PUTTING SITES TO WORK

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

2021 DATA

REGION 4 ECONOMIC PROFILE

EPA

Cover page photos:
Davis Timber Company (Florida), Marzone Inc./Chevron Chemical Co. (Georgia), Calhoun Park Area (South Carolina), Harris Corp. - Palm Bay Plant (Florida), Munisport Landfill (Florida)

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Figure 1. A pavilion at the Calhoun Park Area site (South Carolina).

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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 2021 Bipartisan Infrastructure Law, EPA is providing necessary funding to enable delayed cleanup efforts at 49 Superfund sites. 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 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 4 office serves the southeast United States – Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and six tribes – one of the most populous and fastest growing regions in the country. Today, building on a range of innovative initiatives, state and local leaders are fostering economic growth, emphasizing workforce development and revitalizing contaminated lands, including Superfund sites. The Superfund program in EPA Region 4 is proud to play a role in these efforts.

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

Businesses:	*577*
Total Annual Sales:	*$7.4 billion*
Number of People Employed:	*20,680*
Total Annual Employee Income:	*$1.4 billion*

Figure 2. A restaurant next to the Sanford Dry Cleaners Superfund site uses the former facility for storage (Florida).

The cleanup and reuse of Superfund sites often restores value to site properties and amenities to 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 efforts such as the Superfund Redevelopment Program, EPA Region 4 helps communities reclaim cleaned-up Superfund sites. Factoring the reasonably anticipated future use of Superfund sites into the cleanup process promotes their safe redevelopment. In addition, EPA Region 4 works closely with state and local officials to remove barriers that have kept many Superfund sites vacant or underused. EPA Region 4 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. This continuity enables these businesses to remain open and serve as a source of jobs and income for local communities.[1]

Superfund sites across Region 4 are home to industrial and commercial parks, retail centers, car dealerships, government offices, and neighborhoods. Many sites continue to host industrial operations such as large-scale manufacturing facilities. Other sites support natural areas, parks and recreation facilities. On-site businesses and organizations at current and former Region 4 Superfund sites provide an estimated 20,680 jobs and contribute an estimated $1.4 billion in annual employment income. Sites in reuse and continued use in Region 4 generate $17.1 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 4. There are 54 Superfund sites in reuse or continued use in Region 4 for which EPA does not have business data, including 18 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 71 sites in reuse or continued use in Region 4 for which EPA does not have property value or tax data, including 18 NPL federal facilities.

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

Figure 3. Left: Fire department training facility at the Koppers Co. Charleston Plant site (South Carolina). Right: Recreational use at the Calhoun Park Area site (South Carolina).

SUPPORT FOR SUPERFUND REDEVELOPMENT

EPA Region 4 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 4 partners with stakeholders to encourage redevelopment opportunities at Superfund sites. Region 4 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 4 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 4 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.
- Developing reuse fact sheets, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund Redevelopment.

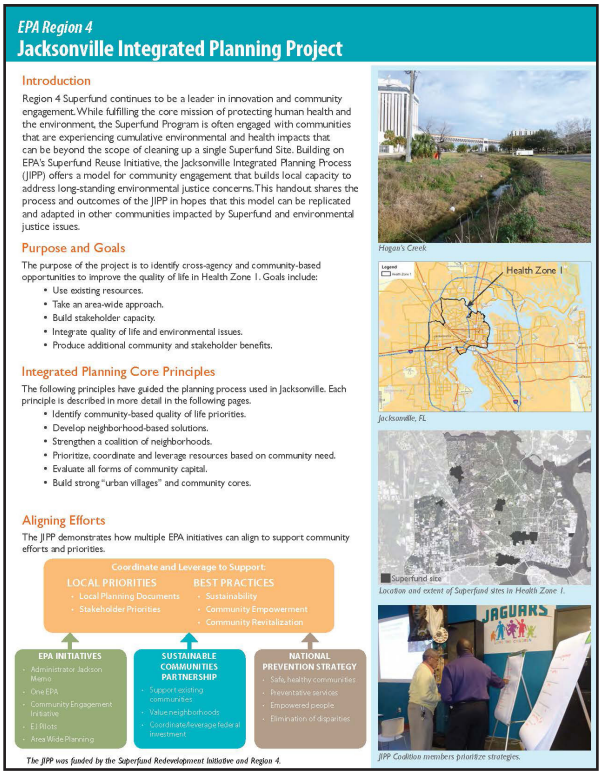


Figure 4. Superfund Redevelopment Integrated Planning Project for Superfund sites in the Jacksonville, Florida area.

These efforts have helped build expertise across Region 4, 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 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.

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 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. EPA has placed 249 sites in Region 4 on the NPL.

Whenever possible, EPA seeks to integrate redevelopment priorities into site cleanup plans. In Region 4, EPA currently tracks 143 NPL sites and 22 non-NPL Superfund sites that 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. Businesses and other organizations also support culturally and historically significant uses on site areas. 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 4.

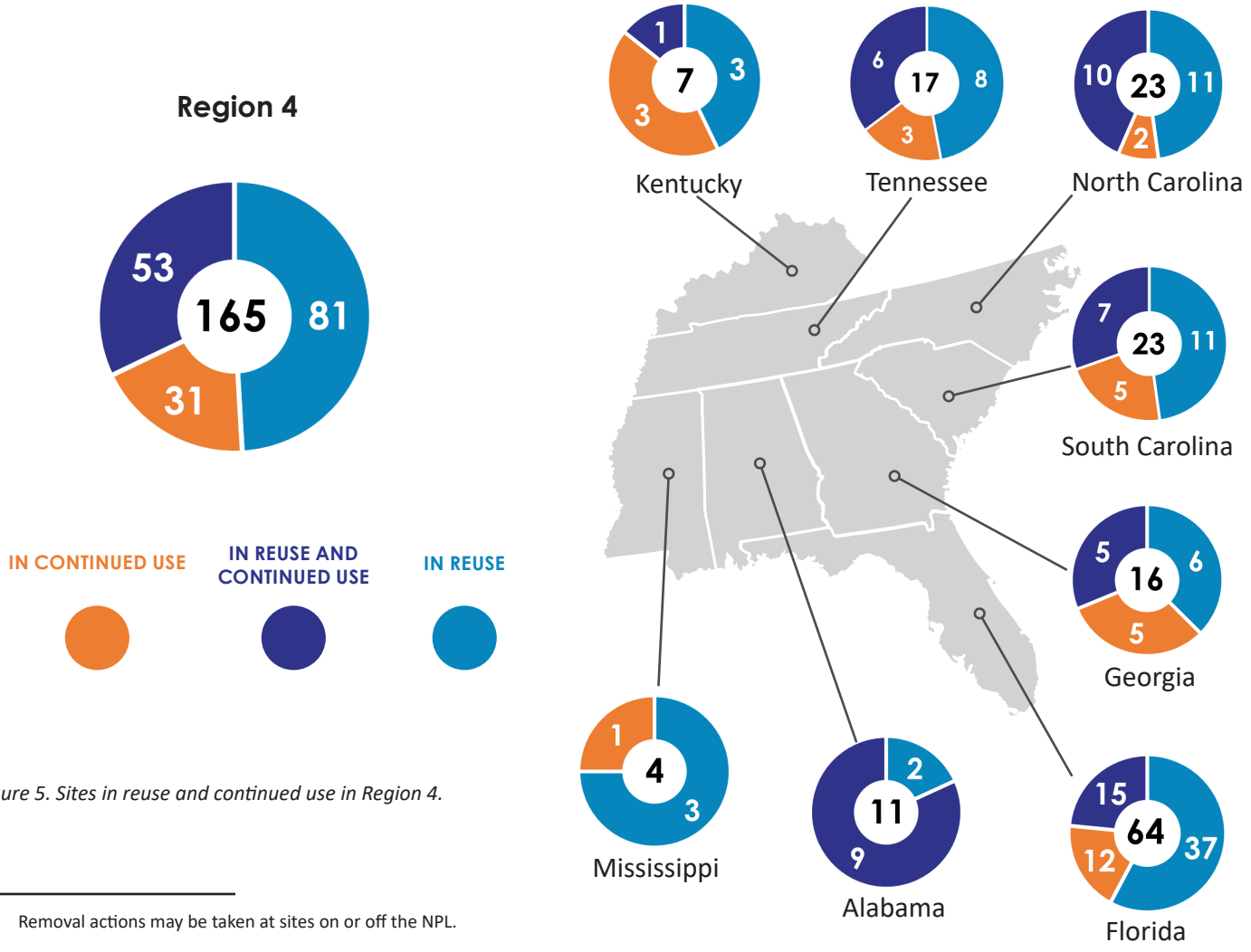


Figure 5. Sites in reuse and continued use in Region 4.

2 Removal actions may be taken at sites on or off the NPL.

Figure 6. Left: Helena Chemical Company's main packaging and distribution warehouse for sales locations in Florida is located at the Helena Chemical Co. (Tampa Plant) site (Florida). Right: A scrap-metal business operates at the United Metals, Inc. site (Florida).

Sites in Reuse and Continued Use: A Closer Look

Reuse Type	Description	Region 4 Example
In Reuse	*Part or all of a site is being used in a new, different manner than before Superfund involvement. Or, the property was vacant and cleanup was designed to support a new, specific land use.*	*Velsicol Chemical Corp. (Hardeman County) — In 2016, EPA restored 3 acres at this former landfill in Toole, Tennessee, as pollinator habitat.*
In Continued Use	*Historical uses at a site remain active, and/or the site is still used in the same general manner as when the Superfund process started at the site.*	*Helena Chemical Co. (Tampa Plant) — Helena Chemical Company continues to operate an agricultural products packaging and distribution facility at the site.*
In Reuse and Continued Use	*Part of a site is in continued use and part of the site is in reuse.*	*United Metals, Inc. — Cleanup included wetlands restoration. Today, a scrap metal and salvage yard is active on site.*

BENEFICIAL EFFECTS OF SUPERFUND SITE REDEVELOPMENT IN REGION 4

Businesses and Jobs

EPA has collected economic data for 577 businesses, government agencies and civic organizations operating on 98 NPL sites and 13 non-NPL sites in reuse and continued use in Region 4.[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 lodging, professional trade, industrial trade and health care services.

Businesses and organizations at Region 4 Superfund sites include hotels, schools, grocery stores, restaurants, civic and social organizations, freight transportation facilities, health care centers and manufacturing facilities.

The businesses and organizations at these sites generate about $7.4 billion in estimated annual sales and employ about 20,680 people, earning an estimated $1.4 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. Table 1 provides more detailed information.[4]

Table 1. Site and Business Information for Region 4 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[e]
In Reuse[f]	81	53	169	$562 million	3,032	$156 million
In Continued Use[g]	31	19	20	$1.7 billion	3,952	$244 million
In Reuse and in Continued Use	53	39	388	$5.2 billion	13,696	$1.0 billion
Totals	**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] See footnote 1, page 1. 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] Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

[f] A site "in reuse" refers to a site where a new use or uses are occurring such that there has been a change in the type of use (e.g., industrial to commercial), or the property was unused and now supports a specific use. This means that the developed site is actually used for its intended purpose by customers, visitors, employees, residents, or fauna, in the case of ecological reuse.

[g] A site "in continued use" refers to areas that are being used in the same general manner as they were when the site became subject to the Superfund or Federal Facilities Programs.

3 See footnote 1, page 1.

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

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. For example, site properties at the Varsol Spill site in Florida are now valued at $108 million. 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.

Region 4 Sites in Reuse and Continued Use: Property Value and Tax Highlights

Total Property Value: *$1.4 billion*

Total Annual Property Taxes: *$17.1 million*

Figure 7. An apartment complex at the Brown's Dump site (Florida).

EPA has collected property value and tax data for 94 Superfund sites in reuse and continued use in Region 4.[5] These sites span 1,884 property parcels and 13,926 acres. They have a total property value of $1.4 billion. The average total property value per acre is $102,000.

Land and improvement property value information is available for 78 sites. These properties have a total land value of $514 million and a total improvement value of $604 million.[6]

Property tax information is available for 94 sites. The properties generate a combined $17.1 million in local property taxes annually.

Table 2. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 4[a]

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

[a] Results are based on an EPA Superfund Redevelopment Program 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 2020 to 2022. For more information, see the Sources section. 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] Based on total property value amount of $1.4 billion divided by total acreage of 13,926.

5 There are 71 more sites in reuse or continued use in Region 4 for which EPA does not have property value or tax data, including 18 NPL federal facilities. 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 4 sites in reuse and continued use provide recreational and ecological benefits. Green space and habitat reuses help attract visitors and residents and indirectly contribute to local economies.

Figure 8. Pollinator habitat at the Martin-Marietta, Sodyeco, Inc. site (North Carolina).

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 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 serves 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 recreation 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 4 provide recreational and ecological benefits.

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

ARMSTRONG WORLD INDUSTRIES
CORPORATE SUSTAINABILITY SOWS POLLINATOR HABITAT

The Armstrong World Industries (AWI) Superfund site is in Macon, Georgia. AWI is an acoustic tile manufacturer and has operated on the site since 1948. The site includes the Waste Water Treatment (WWTP) Landfill, where the manufacturer discarded contaminated waste. EPA added the site to the NPL in 2011. Cleanup of the WWTP Landfill was completed in 2016, and included capping the landfill to contain the waste. With careful planning and collaboration among EPA Region 4, the manufacturer and the nonprofit organization Pollinator Partnership, the capped WWTP Landfill includes greenery that now hosts a pollinator meadow named the Armstrong Macon Meadow.

Figure 9. Welcome signage highlighting the features of Armstrong Macon Meadow at the Armstrong World Industries site (Georgia).

The 4-acre Armstrong Macon Meadow includes over 50 native plants and wildflowers, including milkweed, coneflowers and clover. The range of plant species reflects the natural history of central Georgia and provides habitat for bees, butterflies, birds and other species. The pollinator meadow and gardens are also a sustainable, cost-effective alternative to mowing the cap several times a year. Native vegetation also conserves resources with the use of less water and fertilizer, while preventing erosion.

Cleanup of remaining site areas will address another landfill and sediment, drainage ditches, groundwater, and fish and other organisms in Rocky Creek. The site is in a federal Opportunity Zone. About 1,700 people live within a mile of the site.

CASCADE PARK GASIFICATION PLANT
REVITALIZATION PLAN ADDRESSES FLOODING, CREATES RECREATIONAL AMENITIES

The 10-acre Cascade Park Gasification Plant site is in Tallahassee, Florida. From 1895 to the mid-1950s, the city operated a manufactured gas plant on site. It turned coal into gas used for lighting and heating fuel. Plant operations resulted in widespread soil, sediment and groundwater contamination. A city-owned municipal landfill was adjacent and managed with the gas plant. Cleanup included excavation of contaminated soil, landfill capping and groundwater monitoring. Nearly 9,000 people live within a mile of the site.

Figure 10. The Capital City Amphitheater at Cascade Park at the Cascade Park Gasification Plant site (Florida).

Local stakeholders developed a community-wide redevelopment plan to manage stormwater, create a public park, preserve local natural resources and celebrate the site's history. In 2008, EPA Region 4 recognized the community's planning efforts with its Excellence in Site Reuse Award. Cascade Park, which is partially on site, officially opened in 2014. Over 1,000 people attended the opening ceremony. Today, the park is an entertainment and recreation

hub. The park features playgrounds, memorials and a 2.3-mile multi-use trail. It includes the Capital City Amphitheater, which features a canopied stage visible from all parts of the park. An Imagination Fountain attracts children with a water play area and a nighttime light and sound show. The park is also a stormwater management system, consisting of a network of underground channels, open streams and retention ponds. To provide flood relief for surrounding areas, Cascade Park is designed to flood during major storm events. A large underground channel called a box culvert diverts runoff from large storm events to Boca Chuba Pond on site, protecting a restored stream and minimizing impacts on the park.

COPPER BASIN MINING DISTRICT

Ecological Restoration and Pollinator Habitat

The Copper Basin Mining District Superfund site is in southeast Tennessee and northern Georgia. It includes a 26-mile stretch of the Ocoee River and parts of the North Potato Creek and Davis Mill Creek watersheds. From the late 1800s to the 1980s, mining, processing, chemical manufacturing and waste disposal resulted in the erosion and transportation of soil and wastes from the watersheds into the Ocoee River. Historical mining and mineral processing operations on site left over 30 square miles of land barren of vegetation. Cleanup is ongoing. It has included waste and structure removal, surface capping, water collection and treatment, and stream and wildlife restoration. Nearly half of the site is within a federal Opportunity Zone.

The ecological restoration of over 400 acres on site involved revegetation with seed mixes that included over 20 varieties of native grasses, trees and wildflowers. The native species provide much-needed habitat for pollinators. Restoring the site with native plants also enhances the remedy. Severe erosion and sediment deposits in streams created challenges for stream cleanup. Restoring and revegetating the area helped control erosion, improve water quality and enhance the health of area ecosystems.

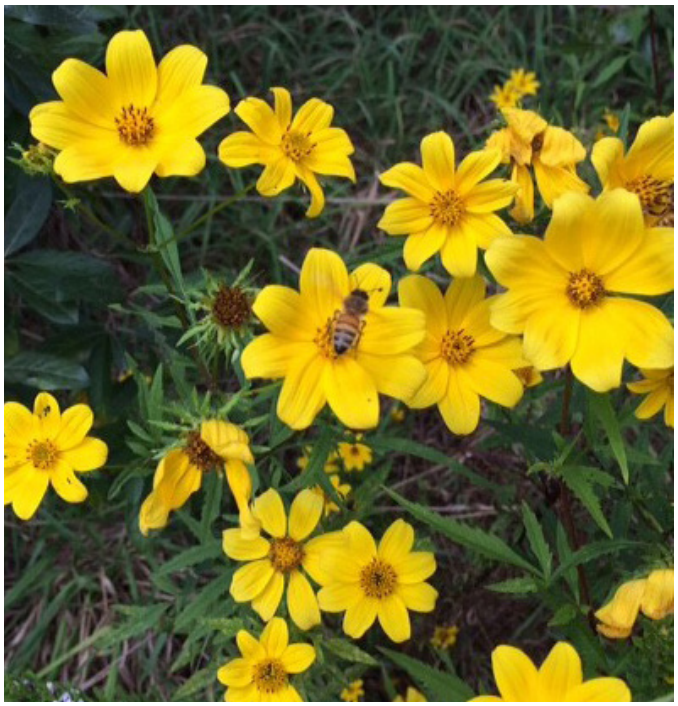


Figure 11. A honeybee pollinating a yellow tickseed sunflower in the North Potato Creek Watershed at the Copper Basin Mining District site (Tennessee).

Why Are Wetlands Economically Important?

Superfund site reuse can support wetland habitat, as seen at several sites in Region 4. To replace wetlands lost during cleanup, a conservation easement now protects 5.6 acres at the Stauffer Chemical Co (Tampa) Superfund site in Tampa, Florida, as an ecological area. Two conservation easements protect 10 acres of wetland habitat at the Schuylkill Metals Corp. Superfund site in Plant City, Florida. The site's potentially responsible parties also converted four more acres into wetlands to mitigate habitat loss in permanently inundated and contaminated areas. Cleanup at the Sapp Battery Salvage Superfund site in Cottondale, Florida, included the restoration of wetlands downgradient from the site. Today, restored wetlands and ponds provide 30 acres of wildlife habitat.

Figure 12. Wetlands surround a pond at the Stauffer Chemical Co (Tampa) site (Florida).

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 recreation amenities.

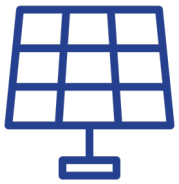
These benefits also have economic value. Replacing wetlands' water treatment services with manmade facilities, for example, would be expensive. Worldwide, wetlands provide an estimated $14.9 trillion benefit in ecosystem services. To learn more, see:

- *EPA's Economic Benefits of Wetlands*: www.epa.gov/sites/default/files/2021-01/documents/economic_benefits_of_wetlands.pdf.
- *EPA's Why Are Wetlands Important?*: www.epa.gov/wetlands/why-are-wetlands-important.
- *EPA's Functions and Values of Wetlands*: www.epa.gov/sites/default/files/2021-01/documents/functions_values_of_wetlands.pdf.

BENEFICIAL EFFECTS FROM ALTERNATIVE ENERGY PROJECTS

Alternative energy projects provide a range of beneficial effects. They support construction and operations jobs, spur local investment for manufacturing and materials, create benefits for landowners in the form of land lease and right-of-way payments, lower energy costs, and reduce greenhouse gas emissions. They also help hedge against energy price and supply volatility, support local business competitiveness and technology supply chain development, provide outreach and public relations opportunities for site owners and communities, and contribute to broader economic development planning. Alternative energy projects at Superfund sites and other contaminated lands help support White House priorities to strengthen resilience to climate change and increase access to clean energy sources. These projects also can help communities reclaim and return contaminated lands to productive uses, while supporting EPA's mission to protect human health and the environment.

As of September 2022, EPA is tracking alternative energy projects at three Superfund sites in Region 4. These projects have an installed capacity of about 25 megawatts.



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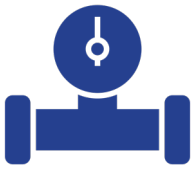
Solar Project



2
Biomass Projects

Alternative energy projects tracked in **Region 4** generate an estimated **117,181 megawatt hours** each year.[8] This is equivalent to…

83,044 metric tons of carbon dioxide.

The greenhouse gas emissions of **17,893** gasoline-powered passenger vehicles driven for one year.

The carbon dioxide emissions from **10,460** homes' energy use for one year.

8 Equivalencies were calculated using power production. Estimated power production for solar projects was calculated using facility capacity (megawatts) with the National Renewable Energy Laboratory's PVWatts Calculator pvwatts.nrel.gov. To learn more about equivalencies, see www.epa.gov/energy/greenhouse-gas-equivalencies-calculator.

OPPORTUNITY ZONE TAX INCENTIVES AS A SUPERFUND REDEVELOPMENT TOOL

Opportunity Zones are a powerful tool to encourage economic revitalization in distressed communities by incentivizing long-term, sustainable investment in redevelopment and stimulating economic growth. State governors have designated 8,756 Opportunity Zones across the country in geographic areas that suffer double the national poverty rate. Socio-economic metrics show that Opportunity Zones are among the highest-need communities in the nation. The U.S. Department of the Treasury estimates that Opportunity Zones may attract up to $100 billion in investments, which strengthens the financial viability of redevelopment projects at Superfund sites located in Opportunity Zones.

Redevelopment of current or former Superfund sites may qualify for Opportunity Zone tax benefits. Nationally, there are 343 NPL sites located entirely or partially in Opportunity Zones. Estimates indicate there are thousands of Superfund removal sites in Opportunity Zones across the nation. In Region 4, there are 63 NPL sites located entirely or partially in an Opportunity Zone. Redevelopment investments that meet appropriate qualifying criteria may be eligible for Opportunity Zone tax benefits. EPA and the U.S. Department of Housing and Urban Development (HUD) have tools and resources to help local leaders achieve equitable outcomes in Opportunity Zone development projects.

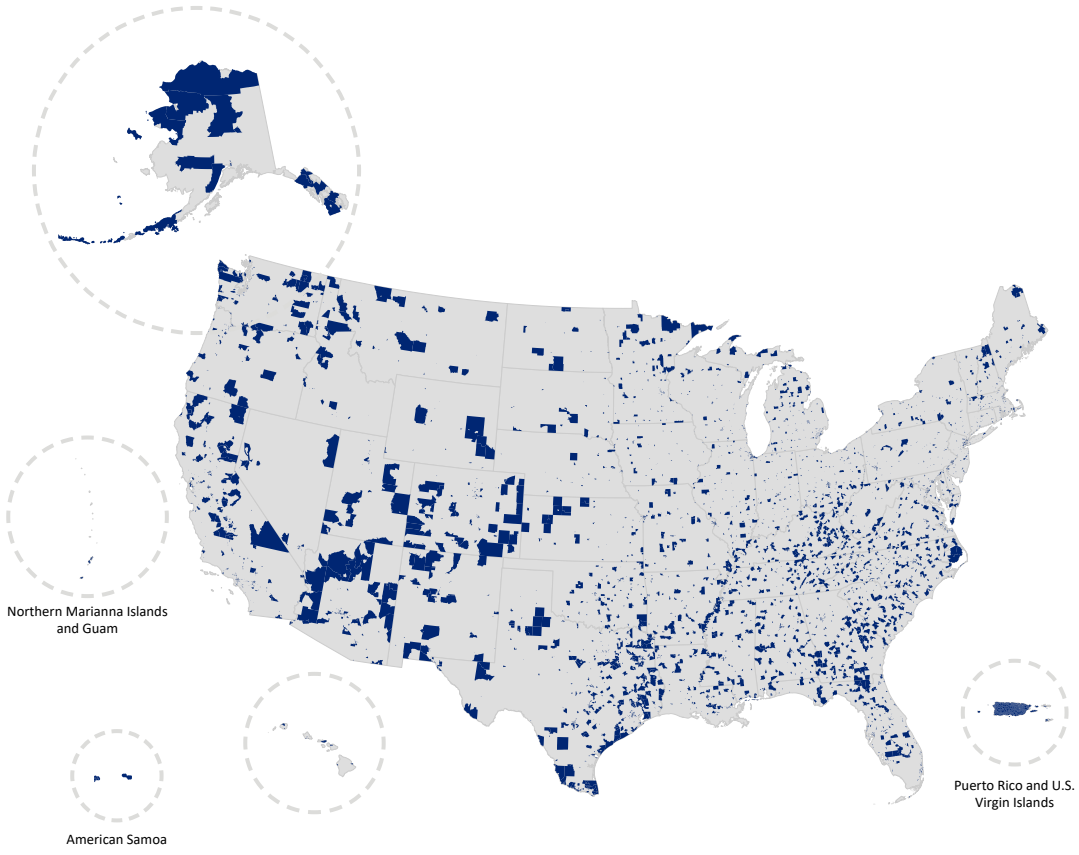


Figure 13. About 8,756 Opportunity Zones were established in all 50 states, the District of Columbia and the five U.S. territories.

ENVIRONMENTAL JUSTICE AND ECONOMIC REVITALIZATION

Communities with environmental justice concerns are disproportionately affected by environmental pollution and hazards and typically include marginalized, underserved, low-income groups and people of color, including tribal and indigenous people. Superfund cleanups and redevelopment are opportunities to evaluate how to reduce impacts on these communities and, through meaningful community involvement efforts, engage communities in productive dialogue to increase local benefits through reuse opportunities that meet community needs.

In 2021, President Biden issued two executive orders – Executive Order 13985 (Advancing Racial Equity and Support for Underserved Communities Through the Federal Government) and Executive Order 14008 (Tackling the Climate Crisis at Home and Abroad). The executive orders directed federal agencies to develop and implement policies and strategies that strengthen compliance and enforcement, incorporate environmental justice considerations in their work, increase community engagement, and ensure that at least 40% of the benefits from federal investments in climate and clean energy flow to underserved communities.

EPA has taken this charge to heart and, in September 2022, issued the *EJ Action Plan: Building Up Environmental Justice in EPA's Land Protection and Cleanup Programs* (*EJ Action Plan*), intended to address land cleanup issues in overburdened communities across the country. The plan includes strategies to enhance nearly two dozen projects while addressing the need for stronger compliance, increased environmental justice considerations in EPA regulations, and improved community engagement. The plan also complements the recommendations for integrating environmental justice into the cleanup and redevelopment of Superfund and other contaminated sites highlighted in the May 2021 National Environmental Justice Advisory Council (NEJAC) report *Superfund Remediation and Redevelopment for Environmental Justice Communities*.

In addition, EPA is using a $1 billion investment from the Bipartisan Infrastructure Law to fund new cleanup projects at 49 Superfund sites across the country. Many of these sites have been part of a backlog of Superfund sites awaiting funding for cleanup, some of which have been waiting for over four years. This historic investment will finance cleanup at 13 sites in Region 4.

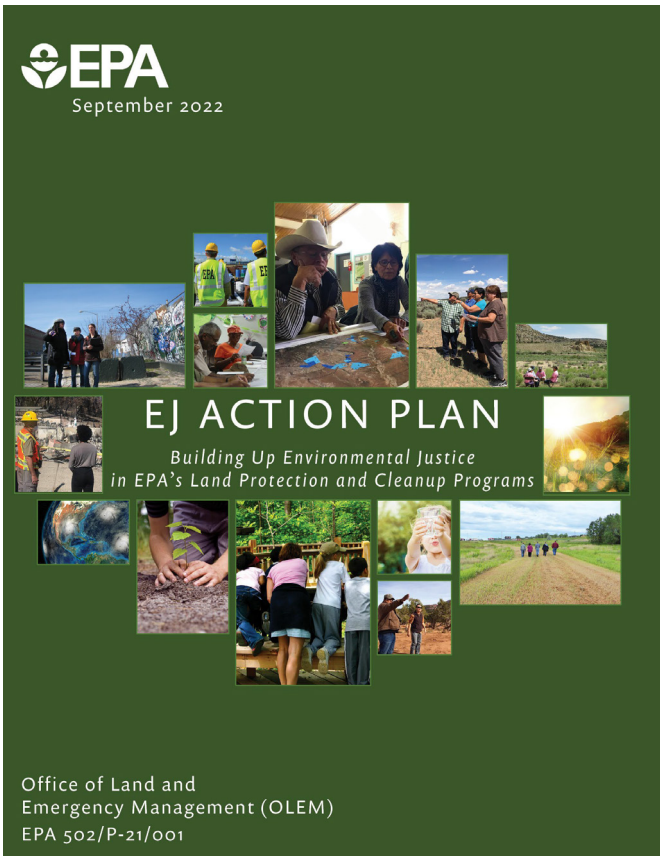


Figure 14: EPA's EJ Action Plan aims to address cleanup issues in overburdened communities across the country.

ARKLA TERRA PROPERTY

Aligning Cleanup with Continued Use and Reuse

The Arkla Terra Property Superfund site is in a mixed commercial and residential area of Thonotosassa, in Hillsborough County, Florida. Around 3,000 people live within a mile of the site. A facility started refurbishing underground storage tanks (USTs) on site in 1987. It used solvents to clean the tanks to prepare them for repair. After sampling found contamination in private residential wells, the Florida Department of Environmental Protection (FDEP) put in treatment systems for affected residences and eventually helped connect homes to the public water supply. In 2000, FDEP and the Hillsborough County Public Health Unit (HCPHU) confirmed that UST-refurbishing activities had contaminated site soil and groundwater. UST-refurbishing activities continued at the site until 2006. EPA added the site to the NPL in 2009. Cleanup began in 2012.

Figure 15. At the Arkla Terra Property site, cleanup included connecting affected properties to the public water supply (Florida).

Cleanup included treating the soil with heat to remove as much of the source of contamination to groundwater as technically practicable. The site's final remedy, selected in 2018, included monitored natural recovery of groundwater, new waterline connections for properties and land use controls. From 2018 to 2020, EPA connected three homes and two commercial properties to the public water supply. EPA's approach enabled the site to remain in continued use during cleanup.

After a community meeting, a prospective purchaser contacted EPA. EPA used its Prospective Purchaser Inquiry (PPI) Service to make sure the proposed reuse would be compatible with the remedy. The prospective purchaser bought part of the site in 2019. Today, it leases space on site to three businesses. These businesses employ 18 people, generating $5.5 million in estimated annual sales. Close collaboration among EPA, state and local partners resulted in an effective cleanup that supported the site's continued use and reuse, and protected public health by ensuring a clean source of drinking water for area residents and businesses.

BROWN'S DUMP

SUPPORTING BUSINESSES, COMMUNITY GARDENS AND JOB TRAINING

The 250-acre Brown's Dump site is in a residential and industrial area of the city of Jacksonville in Duval County, Florida. Starting in the 1940s, the city of Jacksonville sent ash from two of its municipal incinerators to a 14-acre landfill on site. The landfill stopped operating in 1953, but soil contaminated with ash remained in place after its closure. In 1955, Duval County School Board built Mary McLeod Bethune Elementary School on top of the former landfill's main disposal location. When development began in the neighborhood around the site, developers used ash-contaminated soil as fill material. Sampling of area soil found lead and other contaminants from incinerator ash. The elementary school closed in 2001. About 1,135 people live on site, and nearly 15,000 people live within a mile of the site. In this 1-mile radius, 37% of residents are low income, compared with the state average of 14%. About 80% of the site is in a federal Opportunity Zone.

Figure 16. Top: Carrots harvested from White Harvest Farm at the Brown's Dump site (Florida). Bottom: Volunteers setting up produce for sale for White Harvest Farms at the Brown's Dump site (Florida). Source: Clara White Mission, used with permission.

An EPA inspection in 1998 found that cleanup actions were required. While the level of contamination at the site qualified it for the NPL, EPA has addressed the cleanup using the Superfund Alternative Approach (SAA). The SAA uses the same investigation and cleanup process and standards used for NPL sites. EPA uses the SAA when a ready and willing party is available to perform cleanup. This allows for expedited cleanups and cost savings because enforcement negotiations and the administrative time and costs associated with NPL listing are bypassed. At the site, the city agreed to lead cleanup activities.

EPA chose a long-term cleanup plan in 2006 to address soil contamination and monitor groundwater to confirm the absence of contamination. After monitoring from 2012 to 2018, EPA and FDEP found that incinerator ash did not adversely affect groundwater. Phased cleanup took place from 2010 to 2017. It addressed soil at hundreds of properties around the site. The approach enabled most residents to remain in their homes or, if necessary, relocate temporarily. An Institutional Control Plan provides preventive measures for some properties to prevent potential exposure to contamination.

Site cleanup and restoration have enabled businesses to continue contributing to the local economy and created opportunities to address community priorities. For example, EPA identified environmental justice concerns in the community, and supported community revitalization efforts. In 2010, EPA's Superfund Job Training Initiative (SuperJTI) program provided environmental remediation training for 26 people in the Jacksonville area. The trainees live in communities affected by two Superfund sites – the Jacksonville Ash site and the Brown's Dump site. In addition to the former school, the site includes a Jacksonville Electric Authority electrical substation, a community farm, a church, a day care center, and single-family homes and apartments. The site supports community resources such as White Harvest Farms, an 11-acre urban farm run by the Clara White Mission. This teaching farm invites children from local schools to learn about agriculture and earth science. It also supplies fresh produce to the community and helps provide meals for disadvantaged community members. Site businesses contribute an estimated annual income of nearly $380,000 and generate about $2.2 million in annual sales revenue. In 2021, site property parcels had a total value of over $37 million and generated about $565,000 in annual property taxes.

CIBA-GEIGY CORP. (MCINTOSH PLANT)

Cleanup Supports Continued Industrial Use

The 1,500-acre Ciba-Geigy Corp. (McIntosh Plant) Superfund site is in an industrial area 2 miles north of McIntosh, Alabama, on the Tombigee River. Active chemical plant facilities occupy 1,130 acres of the site, and 170 acres are undeveloped cypress swamp and bottomland hardwood forest in the river's floodplain. The Ciba-Geigy Chemical Corporation started production at the plant in the early 1950s. Products have included pesticides, herbicides, insecticides and plastics additives. Site operators improperly disposed of waste in several unlined pits and open landfills. Prior to 1965, they also discharged wastewater into the Tombigbee River. An EPA investigation in 1982 found operations had contaminated soil, sediment, sludge and groundwater. EPA added the site to the NPL in 1984. Initial cleanup actions began in 1985. Ciba-Geigy (now BASF Corporation) stopped making agricultural chemicals in 1999 and stopped producing herbicides and insecticides in 2003. However, facility operations still include industrial chemical production of plastics antioxidants and light stabilizers.

Figure 17. As part of cleanup, a sand cover was put in place to protect habitat at the Ciba-Geigy Corp. (McIntosh Plant) site (Alabama).

Cleanup included the closure of surface impoundments and landfills, and groundwater treatment. Cleanup has also included excavation of soil and sediment, treatment and disposal of contaminated sludge and soil, land and groundwater use restrictions, a below-ground barrier wall to divert groundwater contamination, and a sand cover within the Tombigee River floodplain.

Site activities to date rely on investigations, cleanup, and long-term monitoring and maintenance activities by EPA, federal partners, the Alabama Department of Environmental Management, and the site's potentially responsible party, BASF Corporation. EPA's cleanup plan is compatible with continued industrial use of the site. Today, BASF Corporation operates the chemical production facility on site and leases part of the property to a nearby business. Around 849 people are employed at site businesses, earning more than $94 million in estimated annual income. Site business activity generates estimated annual revenue of around $1 billion. In 2021, site property parcels were valued at over $26 million, generating an estimated $150,000 in annual property taxes. The entire site is within an Opportunity Zone. Fewer than 200 people live within a mile of the site. About 28% of these residents are low income.

PIPER AIRCRAFT CORP./VERO BEACH WATER & SEWER DEPARTMENT

Collaboration on Cleanup Fuels Greener Manufacturing Practices

The 80-acre Piper Aircraft Corp./Vero Beach Water & Sewer Department Superfund site is in Vero Beach, Florida. Over 3,800 people live within a mile of the site. Piper Aircraft began making airplanes on site in 1975. The company used USTs to store chemicals needed for the manufacturing process. During routine sampling in 1978, the Vero Beach Water and Sewer Department (VBWSD) found trichloroethylene (TCE) contamination in a municipal well downgradient of the site. An on-site UST containing TCE leaked, contaminating soil and groundwater.

To address the contamination, VBWSD, FDEP and Piper Aircraft put in a groundwater extraction and treatment system in 1979. In 1989, Piper Aircraft removed the UST and dug up surrounding contaminated soil. EPA added the site to the NPL in 1990. Piper Aircraft put in a new groundwater extraction and treatment system in 1998. The system was

decommissioned in 2017 when groundwater achieved state standards. Groundwater monitoring is ongoing. FDEP restricts groundwater use on site.

Piper Aircraft continues to operate on site, making small commuter and business planes. The business has committed to improving its environmental footprint. For example, it converted diesel-fire boilers to natural gas-fire heaters. This switch eliminates consumption of over 50,000 gallons of diesel fuel annually as well as emissions such as particulate matter and sulfur dioxide. Several airport-support businesses such as Garmin International are also on site. Site businesses employ about 950 people, contributing nearly $79 million in estimated annual employee income and generating over $230 million in estimated annual sales. In 2021, site property parcels had a total value of over $12 million. They generated nearly $200,000 in annual property taxes.

Figure 18. Piper Aircraft makes small commuter and business planes at the Piper Aircraft Corp./Vero Beach Water & Sewer Department site (Florida).

EPA's collaboration with FDEP and Piper Aircraft enabled the site's successful cleanup and continued use. In June 2019, EPA presented site stakeholders with EPA's Region 4 Excellence in Site Reuse Award. Stakeholders received the award for working cooperatively with EPA to coordinate cleanup design, which reduced EPA's long-term stewardship responsibilities.

TOWNSEND SAW CHAIN CO.

CREATIVE CLEANUP APPROACH FACILITATES REDEVELOPMENT

The 50-acre Townsend Saw Chain Co. Superfund site is in Pontiac, South Carolina. Over 2,300 people live within a mile of the site. Starting in 1964, a metal products manufacturer operated on part of the site. In 1971, Textron's Townsend Saw Chain Division began making saw chain parts on site. From 1964 to 1981, both facility operators disposed of wastewater on site, contaminating soil and groundwater.

EPA added the site to the NPL in 1990. EPA and the South Carolina Department of Health and Environmental Control (SCDHEC) oversaw Textron's cleanup at the site. Cleanup activities included excavation and disposal of contaminated soil, surface soil treatment, and groundwater treatment and monitoring.

Figure 19. With 65 employees, AMBAC International is the largest employer at the Townsend Saw Chain Co. site (South Carolina).

After initial efforts to clean up groundwater were unsuccessful, Textron did a pilot study to determine the effectiveness of bioremediation – using bacteria to address contamination. Advantages to this approach include reduced energy demand and in-place treatment of groundwater. The bioremediation method was effective and EPA approved the new cleanup approach. By 2013, the area of groundwater contamination went from 9.2 acres to 1.2 acres, a reduction of nearly 87%. By 2019, cleanup had eliminated groundwater contamination in all but three monitoring wells. As a result, EPA deleted 49 acres of the 50-acre site from the NPL and removed land use restrictions. The area surrounding the three monitoring wells will remain on the NPL until cleanup is complete. Groundwater monitoring is ongoing.

Early cleanup actions allowed for the redevelopment of 35.5 acres of the site by Centerline Development, LLC (Centerline). In 2002, Centerline subdivided the area for commercial development and retains ownership of 14 acres. Commercial uses on site include a veterinary hospital, a kennel, a hotel, an auto-body shop, and stores and restaurants. Woodcreek Business Park provides office space on site. AMBAC International makes fuel injection equipment on site. Together, site businesses contribute over $9.6 million in estimated annual employee income and generate nearly $27 million in estimated annual sales. In 2021, site property parcels had a total value of over $16.6 million and generated over $550,000 in annual property taxes.

REDEVELOPMENT ON THE HORIZON IN REGION 4

AMERICAN CREOSOTE WORKS, INC. (PENSACOLA PLANT)

Cleanup Funding Brings Planned Park Closer to Reality

The 18-acre American Creosote Works, Inc. (Pensacola Plant) Superfund Site is in Pensacola, Florida. A wood-treating facility operated on site from 1902 to 1981. Improper waste handling at the facility contaminated soil, sediment, and groundwater. EPA added the Site to the NPL in 1983. Several cleanup response activities have occurred over the years. They include groundwater treatment, taking away contaminated soil and on-site capping of contamination. Well drilling is restricted. Fencing around the facility prevents access to contaminated soil. Cleanup plans call for the excavation of contaminated soil and replacement with clean fill material in the backyards of roughly 66 residential properties. The excavated contaminated soil will be deposited and capped on site. However, the cleanup has been on hold awaiting funding since 2017. In 2022, cleanup is underway thanks to funding from the Bipartisan Infrastructure Law.

Figure 20. A public meeting to discuss community reuse goals for the American Creosote Works, Inc. (Pensacola Plant) site (Florida).

Nearly 4,000 people live within a mile of the site. Of these residents, about 25% had incomes below the federal poverty level during the past 12 months. The community has actively worked on reuse plans for the site for many years. Starting in 2001, EPA provided a reuse planning grant to the city of Pensacola to identify potential future uses of the site, strategies for returning the site to a productive use and remedy design considerations to make sure the cleanup is compatible with future site use options. EPA hosted public meetings in 2010 and 2016 to confirm the community's reuse preferences and goals for the site. Participants strongly supported the idea for site reuse as a city park.

The current reuse plan for the site includes a range of recreation amenities: open space for community events, walking paths and trails, benches, gardens, a habitat pavilion, a central pavilion for gatherings, restrooms, and interpretive exhibits that share the site's history. The plan also includes a stormwater retention pond integrated as a park feature with landscaping, trails and a fountain.

KERR-MCGEE CHEMICAL CORP. – JACKSONVILLE

Tax Incentives Enable Cleanup, Investment and Redevelopment

From 1893 to 1978, a fertilizer and pesticide formulating, packaging and distribution facility operated at the Kerr-McGee Chemical Corp. – Jacksonville Superfund site in Jacksonville, Florida. The 31-acre area is on the west bank of the St. Johns River, in an industrial port area. Facility operations contaminated soil, groundwater and sediment with pesticides and arsenic. EPA added the site to the NPL in 2010. Cleanup plans include stormwater management, stabilization of contaminated soil and sediment, wells to extract and treat groundwater, and discharge of treated water to a sanitary sewer.

Figure 21. View across the Kerr-McGee Chemical Corp. – Jacksonville site (Florida).

Site areas are in a federal Opportunity Zone. Over 3,400 people live within a mile of the site. Of those people, over 40% had income levels below the federal poverty level during the past 12 months. In September 2021, Jacksonville City Council approved a $3.4 million tax incentive for a company's plan to build a cross-dock terminal facility at the site. The terminal will handle raw material imports. The federal tax incentive will help offset the costs of additional cleanup and require that the company invest at least $55 million and create a minimum of 20 jobs.

KERR-MCGEE CHEMICAL CORP – NAVASSA

Cleanup and Partial Deletion Forges a Path for Redevelopment

The Kerr-McGee Chemical Corp – Navassa Superfund site is in Navassa, North Carolina. From 1936 to 1980, companies operated a wood-treating facility on site. Past operations contaminated groundwater, soil and wetland sediment. EPA added the site to the NPL in 2010. EPA oversees the cleanup of the site by the Multistate Environmental Response Trust (Trust). EPA signed a No Further Action Record of Decision for 20.2 acres of the site in April 2021. In September 2021, EPA deleted the area from the NPL. The Trust's investigation of other site areas is ongoing.

Figure 22. In 2018, the Trust hosted a community visioning workshop for the Kerr-McGee Chemical Corp - Navassa site (North Carolina).

With part of the site deleted, the Trust plans to market part of the site for a mixed-use project. The community hopes to see the area redeveloped as a mixed-use residential project that includes affordable housing. Within a 1-mile radius of the site, about 18% of residents have income levels below the federal poverty level.

After more cleanup, the Trust plans to donate 20-30 acres of the site for the town's Moze Heritage Center, a nature park and floodplain conservation. The center will preserve the stories of enslaved people who worked the rice plantations in southeast North Carolina. The nature park will connect to the North Carolina Greenway/Blueway Gullah Geechee Heritage Trail that stretches from Florida to North Carolina.

US FINISHING/CONE MILLS

Redevelopment to Bring New Life to Former Textile Facility

The 259-acre US Finishing/Cone Mills Superfund site is in Greenville, South Carolina. From 1903 to 2003, companies ran a textile bleaching and finishing facility on site. Operations ceased in 2003, when the main plant was partially destroyed by fire. Former textile operations contaminated soil, sediment, surface water and groundwater. EPA added the site to the NPL in 2011 and divided the site into three operable units. Once required cleanups for each operable unit are completed and the property becomes ready for its anticipated future use, EPA will pursue partial deletions to facilitate the safe and timely return of these properties to beneficial use.

Figure 23. The former textile facility at the US Finishing/ Cone Mills site (South Carolina).

As a result of prior removal actions, EPA found that the 150 acres of the site that make up operable unit 2 required no action because they posed no current or potential threat to human health and the environment. EPA announced the deletion of this acreage from the NPL in September 2021. EPA selected a final remedy for the site's main facility area, operable unit 1, in June 2022. This decision resulted in an additional 70 acres in operable unit 1 being proposed for deletion from the NPL upon completion of cleanup. Site areas remediated by excavation may be redeveloped for commercial/industrial or recreational use once EPA further characterizes the source of the groundwater contamination and makes a remedy determination for the contaminated groundwater (operable unit 3).

The partial deletions, paired with the site's rezoning and county tax incentive approval, pave the way for redevelopment plans to move forward. Greenville County has grown rapidly over the past 10 years. From 2010 to 2020, the county's population increased by 16%; over 13,000 people live within a mile of the site. About 22% of these residents are considered low income. The mixed-use neighborhood development will include townhouses, apartments, offices, stores and restaurants, bringing much-needed housing and amenities to the Greenville area. Plans also call for 55 acres of open space and 10 miles of recreation trails that connect to the 22-mile Swamp Rabbit Trail. Redevelopment is expected to start in 2022.

CONCLUSION

EPA works closely with its partners at Superfund sites across Region 4 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 143 NPL sites and 22 non-NPL Superfund sites in Region 4 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 4. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 4.

Figure 24. A bicycle for rent at the Calhoun Park Area site (South Carolina).

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 4, 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 continue supporting the restoration and renewal of these sites as long-term assets.

EPA Superfund Site Redevelopment Resources

EPA Region 4 Superfund Redevelopment Program Coordinators
Shelby Johnston | (404) 562-8287 | johnston.shelby@epa.gov
Joydeb Majumder | (404) 562-9121 | majumder.joydeb@epa.gov
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Superfund Sites in Reuse: find more information about Superfund sites in reuse www.epa.gov/superfund-redevelopment/find-superfund-sites-reuse.

EPA Superfund Redevelopment Program 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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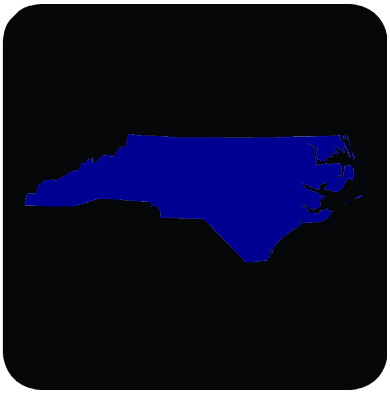
STATE REDEVELOPMENT PROFILES





ALABAMA REDEVELOPMENT PROFILE

EPA partners with the Alabama Department of Environmental Management to oversee the investigation and cleanup of Superfund sites in Alabama. Alabama has 11 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 or continued use in Alabama.

Businesses and Jobs

EPA has collected economic data for 20 businesses and organizations operating at seven sites in reuse or continued use in Alabama.

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

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales[c]	Total Employees	Total Annual Employee Income
In Reuse	*2*	*0*	*-*	*-*	*-*	*-*
In Continued Use	*0*	*0*	*-*	*-*	*-*	*-*
In Reuse and in Continued Use	*9*	*7*	*20*	*$1.4 billion*	*1,450*	*$143 million*
Totals	***11***	***7***	***20***	***$1.4 billion***	***1,450***	***$143 million***

[a] Three 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 business.

Property Values and Property Tax Revenues

EPA has collected property value data for five Superfund sites in reuse or continued use in Alabama. These sites span 166 property parcels and 4,460 acres.

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

Total Land Value (5 sites)	Total Improvement Value (5 sites)	Total Property Value (5 sites)	Total Annual Property Taxes (5 sites)
$65 million	*$35 million*	*$100 million*	*$524,000*

[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 2020 to 2021 for all data collected.

Figure 25. CSX, a rail-based freight transport company, continues to operate its facilities at the Perdido Ground Water Contamination site (Alabama).

Did You Know?

In 1965, a train derailed in Perdido, Alabama. It spilled hazardous chemicals and contaminated groundwater. After cleanup, the Perdido Ground Water Contamination Superfund site remains in continued use. Site uses include residential, commercial and industrial areas and public services such as a post office and a volunteer fire department.

FLORIDA REDEVELOPMENT PROFILE

EPA partners with FDEP to oversee the investigation and cleanup of Superfund sites in Florida. Florida has 64 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 or continued use in Florida.

Businesses and Jobs

EPA has collected economic data for 329 businesses and organizations operating at 45 sites in reuse or continued use in Florida.

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

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales[c]	Total Employees	Total Annual Employee Income
In Reuse	*37*	*27*	*120*	*$330 million*	*2,073*	*$116 million*
In Continued Use	*12*	*6*	*6*	*$1.1 billion*	*1,062*	*$79 million*
In Reuse and in Continued Use	*15*	*12*	*203*	*$42.7 billion*	*8,453*	*$676 million*
Totals	***64***	***45***	***329***	***$4.2 billion***	***11,588***	***$871 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 business.

Property Values and Property Tax Revenues

EPA has collected property value data for 46 Superfund sites in reuse or continued use in Florida. These sites span 1,102 property parcels and 3,548 acres.

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

Total Land Value (32 sites)	Total Improvement Value (32 sites)	Total Property Value (46 sites)	Total Annual Property Taxes (46 sites)
$216 million	*$348 million*	*$858 million*	*$12 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 2020 to 2022 for all data collected.

Figure 26. Electroplating facilities at the Airco Plating Co. site (Florida).

Did You Know?

Since the mid-1950s, there has been an active electroplating facility at the Airco Plating Co. Superfund site in Miami, Florida. Today, groundwater cleanup is ongoing and the facility continues to operate on site. It provides 42 jobs, generating over $6 million in estimated annual sales.

GEORGIA REDEVELOPMENT PROFILE

EPA partners with the Environmental Protection Division of the Georgia Department of Natural Resources to oversee the investigation and cleanup of Superfund sites in Georgia. Georgia has 16 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 or continued use in Georgia.

Businesses and Jobs

EPA has collected economic data for 36 businesses and organizations operating at 14 sites in reuse or continued use in Georgia.

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

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales[c]	Total Employees	Total Annual Employee Income
In Reuse	*6*	*5*	*5*	*$5 million*	*203*	*$9 million*
In Continued Use	*5*	*4*	*5*	*$80 million*	*130*	*$9 million*
In Reuse and in Continued Use	*5*	*5*	*26*	*$167 million*	*730*	*$33 million*
Totals	***16***	***14***	***36***	***$252 million***	***1,063***	***$51 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] While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for eight Superfund sites in reuse or continued use in Georgia. These sites span 24 property parcels and 1,329 acres.

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

Total Land Value (8 sites)	Total Improvement Value (8 sites)	Total Property Value (8 sites)	Total Annual Property Taxes (8 sites)
$5 million	*$33 million*	*$38 million*	*$282,000*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2021 for all data collected.

Figure 27. An EPA Ready for Reuse Determination supported development of a detention center at the LCP Chemicals Georgia site (Georgia).

Did You Know?

The 813-acre LCP Chemicals Georgia Superfund site is in Brunswick, Georgia. Operations of an oil refinery, a paint manufacturing company, a power plant and a chlor-alkali plant caused contamination at the site. After collaboration with EPA and the property owner to identify an area of the site ready for reuse and not requiring cleanup, Glynn County opened a $27.4 million, 612-bed county detention center on this part of the site in 2014.

KENTUCKY REDEVELOPMENT PROFILE

EPA partners with the Kentucky Department for Environmental Protection to oversee the investigation and cleanup of Superfund sites in Kentucky. Kentucky has seven Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Kentucky.

Businesses and Jobs

EPA has collected economic data for six businesses and organizations operating at three sites in reuse or continued use in Kentucky.

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

	Sites	Sites with Businesses	Businesses[a]	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
In Reuse	*3*	*0*	*-*	*-*	*-*	*-*
In Continued Use	*3*	*2*	*2*	*$212 million*	*526*	*$37 million*
In Reuse and in Continued Use	*1*	*1*	*4*	*$284 million*	*353*	*$33 million*
Total	***7***	***3***	***6***	***$496 million***	***879***	***$70 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 business.

Property Values and Property Tax Revenues

EPA has collected property value data for two Superfund sites in reuse or continued use in Kentucky. These sites span seven property parcels and 820 acres.

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

Total Land Value (2 sites)	Total Improvement Value (2 sites)	Total Property Value (2 sites)	Total Annual Property Taxes (2 sites)
$6 million	*$17 million*	*$23 million*	*$235,000*

[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 2020 to 2021 for all data collected.

Figure 28. An aluminum reduction facility continues to operate at the National Southwire Aluminum Co. site (Kentucky).

Did You Know?

The 475-acre National Southwire Aluminum Co. site sits on the west bank of the Ohio River, northwest of Hawesville, Kentucky. Aluminum reduction operations and waste handling practices contaminated soil and groundwater. Cleanup included groundwater treatment, soil removal and disposal, and capping. In 2001, Century Aluminum of Kentucky took over aluminum reduction operations at the facility. Today, the business has more than 500 employees and generates $212 million in estimated annual sales.

MISSISSIPPI REDEVELOPMENT PROFILE

EPA partners with the Mississippi Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Mississippi. Mississippi has four 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 or continued use in Mississippi.

Businesses and Jobs

EPA has collected economic data for nine businesses and organizations operating at four sites in reuse or continued use in Mississippi.

Table 11. Detailed Site and Business Information for Sites in Reuse and Continued Use in Mississippi (2021)

	Sites	Sites with Businesses	Businesses[a]	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
In Reuse	*3*	*3*	*8*	*$17 million*	*32*	*$1 million*
In Continued Use	*1*	*1*	*1*	*$9 million*	*280*	*$10 million*
In Reuse and in Continued Use	*0*	*0*	*-*	*-*	*-*	*-*
Total	***4***	***4***	***9***	***$26 million***	***312***	***$11 million***

[a] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[b] 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 business.

Property Values and Property Tax Revenues

EPA has collected property value data for three Superfund sites in reuse or continued use in Mississippi. These sites span 30 property parcels and 94 acres.

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

Total Land Value (3 sites)	Total Improvement Value (3 sites)	Total Property Value (3 sites)	Total Annual Property Taxes (3 sites)
$2 million	*$1 million*	*$3 million*	*$36,000*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2021 for all data collected.

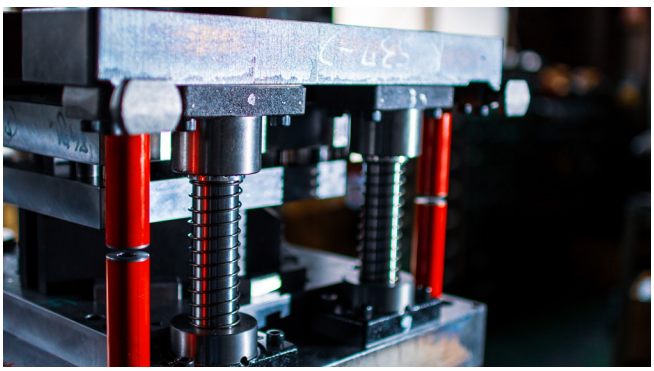


Figure 29. A metal-stamping business operates on part of the Rockwell International Wheel and Trim site (Mississippi).

Did You Know?

From 1966 to the early 2000s, companies made wheel covers and operated chrome-plating facilities at the 40-acre Rockwell International Wheel and Trim Superfund site in Grenada, Mississippi. Operations contaminated soil, groundwater and surface water. The facility is now a metal-stamping plant. Harmful vapors from historical contamination that rise through the building foundation are intercepted by a treatment system that keeps any indoor vapors below risk levels. The business employs about 280 people.

NORTH CAROLINA REDEVELOPMENT PROFILE

EPA partners with the North Carolina Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in North Carolina. North Carolina has 23 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 or continued use in North Carolina.

Businesses and Jobs

EPA has collected economic data for 35 businesses and organizations operating at 17 sites in reuse or continued use in North Carolina.

Table 13. Detailed Site and Business Information for Sites in Reuse and Continued Use in North Carolina (2021)

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales[c]	Total Employees	Total Annual Employee Income
In Reuse	*11*	*9*	*20*	*$80 million*	*574*	*$22 million*
In Continued Use	*2*	*1*	*1*	*$54 million*	*79*	*$6 million*
In Reuse and in Continued Use	*10*	*7*	*14*	*$322 million*	*761*	*$56 million*
Total	***23***	***17***	***35***	***$456 million***	***1,414***	***$84 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 business.

Property Values and Property Tax Revenues

EPA has collected property value data for 10 Superfund sites in reuse or continued use in North Carolina. These sites span 230 property parcels and 2,242 acres.

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

Total Land Value (10 sites)	Total Improvement Value (10 sites)	Total Property Value (10 sites)	Total Annual Property Taxes (10 sites)
$97 million	*$61 million*	*$158 million*	*$774,000*

[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 2020 to 2022 for all data collected.

Figure 30. Hundreds of people work at a manufacturing facility and warehouse at the General Electric Co/Shepherd Farm site (North Carolina).

Did You Know?

General Electric disposed of facility-related wastes at two disposal areas at the 141-acre General Electric Co/Shepherd Farm Superfund site in East Flat Rock, North Carolina. EPA's carefully selected cleanup plan enabled the continued industrial and residential use of the site during cleanup. GE Lighting Systems continues to run a manufacturing facility and warehouse on part of the site, employing more than 400 people.

SOUTH CAROLINA REDEVELOPMENT PROFILE

EPA partners with the South Carolina Department of Health and Environmental Control to oversee the investigation and cleanup of Superfund sites in South Carolina. South Carolina has 23 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 or continued use in South Carolina.

Businesses and Jobs

EPA has collected economic data for 73 businesses and organizations operating at 14 sites in reuse or continued use in South Carolina.

Table 15. Detailed Site and Business Information for Sites in Reuse and Continued Use in South Carolina (2021)

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales[c]	Total Employees	Total Annual Employee Income
In Reuse	*11*	*6*	*10*	*$76 million*	*93*	*$5 million*
In Continued Use	*5*	*3*	*3*	*$8 million*	*50*	*$4 million*
In Reuse and in Continued Use	*7*	*5*	*60*	*$134 million*	*957*	*$51 million*
Total	***23***	***14***	***73***	***$218 million***	***1,100***	***$60 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 business.

Property Values and Property Tax Revenues

EPA has collected property value data for 14 Superfund sites in reuse or continued use in South Carolina. These sites span 225 property parcels and 1,162 acres.

Table 16. Property Value and Tax Information for Sites in Reuse and Continued Use in South Carolina[a]

Total Land Value (12 sites)	Total Improvement Value (12 sites)	Total Property Value (14 sites)	Total Annual Property Taxes (14 sites)
$115 million	*$77 million*	*$199 million*	*$3 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 2020 to 2021 for all data collected.

Figure 31. Industrial and commercial uses at the Elmore Waste Disposal site (South Carolina).

Did You Know?

Cleanup at the 8-acre Elmore Waste Disposal Superfund site in Greer, South Carolina, removed 5,500 tons of contaminated soil and 16,800 pounds of liquid wastes. Today, a laundromat operates on part of the site.

TENNESSEE REDEVELOPMENT PROFILE

EPA partners with the Tennessee Department of Environment and Conservation to oversee the investigation and cleanup of Superfund sites in Tennessee. Tennessee has 17 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 or continued use in Tennessee.

Businesses and Jobs

EPA has collected economic data for 69 businesses and organizations operating at seven sites in reuse or continued use in Tennessee.

Table 17. Detailed Site and Business Information for Sites in Reuse and Continued Use in Tennessee (2021)

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales[c]	Total Employees	Total Annual Employee Income
In Reuse	*8*	*3*	*6*	*$55 million*	*57*	*$2 million*
In Continued Use	*3*	*2*	*2*	*$141 million*	*1,825*	*$99 million*
In Reuse and in Continued Use	*6*	*2*	*61*	*$172 million*	*992*	*$57 million*
Total	***17***	***7***	***69***	***$368 million***	***2,874***	***$158 million***

[a] Four sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[c] Annual sales figures are not available (or applicable) for every business.

Property Values and Property Tax Revenues

EPA has collected property value data for six Superfund sites in reuse or continued use in Tennessee. These sites span 100 property parcels and 271 acres.

Table 18. Property Value and Tax Information for Sites in Reuse and Continued Use in Tennessee[a]

Total Land Value (6 sites)	Total Improvement Value (6 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (6 sites)
$9 million	*$31 million*	*$40 million*	*$363,000*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2021 for all data collected.

Figure 32. Ongoing groundwater treatment has enabled continued industrial use at the Carrier Air Conditioning, Co. site (Tennessee).

Did You Know?

Groundwater and soil treatment are ongoing at the 135-acre Carrier Air Conditioning Co. site in Collierville, Tennessee. Carrier Corporation manufacturing operations have been active on site since the 1960s. Today, the company employs around 1,200 people.

SOURCES

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 Program case studies as well as other resources. EPA resources and other resources are included below.

EPA Resources

Airco Plating Co. EPA Site Profile. www.epa.gov/superfund/airco-plating-company.

American Creosote Works, Inc. (Pensacola Plant). EPA Site Profile. www.epa.gov/superfund/american-creosote-works-pensacola.

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Armstrong World Industries. EPA Site Profile. www.epa.gov/superfund/armstrong-world-industries.

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Helena Chemical Co. (Tampa Plant). 2016. Third Five-Year Review Report. semspub.epa.gov/src/document/04/11018692.

Kerr-McGee Chemical Corp. – Jacksonville. EPA Site Profile. www.epa.gov/superfund/kerr-mcgee-chemical-llc.

Kerr-McGee Chemical Corp. – Jacksonville. 2018. Potential for Future Use – Industrial Property with Waterfront Access. semspub.epa.gov/src/document/HQ/197143.

Kerr-McGee Chemical Corp. – Jacksonville. 2016. Proposed Cleanup Plan Fact Sheet. semspub.epa.gov/src/document/04/11096496.

Perdido Ground Water Contamination. EPA Site Profile. www.epa.gov/superfund/perdido-groundwater-contamination.

Piper Aircraft Corp./Vero Beach Water & Sewer Department. EPA Site Profile. www.epa.gov/superfund/piper-aircraft-corp.

Piper Aircraft Corp./Vero Beach Water & Sewer Department. 2019. Fourth Five-Year Review Report. semspub.epa.gov/src/document/04/11131995.

Piper Aircraft Corp./Vero Beach Water & Sewer Department. 2018. Sites in Continued Use – Vero Beach Property. semspub.epa.gov/src/document/HQ/100002079.

Piper Aircraft Corp./Vero Beach Water & Sewer Department. 2019. Superfund Redevelopment 20th Anniversary Report. semspub.epa.gov/src/document/HQ/199542.

Sapp Battery Salvage. EPA Site Profile. www.epa.gov/superfund/sapp-battery-salvage.

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Schuylkill Metals Corp. 2021. Fifth Five-Year Review Report. semspub.epa.gov/src/document/04/11160966.

Stauffer Chemical Co (Tampa). EPA Site Profile. www.epa.gov/superfund/stauffer-chemical-tampa.

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United Metals, Inc. EPA Site Profile. www.epa.gov/superfund/united-metals-inc.

US Finishing/Cone Mills. EPA Site Profile. www.epa.gov/superfund/us-finishing-cone-mills.

US Finishing/Cone Mills. 2021. NPL Partial Site Deletion Narrative. semspub.epa.gov/src/document/HQ/400598.

Other Resources

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Kerr-McGee Chemical Corp. – Jacksonville. 2021. City Council Approves Deal for $69.3 Million Cross-Dock Facility in Talleyrand. www.jaxdailyrecord.com/article/city-council-approves-deal-for-dollar69-3-million-cross-dock-facility-in-talleyrand.

Population and other demographic estimates used in this report were created using a combination of the most recently available American Community Survey data from the U.S. Census Bureau (2015-2019) and EJScreen – EPA's Environmental Justice Screening and Mapping Tool (Version 2.0). ejscreen.epa.gov/mapper.

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Photos

Photos of the White Harvest Farm operations at Brown's Dump Superfund site are used with permission of the Clara White Mission, Inc.

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 330 million 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 used for this profile were collected in 2021. Estimated annual employment income was calculated using 2021 jobs data and BLS average weekly wage data for those jobs from 2020 (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 2020 to 2022 where date information was provided. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

Back Cover page photos:
Calhoun Park Area (South Carolina), Cascade Park Gasification Plant (Florida), Yellow Water Road (Florida), Davis Timber Company (Florida), Marzone Inc./Chevron Chemical Co. (Georgia)

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