



Superfund
Redevelopment
Initiative

SITE REDEVELOPMENT PROFILE

MacGillis & Gibbs Co./Bell Lumber & Pole Co. Superfund Site
New Brighton, Minnesota



Aerial view of the site redevelopment. (Source: EPA)

Site Location: 440 Fifth Avenue, Northwest, New Brighton, Minnesota 55112

Size: 68 acres

Existing Site Infrastructure: All major types of infrastructure are located on site.

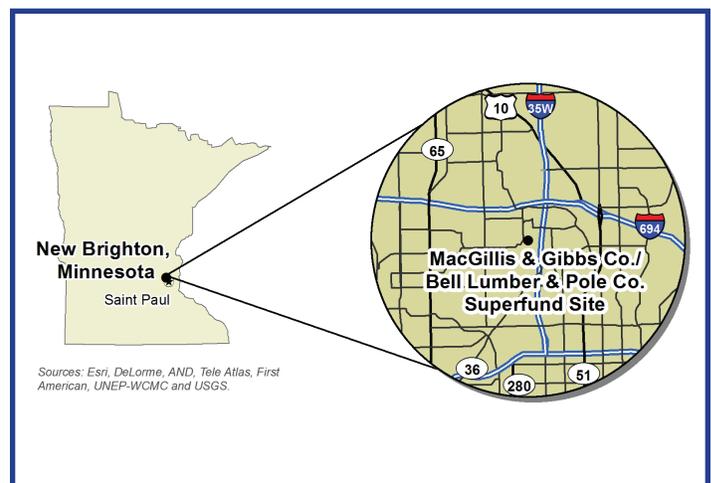
Current Site Uses: The 32-acre New Brighton Corporate Park III includes commercial and industrial space. Bell Lumber & Pole Co. continues to operate a pole supply operation for utilities and contractors.

Use Restrictions: Restrictions limit land use to commercial and industrial uses in some areas and prohibit disturbance of the soil cover in other areas. Groundwater use is prohibited until cleanup standards are achieved.

Surrounding Population: within 0.5 miles, 1,823 people; within 2.5 miles, 53,698 people; within 4 miles, 137,874 people.

Close collaboration among the city of New Brighton, the Minnesota Pollution Control Agency (MPCA), EPA and other partners, allowed a portion of the MacGillis & Gibbs Co./Bell Lumber & Pole Co. Superfund site to be cleaned up and redeveloped. It is one of the leading examples of mixed-use Superfund redevelopment in the nation.

The 68-acre Superfund site consists of two adjoining properties in New Brighton, a suburb of the Minneapolis–Saint Paul metropolitan area in Minnesota. Wood preserving facilities operated on both properties through most of the 20th century. Bell Lumber & Pole (Bell) began operating in 1909 and continues to provide utility poles from its on-site facility. MacGillis & Gibbs Co. began operating in the 1920s and ceased operation in



Location of the site in New Brighton, Minnesota.

1997. EPA added the site to the National Priorities List (NPL) in 1984, after the discovery of contaminated soil and groundwater. Bell entered into an agreement with MPCA to perform cleanup

SITE HISTORY AND REDEVELOPMENT TIMELINE

- 1909** Bell Lumber & Pole Co. began to operate on site.
- 1920s - 1997** MacGillis & Gibbs Co. operated on site.
- 1984** EPA added the site to the NPL.
- 1991 - 1994** Remedies selected for the three operable units of the MacGillis & Gibbs property.
- 1997** City purchased MacGillis & Gibbs property with a prospective purchaser agreement.
- 2002** EPA completed construction of remedial components and construction began for new industrial and commercial uses.
- 2015** MPCA recognized with State Excellence in Supporting Reuse Award.
- 2018** Bell Lumber & Pole continues to operate, as do about a dozen businesses in the corporate park on the MacGillis & Gibbs property.

“No one was going to come forward to reuse this site, and the property owner wouldn’t let EPA and MPCA access the property. The city realized that if it didn’t take the lead, the future was uncertain. We decided that it was time for the city to step up and see what we could do to get things moving [with the property].”

– Kevin Locke, former New Brighton Community Development Director

activities. EPA’s Superfund program cleaned up the MacGillis & Gibbs facility. EPA addressed the cleanup in three separate operable units, selecting remedies for each between 1991 and 1994. Cleanup activities included stabilization and removal of contaminated soil, biotreatment of contaminated soil, cap installation over heavily contaminated soils, and a groundwater pump-and-treat system. EPA completed construction of remedial components in 2002. EPA transferred operation of the groundwater treatment facility to MPCA in 2012.

Since the mid-1980s, the city of New Brighton (the City) had been laying the groundwork necessary to redevelop the 25-acre MacGillis & Gibbs property as part of its plan to revitalize a historic road that was once a main route through the Minneapolis–Saint Paul metropolitan area. In 1997, the City, along with state and federal agencies, successfully negotiated a prospective purchaser agreement to resolve the City’s liability concerns about obtaining the property. Soon after, the City acquired the property by using eminent



Office space at the corporate park. (Source: EPA)



Entrance to Main Street Village commercial retail area. (Source: EPA)



domain. This enabled the site's cleanup and redevelopment to move forward, resulting in the 32-acre New Brighton Corporate Park III.

Today, the redevelopment includes manufacturing and distribution businesses as well as over 70,000 square feet of commercial office space, a range of retail shops and restaurants, legal and medical services, a post office, and an adjacent 120-unit condominium development. As of December 2017, EPA had data on 12 on-site businesses. These businesses employed 508 people and generated an estimated \$94,204,344 in annual sales revenue.

In 2015, EPA recognized MPCA's efforts at the site with a State Excellence in Supporting Reuse Award. The redevelopment of property illustrates how community leadership, collaborative partnerships, and detailed, flexible long-term planning can result in the protection of human health and the environment and community revitalization.

FOR MORE INFORMATION

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In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

epa.gov/superfund/superfund-task-force