



# Sites in Continued Use

## Southern Solvents Superfund Site

4009 West Linebaugh Avenue, Tampa, Florida 33605



Images from left to right: The AAA Diversified Services business located on site and a sign advertising the AAA Diversified Services business.

**Site Size:** < 1 acre

**Current Site Uses:** Commercial and light industrial storage

### INTRODUCTION

Jerry Borseth operated a painting business out of his home for 11 years. When he decided to expand business operations and began looking at commercial properties to lease, he discovered the recently vacated Southern Solvents Superfund site, strategically located near the intersection of Gunn Highway and West Linebaugh Avenue in Tampa. The site offered excellent access and ample warehouse, outdoor storage and parking facilities. Borseth's company, AAA Diversified Services, began leasing the property in 1990.

In 1998, EPA began working with AAA Diversified Services as a lessee to enable remedial actions at the site while allowing for the continued commercial use of the property. Their partnership demonstrates how remedy and reuse considerations can guide innovative projects that protect public health and the environment and enable continued site uses that provide a range of community benefits.

### SITE HISTORY

From 1977 to 1989, the half-acre Southern Solvents site was home to a distribution center that supplied perchloroethylene (PCE) and trichloroethylene (TCE) to Tampa's dry-cleaning industry. PCE and TCE were stored in aboveground tanks and tanker trucks on the northern part of the property. Spills from these tanks and trucks resulted in soil and groundwater contamination.

In 1988, the Florida Department of Environmental Protection (FDEP) became involved at the site when they discovered

PCE and TCE contamination in on-site wells. The site was referred to CERCLA in 1996 and EPA began investigating site conditions in 1997. EPA placed the site on the Superfund program's National Priorities List in 2000. Ongoing cleanup activities target PCE contamination in soil and groundwater contamination as well as a TCE groundwater plume. Soil vapor extraction is being used to address some contaminated soils, while in-situ chemical oxidation is addressing saturated soils and groundwater. Groundwater monitoring is also ongoing. EPA is currently working on plans for additional cleanup actions at the site.

### LOOKING BACK, LOOKING FORWARD: THE REUSE PLANNING PROCESS

The effective working relationship between EPA and AAA Diversified Services has been the key to three major outcomes – the site's continued use, the mitigation of liability concerns, and the protection of public health and the environment.

When EPA started investigating site conditions in 1997, the Agency worked with the site's previous owner and AAA Diversified Services to assess the feasibility of site uses continuing during cleanup. EPA developed a remedial approach that enabled AAA Diversified Services to remain open for business throughout the cleanup process. EPA has been able to effectively and efficiently implement the site's remedy, while the company has continued to lease and use the site property for commercial purposes.

The site's remediation also spurred AAA Diversified Services' interest in acquiring the site. EPA and the company discussed

## Site History and Continued Use Timeline

**1977-1989:** Southern Solvents operates dry-cleaning solvent distribution center on site. Spills result in PCE contamination.

**1990:** AAA Diversified Services, a commercial painting business, begins leasing the site property.

**1997:** EPA begins site investigations. AAA Diversified Services and EPA discuss site acquisition and liability issues.

**Early 2000:** EPA starts a second investigation of groundwater contamination in the deeper Floridan Aquifer.

**July 2000:** EPA places the site on the National Priorities List.

**2000-2011:** EPA conducts remedial actions at the site.

**Spring 2004:** EPA signs PPA with AAA Diversified Services. The company acquires the site property.

**2015:** EPA starts a focused feasibility study to evaluate additional cleanup options.

**2016:** Soil and groundwater sampling takes place.

**2017:** AAA Diversified Services remains active on site. It employs 20 people and generates an estimated \$1.4 million in annual sales revenue.

entering into a Prospective Purchaser Agreement (PPA), which would provide the company with federal Superfund liability protection for remaining contamination at the site. AAA Diversified Services and EPA signed the PPA in 2004 and the company then acquired the property from the site's owner.

EPA's coordination with AAA Diversified Services also resulted in significant benefits for the Agency. Remedial activities required the use of heavy equipment and drilling trucks for contaminant excavation and the implementation of the groundwater remedy. The company supported cleanup efforts by sharing parking and storage areas and restrooms, and by providing water to work crews. The company's location on site, as a tenant and then as the owner, has ensured continued EPA access for routine monitoring activities. Its presence has also provided additional security at the site.

Ultimately, the coordination between EPA and AAA Diversified Services has helped the Agency implement remedial actions at the site. For the company, these efforts have provided certainty and consistency for its operations over time. Today, AAA Diversified Services continues to thrive. As of December 2017, the company employed 20 people and generated an estimated \$1.4 million in annual sales revenue.

### FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/southern-solvents](http://www.epa.gov/superfund/southern-solvents)

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.



In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

[epa.gov/superfund/superfund-task-force](http://epa.gov/superfund/superfund-task-force)