

**Iron Range Brownfield Assessment Coalition
Site Eligibility and Property Ownership Determination
Community: City of Buhl**

Site: Mesaba Home
Date: March 20, 2013

A. Basic Site Information:

Name: The Site has generally been referred to as the Mesaba Home or the Mesabi Nursing Home.

Location: The site is located at 501 Jones Avenue, Buhl, Saint Louis County, Minnesota 55713. It is in the southeast quarter of the northeast quarter of Section 20, Township 58 north, Range 19 west.

Legal Description: Lots 20 through 26 incl. part of vac. alley. The parcel code is 115-0020-01240.

Ownership: The City of Buhl obtained the Property in 2012.

Historical Use and Development: According to the Sanborn Maps for the years 1917 and 1926-1936, the building on the Property was known as Shaw Hospital. Based on information from the City of Buhl, the Property later became a nursing home, which has been vacant for approximately the past ten years.

B. and E. Environmental Assessment and Status of Contamination:

1. No prior environmental assessments are known to have been completed for this Property.
2. The Property was found in the Minnesota Pollution Control Agency (MPCA) database for Minnesota Aboveground/Underground Storage Tanks as Tank Site number 4951; two removed fuel oil tanks are listed on the database. The database did not identify the Property as a leak site.

C. Eligibility Screening:

1. The site is not listed or proposed for listing on the National Priorities List.
2. The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or jurisdictional consent decrees issued to or entered into by parties under CERCLA.
3. The site is not subject to the jurisdiction or control of the United States Government.

D. Requirement for a Property Specific Determination: The site does not require a Site Specific Determination.

F. CERCLA 107 Liability: The City of Buhl obtained the property in 2012. No prior environmental assessments are known to have been completed for this Property.

G. Enforcement Actions: There are no known or anticipated federal, state, or local enforcement actions.

H. Information on Liability and Defenses:

Pre-purchase inquiry: See part B and E.

Post Acquisition Uses: The City of Buhl is considering demolishing the building and using the Site for a residential area.

Continuing obligations: There are no known obligations.

Additional information related to Petroleum Eligibility: Although the Property is identified as a former tank site in the MPCA database, it is not currently identified as a leak site.

