



www.epa.gov

Reuse and the Benefit to Community Solitron Microwave Superfund Site

Executive Summary

The Solitron Microwave property in Port Salerno, Florida was once a productive manufacturing facility. Following its closure, it became a community eyesore. Contamination also posed a threat to public health and the environment. EPA and local stakeholders worked together to enable the site's cleanup and reuse. Today, the Solitron Microwave Superfund site is home to Port Salerno Industrial Park, providing 20 acres of commercial and industrial space to various tenants. Redevelopment of the site has increased the site's land value \$2 million since 2003 to a total of \$2.3 million in 2011. This case study explores the site's cleanup and reuse, illustrating the opportunities, benefits and impacts of Superfund redevelopment in action.



Figure 1. Entrance to Port Salerno Industrial Park

Positive Impacts

- Port Salerno Industrial Park provides 150,000 square feet of warehouse, office and industrial space.
- Printer Stuart Web Inc. employs 50 people on site, contributing \$2 million in annual employment income to the community.
- In 2006, property taxes paid on Lot 3 totaled \$5,900. Following Stuart Web Inc.'s purchase of the lot and construction of their facility, the company paid \$50,000 in property taxes to Martin County in 2011.
- Restored wetland areas, grassy areas and trees provide an attractive business environment for site tenants and a pleasant view for the surrounding community.

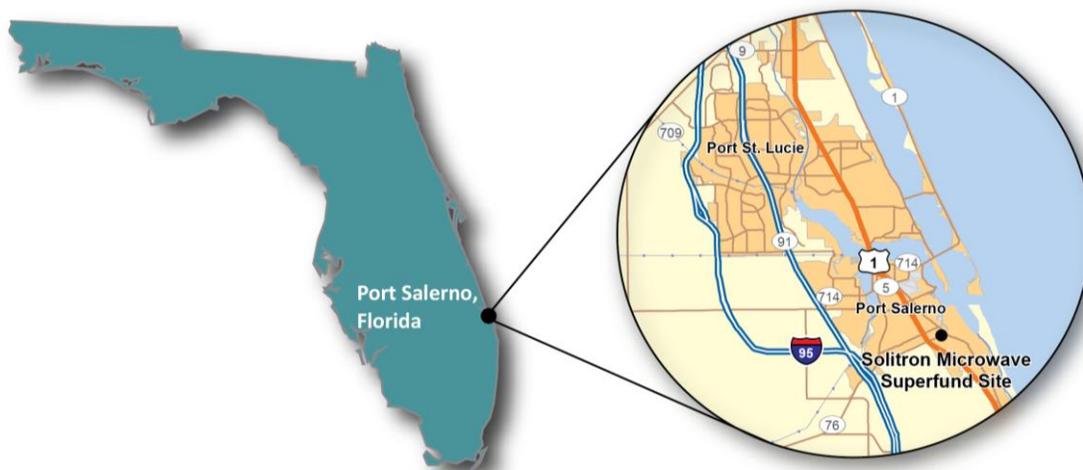


Figure 2. The site's location in Port Salerno, Martin County, Florida

Introduction

Superfund site remediation results in restored value to site properties and the surrounding community. Once a site property is ready for reuse, it can revitalize a local economy with jobs, new businesses, tax revenues and local spending. This case study captures the on-site and community impacts of new development at the Solitron Microwave site.

Port Salerno Industrial Park currently occupies approximately 20 acres in Port Salerno, a community (pop. 10,091) in Martin County in southeast Florida. The industrial park borders Cove Road, a primary transportation corridor in the area. The site's location was well suited for commercial and industrial land uses.

Site History

From 1963 until 1987, metal plating and manufacturing businesses operated at the site. General R. F. Fittings Company ran the facility from 1963 until 1968. The Solitron Microwave Company operated on site from 1968 until 1987. The company produced materials for the military, aerospace and microwave industries. Operations used solvents during manufacturing and cleaning activities. The company placed spent solvents in barrels before shipping the barrels off site for disposal. Operations also discharged wastes to a nearby drainage ditch. In 1965, General R. F. Fittings Company built a waste treatment plant on site.¹

Solvent use and waste disposal practices contaminated soil, sediment and ground water. In the early 1980s, the Florida Department of Environmental Protection (FDEP) identified soil contamination at the site. From 1991 until 1998, Martin County Health Department sampling found contamination in 12 private wells near the site. EPA investigations confirmed contamination. Volatile organic compounds (VOCs) were the primary contaminants of concern. In 1998, EPA placed the site on the Superfund National Priorities List.²



Figure 3. Port Salerno Industrial Park



Figure 4. Overgrown and abandoned Solitron Microwave Company facilities prior to cleanup in 2000

¹ For more information on the site's history, please see the site's Five-Year Review document, available online at: <http://www.epa.gov/superfund/sites/fiveyear/f2009040003045.pdf>.

² For more information on the site's discovery and listing, please see: <http://www.epa.gov/superfund/sites/rods/fulltext/r0401534.pdf>.



Site Cleanup and Transformation

EPA began cleaning up the site in 2000, after determining the site owners did not have the financial resources to fund site investigation and cleanup activities. The remedy EPA selected included excavation and off-site disposal of contaminated soil, treatment and monitoring of contaminated ground water and extension of public water lines to nearby residences.

Through a cooperative agreement in 2001, EPA provided Martin County with funding for plans to address contamination in private wells, which affected homes north and east of the site. When Martin County completed the plans but did not have funds to implement the project, EPA contracted with FDEP to provide Martin County with the necessary resources. Martin County extended public water supply lines to approximately 150 homes.

In 2002, EPA provided the U.S. Army Corps of Engineers (USACE) with funding through a cooperative agreement to excavate contaminated soil. USACE removed 400 cubic yards of contaminated soil from around former Solitron Microwave Company facilities at the site.

Also in 2002, a group of local developers and real estate professionals attracted by the site's redevelopment potential formed Port Salerno Industrial Park, LLC (PSIP). PSIP contacted EPA and expressed interest in redeveloping the site property into an industrial park. In response, EPA issued a status letter summarizing the site's cleanup and capacity to support reuse to assure the community and potential tenants of the industrial park of the site's safety. EPA also addressed liability concerns through a prospective purchaser agreement (PPA) with PSIP. Nationally, EPA has since taken additional steps to make the acquisition and redevelopment of Superfund sites easier for prospective purchasers. Under the Brownfields Revitalization Act, a prospective purchaser need no longer negotiate a PPA with EPA and the federal government. In lieu of a signed agreement, the purchaser can meet requirements to become a bona fide prospective purchaser (BFPP). For more information about BFPP requirements, please see: <http://www.epa.gov/oecaerth/cleanup/revitalization/bfpp.html>.

In 2003, PSIP purchased the site property. EPA and PSIP coordinated remaining cleanup activities with redevelopment plans for the site. As part of their redevelopment plans, PSIP demolished the last Solitron Microwave Company building at the site. This allowed EPA to remove 497 cubic yards of contaminated soil underneath the building. Removal of all remaining contaminated soil from the site eliminated the requirements for land use restrictions, allowing PSIP greater flexibility in construction of facilities on site. EPA completed cleanup activities in 2004. The completion of cleanup at the site in combination with the removal of all contaminated soil supported the site's achievement of the Sitewide Ready for Anticipated Use (SWRAU) measure. PSIP continued with their development plans to provide space for commercial and industrial businesses at the site. "We see such exciting opportunities here," said Janet Kozan of PSIP. "EPA and Martin County have helped us build solid foundations for the future." This collaborative effort between EPA, FDEP, Martin County and PSIP has resulted in lasting benefits for the local economy, the environment and area residents. Today, the site is a hub for commercial and industrial activities rather than a contaminated, overgrown, abandoned property.

Local Impacts

The site's cleanup has benefited the parties involved, the surrounding community, the local economy and the environment. EPA and PSIP worked together to integrate cost-saving maintenance activities into site redevelopment plans. PSIP divided the industrial park into lots according to the locations of EPA's ground water monitoring wells, which allows EPA easy access to the wells. The industrial park now provides seven lots of industrially zoned, utility-connected property ranging in size from 1 acre to 5.5 acres. Other park features include wetland areas, a retention pond and a paved road. In total, the industrial park offers 150,000 square feet of warehouse, office and industrial space.

Stuart Web Inc.

Stuart Web Inc. is located on Lot 3 in the site's southeast corner, the largest lot at the industrial park. The company purchased the lot in 2006, relocating to the industrial park because of the lot's size and its location. Tom Hawken, president of Stuart Web Inc., explained that the company "purchased the lot because we needed to build a large building. Most of the industrial lots available in Port Salerno are less than an acre." The company's facility, situated on 5.5 acres, provides Web printing services to the surrounding area. The company prints materials such as newspapers and booklets and provides stitching, trimming and insertion services. Stuart Web Inc. employs 50 people, providing annual employment income of \$2 million.

CKO of Martin County

In 2008, CKO of Martin County, a street and highway paving contractor then known as Pav-Co Contracting, purchased Lot 5 at the industrial park. Martin County approved the company's plans for construction of a 1,045-square-foot office and a 5,260-square-foot warehouse on the 2-acre lot in 2009. Construction of the facilities is underway, with completion anticipated by 2014.³

Lot 2

A private party purchased Lot 2 at Port Salerno Industrial Park in 2011. Development plans are currently not available. The lot represents 1.5 acres of future development at the site.



Figure 5. The Stuart Web Inc. facility on Lot 3



Figure 6. Construction underway on Lot 5, owned by CKO of Martin County

"EPA is very interested in facilitating the redevelopment of Superfund sites. The value of these properties now as far as their taxable value has gone way up, so that will be a financial benefit to the county, as far as property taxes are concerned."

– Bill Denman,
EPA Region 4 Project Manager

³ http://www.martin.fl.us/web_docs/Dev/web/aid_Staff_Reports/5_P151-003_CKO_of_Martin_County_FKA_PAV-CO_Certificate_of_Reservation.pdf

Redevelopment of the former Solitron Microwave Superfund site has provided Port Salerno with much-needed commercial and industrial space. The site's reuse has also increased the land and market value of the property.

- Prior to completion of cleanup, Martin County assessed the land value of the site property at \$265,000 in 2003. Following cleanup and improvements, the county assessed the land value of the industrial park at \$2.3 million in 2011.
- PSIP purchased the site property in 2003 for \$800,000.
- In 2006, PSIP sold Lot 3 to TD&K HOLDINGS LLC (Stuart Web Inc.) for \$1.9 million.
- The construction of Stuart Web Inc.'s facility on Lot 3 at the industrial park resulted in \$2.4 million in improvement value, increasing the total market value of Lot 3 to \$3.2 million in 2011.
- In 2008, PSIP sold Lot 5 to CKO of Martin County for \$313,000.
- In 2011, PSIP sold Lot 2 for \$359,000.

PSIP retains ownership of remaining lots – 1, 4, 6 and 7 – at the industrial park. These lots remain available for additional office and retail development, providing 1 to 3 acres of development space. Amenities at the industrial park include a designated turning lane into the property, a paved cul-de-sac roadway, and upland preserve areas, trees and several wetland areas maintained by the Port Salerno Industrial Park Property Owners Association.⁴ PSIP's collaboration with EPA and its dedication to reuse of the site have created commercial and industrial space as well as an attractive business environment. EPA recognized PSIP's efforts with its "Excellence in Site Reuse Award" in 2008.

Conclusion

In Port Salerno, Florida, community coordination with EPA and FDEP has encouraged appropriate redevelopment while advancing environmental protection. The site owner has worked closely with local government and state and federal agencies to make Port Salerno Industrial Park a reality. The site's cleanup protects human health and the environment, while its reuse supports jobs and local businesses, enhances land values and tax revenues, and has replaced a community eyesore with a bustling commercial and industrial resource. Looking to the future, Port Salerno Industrial Park will remain a key economic driver in the region, providing well-situated land for additional development in a thriving Florida community.



Figure 7. EPA Region 4 Superfund Division Director Franklin E. Hill (on the left) presenting the Excellence in Site Reuse Award to PSIP's Janet Kozan and Larry Viens in 2008

⁴ <http://www.portsalernoindustrialpark.com>



www.epa.gov

Reuse and the Benefit to Community Solitron Microwave Superfund Site

Technical Appendix

Positive Impacts: Employment Information for On-site Jobs

The Dun & Bradstreet (D&B) database provided information on the number of employees and sales volume for on-site businesses. D&B provides information on businesses and corporations. It maintains a database of over 179 million companies globally and over 53 million professional contact names using a variety of sources, including public records, trade references, telecommunication providers, newspapers and publications, and telephone interviews. The Data Universal Numbering System (DUNS) number is a unique nine-digit identification number assigned by D&B to each business and its location within the D&B database for identifying each business.

Positive Impacts: Wage and Income Information for On-site Jobs

A telephone interview with Stuart Web Inc. president Tom Hawkens on May 3, 2012, provided wage and income information.

Table 1: Solitron Microwave Site Businesses: NAICS Code and Title, Employees, Average Weekly Wage, Annual Wages and Total Annual Wage per Employee

On-site Business	NAICS Code ^a	NAICS Title	Employees ^b	Average Weekly Wage (2010) ^c	Annual Wage (Mean Annual) per Employee ^c	Total Annual Wages ^d
Stuart Web Inc.	323111	Commercial Printing (except Screen and Books)	50	\$769	\$40,000	\$2,000,000

^a NAICS code provided in D&B database.
^b Employee data is from a telephone interview on May 3, 2012.
^c Average wages are based on data from a telephone interview on May 3, 2012.
^d Total annual wage figures were provided in a telephone interview on May 3, 2012.

Positive Impacts: Local Tax Revenue Generated from Property Taxes

Property records accessible through Martin County's Property Appraiser's real property database (<http://www.mcpropertyappraiser.com>) provided data on the most recently assessed values, sale prices and taxes for the property parcels at Port Salerno Industrial Park in April 2012.

Port Salerno Industrial Park, LLC purchased the site property in 2003 for \$800,000. A 2003 valuation of the 20.19-acre site property (Parcel ID No. 5-38-41-000-000-00040-3) totaled \$265,330. This was prior to the property's split into eight separate parcels for industrial park lots in 2006.

Table 2. Property Values, Annual Tax Amounts and Sale Prices (2011)

Parcel ID No.	Lot No.	Acreage	Land Value (2011) (\$)	Improvement Value (2011) (\$)	Total Assessed Value (2011) (\$)	Annual Tax Amount (2011) (\$)	Sale Price (\$) (Year)
25-38-41-015-000-00010-0	1	1.11	184,660	-	184,660	3,913.81	-
25-38-41-015-000-00020-0	2	1.50	252,060	-	252,060	3,913.81	359,000 (2011)
25-38-41-015-000-00002-0	Water Management Area	1.20	-	-	0	-	-
25-38-41-015-000-00030-0	3	5.53	796,310	2,405,220	3,201,530	49,711.21	1,900,000 (2006)
25-38-41-015-000-00040-0	4	3.19	455,730	-	455,730	7,076.28	-
25-38-41-015-000-00050-0	5	1.20	202,810	-	202,810	3,247.52	313,000 (2008)
25-38-41-015-000-00060-0	6	1.29	232,290	-	232,290	3,606.84	-
25-38-41-015-000-00070-0	7	1.27	220,550	-	220,550	3,424.58	-
Total	-	16.28	2,344,410	-	4,749,630	74,894.05	-