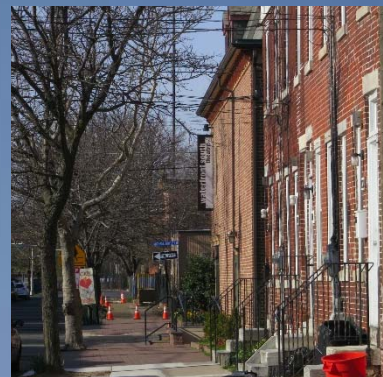




August 2017



PUTTING SITES TO WORK

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



Figure 1. Welsbach & General Gas Mantle (Camden Radiation) site
(New Jersey)

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Cover page photos, clockwise from top left: PJP Landfill site (New Jersey), Roebling Steel Co. site (New Jersey), Welsbach & General Gas Mantle (Camden Radiation) site (New Jersey), American Cyanamid Co. site (New Jersey), Gowanus Canal site (New York)

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 across the country. Through EPA's Superfund Redevelopment Initiative, the Agency contributes to these communities' economic vitality by supporting the return of sites to productive use. These regional profiles highlight community-led efforts as EPA launches a new era of partnerships and works toward a sustainable future.

Introduction

EPA's Region 2 office 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 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 often restores 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.

Through programs like the Superfund Redevelopment Initiative, EPA Region 2 helps communities reclaim cleaned-up Superfund sites. Factoring in future use of Superfund sites into the cleanup process promotes their safe redevelopment. In addition, EPA Region 2 works closely with state and local officials to remove barriers that have kept many Superfund sites underused. EPA Region 2 works to ensure that businesses on properties being cleaned up under Superfund can continue operating in a manner that protects both human health and the environment while site investigations and cleanup work continue. This continuity enables these businesses to remain as a source of jobs for communities.

Superfund sites across Region 2 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 13,636 jobs and contribute an estimated \$707 million in annual employment income. Cleaned-up sites in use in Region 2 generate \$24 million in annual property tax revenues for local governments.¹

This 2017 profile looks at how reuse activities at Superfund sites make a difference in communities across 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 every two years. The beneficial effects may increase or decrease over time, due to changes in:

- The number of sites in reuse or continued use.
- The number of on-site businesses.
- Data availability.
- Changes in business and property value data.

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 55 Superfund sites in reuse or continued use in Region 2 for which EPA does not have business data, including 10 federal facilities on the Superfund National Priorities List (NPL). Not all sites in reuse involve an on-site business or other land use that would employ people. Several sites without businesses have beneficial effects that are not easily quantified, such as properties providing ecological or recreational benefits (such as parks, wetlands, ecological habitat and open space). There are 60 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.

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

Businesses

717

Estimated Annual Sales

\$3.8 billion

Number of People Employed

13,636

Total Annual Employee Income

\$707 million



Figure 2. Trucks at the Syosset Landfill site
(New York)

Figures presented represent only a subset of all Superfund sites in reuse or continued use in Region 2.

Support for Superfund Reuse

EPA Region 2 is 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 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 site reuse forward.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns 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 and reuse case studies to share opportunities and lessons associated with Superfund redevelopment.

All of these efforts have helped build expertise across the region, making it easier to both consider future use of Superfund sites prior to cleanup and 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, 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 can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions.² Then EPA refers sites warranting long-term cleanup to its remedial program or to state programs. EPA's National Priorities List (NPL) is a list of sites the Agency is targeting for further investigation and possible remediation through the Superfund program. Once EPA places a site on the NPL, the Agency studies the contamination, identifies technologies that could address the material and evaluates alternative cleanup approaches. EPA then proposes a cleanup plan, and after collecting public input, it issues a final cleanup plan and cleans up the site or oversees cleanup activities. EPA has placed nearly 300 sites in Region 2 on the NPL.

Whenever possible, EPA seeks to integrate reuse priorities into site cleanup plans. In Region 2, 96 NPL sites and three non-NPL Superfund sites are in use. These sites have either new uses in place or uses that remain in place from before cleanup. Many of these sites have been redeveloped for commercial, industrial and residential purposes. Others have been redeveloped for recreational, ecological or agricultural purposes. The following sections take a closer look at the beneficial effects of businesses operating on current and former Superfund sites.

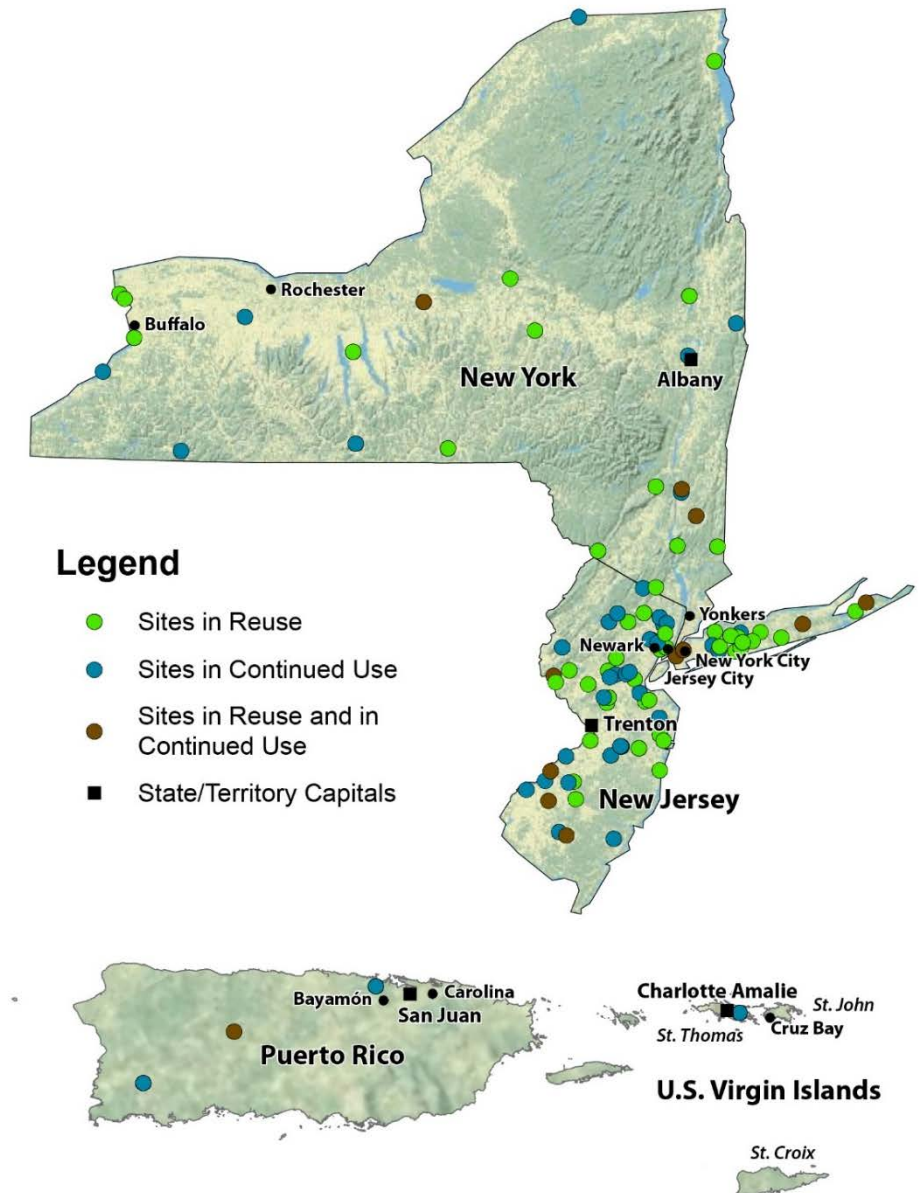


Figure 4. Sites in reuse and continued use in Region 2

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

Beneficial Effects of Superfund Site Reuse in Region 2

Businesses and Jobs

EPA has collected economic data for nearly 720 businesses, government agencies and civic organizations operating on 44 NPL sites in reuse and continued use in Region 2.³ (See the State Reuse Profiles on pages 12-15 for each state's reuse details.) Businesses and organizations at these sites are part of 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.

The businesses and organizations at these sites earn nearly \$4 billion in estimated annual sales and employ about 13,600 people earning an estimated \$707 million in annual employment income. This income injects money into local economies and generates revenue through personal state income taxes. These businesses also 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. More detailed information is presented in Table 1.⁴



Figure 5. Goldisc Recordings, Inc. site (New York)

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. This is because 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 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.

³ See footnote 1, page 3.

⁴ For additional information on the collection of business, jobs and sales data, see the “Sources” section of this profile.

Table 1. Site and business information for Region 2 sites in reuse and continued use (2016)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
In Reuse	47	22	128	\$1.8 billion	4,379	\$197 million
In Continued Use	40	16	551	\$1.9 billion	7,993	\$392 million
In Reuse and in Continued Use	12	6	38	\$121 million	1,264	\$118 million
Total	99	44^e	717	\$3.8 billion	13,636	\$707 million

^a Ten sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

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

^d For information on the collection of business, jobs and sales data, see the “Sources” section of this profile.

^e See footnote 1, page 3.



Figure 6. Mercury Refining, Inc. site (New York)

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use have the potential for significant increases 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. Site properties at the Fair Lawn Wellfield site in New Jersey are now valued at over \$174 million.

Identifying increases in property values and property taxes following cleanup and reuse is challenging. This is due to a few factors, including insufficient data on historical property value and the 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 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 and 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 and tax data for 39 Superfund sites in reuse and continued use in Region 2.⁵ These sites span 1,667 property parcels and 3,648 acres. They have a total property value of about \$822 million. The average total property value per acre is \$225,000.

Land and improvement property value information is available for 31 sites. These properties have a total land value of \$370 million and a total improvement value of \$419 million.

Property tax information is available for all 39 sites.⁶ The properties generate a combined \$24 million in local property taxes annually.

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

Total Land Value (31 sites) ^b	Total Improvement Value ^c (31 sites)	Total Property Value (39 sites)	Total Property Value per Acre (39 sites) ^d	Total Annual Property Taxes (39 sites)
\$370 million	\$419 million	\$822 million	\$225,000	\$24 million
^a Results are based on an EPA Superfund Redevelopment Initiative effort in 2017 to collect 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 datasets, which varied from 2015 to 2016. For additional information, see the "Sources" section of this profile. ^b Detailed (land and improvement) property value data as well as tax data were not available for every site. ^c Improvement value for four of the sites is listed as \$0. ^d Based on total property value amount of \$822 million divided by total acreage of 3,648.				

Region 2 Sites in Reuse and Continued Use: Property Value and Tax Highlights

Total Property Value
\$822 million

Total Annual Property Taxes
\$24 million



Figure 7. Grocery store at the Montgomery Township Housing Development site (New Jersey)

⁵ There are 60 additional 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.

⁶ Property values consist of land value and the value of any improvements (buildings and infrastructure) placed 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.

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.



Figure 8. Dog park at the Chemical Insecticide Corp. site (New Jersey)

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:

- 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. The solar project generates enough energy to power about 4,500 homes.
- In December 2015, a 12.9-megawatt solar project began operating on the Landfill & Development Co. site in New Jersey. The project will generate enough energy to power about 2,000 homes.
- In December 2016, developers broke ground at Fort Dix (Landfill Site) in New Jersey, on what will be the largest solar farm at a military base in the Northeast. Over 51,000 solar panels will be installed. They will generate enough energy to power about 2,500 homes. The facility is expected to start generating energy in 2017.



Figure 9. Solar panels on the Brick Township Landfill site (New Jersey)

Why Are Wetlands Economically Important?

Wetlands provide a variety of benefits. 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. Wetlands play a role in reducing the frequency and intensity of floods. They can store large amounts of carbon. They also provide recreational amenities.

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:

nepis.epa.gov/Exe/ZyPDF.cgi/2000D2PF.PDF?Dockey=2000D2PF.PDF.

See also EPA's webpage on the importance of wetlands: www.epa.gov/wetlands/why-are-wetlands-important.

See also the National Oceanic and Atmospheric Administration's website feature on carbon sequestration: www.habitat.noaa.gov/coastalcarbonsequestration.html.

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. These 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 1,453 people and contribute an estimated \$40 million in annual employment income. On-site properties contribute a combined \$197,000 in annual property taxes. The total land value of the site is over \$9 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 10. TD Bank Ballpark at the American Cyanamid Co. site (New Jersey)

PJP Landfill – Returning Value to Land along the Hackensack River

The 87-acre PJP Landfill Superfund site is located in Jersey City, New Jersey. From 1970 until 1984, the PJP Landfill Company operated a commercial landfill on site, accepting chemical and industrial wastes. Illegal dumping continued until 1984. Waste disposal practices and frequent subsurface fires contaminated soil and groundwater with volatile organic compounds, semi-volatile organic compounds, petroleum hydrocarbons, pesticides and inorganic constituents.

EPA added the site to the NPL in 1982. Cleanup activities included extinguishing landfill fires, capping the landfill, gas vents, installing a firebreak trench, off-site disposal of contaminated soils and other materials, wetlands restoration, and groundwater monitoring. Because of its proximity to New York City and other major transportation routes, many businesses expressed interest in potential site development opportunities. After initial cleanup actions, AMB, a distribution company, purchased 51.4 acres of the site. Soon after, Prologis acquired AMB and began construction of a LEED-certified distribution warehouse, completing construction in 2014. Prologis leases the distribution center and warehouse to two tenants, Imperial Bag & Paper Co. and Peapod.



Figure 11. Prologis leases a distribution center at the PJP Landfill site (New Jersey)

In total, the site employs over 1,200 people, providing over \$51 million in estimated annual employee income and generating over \$1.3 billion in estimated annual sales. In 2010, the city of Jersey City acquired 32 acres of the site to create green space and a park. In 2012, the city performed wetland restoration activities in this area and both Prologis and the city developed a greenway along the Hackensack River. The greenway allows residents to enjoy riverfront views and watch wildlife.

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, an audiovisual and optical device manufacturer, and Goldisc Recordings, 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 \$28 million in employment income each year.



Figure 12. A sign advertising businesses at the 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.



Figure 13. Retailers at the Universal Oil Products (Chemical Division) site (New Jersey)

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, FedEx, Starbucks and Chili's. Lowe's contributes an estimated \$5.6 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 Meadowlands 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.

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 52 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for 174 business and organizations operating on 20 sites in reuse and continued use in New Jersey. The businesses and organizations employ about 6,000 people and contribute an estimated \$355 million in annual employment income.

Table 3. Detailed site and business information for sites in reuse and continued use in New Jersey (2016)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	22	8	82	\$1.7 billion	3,156	\$111 million
In Continued Use	26	10	77	\$866 million	1,999	\$144 million
In Reuse and in Continued Use	4	2	15	\$44 million	876	\$100 million ^c
Total	52	20	174	\$2.6 billion	6,031	\$355 million

^a Five sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

^c While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This 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 31 Superfund sites in reuse and continued use in New Jersey. These sites span 1,564 property parcels and 3,243 acres. They have a total property value of \$789 million. Detailed property value information is available for all 31 sites. Together, the site properties have a total land value of \$370 million and a total improvement value of \$419 million. Property tax information is available for all 31 sites. Properties at these sites generate a combined \$23 million in property taxes.

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

Total Land Value (31 sites)	Total Improvement Value (31 sites)	Total Property Value (31 sites)	Total Annual Property Taxes (31 sites)
\$370 million	\$419 million	\$789 million	\$23 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2015 to 2016.

Did You Know?

Several businesses operate on the Welsbach & General Gas Mantle (Camden Radiation) site in Gloucester, New Jersey, including a port terminal operator, an auto parts and repair shop, a real estate office, and the South Camden Theatre Company. These businesses contribute an estimated \$53 million in combined employment income each year.

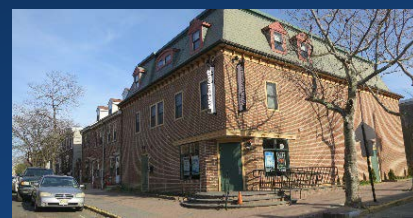


Figure 14. Waterfront South Theatre (New Jersey)

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 43 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for 539 businesses and organizations operating on 23 sites in reuse and continued use in New York. The businesses and organizations employ over 7,500 people and contribute an estimated \$352 million in annual employment income.

Table 5. Detailed site and business information for sites in reuse and continued use in New York (2016)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	25	14	46	\$122 million	1,223	\$87 million
In Continued Use	11	6	474	\$1 billion	5,994	\$248 million
In Reuse and in Continued Use	7	3	19	\$70 million	308	\$17 million
Total	43	23	539	\$1.2 billion	7,525	\$352 million

^a Four sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b 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 eight Superfund sites in reuse and continued use in New York. These sites span 103 property parcels and 405 acres. They have a total property value of \$33 million. Land and improvement values are not available for any of the eight sites. Property tax information is available for all eight sites. Properties at these sites generate a combined \$1 million in property taxes.

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

Total Land Value (0 sites)	Total Improvement Value (0 sites)	Total Property Value (8 sites)	Total Annual Property Taxes (8 sites)
--	--	\$33 million	\$1 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2015 to 2016.

Did You Know?

A fiber optic and networking cable distributor and manufacturer operates on the SMS Instruments, Inc. site in Deer Park, New York. Datacomm Cables Inc. provides an estimated \$1.4 million in combined employment income each year.



Figure 15. Datacomm Cables Inc. (New York)

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 three Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for four businesses and organizations operating on one site in continued use in Puerto Rico. The businesses and organizations employ 80 people and contribute an estimated \$1.7 million in annual employment income.

Table 7. Detailed site and business information for sites in continued use in Puerto Rico (2016)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	0	0	0	0	0	0
In Continued Use	2	0	0	0	0	0
In Reuse and in Continued Use	1	1	4	\$6.8 million	80	\$1.7 million
Total	3	1	4	\$6.8 million	80	\$1.7 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b 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 reuse and continued use in Puerto Rico.

Did You Know?

A paper and plastic manufacturer has operated on the Papeiera Puertorriquena, Inc. (PPI) site in Utuado, Puerto Rico, since 1965. Products created and distributed by the facility include bags, boxes, greeting cards and gift wrap. Papeiera Puertorriquena employs 80 people and generates \$1.7 million in estimated annual employment income.



Figure 16. Rolls of paper

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. The U.S. Virgin Islands has one Superfund site with uses remaining since before cleanup. Detailed business data for this site was not available.

Property Values and Property Tax Revenues

Property value and tax data were not available for the site 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 17. Tutu Wellfield site
(U.S. Virgin Islands)

Reuse on the Horizon in Region 2

Transformation from Industrial Facility to Waterfront Commercial Center

Located in Glen Cove, New York, the Li Tungsten Superfund site was the home of a metal-processing facility from 1942 until 1985. Facility operations consisted of processing tungsten ore and scrap metal into tungsten powder and tungsten carbide powder. The site includes about 50 acres of waterfront property along Glen Cove Creek, a federal navigation channel.

Facility operations contaminated site soils, groundwater, sediments, surface water and Glen Cove Creek with heavy metals, radionuclides, slag and ore residuals. EPA added the site to the NPL in 1992. Short-term cleanup included two removal actions to remove heavily-contaminated chemical storage tanks. Long-term cleanup included excavation and off-site disposal of heavily-contaminated ore residuals, soils and sediments and groundwater monitoring. EPA continues to implement the long-term groundwater monitoring program.

Early on, the city of Glen Cove recognized the area's potential to support reuse opportunities. In 1997, the city received a Brownfields pilot grant from EPA. The following year, EPA designated the site a Brownfields Showcase Community, which resulted in additional financial and technical assistance from several federal agencies, including the U.S. Army Corps of Engineers. The city used the funding and assistance to draft its Glen Cove Creek Revitalization Plan, which involves redeveloping more than 200 acres around the creek. The plan calls for commercial redevelopment, featuring shops, restaurants, parking facilities, museums and a hotel/conference center. The city recently revised the plan to include substantial residential development as well.

Although not originally part of the revitalization plan, the Federal Highway Administration spent 14 years planning a new passenger ferry terminal on the creek. The goal of the project was to link the city to regional markets, reduce traffic on area roadways, and establish a unique public realm on the waterfront that would anchor the area's redevelopment. The Federal Highway Administration gave \$876,000 to the city to complete the project. Completed in the summer of 2016, the 2,700-square-foot ferry terminal is next to the future location of the waterfront redevelopment project. Currently, the city of Glen Cove is seeking a ferry operator to run the terminal.

Redevelopment efforts are ongoing. The city's Industrial Development Agency recently purchased the Li Tungsten properties to facilitate ongoing revitalization efforts. In November 2016, the developers and the Glen Cove Industrial Development Agency agreed to a continuing covenants agreement, which legally permits the developers to begin construction. In January 2017, Glen Cove's mayor, public officials, business and civic leaders, developers, and community members celebrated the groundbreaking of the project. The entire effort is expected to take five to seven years. The first phase, which includes 28 acres of public open space and amenities, is expected to be complete in 2018.



Figures 18 and 19. Ferry terminal at the Li Tungsten site (New York)

Conclusion

EPA works closely with its partners at Superfund sites across Region 2 to make sure sites can safely be reused or remain in continued use during and 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. There are 96 NPL sites and three non-NPL Superfund sites in Region 2 that have either new uses in place or uses that have remained in place since before cleanup. Future uses are planned for many more Superfund sites in Region 2, including at least one site in each of the two Region 2 states. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 2.

The reuse of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, state agencies, tribes, 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.

Across Region 2, Superfund sites are now home to large commercial and retail enterprises, mid-sized developments providing services to surrounding communities, and small businesses. EPA is committed to working with all stakeholders to support the restoration and renewal of these sites as long-term assets.



Figure 20. Restored wetlands at the Imperial Oil Co./Champion Chemicals site (New Jersey)

EPA Superfund Site Reuse Resources

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

EPA Region 2 Superfund Redevelopment Initiative Coordinator
Gloria Sosa | 212-637-4283 | sosa.gloria@epa.gov

Superfund Redevelopment Initiative 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, Jobs, Sales and Income Information

Information on the number of employees and sales volume for on-site businesses comes from the Hoovers/Dun & Bradstreet (D&B) (dnb.com) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of more than 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 D&B database research cannot identify employment and sales volume for on-site businesses, EPA uses the Manta (manta.com) database. The Reference USA (resource.referenceusa.com) database is used only after it is determined that D&B and Manta do not provide economic data for a site business. The 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 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 are obtained directly from the aforementioned 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 for 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 2016. Estimated annual employment income was calculated using 2016 jobs data and BLS average weekly wage data for those jobs from 2015 (the latest available wage data at the time of this profile). All income and sales figures presented have been rounded for the convenience of the reader. Federal facility sites are included in calculations of total sites in reuse or continued use only. Federal facility sites are excluded from all other calculations (i.e., number of sites with businesses, number of businesses, total jobs, total income and total 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 datasets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2015 to 2016. All figures presented have been rounded for the convenience of the reader. Federal facility sites are excluded from all property value and tax calculations.

Reuse in Action

Write-ups of sites in reuse or continued use included in this study are based on available EPA resources, including Superfund Redevelopment Initiative case studies as well as other resources. Links to EPA's Superfund Redevelopment Initiative case studies and other resources are included below.

Superfund Redevelopment Initiative Case Studies

PJP Landfill. 2016. Reuse and the Benefit to Community: PJP Landfill Superfund Site. Accessed at: semspub.epa.gov/src/document/02/451976.pdf

Universal Oil Products (Chemical Division). 2013. Reuse and the Benefit to Community: Universal Oil Products (Chemical Division) Superfund Site. Accessed at: semspub.epa.gov/src/document/02/363379.pdf

Other EPA Resources

Buckbee-Mears Co.. 2012. Reuse Assessment. Accessed at: semspub.epa.gov/src/document/02/363245.pdf

Other Resources

Erik Larsen. "Joint Base builds solar farm on Superfund site." *Courier-Post*. December 20, 2016. Accessed at: www.courierpostonline.com/story/news/2016/12/20/joint-base-builds-solar-farm-superfund-site/95673194

Juwi Americas Portfolio: L&D Landfill Solar. Accessed at: www.juwiamerica.com/portfolio_page/ld-landfill-solar

U.S. Department of Energy. Brookhaven National Laboratory Long Island Solar Farm. Accessed at: www.bnl.gov/SET/LISF.php



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