

# Celebrating 10 Years of Returning Superfund Sites to Beneficial Use



## REGION 6 Success Story

### Tex Tin Corporation: Texas City, Texas



Pictured: Aerial view of the Tex Tin site prior to remediation. (Source: EPA)



Pictured: Perspective of future redevelopment at the Tex Tin site. (Source: Texas City Phoenix International Terminal Web site)

To facilitate redevelopment at the Tex Tin Superfund site, EPA, Texas City officials, the Texas Commission on Environmental Quality (TCEQ), and site developers collaborated to put to use several tools offered by EPA. First, EPA's Superfund Redevelopment Initiative awarded the site a 2001 Pilot Grant, which the City used to gather community perspectives on remediation alternatives and reuse options and fund a reuse assessment plan for the site. In 2003, EPA, TCEQ, and Texas City co-signed the nation's first Ready for Reuse (RfR) determination for the site's first operable unit. The RfR determination, which was followed by a second RfR that same year for the second operable unit, stated that the land was protective for commercial uses as long as specific conditions were met.

Located on the banks of Galveston Bay, the 170-acre site housed copper and tin smelting facilities from the outset of World War II until the mid-1980s. Years of non-compliance with state environmental permitting requirements led to the site's referral to EPA and listing on Superfund's National Priorities List in 1990. Waste piles, waste water treatment ponds, acid ponds, and slag piles required remediation. Once cleanup activities addressing soil, ground water, and sediment contamination were complete in 2001, developers quickly recognized the former smelter site as an ideal location for facilities to support the nearby Texas City deep-water terminal. The developers' plans for the property, redeveloped as Texas City Phoenix International Terminal, include warehouse distribution, freight forwarding, container storage facilities, and a full-service truck stop. It is estimated that this new large-scale development will generate over \$4 million in new sales taxes annually and provide hundreds of new jobs.

"The prevalent attitude has been one of cooperation and support, at local, state and national levels. Officials of the City of Texas City, the Texas Commission for Environmental Quality, EPA, and private companies all worked diligently together to get the Tex Tin cleanup safely done. The result now is that, unlike numerous fenced-in environmental Superfund sites, we have a property that can once again contribute to the economy of the area, providing jobs and adding tax revenues to local government." - *John Bredthauer, Tex Tin Custodial Trustee*

"This is what the EPA's 'Ready for Re-use' program is all about -- bringing an underused waste site back into productive use. I am delighted that buyers have come forward to develop the Tex Tin property, closing the loop on years of effort by people at every level of government." - *Richard E. Greene, Former EPA Regional Administrator*

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