EPA

PUTTING SITES TO WORK

How Superfund Redevelopment in the Great Lakes Region Is Making a Difference in Communities

REGION 5 ECONOMIC PROFILE

Cover page photos:
Waite Park Wells (Minnesota), MacGillis & Gibbs Co./Bell Lumber & Pole Co. (Minnesota), DuPage County Landfill/Blackwell Forest Preserve (Illinois), Petersen Sand & Gravel (Illinois), Allied Paper, Inc./Portage Creek/Kalamazoo River (Michigan), Continental Steel Corp. (Indiana)

Figure 1. Children's Grove children's area at the Petersen Sand & Gravel site (Illinois).

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PREFACE

EPA's Superfund program is a cornerstone of the work that the Agency performs for citizens and communities across the country. The revitalization of places affected by contaminated lands is a key part of Superfund's mission, meeting community needs for thriving economies and improved environmental and public health outcomes. Through EPA's Superfund Redevelopment Initiative, the Agency contributes to these communities' economic vitality by supporting the return of sites to productive use.

EPA has established a renewed focus on accelerating work and progress at all Superfund sites across the country and created the Superfund Task Force whose work included promoting redevelopment and community revitalization. Working closely with communities, developers and property owners, EPA is leading the way to return these once-contaminated sites back to productive use.

These regional profiles highlight community-led efforts as EPA expedites cleanup and remediation and engages with partners and stakeholders to support redevelopment and community revitalization.

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INTRODUCTION

EPA's Region 5 office serves Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 35 tribes. Since the 1950s, the states in EPA Region 5 – the Great Lakes Region – have faced major changes in the manufacturing sector. Spurred by globalization, advances in technology and a transition to a service-based economy, these changes have contributed to significant job losses and substantial neighborhood and downtown decline in industrial communities across the region. While continuing to emphasize manufacturing as an economic cornerstone and a source of jobs, state and local leaders are helping communities adjust to these large-scale economic changes. Much of this work centers on investing in workforce development, retaining existing businesses, encouraging new business development and repurposing old industrial land, including Superfund sites. The Superfund program in EPA Region 5 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 redevelopment can revitalize a local economy with jobs, new businesses, tax revenues and local spending.

Region 5 Sites in Reuse and Continued Use: Business and Job Highlights

Businesses:	*546*
Total Annual Sales:	*$6.2 billion*
Number of People Employed:	*17,969*
Total Annual Employee Income:	*$1.3 billion*

Figure 2. The city of Plainwell operates its Public Safety Department at the Allied Paper, Inc./Portage Creek/Kalamazoo River site (Michigan).

Through programs like the Superfund Redevelopment Initiative, EPA Region 5 helps communities reclaim cleaned-up Superfund sites. Factoring future use of Superfund sites into the cleanup process promotes their safe redevelopment. In addition, EPA Region 5 works closely with state and local officials to remove barriers that have kept many Superfund sites underused. EPA Region 5 works to ensure that businesses on properties being cleaned up under Superfund can continue operating in a way that protects human health and the environment during site investigations and cleanup work. This continuity enables these businesses to remain open and serve as a source of jobs for communities.

Superfund sites across Region 5 are home to commercial and industrial parks, retail centers, condominiums and single-family homes. Many sites continue to host industrial operations, including large-scale manufacturing facilities. Some sites now support alternative energy projects. Others have been transformed into ecological preserves, parks and recreation complexes. On-site businesses and organizations at current and former Region 5 Superfund sites provide an estimated 17,969 jobs and contribute an estimated $1.3 billion in annual employment income. Sites in reuse and continued use in Region 5 generate $11 million in annual property tax revenues for local governments.[1]

1 Business and property value tax figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 5. There are 64 Superfund sites in reuse or continued use in Region 5 for which EPA does not have business data, including 14 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 (e.g., parks, wetlands, ecological habitat and open space). In addition, there are 104 sites in reuse or continued use in Region 5 for which EPA does not have property value or tax data, including 14 NPL federal facilities.

This profile looks at how redevelopment activities at Superfund sites make a difference in communities across Region 5. In particular, it describes some of the beneficial effects of redevelopment 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 and sites that have remained in use throughout the cleanup process. EPA updates these profiles periodically. 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.

Figures presented represent only a subset of all Superfund sites in reuse or continued use in Region 5.

Figure 3. Left: A playground at the H.O.D. Landfill site (Illinois). Right: Dalco Enterprises is part of the New Brighton Corporate Park III at the MacGillis & Gibbs Co./Bell Lumber & Pole Co. site (Minnesota).

SUPPORT FOR SUPERFUND REDEVELOPMENT

EPA Region 5 is committed to improving the health and livelihood of Americans by cleaning up and returning land to productive use. In addition to protecting human health and the environment through the Superfund program, Region 5 partners with stakeholders to encourage redevelopment opportunities at Superfund sites. Region 5 helps communities and cleanup managers consider redevelopment during cleanup planning and evaluate remedies already in place to ensure appropriate redevelopment. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund Redevelopment projects that emphasize environmental and economic sustainability.

Specific redevelopment support efforts in EPA Region 5 include:

- Identifying and evaluating local land use priorities to align with site cleanup plans through the redevelopment planning process.
- Facilitating cleanup and redevelopment discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 5 communities and EPA find the right tools to move site redevelopment 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 – known as Ready for Reuse Determinations – 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, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund Redevelopment.

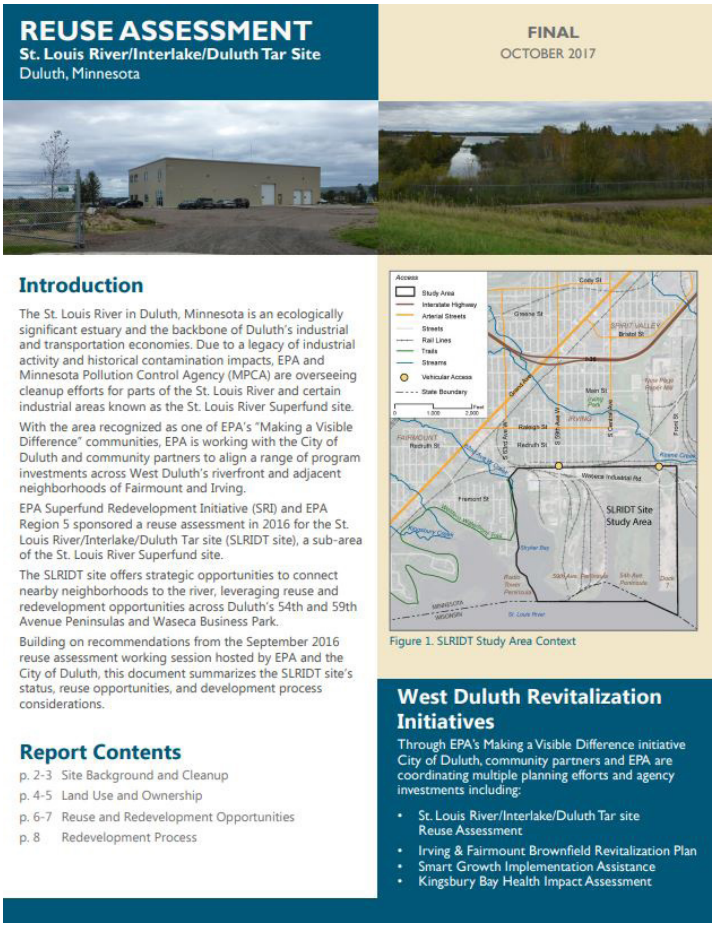

Figure 4. Superfund Redevelopment Initiative reuse assessment for the St. Louis River/Interlake/Duluth Tar site (Minnesota).

These efforts have helped build expertise across Region 5, making it easier to both consider future use of Superfund sites prior to cleanup and to identify opportunities for removing reuse barriers. These efforts also help tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and other partners and stakeholders to 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.

SUPERFUND REDEVELOPMENT: THE BIG PICTURE

EPA can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions.[2] 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, issues a final cleanup plan. The Agency then cleans up the site or oversees cleanup activities. EPA has placed 324 sites in Region 5 on the NPL.

Whenever possible, EPA seeks to integrate redevelopment priorities into site cleanup plans. In Region 5, 135 NPL sites and 24 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 and agricultural uses. Many redeveloped sites support multiple uses and have the capacity to support additional uses and further redevelopment. The following sections take a closer look at the beneficial effects of businesses operating on current and former Superfund sites in Region 5.

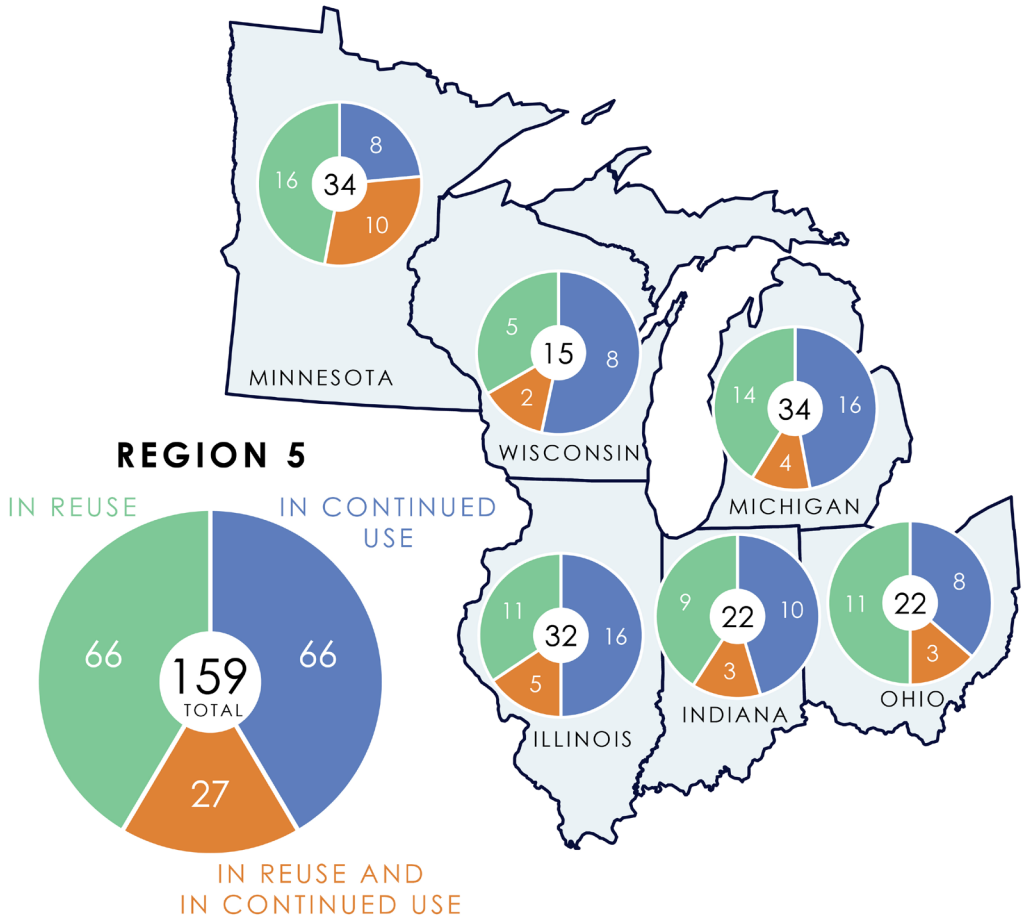

Figure 5. Sites in reuse and continued use in Region 5.

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

Figure 6. Left: Former facilities at the General Mills/Henkel Corp. site now host a small business incubator (Minnesota). Right: Signs for small businesses operating at the General Mills/Henkel Corp. site (Minnesota).

Sites in Reuse and Continued Use: A Closer Look

Reuse Type	Description	Region 5 Example
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.*	*General Mills/Henkel Corp. (Minnesota) – a privately held investment group turned this former chemical research facility into a business incubator enterprise development zone that supports the startup and growth of local small businesses.*
In Continued Use	*Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.*	*Conrail Rail Yard (Elkhart) (Indiana) – the 675-acre rail yard area has been in operation since 1956.*
In Reuse and Continued Use	*Part of a site is in continued use and part of the site is in reuse.*	*Tomah Armory (Wisconsin) – an armory remains active on site. In addition, the site now supports a consulting business and a fire and ambulance station.*

BENEFICIAL EFFECTS OF SUPERFUND SITE REDEVELOPMENT IN REGION 5

Businesses and Jobs

EPA has collected economic data for 546 businesses, government agencies and civic organizations operating on 85 NPL sites and ten non-NPL sites in reuse and continued use in Region 5.[3] (See the State Redevelopment Profiles for each state's reuse details.) Businesses and organizations at these sites are part of several different sectors, including manufacturing, construction, medical services, wholesale trade and retail trade.

Most of the businesses and organizations at Region 5 Superfund sites tend to be standalone or branch operations. A smaller number of sites host headquarters facilities for a wide range of companies. For example, the Boise Cascade/Onan Corp./Medtronics, Inc. site, a former wood-treating facility near Minneapolis, Minnesota, is the headquarters location for Cummins Power Generation.

The businesses and organizations at these sites earn about $6.2 billion in estimated annual sales and employ about 17,969 people, earning an estimated $1.3 billion 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]

Table 1. Site and Business Information for Region 5 Sites in Reuse and Continued Use (2019)

	Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
In Reuse	*66*	*35*	*247*	*$1.7 billion*	*5,284*	*$306 million*
In Continued Use	*66*	*37*	*110*	*$2.4 billion*	*4,680*	*$359 million*
In Reuse and in Continued Use	*27*	*23*	*189*	*$2.1 billion*	*8,005*	*$630 million*
Total	***159***	***95[e]***	***546***	***$6.2 billion[f]***	***17,969***	***$1.3 billion[f]***

[a] Fourteen 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 Sources.
[e] See footnote 1, page 1.
[f] Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

3 See footnote 1, page 1.
4 For additional information on the collection of business, jobs and sales data, see Sources.

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use have the potential to increase in value significantly. This increased value can boost property tax revenues, which help pay for local government operations, schools, transit systems and other public services. Site properties at the Koppers Coke site in Minnesota, for example, are now valued at $29 million.

Identifying increases in property values and property taxes following cleanup and reuse is challenging. This is due to several factors, including limited data on past property values and the frequency and timing of local property value assessments. 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 redevelopment 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.

Region 5 Sites in Reuse and Continued Use: Property Value and Tax Highlights

Total Property Value: *$415 million*

Total Annual Property Taxes: *$11 million*

Figure 7. Residential use at the South Andover site (Minnesota).

EPA has collected property value for 55 Superfund sites in reuse and continued use in Region 5.[5] These sites span 888 property parcels and 4,192 acres. They have a total property value of $415 million. The average total property value per acre is $99,000.

Land and improvement property value information is available for 48 sites. These properties have a total land value of $127 million and a total improvement value of $276 million.[6]

Property tax information is available for 54 sites. The properties generate a combined $11 million in local property taxes annually.

Table 2. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 5[a]

Total Land Value (48 sites)[b]	Total Improvement Value[c] (48 sites)	Total Property Value (55 sites)	Total Property Value per Acre (54 sites)[d]	Total Annual Property Taxes (54 sites)
$127 million	*$276 million*	*$415 million*	*$99,000*	*$11 million*

[a] Results are based on an EPA Superfund Redevelopment Initiative effort 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 2016 to 2019. For additional information, see Sources. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

[b] Detailed (land and improvement) property value data as well as tax data were not available for every site.

[c] Land and improvement value for five of the sites is listed as $0.

[d] Based on total property value amount of $415 million divided by total acreage of 4,192.

5 There are 104 additional sites in reuse or continued use in Region 5 for which EPA does not have property value or tax data, including 14 NPL federal facilities. See footnote 1, page 1.

6 Property values consist of land value and the value of any improvements (buildings and infrastructure) placed on a property. When sites are redeveloped, some or all of these improvements may be new or already in place. In some cases, the breakdown showing the land value and improvement value is not always available; 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 5 sites in reuse and continued use provide recreational and ecological benefits. Greenspace and habitat reuses help attract visitors and residents and indirectly contribute to local economies.

Careful planning can enable the integration of green spaces and habitat into site cleanup plans, resulting in the transformation of contaminated properties into valuable community and wildlife assets. Green spaces are integral components of sustainable communities – they can help protect the environment and human health while providing other social and economic benefits. Parks, community gardens and other public green spaces create opportunities for people to gather, exercise and connect with nature. The creation of green spaces and habitat at once-contaminated properties can serve to re-introduce ecosystems and biodiversity into urban and suburban landscapes by providing corridors for migrating species and preserving habitat. They can also mitigate stormwater runoff problems by slowly absorbing and naturally filtering stormwater, resulting in improved water quality due to decreased runoff and erosion.

Parks, natural areas and scenic landscapes also have great economic value – supporting regional economies through tourism, agriculture and other activities. Economic impacts of recreational activities can include outdoor recreation spending and reduced public costs related to healthcare and infrastructure. In 2017, outdoor recreation contributed $887 billion to the U.S. economy, supporting 7.6 million jobs and generating $65.3 billion in national tax revenue and $59.2 billion in state and local tax revenue.[7] Protected green space can also increase the property values of nearby homes by providing amenities that draw people to live and work in the community.

Many sites in Region 5 provide recreational and ecological benefits. The DuPage County Landfill/Blackwell Forest Preserve site in Warrenville, Illinois, supports a recreation area with restored native prairie vegetation, picnic areas, trails, an observation area and a snow tubing run. To convert the Butterworth #2 Landfill area into a public recreation resource, the city of Grand Rapids, Michigan, worked with EPA on reuse plans to ensure the protectiveness of the remedy and enable several recreational uses, including sports fields, walking and biking trails, and a skate park. At the H.O.D. Landfill site in Antioch, Illinois, recreation resources include 30 acres of soccer, field hockey and softball facilities. Area schools use the site's wetlands as an environmental education resource.

Figure 8. Picnic area and ecological reuse at the DuPage County Landfill/Blackwell Forest Preserve site (Illinois).

7 The Outdoor Recreation Economy. Outdoor Industry Association. Available at https://outdoorindustry.org/wp-content/uploads/2017/04/OIA_RecEconomy_FINAL_Single.pdf.

Figure 9. Wetlands created along the Scioto River at the Bowers Landfill site (Ohio).

Why Are Wetlands Economically Important?

Superfund site reuse can support wetland habitat, as seen at several sites in Region 5. Cleanup of the Fox River NRDA/PCB Releases site has helped restore wild rice areas and wetlands, and improved fisheries to increase populations of native fish. At the Bowers Landfill site in Circleville, Ohio, wetlands along the Scioto River floodplain help protect the landfill cap and provide valuable habitat for plants, birds, fish and animals.

Wetlands provide a variety of benefits. The combination of shallow water, high levels of nutrients and primary productivity is ideal for 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 acting 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*: www.epa.gov/sites/production/files/2016-02/documents/economicbenefits.pdf.
- EPA's *Why Are Wetlands Important?*: www.epa.gov/wetlands/why-are-wetlands-important.

Beneficial Effects from Alternative Energy Projects

Alternative energy projects produce a range of beneficial effects. They can support construction and operations jobs, spur local investment in 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 and public relations opportunities for site owners and local communities, and contribute to broader economic development planning.

Several efforts in Region 5 have encouraged opportunities for alternative energy project development on Superfund sites:

Figure 10. Since 1998, methane produced by the landfill at the Southside Sanitary Landfill site has been used to power and heat the 6.5-acre Crossroads Greenhouse (Indiana).

Figure 11. The Maywood Solar Farm at the Reilly Tar & Chemical Corp. (Indianapolis Plant) site includes over 36,000 solar panels (Indiana).

- The **Southside Sanitary Landfill** site in Indianapolis, Indiana, is home to an award-winning landfill gas management system. Crossroads Greenhouses, one of the largest methane-powered greenhouses in the United States, has captured more the 2.2 million cubic feet of methane gas each day from the site since 1998. Decomposing waste at the site provides all energy used by the 6.5-acre greenhouse. In addition, the landfill sells methane generated on site to the nearby Rolls-Royce Corporation's Indianapolis facilities and Vertellus Specialties' Indianapolis facility for use as boiler and generator fuel. Because methane burns much more cleanly than other fuels, the use of this energy source helps reduce facility emissions.
- The **Pine Bend Sanitary Landfill** in Dakota County, Minnesota, has continued to operate as a sanitary landfill since 1971. Part of the site's remedy includes a landfill gas collection system. Landfill gas collected from the system is directed to an on-site gas-to-energy conversion plant, where it is converted into electricity.
- The **Reilly Tar & Chemical Corp. (Indianapolis Plant)** in Indianapolis, Indiana, became the Midwest's first utility-scale solar farm on a Superfund site in February 2014. Developers worked with EPA, state and local agencies to ensure that the solar installation minimized disturbance of the site's remedy. The 10.8-megawatt Maywood Solar Farm operates on 43 acres of the site and includes over 36,000 solar panels. In April 2014, EPA presented the solar developer with the first-ever Region 5 RENEW Award in recognition of its commitment to the site's safe and beneficial use.

REDEVELOPMENT IN ACTION

CONTINENTAL STEEL CORP.

Soccer, Solar Energy and Stormwater Infrastructure

The 183-acre Continental Steel Corp. Superfund site is located in Kokomo, Indiana. At one point, the Continental Steel Corporation was the largest employer in Kokomo. The plant produced nails, rods, wire and fencing from scrap steel. For nearly 70 years, facility operations contaminated the site and nearby soil, sediment, surface water and groundwater with hazardous substances including volatile organic compounds, polychlorinated biphenyls and heavy metals. A stream was left polluted and lead was found in nearby residential yards. The corporation declared bankruptcy and closed in 1986. In 1989, EPA added the site to the NPL. Demolition and decontamination of the plant began in 1999. Cleanup includes treatment of contaminated groundwater, excavation of contaminated soil and sediment, capping of areas of residual contamination, and institutional controls. Three wind turbines on site produce over half of the energy needed to power groundwater treatment operations.

As cleanup began, EPA, the state, the community and local developers worked together to support the return of portions of the site to productive use. In 2001, the city of Kokomo applied for and received an EPA pilot grant – it provided $100,000 for site reuse planning efforts. By planning for redevelopment during the cleanup, forward-thinking decisions laid the groundwork for the successful reuse of the blighted land and provided new hope for the community. The city finalized the site's reuse plan in 2004. The plan called for development of a soccer complex on a former lagoon area at the plant. In 2013, the city acquired the site property. To address the potential liability concerns, EPA provided the city with comfort letters outlining appropriate precautions and stating that the site's remedy was compatible with planned uses.

The first phase of the 60-acre Wildcat Creek Soccer Complex sports facility was completed in 2015. To date, four full-size fields, parking lots and a concession stand have been built. When finished, it will accommodate 30 youth and full-size soccer fields, a walking trail and more parking. The complex has enhanced community access to recreational and outdoor activities.

Site redevelopment also focused on the former main plant area as the potential location of a solar energy facility. In June 2016, the Kokomo Plan Commission approved construction of a $9 million solar array on 25 acres at the site. The solar developers coordinated closely with the city, Indiana Department of Environmental Management and EPA on the project's design and construction to make sure it was compatible with other site uses and with the site's remedy. In December 2016, a $10 million, 7.2-megawatt solar facility began operating at the site. Kokomo Solar Park includes 21,000 solar panels, making it one of the largest solar arrays in Indiana. The city receives revenue from the facility's $36,000 annual lease agreement and saves money from reduced property maintenance costs as well. Cleanup of site creeks also resulted in ecological and recreational benefits. The cleanup improved water quality and, following creek cleanup, a boat ramp and parking area were put in to facilitate access to the water. In April 2017, EPA Region 5 presented the local government with a RENEW Award in recognition of excellence in site reuse. EPA Region 5 developed the RENEW Award to recognize outstanding efforts in the reuse of Superfund sites that strengthen communities and advance environmental protection. As of 2017, tax assessors valued the site at $2.2 million, a massive gain from the $5,000 the city paid for the property in 2013.

Figure 13. Councilman Thomas Miklik and EPA Region 5 acting Superfund Director Margaret Guerriero at the 2017 reuse award ceremony at the Continental Steel Corp. site (Indiana).

REDEVELOPMENT IN ACTION

QUINCY SMELTER AT TORCH LAKE

Natural Historic Landmark

From 1898 to 1971, the Quincy Mining Company operated a copper smelter on Michigan's Keweenaw Peninsula. The former Quincy Smelter complex is part of the larger 2,700-acre Torch Lake Superfund site. For over 100 years, copper milling and smelting mining activities took place on site, contaminating soil, sediment, surface water and groundwater. EPA added the site to the NPL in 1986.

Keweenaw National Historical Park was established in 1992 to preserve and interpret the region's copper industrial history and artifacts. Congress recognized the former Quincy Smelter complex, a national historic landmark, as a key component of the story of copper mining on the Keweenaw Peninsula. To oversee operations and coordinate with local historic preservation organizations for the newly created park, Congress established a federal entity called the Keweenaw National Historical Park Advisory Commission. As planning efforts for the park moved forward, the Advisory Commission and National Park Service recognized that preserving the area's historic copper mining and smelting resources would require extensive coordination with EPA and the state to address site-related contamination and liability concerns.

In 2008, EPA found that the tailings on which the Quincy Smelter had been built had begun to erode into Portage Lake. To make sure reuse considerations could inform the development of the site's remedy, EPA sponsored a multi-year reuse planning process involving community stakeholders and state staff. The process resulted in the selection of a remedy that enabled the property's use for recreation, education and historic preservation. Cleanup took place between 2008 and 2011. Activities included addressing asbestos in smelter buildings and a smokestack, installation of a soil cap over exposed tailings, vegetation of the soil cap with native plants, enhanced stormwater management features, shoreline stabilization and erosion controls along the Portage Lake shoreline, fencing, land use restrictions, and long-term maintenance. With the site's long-term remedy in place, EPA took Quincy Smelter off the NPL in 2013. Franklin Township recorded a Restrictive Covenant and Easement for Quincy Smelter in January 2013.

As EPA completed cleanup activities, the Advisory Commission started work on implementing the project's final reuse plan. Working as an intermediary between the community and the National Park Service, the Advisory Commission reached an agreement with Franklin Township to purchase the property. EPA issued a "reasonable steps" letter in 2014 to help address liability concerns. The letter explained how the Advisory Commission could purchase the Quincy Smelter property and qualify for certain liability protections. With EPA's letter in hand, the Advisory Commission acquired the Quincy Smelter property from Franklin Township in August 2014.

Today, the Advisory Commission and the National Park Service are working on site transfer preparations, with a focus on park programming and operations. The plan is for the National Park Service to manage Quincy Smelter, recognized as one of America's cultural and historical treasures, and for the area to potentially serve as a gateway to the nearby Isle Royale National Park. In the meantime, the Advisory Commission has partnered with the local Quincy Smelter Association to offer public tours of the smelter facility, the best-preserved copper smelter in the world.

"Quincy Smelter is...a critical piece of the Copper Country story. The remaining buildings are a testament to a hardworking way of life for industry workers...and a rural community's contributions to the building of a nation." **Amy Berglund, Senator Levin's former staff liaison to the Upper Peninsula.**

Figure 14. View of the former Quincy Smelter at the Torch Lake site (Michigan).

REDEVELOPMENT IN ACTION

SOUTH POINT PLANT

The Point Industrial Park

The 610-acre South Point Plant site is located in the village of South Point in southern Ohio. From the 1940s to the late 1990s, manufacturing facilities at the site produced explosives, industrial chemicals and fuels. Spills and improper waste handling practices resulted in the contamination of groundwater and soils. EPA placed the site on the NPL in 1984. Cleanup activities included excavation, on-site consolidation, off-site disposal of contaminated soil, capping of contaminated soil and groundwater containment as well as land and groundwater use restrictions.

After assessing several locations in the region, the Lawrence Economic Development Corporation (LEDC) chose the site as the ideal place to host an industrial park. Centrally located on the Ohio River, the site offered direct access to major transportation networks as well as extensive infrastructure. EPA supported redevelopment efforts by awarding a Superfund Redevelopment Initiative pilot grant to the LEDC in 2001. The LEDC used the grant to develop reuse plans that fit well with the site's remedy. After cleanup finished, EPA issued a Ready for Reuse (RfR) Determination in 2004 indicating that the site's remedy could support commercial and industrial uses. In 2011, EPA determined that the site met the requirements for a Sitewide Ready for Anticipated Use (SWRAU) determination based on previous remedial action and all documents reviewed for the site. EPA finalized the site's SWRAU status in September 2011.

Today, the site hosts one of the nation's premier industrial parks. The Point includes more than 500 acres of prime flat land with 8 miles of rail and 3,400 feet of Ohio River frontage. It is home to over 25 logistics and other industrial businesses, including a FedEx distribution facility, Jennmar McSweeney, LLC, a mining machinery and equipment manufacturing company, and Engines Inc. of Ohio, a machining and fabrication company. In August 2018, HarbisonWalker International, a manufacturer of high-temperature resistant ceramics, opened a $30 million, 120,000-square-foot facility on site. Together, these businesses employ nearly 800 people, contributing an estimated $52 million in annual employment income and generating over $245 million in estimated combined sales revenue. In 2017, site property parcels had a total value of over $17 million, generating $230,000 in annual property taxes.

"EPA and Ohio EPA have both been great to work with. When we have had questions, they have been very responsive. When there has been an issue at the site, they have been here the next day… We marketed the property status as part of a Superfund site as a major plus…In my opinion, there was more certainty here regarding site conditions than at any greenfield or brownfield in the area." **Bill Dingus, Executive Director, Lawrence Economic Development.**

Figure 15. FedEx distribution facility at the South Point Plant site (Ohio).

REDEVELOPMENT ON THE HORIZON IN REGION 5

TRANSFORMING A FORMER CARTRIDGE MANUFACTURING PROPERTY INTO A VIBRANT COMMERCIAL AND RESIDENTIAL DEVELOPMENT

The 71-acre Peters Cartridge Factory site is located in Kings Mill, Ohio. From 1887 to 1944, the Peters Cartridge facility produced ordnance, shot shell and cartridge ammunition at the site. Site investigations conducted by Ohio EPA in the 1990s found copper, lead and mercury contamination. EPA proposed the site for listing on the NPL in 2003, finalized the plan for the site's cleanup in 2009 and added the site to the NPL in 2012.

Cleanup activities began in 2015. They included the excavation of contaminated soil, cleanout and removal of debris and erosional material at drainage culvert and outfall areas, excavation and backfill of shoreline sediment areas with clean fill, consolidation of impacted soil, sediment and erosional material in an on-site consolidation cell, cell capping, groundwater monitoring, and institutional controls. EPA completed the cleanup in 2017.

The site is located next to the Little Miami River, a designated scenic river, and includes a section of the Little Miami Scenic Trail. In 2014, a developer purchased part of the site with the goal of redeveloping the facility's historic buildings, including 15,000 feet of commercial space and 130 residences as well as restoration and preservation of the historic exterior of the factory, a shot tower and a smokestack. EPA actively sought ways to ensure the protection of public health and the environment while supporting the reuse goals, including making residential reuse possible. To complete the deletion of the portion of the site identified for redevelopment from the NPL, EPA put an environmental covenant in place in 2018 that clarifies the necessary conditions for safe reuse of the property.

With the partial deletion of the area slated for redevelopment complete, construction has begun. A new microbrewery will be the first commercial tenant at the redeveloped facility. Cartridge Brewing Company signed a 10-year lease for 10,000 square feet in the old factory and qualified for $2.3 million in funding. The company expects to open the microbrewery in the near future.

The developer is working closely with Warren County to dovetail the development with broader plans for rehabilitation of the surrounding area, which promises to yield economic growth, services and infrastructure to the community. The locality is working with the new owner to reduce water and sewer system connection fees and a new bridge to be built in 2022 will ease access to the area. Additionally, the developer can now complete additional cleanup activities under the Ohio EPA Voluntary Action Program to allow for residential use. Together, these efforts will help further redevelopment at the site.

Figure 16. Aerial view of the Peters Cartridge Factory site (Ohio). Imagery © 2019 Google.

CONCLUSION

EPA works closely with its partners at Superfund sites across Region 5 to make sure sites can safely be reused or remain in continued use during and following cleanup. EPA also works with businesses and organizations at Superfund sites throughout the cleanup process to make sure they can remain open.

The businesses and organizations at these sites provide jobs and income for communities and generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. There are 135 NPL sites and 24 non-NPL Superfund sites in Region 5 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 5. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in six states in Region 5.

Figure 17. View of the Allied Paper, Inc./Portage Creek/Kalamazoo River site (Michigan).

The redevelopment of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments and plans, comfort letters and 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 5, Superfund sites are now home to major commercial and industrial facilities, mid-size developments and small businesses providing services to surrounding communities. EPA is committed to working with all stakeholders to support the restoration and renewal of these sites as long-term assets.

EPA Superfund Site Redevelopment Resources

EPA Region 5 Superfund Redevelopment Initiative Coordinator
Tom Bloom | 312-886-1967 | bloom.thomas@epa.gov

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

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

“The agencies were great about responding to our plans and submittals. They were realistic about expectations and made sure that cleanup requirements did not unnecessarily hinder potential redevelopment opportunities.” **Carey Stranaham, Kokomo City Engineer, in reference to the Continental Steel Superfund site.**

STATE REDEVELOPMENT PROFILES

ILLINOIS REDEVELOPMENT PROFILE

EPA partners with the Illinois Environmental Protection Agency to oversee the investigation and cleanup of Superfund sites in Illinois. Illinois has 32 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Illinois.

Businesses and Jobs

EPA has collected economic data for 75 businesses and organizations operating on 17 sites in reuse or continued use in Illinois.

Table 3. Detailed Site and Business Information for Sites in Reuse and Continued Use in Illinois (2019)

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales[c]	Total Employees	Total Annual Employee Income
In Reuse	*11*	*4*	*22*	*$21 million*	*198*	*$10 million*
In Continued Use	*16*	*10*	*22*	*$440 million*	*882*	*$41 million*
In Reuse and in Continued Use	*5*	*3*	*31*	*$202 million*	*379*	*$19 million*
Total	*32*	*17*	*75*	*$663 million*	*1,459*	*$70 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] 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 six Superfund sites in reuse or continued use in Illinois. These sites span 22 property parcels and 448 acres.

Table 4. Property Value and Tax Information for Sites in Reuse and Continued Use in Illinois[a]

Total Land Value (6 sites)	Total Improvement Value (6 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (6 sites)
$122,000	*$32,000*	*$154,000*	*$13,000*

[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 2016 to 2017.

Figure 18. The lake at Independence Grove Forest Preserve at the Petersen Sand & Gravel site.

Did You Know?

From 1952 to 1971, a company mined sand and gravel at the Petersen Sand & Gravel site in Libertyville, Illinois. Facility operations contaminated site soils, groundwater and sediments. In 2002, Independence Grove Forest Preserve created a 115-acre lake and established an education center, amphitheater and gift shop on site. Area residents use the lake and its beaches for boating and swimming.

INDIANA REDEVELOPMENT PROFILE

EPA partners with the Indiana Department of Environmental Management to oversee the investigation and cleanup of Superfund sites in Indiana. Indiana has 22 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Indiana.

Businesses and Jobs

EPA has collected economic data for 58 businesses and organizations operating on 13 sites in reuse or continued use in Indiana.

Table 5. Detailed Site and Business Information for Sites in Reuse and Continued Use in Indiana (2019)

	Sites	Sites with Businesses	Businesses[a]	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
In Reuse	*9*	*6*	*16*	*$106 million*	*333*	*$10 million*
In Continued Use	*10*	*5*	*39*	*$133 million*	*708*	*$40 million*
In Reuse and in Continued Use	*3*	*2*	*3*	*$69 million*	*52*	*$3 million*
Total	*22*	*13*	*58*	*$308 million*	*1,093*	*$53 million*

[a] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[b] 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 seven Superfund sites in reuse or continued use in Indiana. These sites span 65 property parcels and 287 acres.

Table 6. Property Value and Tax Information for Sites in Reuse and Continued Use in Indiana[a]

Total Land Value (7 sites)	Total Improvement Value (7 sites)	Total Property Value (7 sites)	Total Annual Property Taxes (6 sites)
$6 million	*$12 million*	*$18 million*	*$421,000*

[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 2016 to 2019.

Figure 19. Public service uses, including this elementary school, are located at the U.S. Smelter and Lead Refinery, Inc. site.

Did You Know?

For much of the 20th century, lead refining and secondary smelting operations took place on the U.S. Smelter and Lead Refinery, Inc. site in East Chicago, Indiana. Cleanup of the site is allowing residential, commercial, industrial and public service uses to continue. Site businesses employ over 500 people, providing over $32 million in estimated annual employee income and generating over $116 million in estimated annual sales.

MICHIGAN REDEVELOPMENT PROFILE

EPA partners with the Michigan Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Michigan. Michigan has 34 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Michigan.

Businesses and Jobs

EPA has collected economic data for 113 businesses and organizations operating on 26 sites in reuse or continued use in Michigan.

Table 7. Detailed Site and Business Information for Sites in Reuse and Continued Use in Michigan (2019)

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales[c]	Total Employees	Total Annual Employee Income
In Reuse	14	13	35	$435 million	1,490	$86 million
In Continued Use	16	10	13	$183 million	766	$62 million
In Reuse and in Continued Use	4	3	65	$94 million	517	$25 million
Total	34	26	113	$712 million	2,773	$173 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.
[c] 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 seven Superfund sites in reuse or continued use in Michigan. These sites span 101 property parcels and 255 acres.

Table 8. Property Value and Tax Information for Sites in Reuse and Continued Use in Michigan[a]

Total Land Value (1 site)	Total Improvement Value (1 site)	Total Property Value (7 sites)	Total Annual Property Taxes (7 sites)
$1 million	$2 million	$12 million	$474,000

[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 2016 to 2018.

Figure 20. View of the Kalamazoo River, a recreation resource at the Allied Paper, Inc./Portage Creek/Kalamazoo River site.

Did You Know?

At the Allied Paper, Inc./Portage Creek/Kalamazoo River site in Allegan and Kalamazoo counties, Michigan, several reuse efforts have taken place. In 2006, the city of Plainwell acquired part of the site where a paper mill had operated. The former paper mill is now home to the headquarters of a commercial construction company. The city's Public Safety Department and a donut shop also operate on site. Cleanup has also allowed residents to continue to use the Kalamazoo River for recreation.

MINNESOTA REDEVELOPMENT PROFILE

EPA partners with the Minnesota Pollution Control Agency to oversee the investigation and cleanup of Superfund sites in Minnesota. Minnesota has 34 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Minnesota.

Businesses and Jobs

EPA has collected economic data for 205 businesses and organizations operating on 22 sites in reuse or continued use in Minnesota.

Table 9. Detailed Site and Business Information for Sites in Reuse and Continued Use in Minnesota (2019)

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales[c]	Total Employees	Total Annual Employee Income
In Reuse	16	8	119	$575 million	1,861	$107 million
In Continued Use	8	4	20	$1.1 billion	1,361	$155 million
In Reuse and in Continued Use	10	10	66	$1.3 billion	4,498	$451 million
Total	34	22	205	$3.0 billion	7,720	$713 million

[a] Two 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] 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 21 Superfund sites in reuse or continued use in Minnesota. These sites span 457 property parcels and 1,638 acres.

Table 10. Property Value and Tax Information for Sites in Reuse and Continued Use in Minnesota[a]

Total Land Value (20 sites)	Total Improvement Value (20 sites)	Total Property Value (21 sites)	Total Annual Property Taxes (21 sites)
$104 million	$222 million	$329 million	$10 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 2016 to 2018.

Figure 21. Business located at the General Mills/Henkel Corp. site.

Did You Know?

From 1930 to 1977, a food and chemical research facility operated at the General Mills/Henkel Corp. site in Minneapolis, Minnesota. In 1989, a private investment group purchased the property and worked to transform the area into a development zone that supports startups and the growth of local small businesses. The area employs over 160 people, providing over $9 million in estimated annual employee income and generating close to $25 million in estimated annual sales.

OHIO REDEVELOPMENT PROFILE

EPA partners with the Ohio Environmental Protection Agency to oversee the investigation and cleanup of Superfund sites in Ohio. Ohio has 22 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Ohio.

Businesses and Jobs

EPA has collected economic data for 77 businesses and organizations operating on ten sites in reuse or continued use in Ohio.

Table 11. Detailed Site and Business Information for Sites in Reuse and Continued Use in Ohio (2019)

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales[c]	Total Employees	Total Annual Employee Income
In Reuse	*11*	*3*	*51*	*$525 million*	*1,388*	*$92 million*
In Continued Use	*8*	*4*	*11*	*$471 million*	*544*	*$40 million*
In Reuse and in Continued Use	*3*	*3*	*15*	*$329 million*	*1,988*	*$106 million*
Total	*22*	*10*	*77*	*$1.3 billion*	*3,920*	*$238 million*

[a] Six 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] 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 or continued use in Ohio. These sites span 226 property parcels and 1,344 acres.

Table 12. Property Value and Tax Information for Sites in Reuse and Continued Use in Ohio[a]

Total Land Value (8 sites)	Total Improvement Value (8 sites)	Total Property Value (8 sites)	Total Annual Property Taxes (8 sites)
$15 million	*$36 million*	*$51 million*	*$557,000*

[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 2016 to 2018.

Figure 22. A bat box at the Industrial Excess Landfill site.

Did You Know?

At the Industrial Excess Landfill site in Uniontown, Ohio, sand and gravel mining and landfill operations contaminated site groundwater. As part of the vegetative cover for the former landfill area, potentially responsible parties planted almost 8,500 trees and shrubs in 2004. The area allows for a diverse wildlife population. In addition, the potentially responsible parties removed invasive species and installed bird and bat boxes.

WISCONSIN REDEVELOPMENT PROFILE

EPA partners with the Wisconsin Department of Natural Resources to oversee the investigation and cleanup of Superfund sites in Wisconsin. Wisconsin has 15 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Wisconsin.

Businesses and Jobs

EPA has collected economic data for 18 businesses and organizations operating on seven sites in reuse or continued use in Wisconsin.

Table 13. Detailed Site and Business Information for Sites in Reuse and Continued Use in Wisconsin (2019)

	Sites	Sites with Businesses	Businesses[a]	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
In Reuse	*5*	*1*	*4*	*$1 million*	*14*	*$292,000*
In Continued Use	*8*	*4*	*5*	*$92 million*	*419*	*$21 million*
In Reuse and in Continued Use	*2*	*2*	*9*	*$78 million*	*571*	*$26 million*
Total	*15*	*7*	*18*	*$171 million*	*1,004*	*$47 million*

[a] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[b] 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 six Superfund sites in reuse or continued use in Wisconsin. These sites span 17 property parcels and 220 acres.

Table 14. Property Value and Tax Information for Sites in Reuse and Continued Use in Wisconsin[a]

Total Land Value (6 sites)	Total Improvement Value (6 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (6 sites)
$1 million	*$4 million*	*$5 million*	*$99,000*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2017 for all data collected.

Figure 23. Aerial view of the Tomah Fairgrounds site. Imagery © 2019 Google.

Did You Know?

From 1955 to 1960, the city of Tomah operated an open, unlined disposal area at the Tomah Fairgrounds site in Tomah, Wisconsin. Following cleanup, the site is now used for parking during fairground events. An ice rink and hockey league are also located on site. Site businesses employ 14 people, providing nearly $300,000 in estimated annual employee income and generating over $1 million in estimated annual sales.

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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) (https://www.dnb.com) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of over 330 million active and inactive businesses worldwide.

When Hoovers/D&B research was unable to identify employment and sales volume for on-site businesses, EPA used the ReferenceUSA database (http://resource.referenceusa.com). In cases where ReferenceUSA did not include employment and sales volume for on-site businesses, EPA used the Manta database (https://www.manta.com). The databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came 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.

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for site businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in site counties. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To estimate the annual income earned from jobs at site businesses, EPA multiplied 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 2019. Estimated annual employment income was calculated using 2019 jobs data and BLS average weekly wage data for those jobs from 2018 (the latest available wage data at the time of this profile). 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). All sales and income figures presented have been rounded for the convenience of the reader. Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

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 typically varied from 2016 to 2019 where date information was provided. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding. Federal facility sites are excluded from all property value and tax calculations.

REUSE INFORMATION SOURCES

Write-ups of sites in reuse or continued use included in this profile 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.

EPA Resources

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Back cover photos: ***DuPage County Landfill/Blackwell Forest Preserve (Illinois), Southside Sanitary Landfill (Indiana), MacGillis & Gibbs Co. (Minnesota)***

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