevelopment. In 2012, Hyde Development contacted EPA Region 5's Superfund Redevelopment Initiative (SRI) to discuss redevelopment considerations for the NIROP site. EPA, MPCA and the U.S. Navy then coordinated closely, reaching agreements that resulted in the site's enrollment in MPCA's Voluntary Investigation and Cleanup (VIC) program. In addition, activities required for cleanup of site soils were completed by the U.S. Navy which allowed for the deletion of the soils operable unit. Voluntary cleanup actions – including demolition of most former U.S. Navy buildings and excavation of any remaining residual contaminated soils – followed.

With both parts of the site now able to support commercial and industrial uses, Hyde Development purchased the entire 122-acre site in July 2013. The company then moved forward with the four-phase redevelopment effort that transformed the site into the Northern Stacks Industrial Park. In 2014 and 2015, Hyde Development completed the project's first two phases, which included construction of a 200,000-square-foot warehouse and a 500,000-square-foot technology center. In June 2016, a ribbon cutting ceremony to memorialize the beginning of Phase three construction which includes a 187,000 sq. ft. Bulk distribution warehouse and two 129,000 sq. ft. office/warehouse buildings.

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