

PUTTING SITES TO WORK

How Superfund Redevelopment Is
Making a Difference in Communities
Across the United States

COMPENDIUM
OF 2021
ECONOMIC
DATA



Cover page photos:

California Gulch (California, Region 8)
Tulsa Fuel and Manufacturing (Oklahoma, Region 6)
Southside Sanitary Landfill (Indiana, Region 5)
Cascade Park Gasification Plant (Florida, Region 4)
Havertown PCP (Pennsylvania, Region 3)
PJP Landfill (New Jersey, Region 2)

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Figure 1. Two businesses operate at the Cascade Park Gasification Plant site (Florida, Region 4).

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PREFACE

EPA's Superfund program is a cornerstone of the work that the Agency performs for people 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 Program, the Agency contributes to these communities' economic vitality by supporting the return of sites to productive use.

EPA is focused on accelerating work and progress at all Superfund sites across the country, and supporting redevelopment and community revitalization. Using resources from the 2022 Bipartisan Infrastructure Law, EPA is providing necessary funding to enable delayed cleanup efforts at 49 Superfund sites to begin. More than 60% of these sites are in historically underserved communities. EPA is leading the way to support the return of these and other once-contaminated sites back to productive use.

This national compendium highlights community-led efforts as EPA expedites cleanup and remediation and engages with partners and stakeholders to support redevelopment and community revitalization.

INTRODUCTION

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.

Through programs such as the Superfund Redevelopment Program, EPA 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 works closely with state and local officials to remove barriers that have kept many Superfund sites underused. EPA 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.

Communities with environmental justice concerns are affected disproportionately by environmental pollution and hazards and often include community members who may be marginalized, underserved, low income and/or people of color, including tribal and indigenous people. Superfund cleanups and site reuse provide opportunities to consider ways to address disproportionate impacts in these communities. Through meaningful community involvement efforts, EPA's goals are to engage people in productive dialogue and provide local benefits. EPA is leading the way to support the return of these sites and other once-contaminated areas to productive use.

Superfund sites across the country are now industrial facilities, shopping centers, medical facilities and neighborhoods. Many sites host large-scale retail centers and department stores. Other sites are now home to natural areas, commuter rail lines and recreation facilities. Over 10,000 on-site businesses and organizations at current and former Superfund sites provide an estimated 246,178 jobs and contribute an estimated \$18.6 billion in annual employment income. Cleaned-up sites in use also generate property tax revenues for local governments.¹

This national compendium describes the beneficial effects of Superfund Redevelopment nationally and at the EPA Region and state level. Features include:

- An overview of EPA's support for Superfund Redevelopment.
- A summary of sites on EPA's Superfund program's National Priorities List (NPL) that are currently in use.
- An overview of the beneficial effects of Superfund site redevelopment, including businesses, jobs and property tax.
- Two-page profiles summarizing economic and property value data collected for each of the 10 EPA Regions, including the 50 states, U.S. territories and tribal nations.

Sites in Reuse and Continued Use: Business and Job Highlights

Businesses:	10,230
Total Annual Sales:	\$65.8 billion
Number of People Employed:	246,178
Total Annual Employee Income:	\$18.6 billion



Figure 2. Costco Wholesale store at the Operating Industries, Inc., Landfill site (California, Region 9).

¹ Business and property value tax figures represent only a subset of the beneficial effects of sites in reuse or continued use.



Figure 3. A store at the Bunker Hill Mining & Metallurgical Complex site (Idaho, Region 10).



Figure 4. A courtyard at one of the many commercial businesses at the San Fernando Valley (Area 1) site (California, Region 9).



Figure 5. The Kelly House Museum at the Peterson/Puritan, Inc. site (Rhode Island, Region 1).

SUPPORT FOR SUPERFUND REDEVELOPMENT

EPA is committed to improving the health and livelihood of Americans by cleaning up and supporting the return of land to productive use. In addition to protecting human health and the environment through the Superfund program, EPA regional offices partner with stakeholders to encourage redevelopment opportunities at Superfund sites. EPA helps communities and cleanup managers consider redevelopment during cleanup planning and evaluate remedies already in place to ensure appropriate redevelopment 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 EPA redevelopment support efforts 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 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 returning Superfund sites to productive use such as the Academy of Model Aeronautics.
- Developing reuse fact sheets, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund Redevelopment.

These efforts have built expertise across EPA regional offices, making it easier to 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 the potential for future use opportunities 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 6. Recipients of EPA's Excellence in Site Reuse Award at the Tex-Tin Corp. Superfund site in 2017 (Texas, Region 6).²

² From left to right: Carl Edlund, EPA Region 6 Superfund Division Director; Michael Dobbs and Theresa Harper, Port of Texas City, Texas City Terminal Railway Company; Jeff Gifford, Vice President of Health, Safety, Security and Environment, Genesis Energy, L.P.; Mayor Matthew T. Doyle, Texas City, Texas; former Mayor Carlos Garza, Texas City, Texas; former Mayor Charles T. "Chuck" Doyle, Texas City, Texas; Robert Piniewski, Project Coordinator, Project Navigator, Ltd.; Edgard Bertaut and Sarah Dalton, Co-Chairs, Tex Tin Settling Defendants; and Danny P. Brown, Project Manager, RECON Services, L.P.

SUPERFUND REDEVELOPMENT: THE BIG PICTURE

EPA can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions.³ EPA refers sites warranting long-term cleanup to its remedial program or to state programs. EPA's NPL is a list of sites targeted by the Agency 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 to address it 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. There are 1,769 sites on the NPL.

Whenever possible, EPA seeks to integrate redevelopment priorities into site cleanup plans. Across the United States, EPA currently tracks 1,048 NPL sites and 123 non-NPL Superfund sites that are in use.⁴ These sites either have 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 now host recreational, ecological and agricultural uses. Many redeveloped sites support multiple uses and have the capacity to support more uses and further redevelopment. The following sections take a closer look at the beneficial effects of businesses operating on current and former Superfund sites.

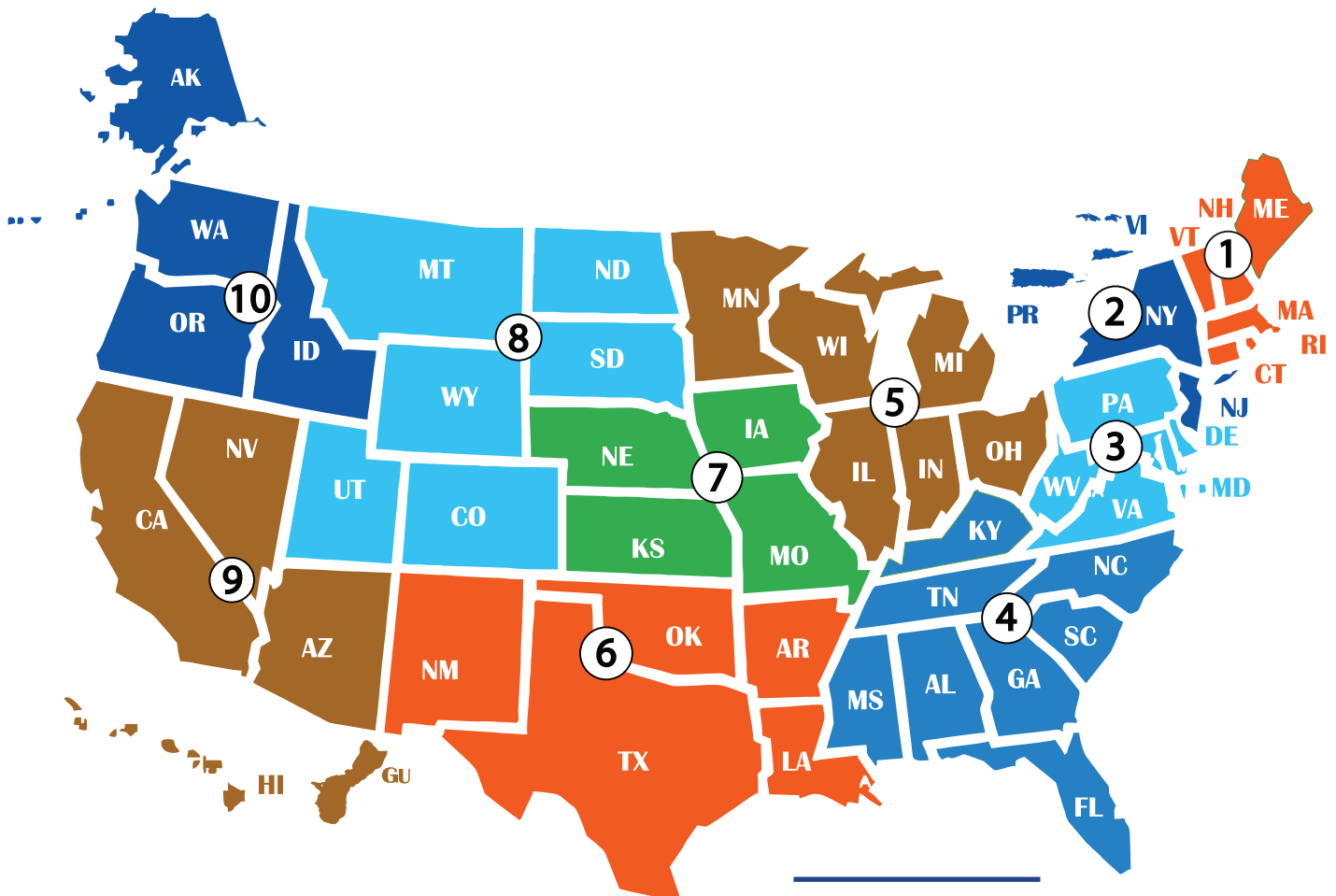


Figure 7. EPA has 10 regional offices across the country. Each office is responsible for several states, tribes and, in some cases, territories or special environmental programs.

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

4 Non-NPL sites are typically sites where removal actions have been performed under the Superfund program and EPA has not placed the sites on the NPL.

BENEFICIAL EFFECTS OF SUPERFUND SITE REDEVELOPMENT

Businesses and Jobs

EPA has collected economic data for 10,230 businesses, government agencies and civic organizations operating at 587 NPL sites and 63 non-NPL sites in reuse and continued use. The businesses and organizations at these sites earn about \$65.8 billion in estimated annual sales and employ about 246,178 people, earning an estimated \$18.6 billion in annual employment income. This income injects resources 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. Table 1 presents more detailed information (see the Regional and State Redevelopment Profiles for each EPA Region and state’s reuse details at the end of this compendium).⁵

Table 1. Site and Business Information for Sites in Reuse and Continued Use (2021)

Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
1,171	650	10,230	\$65.8 billion	246,178	\$18.6 billion

^a A total of 168 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 the compendium.

Sites in Reuse and Continued Use: A Closer Look

Reuse Type ⁶	Description	Example
In Reuse	<i>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.</i>	<i>Fletcher’s Paint Works and Storage (New Hampshire, Region 1) – former paint manufacturing plant and retail outlet now provides recreational space and additional parking for nearby Keyes Recreational Field, and hosts a Korean War Memorial.</i>
In Continued Use	<i>Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.</i>	<i>Conrail Rail Yard (Elkhart) (Indiana, Region 5) – this 675-acre rail yard area has been in operation since 1956.</i>
In Reuse and Continued Use	<i>Part of a site is in continued use and part of the site is in reuse.</i>	<i>Coalinga Asbestos Mine (California, Region 9) – the removal of old asbestos storage buildings and contaminated soil from several areas made possible the construction of a new big box store and two major housing developments. Long-time commercial and light industrial areas remain in continued use on site.</i>

⁵ For more information on the collection of business, jobs and sales data, see the Sources section of the compendium.

⁶ Reuse and continued use definitions based on [EPA’s Guidance for Documenting and Reporting Performance in Achieving Land Revitalization](#).



Figure 8. A view of the Korean War Memorial and recreational space at the Fletcher's Paint Works and Storage site (New Hampshire, Region 1).



Figure 9. America Center at the South Bay Asbestos site (California, Region 9).

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.

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.

EPA has collected property value and tax data for a limited number of Superfund sites in reuse and continued use in each EPA Region (see the Regional and State Redevelopment Profiles for each EPA Region and state's property value and tax details at the end of this compendium).⁷

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

Total Property Value: \$41.9 billion

Total Annual Property Taxes: \$401 million



Figure 10. Industrial use at the Pepper Steel & Alloys, Inc. site (Florida, Region 4).

⁷ 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.

CONCLUSION

EPA works closely with its partners at Superfund sites across the country to make sure sites can be reused safely or remain in continued use during and after 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 1,048 NPL sites and 123 non-NPL Superfund sites that either have new uses in place or uses that remain in place since before cleanup. Future uses are planned for many more Superfund sites across the country. EPA remains committed to working with all stakeholders to support opportunities for Superfund Redevelopment.

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 more actions to ensure reuses are compatible with site remedies.

Across the country, 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.



Figure 11. Businesses that are part of the mix of commercial, industrial and residential areas at the Wells G&H site (Massachusetts, Region 1).



Figure 12. Sweetwater's Donut Mill opened at the Allied Paper, Inc. site in February 2018 (Michigan, Region 5).

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EPA SUPERFUND REDEVELOPMENT PROGRAM INFORMATION RESOURCES

Superfund Sites in Reuse: find more information about Superfund sites in reuse.

www.epa.gov/superfund-redevelopment/find-superfund-sites-reuse

Superfund Redevelopment Website: tools, resources and more information about Superfund site reuse.

www.epa.gov/superfund-redevelopment

EPA Office of Site Remediation Enforcement Website: tools that address landowner liability concerns.

www.epa.gov/enforcement/landowner-liability-protections

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REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 1





REGION 1 REDEVELOPMENT PROFILE

EPA Region 1 serves Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and 10 tribal nations. Region 1 has 89 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 1.

Businesses and Jobs

EPA has collected economic data for 673 businesses and organizations operating on 41 sites in reuse and continued use in Region 1.

Table 2. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 1 (2021)

Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
89	41	673	\$1.9 billion	10,624	\$874 million

^a Fifteen 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.

Property Values and Property Tax Revenues

EPA has collected property value data for 42 Superfund sites in reuse and continued use in Region 1. These sites span 1,069 property parcels and 7,026 acres.

Table 3. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 1^a

Total Land Value (42 sites)	Total Improvement Value (42 sites)	Total Property Value (42 sites)	Total Property Value per Acre (42 sites) ^b	Total Annual Property Taxes (41 sites)
\$500 million	\$822 million	\$1.3 billion	\$188,000	\$26.3 million

^a Results are based on an effort by EPA's Superfund Redevelopment Program in 2022 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 2018 to 2022 where date information was provided. Tax data not available for every site. For more information, see the Sources section.

^b Based on total property value amount of \$1.3 billion divided by total acreage of 7,026.



Figure 13. The Homewood Suites Hotel at the Lawrence Metals (Former) site (Massachusetts, Region 1).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 4. State-Specific Business Information for Sites in Reuse and Continued Use in Region 1 (2021)

State	Sites ^a	Sites with Businesses	Businesses ^{b,c}	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
Connecticut	16	10	68	\$385 million	1,638	\$86 million
Maine	10	3	5	\$28 million	147	\$4 million
Massachusetts	36	13	526	\$1.2 billion	7,304	\$698 million
New Hampshire	11	4	13	\$167 million	586	\$33 million
Rhode Island	10	6	55	\$94 million	822	\$41 million
Vermont	6	5	6	\$20 million	127	\$12 million

^a Fifteen 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.

PROPERTY VALUES

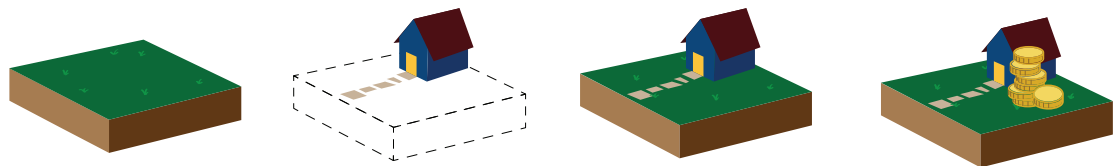


Table 5. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 1^a

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Connecticut	\$63 million (8 sites)	\$172 million (8 sites)	\$235 million (8 sites)	\$5 million (8 sites)
Maine	\$517,000 (4 sites)	\$1.5 million (4 sites)	\$2 million (4 sites)	\$32,000 (4 sites)
Massachusetts	\$287 million (16 sites)	\$512 million (16 sites)	\$799 million (16 sites)	\$16 million (16 sites)
New Hampshire	\$11 million (7 sites)	\$97 million (7 sites)	\$108 million (7 sites)	\$2 million (6 sites)
Rhode Island	\$135 million (4 sites)	\$24 million (4 sites)	\$159 million (4 sites)	\$3 million (4 sites)
Vermont	\$3 million (3 sites)	\$15 million (3 sites)	\$18 million (3 sites)	\$319,000 (3 sites)

^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 2018 to 2022. Tax data not available for all sites.

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REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 2





REGION 2 REDEVELOPMENT PROFILE

EPA Region 2 serves New Jersey, New York, Puerto Rico, the U.S. Virgin Islands and eight tribal nations. Region 2 has 146 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 2.

Businesses and Jobs

EPA has collected economic data for 692 businesses and organizations operating on 75 sites in reuse and continued use in Region 2.

Table 6. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 2 (2021)

Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
146	75	692	\$3.6 billion	16,030	\$962 million

^a Eleven 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.

Property Values and Property Tax Revenues

EPA has collected property value data for 69 Superfund sites in reuse and continued use in Region 2. These sites span 2,272 property parcels and 8,256 acres.

Table 7. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 2^a

Total Land Value (62 sites)	Total Improvement Value (62 sites)	Total Property Value (69 sites)	Total Property Value per Acre (69 sites) ^b	Total Annual Property Taxes (64 sites)
\$553 million	\$872 million	\$1.6 billion	\$197,000	\$27.4 million

^a Results are based on an effort by EPA's Superfund Redevelopment Program in 2022 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 2020 to 2022. Detailed (land and improvement) property value data as well as tax data were not available for every site. For additional information, see the Sources section.

^b Based on total property value amount of \$1.6 billion divided by total acreage of 8,256.



Figure 14. New development along the Gowanus Canal (New York, Region 2).

ECONOMIC HIGHLIGHTS — STATE OR TERRITORY REDEVELOPMENT

Table 8. State-Specific Business Information for Sites in Reuse and Continued Use in Region 2 (2021)

State	Sites ^a	Sites with Businesses	Businesses ^{b,c}	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
New Jersey	75	34	189	\$2.1 billion	6,762	\$431 million
New York	65	37	491	\$1.5 billion	9,040	\$522 million
Puerto Rico	5	3	8	\$16 million	227	\$8 million
U.S. Virgin Islands	1	1	4	\$112,000	1	\$18,000

^a Eleven 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.

PROPERTY VALUES

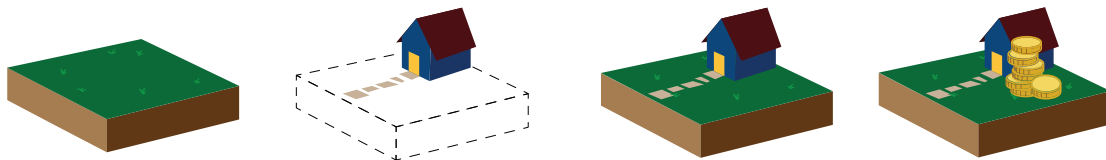


Table 9. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 2^a

State or Territory	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
New Jersey	\$505 million (38 sites)	\$601 million (38 sites)	\$1.1 billion (38 sites)	\$25 million (38 sites)
New York	\$48 million (24 sites)	\$272 million (24 sites)	\$521 million (31 sites)	\$2 million (26 sites)
Puerto Rico ^b	-	-	-	-
U.S. Virgin Islands ^c	-	-	-	-

^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 2020 to 2022. Detailed (land and improvement) property value data as well as tax data were not available for every site.

^b Property value and tax data were not available for sites in reuse or continued use in Puerto Rico.

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

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REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 3





REGION 3 REDEVELOPMENT PROFILE

EPA Region 3 serves Delaware, Maryland, Pennsylvania, Virginia, West Virginia and the District of Columbia. Region 3 has 159 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 3.

Businesses and Jobs

EPA has collected economic data for 592 businesses and organizations operating on 81 sites in reuse and continued use in Region 3.

Table 10. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 3 (2021)

Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
159	81	592	\$4.1 billion	14,989	\$1.1 billion

^a Thirty 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.

Property Values and Property Tax Revenues

EPA has collected property value data for 85 Superfund sites in reuse and continued use in Region 3. These sites span 2,470 property parcels and 9,133 acres.

Table 11. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 3^a

Total Land Value (69 sites)	Total Improvement Value (69 sites)	Total Property Value (85 sites)	Total Property Value per Acre (84 sites) ^b	Total Annual Property Taxes (84 sites)
\$192 million	\$496 million	\$873 million	\$94,000	\$14.2 million

^a Results are based on an effort by EPA's Superfund Redevelopment Program in 2022 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 2020 to 2022 where date information was provided. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

^b Based on total property value amount of \$873 million divided by total acreage of 9,133 acres.



Figure 15. The former American Viscose Corporation administrative building at the Avtex Fibers site has been refurbished and now hosts several small businesses (Virginia, Region 3).

ECONOMIC HIGHLIGHTS - STATE OR DISTRICT REDEVELOPMENT

Table 12. State-Specific Business Information for Sites in Reuse and Continued Use in Region 3 (2021)

State	Sites ^a	Sites with Businesses	Businesses ^{b,c}	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
District of Columbia	1	-	-	-	-	-
Delaware	15	9	95	\$332 million	1,897	\$124 million
Maryland	16	4	10	\$19 million	261	\$10 million
Pennsylvania	93	52	402	\$3.6 billion	11,435	\$883 million
Virginia	24	9	50	\$185 million	1,120	\$74 million
West Virginia	10	7	35	\$21 million	276	\$12 million

^a Thirty 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.

PROPERTY VALUES

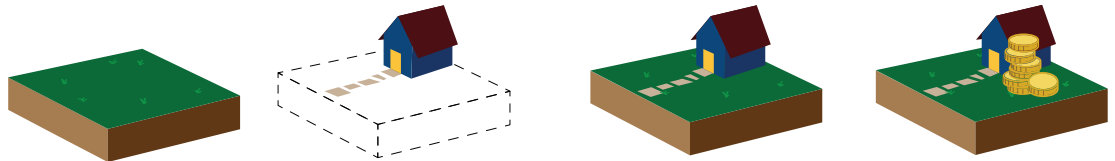


Table 13. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 3^a

State or District	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
District of Columbia ^b	-	-	-	-
Delaware	\$10 million (11 sites)	\$60 million (11 sites)	\$70 million (11 sites)	\$1 million (11 sites)
Maryland	\$4 million (7 sites)	\$2 million (7 sites)	\$6 million (7 sites)	\$88,000 (7 sites)
Pennsylvania	\$151 million (42 sites)	\$370 million (42 sites)	\$706 million (58 sites)	\$12 million (57 sites)
Virginia	\$15 million (5 sites)	\$37 million (5 sites)	\$52 million (5 sites)	\$160,000 (5 sites)
West Virginia	\$12 million (4 sites)	\$27 million (4 sites)	\$39 million (4 sites)	\$617,000 (4 sites)

^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 2020 to 2022.

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

^b Property value and tax data were not available for the site in the District of Columbia.

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REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 4





REGION 4 REDEVELOPMENT PROFILE

EPA Region 4 serves Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and six tribes. Region 4 has 165 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 4.

Businesses and Jobs

EPA has collected economic data for 577 businesses and organizations operating on 111 sites in reuse and continued use in Region 4.

Table 14. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 4 (2021)

Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
165	111	577	\$7.4 billion	20,680	\$1.4 billion

^a Eighteen 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.

Property Values and Property Tax Revenues

EPA has collected property value data for 94 Superfund sites in reuse and continued use in Region 4. These sites span 1,884 property parcels and 13,926 acres.

Table 15. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 4^a

Total Land Value (78 sites)	Total Improvement Value (78 sites)	Total Property Value (94 sites)	Total Property Value per Acre (94 sites) ^b	Total Annual Property Taxes (94 sites)
\$514 million	\$604 million	\$1.4 billion	\$102,000	\$17.1 million

^a Results are based on an effort by EPA's Superfund Redevelopment Program in 2022 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 2020 to 2022 where date information was provided. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

^b Based on total property value amount of \$1.4 billion divided by total acreage of 13,926.



Figure 16. Entrance to the ReVenture eco-industrial park at the Martin-Marietta, Sodyeco, Inc. site (North Carolina, Region 4).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 16. State-Specific Business Information for Sites in Reuse and Continued Use in Region 4 (2021)

State	Sites ^a	Sites with Businesses	Businesses ^{b,c}	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
Alabama	11	7	20	\$1.4 billion	1,450	\$143 million
Florida	64	45	329	\$4.2 billion	11,588	\$871 million
Georgia	16	14	36	\$252 million	1,063	\$51 million
Kentucky	7	3	6	\$496 million	879	\$70 million
Mississippi	4	4	9	\$26 million	312	\$11 million
North Carolina	23	17	35	\$456 million	1,414	\$84 million
South Carolina	23	14	73	\$218 million	1,100	\$60 million
Tennessee	17	7	69	\$368 million	2,874	\$158 million

^a Eighteen 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.

PROPERTY VALUES

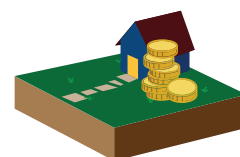
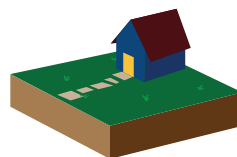
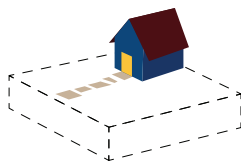
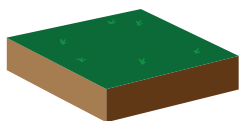


Table 17. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 4^a

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Alabama	\$65 million (5 sites)	\$35 million (5 sites)	\$100 million (5 sites)	\$524,000 (5 sites)
Florida	\$216 million (32 sites)	\$348 million (32 sites)	\$858 million (46 sites)	\$12 million (46 sites)
Georgia	\$5 million (8 sites)	\$33 million (8 sites)	\$38 million (8 sites)	\$282,000 (8 sites)
Kentucky	\$6 million (2 sites)	\$17 million (2 sites)	\$23 million (2 sites)	\$235,000 (2 sites)
Mississippi	\$2 million (3 sites)	\$1 million (3 sites)	\$3 million (3 sites)	\$36,000 (3 sites)
North Carolina	\$97 million (10 sites)	\$61 million (10 sites)	\$158 million (10 sites)	\$774,000 (10 sites)
South Carolina	\$115 million (12 sites)	\$77 million (12 sites)	\$199 million (14 sites)	\$3 million (14 sites)
Tennessee	\$9 million (6 sites)	\$31 million (6 sites)	\$40 million (6 sites)	\$363,000 (6 sites)

^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 2020 to 2022. Detailed (land and improvement) property value data as well as tax data were not available for every site.

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REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 5





REGION 5 REDEVELOPMENT PROFILE

EPA Region 5 serves Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 35 tribes. Region 5 has 162 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 5.

Businesses and Jobs

EPA has collected economic data for 501 businesses and organizations operating on 99 sites in reuse and continued use in Region 5.

Table 18. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 5 (2021)

Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
162	99	501	\$5.8 billion	17,622	\$1.3 billion

^a Thirteen 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.

Property Values and Property Tax Revenues

EPA has collected property value data for 82 Superfund sites in reuse and continued use in Region 5. These sites span 3,520 property parcels and 14,180 acres.

Table 19. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 5^a

Total Land Value (66 sites)	Total Improvement Value ^b (66 sites)	Total Property Value (82 sites)	Total Property Value per Acre (81 sites) ^c	Total Annual Property Taxes (82 sites)
\$240 million	\$499 million	\$796 million	\$56,000	\$27.1 million

^a Results are based on an effort by EPA's Superfund Redevelopment Program in 2022 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 2019 to 2022 where date information was provided. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

^b Land and improvement value for nine of the sites is listed as \$0.

^c Based on total property value amount of \$796 million divided by total acreage of 14,180.



Figure 17. Residential use at the Koppers Coke site (Minnesota, Region 5).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 20. State-Specific Business Information for Sites in Reuse and Continued Use in Region 5 (2021)

State	Sites ^a	Sites with Businesses	Businesses ^{b,c}	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
Illinois	32	18	76	\$581 million	1,441	\$83 million
Indiana	24	13	62	\$155 million	1,119	\$57 million
Michigan	34	26	111	\$763 million	2,785	\$180 million
Minnesota	34	24	169	\$3.0 billion	8,027	\$765 million
Ohio	22	11	64	\$1.1 billion	3,247	\$205 million
Wisconsin	16	7	19	\$179 million	1,003	\$46 million

^a Thirteen 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.

PROPERTY VALUES

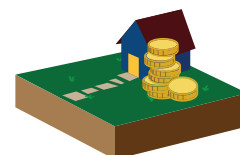
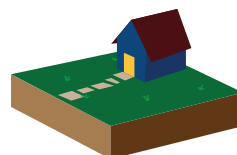
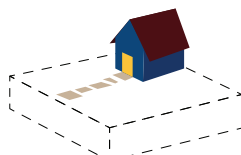
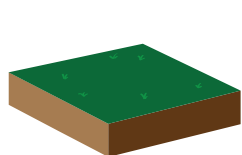


Table 21. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 5^a

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Illinois	\$38 million (10 sites)	\$106 million (10 sites)	\$144 million (10 sites)	\$13 million (10 sites)
Indiana	\$7 million (10 sites)	\$16 million (10 sites)	\$23 million (10 sites)	\$685,000 (10 sites)
Michigan	\$322,000 (5 sites)	\$154,000 (5 sites)	\$35 million (18 sites)	\$2 million (18 sites)
Minnesota	\$176 million (23 sites)	\$308 million (23 sites)	\$507 million (25 sites)	\$11 million (25 sites)
Ohio	\$17 million (11 sites)	\$63 million (11 sites)	\$80 million (11 sites)	\$1 million (11 sites)
Wisconsin	\$2 million (7 sites)	\$5 million (7 sites)	\$7 million (8 sites)	\$125,000 (8 sites)

^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 2019 to 2022. Detailed (land and improvement) property value data were not available for every site.

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REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 6





REGION 6 REDEVELOPMENT PROFILE

EPA Region 6 includes Arkansas, Louisiana, New Mexico, Oklahoma, Texas and 66 tribes. Region 6 has 69 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 6.

Businesses and Jobs

EPA has collected economic data for 277 businesses and organizations operating on 39 sites in reuse and continued use in Region 6.

Table 22. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 6 (2021)

Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
69	39	277	\$883 million	4,791	\$265 million

^a Eight 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.

Property Values and Property Tax Revenues

EPA has collected property value data for 33 Superfund sites in reuse and continued use in Region 6. These sites span 3,123 property parcels and 5,556 acres.

Table 23. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 6^a

Total Land Value (32 sites)	Total Improvement Value ^b (32 sites)	Total Property Value (33 sites)	Total Property Value per Acre (34 sites) ^c	Total Annual Property Taxes (31 sites)
\$192 million	\$541 million	\$733 million	\$132,000	\$7.8 million

^a Results are based on an effort by EPA's Superfund Redevelopment Program in 2021 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 2018 to 2021 where data information was provided. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

^b Land and improvement value for one of the sites is listed as \$0.

^c Based on total property value amount of \$733 million divided by total acreage of 5,556.



Figure 18. Extended Studio Suite Hotel at the Highway 71/72 Refinery site (Louisiana, Region 6).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 24. State-Specific Business Information for Sites in Reuse and Continued Use in Region 6 (2021)

State	Sites ^a	Sites with Businesses	Businesses ^{b, c}	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
Arkansas	6	4	7	\$13 million	154	\$10 million
Louisiana	12	7	47	\$38 million	746	\$37 million
New Mexico	10	5	14	\$16 million	71	\$3 million
Oklahoma	9	5	100	\$360 million	1,673	\$81 million
Texas	32	18	109	\$456 million	2,147	\$134 million

^a Eight 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.

PROPERTY VALUES

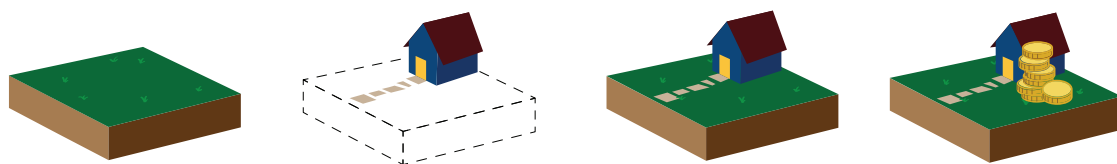


Table 25. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 6^a

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Arkansas	\$2 million (2 sites)	\$1 million (2 sites)	\$3 million (2 sites)	\$7,000 (2 sites)
Louisiana	\$19 million (7 sites)	\$97 million (7 sites)	\$116 million (8 sites)	\$2 million (8 sites)
New Mexico	\$5 million (5 sites)	\$3 million (5 sites)	\$8 million (5 sites)	\$121,000 (5 sites)
Oklahoma	\$4 million (3 sites)	\$23 million (3 sites)	\$27 million (3 sites)	\$336,000 (3 sites)
Texas	\$162 million (15 sites)	\$416 million (15 sites)	\$578 million (15 sites)	\$5 million (13 sites)

^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 2018 to 2021. Detailed (land and improvement) property value data as well as tax data were not available for every site.

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REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 7





REGION 7 REDEVELOPMENT PROFILE

EPA Region 7 serves Iowa, Kansas, Missouri, Nebraska and nine tribal nations. Region 7 has 91 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 7.

Businesses and Jobs

EPA has collected economic data for 1,862 businesses and organizations operating on 53 sites in reuse and continued use in Region 7.

Table 26. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 7 (2021)

Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
91	53	1,862	\$9 billion	36,775	\$2.1 billion

^a Eight sites are federal facilities. While most federal facility sites are excluded from site and business data, the economic information associated with the Nebraska Ordnance Plant (Former) and the St. Louis Airport/Hazelwood Interim Storage/Futura Coatings Co. sites are included in the totals. These sites are considered "hybrid" sites because each site has both federal and non-federal responsible parties.

^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.

Property Values and Property Tax Revenues

EPA has collected property value data for 24 Superfund sites in reuse and continued use in Region 7. These sites span 59,180 property parcels and 654,584 acres.

Table 27. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 7^a

Total Land Value (21 sites)	Total Improvement Value (21 sites)	Total Property Value (24 sites)	Total Property Value per Acre (23 sites) ^b	Total Annual Property Taxes (24 sites)
\$657 million	\$2.9 billion	\$4.2 billion	\$6,400	\$53.3 million

^a Results are based on an effort by EPA's Superfund Redevelopment Program in 2021 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 2019 to 2021. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

^b Based on total property value amount of \$4.2 billion divided by total acreage of 654,584.



Figure 19. Buildings where businesses operate at the Aidex Corporation site (Iowa, Region 7).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 28. State-Specific Business Information for Sites in Reuse and Continued Use in Region 7 (2021)

State	Sites ^a	Sites with Businesses	Businesses ^{b,c}	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
Iowa	24	15	22	\$1.4 billion	2,406	\$174 million
Kansas	20	12	281	\$1.1 billion	6,343	\$327 million
Missouri	32	16	1,492	\$5.1 billion	25,335	\$1.5 billion
Nebraska	15	10	67	\$1.4 billion	2,691	\$154 million

^a Eight sites are federal facilities. While most federal facility sites are excluded from site and business data, the economic information associated with the Nebraska Ordnance Plant (Former) and the St. Louis Airport/Hazelwood Interim Storage/Futura Coatings Co. sites are included in the totals. These sites are considered "hybrid" sites because each site has both federal and non-federal responsible parties.

^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.

PROPERTY VALUES

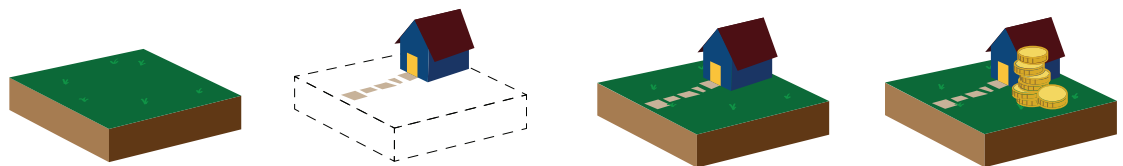


Table 29. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 7^a

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Iowa	\$2 million (6 sites)	\$12 million (6 sites)	\$14 million (6 sites)	\$396,000 (6 sites)
Kansas	\$116 million (5 sites)	\$462 million (5 sites)	\$578 million (6 sites)	\$4 million (6 sites)
Missouri	\$501 million (6 sites)	\$2.4 billion (6 sites)	\$3.5 billion (8 sites)	\$47 million (8 sites)
Nebraska	\$38 million (4 sites)	\$64 million (4 sites)	\$102 million (4 sites)	\$1 million (4 sites)

^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 2019 to 2021. Detailed (land and improvement) property value data were not available for every site.

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REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 8





REGION 8 REDEVELOPMENT PROFILE

EPA Region 8 serves Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 tribal nations. Region 8 has 84 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 8.

Businesses and Jobs

EPA has collected economic data for 2,647 businesses and organizations operating on 50 sites in reuse and continued use in Region 8.

Table 30. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 8 (2021)

Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
84	50	2,647	\$11.4 billion	44,952	\$2.6 billion

^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.

Property Values and Property Tax Revenues

EPA has collected property value data for 48 Superfund sites in reuse and continued use in Region 8. These sites span 66,756 property parcels and 293,128 acres.

Table 31. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 8^a

Total Land Value (43 sites)	Total Improvement Value (43 sites)	Total Property Value (48 sites)	Total Property Value per Acre (48 sites) ^b	Total Annual Property Taxes (41 sites)
\$7.2 billion	\$16.5 billion	\$23.9 billion	\$81,000	\$161.4 million

^a Results are based on an effort by EPA's Superfund Redevelopment Program in 2021 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 2018 to 2021. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

^b Based on total property value amount of \$23.9 billion divided by total acreage of 293,128.



Figure 20. Residential development in Daybreak at the Kennecott South Zone site (Utah, Region 8).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 32. State-Specific Business Information for Sites in Reuse and Continued Use in Region 8 (2021)

State	Sites ^a	Sites with Businesses	Businesses ^{b,c}	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
Colorado	27	13	887	\$2.6 billion	10,930	\$644 million
Montana	21	13	1,035	\$1.3 billion	10,702	\$485 million
North Dakota	2	2	2	\$3 million	16	\$1 million
South Dakota	4	1	1	\$6 million	10	\$1 million
Utah	28	20	721	\$7.6 billion	23,269	\$1.4 billion
Wyoming	2	1	1	\$27 million	25	\$3 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.

PROPERTY VALUES

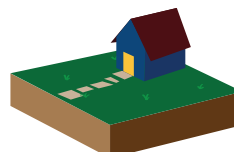
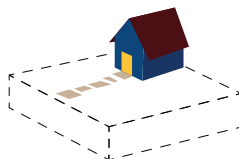
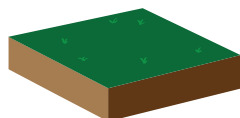


Table 33. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 8^a

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Colorado	\$1.6 billion (14 sites)	\$3.1 billion (14 sites)	\$4.7 billion (14 sites)	\$37 million (14 sites)
Montana	\$278 million (13 sites)	\$1.3 billion (13 sites)	\$1.6 billion (13 sites)	\$1 million (8 sites)
North Dakota ^b	-	-	-	-
South Dakota	\$2 million (1 site)	-	\$2 million (1 site)	\$43,000 (1 site)
Utah	\$5.4 billion (14 sites)	\$12.1 billion (14 sites)	\$17.6 billion (19 sites)	\$124 million (17 sites)
Wyoming	\$324,000 (1 site)	\$340,000 (1 site)	\$664,000 (1 site)	\$4,000 (1 site)

^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 2018 to 2021. Detailed (land and improvement) property value data as well as tax data were not available for every site.

^b Property value and tax data were not available for sites in reuse or continued use in North Dakota.

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REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 9





REGION 9 REDEVELOPMENT PROFILE

EPA Region 9 serves Arizona, California, Hawaii, Nevada, American Samoa, Guam, the Northern Mariana Islands and 148 tribes. Region 9 has 105 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 9.

Businesses and Jobs

EPA has collected economic data for 1,259 businesses and organizations operating on 54 sites in reuse and continued use in Region 9.

Table 34. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 9 (2021)

Sites	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
105	54	1,259	\$13.8 billion	47,179	\$5.8 billion

^a Twenty-eight 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.

Property Values and Property Tax Revenues

EPA has collected property value data for 26 Superfund sites in reuse and continued use in Region 9. These sites span 890 property parcels and 14,911 acres.

Table 35. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 9^a

Total Land Value (25 sites)	Total Improvement Value ^b (25 sites)	Total Property Value (26 sites)	Total Property Value per Acre (26 sites) ^c	Total Annual Property Taxes (26 sites)
\$1.7 billion	\$2.8 billion	\$4.7 billion	\$315,000	\$50.7 million

^a Results are based on an effort by EPA's Superfund Redevelopment Program in 2021 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 2019 to 2021. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

^b Land and improvement value for one of the sites is listed as \$0.

^c Based on total property value amount of \$4.7 billion divided by total acreage of 14,911.



Figure 21. Commercial reuse at the Del Amo site (California, Region 9).

ECONOMIC HIGHLIGHTS — STATE OR TERRITORY REDEVELOPMENT

Table 36. State-Specific Business Information for Sites in Reuse and Continued Use in Region 9 (2021)

State	Sites ^a	Sites with Businesses	Businesses ^{b,c}	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
Arizona	8	5	213	\$4.7 billion	17,142	\$1.7 billion
California	91	47	966	\$9 billion	29,413	\$4 billion
Guam	1	-	-	-	-	-
Hawaii	3	1	20	\$28 million	203	\$12 million
Nevada	2	1	60	\$42 million	421	\$29 million

^a Twenty-eight 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.

PROPERTY VALUES

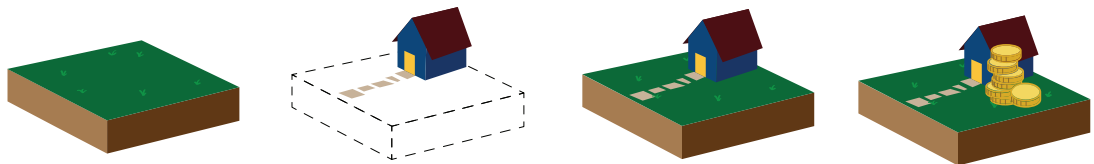


Table 37. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 9^a

State or District	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Arizona	\$148 million (2 sites)	\$198 million (2 sites)	\$564 million (3 sites)	\$2 million (3 sites)
California	\$1.5 billion (22 sites)	\$2.5 billion (22 sites)	\$4 billion (22 sites)	\$48 million (22 sites)
Guam ^b	-	-	-	-
Hawaii	\$79 million (1 site)	\$13 million (1 site)	\$92 million (1 site)	\$220,000 (1 site)
Nevada ^c	-	-	-	-

^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 2019 to 2021.

Detailed (land and improvement) property value data were not available for every site.

^b Property value and tax data were not available for sites in reuse or continued use in Guam.

^c Property value and tax data were not available for sites in reuse or continued use in Nevada.

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REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 10





REGION 10 REDEVELOPMENT PROFILE

EPA Region 10 serves Alaska, Idaho, Oregon, Washington and 271 native tribes. Region 10 has 101 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 10.

Businesses and Jobs

EPA has collected economic data for 1,150 businesses and organizations operating on 47 sites in reuse and continued use in Region 10.

Table 38. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 10 (2021)

Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
101	47	1,150	\$7.8 billion	32,536	\$2.1 billion

^a Twenty-seven 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.

Property Values and Property Tax Revenues

EPA has collected property value data for 40 Superfund sites in reuse and continued use in Region 10. These sites span 791 property parcels and 4,668 acres.

Table 39. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 10^a

Total Land Value (39 sites)	Total Improvement Value ^b (39 sites)	Total Property Value (40 sites)	Total Property Value per Acre (40 sites) ^c	Total Annual Property Taxes (40 sites)
\$1.4 billion	\$914 million	\$2.3 billion	\$501,000	\$16.1 million

^a Results are based on an effort by EPA's Superfund Redevelopment Program in 2021 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 2019 to 2021. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

^b Land and improvement value for one of the sites is listed as \$0.

^c Based on total property value amount of \$2.3 billion divided by total acreage of 4,668.

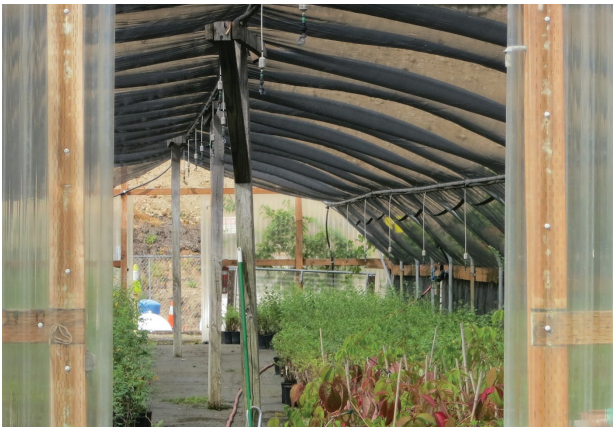


Figure 22. Greenhouse at the Northwest Pipe & Casing/Hall Process Company site (Oregon, Region 10).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 40. State-Specific Business Information for Sites in Reuse and Continued Use in Region 10 (2021)

State	Sites ^a	Sites with Businesses	Businesses ^{b,c}	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
Alaska	11	2	6	\$742,000 ^e	48	\$3 million
Idaho	11	5	299	\$445 million	3,234	\$149 million
Oregon	18	12	101	\$2.9 billion	9,528	\$638 million
Washington	61	28	744	\$4.4 billion	19,726	\$1.3 billion

^a Twenty-seven 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.

^e 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

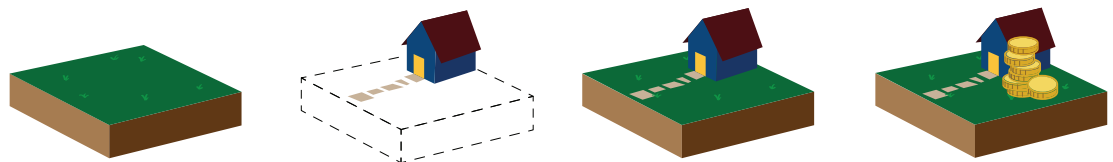


Table 41. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 10^a

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Alaska	\$169,000 (1 site)	-	\$169,000 (1 site)	\$3,000 (1 site)
Idaho	\$7 million (2 sites)	\$63 million (2 sites)	\$139 million (3 sites)	\$2 million (3 sites)
Oregon	\$130 million (8 sites)	\$253 million (8 sites)	\$383 million (8 sites)	\$3 million (8 sites)
Washington	\$1.2 billion (28 sites)	\$597 million (28 sites)	\$1.8 billion (28 sites)	\$12 million (28 sites)

^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 2019 to 2021. Detailed (land and improvement) property value data were not available for every site.

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) (www.dnb.com) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of over 300 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 Reference Solutions database (www.thereferencegroup.com). In cases where Reference Solutions did not include employment and sales volume for on-site businesses, EPA used the Manta database (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 included in this compendium were collected in 2021. Estimated annual employment income was calculated using 2020 jobs data and BLS average weekly wage data for those jobs from 2020 (the latest available wage data at the time of data collection). 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.

PROPERTY VALUE AND TAX INFORMATION

EPA collected on-site property values and property taxes included in this compendium 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 2018 to 2022 where date information was provided. All figures presented have been rounded for the convenience of the reader. Federal facility sites are excluded from all property value and tax calculations.

Write-ups of sites in reuse or continued use featured in this compendium are based on available EPA resources, including Superfund Redevelopment case studies as well as other resources. Links to EPA's Superfund Redevelopment Program case studies are at www.epa.gov/superfund-redevelopment.

Back Cover page photos:

Norwood PCBs (Massachusetts, Region 1)
Highway 71/72 Refinery (Louisiana, Region 6)
California Gulch (California, Region 8)
Kansas City Structural Steel (Kansas, Region 7)
Tulsa Fuel and Manufacturing (Oklahoma, Region 6)
Southside Sanitary Landfill (Indiana, Region 5)

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United States Environmental Protection Agency
Office of Superfund Remediation and Technology Innovation
Superfund Redevelopment Program

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www.epa.gov/superfund-redevelopment/redevelopment-economics-superfund-sites