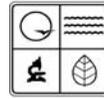


St. Louis Enterprise Center-Wellston

6439 Plymouth, Wellston



Missouri
Department of
Natural Resources

BACKGROUND

The site used to be part of Wagner Electric Co., currently in VCP under the site name, Plymouth Industrial. This site was developed in approximately 1951. Wagner Electric used the site as a carpentry shop and saw house, a storage lot for scrap materials, and a surface parking lot in conjunction with Wagner's operation of manufacturing electrical transformers. Wagner ceased operations in the early 1980s and the site has been vacant since that time.



CONTAMINANTS

Polychlorinated biphenyls, arsenic, and lead contaminated the soil.



ASSISTANCE

\$900,000 in Brownfields State Remediation Tax Credits, \$250,000 HUD EDI Grant, \$750,000 in Greater St. Louis Empowerment Zone construction financing, \$848,000 in Edward Jones funding, and \$167,000 in Community Development Block Grant money.

PROTECTION

Excavation and off-site disposal of 4,113 tons of contaminated soil

INVESTMENT AND RESULTS

The total development cost of the project on this 2-acre site has been approximately \$2.45 million. 10,000 square feet of new office and warehouse space that supports up to 18 small businesses. 62 jobs have been created so far. Property appraisal value has increased from \$164,300 in 2000 to \$527,000 in 2005; an increase of 221 percent.

TIMELINE

Application Received: 11 February 2002
Remediation Started: 13 August 2002
Completion Certificate: 11 September 2003

REDEVELOPMENT SUMMARY

Construction of a new business incubator that is part of the St. Louis Enterprise Centers. The Enterprise Centers offer start-up businesses low-cost office, manufacturing and warehousing space; shared services; and networking and mentoring opportunities.

