



Superfund Sites Work for Communities:

How Superfund Redevelopment in EPA Region 2 Is Making a Difference in Communities

Figure 1: Universal Oil Products (Chemical Division) site
(New Jersey)



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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

EPA Region 2 serves New Jersey, New York, Puerto Rico, the U.S. Virgin Islands and eight tribal nations. New York and New Jersey are home to nearly 10 percent of the population of the United States. New York City, the nation's largest city, and neighboring Newark, New Jersey, are the core of the largest metropolitan area in the country. As demand for land intensifies further, many developers and local leaders are turning to older industrial sites, including Superfund sites, to accommodate additional growth and development. The Superfund program in EPA Region 2 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 2 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 beneficial reuse. In addition, EPA Region 2 works closely with state agencies and local officials to remove barriers that have kept many Superfund sites vacant and underused for decades. EPA Region 2 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 as a source of jobs for communities.

Current and former Superfund sites across New Jersey, New York, Puerto Rico and the U.S. Virgin Islands are now industrial facilities, shopping centers, hospitals and neighborhoods. Many sites host large-scale retail centers and department stores. Others are now home to nature preserves, train lines and recreation facilities. On-site businesses and organizations at current and former Region 2 Superfund sites provide an estimated 10,000 jobs and contribute an estimated \$488 million in annual employment income for Region 2 residents. Restored site properties in Region 2 generate over \$21 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 2. 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 2.



Figure 2: Syosset Landfill site (New York)

¹ Business and property value tax figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 2. There are 49 Superfund sites in reuse or continued use in Region 2 for which EPA does not have business data, including 10 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 58 sites in reuse or continued use in Region 2 for which EPA does not have property value or tax data, including 10 NPL federal facilities.

Support for Superfund Reuse

EPA Region 2 remains committed to making a visible difference in communities through the cleanup and reuse of Superfund sites. In addition to protecting human health and the environment through the Superfund program, Region 2 partners with stakeholders to encourage reuse opportunities at Superfund sites. Region 2 helps communities and cleanup managers consider reuse during cleanup planning and evaluate remedies already in place to ensure appropriate reuse at cleaned-up sites. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund redevelopment projects that emphasize environmental and economic sustainability.

Specific reuse support efforts in EPA Region 2 include:

- Identifying and evaluating local land use priorities to align these priorities with site cleanup plans through the reuse planning process.
- Facilitating cleanup and reuse discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 2 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 through development of educational materials, comfort letters, developer agreements and environmental status reports that provide information about the appropriate use of sites.
- Supporting partnerships with groups committed to putting Superfund sites back into use such as the Academy of Model Aeronautics, the U.S Soccer Foundation, the Trust for Public Land and the Rails-to-Trails Conservancy.
- Developing reuse fact sheets, videos, websites, reuse case studies and Return to Use Demonstration Project summaries to share opportunities and lessons associated with Superfund redevelopment.

All of these efforts have helped build expertise across the Region, 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 help other communities, state agencies, potentially responsible parties and developers better understand potential future uses for Superfund sites. This approach helps stakeholders engage early 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.

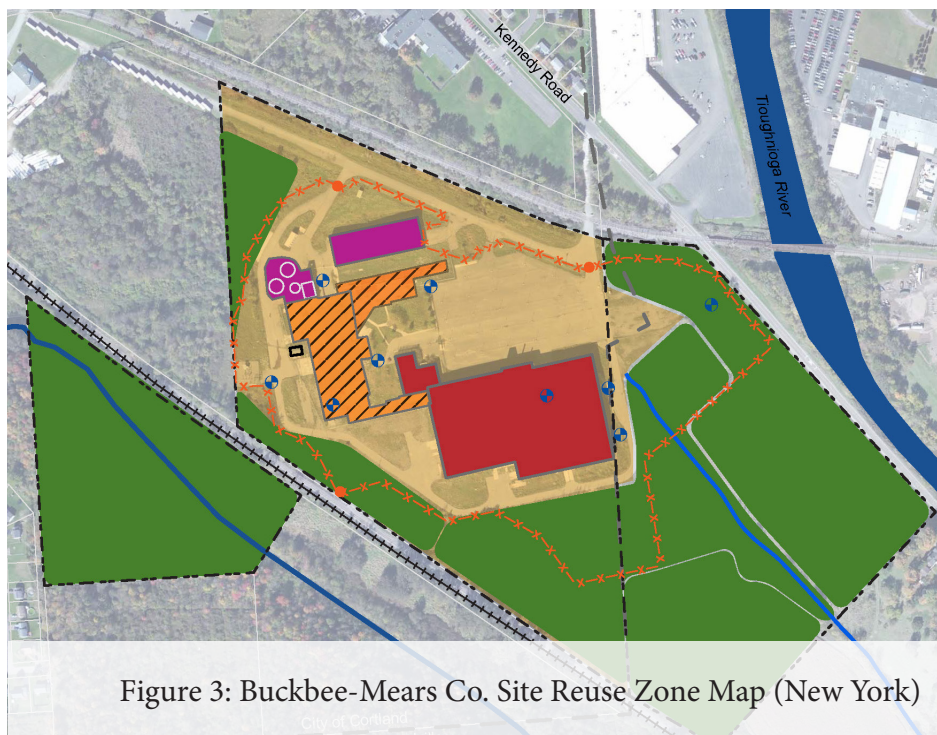


Figure 3: Buckbee-Mears Co. Site Reuse Zone Map (New York)

Superfund Reuse: 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 placed 285 sites in Region 2 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

Whenever possible, EPA seeks to integrate reuse priorities into site cleanup plans. In EPA Region 2, 90 NPL sites and one non-NPL Superfund site have either new uses in place or uses that have remained in place since before cleanup. Many of these sites have been redeveloped for commercial, industrial and public service purposes. Others have been redeveloped for residential, recreational, ecological or agricultural uses. The following sections take a closer look at some of the beneficial effects of businesses located at current and former Superfund sites in Region 2, as well as the land values and property taxes associated with Superfund sites in Region 2 returned to use following cleanup or that remained in continued use throughout the cleanup process.



Figure 4: Universal Oil Products (Chemical Division) site (New Jersey)

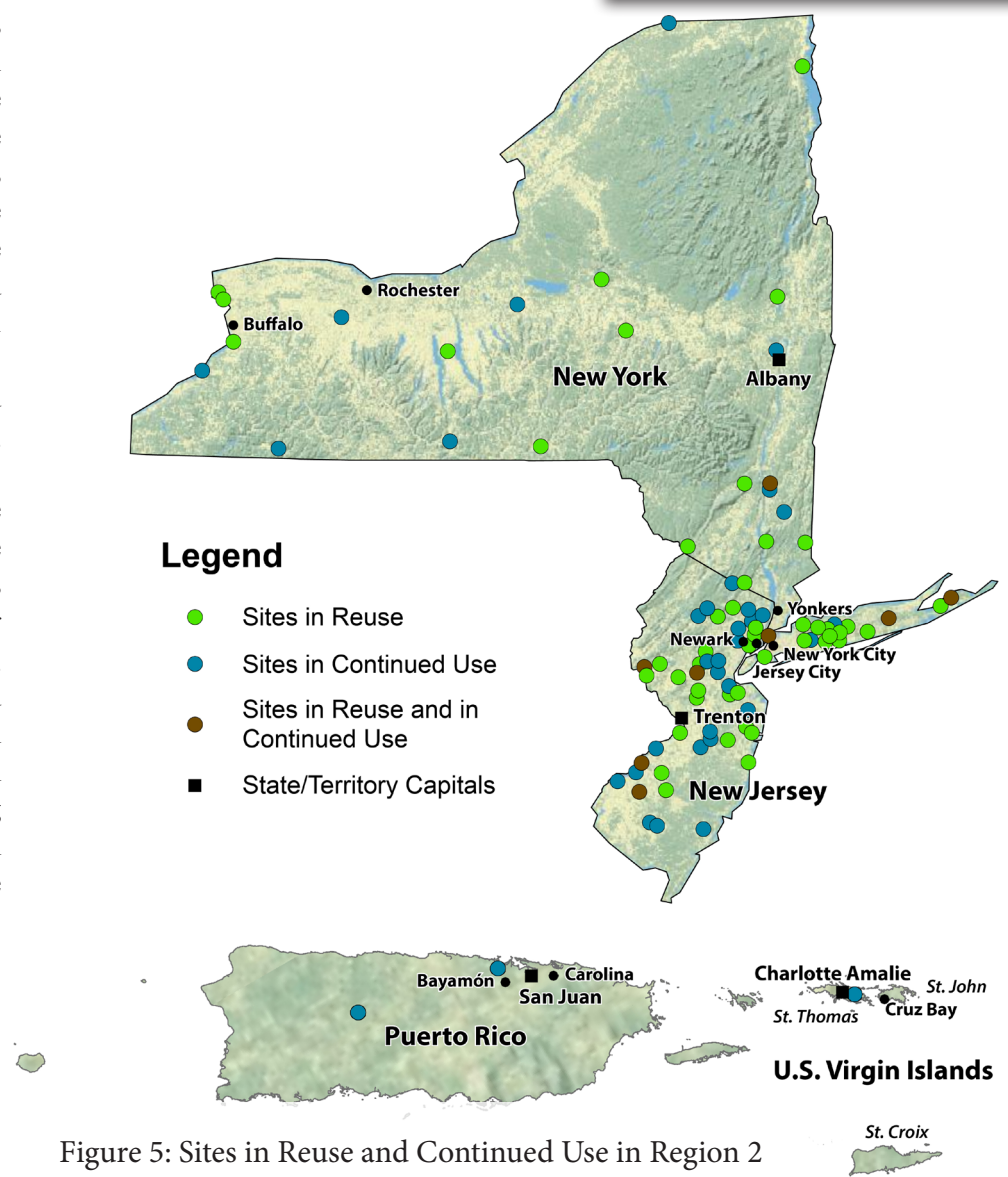


Figure 5: Sites in Reuse and Continued Use in Region 2

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

Beneficial Effects of Superfund Site Reuse in Region 2

Businesses and Jobs

EPA has collected economic data for over 680 businesses, government agencies and civic organizations at 42 NPL sites in reuse and continued use in Region 2.³ See the State/Territory Reuse Profiles (pp.11-14) for each Region 2 state and territory’s reuse details. Businesses and organizations located on these sites fall within several different sectors, including wholesale and retail trade, manufacturing, transportation and marine-based services, banking and real estate services, and social and educational services.

Businesses, facilities and organizations at these sites include warehouse club and superstore Costco, home furnishings company Bed Bath & Beyond, On-Time Trucking Inc., a Lowe’s home improvement center, a baseball park, and a museum.

In total, businesses and organizations located on these sites employ over 10,000 people, contributing an estimated \$488 million in annual employment income with about \$916 million 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. Table 1 provides more detailed information.



Figure 6: Goldisc Recordings, Inc site (New York)

Region 2 Sites in Reuse and Continued Use: Business and Job Highlights

Businesses
682

Estimated Annual Sales
\$916 million

Number of People Employed
10,114

Total Annual Employee Income
\$488 million

Table 1. Site and business information for Region 2 sites in reuse and continued use (2014)

| | Sites | Sites with Businesses ^a | Businesses ^b | Total Annual Sales ^c | Total Employees | Total Annual Employee Income |
|-------------------------------|-----------|------------------------------------|-------------------------|---------------------------------|-----------------|------------------------------|
| In Reuse | 47 | 21 | 125 | \$234 million | 2,491 | \$109 million |
| In Continued Use | 36 | 18 | 542 | \$627 million | 6,912 | \$329 million |
| In Continued Use and In Reuse | 8 | 3 | 15 | \$55 million | 711 | \$50 million |
| Total | 91 | 42^d | 682 | \$916 million | 10,114 | \$488 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 Business figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 2. There are 49 additional Superfund sites in reuse or continued use in Region 2 for which EPA does not have business data, including 10 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.).

³ Business figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 2. There are 49 additional Superfund sites in reuse or continued use in Region 2 for which EPA does not have business data, including 10 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.

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

Region 2 Site Examples

In Reuse: Asbestos Dump (New Jersey) – former asbestos waste disposal areas now support residential, commercial, agricultural and ecological uses.

In Continued Use: Mercury Refining, Inc. (New York) – a heavy metals processing facility has operated on site since 1956.

In Reuse and Continued Use: Federal Creosote (New Jersey) – existing residences remained occupied during cleanup and new homes are now also located on site.

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.

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.

EPA has collected property value tax data for 33 Superfund sites in reuse and continued use in Region 2.⁴ These sites span 1,274 property parcels and 3,247 acres. They have a total property value of \$769 million. Thirty-two of the 33 sites have both land and improvement property value details; these site properties have a total land value of \$393 million and a total improvement value of \$375 million. The properties for the 33 sites generate a combined \$21 million in property taxes.⁵

⁴There are 58 sites in reuse or continued use in Region 2 for which EPA does not have property value and tax data, including 10 NPL federal facilities.

⁵Property 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.

Figure 7: Mercury Refining, Inc. site
(New York)



Region 2 Sites in Reuse: Property Value and Tax Highlights

Total Property Value
\$769 million

Total Annual Property Taxes
\$21 million

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

| Total Land Value (32 sites) | Total Improvement Value (32 sites) | Total Property Value (33 sites) | Total Annual Property Taxes (33 sites) ^b |
|--------------------------------|---------------------------------------|------------------------------------|--|
| \$393 million | \$375 million | \$769 million | \$21 million |

^a Results are based on an EPA SRI effort in 2015 that collected the on-site property values 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 2013 to 2015. For additional information, see the “Sources” section of this profile.
^b Tax data were not available for every site.

Beneficial Effects from Enhanced Recreational and Ecological Amenities

In addition to hosting commercial developments, retail centers and industrial facilities, many Region 2 sites in reuse and continued use provide recreational and ecological benefits. Recreational and ecological reuses help attract visitors and residents, and indirectly contribute to local economies. The Marathon Battery Corporation site in Cold Spring, New York, for example, includes a wildlife area with hiking trails that will also soon highlight the site’s Civil War history. The Imperial Oil Co. /Champion Chemicals site in Morganville, New Jersey, now hosts protected wetlands and wildlife habitat for box turtles as well as other wildlife.

Beneficial Effects from Alternative Energy Projects

Alternative energy projects can also produce a range of beneficial effects. They can support construction and operations jobs; spur local investment for manufacturing and materials; create benefits for landowners in the form of land lease or right-of-way payments, lower energy costs, and reduce greenhouse gas emissions. They can also help hedge against energy price and supply volatility; help support local business competitiveness and technology supply chain development; provide outreach or public relations opportunities for site owners and local communities; and contribute to broader economic development planning.

A range of efforts in Region 2 has encouraged opportunities for alternative energy project development at Superfund sites and other impaired sites. A solar panel field at the Brick Township Landfill site in New Jersey includes over 28,000 panels. The 7-megawatt solar array will save Brick Township about \$13 million in municipal energy costs over 15 years. The Brookhaven National Laboratory (U.S. Department of Energy) site in Upton, New York, is home to a 32-megawatt photovoltaic solar installation that is among the largest installations in the eastern United States. Electricity from the project helps avoid production of about 31,000 metric tons in carbon dioxide emissions annually compared with traditional local electric generating facilities.

Why Are Wetlands Economically Important?

Wetlands provide a wide variety of benefits, including flood control, water quality improvement, fish and wildlife habitat, carbon sequestration and recreational amenities. The combination of shallow water, high levels of nutrients and primary productivity is ideal for the development of organisms that form the base of the food web and feed many species of fish, amphibians, shellfish and insects. Wetlands are extremely effective in removing pollutants from water and act as filters for future drinking water. They play a role in reducing the frequency and intensity of floods. They can store large amounts of carbon.

These benefits also have economic value. Replacing wetlands’ water treatment services with manmade facilities, for example, would be expensive. Worldwide, wetlands provide an estimated \$14.9 trillion in ecosystem services. To learn more, see EPA’s Economic Benefits of Wetlands fact sheet.

See also: EPA. Why are wetlands important? Web page. www.epa.gov/wetlands/why-are-wetlands-important

See also: National Oceanic and Atmospheric Administration. Carbon Sequestration 101. www.habitat.noaa.gov/coastalcarbonsequestration.html.



Figure 8: Brick Township Landfill site (New Jersey)

Reuse in Action

American Cyanamid Co. – A Multi-Use Complex and a Baseball Park

The 435-acre American Cyanamid Co. site in Bridgewater Township, New Jersey, housed many chemical and pharmaceutical manufacturing operations for over 80 years. Disposal practices on site contaminated surrounding soils and groundwater. In 1983, EPA added the site to the NPL. Cleanup included soil and groundwater remediation, fencing and capping.

With support from EPA and the New Jersey Department of Environmental Protection, community stakeholders helped bring commercial redevelopment to the site. Collaborative redevelopment planning efforts paved the way for the construction of the 700,000-square-foot, \$80-million Bridgewater Promenade. This multi-use complex provides retail, hotel and office space for a variety of businesses. Retailers and restaurants on site include Costco, Target, Toys“R”Us, Bed Bath & Beyond, Old Navy and Pep Boys. In total, these businesses employ 1,140 people and contribute an estimated \$32 million in estimated annual employment income. On-site properties contribute a combined \$107,000 in annual property taxes. The total land value of the site is almost \$5 million. Additionally, a 6,300-seat minor league baseball stadium opened on site in 1999. The TD Bank Ballpark is home to the Somerset Patriots; it was named Ballpark of the Year in 2007 by the Atlantic League.



Figure 9: American Cyanamid Co. site (New Jersey)

Welsbach & General Gas Mantle (Camden Radiation) – Retail Enterprises and a New Community Theatre

The Welsbach & General Gas Mantle (Camden Radiation) site is located in Camden and Gloucester City, New Jersey. From the 1890s until 1941, two companies used radioactive materials during gas mantle manufacturing. In the early 1990s, the New Jersey Department of Environmental Protection (NJDEP) found radiological contamination at the site and in nearby residential areas. EPA added the site to the NPL in 1996. Cleanup activities included the removal of radioactive soil and waste materials from residential and industrial properties, and demolition of the manufacturing facility in Camden. In 2009, EPA received \$22 million in American Recovery and Reinvestment Act (ARRA) funding to accelerate the cleanup. With cleanup still ongoing on some parts of the site, redevelopment has provided retail and job opportunities for residents of Camden and Gloucester City. A total of 379 people work at a variety of businesses on site. One business, Gloucester Terminals LLC, contributes an estimated \$38 million in employment income each year. Redevelopment on site has also helped restore neighborhoods and other community assets. EPA supported the efforts of the South Camden Theatre Company and Heart of Camden, a local nonprofit redevelopment organization, to develop a new 4,000-square-foot, 99-seat theatre on site. The Waterfront South Theatre, which opened its doors in September 2010, provides space for theatre, music and art in downtown Camden. Other redevelopment on site included the restoration of the William Flynn Veterans Sports Complex, which includes three baseball fields, a football practice field and parking area. The community celebrated the return of this recreational resource with a 2011 grand reopening.

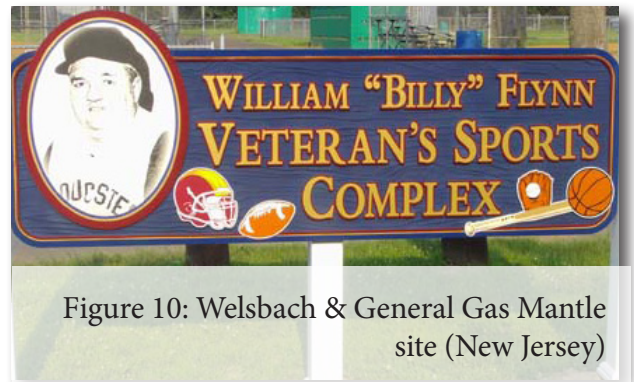


Figure 10: Welsbach & General Gas Mantle site (New Jersey)

Goldisc Recordings, Inc. – Commercial Development at a Former Phonograph Manufacturer

From 1968 to 1983, the Goldisc Recordings, Inc. site was the home of Viewlex Audio Visual, Inc. an audio visual and optical device manufacturer, and Goldisc Recordings, Inc., a phonograph manufacturer. The 34-acre area is located in an industrial part of Long Island, New York. Leaks and waste spills contaminated soil and groundwater with nickel, copper, iron, cadmium, zinc, lead and chromium. In 1986, EPA placed the site on the NPL. Cleanup included the removal of contaminated soil and sediment. EPA continues to monitor the groundwater.

The successful cleanup made commercial redevelopment possible. Today, businesses on site provide services, jobs and employment income to the surrounding community. A FedEx distribution center operates on an area that was previously undeveloped. In total, FedEx, a household appliance store and other on-site businesses contribute an estimated \$14 million in estimated employment income each year.



Figure 11: Goldisc Recordings, Inc. site (New York)

Universal Oil Products (Chemical Division) – New Businesses and a Sports Rail Line

The 75-acre Universal Oil Products (Chemical Division) Superfund site is located in East Rutherford, New Jersey. From 1932 until 1971, a chemical laboratory managed chemical wastes in on-site lagoons. Lab operations contaminated soil and groundwater, and EPA added the site to the NPL in 1983. Site cleanup included the removal of contaminated lagoon materials and soil and groundwater treatment.

The site's location in a growing commercial area caught the attention of investors, who began construction for new businesses on site in 2005. Today, the area hosts over 15 businesses, including Lowe's, Subway, FedEx, Starbucks and Chili's. Lowe's contributes an estimated \$5.4 million each year in employee income. In 2008, the New Jersey Transit Corporation also extended the New Jersey Pascack Valley Transit Line across the site. The Meadowlands Rail Line, also known as the "Sports Line," runs about 30 days each year for football games, concerts and other stadium events where attendance exceeds 50,000 people at the nearby Meadowland Sports Complex. During a football game, 10,000 to 12,000 people cross the site on the Sports Line on their way to and from the sports complex. This rail travel replaces an estimated 170,000 vehicle miles travelled and 3,200 vehicle trips per game.



Figure 12: Universal Oil Products (Chemical Division) site (New Jersey)

"The entire project was a team effort."
– Rob Edwards,
New Jersey Transit

State Reuse Profile: New Jersey

EPA partners with the New Jersey Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in New Jersey. New Jersey has 47 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 135 businesses and organizations operating on 19 sites in reuse and continued use in New Jersey. The businesses and organizations employ over 3,800 people and contribute an estimated \$207 million in annual employment income.

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

| | Sites ^a | Sites with Businesses | Businesses | Total Annual Sales | Total Employees | Total Annual Employee Income |
|-------------------------------|--------------------|-----------------------|------------|----------------------|-----------------|------------------------------|
| In Reuse | 21 | 7 | 87 | \$192 million | 1,673 | \$54 million |
| In Continued Use | 22 | 10 | 39 | \$141 million | 1,547 | \$107 million |
| In Continued Use and In Reuse | 4 | 2 | 9 | \$36 million | 629 | \$46 million ^b |
| Total | 47 | 19 | 135 | \$369 million | 3,849 | \$207 million |

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

^a Five 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

EPA has collected property value data for 30 Superfund sites in reuse and continued in New Jersey. These sites span 1,267 property parcels and 3,181 acres and have a total property value of \$746 million. The total land value of the site properties is \$374 million. Their total improvement value is \$372 million. The site properties generate \$20 million in annual property taxes.

Table 4. Property value and tax information for sites in reuse and continued use in New Jersey^a

| Total Land Value (30 sites) | Total Improvement Value (30 sites) | Total Property Value (30 sites) | Total Annual Property Taxes (30 sites) |
|-----------------------------|------------------------------------|---------------------------------|--|
| \$374 million | \$372 million | \$746 million | \$20 million |

^aThe 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.

Did You Know?

There are currently 30 businesses located at the Asbestos Dump site in Millington, New Jersey, including a dance school, a book wholesaler and a candy shop. These businesses employ 126 people and contribute an estimated \$9 million in combined employment income each year. Part of the site is also in ecological reuse – 25 acres are part of the Great Swamp National Wildlife Refuge.



Figure 13: Book stacks

State Reuse Profile: New York

EPA partners with the New York State Department of Environmental Conservation to oversee the investigation and cleanup of Superfund sites in New York. New York has 41 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 546 businesses and organizations operating on 22 sites in reuse and continued use in New York. The businesses and organizations employ 6,185 people and contribute an estimated \$277 million in annual employment income.

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

| | Sites ^a | Sites with Businesses | Businesses | Total Annual Sales | Total Employees | Total Annual Employee Income |
|-------------------------------|--------------------|-----------------------|------------|----------------------|-----------------|------------------------------|
| In Reuse | 26 | 14 | 38 | \$42 million | 818 | \$55 million ^b |
| In Continued Use | 11 | 7 | 502 | \$479 million | 5,285 | \$218 million |
| In Continued Use and In Reuse | 4 | 1 | 6 | \$18 million | 82 | \$4 million |
| Total | 41 | 22 | 546 | \$539 million | 6,185 | \$277 million |

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

^a Four 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

EPA has collected property value data for three Superfund sites in reuse and continued in New York. These sites span seven property parcels and 66 acres and have a total property value of \$23 million. Two of the three sites have property value details. Together, properties for the two sites have a total land value of \$19 million and a total improvement value of \$2 million. All three sites have property tax details. The site properties generate \$1 million in annual property taxes.

Table 6. Property value and tax information for sites in reuse and continued use in New York^a

| Total Land Value (2 sites) | Total Improvement Value (2 sites) | Total Property Value (3 sites) | Total Annual Property Taxes (3 sites) |
|-------------------------------|--------------------------------------|-----------------------------------|--|
| \$19 million | \$2 million | \$23 million | \$1 million |

^aThe 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.

Did You Know?

The Kenmark Textile Corp. site in Farmingdale, New York, is currently home to eight businesses, including a tile and carpet company, a beverage company, and roofing and framing contractors. One business, On Time Trucking, Inc., employs 100 people earning nearly \$5 million in employment income each year.

Figure 14: Commercial trucks



U.S. Territory Reuse Profile: Puerto Rico

EPA partners with the Puerto Rico Department of Natural and Environmental Resources to oversee the investigation and cleanup of Superfund sites in Puerto Rico. Puerto Rico has two Superfund sites in continued use. EPA has collected economic data for one business operating at one site in continued use in Puerto Rico. The business employs 80 people and contributes an estimated \$4.5 million in annual employment income.

Table 7. Detailed site and business information for Superfund sites in reuse and continued use in Puerto Rico (2014)

| | Sites ^a | Sites with Businesses | Businesses | Total Annual Sales | Total Employees | Total Annual Employee Income |
|-------------------------------|--------------------|-----------------------|------------|--------------------|-----------------|------------------------------|
| In Reuse | 0 | 0 | 0 | \$0 | 0 | \$0 |
| In Continued Use | 2 | 1 | 1 | \$7 million | 80 | \$4.5 million |
| In Continued Use and In Reuse | 0 | 0 | 0 | \$0 | 0 | \$0 |
| Total | 2 | 1 | 1 | \$7 million | 80 | \$4.5 million |

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.

Property Values and Property Tax Revenues

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

Did You Know?

A paper and plastic manufacturer has operated on the Papelera Puertorriquena, Inc. (PPI) site in Utuado, Puerto Rico, since 1965. Products created and distributed from the site include bags, boxes, greeting cards and gift wrap. Papelera Puertorriquena employs 80 people and generates nearly \$4.5 million in estimated annual employment income.

Figure 15: Paper product manufacturing operation



U.S. Territory Reuse Profile: U.S. Virgin Islands

EPA partners with the U.S. Virgin Islands Division of Environmental Protection to oversee the investigation and cleanup of Superfund sites in the U.S. Virgin Islands. As of 2015, the U.S. Virgin Islands had one Superfund site with uses remaining in place since before cleanup. EPA has confirmed four businesses operating on this site.

Table 8. Detailed site and business information for Superfund sites in reuse and continued use in the U.S. Virgin Islands (2014)

| | Sites | Sites with Businesses | Businesses | Total Annual Sales | Total Employees | Total Annual Employee Income |
|-------------------------------|----------|-----------------------|------------|--------------------|-----------------|------------------------------|
| In Reuse | 0 | 0 | 0 | \$0 | 0 | \$0 |
| In Continued Use | 1 | 0 | 0 | \$0 | 0 | \$0 |
| In Continued Use and In Reuse | 0 | 0 | 0 | \$0 | 0 | \$0 |
| Total | 1 | 0 | 0 | \$0 | 0 | \$0 |

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

Property Values and Property Tax Revenues

Property value and tax data were not available for sites in continued use in the U.S. Virgin Islands.

Did You Know?

The Tutu Wellfield site in Charlotte Amalie, Saint Thomas, in the U.S. Virgin Islands is home to a variety of public service and commercial facilities, including schools, churches, homes, a laundromat and an auto service station.



Figure 16: Tutu Wellfield site (U.S. Virgin Islands)

Reuse on the Horizon in Region 2



Figures 17 and 18: Newtown Creek site (New York)

Planning for the Redevelopment of the Area around Newtown Creek

Newtown Creek is a 3.8-mile tidal water body in New York City. For years, diverse industrial activities – refineries, petrochemical plants, fertilizer and glue factories, sawmills, and lumber coal yards – operated next to the waterway. These activities as well as the dumping of raw sewage by the city resulted in the contamination of the creek.

In 2010, EPA added the site to the NPL. EPA has identified parties responsible for cleaning up the contamination; remedial investigations and fieldwork are underway. Factories and facilities still operate along the creek. The community also uses the waterway for recreation, fishing and kayaking along its banks. Plans for the area include office space, a boat club that will house about 100 boats, an environmental education center and a library.

Conclusion

EPA works closely with its partners at Superfund sites across Region 2 to make sure that sites can be reused safely and protectively following cleanup. EPA also works with existing businesses and organizations at Superfund sites throughout the cleanup process to make sure 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. In EPA Region 2, 90 NPL sites and one non-NPL Superfund site have either new uses in place or uses that have remained in place since before cleanup. Future uses are planned for more Region 2 Superfund sites in New Jersey, New York and Puerto Rico. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 2.



Figure 19: Restored wetlands at the Imperial Oil Co./ Champion Chemicals site (New Jersey)

Ongoing coordination among EPA, state agencies, local governments, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments or plans, comfort letters or partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take additional actions to ensure reuses are compatible with site remedies.

Results from across Region 2 indicate that these efforts are providing a range of beneficial effects for local communities. Superfund sites are now home to large commercial and retail enterprises, mid-sized developments providing services to surrounding communities, and diverse small businesses. EPA is committed to working with all stakeholders, using both “tried-and-tested” tools as well as new and innovative approaches, to support the restoration and renewal of these sites as long-term assets for communities in New York, New Jersey, Puerto Rico and the U.S. Virgin Islands.

EPA Resources for Superfund Site Reuse

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

EPA Region 2 Superfund Redevelopment Initiative Coordinator
Gloria Sosa | 212-637-4283 | sosa.gloria@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](#)

Universal Oil Products (Chemical Division). 2013. [Reuse and the Benefit to Community: Universal Oil Products \(Chemical Division\) Superfund Site](#).

[SRI Reuse Assessments](#)

Buckbee-Mears Co. Site. [Reuse Assessment](#). August 2012.

Non-EPA Resources

[U.S. Department of Energy. Brookhaven National Laboratory. Long Island Solar Farm.](#)



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