EPA

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Superfund Sites Work for Communities:

How Superfund Redevelopment in EPA Region 1 Is Making a Difference in Communities

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Figure 1: Retail superstore on the Norwood PCBs site (Massachusetts)

What's Inside?

Cover page photos, clockwise from top left: Industri-Plex site (Massachusetts), Sullivan's Ledge Landfill site (Massachusetts), Wells G&H site (Massachusetts), Peterson/Puritan, Inc. site (Rhode Island)

Preface

Every day, EPA's Superfund program makes a visible difference in communities nationwide. The revitalization of communities affected by contaminated lands is a key part of Superfund's mission, delivering significant benefits one community at a time, all across the country. Through EPA's Superfund Redevelopment Initiative, the Agency contributes to the economic vitality of these communities by supporting the return of sites to productive use. These regional profiles highlight these community-led efforts in action, as EPA launches a new era of partnerships and works toward a sustainable future.

Introduction

America's Industrial Revolution had its origins in New England. The resulting innovations had far-reaching impacts across the United States and internationally. While each state in EPA Region 1 – Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island and Vermont – has grown in different ways, each has had to address contamination resulting from past industrial operations. Today, the New England states and communities are working diligently to find new uses for their old industrial sites, including Superfund sites. The Superfund program in EPA Region 1 is proud to play a role in these efforts.

The cleanup and reuse of Superfund sites can often restore value to site properties and surrounding communities that have been negatively affected by contamination. Site reuse can revitalize a local economy with jobs, new businesses, tax revenues and local spending. Reuse of Superfund sites can yield other important social and environmental benefits for communities as well. Through programs like the Superfund Redevelopment Initiative (SRI), EPA Region 1 helps communities reclaim cleaned up Superfund sites. Factoring in future use of Superfund sites as part of the cleanup process helps pave the way for their safe reuse. In addition, EPA Region 1 works closely with state agencies and local officials to remove barriers that have kept many Superfund sites vacant and underused for decades. EPA Region 1 also works to ensure that businesses on properties cleaned up under the Superfund program can continue operating safely during site investigations and cleanup. This continuity enables these businesses to remain a source of jobs for communities.

Figure 2: Industri-Plex site (Massachusetts)

Superfund sites across Region 1 are now the locations of office and business parks, retail shopping centers, single-family homes, condominiums, apartments and a hotel. Others support manufacturing or public uses, including a building for truck body assembly, a commuter train and bus station, and a wastewater treatment facility. Many sites continue to host industrial operations, including manufacturing facilities. Some are now locations for alternative energy projects. Others host soccer fields, hiking trails, an ice-skating arena and a model airplane flying field. On-site businesses and organizations on current and former Region 1 Superfund sites provide almost 4,600 jobs and contribute about $290 million in annual employment income for New England residents. Restored on-site properties in Region 1 generate about $2.8 million in annual property tax revenues for local governments.[1]

This profile looks at how reuse activities at Superfund sites make a difference in communities in Region 1. In particular, it describes some of the beneficial effects of reuse and continued use of current and former Superfund sites. The profile also describes the land values and property taxes associated with Superfund sites returned to use following cleanup and sites that have remained in use throughout the cleanup process. EPA updates these profiles approximately every two years. The reported beneficial effects may increase or decrease from previous profiles due to changes in the number of sites in reuse or continued use, changes in the number of on-site businesses, changes in data availability, and changes in individual-level business or property value data. Figures presented represent only a subset of all Superfund sites in reuse or continued use in Region 1.

[1] Business and property value tax figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 1. There are 34 Superfund sites in reuse or continued use in Region 1 for which EPA does not have business data, including 15 NPL federal facilities. Not all sites in reuse involve an on-site business or other land use that would employ people on the site. Several sites without businesses have beneficial effects that are not easily quantified, such as properties providing ecological or recreational benefits (parks, wetlands, ecological habitat, open space, etc.). There are 44 sites in reuse or continued use in Region 1 for which EPA does not have property value or tax data, including 15 NPL federal facilities.

Support for Superfund Reuse

EPA Region 1 is committed to making a visible difference in communities through the cleanup and reuse of Superfund sites. Reuse support efforts in EPA Region 1 include:

- Identifying and evaluating local land use priorities through a reuse planning process.
- Facilitating cleanup and reuse discussions to help resolve key issues.
- Supporting targeted projects intended to help Region 1 communities and EPA find the right tools to move reuse forward at sites.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns related to Superfund site reuse.
- Developing the Process for Risk Evaluation, Property Analysis and Reuse Decisions Workbook for local governments considering the reuse of contaminated properties.
- Supporting partnerships with groups and agencies committed to putting Superfund sites back into use.
- Developing materials to share opportunities and lessons associated with Superfund redevelopment.

All of these efforts have helped build expertise across Region 1, making it easier to consider future use of Superfund sites prior to cleanup and easier to identify opportunities for removing reuse barriers. These efforts also assist other communities, state agencies, potentially responsible parties and developers in better understanding potential future uses for Superfund sites. In addition, they facilitate early engagement in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.

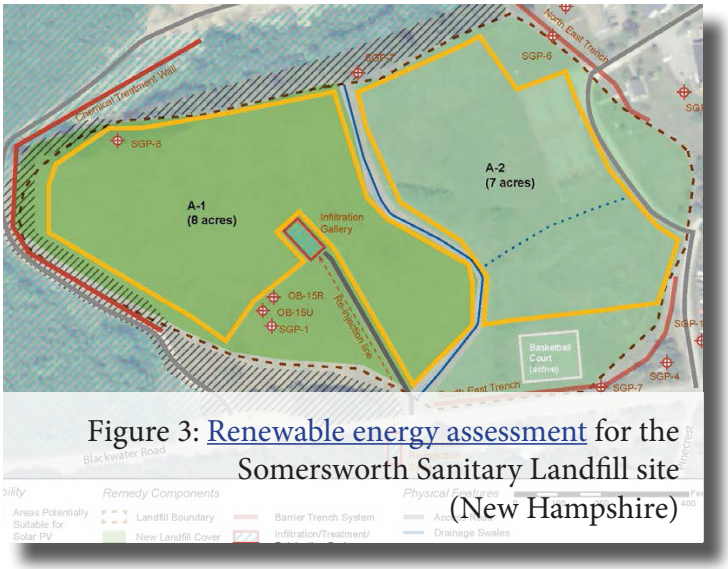

Figure 3: Renewable energy assessment for the Somersworth Sanitary Landfill site (New Hampshire)

Figure 4: Reuse planning at the Chlor-Alkali Facility (Former) site (New Hampshire)

Superfund Reuse in Region 1 : The Big Picture

EPA takes immediate action at contaminated sites when warranted through short-term cleanup actions, also called removal actions. After these immediate actions, EPA refers sites warranting long term cleanup to EPA's remedial program or state programs for cleanup. EPA has 115 sites in Region 1 on the National Priorities List (NPL). The NPL is a list of the most serious sites EPA targets for further investigation and possible remediation through the Superfund program. Once EPA places a site on the NPL, the Agency studies the type and amount of contamination at the site, identifies technologies that could address the contamination, and evaluates the alternative cleanup approaches. EPA next proposes a cleanup plan. After collecting public input, the Agency issues a final cleanup plan. EPA then cleans up the site or oversees the cleanup activities.[2]

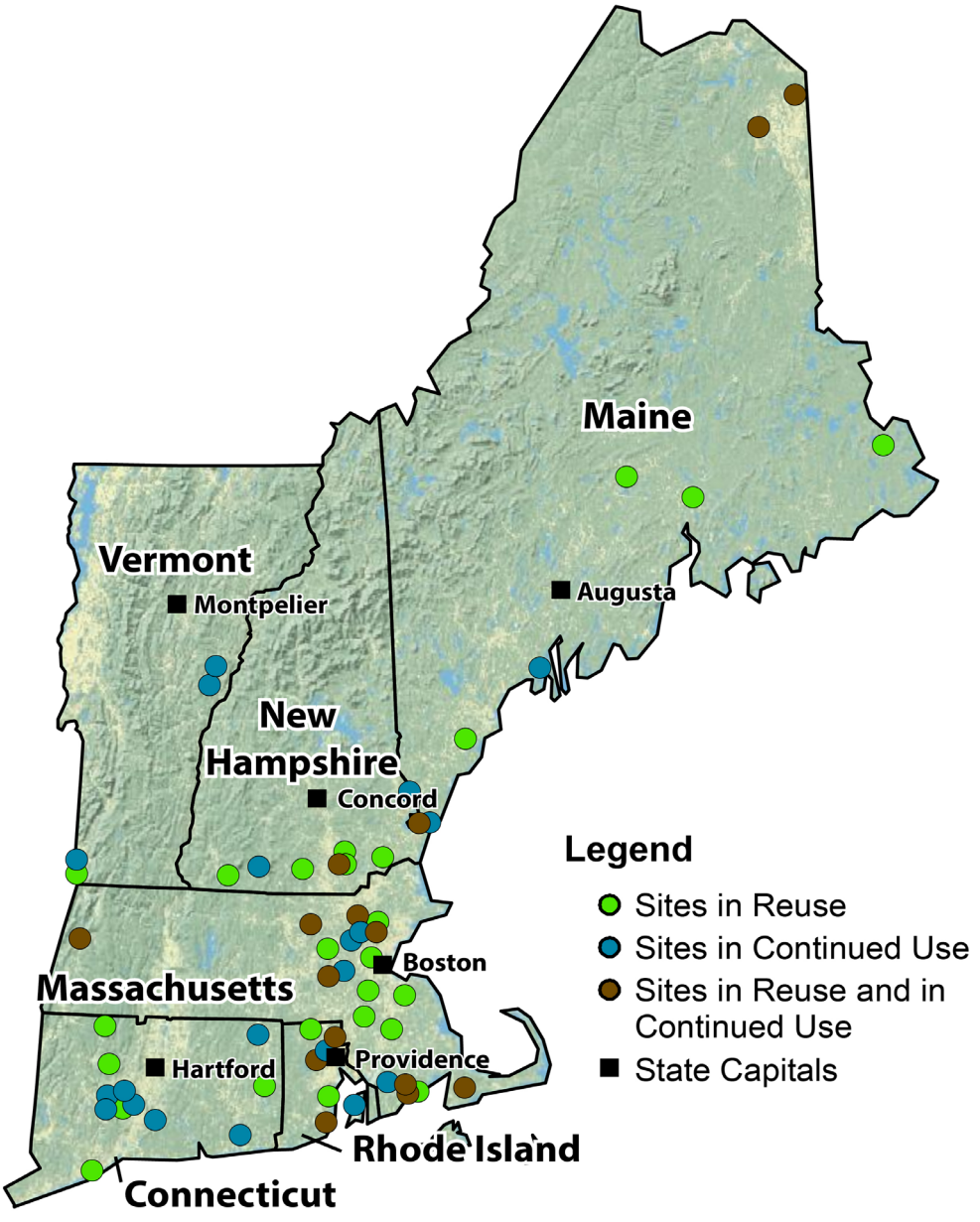

Figure 5: Sites in Reuse and Continued Use in Region 1

Whenever possible, EPA seeks to integrate reuse priorities into site cleanup plans. This approach improves the chances that a site's cleanup will support the site's likely future use. To integrate reuse priorities into site cleanup plans, EPA may take a number of steps, including initiating a site reuse planning process. To help facilitate redevelopment at sites that remain unused, EPA also works with communities to remove barriers not considered necessary for the protection of human health or the environment at those sites where remedies are already in place.

In EPA Region 1, 57 NPL sites and three non-NPL Superfund sites have either new or continued uses in place.[3] Many of these sites have been redeveloped for commercial, industrial and recreational purposes. Others have been redeveloped for residential, public service and ecological purposes. The following sections take a closer look at some of the beneficial effects of businesses located at current and former Superfund sites, as well as the land values and property taxes associated with Superfund sites returned to use following cleanup or that remained in continued use throughout the cleanup process.

[2] Removal actions may be taken at sites on the NPL and sites not on the NPL.

[3] One of these non-NPL Superfund sites is a proposed NPL site. EPA proposed the site for the NPL in 1997. EPA provides oversight of the site's cleanup.

Beneficial Economic Effects of Superfund Site Reuse in Region 1

Businesses and Jobs

EPA collected economic data for over 200 businesses, government agencies and civic organizations operating on 24 NPL and two non-NPL Superfund sites in reuse and continued use in Region 1.[4] See the State Reuse Profiles (pp. 13-18) for each Region 1 state's reuse details. Businesses and organizations located on these sites fall within a number of different sectors, including manufacturing, professional, medical and nursing care services, technical services, service and hospitality, and retail trade.

Some businesses and organizations at current and former Region 1 Superfund sites such as the Raymark Industries, Inc. site are large retail operations like Home Depot and Wal-Mart that each employ between 100 and 150 people at each location. Other sites are home to manufacturing and production operations such as the Linemaster Switch Corporation, the Okonite Company and Vishay-Tansitor Electronics. Hope Global, a manufacturing corporation specializing in engineered textiles for automotive, commercial and industrial use, has continued operating its international headquarters at the Peterson/Puritan, Inc. site in Rhode Island.

The businesses and organizations located on the sites in reuse and continued use in Region 1 employ over 4,500 people, contributing an estimated $290 million in annual employment income with about $1.1 billion in estimated annual sales. Employee income earned helps inject money into local economies. It also helps generate state revenue through personal state income taxes. In addition to helping local communities by providing employment opportunities, these businesses help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. In addition, most businesses operating on sites in Region 1 generate tax revenues through payment of state corporate income or related taxes. Table 1 provides more detailed information.[5]

Figure 6: Raymark Industries, Inc. site (Connecticut)

Region 1 Sites in Reuse and Continued Use: Business and Job Highlights

Businesses Identified
207

Estimated Annual Sales
$1.1 billion

Number of People Employed
4,595

Total Annual Employee Income
$290 million

[4] Business figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 1. There are 34 additional Superfund sites in reuse or continued use in Region 1 for which EPA does not have business data, including 15 NPL federal facilities. Not all sites in reuse involve an on-site business or other land use that would employ people on the site. Several sites without businesses have beneficial effects that are not easily quantified, such as properties providing ecological or recreational benefits (parks, wetlands, ecological habitat, open space, etc.).

[5] For additional information on the collection of businesses, jobs and sales data, see the "Sources" section of this report.

Table 1. Site and business information for Region 1 sites in reuse and continued use (2014)

	Sites	Sites with Businesses[a]	Businesses[b]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
In Reuse	25	11	69	$59 million	1,277	$51 million
In Continued Use	20	6	39	$74 million	821	$80 million[d]
In Continued Use and in Reuse	15	9	99	$917 million	2,497	$159 million
Total	**60**	**26[e]**	**207**	**$1.1 billion**	**4,595**	**$290 million**

[a] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[b] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[c] For information on the collection of businesses, jobs and sales data, see the "Sources" section of this profile.
[d] While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This difference could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.
[e] Business figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 1. There are 34 additional Superfund sites in reuse or continued use in Region 1 for which EPA does not have business data, including 15 NPL federal facilities. Not all sites in reuse involve an on-site business or other land use that would employ people on the site. Several sites without businesses have beneficial effects that are not easily quantified, such as properties providing ecological or recreational benefits (parks, wetlands, ecological habitat, open space, etc.).

Sites in Reuse and Continued Use: A Closer Look

In Reuse: There is a new land use or uses on all or part of a site; either the land use has changed (e.g., from industrial use to commercial use) or the site is now in use after being vacant.

In Continued Use: Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.

In Reuse and Continued Use: Part of a site is in continued use and part of the site is in reuse.

Region 1 Site Examples

In Reuse: Raymark Industries, Inc. (Connecticut) – a former manufacturer of automotive brakes, clutch parts, and other friction components now supports a commercial shopping center.

In Continued Use: Durham Meadows (Connecticut) – a manufacturer of metal boxes has remained active on site since the 1920s.

In Reuse and Continued Use: Rose Hill Regional Landfill (Rhode Island) – a waste transfer station continues to operate on the site; part of the site now also supports a bird dog kennel and field training facilities, and a hunting preserve.

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use may increase in value. This increased value can boost property tax revenues, which help pay for local government operations, public schools, transit systems and other public services. The Raymark Industries site in Stratford, Connecticut, redeveloped into a variety of retail and business operations, generates approximately $1.9 million in annual property taxes. Identifying increases in property values and property taxes following cleanup and reuse is challenging due to insufficient data on historical property values and the difference in timing of events at sites and frequency and timing of property value assessments by local agencies. Likewise, many factors affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund site status. It is also difficult to isolate the effects of Superfund cleanup and reuse using current property values. However, these values do provide insight into the current value of Superfund properties. They also highlight the potential loss in economic value if the properties were not cleaned up and made available for reuse or continued use.

Figure 7: Industri-Plex site (Massachusetts)

Region 1 Sites in Reuse: Property Value and Tax Highlights

Total Property Value

$580 million

Total Annual Property Taxes

$2.8 million

EPA has collected property value data for 16 NPL sites in reuse and continued use in Region 1.[6] These sites span 471 property parcels and nearly 1,700 acres. They have a total property value of $580 million, a total land value of $180 million, and a total improvement value of $400 million. Eight of these 16 sites have available property tax data.[7] Properties on these eight sites generate a combined $2.8 million in property taxes.[8]

Table 2. Property value and tax information for sites in reuse and continued use in Region 1[a]

Total Land Value (16 sites)	Total Improvement Value (16 sites)	Total Property Value (16 sites)	Total Annual Property Taxes (8 sites)[b]
$180 million	$400 million	$580 million	$2.8 million

[a] Results are based on an EPA SRI effort undertaken in 2015 to collect the on-site property value and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2012 to 2015. For additional information, see the "Sources" section of this profile.
[b] Tax data were not available for every site.

[6] There are 44 additional sites in reuse or continued use in Region 1 for which EPA does not have property value or tax data, including 15 NPL federal facilities.
[7] Property values consist of land value and the value of any improvements (buildings and infrastructure) on a property. When sites are reused, some or all of these improvements may be new or already be in place. In some cases, the breakdown showing both the land value and improvement value is not always available; instead, only the total property value may be available.
[8] Property tax data were not available for eight of the 16 Superfund sites with property value data.

Reuse in Action

Eastland Woolen Mill - New Senior Housing

The 22-acre Eastland Woolen Mill site is located in Corinna, Maine. The site comprises a large part of what was the old town center. Contamination from on-site operations caused EPA to add the site to the NPL in 1999. The textile mill was a prominent local industry. Its eventual closure left an economic void as well as unoccupied property. The nearby amenities the mill supported, also closed. Recognizing the site's reuse potential, the Town of Corinna obtained a grant from EPA and developed a reuse plan for the site and surrounding areas. The Corinna Village Center Reuse Plan focuses on mixed-use redevelopment of downtown Corinna, and includes commercial, residential and recreational areas.

Figure 8: Eastland Woolen Mill site (Maine)

"EPA made every effort to work with the Town in the planning and implementation stages of both the cleanup and redevelopment of Corinna. The opening of the Corundel Commons housing facility is a prime example of what can be accomplished when agencies share the same goals."

- Corinna Town Manager, Dalton Mullis

EPA, the Maine Department of Environmental Protection, the Town of Corinna and local stakeholders worked together to integrate the reuse plan with the cleanup. Progress to date includes construction of Corundel Commons, a 20-unit senior housing facility, the relocation and adaptive reuse of the historic Odd Fellows Building as a restaurant and general store, and the relocation of Main Street, resulting in improved traffic flow. Other successes include the restoration of Mill Pond to a free-flowing section of the East Branch of the Sebasticook River, development of a recreation trail and riverwalk, establishment of a war memorial, and construction of a bandstand for community concerts and events. Together, the cleanup and these strategic reuses have provided the community with a range of benefits and restored the ecological value of a once-abandoned property. Residents have high hopes that other businesses will move into the area, like grocery stores, a bank or doctor's office. They also hope this area can become a tourist stop along the road linking Interstate 95 at Newport with Moosehead Lake.

Tinkham Garage - Commercial and Residential Use

The 375-acre Tinkham Garage site is located in Londonderry, New Hampshire. EPA added the site to the NPL in 1983 after investigations identified contaminated soil, surface water and groundwater. Cleanup activities included groundwater and soil treatment, extension of the public water and sewer lines, and groundwater monitoring. Throughout the cleanup process, community stakeholders in Londonderry and nearby Derry expressed interest in redeveloping the vacant site. The two towns worked with EPA to determine safe reuse options and to gain detailed knowledge about Superfund liability provisions so they could provide accurate information to prospective developers. The extension of water and sewer lines as part of the cleanup also significantly enhanced the area's redevelopment potential. In 2001, Home Depot purchased 30 acres to build a new home improvement center and retail spaces. Businesses now occupying neighboring storefronts include Staples, Dunkin' Donuts and the Ninety Nine Restaurant.

Together, Home Depot, Dunkin' Donuts and Staples employ nearly 240 people and contribute an estimated $6.1 million in annual employment income. After these businesses opened and established an economic presence in Londonderry, Gilcrest Realty Holdings II purchased 95 acres for residential development. The site is now home to a 125-unit active senior housing

Figure 9: Tinkham Garage site (New Hampshire)

development called The Nevins, which is adjacent to a condominium and several single-family homes. Redevelopment of the Tinkham Garage site strikes a balance between commercial and residential use while providing the towns of Londonderry and Derry with increased tax revenues and stronger economic growth.

Industri-Plex - Commercial and Public Use

The 245-acre Industri-Plex Superfund site is located in a high-density commercial and industrial area in Woburn, Massachusetts. For over 100 years, businesses disposed of chemical byproducts on site, contaminating soil, groundwater and air. EPA added the site to the NPL in 1983. The Industri-Plex Custodial Trust, formed from a collaboration among EPA, former property owners, the City of Woburn, and state and local representatives, facilitates redevelopment at the site. The Trust identified three major redevelopment projects: a regional transportation center, a major highway interchange, and access improvements to commercial use zones.

In 2001, the 34-acre, $10 million James Anderson Regional Transportation Center opened at the site. With improved infrastructure and accessibility, development began along Commerce Way, which bisects the site. The Dayton-Hudson Corporation then purchased and developed 200,000 square feet of retail space. Stores now open include Target, PetSmart, Starbucks, Sylvan Learning Center and Verizon. Another 750,000 square feet is home to a Marriott Hotel and the Raytheon Company. Redevelopment of the site has created jobs and services for the community. Firms employ nearly 600 people and contribute an estimated $31 million in annual employment income. In addition, redevelopment has relieved local road congestion and improved public transit in the region. The Anderson Regional Transportation Center serves an average of over 1,200 Boston-bound commuter train riders daily and almost 20,000 Amtrak riders annually. In addition, on-site wetlands have been created and restored.

Figure 10: Industri-Plex site (Massachusetts)

"The transformation of this 245-acre site has restored Woburn's pride, hope, and economic future… The completion of this project marks a triumph in redevelopment of a severely contaminated site."

- Former Woburn Mayor, Robert Dever

Peterson/Puritan - Residential, Recreational and Continued Industrial Use

The 500-acre Peterson/Puritan, Inc. site is located in Lincoln and Cumberland, Rhode Island. The site spans two miles of residential and industrial spaces along the banks of the Blackstone River. The site includes the Blackstone River State Park, which is a key part of the larger Blackstone River Valley National Heritage Corridor, and is now a national park. Improper waste handling, chemical spills and disposal of hazardous wastes resulted in contamination on site. EPA added the site to the NPL in 1983.

Cooperation among EPA, the Rhode Island Department of Environmental Management, and other stakeholders resulted in the successful ongoing cleanup and reuse of parts of the site. Reuse of parts of the site includes improved access and recreation activities on and along the Blackstone River (e.g., a bike path, a museum and a canoe trail) and continued use of an industrial and commercial park. In addition, developers converted a former historic mill near the site into a riverside loft apartment complex. Fifty commercial and industrial businesses are currently located on site. Many of these businesses have remained open throughout the cleanup process,

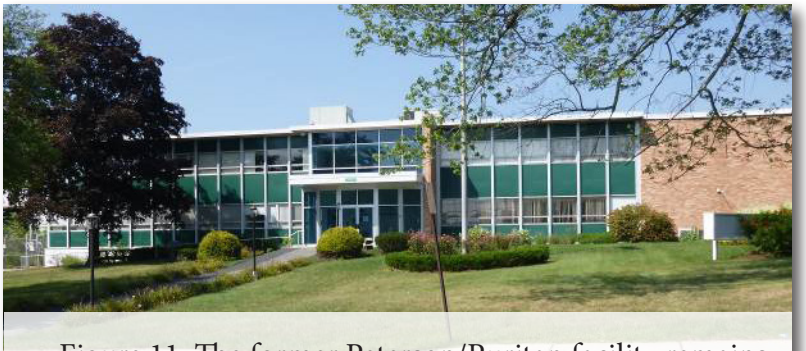

Figure 11: The former Peterson/Puritan facility remains in use today. The parcel contains a groundwater pump-and-treat and soil vapor extraction operation.

including Hope Global and Dean Warehouse Services, among others, providing jobs and generating sales revenues. Together, these firms employ over 800 people and contribute an estimated $36 million in annual employment income. The combined assessed value of the parcels on site is $17 million. This portion of the Peterson/Puritan, Inc. site demonstrates how integrating remediation and redevelopment can create a wide range of opportunities for communities and bolster economic markets.

Iron Horse Park - Solar Energy Facility

The Iron Horse Park site in North Billerica, Massachusetts, is a 553-acre industrial complex. It includes manufacturing and rail yard maintenance facilities, open storage areas, wastewater lagoons and landfills. Part of the site, the Shaffer Landfill, is now the location of a solar energy facility bringing income and renewable energy to the area.

Figure 12: Solar project on the Iron Horse Park site (Massachusetts) (Source: Urban Green Technologies)

The Shaffer Landfill occupies about 63 acres on site. Forty years of waste disposal at the Landfill left groundwater and surface water contamination. In August 2000, EPA, the Massachusetts Department of Environmental Protection (MassDEP) and a group of potentially responsible parties reached a settlement to undertake cleanup activities at the landfill site. Construction of the landfill cap finished in 2003.

In 2011, energy developer Urban Green Technologies (UGT) approached the Town of Billerica about building a solar project on the landfill. After getting the town on board, UGT applied to MassDEP to build a 6-megawatt solar facility on top of the landfill. The project required no changes to EPA's approved cleanup plan. MassDEP approved the project in 2012 and UGT began construction in December 2013. UGT completed the project in August 2014.

The solar project created about 50 jobs during construction. Additionally, the Town of Billerica signed a payment in lieu of taxes (PILOT) agreement with UGT in August 2013 that will bring the town nearly $3 million in tax revenue over the next 25 years. PILOTs are payments made voluntarily as a substitute for property taxes. In addition, UGT agreed to pay $400,000 in unpaid taxes owed on the site. The PILOT agreement is front-loaded, so the town will receive $221,000 a year for six years. The town will then receive $85,700 annually for the next 19 years of the agreement. In 2014, EPA recognized the project team, including the Town of Billerica, UGT and the investment company Capital Dynamics, with Region 1's first Excellence in Site Reuse award.

Alternative Energy Projects in Region 1

In recent years, there has been a lot of interest in Region 1 in creating renewable energy projects on Superfund and other contaminated sites. Alternative energy projects can provide a range of beneficial effects. Across Region 1, a range of efforts have encouraged opportunities for alternative energy project development on current and formerly contaminated lands, landfills and mine sites. Projects in place or under development are supplying electricity to the grid or using alternative energy systems to directly power cleanup equipment or offset grid-supplied power used for site cleanup activities.

In spring 2014, two 500-kilowatt solar projects began operating on the roofs of two industrial buildings at the Peterson/Puritan, Inc. site. EPA evaluated the minor trenching necessary for the installations to make sure it would not affect on-going cleanup activities.

In fall 2014, a 1.75-megawatt solar project began operating on the capped area of the Sullivan's Ledge Landfill site. The City of New Bedford buys energy generated from the solar arrays, which enables the City to increase its use of renewable energy sources and save 30 percent on municipal electricity bills. The solar array will produce enough electricity to offset carbon dioxide emissions from the electricity use of over 226 average American homes, equivalent to taking 345 automobiles off the road – 1,641 metric tons of carbon dioxide per year.

At the Massachusetts Military Reservation, 4.5 megawatts of wind energy help to power the daily treatment of more than 10 million gallons of contaminated groundwater at the installation. Through a net metering program with a local utility, the three wind turbines help offset electricity costs and air emissions attributed to groundwater cleanup activities by 100 percent. The turbines are expected to result in $1.5 million in annual electricity cost savings for the U.S. Air Force.

Figure 13: Peterson/Puritan, Inc. site (Rhode Island)

State Reuse Profile: Connecticut

EPA partners with the Connecticut Department of Energy and Environmental Protection to oversee the investigation and cleanup of Superfund sites in Connecticut. Connecticut has 12 Superfund sites with either continued or new uses in place. EPA has collected economic data for 46 businesses and organizations operating on eight sites in reuse and continued use in Connecticut. The businesses and organizations employ over 800 people and contribute an estimated $75 million in annual employment income.

Table 3. Detailed site and business information for Superfund sites in reuse and continued use in Connecticut (2014)

	Sites[a]	Sites with Businesses	Businesses	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	5	4	11	$3 million	295	$9 million[b]
In Continued Use	7	4	35	$54 million	531	$66 million[b]
In Continued Use and In Reuse	0	0	0	$0	0	$0
Total	**12**	**8**	**46**	**$57 million**	**826**	**$75 million[b]**

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

[a] One site is a federal facility. Data for federal facilities are not included in calculations of total sites with businesses, businesses, sales, employees, or income.

[b] While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This difference could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA collected property value data for five Superfund sites in reuse and continued use in Connecticut. These sites span 114 property parcels and 382 acres. They have a total property value of $140 million. The site properties have a total land value of $44 million and a total improvement value of $96 million. Four of the five sites have property tax details. Properties on these four sites generate a combined $2.5 million in property taxes.

Table 4. Property value and tax information for sites in reuse in Connecticut[a]

Total Land Value (5 sites)	Total Improvement Value (5 sites)	Total Property Value (5 sites)	Total Annual Property Taxes (4 sites)
$44 million	$96 million	$140 million	$2.5 million

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2012 to 2015.

Did You Know?

Retailers Home Depot and Wal-Mart operate on the Raymark Industries, Inc. site in Stratford, Connecticut. They employ 250 people, providing an estimated $6 million per year in employment income. The site's total property value is $101 million. Annual taxes collected are nearly $2 million.

Figure 14: Walmart store

State Reuse Profile: Maine

EPA partners with the Maine Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in Maine. Maine has eight Superfund sites with either continued or new uses in place. EPA has collected economic data for four businesses and organizations operating on three sites in reuse and continued use in Maine. The businesses and organizations employ almost 140 people and contribute an estimated $3 million in annual employment income.

Table 5. Detailed site and business information for Superfund sites in reuse and continued use in Maine (2014)

	Sites[a]	Sites with Businesses	Businesses	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	4	2	3	$664,000	137	$3 million[b]
In Continued Use	2	0	0	$0	0	$0
In Continued Use and In Reuse	2	1	1	$0	0	$0
Total	**8**	**3**	**4**	**$664,000**	**137**	**$3 million[b]**

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

[a] Three sites are federal facilities. Data for federal facilities are not included in calculations of total sites with businesses, businesses, sales, employees, or income.

[b] While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This difference could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse in Maine.

Did You Know?

During cleanup activities at the Eastern Surplus Company site in Meddybemps, Maine, EPA discovered hundreds of Native American artifacts dating back 8,000 years. The 5-acre site, named Ntolonapemk (meaning "My Relatives' Place") by Passamaquoddy tribal elders, has been restored. It is now a monument to the past listed on the National Register of Historic Places.

Figure 15: Eastern Surplus Company site (Maine)

State Reuse Profile: Massachusetts

EPA partners with the Massachusetts Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in Massachusetts. Massachusetts has 20 Superfund sites with either continued or new uses in place. EPA has collected economic data for 87 businesses and organizations operating on eight sites in reuse and continued use in Massachusetts. The businesses and organizations employ 2,115 people and contribute an estimated $145 million in annual employment income.

Table 6. Detailed site and business information for Superfund sites in reuse and continued use in Massachusetts (2014)

	Sites[a]	Sites with Businesses	Businesses	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	8	3	47	$53 million	592	$32 million
In Continued Use	4	0	0	$0	0	$0
In Continued Use and In Reuse	8	5	40	$863 million	1,523	$113 million
Total	**20**	**8**	**87**	**$916 million**	**2,115**	**$145 million**

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

[a] Eight sites are federal facilities. Data for federal facilities are not included in calculations of total sites with businesses, businesses, sales, employees, or income.

Property Values and Property Tax Revenues

EPA collected property value data for 10 Superfund sites in reuse and continued use in Massachusetts. These sites span 315 property parcels and nearly 1,050 acres and have a total property value of $423 million. Together, the site properties have a total land value of $131 million and a total improvement value of $292 million. Three of the 10 sites have property tax data and generate $14,500 in property taxes.

Table 7. Detailed property tax information for sites in reuse in Massachusetts[a]

Total Land Value (10 sites)	Total Improvement Value (10 sites)	Total Property Value (10 sites)	Total Annual Property Taxes (3 sites)
$131 million	$292 million	$423 million	$14,500

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2012 to 2015.

Did You Know?

Part of the Wells G&H site in Woburn, Massachusetts, was redeveloped into an ice skating arena. Completed in 2008, the arena provides recreation opportunities for a community that places a high value on skating and hockey.

Figure 16: Wells G&H site (Massachusetts)

State Reuse Profile: New Hampshire

EPA partners with the New Hampshire Department of Environmental Services to oversee the investigation and cleanup of Superfund sites in New Hampshire. New Hampshire has nine Superfund sites with either continued or new uses in place. EPA has collected economic data for seven businesses and organizations operating on two sites in reuse and continued use in New Hampshire. The businesses and organizations employ almost 460 people and contribute an estimated $13 million in annual employment income.

Table 8. Detailed site and business information for Superfund sites in reuse and continued use in New Hampshire (2014)

	Sites[a]	Sites with Businesses	Businesses	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	5	1	5	$680,000	246	$6.6 million[b]
In Continued Use	2	1	2	$12 million	210	$6.8 million
In Continued Use and In Reuse	2	0	0	$0	0	$0
Total	**9**	**2**	**7**	**$13 million**	**456**	**$13 million[b]**

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

[a] One site is a federal facility. Data for federal facilities are not included in calculations of total sites with businesses, businesses, sales, employees, or income.

[b] While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This difference could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse in New Hampshire.

Did You Know?

The Tinkham Garage site in Londonderry, New Hampshire, is home to a Home Depot that provides over $5 million in estimated annual employee income for area residents.

Figure 17: Tinkham Garage site (New Hampshire)

State Reuse Profile: Rhode Island

EPA partners with the Rhode Island Department of Environmental Management to oversee the investigation and cleanup of Superfund sites in Rhode Island. Rhode Island has seven Superfund sites with either continued or new uses in place. EPA collected economic data for 61 businesses and organizations operating on four sites in reuse and continued use in Rhode Island. The businesses and organizations employ nearly 1,000 people and contribute an estimated $45 million in annual employment income.

Table 9. Detailed site and business information for Superfund sites in reuse and continued use in Rhode Island (2014)

	Sites[a]	Sites with Businesses	Businesses	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	2	1	3	$1 million	7	$70,000
In Continued Use	2	0	0	$0	0	$0
In Continued Use and In Reuse	3	3	58	$54 million	974	$45 million
Total	**7**	**4**	**61**	**$55 million**	**981**	**$45 million**

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

[a] Two sites are federal facilities. Data for federal facilities are not included in calculations of total sites with businesses, businesses, sales, employees, or income.

Property Values and Property Tax Revenues

EPA collected property value data for one Superfund site in reuse and continued use in Rhode Island. The Peterson/Puritan, Inc. site spans 42 property parcels and 256 acres and has a total property value of $17 million. The site has a total land value of $5 million and a total improvement value of $12 million and generates $241,000 in property taxes.

Table 10. Property value and tax information for sites in reuse in Rhode Island[a]

Total Land Value (1 site)	Total Improvement Value (1 site)	Total Property Value (1 site)	Total Annual Property Taxes (1 site)
$5 million	$12 million	$17 million	$241,000

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2012 to 2015.

Did You Know?

Supreme Corporation, a company that specializes in truck body manufacturing and vehicle customization, operates a facility on part of the Western Sand & Gravel site in Harrisville, Rhode Island. The business generates over $800,000 in estimated annual sales.

Figure 18: Western Sand & Gravel site (Rhode Island)

State Reuse Profile: Vermont

EPA partners with the Vermont Department of Environmental Conservation to oversee the investigation and cleanup of Superfund sites in Vermont. Vermont has four Superfund sites with either continued or new uses in place. EPA collected economic data for one business operating on one of these sites. The business, Vishay-Tansitor Electronics, employs 80 people and contributes an estimated $6.6 million in annual employment income.

Table 11. Detailed site and business information for Superfund sites in reuse and continued use in Vermont (2014)

	Sites	Sites with Businesses	Businesses	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	1	0	0	$0	0	$0
In Continued Use	3	1	2[a]	$9 million	80	$6.6 million
In Continued Use and In Reuse	0	0	0	$0	0	$0
Total	**4**	**1**	**2**	**$9 million**	**80**	**$6.6 million**

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[a] Income, sales and employment data are only available for one of the businesses – Vishay–Tansitor Electronics.

Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse in Vermont.

Did you know?

Reuse of the Pownal Tannery site in North Pownal, Vermont, serves the community in several ways. A new wastewater treatment plant now operates on site. The local government was able to adaptively reuse old forest beams from a former tannery building on site to build a recycling center and a town equipment shed. The former building area is now used for recreation.

Figure 19: Pownal Tannery site (Vermont)

Conclusion

EPA works closely at Superfund sites across Region 1 to make sure that sites can be reused safely following cleanup. EPA also works with existing businesses and organizations at Superfund sites throughout the cleanup process to ensure they can remain open. The businesses and organizations operating on these sites provide jobs and income for communities. They help generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values.

Figure 20: Peterson/Puritan, Inc. site (Rhode Island)

Ongoing coordination among EPA, state agencies, local governments, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential for the reuse of Superfund sites. Results from across Region 1 indicate these efforts are providing a range of beneficial effects for local communities. Superfund sites are now home to large commercial and industrial developments, mid-sized developments, and diverse small businesses. Future uses are planned for many more Superfund sites in Region 1. EPA continues to support reuse planning and renewable energy assessment for sites in Region 1. EPA welcomes opportunities to work with property owners, developers, municipalities and other stakeholders to find ways to support the restoration and renewal of Superfund sites as long-lasting assets for New England communities.

EPA Superfund Site Reuse Resources

Superfund Sites in Reuse: find more information about Superfund sites in reuse
www.epa.gov/superfund-redevelopment-initiative/find-sites-reuse

EPA Region 1 Superfund Redevelopment Initiative Coordinator
Mike Jasinski| 617-918-1352 | jasinski.mike@epa.gov

SRI Website: tools, resources and more information about Superfund site reuse.
www.epa.gov/superfund-redevelopment-initiative

EPA Office of Site Remediation Enforcement Website: tools that address landowner liability concerns. www.epa.gov/enforcement/landowner-liability-protections

Sources

Business, Job and Sales Information

Information on the number of employees and sales volume for on-site businesses comes from the Hoovers/Dun & Bradstreet (D&B) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of over 225 million active and inactive businesses worldwide. Database data include public records, financials, private company insights, extensive global information, telephone numbers and physical addresses. When Hoovers/D&B database research cannot identify employment and sales volume for on-site businesses, EPA uses the Manta database. Both databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information also comes from local newspaper stories/articles and discussions with local officials and business representatives. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This can be attributed to a number of business conditions and/or data reporting. Data included in this profile are obtained directly from reputable sources, and reported as presented by those sources.

EPA obtains wage and income information from the U.S. Bureau of Labor Statistics (BLS). EPA uses the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for the identified businesses. Average weekly wage data are identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses. If weekly wage data are not available at the county level, EPA uses wage data by state or national level, respectively. In cases where wage data are not available for the six-digit NAICS code, EPA uses higher-level (less-detailed) NAICS codes to obtain the wage data. To determine the annual wages (mean annual) earned from jobs generated by each of the identified businesses, EPA multiplies the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

Business and employment data used for this profile were collected in 2014 and 2015. Annual employment income is based on job data estimated in 2014 using BLS average weekly wage data for those jobs from 2013 (the latest available wage data at the time of this profile). All figures presented have been rounded for the convenience of the reader. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

Property Value and Tax Information

EPA collected on-site property values and property taxes included in this profile for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and gathering information for selected parcels from county assessor data sets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2013 to 2015. All figures presented have been rounded for the convenience of the reader.

Reuse in Action

Write-ups of sites in reuse or continued use included in this study are based on available EPA resources, including SRI case studies. Links to EPA's SRI case studies are included below.

SRI Redevelopment Beneficial Effects Case Studies

Industri-Plex site. 2014. Reuse and the Benefit to Community: Industri-Plex Superfund site.

Peterson/Puritan, Inc. site. 2014. Reuse and the Benefit to Community: Peterson/Puritan, Inc. Superfund site.

Wells G&H site. 2011. Reuse and the Benefit to Community. Wells G&H Superfund site.

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