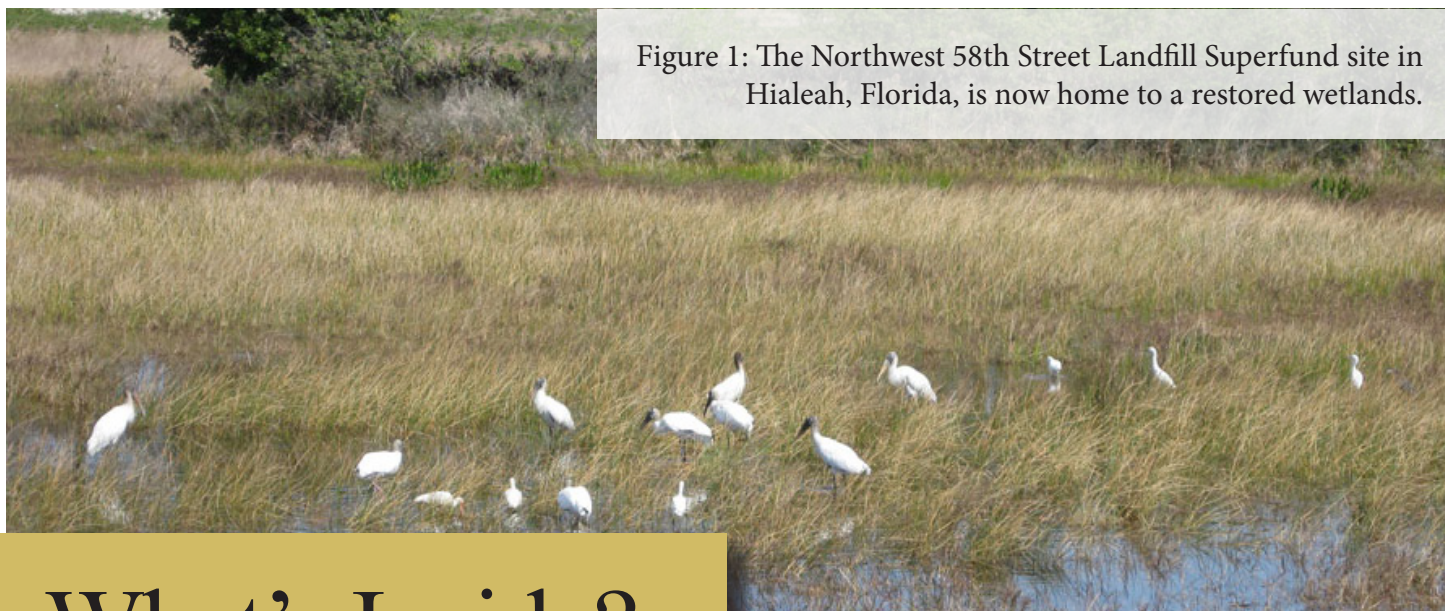




## Superfund Sites Work for Communities:

*How Superfund Redevelopment in EPA Region 4 Is  
Making a Difference in Communities*

Figure 1: The Northwest 58th Street Landfill Superfund site in Hialeah, Florida, is now home to a restored wetlands.



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Cover page photos, clockwise from top left: Northwest 58th Street Landfill site (Florida), Cabot/Koppers site (Florida), Interstate Lead Co. (ILCO) site (Alabama), Hercules 009 Landfill site (Georgia)

## 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 4 serves the southeastern United States – Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina and Tennessee – one of the most populous and fastest growing EPA regions in the country. Today, building on a range of innovative initiatives, state and local leaders are fostering economic growth, emphasizing workforce development and revitalizing contaminated lands, including Superfund sites. The Superfund program in EPA Region 4 is proud to play a role in these efforts, strengthening healthy communities and advancing environmental protection.

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 4 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 4 works closely with state agencies and local officials to remove barriers that have kept many Superfund sites vacant and underused for decades. EPA Region 4 also works to ensure that businesses on properties cleaned up under the Superfund program can continue operating safely during site investigations and cleanup. This enables these businesses to remain as a source of jobs for communities.

Superfund sites across Region 4 are now the location of industrial and commercial parks, retail centers, government offices and residential areas. Many sites continue to host industrial operations, including large-scale manufacturing facilities. Others are home to preserves, parks and recreation complexes. On-site businesses and organizations on current and former Region 4 Superfund sites provide over 11,500 jobs and contribute an estimated \$627 million in annual employment income for residents across the Southeast. Restored on-site properties in Region 4 generate about \$6 million in annual property tax revenues for local governments.<sup>1</sup>

This profile looks at how reuse activities at Superfund sites make a difference in communities in Region 4. 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 4.



Figure 2: Anaconda Aluminum Co./Milgo Electronics Corp. site (Florida)

<sup>1</sup> Business and property value tax figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 4. There are 52 Superfund sites in reuse or continued use in Region 4 for which EPA does not have business data, including 18 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 75 sites in reuse or continued use in Region 4 for which EPA does not have property value or tax data, including 18 NPL federal facilities.

## Support for Superfund Reuse

EPA Region 4 remains committed to making a difference in communities through the cleanup and reuse of Superfund sites. In addition to protecting human health and the environment through the Superfund program, EPA Region 4 partners with stakeholders to encourage reuse opportunities at Superfund sites. EPA Region 4 helps communities and cleanup managers consider reuse during cleanup planning and evaluate remedies already in place to ensure appropriate reuse at cleanup 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 4 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 4 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. These reports, which provide information about the appropriate use of sites, are known as Ready for Reuse (RfR) Determinations.
- Supporting partnerships with groups committed to putting Superfund sites back into use such as the Academy of Model Aeronautics.
- 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 Region 4, 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 helps stakeholders engage early in the cleanup process in efforts to transform Superfund sites into assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.



Figure 3: EPA works with communities such as Picayune, Mississippi, to evaluate sites' reuse potential.

# 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 239 sites in Region 4 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.<sup>2</sup> The Agency oversees investigation and cleanup at an additional 20 Superfund Alternative Approach sites in the region. Whenever possible, EPA seeks to integrate reuse priorities into site cleanup plans.

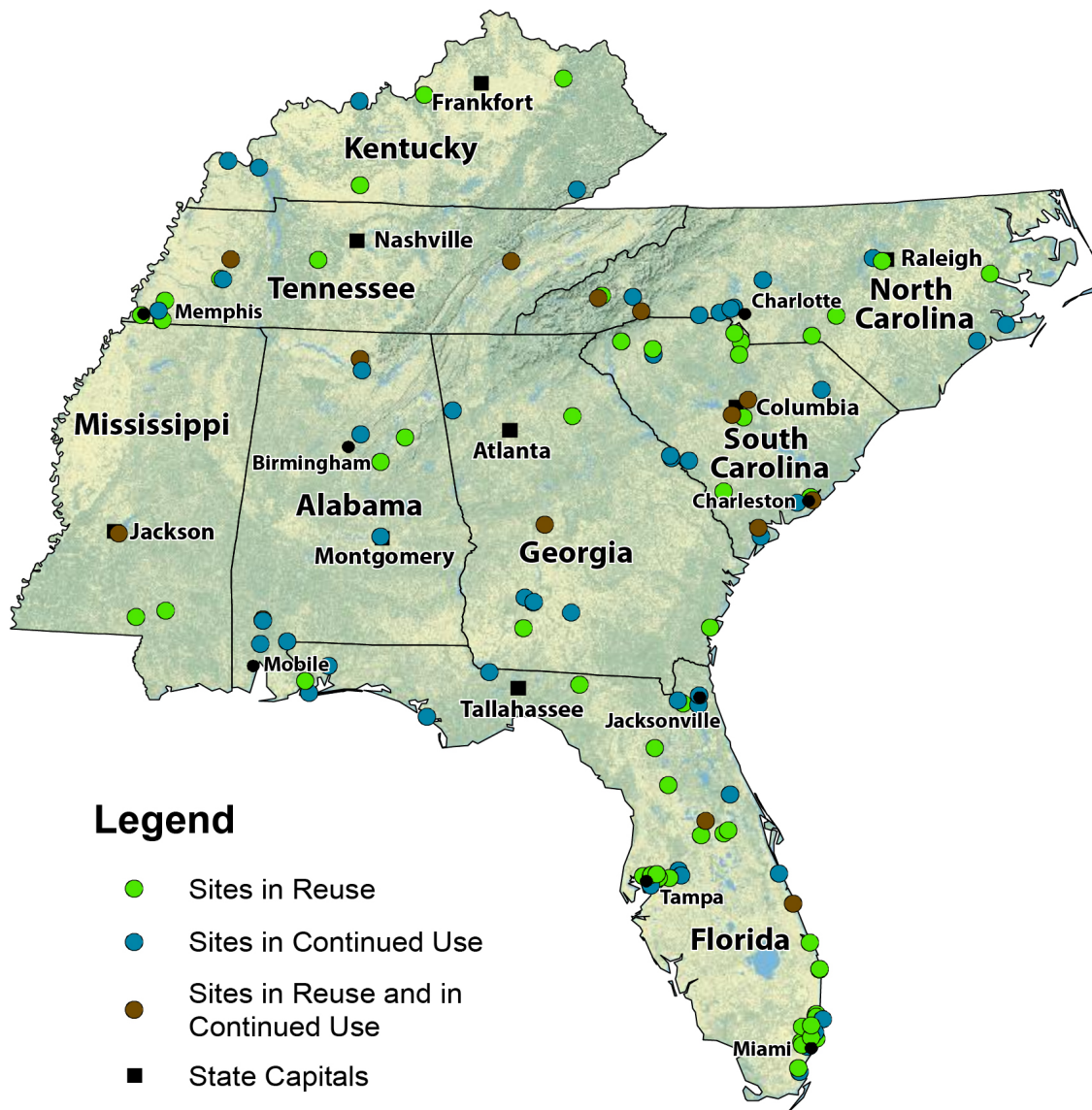


Figure 4: Sites in Reuse and Continued Use in Region 4

<sup>2</sup> Removal actions may be taken at sites on the NPL and sites not on the NPL.

In EPA Region 4, 122 NPL sites<sup>3</sup> and 15 non-NPL Superfund sites 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. Businesses and other organizations also use all or parts of other sites for storage and vehicle parking. The following sections take a closer look at the impacts 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.



Figure 5: Calhoun Park Area site (South Carolina)

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<sup>3</sup>Two of the non-NPL Superfund sites are proposed NPL sites. EPA proposed one site for the NPL in 1995 and one site in 2000. EPA provides oversight of the sites' cleanups.

# Beneficial Effects of Superfund Site Reuse in Region 4

## Businesses and Jobs

EPA has collected economic data for over 400 businesses, government agencies and civic organizations operating on 77 NPL and 8 non-NPL Superfund sites in reuse and continued use in Region 4.<sup>4</sup> See the State Reuse Profiles (pp. 12-19) for each Region 4 state’s reuse details. Businesses and organizations located on these sites fall within a number of different sectors, including manufacturing, wholesale trade and retail trade.

Businesses and organizations located on current and former Region 4 Superfund sites may be stand-alone or branch operations. Some sites serve as the headquarters or main offices for different companies. For example, the Harris Corp. (Palm Bay Plant) site is in continued use as one of the main national offices for Intersil, a multi-national semiconductor company. The businesses and organizations differ considerably in size. Some employ only a few people. Others employ more than 100 workers.

The businesses and organizations located on these sites employ an estimated 11,536 people, contributing an estimated \$627 million in annual employment income with about \$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 4 generate tax revenues through payment of state corporate income or related taxes. Table 1 provides more detailed information.<sup>5</sup>



Figure 6: Harris Corp. (Palm Bay Plant) site (Florida)

**Region 4 Sites in Reuse and Continued Use: Business and Job Highlights**

- Businesses  
438
- Estimated Annual Sales  
\$1 billion
- Number of People Employed  
11,536
- Total Annual Employee Income  
\$627 million

**Table 1. Site and business information for Region 4 sites in reuse and continued use (2014)**

	Sites	Sites with Businesses <sup>a</sup>	Businesses <sup>b</sup>	Total Annual Sales <sup>c</sup>	Total Employees	Total Annual Employee Income
In Reuse	60	34	116	\$212 million	2,861	\$122 million
In Continued Use	56	39	240	\$661 million	7,277	\$425 million
In Continued Use and In Reuse	21	12	82	\$167 million	1,398	\$80 million
<b>Total</b>	<b>137</b>	<b>85<sup>d</sup></b>	<b>438</b>	<b>\$1 billion</b>	<b>11,536</b>	<b>\$627 million</b>

<sup>a</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>b</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>c</sup> For information on the collection of businesses, jobs and sales data, see the “Sources” section of this profile.

<sup>d</sup> Business figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 4. There are 52 additional Superfund sites in reuse or continued use in Region 4 for which EPA does not have business data, including 18 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.).

<sup>4</sup>Business figures represent only of subset of the beneficial effects of sites in reuse or continued use in Region 4. There are 52 additional Superfund sites in reuse or continued use in Region 4 for which EPA does not have business data, including 18 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.).

<sup>5</sup>For additional information on the collection of businesses, jobs and sales data, see the “Sources” section of this report.



## 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. At the Macalloy Corporation site in South Carolina, two properties increased in value after redevelopment. Boasso America Corporation’s redevelopment increased the value of its parcel from \$1.9 million in 2008 to \$3.1 million in 2011. QualaWash Holding LLC’s reuse efforts increased the value of its property from \$640,000 to \$1.3 million over the same period.

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.

### Region 4 Sites in Reuse: Property Value and Tax Highlights

Total Property Value

\$465 million

Total Annual Property Taxes

\$6 million

EPA has collected property value data for 62 Superfund sites in reuse and continued use in Region 4.<sup>6</sup> These sites span 378 property parcels and over 9,000 acres. They have a total property value of \$465 million. Fifty-nine of the 62 sites have both land and improvement property value details; these site properties have a total land value of \$235 million and total improvement value of \$171 million. Sixty of the 62 sites have property tax details.<sup>7</sup> Properties on the 60 sites generate a combined \$6 million in property taxes.<sup>8</sup>

**Table 2. Property value and tax information for sites in reuse in Region 4<sup>a</sup>**

Total Land Value (59 sites) <sup>b</sup>	Total Improvement Value (59 sites)	Total Property Value (62 sites)	Total Annual Property Taxes (60 sites)
\$235 million	\$171 million	\$465 million	\$6 million

<sup>a</sup> Results are based on an EPA SRI effort undertaken in 2015 to calculate 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 2013 to 2015. For additional information, see the “Sources” section of this profile.

<sup>b</sup> Detailed (land and improvement) property value data as well as tax data were not available for every site.



Figure 7: Macalloy Corporation Superfund site (South Carolina)

<sup>6</sup>There are 75 sites in reuse or continued use in Region 4 for which EPA does not have property value or tax data, including 18 NPL federal facilities.

<sup>7</sup>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.

<sup>8</sup>Property tax data were not available for two of the 62 Superfund sites with property value data.

## 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 4 Site Examples*

- ***In Reuse:*** Benfield Industries, Inc. – a former chemical mixing and packaging facility is now a vocational school.
- ***In Continued Use:*** Airco Plating Company – a metals plating facility has been active on site since the 1950s.
- ***In Reuse and Continued Use:*** Calhoun Park Area – new uses at the site since cleanup include an aquarium, commercial buildings, a tourist education center, and ferry terminal; an electrical substation has also continued to operate on the site since the late 1970s.

### *Recreational and Ecological Benefits*

In addition to serving as locations for commercial offices, retail centers and manufacturing facilities, some Region 4 sites in reuse provide recreational and ecological benefits. At the Camilla Wood Preserving Company site in Georgia and the Former Spellman Engineering site in Florida, for instance, redevelopment includes sports fields and other recreation facilities for nearby communities. Sites in ecological reuse include the Northwest 58th Street Landfill site in Florida, which hosts restored wetlands. The Triana/Tennessee River site in Alabama is now part of the Wheeler National Wildlife Refuge. These recreational and ecological reuses help attract visitors and residents, and indirectly contribute to local economies.



Figure 8: The Triana/Tennessee River site is part of the Wheeler National Wildlife Refuge (Alabama)

## Reuse in Action

### *Benfield Industries – New Facilities for a Social Enterprise Manufacturing Business*

The Benfield Industries, Inc. site is located in Waynesville, a small town in western North Carolina. A furniture- and mattress-manufacturing facility operated on site from 1904 until the mid-1970s. A bulk chemical mixing and packaging plant operated there as well from 1976 until a fire destroyed the facility in 1982. High concentrations of polycyclic aromatic hydrocarbons (PAHs) in soil and groundwater led EPA to add the site to the NPL in 1989. Soil treatment is complete. Groundwater monitoring is ongoing.

Haywood Vocational Opportunities, Inc. (HVO), the nation's largest manufacturer of custom medical drapes, was interested in expanding its facilities. HVO is a nonprofit social enterprise business in Waynesville that provides vocational training and employment opportunities to adults with disabilities. After EPA worked with HVO to address the company's safety and liability concerns, HVO acquired the vacant 6-acre site property at auction in 2002. HVO completed redevelopment in 2004 and expanded its facilities in 2008 and 2010, with 4 acres for buildings and parking lots and the remaining 2 acres set aside as green space. HVO generates an estimated \$31 million in annual sales, and contributes an estimated \$7.9 million in annual employee income. HVO acquired the site property for \$250,000. In 2015, its assessed value was \$3.4 million. EPA Region 4 honored HVO with its Excellence in Site Reuse Award in 2013 for going above and beyond to reuse the property and support its operations as the fifth largest employer in Haywood County.



### *Solitron Microwave – Port Salerno Industrial Park*

The 20-acre Solitron Microwave site is located in an industrial area of Port Salerno, Florida. Manufacturing companies operated metal plating and microwave production businesses on site from 1963 to 1987. Following investigations by the Martin County Health Department, EPA added the site to the NPL in 1998 and selected a cleanup plan in 2000. The plan combined soil excavation with monitored natural attenuation and annual groundwater monitoring.



After recognizing the site's ideal location near a major highway corridor, interested parties formed Port Salerno Industrial Park, LLC (PSIP). After working with EPA to determine that redevelopment would not interfere with remediation, PSIP purchased the property in 2003, demolished the former manufacturing facility, and built 150,000 square feet of warehouse, office and industrial space. Currently, a printing company, a lumber wholesaler, a building supplies business and a self-storage facility operate on site, generating about \$15 million in estimated annual sales, employing nearly 100 people and contributing about \$4.4 million in estimated annual employment income.

PSIP continues selling available portions of the site to businesses interested in developing new office and retail space. Additionally, 6 acres of the site – wetlands, a nature preserve and a retention pond – are preserved as ecological green space. In 2014, the property's total market value was \$5 million; it contributes \$92,000 in annual property taxes. EPA Region 4 honored PSIP with its Excellence in Site Reuse Award in 2008 for successful redevelopment that turned a vacant manufacturing site into a burgeoning business park.

## *Calhoun Park Area – South Carolina Aquarium*

In Charleston, South Carolina, cleanup and redevelopment of the 18-acre Calhoun Park Area site is strengthening regional tourism and bolstering Charleston's economy. The site had been a major industrial area for wood treating and gas manufacturing operations since the early 1800s. The U.S. Navy also built small boats at the site during World Wars I and II. In 1991, EPA and the South Carolina Department of Health and Environmental Control (SCDHEC) identified contaminated soil, sediment and groundwater on site.

EPA and SCDHEC worked with responsible parties to develop cleanup approaches that would not disrupt existing businesses, allowing the City of Charleston and other interested developers to consider reuse options throughout the cleanup process. The South Carolina Aquarium expressed interest in building a new, state-of-the-art aquarium and coordinated with EPA to ensure construction would not disrupt cleanup activities. The 69,000-square-foot aquarium opened in 2000; it attracts over a million visitors each year.

Boat and ferry service companies on site provide access to historic Fort Sumter and the vibrant ecology of the Charleston Peninsula. In 2012, EPA Region 4 selected the site for its Excellence in Site Reuse Award, recognizing these innovative reuses that help sustain the region's economy and provide much-needed community amenities. In 2014, businesses at the Calhoun Park Area site provided over 200 jobs, generated an estimated \$21 million in sales and contributed an estimated \$13 million in annual employment income. The total market value of the parcels is \$42 million. They generate about \$500,000 in annual property taxes.



Figure 11: Calhoun Park Area site (South Carolina)

## *BMI-Textron and Trans Circuits, Inc. – High-Tech Manufacturing Facilities*

Parts manufacturing for electronic circuit boards left the BMI-Textron and Trans Circuits, Inc. sites in southeast Florida contaminated, underused and in need of restoration. EPA placed both sites on the NPL for cleanup. To make cleanup and reuse happen, EPA and the Florida Department of Environmental Protection (FDEP) worked with site owners, a potentially responsible party and interested businesses. Project priorities included making sure site businesses could remain open during cleanup, designing remedies compatible with ongoing and potential future site uses, and addressing liability concerns. The remedies included soil removals, groundwater treatment and institutional controls to guide redevelopment and groundwater use, allowing many businesses in the industrial park to remain open throughout the cleanup process. Florida Aero Precision, Inc., an aerospace parts manufacturer, first purchased the BMI-Textron site for production facilities. It then expanded its operations at the Trans Circuits, Inc. site, purchasing the property in 2011. Several other businesses are located in Tri-City Industrial Park. Businesses located on site employ over 90 people, contribute an estimated \$7 million in employee income and generate an estimated \$12 million in business sales. The total property value of the two sites is estimated at \$2.8 million. Together, they generate over \$91,000 in annual property taxes.



Figure 12: Florida Aero Precision operates on the BMI-Textron and Trans Circuits, Inc. sites (Florida)

# State Reuse Profile: Alabama

EPA partners with the Alabama Department of Environmental Management to oversee the investigation and cleanup of Superfund sites in Alabama. Alabama has 10 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 18 businesses operating on seven sites in reuse and continued use in Alabama. The businesses employ 559 people and contribute an estimated \$47 million in annual employment income.

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

	Sites <sup>a</sup>	Sites with Businesses	Businesses	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	2	0	0	\$0	0	\$0
In Continued Use	6	6	16	\$82 million	526	\$45 million
In Continued Use and In Reuse	2	1	2	\$270,000	33	\$2 million <sup>b</sup>
<b>Total</b>	<b>10</b>	<b>7</b>	<b>18</b>	<b>\$82 million</b>	<b>559</b>	<b>\$47 million</b>

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

<sup>a</sup> Three sites are federal facilities. Data for federal facilities are not included in calculations of total sites with businesses, businesses, sales, employees, or income.

<sup>b</sup> 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 use in Alabama. These sites span 48 property parcels and 3,610 acres. They have a total property value of \$50 million. All three sites have property value details. Together, the site properties have a total land value of \$45 million and a total improvement value of \$5 million. All three sites have property tax details. The site properties generate a combined \$304,000 in property taxes.

**Table 4. Detailed property tax information for sites in reuse and continued use in Alabama<sup>a</sup>**

Total Land Value (3 sites)	Total Improvement Value (3 sites)	Total Property Value (3 sites)	Total Annual Property Taxes (3 sites)
\$45 million	\$5 million	\$50 million	\$304,000

<sup>a</sup> 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.

### Did You Know?

BASF Corporation, a multi-national chemical company, operates a facility on the Ciba-Geigy Corp. (McIntosh Plant) site in southwest Alabama. The facility generates an estimated \$2 million in annual employment income.

Figure 13: Chemical Plant



# State Reuse Profile: Florida

EPA partners with the Florida Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in Florida. Florida has 58 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 214 businesses and organizations operating on 40 sites in reuse and continued use in Florida. The businesses and organizations employ 4,495 people and contribute an estimated \$246 million in annual employment income.

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

	Sites <sup>a</sup>	Sites with Businesses	Businesses	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	30	22	82	\$106 million	2,056	\$91 million
In Continued Use	21	14	113	\$164 million	2,224	\$143 million
In Continued Use and In Reuse	7	4	19	\$36 million	215	\$12 million
<b>Total</b>	<b>58</b>	<b>40</b>	<b>214</b>	<b>\$306 million</b>	<b>4,495</b>	<b>\$246 million</b>

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

<sup>a</sup> Six 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 has collected property value data for 40 Superfund sites in reuse and continued use in Florida. These sites span 168 property parcels and 2,853 acres. They have a total property value of \$224 million. Thirty-seven of the 40 sites have property value details. Together, the 37 site properties have a total land value of \$109 million and a total improvement value of \$55 million. All 40 sites have property tax details. The site properties generate a combined \$3.4 million in property taxes.

**Table 6. Detailed property tax information for sites in reuse and continued use in Florida<sup>a</sup>**

Total Land Value (37 sites)	Total Improvement Value (37 sites)	Total Property Value (40 sites)	Total Annual Property Taxes (40 sites)
\$109 million	\$55 million	\$224 million	\$3.4 million

<sup>a</sup> 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.

### Did You Know?

The Davie Landfill site in southeast Florida is now home to Broward County Vista View Park. Its assessed value is over \$32 million.

Figure 14: Davie Landfill Site (Florida)



# State Reuse Profile: Georgia

EPA partners with the Environmental Protection Division of the Georgia Department of Natural Resources to oversee the investigation and cleanup of Superfund sites in Georgia. Georgia has 13 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 41 businesses and organizations operating on nine sites in reuse and continued use in Georgia. The businesses and organizations employ 938 people and contribute an estimated \$36 million in annual employment income.

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

	Sites <sup>a</sup>	Sites with Businesses	Businesses	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	4	2	2	\$1 million	30	\$400,000
In Continued Use	8	6	33	\$112 million	895	\$35 million
In Continued Use and In Reuse	1	1	6	\$0	13	\$1 million
<b>Total</b>	<b>13</b>	<b>9</b>	<b>41</b>	<b>\$113 million</b>	<b>938</b>	<b>\$36 million</b>

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

<sup>a</sup> 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

EPA has collected property value data for three Superfund sites in reuse and continued use in Georgia. These sites span five property parcels and 352 acres. They have a total property value of \$8.8 million. All three sites have property value details. Together, the site properties have a total land value of \$1.7 million and a total improvement value of \$7.1 million. Two of the three sites have property tax details. The site properties generate a combined \$8,000 in property taxes.

**Table 8. Detailed property tax information for sites in reuse and continued use in Georgia<sup>a</sup>**

Total Land Value (3 sites)	Total Improvement Value (3 sites)	Total Property Value (3 sites)	Total Annual Property Taxes (2 sites)
\$1.7 million	\$7.1 million	\$8.8 million	\$8,000

<sup>a</sup> 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.

### Did You Know?

The Woolfolk Chemical Works, Inc. site in Fort Valley, Georgia, is now home to a library, playground, office space and welcome center. The City of Fort Valley also hosts several festivals at the site.



Figure 15: The Woolfolk Chemical Works, Inc. Site (Georgia)

# State Reuse Profile: Kentucky

EPA partners with the Kentucky Department for Environmental Protection to oversee the investigation and cleanup of Superfund sites in Kentucky. Kentucky has seven Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for five businesses operating on two sites in continued use in Kentucky. The businesses employ 1,178 people and contribute an estimated \$80 million in annual employment income.

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

	Sites <sup>a</sup>	Site with Businesses	Businesses	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	3	0	0	\$0	0	\$0
In Continued Use	4	2	5	\$133 million	1,178	\$80 million
In Continued Use and In Reuse	0	0	0	\$0	0	\$0
<b>Total</b>	<b>7</b>	<b>2</b>	<b>5</b>	<b>\$133 million</b>	<b>1,178</b>	<b>\$80 million</b>

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

<sup>a</sup>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 Kentucky.

### Did You Know?

Westlake Vinyls, a company that makes chemicals and plastics, operates a PVC resin manufacturing facility on the B.F. Goodrich site in Calvert City, Kentucky. The company contributes an estimated \$33 million in annual employment income.

Figure 16: Plastic pellets





# State Reuse Profile: Mississippi

EPA partners with the Mississippi Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Mississippi. Mississippi has three Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for five businesses and organizations operating on two sites in reuse and continued use in Mississippi. The businesses and organizations employ 23 people and contribute an estimated \$700,000 in annual employment income.

**Table 10. Detailed site and business information for Superfund sites in reuse and continued use in Mississippi (2014)**

	Sites	Sites with Businesses	Businesses	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	2	1	2	\$0	0	\$0
In Continued Use	0	0	0	\$0	0	\$0
In Continued Use and In Reuse	1	1	3	\$3.7 million	23	\$700,000
<b>Total</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>\$3.7 million</b>	<b>23</b>	<b>\$700,000</b>

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

## Property Values and Property Tax Revenues

EPA has collected property value data for one Superfund site in reuse and continued use in Mississippi. This site spans five property parcels and 50 acres. They have a total value of \$1.4 million. Together, the site properties have a total land value of \$350,000 and a total improvement value of \$1 million. The site properties generate a combined \$25,000 in property taxes.

**Table 11. Detailed property tax information for sites in reuse and continued use in Mississippi<sup>a</sup>**

Total Land Value (1 site)	Total Improvement Value (1 site)	Total Property Value (1 site)	Total Annual Property Taxes (1 site)
\$350,000	\$1 million	\$1.4 million	\$25,000

<sup>a</sup>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.

### Did You Know?

The Davis Timber Company site in southern Mississippi is now home to the Hub City Humane Society animal shelter.

Figure 17: Davis Timber Company Site (Mississippi)



# State Reuse Profile: North Carolina

EPA partners with the North Carolina Department of Environment and Natural Resources to oversee the investigation and cleanup of Superfund sites in North Carolina. North Carolina has 17 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 32 businesses and organizations operating on nine sites in reuse and continued use in North Carolina. The businesses and organizations employ 1,523 people and contribute an estimated \$79 million in annual employment income.

**Table 12. Detailed site and business information for Superfund sites in reuse and continued use in North Carolina (2014)**

	Sites <sup>a</sup>	Sites with Businesses	Businesses	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	6	4	23	\$77 million	701	\$27 million
In Continued Use	8	4	8	\$4 million	122	\$8 million <sup>b</sup>
In Continued Use and In Reuse	3	1	1	\$50 million	700	\$44 million
<b>Total</b>	<b>17</b>	<b>9</b>	<b>32</b>	<b>\$131 million</b>	<b>1,523</b>	<b>\$79 million</b>

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

<sup>a</sup> Two sites are federal facilities. Data for federal facilities are not included in calculations of total sites with businesses, businesses, sales, employees, or income.

<sup>b</sup> 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 eight Superfund sites in reuse and continued use in North Carolina. These sites span 109 property parcels and 1,656 acres. They have a total property value of \$72 million. All eight sites have property value details. Together, the site properties have a total land value of \$28 million and a total improvement value of \$44 million. Seven of the eight sites have property tax details. The site properties generate a combined \$641,000 in property taxes.

**Table 13. Detailed property tax information for sites in reuse and continued use in North Carolina<sup>a</sup>**

Total Land Value (8 sites)	Total Improvement Value (8 sites)	Total Property Value (8 sites)	Total Annual Property Taxes (7 sites)
\$28 million	\$44 million	\$72 million	\$641,000

<sup>a</sup> 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.

### Did You know?

PowerBoss, a manufacturer of industrial cleaning equipment, is located at the Aberdeen Pesticide Dumps site. The company generates \$16 million in annual sales.



Figure 18: Industrial equipment operator

# State Reuse Profile: South Carolina

EPA partners with the South Carolina Department of Health and Environmental Control to oversee the investigation and cleanup of Superfund sites in South Carolina. South Carolina has 17 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 60 businesses and organizations operating on 11 sites in reuse and continued use in South Carolina. The businesses and organizations employ 629 people and contribute an estimated \$30 million in annual employment income.

**Table 14. Detailed site and business information for Superfund sites in reuse and continued use in South Carolina (2014)**

	Sites <sup>a</sup>	Sites with Businesses	On-Site Businesses Identified	Total Annual Sales <sup>b</sup>	Total Employees	Total Annual Employee Income
In Reuse	7	3	5	\$23 million	62	\$2 million
In Continued Use	6	4	4	\$22 million	153	\$7 million
In Continued Use and In Reuse	4	4	51	\$77 million	414	\$21 million
<b>Total</b>	<b>17</b>	<b>11</b>	<b>60</b>	<b>\$122 million</b>	<b>629</b>	<b>\$30 million</b>

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

<sup>a</sup> 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 has collected property value data for six Superfund sites in reuse and continued use in South Carolina. These sites span 41 property parcels and 397 acres. They have a total property value of \$82 million. All six sites have property value details. Together, the site properties have a total land value of \$47 million and a total improvement value of \$35 million. All six sites have property tax details. The site properties generate a combined \$1.3 million in property taxes.

**Table 15. Detailed property tax information for sites in reuse and continued use in South Carolina<sup>a</sup>**

Total Land Value (6 sites)	Total Improvement Value (6 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (6 sites)
\$47 million	\$35 million	\$82 million	\$1.3 million

<sup>a</sup> 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.

### Did You Know?

AMBAC International Corporation, a company specializing in gasoline engine and engine parts manufacturing, generates over \$50 million in annual sales at its location at the Townsend Saw Chain Co. site in Elgin, South Carolina.



Figure 19: Townsend Saw Chain Co. Site (South Carolina)

# State Reuse Profile: Tennessee

EPA partners with the Tennessee Department of Environment and Conservation to oversee the investigation and cleanup of Superfund sites in Tennessee. Tennessee has 12 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 63 businesses and organizations operating on five sites in reuse and continued use in Tennessee. The businesses and organizations employ 2,191 people and contribute an estimated \$107 million in annual employment income.

**Table 16. Detailed site and business information for Superfund sites in reuse and continued use in Tennessee (2014)**

	Sites <sup>a</sup>	Sites with Businesses	Businesses	Total Annual Sales <sup>b</sup>	Total Employees	Total Annual Employee Income
In Reuse	6	2	2	\$5 million	12	\$469,000
In Continued Use	3	3	61	\$144 million	2,179	\$107 million
In Continued Use and In Reuse	3	0	0	\$0	0	\$0
<b>Total</b>	<b>12</b>	<b>5</b>	<b>63</b>	<b>\$149 million</b>	<b>2,191</b>	<b>\$107 million</b>

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

<sup>a</sup> Three 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 has collected property value data for one Superfund site in continued use in Tennessee. This site spans two property parcels and 106 acres. The site has a total property value of \$27 million. Together, the site properties have a total land value of \$3.4 million and a total improvement value of \$23.5 million. The site properties generate a combined \$461,000 in property taxes.

**Table 17. Detailed property tax information for sites in continued use in Tennessee<sup>a</sup>**

Total Land Value (1 sites)	Total Improvement Value (1 sites)	Total Property Value (1 sites)	Total Annual Property Taxes (1 sites)
\$3.4 million	\$23.5 million	\$27 million	\$461,000

<sup>a</sup> 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.

### Did You Know?

Numerous businesses operate at the National Fireworks site in Cordova, Tennessee, including several plumbing, heating and air conditioning businesses. Together, on-site businesses generate nearly \$144 million in annual sales.

Figure 20: Air conditioner repairman



## Reuse on the Horizon in Region 4

### *Redeveloping a Former Chemical Facility into a Large-Scale Eco-Industrial Park*

The Martin-Marietta, Sodyeco, Inc. site is located near Charlotte, North Carolina. Former industrial operations included a landfill, active from the 1930s to 1973, and the DyeStuff Company, a producer of liquid sulfur-based dyes since 1936. Martin-Marietta purchased the site in 1958 and continued manufacturing dyes as well as industrial chemicals. Sodyeco, Inc. purchased the site property in 1983. After discovering contaminated soil and groundwater that could threaten human health and the nearby Catawba River, EPA added the site to the NPL in 1983.

Following excavation and off-site disposal of contaminated soil, groundwater treatment and installation of a cap, EPA deleted the site from the NPL in 2012 and deferred the groundwater treatment to the state of North Carolina's Resource Conservation and Recovery Act (RCRA) program.

Developers then began working with EPA and the State of North Carolina to turn a 667-acre portion of the site into ReVenture Park, the region's largest eco-industrial park. Bringing together innovative businesses that will create hundreds of new jobs, Forsite Development is converting industrial building space into a business park focused on energy efficiency, renewable energy and environmental technology. The project is home to biomass combined heat-and-power projects, an algae-to-fuel pilot plant, an all-electric truck company, an energy efficiency training firm, a plastics recycler and a 35-acre aquaculture project, among others. In total, new investments on site exceed \$14 million.

The site's cleanup and redevelopment are already benefiting the local real estate market and proving to be an economic asset. In 2014, a 329-acre portion of the site was valued at over \$8.2 million. The area also contributed \$88,000 in property taxes. Long term, the site's revitalization will highlight the benefits of Superfund site reuse for many years to come. In 2014, EPA presented the Region 4 "Excellence in Site Reuse" award to Forsite Development in recognition of the company's commitment to safely and sustainably reusing the site.

Figure 21: Martin-Marietta/Sodyeco Site (North Carolina)



"The successful reuse of the Martin-Marietta/Sodyeco site is an example of EPA's commitment to support beneficial reuse of sites, using cleanup programs to ensure protection of future users. The partnership between government and the private sector, and a vision to bring about positive change for the community has resulted in the accomplishment of a great milestone for the site.

The path to redevelopment has been established and it will lead to a productive community asset. EPA will continue to work with enterprising individuals and organizations to bring new opportunities to communities impacted by contaminated sites."

– Franklin E. Hill, EPA Region 4 Superfund Division Director

## Conclusion

EPA works closely with its partners at Superfund sites across Region 4 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 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. Region 4 has 122 NPL sites and 15 non-NPL Superfund sites where new uses are in place or continued uses are ongoing. Future uses are planned for many more Superfund sites in Region 4. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 4.

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 conversations through calls or meetings, reuse assessments or plans,

Ready for Reuse Determinations, 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 that reuses are compatible with site remedies.

Superfund sites in Region 4 are now home to commercial and industrial developments, 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-lasting assets for communities in the Southeast.



Figure 22: Lexington County Landfill Area site is being used as a practice course for the University of South Carolina's golf team (South Carolina)

### 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](http://www.epa.gov/superfund-redevelopment-initiative/find-sites-reuse)

*EPA Region 4 Superfund Redevelopment Initiative Coordinator*  
Bill Denman | 404-562-8939 | [denman.bill@epa.gov](mailto:denman.bill@epa.gov)

*SRI Website:* tools, resources and more information about Superfund site reuse. [www.epa.gov/superfund-redevelopment-initiative](http://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](http://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](#)

Benfield Industries, Inc. site. 2012. [Reuse and the Benefit to Community](#).

Macalloy Corporation site. 2012. [Reuse and the Benefit to Community](#).

Solitron Microwave site. 2012. [Reuse and the Benefit to Community](#).

#### **Other EPA Resources**

EPA Press notice. ["EPA Announces the Excellence in Site Reuse Award at the Calhoun Park Area Site, Charleston County, South Carolina."](#) November 7, 2012.

EPA Press notice. ["Forsite Development, Inc. to Receive EPA Region 4's 'Excellence In Site Reuse' Award."](#) August 5, 2014.

#### **Non-EPA Resources**

["ReVenture West to Transform Superfund Site into Eco-Industrial Park near Charlotte, North Carolina."](#) March 11, 2013. *Area Development Online*.



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