

Introduction

For nearly a century, the Burlington Northern Railway Company made and repaired railroad freight, tank and hopper cars on part of the Waite Park Wells Superfund site in Waite Park, Minnesota. Its operations and neighboring industries contaminated site soil and groundwater, including the Waite Park water supply wells, with volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs) and metals. Cooperation among the U.S. Environmental Protection Agency (EPA), the Minnesota Pollution Control Agency (MPCA), potentially responsible parties (PRPs), the city of Waite Park, the community and developers led to the successful cleanup and reuse of much of the site. Today, portions of the site are home to West River Business Park, Rivers Edge Park, a healthy living trail, the Lake Wobegon Trail and a museum.

Superfund site restoration and reuse can revitalize local economies with jobs, new businesses, tax revenues and local spending. Cleanup may also take place while active land uses remain on site. This case study explores the Waite Park Wells site's cleanup and reuse, illustrating the beneficial effects of Superfund redevelopment.

Beneficial Effects

Site businesses employ about 316 people, providing estimated annual employment income of over \$16 million and generating over \$89 million in annual sales revenue.

Site properties are currently valued at over \$29 million and generate close to \$800,000 in annual property tax revenues.

Recreational and cultural uses on site, including a park, a healthy living trail and a museum, provide valuable community assets that allow residents to stay active and learn about local history.

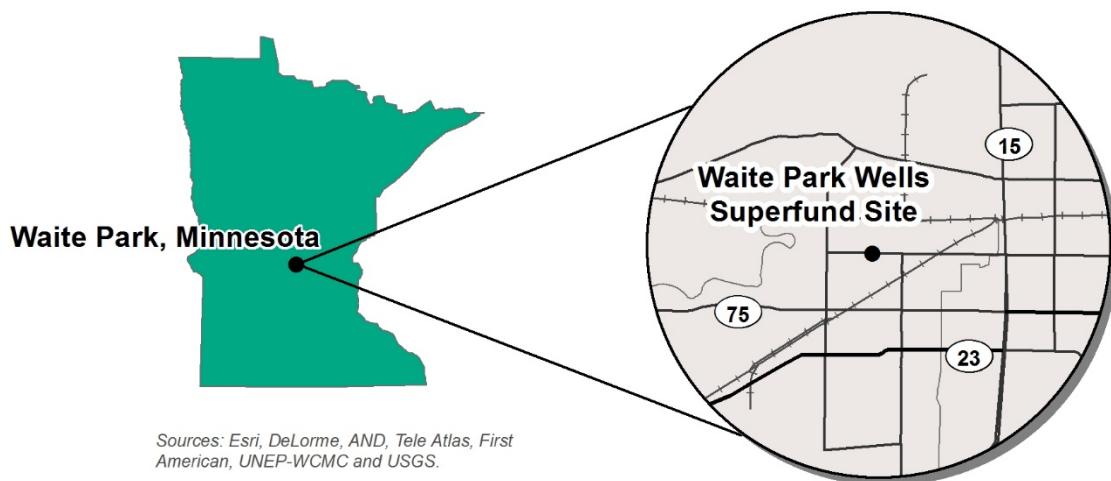


Figure 1. The site's location in Waite Park, Stearns County, Minnesota.

Site History

The 247-acre site is located in the cities of Waite Park and St. Cloud in Stearns County, Minnesota. To manage the cleanup, EPA divided the site into two operable units (OUs); referenced here as the Electric Machinery property (OU1), and the Burlington Northern property (OU2). OU2 and its redevelopment are the focus of this case study. Commercial and industrial properties surround OU2 to the north, east and west, while mixed residential and commercial properties are located to the south. OU1 borders OU2 to the north (see Figure 13 for locations of OUs). Current OU2 features include commercial and industrial buildings and associated parking areas; a park with sports fields, play areas, picnic areas and trail access; green space; and a water treatment plant. According to the 2017 Census, about 7,500 people live in Waite Park, and about 68,000 people live in St. Cloud. From 1894 to 1982, the Burlington Northern Railway Company (Burlington Northern) operated at OU2. Operations included construction and repair of railroad freight, tank and hopper cars. During a 20-year stretch from 1950 to 1970, Burlington Northern annually disposed of about 10,000 gallons of waste oil as well as paint waste and other industrial materials by land disposal and/or evaporation from lagoons. These actions contaminated OU2 site soil and groundwater with VOCs, PCBs and metals. Site investigations to determine the extent and effects of contamination at OU1 are continuing.

In 1984, the Minnesota Department of Health began requiring cities to analyze water supplies and, in December 1984, VOCs were detected in Waite Park's municipal wells. The state advised the city to discontinue use of its water wells, prompting MPCA to determine the sources of the contamination. After extensive sampling, MPCA determined that the Electric Machinery and Burlington Northern properties were significant sources of contamination and referred the site to EPA. EPA confirmed that site soil and groundwater, including the water supply wells, were contaminated with VOCs, PCBs and metals. EPA placed the site on the Superfund program's National Priorities List in June 1986.

Site Cleanup

Site Investigations and Short-Term Cleanup

Following the initial detection of VOCs in Waite Park's water supply wells, MPCA issued a Determination of Emergency in January 1985, allowing access to state Superfund funding. MPCA used the funding to provide city residents with safe drinking water supplies and to undertake a Remedial Investigation and Feasibility Study (RI/FS) to identify an appropriate long-term drinking water alternative. Nearby businesses in St. Cloud were provided with safe drinking water supplies until a connection between the Waite Park and the St. Cloud water systems was completed in February 1985. In March 1986, MPCA completed the RI/FS for the long-term drinking water alternative. The remedy called for installation of an air stripper system to remove VOC contaminants from the water supply. Burlington Northern and OU1 PRPs funded the construction of the water treatment system and city water supply wells were placed back into service in February 1988.

Burlington Northern completed the RI/FS for OU2 between September 1989 and July 1994. The investigations found that shallow and deep groundwater aquifers were contaminated with VOCs from chlorinated solvents that



Figure 2. An aerial of the site taken in 1948.

Source: Environmental Data Resources, Inc.

were impacting Waite Park's water supply wells¹. These investigations additionally concluded that waste disposal lagoons were contaminated with PCBs, arsenic, cadmium and lead, while sandblast soil had high levels of lead, arsenic and cadmium. Based on these results, Burlington Northern conducted a short-term cleanup action in 1992 to remove lead-contaminated sandblast sands based on a concern for children playing on site. Following excavation, sand blast sands were temporarily stockpiled on site, covered with plastic and fenced until a long-term remedy was selected. Investigations also found that shallow groundwater was contaminated with VOCs, acetone, methylene chloride, benzene, toluene, xylenes, oil and grease, and methyl ethyl ketone.

Remedy Selection and Implementation

MPCA selected the long-term remedy for contaminated groundwater for the shallow and deep aquifers at OU1 in January 1989. It called for groundwater pumping, treatment and discharge to the storm sewer. OU1 PRPs put in three pump-out wells and began treating contaminated groundwater in September 1988. Groundwater pumping ended in April 2001 when groundwater quality stopped improving. In 2002, after frequent breakdowns of the old municipal water treatment system, the city of Waite Park built a new treatment facility (air strippers), which has operated since that time. The original treatment plant was decommissioned in 2001. The city also recently installed new municipal wells to replace the aging original wells.

MPCA selected the long-term remedy for OU2 in July 1994, which addressed contaminated waste disposal lagoons, sandblast soils and shallow groundwater contamination. The remedy included excavation and solidification/stabilization of lagoon waste, sandblast sands, and the dirt floor of the paint building, placement of treated wastes in an on-site containment cell with long-term groundwater monitoring, site use restrictions, and construction contingencies. OU2 cleanup actions began in August 1994 and finished in September 1999 with the implementation of construction contingencies as needed during site redevelopment projects.



Figure 3. Stockpiled sandblast soils in 1996.
Source: MPCA.

Figure 4. Looking east of the containment cell in 1998. Source: MPCA.

Figure 5. Dewatering operations in 1998.
Source: MPCA.

Site Transformation

In 1986, Burlington Northern decided to transfer ownership of OU2 areas to the city of Waite Park. The city faced the challenge of deciding what to do with over 200 acres of reusable but stigmatized land. Initial plans for a school faced significant community opposition. Large-scale commercial development faced market and feasibility challenges. The city then focused on opportunities for smaller-scale developments and a mix of uses to address various community priorities. After deliberation and community meetings, the city decided on a park for the

¹ The OU1 RI/FS, completed in 1989, also found VOC contamination in the shallow and deep aquifers that were impacting the Waite Park wells.

western part of the site. This area, located along the Sauk River, was the former “boneyard” where old and unused railroad cars were kept. Disposal of contaminated sand blast sands also occurred in this area. For the eastern part of the OU, initial interest in municipal uses faded after developers approached the city and indicated interest in the property for commercial development. The city decided to sell the property to the developers in May 1996. Part of the sale agreement included a basic redevelopment plan and required timeframes for project completion.

In early 1997, these developers began construction of what is now known as West River Business Park on part of the eastern area of OU2. Following further excavation of contaminated soils in 2000 and 2001, additional businesses and companies continued to locate on site in this area. Initial development was limited to a service station, food establishments, and office buildings followed by Performance Seed and Johnson Controls, among others. While the developers and the city were pleased that commercial development had begun in this area, large parts of the eastern portion of OU2 still sat vacant. Although these properties were well-situated for commercial development, the developers and the city soon realized that redevelopment of these vacant areas faced significant challenges.

Redevelopment Roadblocks

Initial development focus of the vacant properties within West River Business Park began in the 2000s. The timing coincided with the Great Recession, a period of general economic decline observed in world markets during the late 2000s and early 2010s. As a result, securing private development financing became difficult. The city and the developers worked together on an alternative approach to move the project forward. Using excess funds from a tax increment financing (TIF) subsidy established in 1992, the city created the 3rd Street Redevelopment Fund for commercial redevelopment on the vacant properties. With funding in place, the city and developers then needed to convince businesses to locate to these vacant properties. One company in particular, Rejuv Medical, was a promising candidate; the business was looking to consolidate its Waite Park and Sartell locations at one central location. The site property was large and well situated in a high-traffic area at the corner of 3rd Street and Route 138.

With project funding from the 3rd Street Redevelopment Fund available, the company agreed to relocate. However, the project still faced a financial hurdle – additional financing would be needed, as the 3rd Street Redevelopment Fund only covered costs associated with environmental cleanup and additional investigations, like a Phase 1 environmental assessment. Initial discussions with banks and prospective construction companies in the area made little progress, with parties expressing concern about potential liability associated with the site’s contamination. City engineers followed up with the banks and construction companies, providing a detailed overview of site conditions and its suitability for commercial redevelopment. The effort paid off – additional financing for the project was secured.

Redevelopment Construction

Park construction moved forward in 1998, when the city started work on Rivers Edge Park. Following baseball fields and concession stands, the city added a hockey rink in 2001, a splash pad and playground in 2007, more baseball fields in 2008 and 2009, the Healthy Living Trail in 2010, pickleball courts in 2017 and a fitness court in 2018. Ongoing projects include a new picnic shelter and parking lot and baseball field improvements.

Rejuv Medical began construction of its facility on one of the vacant properties in June 2013 and finished construction later that same year. Rejuv Medical’s prominent location and the successful redevelopment at this previously stigmatized property caught the attention of another local business; Ms. Melinda’s Dance Studio

approached the city about relocating. The city helped make the project a reality by using remaining resources from the 3rd Street Redevelopment Fund for associated environmental costs. The dance studio owners were able to demonstrate that the additional funding assistance was pivotal to the project's development and a bank supplied the remaining construction funding. In the fall of 2016, the owners began work on the dance studio and finished it in June 2017. The new building greatly increased the studio's capacity and allowed the owners to offer more classes.

Beneficial Effects

Today, the site supports a busy commercial and industrial park and a variety of recreational and educational reuses. Businesses that operate on site bolster the local economy and help generate local and state tax revenues. The site's history also lives on; part of the site hosts restored rail cars and resources for community education. This section describes the beneficial effects of the reuse at the site.

Commercial/Industrial Reuse

The site is now home to nearly 40 commercial and industrial businesses, mostly located in West River Business Park. They range from medical centers to restaurants to manufacturing plants. Together, they employ about 316 people and provide over \$16 million in annual employee income. In 2017, combined annual sales revenues generated by the on-site businesses was over \$89 million. Profiles of some of these businesses are included below.

Rejuv Medical

Specializing in orthopedics, sports medicine, functional medicine, weight loss and fitness, Rejuv Medical was the first business to locate at West River Business Park. The company is a leading institution for preventative and alternative medicine in the United States. The business provides estimated annual employee income of nearly \$400,000 and had sales of about \$1.1 million in 2017.

Performance Seed

This company makes, packages and markets wild bird food and lawn seed products. The business ships to customers across the country. The facility provides estimated annual employee income of nearly \$2 million and generated sales of over \$18 million in 2017.

TC/American Manufacturing

Operating out of a 106,000 square-foot building, this branch facility specializes in large crane and special products assembly, rail manufacturing, large-component machining and custom fabrication. The branch provides over \$1.5 million in estimated annual employee income and generated over \$8.3 million in sales in 2017.



Figure 6. Rejuv Medical operates on the corner of 3rd Street and County Road 138.

Johnson Controls

This electronic parts manufacturing company specializes in energy-efficient solutions, creating intelligent buildings and integrated infrastructure transportation systems. It operates out of an 8,000-square-foot facility, provides over \$930,000 in estimated annual employee income and had sales of over \$3.6 million in 2017.

Reliable Medical Supply

This wholesaler has provided medical, dental and hospital equipment since 1989. Its Waite Park location is one of four locations in the state. The company provides nearly \$1.6 million in estimated annual employee income.

St. Cloud Amateur Radio Club

Located on land donated by Burlington Northern, the St. Cloud Amateur Radio Club is a group of amateur radio enthusiasts founded over 100 years ago. The group serves the public through areas such as Skywarn, local and national emergency communications, public service and education. The radio club is one of the few in the country that owns and operates its own clubhouse.

Kindred Family Focus

Operating out of a 6,000-square-foot office, Kindred Family Focus offers foster care services as well as home-based and community-based services for children and families across Minnesota. It provides nearly \$200,000 in estimated annual employee income and had sales of \$1.8 million in 2017.

Ms. Melinda's Dance Studio

The second business to open in West River Business Park, this dance studio is a state-of-the-art facility and offers dance classes for all ages. It provides nearly \$20,000 in estimated annual employee income and had sales of \$67,000 in 2017.

Recreational and Educational Reuses

In addition to West River Business Park, the site is now home to a variety of recreational and educational reuses. These uses include Rivers Edge Park, a healthy living trail, the Lake Wobegon Trail and a museum. This section highlights these areas in greater detail.

Rivers Edge Park

Located on the eastern edge of the site, the city began construction on Rivers Edge Park in 1998. The park has six baseball fields, a hockey rink, pickleball courts, a splash pad, a playground, a bathroom and maintenance facility and a parking lot. The baseball fields host youth baseball leagues and tournaments. In 2018, over 700 boys and girls used the fields. Additionally, Rivers Edge Park hosts between four and 12 baseball and softball tournaments annually from May through July. Future plans call for Rivers Edge Park to host a regional baseball tournament. The tournament would include 12 to 16 teams from states across the Midwest.



Figure 7. Entrance to West River Business Park.



Figure 8. A flowerbed garden and flagpole stand in the middle of Rivers Edge Park.

Image source: city of Waite Park.

Healthy Living Trail

Funded by a Statewide Health Improvement Partnership grant, the Harold P. Nelson healthy living trail was constructed in 2011. The trail, the first of its kind in Minnesota, provides residents with exercise and physical activity opportunities. The trail includes a National Fitness Court, which contains exercise stations and gardens. Rejuv Medical (located next to the trail) has used it to showcase exercise techniques.



Figures 9 and 10. Signage for the healthy living trail (left) and pedestrians enjoying the healthy living trail (right).

Lake Wobegon Trail

Running along the former rail corridor owned by Burlington Northern, this paved trail is 63 miles long and 10 feet wide. Construction of the trail began in 1998 and finished in 2018 with the final connection into Waite Park, which runs adjacent to the site. This on-site trailhead is the easternmost access point for the trail, which now allows easier trail access for Waite Park and St. Cloud residents. The most common trail uses include hiking, biking, rollerblading and, during the winter, snowmobiling.

St. Cloud Area Rail Legacy Museum

Located on the southwest edge of the site, the St. Cloud Area Rail Legacy Museum hosts restored railcars that showcase historic industrial operations in Waite Park. The railcars include a historic locomotive, two boxcars and a red caboose. Visitors to the outdoor museum learn about the community's history; the museum also hosts birthday parties and other local events.



Figures 11 and 12. A historic 99-ton diesel locomotive and red caboose at the museum.

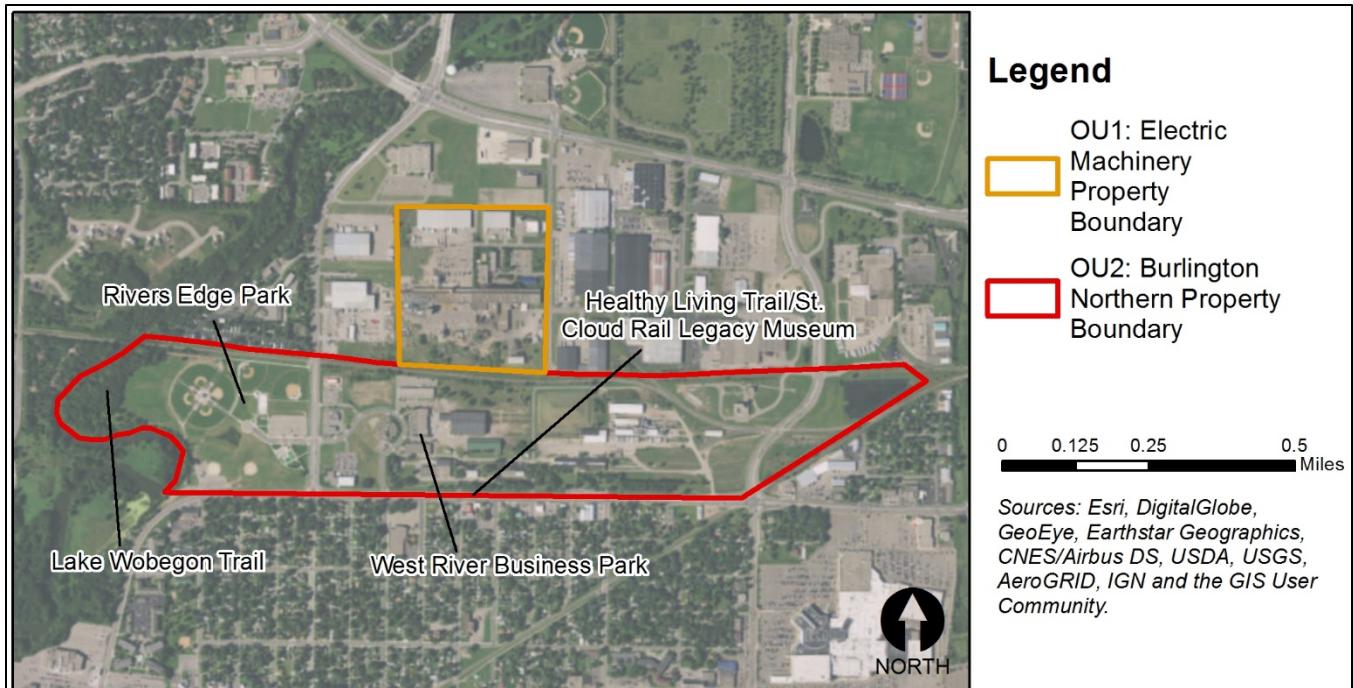


Figure 13. Aerial view of the Waite Park Wells Superfund site and current site features.

"It was a process that took years to get done and many people didn't think that it would ever get done. But through patience, persistence and a futuristic outlook, the whole project has turned out really well."

– Rick Miller, Mayor, City of Waite Park

Property Values and Tax Revenues

On-site properties help generate property tax revenues that support local government and public services. Today, site properties have a combined value of over \$29 million and generate close to \$800,000 a year in total property tax revenues. On-site businesses also generate tax revenues through the collection of sales taxes, which support state and local governments.²

Conclusion

Collaboration and cooperation among EPA, MPCA, PRPs, the city of Waite Park, the community and developers were vital to the successful cleanup and beneficial reuse of the Waite Park Wells Superfund site. EPA's and MPCA's carefully designed cleanup protects public health and the environment and enabled site reuse to move forward. The city of Waite Park's willingness and initiative to work creatively with all parties illustrates how local governments can support and enable redevelopment opportunities at Superfund sites. Innovative funding mechanisms, such as using remaining funds from a TIF district, can help make site reuse possible.

² The Minnesota sales tax rate is 6.875 percent. The sales tax for Stearns County is 0.25 percent and 0.5 percent for the St. Cloud area, for a total of 7.625 percent. For more information, see <https://www.revenue.state.mn.us/sales-tax-rate-calculator>.

This once-contaminated area now supports businesses that provide valuable jobs and services to the community, and is home to West River Business Park, Rivers Edge Park, a healthy living trail, and a museum. Today, on-site businesses support local economic growth, providing about 316 jobs and over \$16 million in estimated annual employee income. In 2017, on-site businesses generated over \$89 million in sales revenue.



Figure 14. The splash pad at Rivers Edge Park attracts hundreds of visitors each year. Image source: city of Waite Park.

For more information about EPA's Superfund Redevelopment Initiative, visit:
<https://www.epa.gov/superfund-redevelopment-initiative>.



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



www.epa.gov

Reuse and the Benefit to Community: A Beneficial Effects Economic Case Study for the Waite Park Wells Superfund Site – Operable Unit 2

Technical Appendix

Employment Information for On-Site Jobs

EPA obtained the data included in this appendix directly from reputable sources and reported the data as presented by those sources. Information on the number of employees and sales volume for on-site businesses came from the Hoovers/Dun & Bradstreet ([D&B](#)) database.¹ EPA also gathered information on businesses and corporations from D&B. D&B maintains a database of 300 million businesses worldwide.

When Hoovers/D&B database research was unable to identify employment and sales volume for on-site businesses, EPA used the ReferenceUSA database.² These databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting.

Wage and Income Information for On-Site Jobs

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 businesses at the Waite Park Wells Superfund site. 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 Stearns County. 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 determine the annual wages (mean annual) earned from jobs generated by each of the selected businesses at the Waite Park Wells Superfund site, 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.

¹ <http://www.dnb.com>

² <http://resource.referenceusa.com>

Table 1. Waite Park Wells Superfund Site: Information for On-Site Organizations and Businesses

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2017) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Employee Income ^d	Annual Sales (2017) ^b
Acu Sport Corporation	423910	Sporting & Recreational Goods/Supls Mrchnt Whlsrs	9 ^e	\$1,232	\$64,064	\$576,576	\$8,928,000 ^e
Accurate Home Care	621610	Home Health Care Services	5 ^e	\$500	\$26,000	\$130,000	\$430,000 ^e
Apex	541611	Administrative Management and General Management Consulting Services	2	\$896	\$46,592	\$93,184	\$66,000 ^f
Central Minnesota Mental Health Center	621420	Outpatient Mental Health and Substance Abuse Centers	NA	\$867	\$45,084	NA	NA
Complete Chiropractic Care PA	621310	Offices of Chiropractors	2	\$516	\$26,832	\$53,664	\$64,000
Construction & General Labor Union Local Number 563	813930	Labor Unions and Similar Labor Organizations	3	\$946	\$49,192	\$147,576	\$88,800 ^{fg}
Cybermation Inc	561621	Security Systems Services (except Locksmiths)	4	\$789	\$41,028	\$164,112	\$401,000

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2017) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Employee Income ^d	Annual Sales (2017) ^b
Detect Alarm Inc	423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers	17	\$1,280	\$66,560	\$1,131,520	\$2,100,000
Fish & Wildlife Service, United States	924120	Administration of Conservation Programs	4	\$1,207	\$62,764	\$251,056	NA
Granite City Family & Cosmetic	621210	Offices of Dentists	4	\$1,184	\$61,568	\$246,272	\$61,000 ^f
Hanson Law Office PA	541110	Offices of Lawyers	2	\$1,293	\$67,236	\$134,472	\$57,000 ^f
Healthpartners Central MN Clinic	621111	Offices of Physicians (except Mental Health Specialists)	3	\$1,915	\$99,580	\$298,740	\$144,000 ^f
Home Instead Senior Care	621610	Home Health Care Services	7	\$500	\$26,000	\$182,000	\$191,000
Johnson Controls, Inc.	423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers	14	\$1,280	\$66,560	\$931,840	\$3,625,889 ^g
Kaman Industrial Technologies Corporation	423840	Industrial Supplies Merchant Wholesalers	3	\$1,436	\$74,672	\$224,016	\$715,000 ^e

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2017) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Employee Income ^d	Annual Sales (2017) ^b
Kindred Family Focus	624190	Other Individual and Family Services	6	\$581	\$30,212	\$181,272	\$1,800,000 ^g
KWIK Trip	445120	Convenience Stores	10 ^e	\$338	\$17,576	\$175,760	\$7,266,000 ^e
McDonald's Restaurants Of Minnesota, Inc.	722513	Limited-Service Restaurants	40	\$260	\$13,520	\$540,800	\$2,021,000 ^e
Ms Melinda's Dance Studio	611610	Fine Art Schools	2 ^e	\$178	\$9,256	\$18,512	\$67,000 ^e
Nystuen & Associates Inc	541612	Administrative Management and General Management Consulting Services	2	\$896	\$46,592	\$93,184	\$163,000
Park Press Quality Printing Inc	323111	Commercial Printing (except Screen and Books)	23	\$1,062	\$55,224	\$1,270,152	\$2,100,000
Path MN Inc Administrative	623990	Other Residential Care Facilities	2	\$372	\$19,344	\$38,688	\$84,000
Performance Seed	424910	Farm Supplies Merchant Wholesalers	35	\$1,053	\$54,756	\$1,916,460	\$18,200,000 ^g
Poppy Salon	611511	Cosmetology & Barber Schools	1 ^e	\$645	\$33,540	\$33,540	\$77,000 ^e
Professional Association Of Treatment Homes Inc.	624110	Child and Youth Services	8	\$688	\$35,776	\$286,208	\$90,667 ^{fg}

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2017) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Employee Income ^d	Annual Sales (2017) ^b
Professional Office Services, Inc.	334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing	1	\$1,798	\$93,496	\$93,496	\$171,000 ^e
Providacare Medical Supply, Ltd.	423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers	3	\$2,026	\$105,352	\$316,056	\$3,343,000 ^e
Rejuv Medical, P.A.	621111	Offices of Physicians (except Mental Health Specialists)	4	\$1,915	\$99,580	\$398,320	\$1,100,000
Reliable Medical Supply, Inc.	423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers	15	\$2,026	\$105,352	\$1,580,280	\$776,000 ^f
Reliable Premium Management Inc	561110	Office Administrative Services	6	\$1,562	\$81,224	\$487,344	\$596,000
Riverside Transport	488999	All Other Support Activities for Transportation	2	\$712	\$37,024	\$74,048	\$110,000
Solutions Behavioral Hlthcr	622210	Psychiatric & Substance Abuse Hospitals	10 ^e	\$810	\$42,120	\$421,200	\$1,346,000 ^e
St. Cloud Amateur Radio Club WOSV	515112	Radio Stations	NA	\$1,032	\$53,664	NA	NA

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2017) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Employee Income ^d	Annual Sales (2017) ^b
St Cloud Fire Department Co	922160	Fire Protection	14	\$1,232	\$64,064	\$896,896	NA
Summit Fire Protection Co.	238220	Plumbing, Heating, and Air-Conditioning Contractors	10	\$1,202	\$62,504	\$625,040	\$22,524,000 ^e
TC/American Manufacturing	333923	Overhead Trving Crane, Hoist & Monorail System Mfg.	26 ^e	\$1,124	\$58,448	\$1,519,648	\$8,333,000 ^e
The Ad Company	541810	Advertising Agencies	2	\$1,445	\$75,140	\$150,280	\$166,000
Theisen Design & Manufacturing, Inc	332710	Machine Shops	8	\$1,119	\$58,188	\$465,504	\$291,000 ^f
Untied Seating and Mobility, LLC	446199	All Other Health and Personal Care Stores	6	\$826	\$42,952	\$257,712	\$857,000 ^e
Walcro, Inc.	442210	Floor Covering Stores	1	\$1,136	\$59,072	\$59,072	\$751,000
Total			316			\$16,464,500	\$89,104,356

^a NAICS code provided in the D&B database, unless otherwise noted.

^b Data are from the D&B database.

^c Average weekly wage per employee based on BLS 2017 Average Weekly Wage data.

^d Total annual employee income figures derived by multiplying “Number of Employees” by “Annual Wage (Mean Annual) per Employee.”

^e Data are from the ReferenceUSA database.

^f While sales values typically exceed estimated totals of annual employee income, annual reported sales can sometimes be lower than estimated annual income. This atypical condition of estimated income exceeding sales can be a result of business conditions, estimated business wages not accurately reflecting actual wages for the site-specific business, annual sales being under-reported, a business loss for the year or a combination of those factors.

^g Annual sales value calculated using the “Sales Per Employee” method. In cases where information sources do not provide annual sales data, an estimated annual sales value was calculated using the “Sales Per Employee Method”. This method involves dividing the company-wide sales value by the

number of employees that work at all branches of the business. That value equals an estimated business sales value per employee for the entire company. That value is then multiplied by the number of employees at the on-site business location to calculate an estimated annual sales value for the site-specific business location.

NA = Not Applicable

Property Values and Local Tax Revenue Generated from Property Taxes

EPA obtained data on the most recently assessed values for property parcels at the Waite Park Wells Superfund site in August 2018 through property records accessible through Stearns County's online property parcel GIS database.³ EPA also obtained 2018 property tax information for the site parcels.

Table 2. Property Value and Tax Summary for Taxes Payable in 2018

Parcel ID No.	Total Market Value of Land and Improvements (2018)	Total Property Tax (2018)
55 ^a	NA	NA
98.60818.0900	\$1,040,800.00	\$41,102.00
98.60867.0100	\$139,300.00	\$3,724.00
98.60867.0103	\$172,600.00	\$5,000.00
98.60867.0104	\$571,500.00	\$23,658.00
98.61390.0000	\$256,500.00	\$8,488.00
98.61390.0001	\$93,800.00	\$2,334.00
98.61390.0002	\$304,800.00	\$12,064.00
98.61390.0003	\$253,600.00	\$8,368.00
98.61390.0004	\$505,300.00	\$21,012.00
98.61390.0005	\$209,700.00	\$8,720.00
98.61390.0006	\$192,400.00	\$8,000.00
98.61390.0007	\$500.00	\$20.00

³ <https://co.stearns.mn.us/PropertyRoads/GISDataforDownload>

Parcel ID No.	Total Market Value of Land and Improvements (2018)	Total Property Tax (2018)
98.61390.0200	\$377,900.00	\$13,536.00
98.61390.0206	\$274,300.00	\$9,228.00
98.61390.0208	\$1,867,900.00	\$75,494.00
98.61390.0210	\$1,251,700.00	\$49,872.00
98.61390.0214	\$3,628,900.00	\$148,722.00
98.61390.0219	\$965,200.00	\$37,958.00
98.61390.0220	\$828,000.00	\$32,254.00
98.61390.0222	\$704,900.00	\$27,134.00
98.61390.0223	\$154,900.00	\$4,264.00
98.61449.0008	\$38,300.00	\$0.00
98.61499.0004	\$507,500.00	\$18,926.00
98.61600.0000	\$8,692,900.00	\$0.00
98.61600.0001	\$2,064,700.00	\$85,856.00
98.61600.0025	\$1,158,300.00	\$45,988.00
98.61600.0030	\$1,353,200.00	\$49,584.00
98.61600.0035	\$165,500.00	\$6,882.00
98.61600.0037	\$253,900.00	\$8,380.00
98.61600.0038	\$1,012,300.00	\$39,916.00
98.61600.0039	\$70,200.00	\$0.00
98.61600.0045	\$51,400.00	\$0.00
	\$29,162,700.00	\$796,484.00

^a Right of way parcel, so no property value data or tax data available.

NA = Not Applicable