EPA

REGION 7
ECONOMIC
PROFILE

PUTTING SITES TO WORK

How Superfund Redevelopment in Region 7 Is Making a Difference in Communities

2024 DATA

Cover page photos:
Kansas City Structural Steel (Kansas), Times Beach (Missouri).

Figure 1. The Missouri Mines State Historic Site at the Big River Mine Tailings site in Desloge, Missouri.

TABLE OF CONTENTS

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PREFACE

EPA's Superfund Program is a cornerstone of the work that the Agency performs for citizens and communities across the country. The revitalization of places affected by contaminated lands is a key part of Superfund's mission, meeting community needs for thriving economies and improved environmental and public health outcomes. Through EPA's Superfund Redevelopment Program, the Agency contributes to these communities' economic vitality by supporting the return of sites to productive use.

EPA is focused on accelerating work and progress at all Superfund sites across the country, and supporting redevelopment and community revitalization.

These regional profiles highlight community-led efforts as EPA expedites cleanup and remediation and engages with partners and stakeholders to support redevelopment and community revitalization.

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INTRODUCTION

EPA's Region 7 office serves Iowa, Kansas, Missouri, Nebraska and nine Tribes. Since the 1950s, the states in EPA Region 7 have faced major changes in the manufacturing sector. Spurred by globalization, advances in technology and a transition to a service-based economy, these changes have contributed to significant job losses and substantial neighborhood and downtown declines in communities across the region. While continuing to emphasize manufacturing as an economic cornerstone and a source of jobs, state and local leaders are helping communities adjust to these large-scale economic changes. Much of this work centers on investing in workforce development, retaining existing businesses, encouraging new business development and repurposing old industrial land, including Superfund sites. The Superfund program in EPA Region 7 is proud to play a role in these efforts.

The cleanup and reuse of Superfund sites often restores value to site properties and amenities to surrounding communities that have been negatively affected by contamination. Site redevelopment can revitalize a local economy with jobs, new businesses, tax revenues and local spending.

Region 7 Sites in Reuse and Continued Use: Business and Job Highlights

In 2024...

1,876

businesses operating

$11.6B

annual sales

38,097

people employed

$2.5B

annual employee income

Figure 2. A cafe at the Madison County Mines site in Fredericktown, Missouri.

Through efforts such as the Superfund Redevelopment Program, EPA Region 7 helps communities reclaim cleaned-up Superfund sites. Factoring the reasonably anticipated future use of Superfund sites into the cleanup process promotes their safe redevelopment. In addition, EPA Region 7 works closely with state and local officials to remove barriers that have kept many Superfund sites vacant or underused. EPA Region 7 works to ensure that businesses on properties being cleaned up under Superfund can continue operating in a way that protects human health and the environment during site investigations and cleanup work. This continuity enables these businesses to remain open and serve as a source of jobs and income for local communities.

Superfund sites across Region 7 are home to commercial and industrial parks, retail centers, condominiums and single family homes. Many sites continue to host industrial operations, including large-scale manufacturing facilities. Some sites now support energy production. Others have been transformed into ecological preserves, parks and recreation complexes. On-site businesses and organizations at current and former Region 7 Superfund sites provide an estimated 38,097 jobs and contribute an estimated $2.5 billion in annual employment income. Sites in reuse and continued use in Region 7 generate $86 million in annual property tax revenues for local governments.[1]

This profile looks at how redevelopment activities at Superfund sites make a difference in communities across Region 7. In particular, it describes some of the beneficial effects of redevelopment and continued use of current and former Superfund sites. The profile also describes the land values and property taxes associated with Superfund sites returned to use and sites that have remained in use throughout the cleanup process. EPA updates these profiles periodically. The beneficial effects may increase or decrease over time due to changes in:

- The number of sites in reuse or continued use.
- The number of on-site businesses.
- Data availability.
- Changes in business and property value data.

Figures presented represent only a subset of all Superfund sites in reuse or continued use in Region 7.

Figure 3. An office building at the Lindsay Manufacturing Co. site in Lindsay, Nebraska.

Figure 4. Industrial businesses at the Strother Field Industrial Park in Winfield, Kansas.

1 Business and property value tax figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 7. There are 54 Superfund sites in reuse or continued use in Region 7 for which EPA does not have business data, including 9 federal facilities on the Superfund National Priorities List (NPL). Not all sites in reuse involve an on-site business or other land use that would employ people. Several sites without businesses have beneficial effects that are not easily quantified, such as properties providing ecological or recreational benefits (e.g., parks, wetlands, ecological habitat and open space). In addition, there are 46 sites in reuse or continued use in Region 7 for which EPA does not have property value or tax data, including 9 NPL federal facilities.

SUPPORT FOR SUPERFUND REDEVELOPMENT

EPA Region 7 is committed to improving the health and livelihood of Americans by cleaning up and returning land to productive use. In addition to protecting human health and the environment through the Superfund program, Region 7 partners with stakeholders to encourage redevelopment opportunities at Superfund sites. Region 7 helps communities and cleanup managers consider redevelopment during cleanup planning and evaluate remedies already in place to ensure appropriate redevelopment. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund redevelopment projects that emphasize environmental protection and economic benefits.

Specific redevelopment support efforts in EPA Region 7 include:

- Identifying and evaluating local land use priorities to align with site cleanup plans through the redevelopment planning process.
- Facilitating cleanup and redevelopment discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 7 communities and EPA find the right tools to move site redevelopment forward.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns through development of educational materials, comfort letters, developer agreements and environmental status reports – known as Ready for Reuse Determinations – that provide information about the appropriate use of sites.
- Supporting partnerships with groups committed to putting Superfund sites back into use, such as the Academy of Model Aeronautics.
- Developing reuse fact sheets, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund Redevelopment.

Figure 5. A construction products business at the Missouri Electric Works site in Cape Girardeau, Missouri.

These efforts have helped build expertise across Region 7, making it easier to both consider future use of Superfund sites prior to cleanup and to identify opportunities for removing reuse barriers. These efforts also help Tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and other partners and stakeholders to better understand potential future uses for Superfund sites. This helps stakeholders engage early in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.

SUPERFUND REDEVELOPMENT: THE BIG PICTURE

EPA can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions.[2] EPA refers sites warranting long-term cleanup to its remedial program or to state programs. EPA's National Priorities List (NPL) is a list of sites the Agency is targeting for further investigation and possible remediation through the Superfund program. Once EPA places a site on the NPL, the Agency studies the contamination, identifies technologies that could address the material and evaluates alternative cleanup approaches. EPA then proposes a cleanup plan and, after collecting public input, issues a final cleanup plan. The Agency then cleans up the site or oversees cleanup activities. EPA has placed 103 sites in Region 7 on the NPL.

Whenever possible, EPA seeks to integrate redevelopment priorities into site cleanup plans. In Region 7, 80 NPL sites and 31 non-NPL Superfund sites are in use. These sites have either new uses in place or uses that remain in place from before cleanup. Many of these sites have been redeveloped for commercial, industrial and residential purposes. Others have been redeveloped for recreational, ecological and agricultural uses. Businesses and other organizations also use some site areas for memorials and parking areas. Many redeveloped sites support multiple uses and have the capacity to support additional uses and further redevelopment. The following sections take a closer look at the beneficial effects of businesses operating on current and former Superfund sites in Region 7.

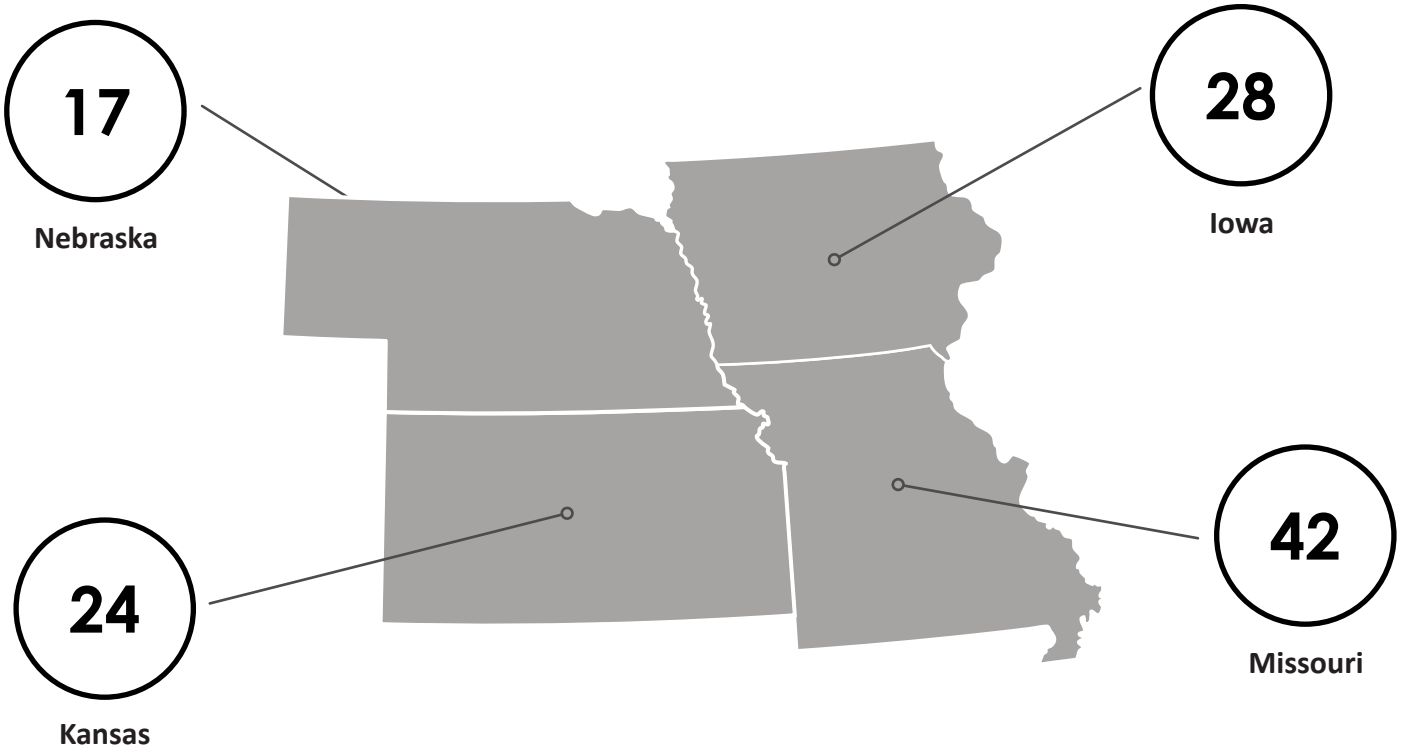


Figure 6. Sites in reuse and continued use in Region 7.

2 Removal actions may be taken at sites on the NPL and sites not on the NPL.

Figure 7. A river at the Westlake Landfill site in Bridgeton, Missouri.

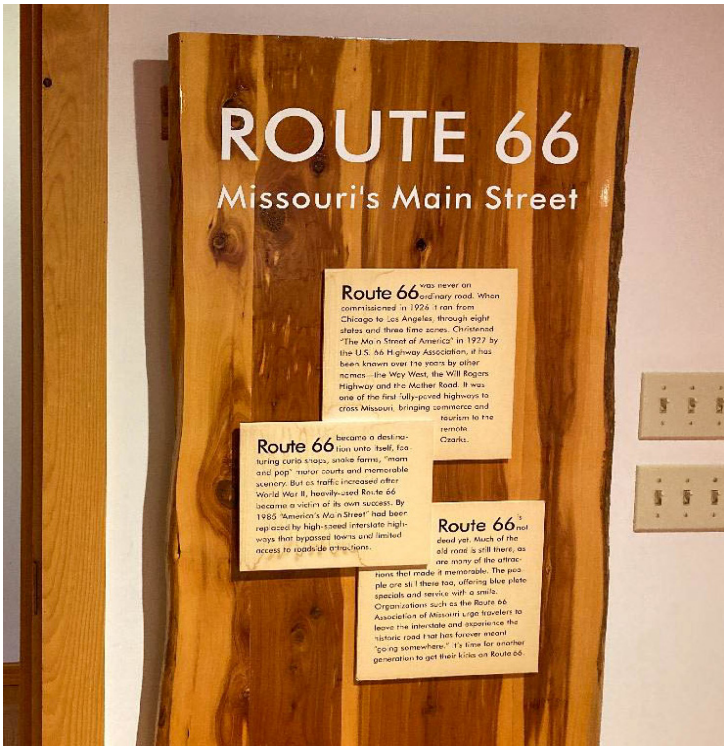


Figure 8. Signage at the Route 66 State Park at the Times Beach site in Times Beach, Missouri.

Sites in Reuse and Continued Use: A Closer Look

Reuse Type	Description	Region 7 Example
In Reuse	*Part or all of a site is being used in a new, different manner than before Superfund involvement. Or, the property was vacant and cleanup was designed to support a new, specific land use.*	*Times Beach (Missouri) - The formerly dioxin-contaminated area is now a state park.*
In Continued Use	*Historical uses at a site remain active, and/or the site is still used in the same general manner as when the Superfund process started at the site.*	*Electro-Coatings, Inc. (Iowa) - A metal plating plant contributed to contamination. Cleanup enabled the plant to remain active on the site.*
In Reuse and Continued Use	*Part of a site is in continued use and part of the site is in reuse.*	*Valley Park TCE (Missouri) - A metal processing facility remained open during and after cleanup, and new commercial businesses are now on-site.*

57 SITES WITH BUSINESSES

54 SITES WITHOUT BUSINESSES

111 SITES IN USE

BENEFICIAL EFFECTS OF SUPERFUND SITE REDEVELOPMENT IN REGION 7

Businesses and Jobs

EPA has collected economic data for 1,876 businesses, government agencies and civic organizations operating on 43 NPL sites and 14 non-NPL sites in reuse and continued use in Region 7. (See the State Redevelopment Profiles for each state's reuse details.) Businesses and organizations at these sites are part of several different sectors, including lodging, professional trade, industrial trade and health care services.

Businesses and organizations at Region 7 Superfund sites include hotels, schools, grocery stores, restaurants, civic and social organizations, freight transportation facilities, health care centers and manufacturing facilities.

Figure 9. A warehouse with several businesses at the Big River Mine Tailings/ St. Joe Minerals Corp. in Desloge, Missouri.

The businesses and organizations at these sites generate about $11.6 billion in estimated annual sales and employ about 38,097 people, earning an estimated $2.5 billion in annual employment income. This income injects money into local economies and generates revenue through personal state income taxes. These businesses also help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. Table 1 provides more detailed information.

Table 1. Site and Business Information for Region 7 Sites in Reuse and Continued Use (2024)

Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales	Total Employees	Total Annual Employee Income
111	57	1,876	$11.6 billion	38,097	$2.5 billion

[a] 9 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions. Business information is not available for all businesses on all Superfund sites in reuse or continued use. Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use have the potential to increase in value significantly. This increased value can boost property tax revenues, which help pay for local government operations, schools, transit systems and other public services. Site properties at the Hastings Ground Water Contamination site in Nebraska are now valued at nearly $140 million.

Identifying increases in property values and property taxes following cleanup and reuse is challenging. This is due to several factors, including limited data on past property values and the frequency and timing of local property value assessments. Likewise, many factors affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund status. It is also difficult to isolate the effects of Superfund cleanup and redevelopment using current property values. However, these values do provide insight into the current value of Superfund properties and the potential loss in economic value if the properties were not cleaned up and made available for reuse or continued use.

Region 7 Sites in Reuse and Continued Use: Property Value and Tax Highlights

$5.4B

total property value

$86M

total annual property taxes

Figure 10. A metal-processing facility at the Valley Park TCE site in Valley Park, Missouri.

EPA has collected property value and tax data for 65 Superfund sites in reuse and continued use in Region 7.[3] These sites span 64,179 property parcels and 775,658 acres. They have a total property value of $5.4 billion. The average total property value per acre is $6,959.

Land and improvement property value information is available for 60 sites. These properties have a total land value of $860 million and a total improvement value of $3.8 billion.[4]

Property tax information is available for 65 sites. The properties generate a combined $86 million in local property taxes annually.

Table 2. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 7[a]

Total Land Value (60 sites)	*Total Improvement Value (60 sites)*	*Total Property Value (65 sites)*	*Total Property Value per Acre (65 sites)[b]*	*Total Annual Property Taxes (65 sites)*
$860 million	*$3.8 billion*	*$5.4 billion*	*$6,959*	*$86 million*

[a] Results are based on an EPA Superfund Redevelopment Program effort to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

[b] Based on total property value amount of $5.4 billion divided by total acreage of 775,658.

3 There are 46 additional sites in reuse or continued use in Region 7 for which EPA does not have property value or tax data, including 9 NPL federal facilities.

4 Property values consist of land value and the value of any improvements (buildings and infrastructure) placed on a property. When sites are redeveloped, some or all of these improvements may be new or already in place. In some cases, the breakdown showing the land value and improvement value is not always available; only the total property value may be available.

ENERGY PROJECTS ON SUPERFUND SITES

Energy production in the United States comes in various forms including nuclear energy, fossil energy -- like oil, coal and natural gas -- and renewable sources like wind, solar, geothermal, biomass and hydropower. Many Superfund or brownfield sites nationwide support one or more types of energy production and/or facilitate energy transmission. Superfund sites are often well suited to host energy producing facilities. They are often located in areas with the necessary infrastructure already in place such as near roadways, rail lines, transmissions lines and industrial areas. Energy projects at Superfund sites can provide a range of beneficial effects such as long-term protectiveness of the site's remedy, local job creation, lower energy costs, can spur local investment and promote economic growth. These projects support EPA's priority of restoring American energy dominance.

Examples of energy production or transmission on Superfund sites include natural gas power plants, coal power plants, ground and rooftop mounted solar arrays, landfill gas collection systems, biomass projects, wind turbines, hydroelectric power plants, and oil refineries.

Energy projects at Superfund sites not only help communities reclaim and return contaminated lands to productive uses but play a critical role in ensuring domestic energy security. The energy projects promote the goal of pursuing US energy production, independence and strengthening energy resilience, as well as creating a cleaner, healthier and more energy efficient future.

As of 2024, EPA is tracking 4 energy projects at 4 sites in Region 7.

Figure 11. Solar arrays in a parking lot at the Armour Road site in North Kansas City, Missouri

Figure 12. Solar panels at the Oronogo-Duenweg Mining Belt site in Joplin, Missouri.

BENEFICIAL EFFECTS FROM ENHANCED RECREATIONAL AND ECOLOGICAL AMENITIES

In addition to hosting commercial developments, retail centers and industrial facilities, many Region 7 sites in reuse and continued use provide recreational and ecological benefits. Green space and habitat reuses help attract visitors and residents and indirectly contribute to local economies.

Figure 13. A playground in Route 66 State Park at the Times Beach site in Times Beach, Missouri.

Careful planning can enable the integration of green spaces and habitat into site cleanup plans, resulting in the transformation of contaminated properties into valuable community and wildlife assets. Green spaces are integral components of sustainable communities – they help protect the environment and human health while providing other social and economic benefits. Parks, community gardens and other public green spaces create opportunities for people to gather, exercise and connect with nature. The creation of green spaces and habitat at once-contaminated properties serves to re-introduce ecosystems and biodiversity into urban and suburban landscapes by providing corridors for migrating species and preserving habitat. They can also mitigate stormwater runoff problems by slowly absorbing and naturally filtering stormwater, resulting in improved water quality due to decreased runoff and erosion.

Parks, natural areas and scenic landscapes also have great economic value – supporting regional economies through tourism, agriculture and other activities. Economic impacts of recreation activities can include outdoor recreation spending and reduced public costs related to healthcare and infrastructure. In 2023, outdoor recreation contributed $639.5 billion to the U.S. economy, supporting 5 million jobs and 2.3% of the total gross domestic product (GDP). Outdoor recreation's contribution to the GDP grew 9% compared to the overall economy that grew 6.6% in 2023.[5] Protected green space can also increase the property values of nearby homes by providing amenities that draw people to live and work in the community. Many sites in Region 7 provide recreational and ecological benefits.

5 U.S. Bureau of Economic Analysis. Available at https://apps.bea.gov/scb/issues/2025/05-may/0525-outdoor-recreation.htm

NAHANT MARSH

Former Lead-Contaminated Shooting Range Is Now a Restored Urban Wetlands

The Nahant Marsh site extends along the Mississippi River in Davenport, Iowa. The 115-acre area was farmland until 1969, when the Scott County Sportsmen's Association acquired the property. A gun club had a trap and skeet shooting range at the site until 1995. During this time, about 243 tons of lead shot were deposited in the marsh. Investigations by the U.S. Fish and Wildlife Service (USFWS) and EPA in 1994 and 1997 found lead and other heavy metals in site soils. Several sick waterfowl at the site were diagnosed with lead poisoning.

River Action, Inc., a local citizen action group, along with several other community partners, worked together to facilitate the restoration and purchase of the site property. EPA and the USFWS led cleanup efforts. About 60,000 cubic yards of contaminated marsh soil and sediment were excavated, treated and taken off-site for disposal. The area was revegetated with native wetland and prairie plant species. After the cleanup finished in 1999, ownership of the property transferred to the city of Davenport and the Nahant Marsh Board.

This once-contaminated area is now home to the Nahant Marsh system. It is one of the largest urban wetlands in the floodplain of the Mississippi River. It includes wetlands, bottomland forest and prairie habitats. Many waterfowl and wetland bird species nest and forage at the marsh. During migration periods, about 500 to 1,000 birds visit the marsh each day. In 2000, the 78-acre Nahant Marsh Education Center opened. Its mission is to protect, enhance and restore the marsh through education, research and conservation. The Center offers environmental education programming for all ages, focusing on Midwest ecosystems, conservation and stewardship. Research projects, including water quality testing, turtle population monitoring and bird population studies, take place year-round at the Center.

Today, the Nahant Marsh Preserve has expanded to cover 382 acres. It is home to over 500 different plants and animals, including several rare and endangered species. The preserve features trails, bird blinds and viewing platforms. Visitors attend educational and volunteer opportunities and take part in picnicking, bird watching, snowshoeing and wildlife photography. The Nahant Marsh Preserve will celebrate its 25th anniversary this year. Future plans for the area include the restoration of an additional 60 acres of prairie and wetland areas and a trail system expansion.

TYSON VALLEY ARMY POWDER STORAGE FARM

Former Ammunition Disposal Area Is Now a Research Center and Wildlife Management Area

The 2,620-acre Tyson Valley Army Powder Farm site is in Eureka, Missouri. In 1941, the U.S. Department of Defense purchased the property. The facility was used for storage, testing and disposal of small arms ammunition produced at the St. Louis Ordnance Plant. Shell casings, munitions, storage drums and scrap metal materials were disposed of on-site. Investigations and sampling by the U.S. Army Corps of Engineers found that no cleanup action was necessary at the site. In 1963, 1,966 acres of the site were transferred to Washington University in St. Louis. The remaining 405 acres were transferred to St. Louis County in 1964.

Current site uses include the university's Tyson Research Center. Students and faculty conduct research projects at this environmental field station. Its Endangered Wolf Center is recognized for its significant contributions to the recovery of several endangered species, including the Red Wolf and Mexican Wolf. It hosts over 13,000 visitors annually. Other uses include Lone Elk Park, located on the eastern part of the site. This wildlife management area spans 546 acres. It provides protected habitat for bison, elk, deer, waterfowl and wild turkey. The park has two picnic shelters and over 12 miles of hiking trails. The 305-acre World Bird Sanctuary is next to the park. Its focus is the conservation and rehabilitation of bird species and their habitats. A rehabilitation hospital treats more than 600 birds of prey each year.

In 2018, the site received EPA's National Federal Facility Excellence in Site Reuse award. It recognized the hard work, innovative thinking and cooperation among federal agencies, states, Tribes, local partners and developers that have ensured the area's return to beneficial use.

Figure 14. Environmental field station at the Tyson Research Center at the Tyson Valley Army Powder Farm site (Missouri).

Figure 15. A wolf at the Endangered Wolf Center at the Tyson Valley Army Powder Farm site (Missouri).

Why Are Wetlands Economically Important?

Superfund site reuse can support wetland habitat, as seen at several sites in Region 7. At the Hastings Ground Water Contamination site in Hastings, Nebraska, the Rainwater Basin Wetland Management District maintains about 1,000 acres of the site as the McMurtry Waterfowl Production Area. The area provides protected habitat for migrating birds, whitetail deer, burrowing owls and prairie dogs.

Wetlands provide a variety of benefits. The combination of shallow water, high levels of nutrients and primary productivity is ideal for organisms that form the base of the food web and feed many species of fish, amphibians, shellfish and insects. Wetlands are extremely effective in removing pollutants from water and acting as filters for future drinking water. Wetlands play a role in reducing the frequency and intensity of floods. They can store large amounts of carbon. They also provide recreational amenities.

Figure 16. Rockford Beach at the Southwest Jefferson County Mining site in Jefferson County, Missouri.

These benefits also have economic value. Replacing wetlands' water treatment services with manmade facilities, for example, would be expensive. Worldwide, wetlands provide an estimated $47.2 trillion in ecosystem services. To learn more, see:

- EPA's *Economic Benefits of Wetlands*: www.epa.gov/sites/default/files/2021-01/documents/economic_benefits_of_wetlands.pdf
- EPA's *Ecosystem Services at Superfund Sites: Reuse and the Benefit to Community:* https://semspub.epa.gov/src/document/HQ/100003500
- EPA's *Why Are Wetlands Important?*: www.epa.gov/wetlands/why-are-wetlands-important
- EPA's *Functions and Values of Wetlands*: www.epa.gov/sites/default/files/2021-01/documents/functions_values_of_wetlands.pdf

REDEVELOPMENT IN ACTION

HASTINGS GROUND WATER CONTAMINATION

Cleanup Opens the Door for Mixed-Use Redevelopment

The Hastings Ground Water Contamination Superfund site is in Hastings, Nebraska. Past industrial operations, including landfills, a coal gas plant, an industrial park and a grain elevator, contaminated soil and private water supplies. EPA added the site to the NPL in 1986. The site is one of EPA's largest and most complex groundwater cleanup projects. The Agency divided the site into seven sub-sites to manage the cleanup. Contaminated groundwater is beneficially reused as non-contact cooling water at the coal-fired power plant at the Whelan Energy Center for three of the subsites. Other cleanup actions included landfill capping, the provision of alternate water supplies to affected users, a well inventory, land use controls and groundwater monitoring. EPA has completed the cleanup at the South Landfill subsite. Long-term cleanup activities are ongoing.

Today, the site hosts a range of uses. The city opened a dog park in 2005. Pollinator habitat has been established. The city works with Pheasants Forever, a wildlife conservation organization, to plant native grasses on the landfill cap. The Rainwater Basin Wetland Management District maintains the 1,000-acre McMurtry Waterfowl Production Area. Commercial, industrial and agricultural reuses are also on-site. Public entities with facilities on-site include the U.S. Department of Agriculture, the Nebraska National Guard, the University of Nebraska's Great Plains Veterinary Educational Center, and Central Community College.

Figure 17. Extracted groundwater is used as cooling water at the coal-fired power plant at the Whelan Energy Center at the Hastings Ground Water Contamination Superfund site (Nebraska).

STROTHER FIELD INDUSTRIAL PARK
Cleanup Enables Continued Operations of a Regional Airport and Industrial Park

The 2-square-mile Strother Field Industrial Park Superfund site is between Winfield and Arkansas City, Kansas. Until 1946, a military base and an airport facility for pilot training, aircraft construction and maintenance were on-site. The area now hosts a regional airport and Strother Field Industrial Park. In 1982, a Kansas Department of Health and Environment survey found contamination in water supply wells. Further investigations found sitewide soil and groundwater contamination. Military and industrial activities and waste disposal practices resulted in the contamination of soil and groundwater. EPA added the site to the NPL in 1986.

Cleanup included treatment and monitoring of natural processes to clean up groundwater. EPA also capped two areas with concrete to help prevent the movement of precipitation and surface water runoff through the area's soil. Groundwater monitoring to further investigate and define the extent of contamination is ongoing. An assessment to determine potential risk to aquatic life in an on-site creek is also ongoing. Cleanup has enabled the regional airport and industrial park to remain open.

Today, the site is an important hub for commerce and transportation. It hosts commercial and industrial businesses as well as organizations that provide public and social services. About 20 businesses are active at the 1,600-acre industrial park; development sites are available. The Four County Mental Health Center and a recycling center are also on-site. Strother Field has two runways that accommodate corporate business jets, multi-engine aircraft and single-engine aircraft. The Cowley County Economic Development Partnership is also on-site. It supports workforce and professional development in the area.

Figures 18 & 19. Signage for airport and industrial facilities at the Strother Field Industrial Park Superfund site (Kansas). Strother Field, a regional airport, is located at the Strother Field Industrial Park Superfund site (Kansas).

ARMOUR ROAD
Cooperation Federalism Results in Faster Cleanups, Spurs Redevelopment

The Armour Road Superfund site is in North Kansas City, Missouri. It includes a former herbicide mixing facility and a contaminated groundwater plume. From the 1920s to 1986, several parties ran an herbicide mixing and packaging facility at the 1.8-acre area property. An environmental assessment found arsenic and other herbicide-related contaminants in soil and groundwater. EPA led a time-critical removal action in 1996. The agency covered the area with geofabric and crushed rock and fenced the property. EPA added the site to the NPL in 1999. A 2004 removal action removed the facility and its foundations and disposed of the debris in a permitted landfill. The city of North Kansas City saw an opportunity to transform this former industrial area into a vibrant, mixed-use hub and acquired the property at auction that same year. Removal actions in 2006 and 2017 excavated and treated contaminated soil and disposed of it off-site. Today, all site areas are available for redevelopment. The site is zoned for mixed uses.

Early, significant and sustained cooperation and communication among EPA, the Missouri Department of Natural Resources (MoDNR), the city of North Kansas City, responsible parties and other stakeholders resulted in an agreement that expedited cleanup work and the property's return to beneficial use. EPA also used comfort letters to address the liability concerns of nearby businesses and prospective developers. In 2016, North Kansas City shared its Northern Kansas City Master Plan. It included the site as part of a large, high-density, mixed-use project called the One North Redevelopment Area. EPA prioritized cleanup actions and reuse support for the site and put the area on the agency's Redevelopment Opportunity Sites List and Administrator's Emphasis List. EPA also developed a reuse fact sheet to highlight the area's availability for reuse. It provided prospective purchasers, residents, interest groups and future site users with easy-to-understand site information.

In September 2019, EPA's Region 7 presented its Leading Environmentalism and Forwarding Sustainability award to the city of North Kansas City and U.S. Borax, one of the site's responsible parties, in recognition of their efforts to support reuse through innovative thinking, sustainable practices and environmental stewardship. EPA's Region 7 also recognized the MoDNR for its partnership efforts at the site.

To date, redevelopment at and near the site includes a medical center with a solar array on a covered parking lot and a fast-food restaurant. Road realignments and extensions across the site facilitate access to the larger One North Redevelopment Area, improving traffic flow and establishing a gateway to North Kansas City's downtown. EPA continues to work with U.S. Borax on the final groundwater remedy. The Agency will continue to support the local government to facilitate property transactions and construction planning, ensuring the long-term protectiveness of the site's remedy and supporting the area's successful redevelopment.

Figure 20 & 21. The medical center at the Armour Road Superfund site in North Kansas City (Missouri). EPA staff and award recipients celebrate their work supporting the reuse of the Armour Road Superfund site in North Kansas City (Missouri). From left to right: Mary Peterson, EPA; Hoai Tran, EPA; David Hoefer, EPA; mayor Don Stielow, city of North Kansas City; Jim Gulliford, EPA; Pat Hawver, city of North Kansas City; Leland Roberts, Rio Tinto Mining Company; Ross Overby, Rio Tinto AuM Company; Rick Worner, National Realty Advisors; Thomas E. Barzee Jr., city of North Kansas City; Dave Williams, EPA; Valerie Wilder, MoDNR; Katie Jo Wheeler, MoDNR.

ORONOGO-DUENWEG MINING BELT
Habitat Restoration and Reuse Are Underway at Former Mining Site

The 646-square-mile Oronogo-Duenweg Mining Belt Superfund site encompasses Jasper County, Missouri. The site is part of the Tri-State Mining District, an area of historically significant lead and zinc mining that consists of four Superfund sites in Kansas, Missouri and Oklahoma. Mining, milling and smelting of lead and zinc ores began at the site in the 1850s and continued in some areas until the 1970s. Smelting operations dispersed airborne contaminants and contaminated groundwater, surface water and soil with heavy metals, including lead. EPA added the site to the NPL in 1990. Cleanup addressed contamination at over 3,000 residential properties and agricultural areas. Activities included installing 51 miles of water mains, connecting over 500 homes to public water supplies, removing an estimated 25 million cubic yards of mine waste and contaminated soil, and constructing wetlands. Cleanup is ongoing.

In Webb City, Missouri, early removal actions included excavation of waste from bottomland and floodplain areas, leaving pockets of wetter soil that could naturally transition to wetland habitat. EPA collaborated with Webb City and the MoDNR to explore wetland habitat restoration options that could lower zinc levels in surface water and effluent from Webb City's wastewater treatment plant. The USFWS and the MoDNR entered a formal collaboration as the Missouri Natural Resource Trustee Council to manage habitat restoration in Webb City.

In 2014, Webb City made an agreement with the Trustees to set aside about 1,000 acres for ecological restoration and long-term habitat conservation. The selected area, known as the Cardinal Valley Natural Habitat Restoration Project, received soil amendments to build soil that enhances and restores prairie and wetland habitats. The two primary goals of the project included restoring former mine waste areas in Jasper County as native prairie communities and restoring wetlands and riparian vegetation along streams and floodplains in cleaned-up parts of Jasper County. Conservation also targeted some of the most mining-damaged habitats, such as areas for aquatic species and migratory birds.

In other parts of the site, EPA has worked closely with the state of Missouri, local governments, communities and companies to ensure safe continued uses and beneficial reuses. The site continues to host residential, agricultural, commercial, industrial and public service uses. In 2018, developers began work on a 300-acre business park. The commercial area now hosts an Atwoods Ranch, Tee Time golfing and entertainment facility, Home Goods store and a Sleep Inn & Suites. More reuse planning is underway. Over 4,000 acres of cleaned-up land are ready for redevelopment.

Figure 22. The Cardinal Valley Habitat Restoration Project area with signage placed by Webb City at the Oronogo-Duenweg Mining Belt Superfund site (Missouri).

REDEVELOPMENT ON THE HORIZON IN REGION 7

DES MOINES TCE
Recreation Complex Planned for Cleaned-Up Industrial Property

The 200-acre Des Moines TCE Superfund site is southwest of downtown Des Moines, Iowa, on the east side of the Raccoon River. Past industrial operations on a 40-acre parcel resulted in soil and groundwater contamination. These operations included a grey iron foundry, a steel wheels manufacturing plant, a chemical and herbicide distribution center, and a pesticide formulation processing plant. This 40-acre parcel is known as the former Dico property. It was identified as a potential source of contamination for the Des Moines City water supply. EPA added the site to the NPL in 1983.

Cleanup focused on the former Dico property. It included removing contaminated soil, cleaning and applying epoxy coatings to remove and encapsulate contaminants on some building surfaces, installing a protective cap, placing restrictions on land and groundwater use, and treating contaminated groundwater. In 2018, EPA worked with site stakeholders on an optimization study for the groundwater remedy. The agency recommended updating the existing system with a lower-profile option that treats groundwater more efficiently. As part of a 2021 settlement agreement, the responsible parties agreed to reimburse EPA $11.5 million for its cleanup activities and pay $2.9 million toward the agency's future demolition of contaminated buildings and upgrades to the site's groundwater treatment system. The settlement also required that the responsible parties transfer the former Dico property to the city of Des Moines. By 2022, EPA had completed building demolition, as well as a removal action that addressed sediment and soil containing hazardous waste in the South Pond Area. Installation of the new groundwater treatment system is planned for completion by the end of 2025 and will be done in consideration of current reuse plans to make sure its placement does not hinder future uses at the site. These efforts help support the planned redevelopment of the site for commercial and mixed uses.

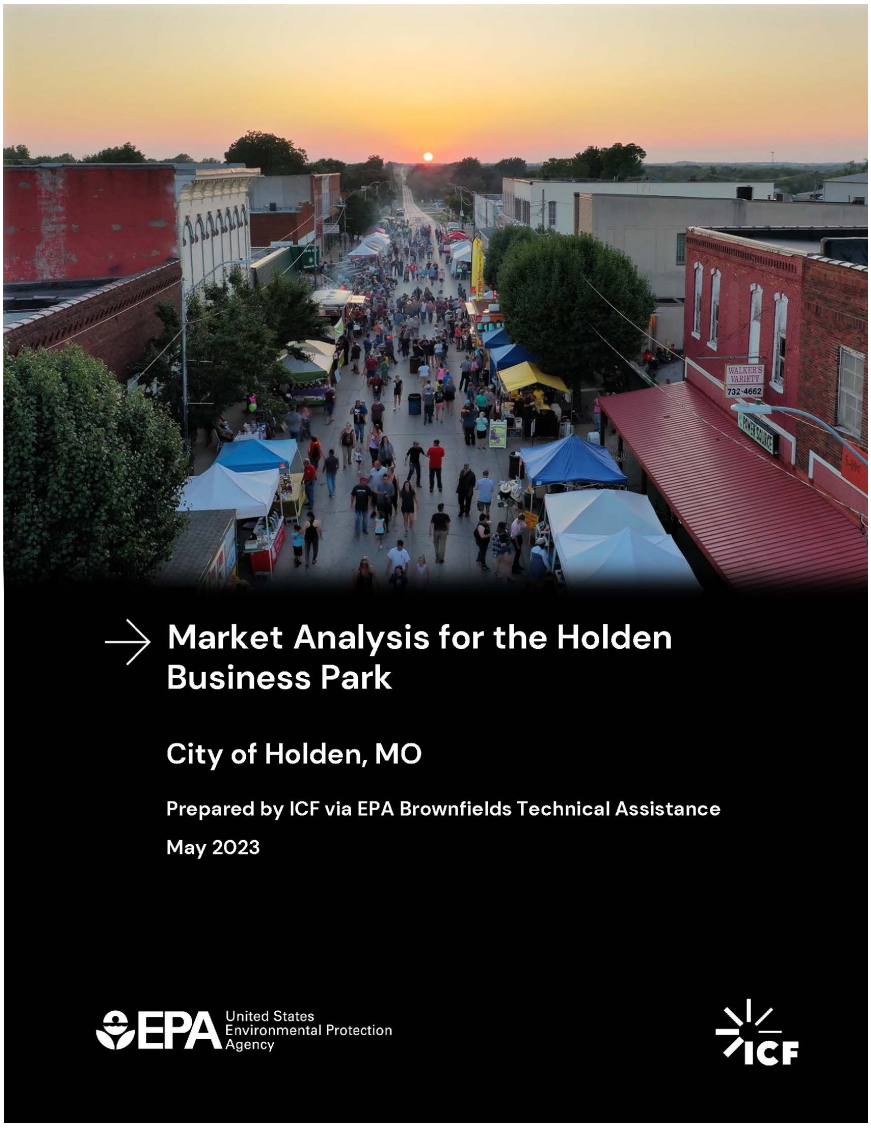
EPA's Superfund Redevelopment Program has supported community efforts to identify appropriate future uses and evaluate redevelopment proposals for the area. EPA is working closely with the city and a potential developer, Krause Group, which proposed a $535 million professional soccer stadium complex for the property. In 2024, the Iowa Economic Development Board and Polk County awarded the project $33.5 million in combined funding. The stadium complex may also include additional supporting facilities, such as a plaza, retail space, a hotel, an apartment, soccer practice fields and/or a training center. An additional project by Iowa Confluence Water Trails will create recreational access to the Raccoon River adjacent to the site. Planned improvements include a boat ramp, bike racks, native vegetation and park benches. EPA coordinates regular meetings with the city and development partners to discuss cleanup activities and coordinate anticipated redevelopment activities and timelines with the agency's efforts at the site.

Figures 23. View of the Des Moines TCE Superfund site from across the Raccoon River (Iowa).

MARTHA ROSE CHEMICAL CO.
Community Collaboration Informs Reuse Planning for Former Industrial Facility

The Martha Rose Chemical Co. site is in Holden, Missouri. From 1982 through 1986, Martha C. Rose Chemicals, Inc. ran a polychlorinated biphenyl (PCB) processing facility on-site. Its operations, storage practices and waste disposal practices contaminated soil and groundwater. Cleanup included the removal of contaminated equipment and debris, groundwater monitoring, and groundwater use restrictions. Cleanup finished in 1995. Groundwater monitoring ended in 1999. Several site evaluations later found that vapor intrusion could present a threat if structures were built over areas of remaining soil and groundwater contamination. EPA has classified the site as No Further Remedial Action Planned (NFRAP). It does not pose a significant threat to public health or the environment such that it would qualify for placement on the NPL based on available information.

In 2022, EPA partnered with Kansas State University's Technical Assistance for Brownfields program to host community input sessions. People discussed the potential reuse of the site and allowed participants to vote on the site's future uses. Potential uses identified included a community recreation space, a community garden, a commercial greenhouse, RV storage/parking and a campground. In 2023, ICF International led more sessions as well as interviews with local organizations and a site visit. These activities identified four potential site uses: a campground and RV hookup, a convenience store and service area, an industrial storage area, and high-value agricultural uses. Research into the feasibility of these uses and next steps is ongoing.



Figures 24. EPA's Market Analysis Report evaluates future use options for the Martha Rose Chemical Co. site (Missouri).

CONCLUSION

EPA works closely with its partners at Superfund sites across Region 7 to make sure sites can safely be reused or remain in continued use during and following cleanup. EPA also works with businesses and organizations at Superfund sites throughout the cleanup process to make sure they can remain open.

The businesses and organizations at these sites provide jobs and income for communities and generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. There are 80 NPL sites and 31 non-NPL Superfund sites in Region 7 that have either new uses in place or uses that have remained in place since before cleanup. Future uses are planned for many more Superfund sites in Region 7. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 7.

The redevelopment of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, Tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments and plans, comfort letters and partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take additional actions to ensure reuses are compatible with site remedies.

Figure 25. A church at the Madison County Mines site in Fredericktown, Missouri.

Across Region 7, Superfund sites are now home to major commercial and industrial facilities, mid-size developments and small businesses providing services to surrounding communities. EPA is committed to working with all stakeholders to support the restoration and renewal of these sites as long-term assets.

EPA Superfund Redevelopment Resources

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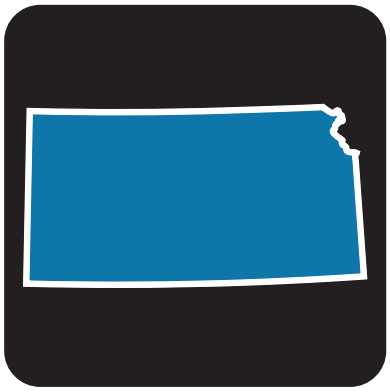
Superfund Sites in Reuse: find more information about Superfund sites in reuse
www.epa.gov/superfund-redevelopment/find-sites-reuse

EPA Superfund Redevelopment Program Website: tools, resources and more information about Superfund site reuse
www.epa.gov/superfund-redevelopment

EPA Office of Site Remediation Enforcement Website: tools that address landowner liability concerns
www.epa.gov/enforcement/landowner-liability-protections

STATE REDEVELOPMENT PROFILES



IOWA REDEVELOPMENT PROFILE

EPA partners with the Iowa Department of Natural Resources to oversee the investigation and cleanup of Superfund sites in Iowa. Iowa has 28 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Iowa.

Businesses and Jobs

EPA has collected economic data for 25 businesses and organizations operating on 16 sites in reuse or continued use in Iowa.

Table 3. Detailed Site and Business Information for Sites in Reuse and Continued Use in Iowa (2024)

Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
28	*16*	*25*	*$2.8 billion*	*3,428*	*$313 million*

[a] One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for 17 Superfund sites in reuse or continued use in Iowa. These sites span 114 property parcels and 2,473 acres.

Table 4. Property Value and Tax Information for Sites in Reuse and Continued Use in Iowa[a]

Total Land Value (17 sites)	Total Improvement Value (17 sites)	Total Property Value (17 sites)	Total Annual Property Taxes (17 sites)
$17 million	*$114 million*	*$129 million*	*$4 million*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2024.

Figure 26. The presentation of the LEAFS award in April 2018 at the John Deere (Dubuque Works) Superfund site (Iowa).

Did You Know?

Waste disposal practices from manufacturing heavy construction equipment and a 1980 fuel line leak contaminated groundwater at the John Deere (Dubuque Works) Superfund site in Dubuque County, Iowa. Cleanup activities led by Deere & Company included the provision of safe drinking water, groundwater containment, land and water use restrictions, and a contingency plan for potential future site facility closure. Thanks to the close collaboration between EPA and Deere & Company, the John Deere Dubuque Works facility and its on-site support businesses have remained open during cleanup. The site now includes a vegetative cover over a landfill area with native grasses and wildflowers, pollinator habitat, a walking area for employees, a mountain bike trail system, a disc golf course and hunting grounds. In 2018, EPA's Region 7 recognized Deere & Company with its Leading Environmentalism and Forwarding Sustainability (LEAFS) Award, celebrating the ecological and recreational reuses at the site.

KANSAS REDEVELOPMENT PROFILE

EPA partners with the Kansas Department of Health & Environment to oversee the investigation and cleanup of Superfund sites in Kansas. Kansas has 24 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Kansas.

Businesses and Jobs

EPA has collected economic data for 297 businesses and organizations operating on 15 sites in reuse or continued use in Kansas.

Table 5. Detailed Site and Business Information for Sites in Reuse and Continued Use in Kansas (2024)

Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
24	*15*	*297*	*$1.6 billion*	*6,850*	*$420 million*

[a] Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for 17 Superfund sites in reuse or continued use in Kansas. These sites span 8,905 property parcels and 93,544 acres.

Table 6. Property Value and Tax Information for Sites in Reuse and Continued Use in Kansas[a]

Total Land Value (17 sites)	Total Improvement Value (17 sites)	Total Property Value (17 sites)	Total Annual Property Taxes (17 sites)
$117 million	*$926 million*	*$1 billion*	*$14 million*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025.

Figure 27. The Walmart Neighborhood Market at the Kansas City Structural Steel site (Kansas).

Did You Know?

For over a century, companies smelted silver ore and made steel products at the Kansas City Structural Steel site in Kansas City, Kansas. These operations resulted in soil contamination. EPA led a cleanup that included demolishing vacant structures and capping contaminated areas. A local nonprofit acquired the site through a Prospective Purchaser Agreement with EPA and worked to ensure safe reuse while protecting the soil cap. In 2014, EPA's Region 7 gave its LEAFS Award to local leaders, recognizing the successful redevelopment project. Site uses now include a Walmart Neighborhood Market and a police station for the Kansas Department of Corrections.

MISSOURI REDEVELOPMENT PROFILE

EPA partners with the Missouri Department of Natural Resources to oversee the investigation and cleanup of Superfund sites in Missouri. Missouri has 42 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Missouri.

Businesses and Jobs

EPA has collected economic data for 1,485 businesses and organizations operating on 16 sites in reuse or continued use in Missouri.

Table 7. Detailed Site and Business Information for Sites in Reuse and Continued Use in Missouri (2024)

Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
42	*16*	*1,485*	*$5.7 billion*	*24,730*	*$1.6 billion*

[a] Five sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for 21 Superfund sites in reuse or continued use in Missouri. These sites span 54,384 property parcels and 613,205 acres.

Table 8. Property Value and Tax Information for Sites in Reuse and Continued Use in Missouri[a]

Total Land Value (16 sites)	Total Improvement Value (16 sites)	Total Property Value (21 sites)	Total Annual Property Taxes (21 sites)
$581 million	*$2.7 billion*	*$4 billion*	*$66 million*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2024 for all data collected.

Figure 28. The multi-use Arterra KC high-rise at the PCB Inc. – Missouri Superfund site (Missouri).

Did You Know?

From 1982 to 1987, treatment and disposal of polychlorinated biphenyls (PCBs) contaminated a 7-story building at the PCB Inc. – Missouri Superfund site in Kansas City, Missouri. Cleanup included dismantling the building and removing over 19,000 tons of debris and soil. Developer Copaken Brooks acquired the site and received support from local authorities for its redevelopment plans. The Arterra KC, a 12-story luxury residential tower, opened on-site in 2019. It features 126 residential units, retail space, a parking garage and an infinity pool with views of city landmarks.

NEBRASKA REDEVELOPMENT PROFILE

EPA partners with the Nebraska Department of Environment and Energy to oversee the investigation and cleanup of Superfund sites in Nebraska. Nebraska has 17 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Nebraska.

Businesses and Jobs

EPA has collected economic data for 69 businesses and organizations operating on 10 sites in reuse or continued use in Nebraska.

Table 9. Detailed Site and Business Information for Sites in Reuse and Continued Use in Nebraska (2024)

Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
17	*10*	*69*	*$1.5 billion*	*3,089*	*$183 million*

[a] One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for 10 Superfund sites in reuse or continued use in Nebraska. These sites span 776 property parcels and 66,436 acres.

Table 10. Property Value and Tax Information for Sites in Reuse and Continued Use in Nebraska[a]

Total Land Value (10 sites)	Total Improvement Value (10 sites)	Total Property Value (10 sites)	Total Annual Property Taxes (10 sites)
$146 million	*$130 million*	*$275 million*	*$2 million*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2024.

Figure 29. The tire shop at the Clebur Street Wells Superfund site (Nebraska).

Did You Know?

Prior to 1986, the Cleburn Street Well provided drinking water to the city of Grand Island, Nebraska. Sampling found contamination in the well in 1986, and EPA traced contamination to three dry-cleaning facilities and a solvents distribution company. Cleanup includes groundwater extraction and treatment and in-place soil treatment. Today, there are new and continued uses at the site. One of the dry cleaners remains active. Commercial uses on the other properties include a car dealership and a tire shop. The city of Grand Island leases part of the former solvents distribution property for vehicle maintenance and equipment storage.

REUSE INFORMATION SOURCES

Write-ups of sites in reuse or continued use included in this profile are based on available EPA resources, including Superfund Redevelopment Program case studies as well as other resources. Links to EPA's Superfund Redevelopment Program case studies and other resources are included below.

EPA Resources

1998 Ecological Risk Assessment for Nahand Marsh, https://semspub.epa.gov/src/document/07/40228521

1998 Action Memorandum for a Removal Action at the site, https://semspub.epa.gov/src/document/07/83282

1998 Quality Assurance Project Plan, https://semspub.epa.gov/src/document/07/40228520

2018 EPA Region 7 News Release, Tyson Valley Powder Farm in Eureka, Mo., Wins National Federal Facility Excellence in Site Reuse Award, https://www.epa.gov/archive/epa/newsreleases/tyson-valley-powder-farm-eureka-mo-wins-national-federal-facility-excellence-site-reuse.html

2020 R7 RER: https://semspub.epa.gov/src/document/HQ/100002555

2021 R7 RER: https://semspub.epa.gov/src/document/HQ/100002903

2023 R7 RER: https://semspub.epa.gov/src/document/HQ/100003377

Armour Road Superfund Site Profile Page, https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0702515

Armour Road, Superfund Sites in Reuse in Missouri, https://www.epa.gov/superfund-redevelopment/superfund-sites-reuse-missouri#armour

Armour Road Ready for Reuse Fact Sheet, https://semspub.epa.gov/src/document/HQ/197135

Armour Road, EPA Region 7 Leading Environmentalism and Forwarding Sustainability (L.E.A.F.S.) Awards, https://www.epa.gov/superfund-redevelopment/epa-region-7-leading-environmentalism-and-forwarding-sustainability-leafs

Armour Road, EPA Region 7 Feature, https://www.epa.gov/mo/missouri-land-revitalization-projects-look-industrial-past-inspiration-future

Armour Road OSRE Success Story, https://www.epa.gov/sites/default/files/2021-01/documents/armour-road-final-2020.pdf

Armour Road: An Overnight Success Story, Twenty Years in the Making, https://semspub.epa.gov/src/document/HQ/100002589

Des Moines TCE EPA Site Profile Page: https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0700316

Hastings Ground Water Contamination EPA Site Profile Page, https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.cleanup&id=0701973

Hastings Ground Water Contamination 2022 FYR, https://semspub.epa.gov/work/07/30821029.pdf

ODMB 2023 Redevelopment Profile, https://semspub.epa.gov/work/HQ/100003161.pdf

Other Resources

2001 Natural Resource Restoration Plan for the Nahant Marsh Superfund Site, https://irp.cdn-website.com/2f0b2e22/files/uploaded/Restoring-Our-Resources-Iowa-s-Nahant-Marsh_USFWS.pdf

2004 USGS Surface Geophysical Investigation of the Areal and Vertical Extent of Metallic Waste at the Former Tyson Valley Powder Farm near Eureka, Missouri, https://pubs.usgs.gov/sir/2004/5208/

2021 U.S. Army Corps of Engineers Final Proposed Plan for Selected Areas of Concern and Areas of Interest, Former Tyson Valley Powder Farm, https://www.nwk.usace.army.mil/Portals/29/docs/FUDS/Tyson_Valley_Proposed_Plan.pdf

2021 U.S. Army Corps of Engineers Tyson Valley Powder Farm No Action Proposed Plan, https://www.nwk.usace.army.mil/Portals/29/docs/FUDS/Tyson_Valley_Meeting_Presentation.pdf

Central Nebraska Today news article, https://www.centralnebraskatoday.com/2024/08/14/hastings-epa-second-street-subsite-project-now-in-operation/

Des Moines Register News Article, https://www.desmoinesregister.com/story/money/business/development/2024/08/19/des-moines-soccer-stadium-moving-forward-krause-group-usl-championship-league/74858641007/

Endangered Wolf Center Website, https://www.endangeredwolfcenter.org/

Explore St. Louis County, World Bird Sanctuary Webpage, https://explorestlouis.com/partner/world-bird-sanctuary/

Icon Water Trails Website, https://www.iconwatertrails.com/water-trails/raccoon-river/#site-88

KCCI Des Moines News Article, https://www.kcci.com/article/des-moines-soccer-stadium-project-funding-polk-county-supervisors/62683344

Lone Elk Park Website, https://stlouiscountymo.gov/st-louis-county-departments/parks/places/lone-elk-park/#TLS

Nahant Marsh Education Center Website, https://www.nahantmarsh.org/

Nahant Marsh- Natural History of an Urban Marsh, https://irp.cdn-website.com/2f0b2e22/files/uploaded/Nahant-Marsh-Natural-History-of-an-Urban-Marsh.pdf

Washington University Tyson Research Center Webpage, https://tyson.wustl.edu/

World Bird Sanctuary Website, https://www.worldbirdsanctuary.org/

BUSINESS, JOBS, SALES AND INCOME INFORMATION

Information on the number of employees and sales volume for on-site businesses comes from the Hoovers/Dun & Bradstreet (D&B) (https://www.dnb.com) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of over 330 million businesses worldwide.

When Hoovers/D&B research was unable to identify employment and sales volume for on-site businesses, EPA used the ReferenceSolutions database (https://thereferencegroup.com). In cases where ReferenceUSA did not include employment and sales volume for on-site businesses, EPA used the Manta database (https://www.manta.com). The databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came from local newspaper articles and discussions with local officials and business representatives. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This can be attributed to a number of business conditions and/or data reporting.

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for site businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in site counties. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To estimate the annual income earned from jobs at site businesses, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

Business and employment data used for this profile were collected in 2024. Estimated annual employment income was calculated using 2023 jobs data and BLS average weekly wage data for those jobs from 2022 (the latest available wage data at the time of this profile). Federal facility sites are included in calculations of total sites in reuse or continued use only. Federal facility sites are excluded from all other calculations (i.e., number of sites with businesses, number of businesses, total jobs, total income and total annual sales). All sales and income figures presented have been rounded for the convenience of the reader. Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

PROPERTY VALUE AND TAX INFORMATION

EPA collected on-site property values and property taxes included in this profile for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and gathering information for selected parcels from county assessor datasets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which typically varied from 2023 to 2025. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

Back cover photos: Times Beach (Missouri), Cherokee County (Kansas), Peoples Natural Gas Co (Iowa).

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