

Site Redevelopment Profile

Tex Tin Corp. Superfund Site

State Highway 146 and Farm-to-Market Road 519,
Texas City, Texas 77568

Property Overview

Size

140 acres

Current Site Uses

- Genesis operates a crude oil terminal on a portion of the site.

Use Restrictions

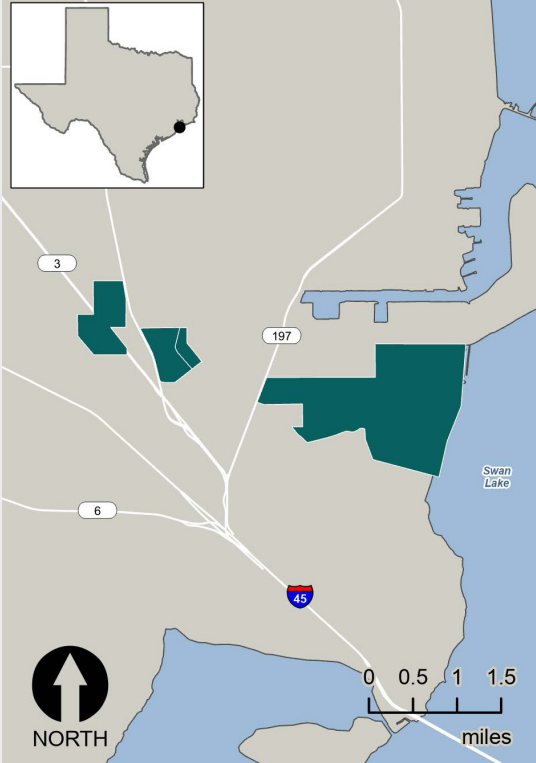
- Excavation of disposal areas and use of groundwater are prohibited.
- Land uses are restricted to industrial uses.

Surrounding Population

1,056
1 MILE

25,540
3 MILES

63,865
5 MILES



A map of the site in Texas.

Site History and Redevelopment Timeline

1941 -1989

Copper and tin smelting facilities active on site.

1998

EPA places the site on the National Priorities List.

2000

Potentially responsible parties enter into a consent decree with EPA for the cleanup.

2001

EPA awards Texas City a Superfund Redevelopment grant

2003

EPA issues an RfR determination for the site, the nation's first.

2004

Cleanup complete.

2005

Phoenix International Terminals acquires the site property.

2010

Texas City Terminal Railway Company buys the site property from Phoenix International Terminals.

2015

Genesis leases the property for use as a bulk oil storage and transfer facility.

2016

Genesis begins construction of the Texas City Terminal on site.

2017

The Texas City Terminal opens.

2017

EPA Region 6 presents Excellence in Site Reuse awards to site stakeholders.

History and Cleanup

The Tex Tin Corp. Superfund site covers about 140 acres in a heavily industrialized area of Texas City, Texas, near the banks of Galveston Bay. Copper and tin smelting facilities operated on site from the beginning of World War II until the mid-1980s. Years of unregulated waste disposal and non-compliance with state environmental permitting requirements resulted in the site's referral to EPA. EPA listed the site on the Superfund program's National Priorities List in 1998.

After the selection of the site's final remedy in 2000, the potentially responsible parties entered into a consent decree with EPA to perform the remedial design and remedial action. Potentially responsible parties formed the Tex Tin Settling Defendants, led by the Tex Tin Steering Committee, to manage the cleanup. Cleanup at the former smelter addressed waste piles, wastewater treatment ponds, acid ponds and smelting waste slag piles. Cleanup actions also extended to smelting contamination in nearby Swan Lake Marsh and its surrounding ecosystem. The Tex Tin Steering Committee worked collaboratively to design and implement the remedy while also taking redevelopment considerations into account. The site's successful cleanup maximized the acreage available for redevelopment.

Redevelopment

To encourage community efforts to plan for the site's future use, EPA awarded Texas City a Superfund Redevelopment grant in 2001. After the community identified reuse priorities for the site, EPA issued the nation's first Ready for Reuse (RfR) determination in 2003. The RfR determination stated that as long as certain site conditions were met, the remedy would be protective for industrial uses.

In 2005, the cleaned-up former smelter property was transferred under an EPA prospective purchaser agreement (PPA) from a bankruptcy trust to Phoenix International Terminals (Phoenix). The PPA included covenants not to sue and provisions for subsequent transfer of the covenants to future property owners and site users. EPA's RfR determination and the PPA were both vital to the site's beneficial reuse. In 2010, the Texas City Terminal Railway Company purchased the property from Phoenix, received a transfer of the PPA covenants and pursued redevelopment opportunities at the site.

In November 2015, Genesis Energy, L.P. (Genesis), an integrated midstream energy company, signed a longterm lease with Texas

City Terminal Railway Company for a portion of the site property. The company chose the site for several reasons. The site was well located, providing direct connectivity with its existing pipeline infrastructure in the area as well as access to other key infrastructure and utilities. The site was also near many of Genesis' production and refining customers. According to Genesis, EPA's RfR determination was "very important in evaluating the site" for potential development.

In May 2016, Genesis began building its Texas City Terminal on site. EPA, the Tex Tin Steering Committee and Genesis coordinated closely during facility planning and construction to ensure the protectiveness of the remedy and the full functionality of the oil terminal and transfer facility. Genesis and its construction contractor used several modified construction techniques to protect the remedy.

"At EPA's behest, future development was included as a key consideration for the remedy at the Tex Tin site. Future development served as a guiding principle throughout the design and successful implementation of the Tex Tin site remediation, which culminated with construction of Genesis' terminal; a great example of EPA's goal of helping the community reclaim a former Superfund site. EPA, and later Genesis, worked cooperatively and diligently with the Tex Tin Steering Committee throughout the process of expedited remedy design, remedy implementation and site redevelopment."

Edgard Bertaut,
Chair of the Tex Tin Steering Committee



The bulk oil storage and transfer facility at the site.
(Source: Genesis)



Recipients of November 2017 Excellence in Site Reuse Awards, from left to right: Carl Edlund, Region 6 Superfund Division Director; Michael Dobbs and Theresa Harper, Port of Texas City, Texas City Terminal Railway Company; Jeff Gifford, VP of Health, Safety, Security and Environment, Genesis Energy, L.P.; Current Mayor Matthew T. Doyle, Texas City, Texas; Former Mayor Carlos Garza, Texas City, Texas; Former Mayor Charles T. "Chuck" Doyle, Texas City, Texas; Robert Piniewski, Project Coordinator, Project Navigator, Ltd.; Edgard Bertaut and Sarah Dalton, Co-Chairs, Tex Tin Settling Defendants; and Danny P. Brown, Project Manager, RECON Services, L.P. (Source: EPA)

The use of helical piles in place of drilled and under-reamed piers avoided generation of contaminated drill cuttings. Construction of an overpass across a low-lying area avoided disturbance of a drainage ditch. All potentially contaminated material excavated during installation of buried pipes and other structures was capped on site. Oil storage tanks were constructed on impervious clay placed on top of capped areas. Genesis employed about 150 construction workers at the site, including workers from local companies and out-of-state contractors who lived in Texas City for over a year.

The Texas City Terminal opened in May 2017. The facility receives and stores several grades of crude oil produced in the Gulf of Mexico and distributes the oil via pipeline to Houston-area refineries, Texas City refineries and waterborne markets. This significant investment in the site serves a vital role, supporting offshore crude oil producers and oil refineries in the area. The Texas City Terminal and related infrastructure employ nine workers from Texas City and surrounding areas. Genesis also pays property taxes on this previously vacant property, providing revenues that benefit Texas City. In November 2017, EPA Region 6 presented Excellence in Site Reuse awards to Genesis, the Tex Tin Steering Committee and its remedial contractors, the Texas City Terminal Railway

Company, and local officials in recognition of their extensive collaboration, cooperation and leadership throughout the cleanup and redevelopment of the Tex Tin Corp. Superfund site.

"EPA, the Texas City Terminal Railway and the potentially responsible parties have been great partners providing a streamlined approval process and being supportive throughout construction and operations. We look forward to our continued relationship."

Garland Gaspard, Genesis Senior Vice President of Operations and Engineering

Contacts

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For more information see: www.epa.gov/superfund-redevelopment



The bulk oil storage and transfer facility at the site. (Source: Genesis)

