



**Minnesota
Pollution
Control
Agency**

455 Hardman Avenue Site

A Part of the Former Van Hoven/Armour Rendering Site
South St. Paul, Dakota County, Minnesota

Cleanup/Brownfields 2-29 • September 2012

The Minnesota Pollution Control Agency (MPCA) staff from the Voluntary Investigation and Cleanup (VIC) and Petroleum Brownfields (PB) programs provided technical oversight of the remedial investigation and cleanup of a portion of the former Van Hoven/Armour Rendering Site at 455 Hardman Avenue in South St. Paul (Property Identification No. 36-48843-01-080). The site has been cleaned up and is now ready for redevelopment.

Benefits:
Contaminated soil and buried debris were removed from a site in the former stockyards area of South St. Paul to get it ready for redevelopment.

A success story involving the MPCA's Petroleum Brownfields and Voluntary Investigation and Cleanup programs (A Part of Project Nos. VP2474, VP2471, VP2472, VP2473 and PB3834)

**Legislative Dist. 57A
Congressional Dist. 4**

History

This site has been developed since the late 1800s when it and the surrounding area were used for stockyards and railroads. Swift & Company already had a meat-processing facility in this area by the early 1900s, and in 1919 Armour & Company opened a facility that employed over 4,000 people.

The site was primarily used for parking and railroad storage for the meat-processing companies.

Environmental issues

- Site soil was contaminated with petroleum, arsenic and polycyclic aromatic hydrocarbons (PAHs) and contained debris consisting of bricks, glass, steel, slag, sawdust, and concrete. The contaminants posed a risk to human health and the environment and therefore were required to be removed.
- Site groundwater was contaminated with petroleum, arsenic, lead and PAHs. The groundwater contamination was not significant and remediation was not required.
- Site vapors were contaminated with methane. The source of the methane is likely former dumping areas nearby.



1970 aerial photograph from the Phase I ESA, dated June 2007 by Landmark Environmental. The site is on the southern boundary of the historic Armour & Company meat-processing facility.

The cleanup process

- All on-site buildings were demolished and the demolition debris was removed from the site.
- Approximately 20,600 tons (about 750 truckloads) of contaminated soil and debris were excavated and disposed in a permitted landfill.

Ready for redevelopment

- A stormwater retention pond was installed on the eastern portion of the site to accommodate future redevelopment of the site.
- Future buildings will require a methane mitigation system if soil gas sampling shows there are still elevated methane gas levels in the subsurface.

Environmental and economic benefits

- Soil contamination has been removed, eliminating the impacted soil exposure pathway.
- Source area impacted soil was removed and will no longer be a source for continuing groundwater contamination.
- The site is currently ready for industrial redevelopment and will provide a new tax base and new jobs after it has been redeveloped.

Assurances received

January 11, 2012: Petroleum Tank Release Site File Closure.

July 26, 2012: No Further Action Determination for Soil.

Institutional controls

June 25, 2012: Affidavit Concerning Real Property Contaminated with Hazardous Substances. This serves as a notification that there is methane in the soil gas.

Project partners

- MPCA VIC Program staff John Betcher and Shanna Schmitt and PB Program staff Mark Koplitz and Bassou Ouglout.
- The South St. Paul Housing and Redevelopment Authority manager was Chet DeSchane.
- The environmental consultant was Sherry Van Duyn of Landmark Environmental, LLC.
- Public funding sources included a Targeted Brownfields Assessment grant from the U.S. Environmental Protection Agency, a cleanup grant from the Minnesota Department of Employment and Economic Development, and the South St. Paul Housing and Redevelopment Authority.



Soil response actions have been completed at the site, which is now ready for a new building.