



# Brownfields

## EPA Region 7

### Wellston Enterprise Center

### Wellston, Missouri

#### Background

Located in St. Louis County, Wellston, Missouri lies on the northwest border of the City of St. Louis. In the early 1900s, the area was incorporated as an industrial corridor to St. Louis and an array of factories and industrial uses located in Wellston. These heavy industries moved from Wellston in the 1980s, leaving the community with more than 400 economically stagnant brownfields in less than one square mile. As a result, Wellston was the 10<sup>th</sup> poorest community in Missouri. In addition, the community experienced higher unemployment, an inability to provide basic services, and lack of access to livable wages and housing. Vacant since the early 1980s, the former Wagner Electric Co. site was representative of the larger brownfield issues plaguing Wellston.

#### Partnerships

- EPA Loan: \$500,000 to St. Louis County Economic Council
- Brownfields State Remediation Tax Credits: \$900,000
- Community Development Block Grant: \$167,000
- Edward Jones: \$848,000
- HUD EDI Grant: \$250,000
- Greater St. Louis Empowerment Zone Financing: 750,000

#### Protection

The site was shown to have arsenic, lead, and polychlorinated biphenyls contaminated soils as a result of its previous uses. Remediation included the excavation and off-site disposal of 4,113 tons of contaminated soil.



Before



After

#### Redevelopment and Restoration

The two acre site was redeveloped into the Wellston Enterprise Center, which is part of a larger St. Louis Enterprise Center network of business incubators designed to offer a variety of low-cost services and spaces to start-up businesses.

#### Investment and Results

The Wellston Enterprise Center was opened in February 2005 and offers 10,000 square feet of new office and warehouse space. The facility can support up to 18 start-up small businesses with their network and mentoring services. The redevelopment has created 62 jobs to date and the property has seen an increase in value from \$164,300 prior to remediation and redevelopment, to \$527,000 upon completion of the Enterprise Center.