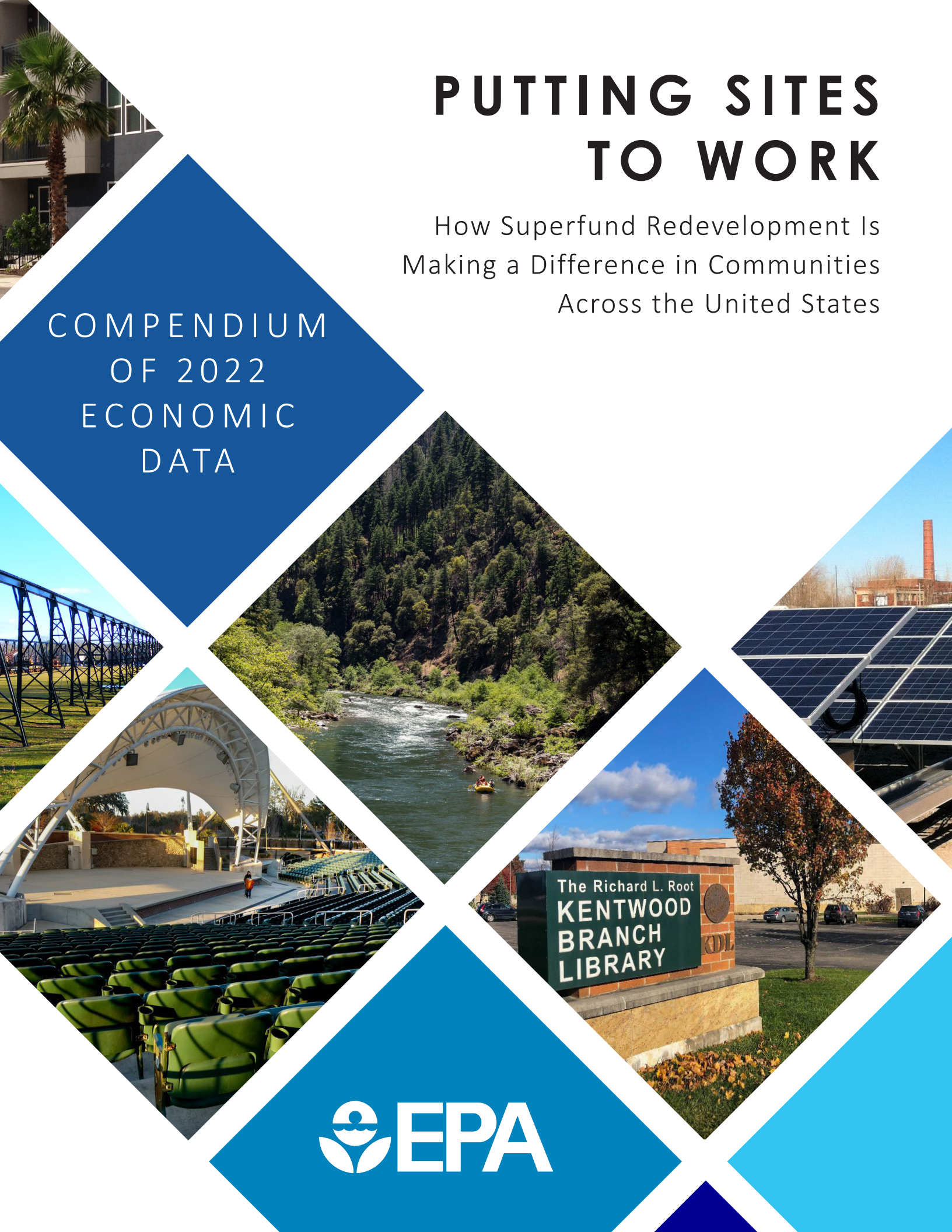


# PUTTING SITES TO WORK

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

COMPENDIUM  
OF 2022  
ECONOMIC  
DATA



Cover page photos:

*Big Tex Grain Co. (Texas, Region 6)*

*Roebling Steel Co. (New Jersey, Region 2)*

*Celtor Chemical Works (California, Region 9)*

*Reilly Tar and Chemical Corp. (Indianapolis Plant) (Indiana, Region 5)*

*Cascade Park Gasification Plant (Florida, Region 4)*

*Kentwood Landfill (Michigan, Region 5)*



*Figure 1. The Cold Spring Pier Pavilion at the Marathon Battery Corp. site (New York, Region 2).*

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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 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 236,802 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.<sup>1</sup>

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

<b>Businesses:</b>	10,253
<b>Total Annual Sales:</b>	\$74.1 billion
<b>Number of People Employed:</b>	236,802
<b>Total Annual Employee Income:</b>	\$18.6 billion



Figure 2. The Costco warehouse club store and parking lot at the Murray Smelter site (Utah, Region 8).

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





Figure 3. Entrance to Raymond Rimkus Park at the Bandera Road Groundwater Plume site (Texas, Region 6).



Figure 4. Hampton Inn & Suites at the Taylor Road Landfill site (Florida, Region 4).

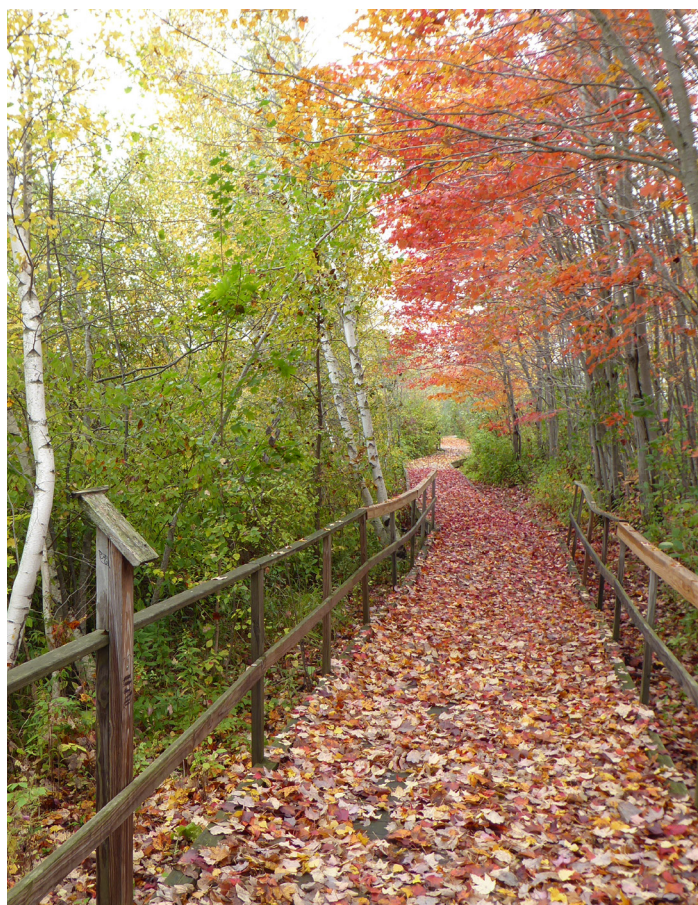


Figure 5. Walking trail at the Eastland Woolen Mill site (Maine, Region 1).



# 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, Pollinator Partnership, Rails to Trails Conservancy, The Truse for Public Land and the U.S. Soccer Foundation.
- Developing reuse fact sheets, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund Redevelopment.



Figure 6. Superfund Redevelopment Program solar reuse assessment and feasibility study report for the Agriculture Street Landfill site (Louisiana, Region 6).

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.



# SUPERFUND REDEVELOPMENT: THE BIG PICTURE

EPA can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions.<sup>2</sup> 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 1,788 sites on the NPL.

Whenever possible, EPA seeks to integrate redevelopment priorities into site cleanup plans. Across the United States, EPA currently tracks 1,138 NPL sites and 137 non-NPL Superfund sites that are in use.<sup>3</sup> 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.

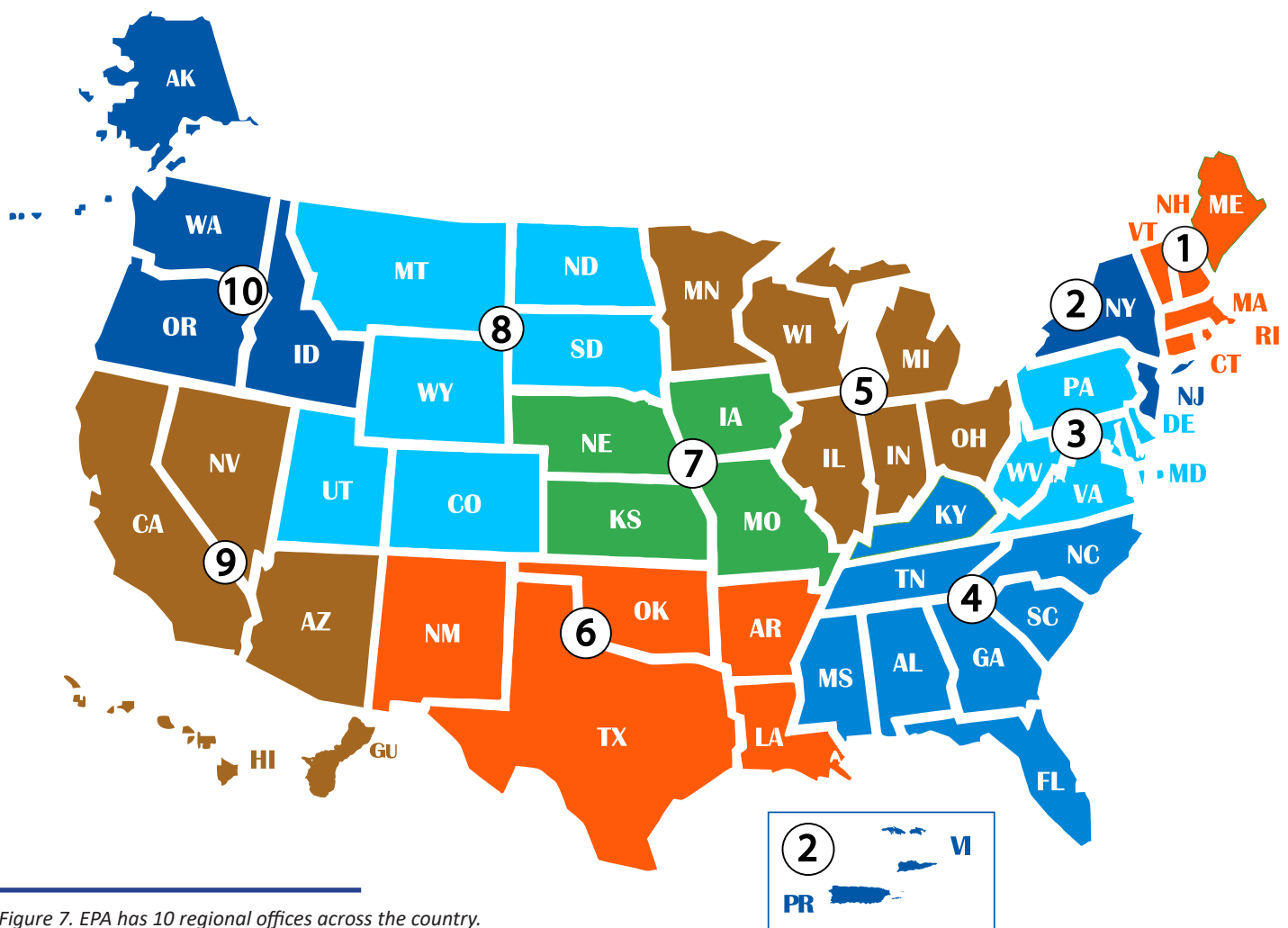


Figure 7. EPA has 10 regional offices across the country. Each office is responsible for several states, tribes and, in some cases, territories or special environmental programs.

<sup>2</sup> Removal actions may be taken at sites on the NPL and not on the NPL.

<sup>3</sup> 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 10,253 businesses, government agencies and civic organizations operating at 616 NPL sites and 55 non-NPL sites in reuse and continued use. The businesses and organizations at these sites earn about \$74.1 billion in estimated annual sales and employ about 236,802 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).<sup>4</sup>

**Table 1. Site and Business Information for Sites in Reuse and Continued Use (2022)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
1,275	671	10,253	\$74.1 billion	236,802	\$18.6 billion

<sup>a</sup> A total of 124 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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	Description	Example
<b>In Reuse</b>	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.	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.
<b>In Continued Use</b>	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.	Conrail Rail Yard (Elkhart) (Indiana, Region 5) – This 675-acre rail yard area has been in operation since 1956.
<b>In Reuse and Continued Use</b>	Part of a site is in continued use and part of the site is in reuse.	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.

<sup>4</sup> For more information on the collection of business, jobs and sales data, see the Sources section of the compendium.



Figure 8. Solar panels installed above a parking lot at the Tucson International Airport Area site (Arizona, Region 9).



Figure 9. Condominium complex and recreational trail at the PMC Groundwater site (Michigan, Region 5).

## 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 at the end of this compendium for property value and tax details).<sup>5</sup>

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

**Total Property Value:** \$54.7 billion

**Total Annual Property Taxes:** \$482 million



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

<sup>5</sup> 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 1,138 NPL sites and 137 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. Signage for Charlie's Old Tyme Creamery at the South Municipal Water Supply site (New Hampshire, Region 1).



Figure 12. New residential neighborhood at the A.I.W. Frank/Mid-County Mustang site (Pennsylvania, Region 3).



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# SUPERFUND REDEVELOPMENT PROGRAM REUSE INFORMATION RESOURCES

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

[www.epa.gov/superfund-redevelopment/find-superfund-sites-reuse](http://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](http://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](http://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 93 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 604 businesses and organizations operating on 43 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 (2022)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
93	43	604	\$2.7 billion	10,501	\$893 million

<sup>a</sup> Fifteen sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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 41 Superfund sites in reuse and continued use in Region 1. These sites span 1,063 property parcels and 6,989 acres.

**Table 3. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 1<sup>a</sup>**

Total Land Value (41 sites)	Total Improvement Value (41 sites)	Total Property Value (41 sites)	Total Property Value per Acre (41 sites) <sup>b</sup>	Total Annual Property Taxes (40 sites)
\$499 million	\$821 million	\$1.3 billion	\$189,000	\$26.3 million

<sup>a</sup> 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 were not available for every site. For more information, see the Sources section.

<sup>b</sup> Based on total property value amount of \$1.3 billion divided by total acreage of 6,989.



**Figure 13. The Emery Flats Complex at the Industri-Plex site (Massachusetts, Region 1).**



# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 4. State-Specific Business Information for Sites in Reuse and Continued Use in Region 1 (2022)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Connecticut	17	10	68	\$418 million	1,549	\$87 million
Maine	11	3	6	\$32 million	161	\$5 million
Massachusetts	34	14	459	\$2 billion	7,206	\$713 million
New Hampshire	13	4	14	\$134 million	675	\$38 million
Rhode Island	10	7	51	\$79 million	807	\$38 million
Vermont	8	5	6	\$16 million	103	\$10 million

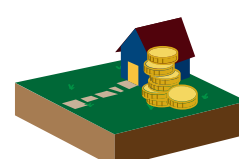
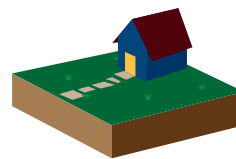
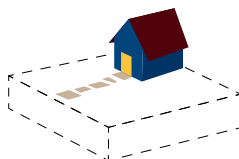
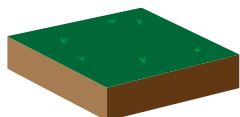
<sup>a</sup> Fifteen sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> For information on the collection of business, jobs and sales data, see the Sources section.

## PROPERTY VALUES



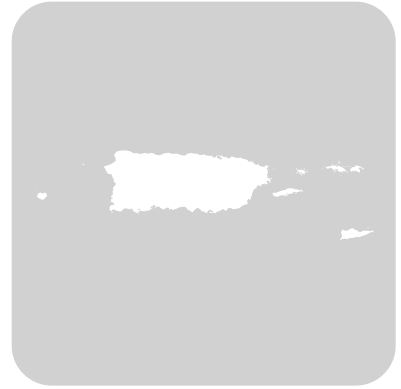
**Table 5. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 1<sup>a</sup>**

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)	\$2 million (4 sites)	\$2.5 million (4 sites)	\$32,000 (4 sites)
Massachusetts	\$286 million (15 sites)	\$512 million (15 sites)	\$798 million (15 sites)	\$16 million (15 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)

<sup>a</sup> 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 were 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 158 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 830 businesses and organizations operating on 79 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 (2022)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
158	79	830	\$3.9 billion	16,081	\$1 billion

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

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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 67 Superfund sites in reuse and continued use in Region 2. These sites span 2,270 property parcels and 8,242 acres.

**Table 7. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 2<sup>a</sup>**

Total Land Value (60 sites)	Total Improvement Value (60 sites)	Total Property Value (67 sites)	Total Property Value per Acre (67 sites) <sup>b</sup>	Total Annual Property Taxes (62 sites)
\$553 million	\$872 million	\$1.6 billion	\$197,000	\$27.3 million

<sup>a</sup> 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.

<sup>b</sup> Based on total property value amount of \$1.6 billion divided by total acreage of 8,242.

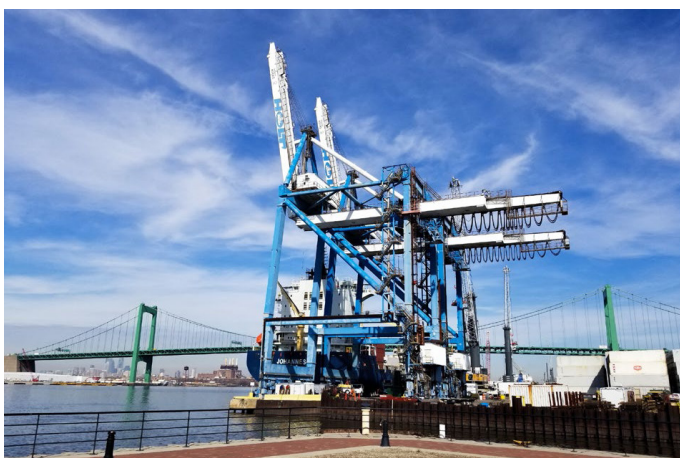


Figure 14. Electric cranes at the Gloucester Marine Terminal at the Welsbach and General Gas Mantle (Camden Radiation) site (New Jersey, Region 2).

# ECONOMIC HIGHLIGHTS — STATE OR TERRITORY REDEVELOPMENT

**Table 8. State-Specific Business Information for Sites in Reuse and Continued Use in Region 2 (2022)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
New Jersey	82	36	324	\$2.2 billion	7,776	\$512 million
New York	68	39	494	\$1.7 billion	8,152	\$497 million
Puerto Rico	7	3	7	\$7 million	132	\$7 million
U.S. Virgin Islands	1	1	5	\$5 million	21	\$563,000

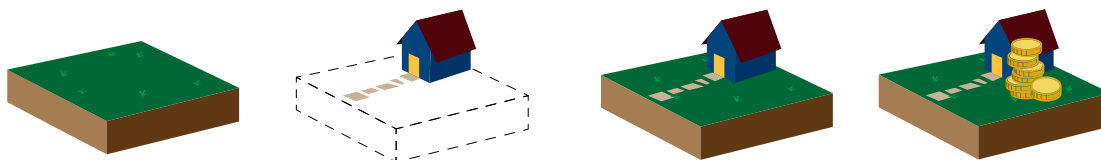
<sup>a</sup> Ten sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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<sup>a</sup>**

State or Territory	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
New Jersey	\$505 million (37 sites)	\$600 million (37 sites)	\$1.1 billion (37 sites)	\$25 million (37 sites)
New York	\$48 million (23 sites)	\$272 million (23 sites)	\$521 million (30 sites)	\$2 million (25 sites)
Puerto Rico <sup>b</sup>	-	-	-	-
U.S. Virgin Islands <sup>b</sup>	-	-	-	-

<sup>a</sup> 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.

<sup>b</sup> Property value and tax data were not available for sites in reuse or continued use in Puerto Rico or 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 147 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 557 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 (2022)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
147	81	557	\$3.9 billion	13,903	\$1 billion

<sup>a</sup> Twenty two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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 79 Superfund sites in reuse and continued use in Region 3. These sites span 2,461 property parcels and 6,983 acres.

**Table 11. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 3<sup>a</sup>**

Total Land Value (63 sites)	Total Improvement Value (63 sites)	Total Property Value (79 sites)	Total Property Value per Acre (78 sites) <sup>b</sup>	Total Annual Property Taxes (78 sites)
\$174 million	\$492 million	\$851 million	\$120,000	\$14.2 million

<sup>a</sup> 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.

<sup>b</sup> Based on total property value amount of \$851 million divided by total acreage of 6,983 acres.



**Figure 15..Housing at the Former Nansemond Ordnance Depot site (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 (2022)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
District of Columbia	2	-	-	-	-	-
Delaware	16	9	90	\$299 million	1,701	\$111 million
Maryland	13	4	8	\$20 million	268	\$12 million
Pennsylvania	86	53	366	\$3.4 billion	10,561	\$787 million
Virginia	21	9	55	\$144 million	1,078	\$81 million
West Virginia	9	6	38	\$19 million	295	\$13.5 million

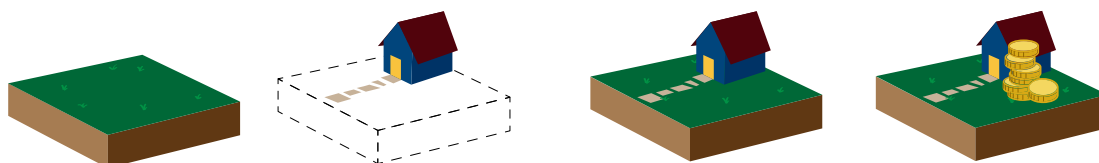
<sup>a</sup> Twenty two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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<sup>a</sup>**

State or District	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
District of Columbia <sup>b</sup>	-	-	-	-
Delaware	\$10 million (10 sites)	\$60 million (10 sites)	\$70 million (10 sites)	\$1 million (10 sites)
Maryland	\$4 million (5 sites)	\$1 million (5 sites)	\$5 million (5 sites)	\$81,000 (5 sites)
Pennsylvania	\$133 million (39 sites)	\$367 million (39 sites)	\$686 million (55 sites)	\$12 million (54 sites)
Virginia	\$15 million (5 sites)	\$37 million (5 sites)	\$52 million (5 sites)	\$160,000 (5 sites)
West Virginia	\$11 million (4 sites)	\$27 million (4 sites)	\$38 million (4 sites)	\$617,000 (4 sites)

<sup>a</sup> 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.

<sup>b</sup> Property value and tax data were not available for the two sites 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 194 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 637 businesses and organizations operating on 114 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 (2022)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
194	114	637	\$8.1 billion	20,047	\$1.4 billion

<sup>a</sup> Seventeen sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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 93 Superfund sites in reuse and continued use in Region 4. These sites span 1,883 property parcels and 13,916 acres.

**Table 15. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 4<sup>a</sup>**

Total Land Value (77 sites)	Total Improvement Value (77 sites)	Total Property Value (93 sites)	Total Property Value per Acre (93 sites) <sup>b</sup>	Total Annual Property Taxes (93 sites)
\$514 million	\$603 million	\$1.4 billion	\$102,000	\$17 million

<sup>a</sup> 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.

<sup>b</sup> Based on total property value amount of \$1.4 billion divided by total acreage of 13,916.



Figure 16. A winery at the Sanford Dry Cleaners site (Florida, Region 4).

# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 16. State-Specific Business Information for Sites in Reuse and Continued Use in Region 4 (2022)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Alabama	12	7	19	\$1.7 billion	1,306	\$127 million
Florida	68	44	367	\$4.1 billion	10,867	\$801 million
Georgia	20	13	33	\$255 million	888	\$45 million
Kentucky	9	3	6	\$497 million	635	\$48 million
Mississippi	8	4	10	\$21 million	245	\$9 million
North Carolina	26	20	33	\$747 million	1,697	\$103 million
South Carolina	30	15	74	\$422 million	1,567	\$88 million
Tennessee	21	8	95	\$385 million	2,842	\$167 million

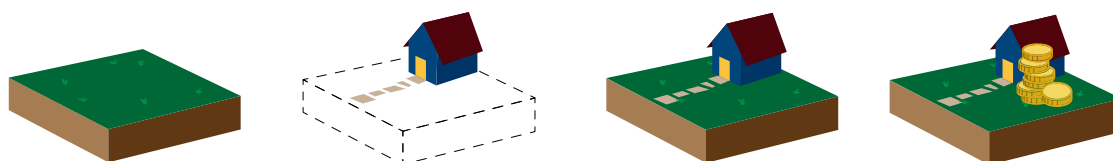
<sup>a</sup> Seventeen sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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<sup>a</sup>**

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	\$114 million (11 sites)	\$77 million (11 sites)	\$199 million (13 sites)	\$3 million (13 sites)
Tennessee	\$9 million (6 sites)	\$31 million (6 sites)	\$40 million (6 sites)	\$363,000 (6 sites)

<sup>a</sup> 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 212 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 500 businesses and organizations operating on 100 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 (2022)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
212	100	500	\$6.6 billion	17,909	\$1.5 billion

<sup>a</sup> Eight sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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 80 Superfund sites in reuse and continued use in Region 5. These sites span 3,515 property parcels and 14,048 acres.

**Table 19. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 5<sup>a</sup>**

Total Land Value (64 sites)	Total Improvement Value (64 sites)	Total Property Value (80 sites)	Total Property Value per Acre (79 sites) <sup>b</sup>	Total Annual Property Taxes (80 sites)
\$240 million	\$499 million	\$796 million	\$57,000	\$27 million

<sup>a</sup> 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.

<sup>b</sup> Based on total property value amount of \$796 million divided by total acreage of 14,048.

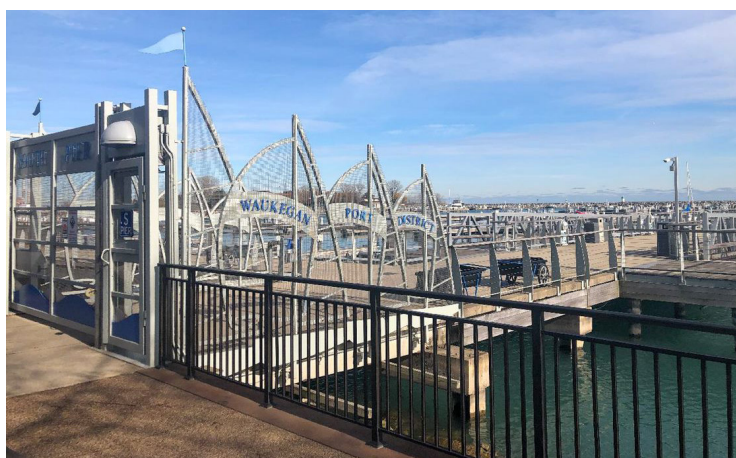


Figure 17. Entrance to the Waukegan Harbor and Marina at the North Shore Gas South Plant site (Illinois, Region 5).

# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 20. State-Specific Business Information for Sites in Reuse and Continued Use in Region 5 (2022)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Illinois	44	18	74	\$580 million	1,348	\$94 million
Indiana	29	15	71	\$511 million	1,770	\$117 million
Michigan	50	26	121	\$788 million	2,663	\$180 million
Minnesota	36	23	158	\$3.5 billion	7,971	\$868 million
Ohio	24	11	59	\$1.1 billion	3,149	\$203 million
Wisconsin	29	7	17	\$231 million	1,008	\$66 million

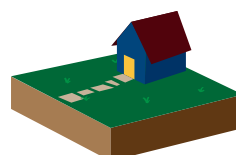
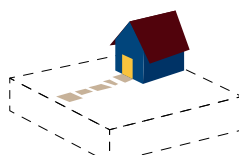
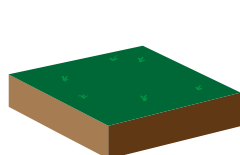
<sup>a</sup> Eight sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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<sup>a</sup>**

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Illinois	\$38 million (9 sites)	\$106 million (9 sites)	\$144 million (9 sites)	\$13 million (9 sites)
Indiana	\$7 million (9 sites)	\$16 million (9 sites)	\$23 million (9 sites)	\$685,000 (9 sites)
Michigan	\$322,000 (5 sites)	\$154,000 (5 sites)	\$35 million (18 sites)	\$2 million (17 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)

<sup>a</sup> 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 92 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 267 businesses and organizations operating on 41 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 (2022)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
92	41	267	\$787 million	4,615	\$240 million

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

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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 39 Superfund sites in reuse and continued use in Region 6. These sites span 3,193 property parcels and 5,239 acres.

**Table 23. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 6<sup>a</sup>**

Total Land Value (37 sites)	Total Improvement Value (37 sites)	Total Property Value (39 sites)	Total Property Value per Acre (39 sites) <sup>b</sup>	Total Annual Property Taxes (39 sites)
\$274 million	\$577 million	\$969 million	\$185,000	\$9.9 million

<sup>a</sup> Results are based on an effort by EPA's Superfund Redevelopment Program in 2023 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 2021 to 2023 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.

<sup>b</sup> Based on total property value amount of \$969 million divided by total acreage of 5,239.



Figure 18. Recycling center at the Vertac, Inc. site (Arkansas, Region 6).

# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 24. State-Specific Business Information for Sites in Reuse and Continued Use in Region 6 (2022)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b, c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Arkansas	7	4	7	\$15 million	142	\$9 million
Louisiana	18	7	54	\$35 million	613	\$22 million
New Mexico	13	6	16	\$14 million	100	\$5 million
Oklahoma	13	5	102	\$427 million	1,565	\$87 million
Texas	41	19	88	\$296 million	2,195	\$116 million

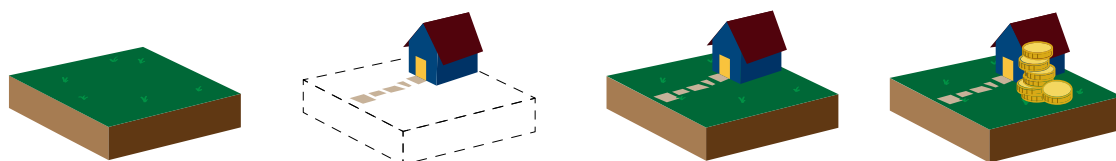
<sup>a</sup> Five sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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<sup>a</sup>**

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Arkansas	\$1 million (3 sites)	\$2 million (3 sites)	\$3 million (3 sites)	\$7,000 (3 sites)
Louisiana	\$717,000 (7 sites)	\$1 million (7 sites)	\$94 million (8 sites)	\$2 million (8 sites)
New Mexico	\$4 million (5 sites)	\$3 million (5 sites)	\$7 million (5 sites)	\$90,000 (5 sites)
Oklahoma	\$508,000 (2 sites)	\$2 million (2 sites)	\$28 million (3 sites)	\$304,000 (3 sites)
Texas	\$268 million (20 sites)	\$569 million (20 sites)	\$837 million (20 sites)	\$8 million (20 sites)

<sup>a</sup> The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2023. 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 98 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 1,861 businesses and organizations operating on 56 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 (2022)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
98	56	1,861	\$12.2 billion	39,322	\$2.5 billion

<sup>a</sup> Six sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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 32 Superfund sites in reuse and continued use in Region 7. These sites span 63,104 property parcels and 741,132 acres.

**Table 27. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 7<sup>a</sup>**

Total Land Value (29 sites)	Total Improvement Value (29 sites)	Total Property Value (32 sites)	Total Property Value per Acre (32 sites) <sup>b</sup>	Total Annual Property Taxes (32 sites)
\$782 million	\$3.2 billion	\$4.6 billion	\$6,000	\$78.5 million

<sup>a</sup> Results are based on an effort by EPA's Superfund Redevelopment Program in 2023 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 2021 to 2023. 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.

<sup>b</sup> Based on total property value amount of \$4.6 billion divided by total acreage of 741,132.



**Figure 19. Monarch Pharmacy and Soda Fountain at the Cherokee County site (Kansas, Region 7).**

# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 28. State-Specific Business Information for Sites in Reuse and Continued Use in Region 7 (2022)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Iowa	26	15	22	\$3.3 billion	4,331	\$347 million
Kansas	22	15	274	\$1.5 billion	6,224	\$336 million
Missouri	36	16	1,500	\$6 billion	26,264	\$1.6 billion
Nebraska	14	10	65	\$1.4 billion	2,503	\$153 million

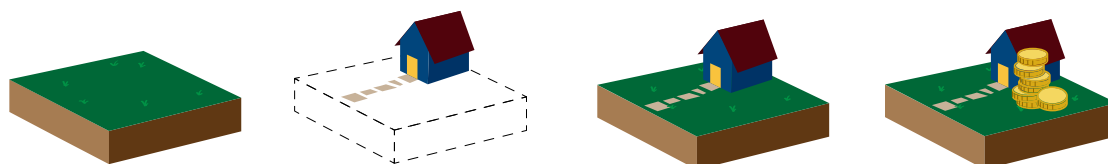
<sup>a</sup> Six sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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<sup>a</sup>**

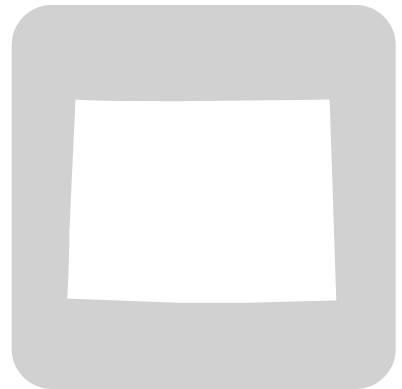
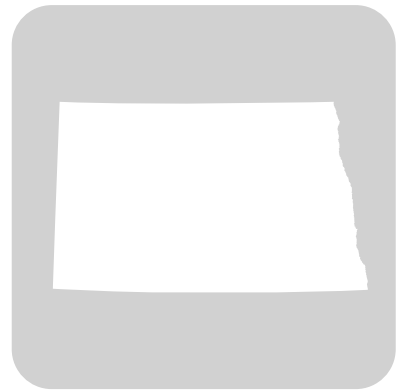
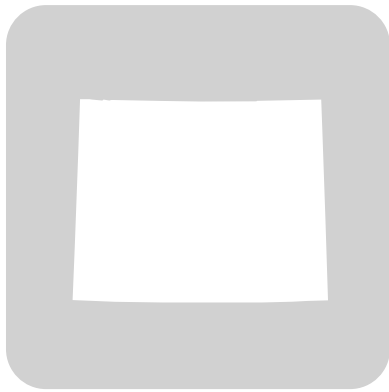
State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Iowa	\$9 million (7 sites)	\$43 million (7 sites)	\$52 million (7 sites)	\$2 million (7 sites)
Kansas	\$131 million (10 sites)	\$526 million (10 sites)	\$657 million (10 sites)	\$12 million (10 sites)
Missouri	\$603 million (8 sites)	\$2.5 billion (8 sites)	\$3.8 billion (11 sites)	\$63 million (11 sites)
Nebraska	\$38 million (4 sites)	\$80 million (4 sites)	\$118 million (4 sites)	\$2 million (4 sites)

<sup>a</sup> The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2023. 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 85 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 2,644 businesses and organizations operating on 52 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 (2022)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
85	52	2,644	\$10.5 billion	40,057	\$2.4 billion

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

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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 49 Superfund sites in reuse and continued use in Region 8. These sites span 67,667 property parcels and 300,948 acres.

**Table 31. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 8<sup>a</sup>**

Total Land Value (43 sites)	Total Improvement Value (43 sites)	Total Property Value (49 sites)	Total Property Value per Acre (49 sites) <sup>b</sup>	Total Annual Property Taxes (45 sites)
\$10.1 billion	\$24.3 billion	\$34.5 billion	\$115,000	\$203 million

<sup>a</sup> Results are based on an effort by EPA's Superfund Redevelopment Program in 2023 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 2021 to 2023. 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.

<sup>b</sup> Based on total property value amount of \$34.5 billion divided by total acreage of 300,948.



*Figure 20. Solar array and part of the Jordan River Trail at the Sharon Steel Corp. (Midvale Tailings) site (Utah, Region 8).*

# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 32. State-Specific Business Information for Sites in Reuse and Continued Use in Region 8 (2022)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Colorado	28	14	824	\$2.5 billion	10,051	\$624 million
Montana	20	14	1,044	\$1.3 billion	9,975	\$489 million
North Dakota	2	2	2	\$3 million	13	\$884,000
South Dakota	4	1	1	\$6 million	10	\$1 million
Utah	28	20	771	\$6.7 billion	19,977	\$1.3 billion
Wyoming	3	1	2	\$27 million	31	\$3 million

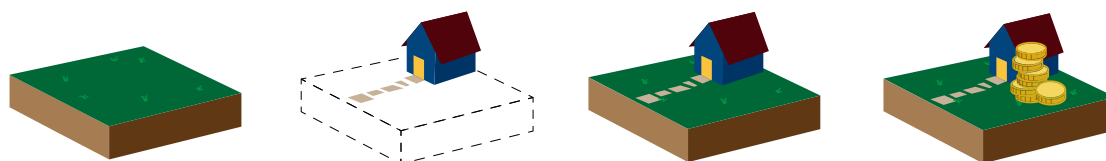
<sup>a</sup> Ten sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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<sup>a</sup>**

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Colorado	\$2 billion (15 sites)	\$3.17 billion (15 sites)	\$5.7 billion (15 sites)	\$41 million (15 sites)
Montana	\$345 million (13 sites)	\$1.2 billion (13 sites)	\$1.6 billion (13 sites)	\$1 million (9 sites)
North Dakota <sup>b</sup>	-	-	-	-
South Dakota	\$2 million (1 site)	-	\$2 million (1 site)	\$46,000 (1 site)
Utah	\$7.8 billion (14 sites)	\$19.4 billion (14 sites)	\$27.3 billion (19 sites)	\$160 million (19 sites)
Wyoming	-	-	\$1.7 million (1 site)	\$6,000 (1 site)

<sup>a</sup> The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2023. Detailed (land and improvement) property value data as well as tax data were not available for every site.

<sup>b</sup> 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 107 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 1,126 businesses and organizations operating on 56 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 (2022)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
107	56	1,126	\$14.7 billion	41,021	\$5.4 billion

<sup>a</sup> Twenty-three sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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 825 property parcels and 17,999 acres.

**Table 35. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 9<sup>a</sup>**

Total Land Value (31 sites)	Total Improvement Value (31 sites)	Total Property Value (31 sites)	Total Property Value per Acre (31 sites) <sup>b</sup>	Total Annual Property Taxes (30 sites)
\$2.3 billion	\$3.5 billion	\$5.8 billion	\$325,000	\$59.4 million

<sup>a</sup> Results are based on an effort by EPA's Superfund Redevelopment Program in 2023 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 2022 to 2023. For more information, see the Sources section.

<sup>b</sup> Based on total property value amount of \$5.8 billion divided by total acreage of 17,999.



*Figure 21. The Empire Center's Hangar 28 food plaza at the San Fernando Valley (Area 1) 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 (2022)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Arizona	9	5	207	\$5.1 billion	14,617	\$1.5 billion
California	92	49	837	\$9.6 billion	25,820	\$3.8 billion
Guam	1	-	-	-	-	-
Hawaii	2	1	19	\$23 million	214	\$15 million
Nevada	3	1	63	\$34 million	370	\$19 million

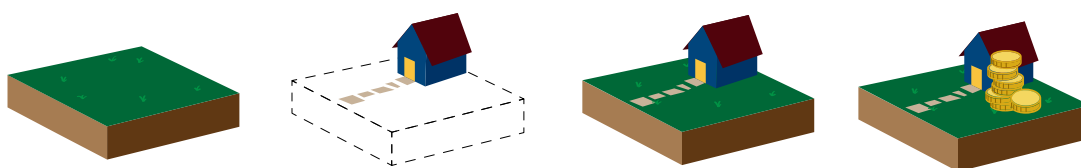
<sup>a</sup> Twenty-three sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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<sup>a</sup>**

State or District	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Arizona	\$342 million (3 sites)	\$411 million (3 sites)	\$753 million (3 sites)	\$2 million (3 sites)
California	\$1.9 billion (27 sites)	\$3.1 billion (27 sites)	\$5 billion (27 sites)	\$57 million (26 sites)
Guam <sup>b</sup>	-	-	-	-
Hawaii	\$120 million (1 site)	\$22 million (1 site)	\$142 million (1 site)	\$272,000 (1 site)
Nevada <sup>b</sup>	-	-	-	-

<sup>a</sup> The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2022 to 2023. Detailed (land and improvement) property value data were not available for every site.

<sup>b</sup> Property value and tax data were not available for sites in reuse or continued use in Guam or 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 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 10.

### Businesses and Jobs

EPA has collected economic data for 1,227 businesses and organizations operating on 49 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 (2022)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
89	49	1,227	\$10.6 billion	33,346	\$2.3 billion

<sup>a</sup> Eight sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> 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 44 Superfund sites in reuse and continued use in Region 10. These sites span 1,092 property parcels and 10,292 acres.

**Table 39. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 10<sup>a</sup>**

Total Land Value (43 sites)	Total Improvement Value (43 sites)	Total Property Value (44 sites)	Total Property Value per Acre (44 sites) <sup>b</sup>	Total Annual Property Taxes (44 sites)
\$1.5 billion	\$1.2 billion	\$2.8 billion	\$270,000	\$19 million

<sup>a</sup> Results are based on an effort by EPA's Superfund Redevelopment Program in 2023 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 2021 to 2023. 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.

<sup>b</sup> Based on total property value amount of \$2.8 billion divided by total acreage of 10,292.



Figure 22. 21st Street Park, near the head of the water way at Commencement Bay, Near Shore/Tide Flats site (Washington, Region 10).



# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 40. State-Specific Business Information for Sites in Reuse and Continued Use in Region 10 (2022)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Alaska	9	3	118	\$423 million	1,808	\$141 million
Idaho	13	6	267	\$417 million	3,237	\$162 million
Oregon	19	12	105	\$4.1 billion	10,268	\$663 million
Washington	48	28	737	\$5.6 billion	18,033	\$1.3 billion

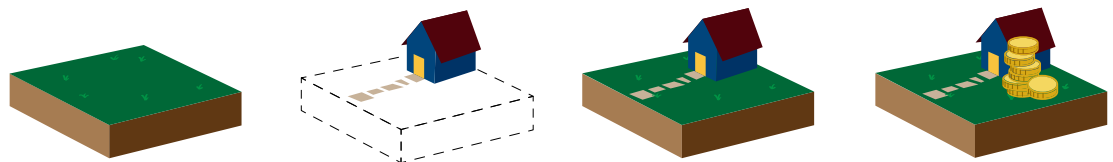
<sup>a</sup> Eight sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

<sup>b</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>c</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>d</sup> For information on the collection of business, jobs and sales data, see the Sources section.

## PROPERTY VALUES



**Table 41. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 10<sup>a</sup>**

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Alaska	\$77 million (2 sites)	\$96 million (2 sites)	\$173 million (2 sites)	\$2 million (2 sites)
Idaho	\$9 million (2 sites)	\$67 million (2 sites)	\$135 million (3 sites)	\$1 million (3 sites)
Oregon	\$131 million (8 sites)	\$375 million (8 sites)	\$506 million (8 sites)	\$3 million (8 sites)
Washington	\$1.3 billion (31 sites)	\$665 million (31 sites)	\$2 billion (31 sites)	\$12 million (31 sites)

<sup>a</sup> The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2023. 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](http://www.dnb.com)) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of over 300 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](http://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](http://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 2022. Estimated annual employment income was calculated using 2022 jobs data and BLS average weekly wage data for those jobs from 2021 (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 2021 to 2023 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. Learn more at [www.epa.gov/superfund-redevelopment](http://www.epa.gov/superfund-redevelopment).

Back Cover page photos:

*Chevron Questa Mine (Region 6)*

*Big Tex Grain Co. (Region 6)*

*Roebbing steel Co. (Region 2)*

*PJP Landfill (Region 2)*

*Calhoun Park Area (Region 4)*

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## United States Environmental Protection Agency

Office of Superfund Remediation and Technology Innovation  
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