



PUTTING SITES TO WORK

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



COMPENDIUM OF 2019 ECONOMIC DATA

Cover page photos:

*Bayou Bonfouca (Louisiana, Region 6),
Davis Timber Company (Mississippi, Region 4),
Big River Mine Tailings/St. Joe Minerals Corp. (Missouri, Region 7),
Blackburn & Union Privileges (Massachusetts, Region 1),
Milltown Reservoir Sediments (Montana, Region 8),
San Fernando Valley (Area 1) (California, Region 10),
Palmerton Zinc Pile (Pennsylvania, Region 3)*

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Figure 1. One of the many businesses that operate at the Silver Mountain Resort at the Bunker Hill Mining & Metallurgical Complex site (Idaho, Region 10).

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PREFACE

EPA's Superfund program is a cornerstone of the work that the Agency performs for citizens 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 has established a renewed focus on accelerating work and progress at all Superfund sites across the country and has created the Superfund Task Force whose work includes promoting redevelopment and community revitalization.

Working closely with communities, developers and property owners, EPA is leading the way to return these 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 like the Superfund Redevelopment, EPA helps communities reclaim cleaned-up Superfund sites. Factoring in future use of Superfund sites into the cleanup process promotes their safe redevelopment. In addition, EPA works closely with state and local officials to remove barriers that have kept many Superfund sites underused. EPA works to ensure that businesses on properties being cleaned up under Superfund can continue operating in a way that protects human health and the environment during site investigations and cleanup work. This continuity enables these businesses to remain open and serve as a source of jobs for communities.

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, train lines and recreation facilities. Nearly 9,200 on-site businesses and organizations at current and former Superfund sites provide an estimated 208,468 jobs and contribute an estimated \$14.4 billion in annual employment income. Cleaned-up sites in use also generate property tax revenues for local governments.¹

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

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

Sites in Reuse and Continued Use: Business and Job Highlights

Businesses:	9,188
Total Annual Sales:	\$58.3 billion
Number of People Employed:	208,468
Total Annual Employee Income:	\$14.4 billion



Figure 2. Miami-Dade County public works office at the Northwest 58th Street Landfill site (Florida, Region 4).

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



Figure 3. Libby Asbestos (Montana, Region 8).



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



Figure 5. The 4,000-square-foot Waterfront South Theatre at the Welsbach & General Gas Mantle (Camden Radiation) site provides space for theater, music and art in Camden (New Jersey, Region 2).

SUPPORT FOR SUPERFUND REDEVELOPMENT

EPA is committed to improving the health and livelihood of Americans by cleaning up and supporting the return of land to productive use. In addition to protecting human health and the environment through the Superfund program, EPA regional offices partner with stakeholders to encourage redevelopment opportunities at Superfund sites. EPA helps communities and cleanup managers consider redevelopment during cleanup planning and evaluate remedies already in place to ensure appropriate redevelopment at cleaned-up sites. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund Redevelopment projects that emphasize environmental and economic sustainability.

Specific EPA redevelopment support efforts include:

- Identifying and evaluating local land use priorities to align with site cleanup plans through the redevelopment planning process.
- Facilitating cleanup and redevelopment discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help communities and EPA find the right tools to move site redevelopment forward.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns through development of educational materials, comfort letters, developer agreements and environmental status reports – known as Ready for Reuse Determinations – that provide information about the appropriate use of sites.
- Supporting partnerships with groups committed to returning Superfund sites to productive use such as the Academy of Model Aeronautics.
- Developing reuse fact sheets, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund Redevelopment.

These efforts have helped build expertise across EPA regional offices, making it easier to both consider future use of Superfund sites prior to cleanup and to identify opportunities for removing reuse barriers. These efforts also help tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and other partners and stakeholders to better understand potential future uses for Superfund sites. This helps stakeholders engage early in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.



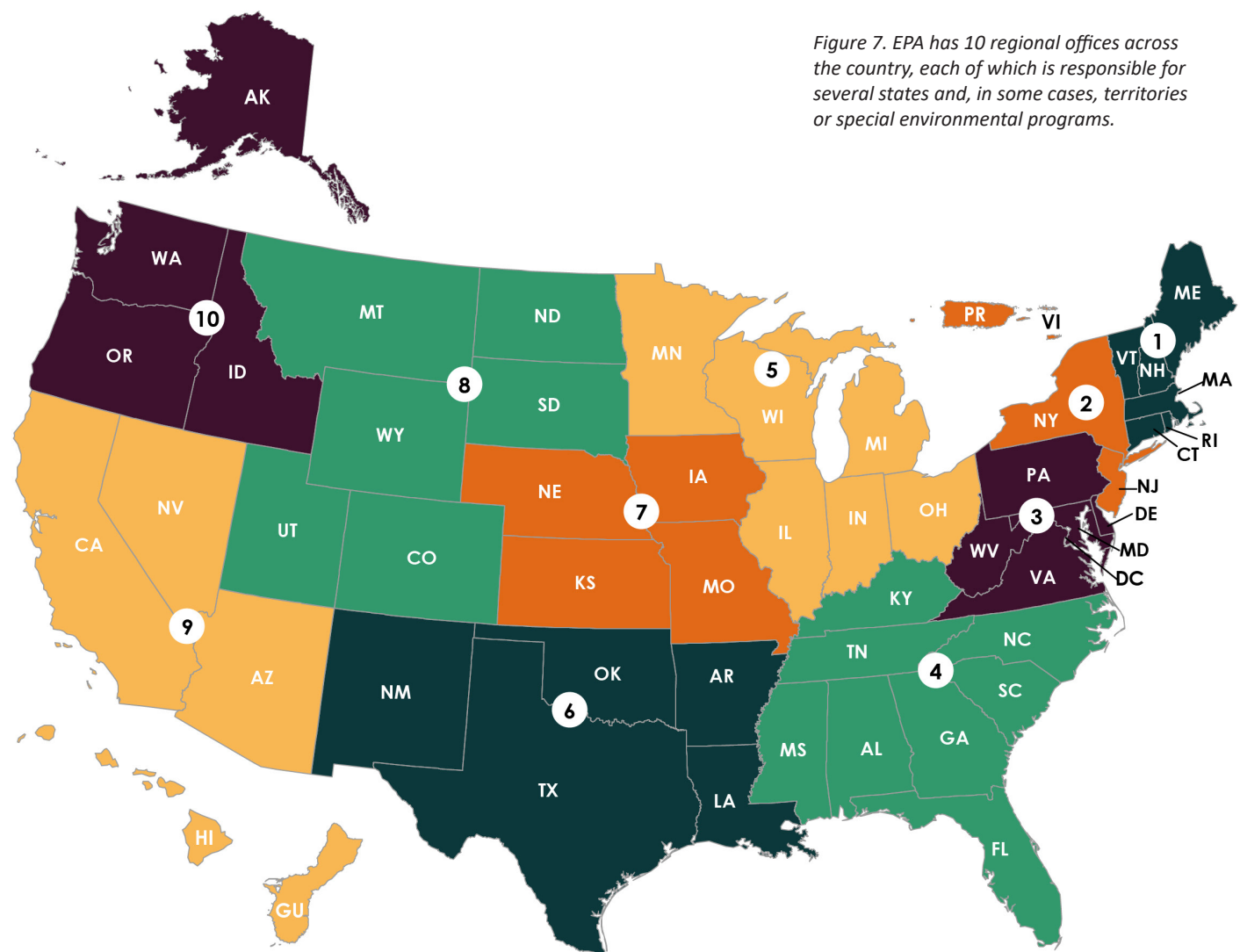
Figure 6. Tex Tin Corp. Superfund site Excellence in Site Reuse Award recipients in 2017 (Texas, Region 6).²

² From left to right: Carl Edlund, EPA Region 6 Superfund Division Director; Michael Dobbs and Theresa Harper, Port of Texas City, Texas City Terminal Railway Company; Jeff Gifford, 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.

SUPERFUND REDEVELOPMENT: THE BIG PICTURE

EPA can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions.³ EPA refers sites warranting long-term cleanup to its remedial program or to state programs. EPA's NPL is a list of sites the Agency is targeting 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 that could address the material and evaluates alternative cleanup approaches. EPA then proposes a cleanup plan and, after collecting public input, issues a final cleanup plan. The Agency then cleans up the site or oversees cleanup activities. EPA has placed over 1,750 sites on the NPL.

Whenever possible, EPA seeks to integrate redevelopment priorities into site cleanup plans. Across the United States, 991 NPL sites and 109 non-NPL Superfund sites are in use.⁴ These sites have either new uses in place or uses that remain in place from before cleanup. Many of these sites have been redeveloped for commercial, industrial and residential purposes. Others have been redeveloped for recreational, ecological and agricultural uses. Many redeveloped sites support multiple uses and have the capacity to support additional uses and further redevelopment. The following sections take a closer look at the beneficial effects of businesses operating on current and former Superfund sites.



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

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

BENEFICIAL EFFECTS OF SUPERFUND SITE REDEVELOPMENT

Businesses and Jobs

EPA has collected economic data for 9,188 businesses, government agencies and civic organizations operating at 541 NPL sites and 61 non-NPL sites in reuse and continued use. The businesses and organizations at these sites earn about \$58.3 billion in estimated annual sales and employ about 208,468 people, earning an estimated \$14.4 billion in annual employment income. This income injects resources into local economies and generates revenue through personal state income taxes. These businesses also help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. Table 1 presents more detailed information (see the Regional and State Redevelopment Profiles for each EPA Region and state's reuse details at the end of this compendium).⁵

Table 1. Site and Business Information for Sites in Reuse and Continued Use (2019)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^{d,e}	Total Employees	Total Annual Employee Income
In Reuse	435	229	1,449	\$11.2 billion	41,563	\$2.6 billion
In Continued Use	416	209	1,677	\$15.5 billion	43,925	\$3.0 billion
In Reuse and in Continued Use	249	164	6,062	\$31.5 billion	122,980	\$8.8 billion
Total	1,100	567	9,188	\$58.3 billion	208,468	\$14.4 billion

^a A total of 165 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

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

^e Due to rounding, total annual sales figures presented for "In Reuse," "In Continued Use," and "In Reuse and in Continued Use" do not sum exactly to the total figure.

Sites in Reuse and Continued Use: A Closer Look

Reuse Type	Description	Example
In Reuse	There is a new land use or uses on all or part of a site. This is because either the land use has changed (e.g., from industrial use to commercial use) or the site is now in use after being vacant.	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 houses a Korean War Memorial.
In Continued Use	Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.	Conrail Rail Yard (Elkhart) (Indiana, Region 5) – the 675-acre rail yard area has been in operation since 1956.
In Reuse and Continued Use	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 Kmart store and two major housing developments. Long-time commercial and light industrial areas remain in continued use on site.

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

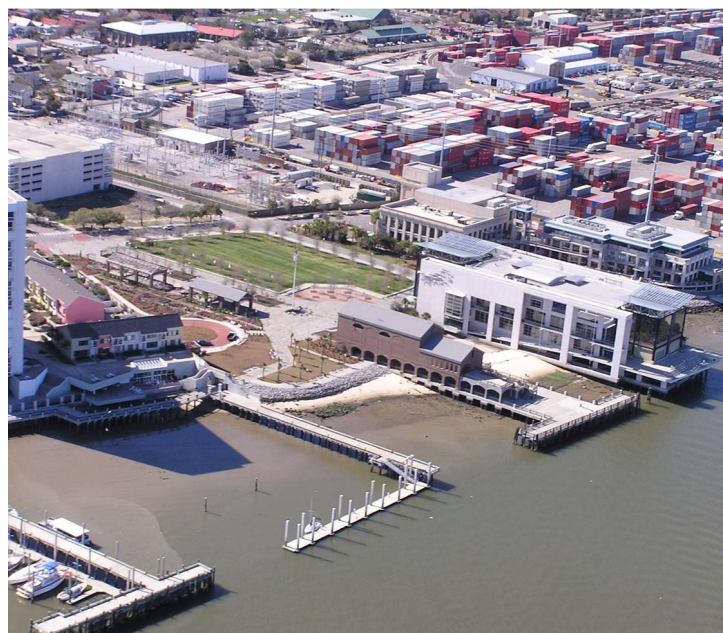


Figure 8. Left: Closeup of model aircraft at Fritz Field at the Beulah Landfill site (Florida, Region 4); Right: Aerial view of the Calhoun Park Area site, including the South Carolina Aquarium, a shopping center, ferry terminal, parking, green space and an electrical substation (South Carolina, Region 4).

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use have the potential to increase in value significantly. This increased value can boost property tax revenues, which help pay for local government operations, schools, transit systems and other public services.

Identifying increases in property values and property taxes following cleanup and reuse is challenging. This is due to several factors, including limited data on past property values and the frequency and timing of local property value assessments. Likewise, many factors affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund status. It is also difficult to isolate the effects of Superfund cleanup and redevelopment using current property values. However, these values do provide insight into the current value of Superfund properties and the potential loss in economic value if the properties were not cleaned up and made available for reuse or continued use.

EPA has collected property value and tax data for a limited number of Superfund sites in reuse and continued use in each EPA Region (see the Regional and State Redevelopment Profiles for each EPA Region and state's property value and tax details at the end of this compendium).⁶

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

Total Property Value: \$796 million

Total Annual Property Taxes: \$10.2 million



Figure 9. Industrial use at the Pepper Steel & Alloys, Inc. site (Florida, Region 4).

⁶ Property values consist of land value and the value of any improvements (buildings and infrastructure) placed on a property. When sites are redeveloped, some or all of these improvements may be new or already in place. In some cases, the breakdown showing the land value and improvement value is not always available; only the total property value may be available.

REDEVELOPMENT IN ACTION IN REGION 1

PETERSON/PURITAN, INC. SITE

Recreational and Continued Industrial Use

The 500-acre Peterson/Puritan, Inc. site is located in Lincoln and Cumberland, Rhode Island. The site spans 2 miles of recreational, commercial and industrial property along the banks of the Blackstone River. Historically, site operation included aerosol packaging, chemical manufacturing, warehousing and landfilling. Improper waste management and chemical spills contaminated site soil and groundwater. EPA added the site to the NPL in 1983.

Cooperation among EPA, the Rhode Island Department of Environmental Management, and other stakeholders resulted in the successful ongoing cleanup and reuse of parts of the site. By remaining open during cleanup, site businesses have continued to support jobs that generate revenues, income and local spending. Today, site businesses employ about 725 people and contribute an estimated \$32 million in annual employment income. In 2019, site businesses generated over \$95 million in estimated annual sales. In 2017, the combined value of site property parcels was over \$21 million, resulting in the generation of over \$295,000 in local property taxes. Railroad improvements on site are also bolstering rail business and providing area companies with more efficient transportation options.

Cooperation between EPA and site stakeholders led to the deletion of a 19.8-acre part of the site from the NPL. In 2005, landowners hoped to redevelop the area, the Macklands and Berkeley properties, for residential uses. Following environmental investigations, EPA determined that the two properties were not affected by site-related contamination. In May 2005, EPA deleted them from the NPL. This step helped facilitate the successful redevelopment of the area. Today, the Berkeley Commons and River Run subdivisions are located there.

The site also provides recreational and cultural opportunities, including the Blackstone River State Park and Bikeway. The cleanup contributes to the rehabilitation of the Blackstone River and to the preservation of a designated National Heritage Corridor. In 1986, the Blackstone River State Park became a key part of the larger Blackstone River Valley National Heritage Corridor. The corridor is a 46-mile network of parks and natural areas stretching from Providence to Worcester. A reuse assessment planning process involving site stakeholders is also now underway for other areas of the site.



Figure 10. The 30 Martin Street building is home to several small businesses at the Peterson/Puritan, Inc. site (Rhode Island).

REDEVELOPMENT IN ACTION IN REGION 2

AMERICAN CYANAMID CO.

Bridgewater Promenade and TD Bank Ballpark

The 575-acre American Cyanamid Co. Superfund site is located in Bridgewater Township, New Jersey. For over 80 years, different companies made a range of chemical products on site, including rubber-based chemicals, dyes, pigments, petroleum-based products and pharmaceuticals. Manufacturing operations and waste disposal practices led to contamination of site soil, sediment and groundwater. In 1983, EPA placed the site on the NPL.

In 1996, EPA selected a remedy for the 140-acre portion of the site known as the Hill Property. The remedy called for no further action and groundwater monitoring. Cleanup of the remaining site properties, most of which are located in the Raritan River floodplain area, is ongoing. In 1998, a consultant hired by The Home Depot and Target contacted New Jersey Department of Environmental Protection (NJDEP) regarding potential redevelopment of a part of the Hill Property as a commercial retail center. While the proposed reuse was compatible with the remedy, the retailers were uncomfortable with the idea of building on a Superfund site and had liability concerns. As a result, the retailers approached NJDEP with a request that EPA delete the Hill Property from the NPL. NJDEP consulted with EPA Region 2 and EPA Headquarters about the possibility of a partial deletion – a relatively new approach at the time that involved removing a remediated part of a Superfund site from the NPL. In December 1998, EPA deleted the Hill Property from the NPL. It was one of the first partial deletions in Region 2.

Today, the former Hill Property is home to the Bridgewater Promenade, a thriving commercial shopping center, and TD Bank Ballpark, a minor league baseball stadium for the Somerset Patriots. The 6,488-seat stadium, which opened in June 1999, hosts more than 70 events annually, including baseball games, playoff events, concerts, and corporate and collegiate events. The stadium has hosted more than six million people since it opened.

As part of a county-wide effort to generate more renewable energy, the Somerset County Improvement Authority supported installation of 3,465 elevated solar panels over two of the stadium's parking lots in 2013. In total, the panels produce over 1.14 million kilowatt-hours of electricity annually while also shading visitor parking. Solar power from these arrays meets about 90 percent of the ballpark's energy needs. When not in use for games and events, one of the parking lots at TD Bank Ballpark serves as a commuter parking lot for New Jersey Transit's Bridgewater Station. The station is part of the Raritan Valley Line, which provides service to major transfer points in New Jersey, New York and Pennsylvania.

The 625,000-square-foot Bridgewater Promenade Shopping Center opened on site in 1999. Current commercial retail tenants include Costco, Target, Home Depot, Old Navy, Bed Bath & Beyond, Marshalls, Michaels and PetSmart. Restaurants include Applebee's, Pancheros Mexican Grill and McDonalds. The total leasable commercial area is over 240,000 square feet. Today, site businesses employ over 1,470 people, providing over \$42 million in estimated annual employee income and generating over \$332 million in estimated annual sales. In 2018, site property parcels had a total value of \$133 million, generating \$2 million in annual property taxes.



Figure 11. The TD Bank Ballpark at the American Cyanamid Co. site (New Jersey).

REDEVELOPMENT IN ACTION IN REGION 3

SHARON STEEL CORP. (FAIRMONT COKE WORKS)

New State Police Headquarters Facility

The 97-acre Sharon Steel Corp. (Fairmont Coke Works) Superfund site is located in Fairmont, West Virginia. Prior to 1973, coke production, waste treatment and waste disposal operations took place on site. These operations resulted in soil, surface water and groundwater contamination. To stabilize the site, EPA conducted an emergency removal action, which included removal of chemical storage containers, tanks and buildings, disposal of contaminated oil, and treatment of contaminated water. EPA later added the site to the NPL in 1996. As part of a second removal action, the site's potentially responsible party (PRP) removed waste materials and contaminated soil from the site. The site's long-term cleanup plan includes limited groundwater treatment and monitoring, wetland restoration and land and groundwater use restrictions.

EPA worked closely with the community and the site's PRP, ExxonMobil, to support redevelopment opportunities at the site. In May 1999, ExxonMobil, EPA, the West Virginia Department of Environmental Protection, and local stakeholders, including the city of Fairmont, entered into a Project XL (eXcellence and Leadership) Agreement. EPA's Project XL Program was a national pilot program to test innovative environmental management strategies to achieve better and more cost-effective environmental and public health protections. The project at the site focused on aligning cleanup and reuse priorities. As part of the agreement, ExxonMobil agreed to undertake beneficial restorative actions that were beyond EPA's authority to require. In return, EPA agreed to provide regulatory flexibility, within its discretion, rather than strict adherence to the traditional Superfund process.

The site's Project XL Agreement resulted in significant community engagement to determine the most appropriate future use for the site property. The community's reuse priorities for the site included public service, commercial, industrial and recreational uses. The locality then updated its zoning ordinance to reflect these priorities.

The first redevelopment project at the site, a troop headquarters for the West Virginia State Police, finished in April 2017. About 50 additional acres on site are currently available for redevelopment.

In June 2018, EPA Region 3 recognized Enso Properties, LLC and ExxonMobil with its Excellence in Site Reuse Award. Region 3 established the Excellence in Site Reuse Award for those who have supported the reuse of Superfund sites through outstanding efforts that go above and beyond required cleanup.



Figure 12. West Virginia State Police Troop 1 Headquarters at the Sharon Steel Corp (Fairmont Coke Works) site (West Virginia).

REDEVELOPMENT IN ACTION IN REGION 4

CASCADE PARK GASIFICATION PLANT

Cascades Park

The 10-acre Cascade Park Gasification Plant site is located in Tallahassee, Florida. From 1895 until the mid-1950s, the city of Tallahassee operated a manufactured gas plant (MGP) on site. The plant converted coal into gas that was used for lighting and heating fuel. Plant operations resulted in widespread soil, sediment and groundwater contamination. A city-owned municipal landfill also operated on the southern part of the site. EPA did not list the site on the NPL but considers it an NPL-caliber site and addressed the site through the Superfund Alternative Approach. Cleanup activities included excavation of contaminated soil, capping of the landfill portion of the site and monitoring contaminated groundwater. The contamination was successfully addressed, and EPA completed a "no further remedial action for groundwater" Record of Decision in 2019.

Local stakeholders developed a community-wide redevelopment plan that manages stormwater, creates a public park, preserves local natural resources and celebrates the site's history. In 2008, EPA Region 4 recognized the community's planning efforts with its Excellence in Site Reuse Award. In April 2010, the city and Blueprint 2000, a local intergovernmental agency, began construction of the 24-acre Cascades Park, which includes the former MGP property. Cascades Park officially opened in March 2014. Over 1,000 people attended the opening ceremony.

Today, the park serves as an entertainment hub in the community. It includes the Capital City Amphitheater, which features a canopied 80-foot-by-55-foot stage that is visible from all parts of the park. Imagination Fountain attracts children with a water play area and a nighttime light and sound show. The park also features playgrounds and miles of trails. A Korean War Memorial and Tallahassee's Smokey Hollow Commemoration are also located on site. Founded in the 1890s, Smokey Hollow was a vibrant African American community that once covered much of the area that is now Cascades Park. In the 1960s, the community was slated for "urban renewal" by the state and hundreds of residents were displaced from their homes. The Commemoration serves as a tribute to the community and features a pavilion, community and heritage gardens, interpretive panels, and spirit houses, which represent the shotgun houses that defined the original neighborhood.

In addition to providing recreational and cultural amenities, the park also serves as a stormwater management system, consisting of a network of underground channels, open streams and retention ponds. To provide flood relief to the north and south, Cascades Park is designed to flood during major storm events. A large underground channel called a box culvert diverts the runoff generated by large storm events directly to the on-site Boca Chuba Pond to protect a restored stream and minimize impacts on the park.

The Cascade Park amphitheater was also the impetus for the mixed-use Cascades Project — an ambitious urban development planned for a two-block area, directly across from the park. Features will include housing, retail, office, dining and hotel space as well as pathways connecting to downtown. In addition, the project will result in the creation of a community-envisioned historical plaza, the restoration of the Old City Waterworks building and the preservation of the architecturally significant former County Health Unit. According to the developers, the mixed-use project is expected to generate more than \$350 million in economic impacts and create nearly 700 permanent jobs.



Figure 13. Cascades Park and the Capital City Amphitheater at the Cascade Park Gasification Plant site (Florida). Image used with permission of the city of Tallahassee.

REDEVELOPMENT IN ACTION IN REGION 5

WAITE PARK WELLS – BURLINGTON NORTHERN OPERABLE UNIT

West River Business Park and Recreational Reuse

The 202-acre Waite Park Wells – Burlington Northern site is located in the city of Waite Park in Stearns County, Minnesota. For nearly a century, the Burlington Northern Railway Company made and repaired railroad freight, tank and hopper cars on site. Facility operations and waste disposal practices, as well as neighboring industries, contaminated site soil and groundwater, including Waite Park water supply wells. EPA placed the Waite Park Wells Superfund site – which includes the Burlington Northern (BN) operable unit (also referred to as OU2) and the Electric Machinery operable unit (also referred to as OU1) – on the NPL in 1986.

Early response actions at the BN OU included construction of a water treatment system, supplying city residents with safe drinking water and removal of lead-contaminated sandblast sands. The site's long-term cleanup included pumping and treatment of contaminated groundwater, construction of a new municipal water treatment plant, and excavation, treatment and placement of site wastes in an on-site containment cell. It also includes long-term groundwater monitoring, land use restrictions and construction contingencies as needed during redevelopment projects. Long-term monitoring is ongoing.

In 1986, Burlington Northern transferred ownership of part of the BN OU to the city of Waite Park. The city later decided to sell the property to developers in May 1996. Part of the sale agreement included a basic redevelopment plan and required timeframes for project completion. In early 1997, developers began construction of what is now known as the West River Business Park on the southeastern part of the site. Although the business park was well situated for commercial development, the economic downturn during the late 2000s and early 2010s stalled site development. In 2013, Rejuv Medical, the first tenant at the West River Business Park, opened on site. The business specializes in orthopedics, sports medicine, functional medicine, weight loss and fitness. The prominence of the facility at its corner location and the confirmation that redevelopment was possible at the once-contaminated property caught the attention of other businesses. Today, 43 site businesses employ about 848 people, providing over \$49 million in estimated annual employment income and generating over \$232 million in combined estimated sales revenue. In 2017, site property parcels had a total value of over \$29 million, generating nearly \$800,000 in annual property taxes.

Cleanup also resulted in recreational and cultural benefits. On the western edge of the site, the city began construction of Rivers Edge Park in 1998. The park has six baseball fields, a hockey rink, pickleball courts, a splash pad and a playground. The Lake Wobegon Trail runs adjacent to the site. The trail, which runs along the former rail corridor owned by Burlington Northern Railway Company, provides the community with a place to hike, bike, rollerblade and, during the winter, ride snowmobiles. Funded by a Statewide Health Improvement Partnership grant, construction of the Harold P. Nelson healthy living trail finished in 2011. The trail, the first of its kind in Minnesota, provides residents with exercise and physical activity opportunities. On the southern edge of the site, the St. Cloud Area Rail Legacy Museum hosts restored railcars that showcase historic industrial operations in Waite Park.



Figure 14. Recreational reuse at the Waite Park Wells site (Minnesota).

REDEVELOPMENT IN ACTION IN REGION 6

TAR CREEK (OTTAWA COUNTY)

Restoration and New Recreational Development

The Tar Creek (Ottawa County) site has no clearly defined boundaries. It consists of areas in Ottawa County affected by historical mining wastes. The site is also a part of the Tri-State Mining District, which spans parts of Oklahoma, Kansas and Missouri. The mining era left a legacy of open mine shafts, acid mine water, and large volumes of mining and milling wastes contaminated with lead, zinc and cadmium. EPA added the site to the NPL in 1983. EPA then led a series of targeted removal actions to ensure that people could continue to live, work and farm safely in the area. To date, cleanup has included the relocation of four impacted communities, the excavation of lead-contaminated soil from nearly 3,000 residential yards and high-access areas, and the remediation of over 4 million tons of mining waste and contaminated soil. Other efforts have included surface water management and the plugging of abandoned wells.

One of EPA's partners, the Quapaw Nation, successfully cleaned up the Catholic 40 part of the site, a 40-acre area with significant cultural and historic meaning for the Quapaw Nation. In late December 2013 and early January 2014, workers excavated about 108,000 tons of contaminated mining waste for off-site disposal. Workers preserved historic structures, artifacts and landscape features during the cleanup. Recovered artifacts are now protected at the tribal museum in Oklahoma. Today, the Quapaw Nation continues to plan for the future at the Catholic 40 site, including archeological research, education, historic preservation, grazing and active use of the area as an important part of the Quapaw Nation's cultural and religious practices.

The Quapaw Nation, in cooperation with EPA and the state of Oklahoma, continue planning, designing and leading cleanup activities at other contaminated areas of the site. These efforts have set the stage for several redevelopment projects that reflect the tribe's reuse priorities, including cultural preservation, agricultural use and the expansion of the tribe's traditional economic focus on ranching. EPA supported the development of a solar reuse assessment covering a part of the site that is contaminated with mining waste and located on Quapaw Nation tribal lands.

Redevelopment is also underway at non-tribal areas. Recently, the city of Miami partnered with the Oklahoma Department of Environmental Quality (DEQ) and EPA on the cleanup of the Eagle Picher office complex, located in the heart of Miami. It originally served as the local headquarters for the Eagle Picher Mining Company. For many years, the office complex sat abandoned with several environmental challenges, including the presence of mining waste on the property. The city acquired the property, coordinated cleanup efforts with Oklahoma DEQ and EPA, and is converting the site into a splash pad and city park. The grand opening is anticipated in 2020.

Cleanup across this large site has enabled widespread continued agricultural, commercial, public service and residential use and facilitated new development. Today, site businesses employ nearly 1,300 people and contribute nearly \$50 million in estimated annual employment income. In 2019, site businesses generated an estimated \$152 million in combined sales revenue.

“ We were anxious to demonstrate that the Quapaw Tribe is the appropriate stakeholder to perform remediation activities on tribal properties and...help restore the land to uses that will benefit...the Tribe and the local community.” John Berrey, Quapaw Nation Chairman



Figure 15. Revegetation of the Catholic 40 area (left) and development of a new splash pad in the city of Miami (right) (Tar Creek (Ottawa County) site (Oklahoma).

REDEVELOPMENT IN ACTION IN REGION 7

BIG RIVER MINE TAILINGS/ST. JOE MINERALS CORP.

Flat River Industrial Park and St. Joe State Park

The Big River Mine Tailings/St. Joe Minerals Corp. site is located in a former mining region known as the “Old Lead Belt,” about 70 miles south of St. Louis, in St. Francois County, Missouri. Mining operations and disposal of mining wastes contaminated soil, sediment, surface water and groundwater with heavy metals. EPA added the site to the NPL in 1992. Cleanup has focused on eight main areas, or subsites, of mine waste; together, those areas make up the site “response area.” The site also includes affected areas outside of the response area in St. Francois County.

Cleanup of residential site areas included sampling of residential yards, schools and parks for lead, excavation and placement of contaminated soil in designated repositories, backfilling and revegetation of excavated areas, and institutional controls. Additional cleanup to date includes mine waste removal and stabilization across the site and removal of contaminated sediment from Big River. Cleanup is ongoing.

Following investigations and cleanup in the response area, several redevelopment successes have unfolded in the cities of Park Hills, Bonne Terre and Desloge. For example, following cleanup and stabilization of the National Mine tailings pile subsite in Park Hills, one of the PRPs donated the property to the Park Hills Chamber of Commerce in 1993. To help offset job losses from mine closures in the area, the Chamber of Commerce converted the land into an industrial park. Today, Park Hills Industrial Park (formerly Flat River Industrial Park) supports several businesses, including a glass manufacturer, a construction contracting business and a plastics manufacturer.

Located in the southern part of the response area, St. Joe State Park encompasses over 8,000 acres. For over 100 years, St. Joe Minerals Corp. mined lead within current park boundaries. In 1972, St. Joe Minerals Corp. ceased operations at the site and donated the land to the state in 1976. Recognizing the need for more recreational and ecological resources in the area, the Missouri Department of Natural Resources established St. Joe State Park later that year. The historic milling complex used by St. Joe Minerals Corp. still stands and has been designated as a Missouri Mines State Historic Site. It now houses a Missouri mining history museum and mineral resources museum, including exhibits on Missouri Geology, an extensive mineral collection and a gallery of mining equipment. Today, St. Joe State Park offers area residents and visitors a variety of recreation opportunities as well as signage to learn about the area's history.

The response area, and the other site areas in St. Francois County, are home to a wide range of continued uses and reuses. These land uses include residential, commercial, industrial, recreational, public services, agricultural and ecological areas. On-site businesses bolster the local economy and generate local and state tax revenues. Today, site businesses employ over 11,000 people and contribute about \$390 million in estimated annual employment income. In 2019, site businesses generated an estimated \$1.5 billion in combined sales revenue. In 2018, site property parcels had a total value of nearly \$828 million, which generated nearly \$8 million in annual property taxes in 2017.

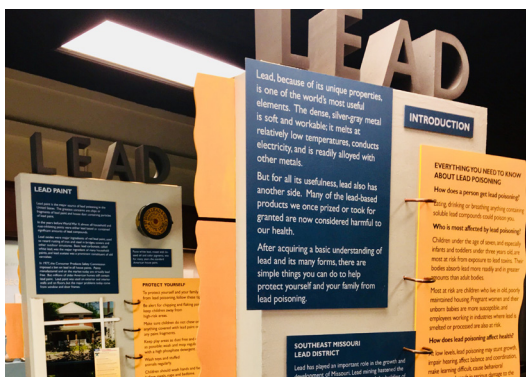


Figure 16. Desloge City Park (left) and Missouri Mines State Historic Site (right) at the Big River Mine Tailings/St. Joe Minerals Corp. site (Missouri).

REDEVELOPMENT IN ACTION IN REGION 8

DENVER RADIUM

Cleanup Sets the Stage for New Commercial and Residential Development

The Denver Radium Superfund site in Denver, Colorado, consists of over 65 properties along the South Platte River Valley. In the early 1900s, Denver ore-processing facilities provided a domestic source of radium to meet the demand of nearby businesses. After the collapse of the local radium industry in the 1920s, radioactive substances remained in locations across Denver and were often used as fill or for paving materials. EPA listed the site on the NPL in 1983. Cleanup included excavation and off-site disposal of contaminated soil, demolition of contaminated buildings, capping of some metal-contaminated soil, installation of ventilation systems to mitigate radon gas, natural attenuation of groundwater contamination and institutional controls. Cleanup finished in 2006.

EPA worked with stakeholders during the cleanup to facilitate the safe reuse of site properties. For example, in 1995, Home Depot USA, Inc. (Home Depot) selected part of the site for the location of a new store. The company partnered with EPA to help clean up contaminated soil in exchange for liability protections. EPA consolidated the soil on site and Home Depot placed a protective cap over it. Under the agreement, Home Depot is responsible for maintaining the cap as well as making sure the property is never used for residential purposes and that groundwater is never used for drinking water. By the end of 1996, the store, parking lot, and outdoor garden and lawn care center were completed, and Home Depot was open for business. Today, the business employs 200 people on site.

Cleanup has also enabled the redevelopment of another part of the site, known as the Shattuck property. The S. W. Shattuck Chemical Company processed radioactive materials at the property from 1917 to 1984. Cleanup of the area included demolition and off-site disposal of site structures and excavation and off-site disposal of contaminated soil. Following the cleanup, a developer purchased the property and broke ground on a 224-unit apartment complex in 2017. Today, this once-contaminated property is home to Encore Evans Station – a luxury apartment community. Amenities include a fitness center, a resort-style pool and spa, an outdoor lounge and firepit, on-site dog park, a pedestrian and bike plaza, and a business center.

Together, businesses operating across the different parts of the site employ over 1,200 people and generate over \$67 million in estimated annual employee income. In 2019, site businesses generated over \$356 million in combined estimated sales revenue. In 2018, site property parcels had a total value of nearly \$261 million, generating over \$3 million in annual property taxes. The site also supports recreational uses. For example, Ruby Hill Park covers about 90 acres of land owned by the city and county of Denver. Park amenities include a picnic shelter and pavilion, picnic tables, benches, a playground, an outdoor pool, a baseball field, a bike/pedestrian path, and a bike skills course.



Figure 17. Atlas Metal & Iron Corporation office at the Denver Radium site (Colorado).

REDEVELOPMENT IN ACTION IN REGION 9

OPERATING INDUSTRIES, INC., LANDFILL

Market Place Shopping Center

The Operating Industries, Inc., Landfill Superfund site in Monterey Park, California, is located about 10 miles east of downtown Los Angeles. The site covers 190 acres; the Pomona Freeway separates the area into a North Parcel and a South Parcel. Monterey Park Disposal Company began operating a landfill at the site in 1948. Operating Industries purchased the area in the 1950s and continued landfilling until 1984. The landfill received millions of gallons of commercial, residential and industrial wastes. These wastes contaminated the air, groundwater and soil, and posed fire and health risks for nearby residents.

In 1984, the state of California placed the landfill on the California Hazardous Waste Priority List. The landfill closed later that year. EPA listed the site on the NPL in 1986. Cleanup actions covered the landfill, controlled landfill gas and managed leachate. Monitoring and maintenance activities are ongoing. An innovative landfill gas treatment system converted landfill gas into electricity, meeting more than half the cleanup's energy requirements. During its operation, the system generated more than 15,000 megawatt hours of electricity over seven years, equivalent to an energy cost-savings of about \$1.75 million.

Today, development of Monterey Park Market Place Shopping Center, a 577,000-square-foot retail facility, is underway on the site's North Parcel. The city of Monterey Park and the property developer celebrated the project with a groundbreaking ceremony in November 2016. Today, the shopping center features a Costco Warehouse and Gas Station, a Home Depot and Garden Center, a Guitar Center, America's best Contacts & Eyeglasses, a Starbucks and two restaurants – an In-N-Out-Burger and a Chick-fil-A, all of which opened on site in 2018 and 2019.

Plans for additional development in the near future include Ono Hawaiian BBQ, Chase Bank, Buffalo Wild Wings, a Starbucks, an eyeglasses store and a mattress store. In 2019, site businesses employed over 650 people, providing nearly \$20 million in estimated annual employment income and generating nearly \$150 million in combined estimated sales revenue. In 2018, site property parcels had a total value of over \$10 million, generating nearly \$170,000 in annual property taxes. Additional redevelopment opportunities at the site include solar development potential on the South Parcel.



Figure 18. The new Costco store at the Operating Industries, Inc., Landfill site (California).

REDEVELOPMENT IN ACTION IN REGION 10

WYCKOFF CO./EAGLE HARBOR

Restoration and Remembrance

The Wyckoff Co./Eagle Harbor Superfund site is the former location of a wood-treating facility on Bainbridge Island in Washington. Built in 1904, the wood-treating facility grew to be one of the largest in the world. It produced preserved wood used in building the Panama Canal, San Francisco's wharfs and the Great Northern Railroad. Improper materials handling and waste disposal practices resulted in extensive contamination of groundwater and soil, as well as 100 acres of intertidal and subtidal habitat in the harbor. EPA added the site to the NPL in 1987. The following year, the facility owner, Wyckoff Company (then Pacific Sound Resources), declared bankruptcy and ceased operations.

Site reuse planning efforts began in the mid-1990s. Community reuse goals included creating a public park. The park design integrated another type of project into the plan – a memorial recognizing the exclusion and incarceration of Japanese Americans during World War II. In March 1942, Bainbridge Island was the first place where Japanese Americans were forcibly removed from their communities. These early reuse planning efforts enabled EPA to consider future use considerations during the selection of the cleanup plan.

EPA worked with the local government and community groups to make sure that site cleanup would support future reuse goals. Extensive cleanup activities have taken place at the former facility and in Eagle Harbor. EPA and the U.S. Army Corps of Engineers capped more than 70 acres of harbor sediment with clean sand. Anchoring in the area was restricted to protect the cap. Intertidal beach cleanup included removal of contaminated soil and sand. Removal of a waterfront retaining wall and construction of a sand cap created a sandy beach at part of the site known as West Beach. Cleanup of remaining site areas is ongoing.

Following an extensive reuse planning process and municipal acquisition of the site property, the stage was set for redevelopment. Today, most of the site has been transformed into Pritchard Park. This vibrant community asset provides public space and waterfront shoreline with striking views of Puget Sound. In 2008, the community celebrated its new beach – the restored West Beach area – when the second annual Blackberry Festival brought 800 people to the site.

The westernmost entrance to the park leads to the Bainbridge Island Japanese American Exclusion Memorial, which is part of the Minidoka Internment National Monument. In March 2004, more than 100 people gathered for the groundbreaking ceremony for the memorial, 62 years to the day after the Japanese American community was forcibly removed by boat from the Eagledale ferry dock. Visitors step back in time to learn about the wartime removal of men, women and children from their homes. The memorial includes several paths and a 276-foot-long memorial wall – one foot for each relocated resident. It also celebrates the island community, which defended its Japanese American friends and neighbors, supported them while they were away, and welcomed them home.

The transformation of the abandoned Wyckoff wood-treating facility into Pritchard Park and the Japanese American Exclusion Memorial was a group success. These reuse projects show how protecting people's health and the environment can happen alongside creation of a valuable community asset. Community leadership, collaborative partnerships among government agencies and organizations, and flexible long-term planning all played important roles.



Figure 19. The Bainbridge Island Japanese American Exclusion Memorial at the Wyckoff-Eagle Harbor site (Washington).

REDEVELOPMENT ON THE HORIZON IN REGION 1

TRANSFORMING A CONTAMINATED HARBOR INTO A THRIVING MARINE TERMINAL AND MIXED-USE REDEVELOPMENT

From 1938 to the late 1970s, industrial facilities producing capacitors and other electronics containing polychlorinated biphenyls (PCBs) discharged industrial wastes into the harbor abutting the city of New Bedford, and the towns of Acushnet and Fairhaven, Massachusetts. Today, EPA is addressing the 18,000-acre New Bedford Harbor Superfund site through a cleanup of the estuary system from the upper Acushnet River into Buzzards Bay.

Remedial activities include the removal and disposal of contaminated sediments at approved off-site facilities and within a confined aquatic disposal cell in the harbor. Cleanup work also includes removal of contaminated sediment and wetland restoration at shoreline properties. Dredging has taken place at the site since the 1990s, and annually since 2004.

After cleanup, the city of New Bedford plans to reuse EPA's shoreline sediment dewatering facility as an intermodal transportation facility. Located on the city's working waterfront, it includes a 55,000-square-foot industrial structure, berthing space for freighters and commercial fishing vessels, a large area for truck access near an interstate highway, and a connecting spur to the New Bedford rail yard.

A strong partnership between EPA and the Massachusetts Department of Environmental Protection is a large part of the story at the New Bedford Harbor Superfund site. Navigational dredging of the harbor by the commonwealth of Massachusetts is part of a state-enhanced remedy in conjunction with the Superfund cleanup. The state enhancement has resulted in private investments to the commercial port, while at the same time removing hundreds of thousands of cubic yards of contaminated sediment from the environment. The recent construction of the New Bedford Marine Commerce Terminal, a 28-acre state-funded project designed to service the commercial wind energy industry, is another product of the state enhancement to EPA's Superfund remedy.

Conversion of former industrial mill buildings to residential spaces along the most heavily contaminated stretch of the harbor is underway in anticipation of the completion of the river cleanup. EPA is currently actively remediating subtidal sediments in this river segment (Figure 29). At the same time, EPA is cooperatively planning its cleanup of shoreline property in this area in conjunction with the city of New Bedford's "Riverwalk" project along a 2.5-mile segment of the Harbor. The city hopes that the Riverwalk project will encourage more redevelopment by reconnecting the public with the waterfront. EPA's subtidal sediment dredging at New Bedford Harbor will be complete in 2019. In 2020, EPA's contaminated sediment dewatering plant will be decontaminated and turned over to the city of New Bedford for commercial reuse as a multi-modal marine terminal.

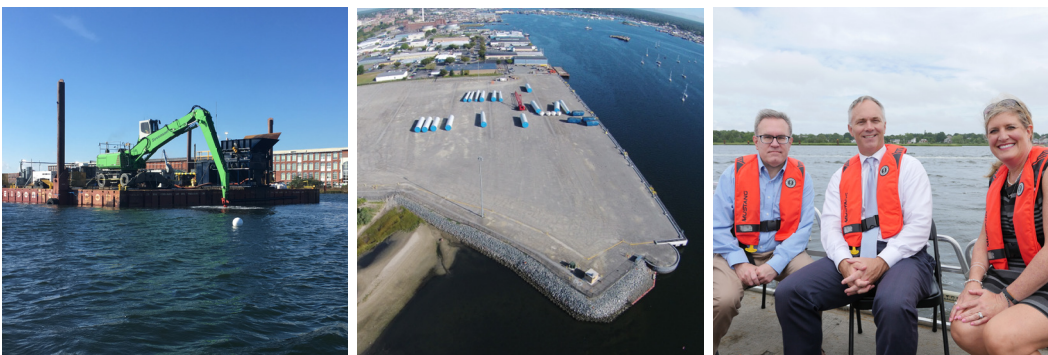


Figure 20. Left: Dredging of the New Bedford Harbor site is enhancing the selected remedy and facilitating commercial port development (Massachusetts). Middle: View of the newly constructed New Bedford Marine Commerce Terminal. Right: EPA Administrator Andrew Wheeler, city of New Bedford Mayor Jon Mitchell, and former EPA Region 1 Administrator Alexandra Dunn touring the harbor cleanup.

REDEVELOPMENT ON THE HORIZON IN REGION 2

TRANSFORMING A FORMER ELECTRONICS MANUFACTURING FACILITY TO A MANUFACTURING AND LIGHT INDUSTRIAL HUB

From 1974 to 2004, Buckbee-Mears Co. Inc. operated an electronic components facility at the 74-acre Buckbee-Mears site in Cortland County, New York. The manufacturing process required the storage of bulk chemicals and hazardous materials, including acids, ammonia, chlorine and metals, on site. After acquiring the facility from Buckbee-Mears Co. Inc. in 2004, International Electronic Devices (IED) then abandoned the site in 2005. IED left behind large amounts of chemicals and waste products, which further contaminated soil, groundwater and structures at the site. The following year, the Cortland Police Department discovered the large quantities of hazardous materials at the unsecured facility. To address uncontrolled releases of hazardous materials at the site, EPA undertook an extensive removal action.

For several years, the site sat vacant and deteriorating, with millions of dollars in liens against it. However, the site is conveniently located close to downtown Cortland, as well as both rail and interstate service, and presented opportunities for redevelopment. A reuse assessment process, extensive EPA cleanup and creative settlements spurred the transformation of this blighted property into a valuable economic resource.

In 2012, EPA supported a reuse assessment process to help overcome barriers to development, document the cleanup status and clarify reuse opportunities at the site. EPA initiated discussions with local officials, the Cortland County Industrial Development Agency, the city of Cortland and the bank that held a substantial lien on the property; this dialogue led to a series of settlements that allowed a foreclosure on and sale of the site property, with profits divided among the major lienholders. In 2014, a developer purchased the site at a foreclosure auction and invested in rehabilitation of the usable buildings.

Today, Cortland Industrial Center is ready for tenants. Conveniently located near Interstate 81, the site features rail access with a four-spur track, a 135,000-square-foot slab adjacent to the rail spur for materials storage, a 14,500-square-foot attached office building, a 30,000-square-foot warehouse facility, and a 205,000-square-foot manufacturing facility, as well as vacant land available for expansion.

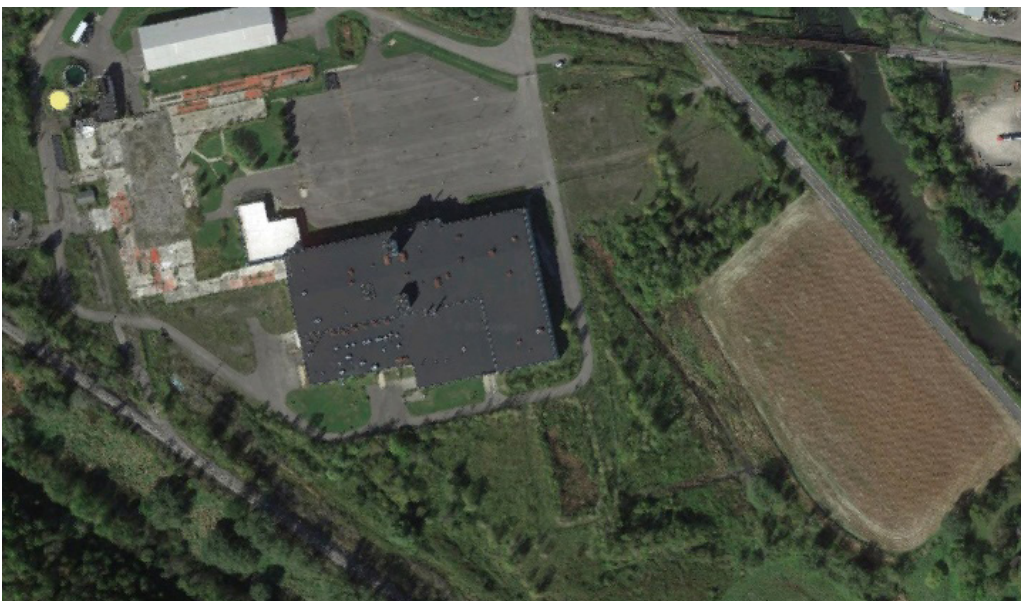


Figure 21. Aerial view of the Buckbee-Mears site (New York). Imagery © 2019 Google.

REDEVELOPMENT ON THE HORIZON IN REGION 3

TRANSFORMING A FORMER WOOD TREATMENT PLANT INTO A COMMERCIAL/INDUSTRIAL ASSET

The Rentokil, Inc. Superfund site in Richmond, Virginia, was the location of wood-treating operations from 1957 to 1990. EPA selected a final cleanup approach for the site in 1993 and the site's owner, Virginia Properties (a Rentokil subsidiary), completed remedy construction in 1999. Remedial components included off-site disposal of contaminated materials, cap and slurry wall construction, long-term groundwater monitoring and wetland restoration.

During remedy design, Virginia Properties proposed constructing the remedy in a way that would support future redevelopment following remedy construction. EPA and Virginia Department of Environmental Quality accepted the proposal, which included the incorporation of building foundations – “divider walls” – within the area contained by the slurry wall to support future commercial and light industrial development.

In 2009, EPA deleted a fully cleaned-up part of the site from the NPL to further accommodate commercial and industrial development. The parts of the site deleted from the NPL included an 8.4-acre parcel and a 3.8-acre parcel from which EPA had excavated and removed all contaminated soils and sediments. Virginia Properties sold the 3.8-acre former Wetland Area B property, which is zoned for commercial and industrial use and is ready for development. Virginia Properties is currently marketing other site areas for redevelopment. As a result of those efforts, potential purchasers have started making inquiries about the property.



Figure 22. Vacant property ready for reuse at the Rentokil, Inc. site (Virginia).

REDEVELOPMENT ON THE HORIZON IN REGION 4

TRANSFORMING A FORMER WOOD-TREATING FACILITY INTO THE LOUISVILLE RAIL PARK

The 120-acre American Creosote Works, Inc. site in Louisville, Mississippi, is the site of a former wood-treating facility that operated from 1912 to 1997. The facility pressure-treated wood products with creosote oil and coal tar solutions and, until the early 1980s, discharged waste into three ponds on site. Improper materials handling and disposal practices resulted in the contamination of groundwater, sediment and soil at the site.

EPA listed the site on the NPL in 2001. EPA, the Mississippi Department of Environmental Quality and the U.S. Army Corps of Engineers investigated site conditions and cleaned up the site. Cleanup actions included removal, disposal, and capping of waste and contaminated soil from two waste pond areas, removal of remaining subsurface creosote, installation of a retaining wall, subsurface barrier wall and cap system, tank decommissioning, wastewater treatment, metals recycling, and hazardous debris disposal. A water line connects residents and businesses to the public water system. Cleanup finished in 2017. EPA plans to place institutional controls on the site to limit land use activities and prohibit access to groundwater.

In 2005, the city of Louisville and community stakeholders came together to discuss future use of the site and developed a reuse plan. With cleanup close to completion, EPA Region 4 sponsored a reuse assessment to update the 2005 plan in May 2015. That effort resulted in the 2015 Reuse Concept Plan. The Plan identified about 60 acres for rail, transportation and industrial uses and about 94 acres for recreation and open space. The Plan identified several assets that make the site ideal for rail, transportation and industrial uses, including a rail spur that connects to the Kansas City Southern rail line, an on-site electric substation operated by the Tennessee Valley Authority and potential for dedicated truck access. For recreational and open space uses, Hughes Creek and the surrounding floodplain form a natural buffer area, making it ideal for wildlife habitat and trail areas with access to Hughes Creek.

To help support the future use of the site, the city of Louisville and Winston County built a rail-loading facility and recently added gas and electrical lines. The city plans to rename part of the site “Louisville Rail Park.” The city also made sure that its updated comprehensive plan and zoning ordinance would support future commercial, industrial and recreational reuses at the site. Today, EPA, the state of Mississippi, the city of Louisville and Winston County continue to take steps to make reuse at the site a reality.

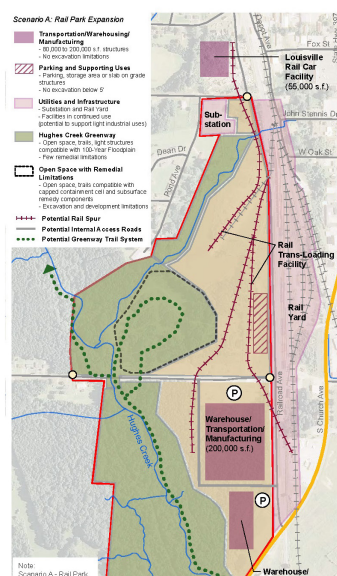


Figure 23. Left: Vacant property at the American Creosote Works (Louisville) site is ready for development (Mississippi). Right: Excerpt from the site's 2015 Reuse Concept Plan.

REDEVELOPMENT ON THE HORIZON IN REGION 5

TRANSFORMING A FORMER CARTRIDGE MANUFACTURING PROPERTY INTO A VIBRANT COMMERCIAL AND RESIDENTIAL DEVELOPMENT

The 71-acre Peters Cartridge Factory site is located in Kings Mill, Ohio. From 1887 to 1944, the Peters Cartridge facility produced ordnance, shot shell and cartridge ammunition at the site. Site investigations by Ohio EPA in the 1990s found copper, lead and mercury contamination. EPA proposed the site for listing on the NPL in 2003, finalized the plan for the site's cleanup in 2009 and added the site to the NPL in 2012.

Cleanup activities began in 2015. They included the excavation of contaminated soil, cleanout and removal of debris and erosional material at drainage culvert and outfall areas, excavation and backfill of shoreline sediment areas with clean fill, consolidation of impacted soil, sediment and erosional material in an on-site consolidation cell, cell capping, groundwater monitoring, and institutional controls. EPA completed the cleanup in 2017.

The site is located next to the Little Miami River, a designated scenic river, and includes a section of the Little Miami Scenic Trail. In 2014, a developer purchased part of the site with the goal of redeveloping the facility's historic buildings, including 15,000 feet of commercial space and 130 residences as well as restoration and preservation of the historic exterior of the factory, a shot tower and a smokestack. EPA actively sought ways to ensure the protection of public health and the environment while supporting the reuse goals, including making residential reuse possible. To complete the deletion of the portion of the site identified for redevelopment from the NPL, EPA put an environmental covenant in place in 2018 that clarifies the necessary conditions for safe reuse of the property.

With completion of the partial deletion of the area slated for redevelopment, construction has begun. A new microbrewery will be the first commercial tenant at the redeveloped facility. Cartridge Brewing Company signed a 10-year lease for 10,000 square feet in the old factory and qualified for \$2.3 million in funding. The company expects to open the microbrewery in the near future.

The developer is working closely with Warren County to dovetail the development with broader plans for rehabilitation of the surrounding area, which promises to yield economic growth, services and infrastructure to the community. The locality is working with the new owner to reduce water and sewer system connection fees and a new bridge to be built in 2022 will enhance access to the area. Additionally, the developer can now complete additional cleanup activities under the Ohio EPA Voluntary Action Program to allow for residential use. Together, these efforts will help further redevelopment at the site.



Figure 24. Aerial view of the Peters Cartridge Factory site (Ohio). Imagery © 2019 Google.

REDEVELOPMENT ON THE HORIZON IN REGION 6

TRANSFORMING A FORMER SMELTER INTO A RESTORED ECOLOGICAL HABITAT FOR HONEYBEES

The 61-acre Tulsa Fuel and Manufacturing site is located in Collinsville, Oklahoma, just north of Tulsa. A zinc smelter operated at the site from 1914 to 1925 and helped meet the demand for zinc during World War I. The smelting operation used nine furnaces, which were believed to be fueled by nearby natural gas wells. While active, large amounts of ore were stored on site. Historical smelting operations contaminated soil, sediment and surface water with arsenic, cadmium and lead. EPA listed the site on the NPL in 1999.

Cleanup, which took place between 2015 and 2016, included demolition of site structures, institutional controls, and on-site consolidation and capping of 186,000 cubic yards of smelter waste and contaminated soil and sediment. The wastes were consolidated into a 10-acre containment cell on site. Groundwater monitoring wells, fencing and signage were installed around the perimeter of the cell. Oklahoma DEQ continues to monitor vegetation and groundwater at the site.

The cap of the containment cell has been vegetated and the remainder of the site is covered with a mix of smooth brome grass, annual ryegrass, tall fescue, and red and white clover. The restored area has attracted the attention of a local beekeeper. After learning about the importance of bees and other pollinators to the environment and food supply, James Deming and Courtney Deming became interested in honeybee rescue. In 2013, they purchased two bee hives and started the Shadow Mountain Honey Company. In 2014, they rescued their first bee swarm and began a campaign to educate the public about how to identify and protect a bee swarm. In 2016, the company partnered with a fellow beekeeper, Jay Ide of Ide's Gary Avenue Gold Honey, to form the Tulsa Swarm Hotline, which has enabled the rescue of nearly 100 honeybee swarms a year. The duo provides free honeybee swarm rescue and removal, and then relocates the bees to one of its apiaries. The rescued bees produce honey, which the companies sell in small batches. Most of the proceeds go toward the preservation of the honeybee population and to the rescue and relocation of Tulsa bee swarms.

Today, Shadow Mountain Honey Company and Ide's Gary Avenue Gold Honey have expanded operations to part of the Tulsa Fuel and Manufacturing site. The site is now home to six honeybee hives, with plans to increase that number to 16 hives in the near future. Clover planted during site restoration makes an ideal habitat for bees. Cleanup resulted in the transformation of this once-contaminated smelter property into restored ecological habitat, one well-suited to supporting the protection of bees and production of high-quality honey.



Figure 25. Beekeeping facilities at the Tulsa Fuel and Manufacturing site (Oklahoma).

REDEVELOPMENT ON THE HORIZON IN REGION 7

TRANSFORMING A FORMER MINING AREA INTO A REVITALIZED ECONOMIC HUB

From the 1850s to the 1970s, mining, milling and smelting of lead and zinc ores occurred at the 20-square-mile Oronogo-Duenweg Mining Belt site in Joplin, Missouri. Smelting operations dispersed airborne contaminants, which contaminated groundwater, surface water and soil with metals, including lead. EPA listed the site on the NPL in 1990.

To date, EPA has completed cleanup of soil at 2,495 residential properties to address threats to human health and the environment, including cleanup of soils at six child care centers. The city of Joplin cleaned up lead-contaminated soil at 443 more residences as part of the recovery from a tornado in 2011. Additional work included connecting 350 homes to public water supplies, excavating mine waste from 4,500 acres of contaminated land (including backfilling and revegetation), and establishing wetlands. Additional cleanup is needed to address contaminated sediments in the Spring River.



Figure 26. Area of the Oronogo-Duenweg Mining Belt site ready for development (Missouri).

While community members continue to use parts of the site property for residential and agricultural purposes, collaboration among EPA, the state of Missouri and the community has resulted in innovative approaches to encouraging productive new uses. EPA entered into a Prospective Purchaser Agreement with a scrap metal recycler, which then bought and cleaned up 40 acres of the site prior to building its facility. Using mine wastes as fill material, the Missouri Highway and Transportation Department built the Route 249 highway bypass across part of the site after EPA and the state of Missouri reached an agreement. The bypass opened to the public in 2008. EPA's innovative solutions for the disposal of site wastes has allowed for the development of former narrow containment areas into over 3 miles of roads for Webb City.

Today, additional reuse planning is underway and over 4,000 acres of cleaned-up land are ready for redevelopment. An abandoned water treatment lagoon will soon become a 36-acre sports complex, while another remediated containment area will soon become a 40-acre truck stop. Developers have started turning a 300-acre tract near the roundabout on Highway 171 into a commercial park. During the winter of 2018-19, a new Atwoods Ranch and Home store was constructed on part of the site. The development is called Centennial Park and several additional projects are underway. Moving forward, EPA, the state of Missouri and the community will continue to look for opportunities to turn cleaned-up land into valuable community assets.

“ The value of the property...will go up, and we again will be a thriving community. We want our town to grow and prosper. We used to be on top of a lead mine. Now, it's a gold mine.” Dale Davenport, former Mayor of Carterville, Missouri

REDEVELOPMENT ON THE HORIZON IN REGION 8

TRANSFORMING A SMELTER SITE TO SUPPORT NEW COMMUNITY RESOURCES AND ECONOMIC GROWTH

The American Smelting and Refining Company (ASARCO) began operating a lead smelter along the banks of Prickly Pear Creek in East Helena, Montana, in the late 1800s. The smelter was a vital part of the East Helena community until ASARCO shut down the facility in 2001. Over time, the smelting operation contaminated soil, surface water and groundwater in Helena Valley with heavy metals (including arsenic, lead and selenium) as well as other hazardous chemicals.

In the 1970s, health studies found that some area children had high blood lead levels. EPA added the site to the NPL in 1984. In 1998, ASARCO entered into a Consent Decree to address violations of the Clean Water Act and the Resource Conservation and Recovery Act (RCRA), which required that ASARCO clean up contamination at the facility under the RCRA Corrective Action program. Residential yards and outlying properties continued to be cleaned up under the Superfund program. ASARCO filed for bankruptcy and the bankruptcy court approved a settlement agreement in 2009. Under the agreement, all ASARCO-owned lands in East Helena (about 2,000 acres) were transferred to an environmental response and custodial trust along with about \$96 million to complete the cleanup.

In 2011, EPA hosted a redevelopment planning design charrette to gather and synthesize ideas from a broad group of stakeholders about potential future uses for the 2,000 acres of trust property. While the cleanup has proceeded, the community has also moved forward with putting those reuse plans into action. Cleanup activities in and around East Helena have included cleanup at the facility as well as cleanup of 1,700 residential yards, commercial properties and public lands, groundwater remediation, and restoration of Prickly Pear Creek.

Today, most of the cleanup has been completed and the community is well on its way to making its reuse vision into a reality. The East Helena Public School District has built a new elementary school on a 50-acre parcel of remediated land and Prickly Pear Creek has been restored. An ArtPlace grant is funding a robust community collaborative effort to create a culinary education center and employment opportunities in the food and hospitality sector. In 2019, site businesses employed 390 people, contributing an estimated \$17 million in annual employment income and generating over \$92 million in estimated sales revenue. In 2018, site properties had a combined value of nearly \$242 million.

In addition, plans are in the works for a variety of other uses across the site. A network of trails that provide public access to Prickly Pear Creek and connect the area with other parts of the community will soon be a reality. The East Helena Public School district is moving forward with plans for a new high school. A Montana-based developer has purchased 100 acres at the site and is working with the city of East Helena on plans for a residential subdivision that will include 300 single-family homes. Lastly, another Montana-based company acquired about 230 acres at the site and is working on plans for a mixed-use development.



Figure 27. Marketing materials created for the Lamping Field property at the East Helena site (Montana). Image used with permission of the Montana Environmental Trust Group, LLC.

REDEVELOPMENT ON THE HORIZON IN REGION 9

TRANSFORMING GROUNDWATER CONTAMINATION AT FORMER SOURCE PROPERTIES INTO NEW COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

The San Gabriel Valley (Area 4) Superfund site is one of four Superfund sites that include areas of contaminated groundwater in the 170-square-mile San Gabriel Valley in southern California. In 1984, EPA placed the four main areas of valley groundwater contamination on the NPL. The Area 4 site (also known as the Puente Valley OU) is a 23-square-mile sub-area located primarily in the cities of Industry and La Puente and in some unincorporated parts of eastern Los Angeles County.

To protect the water supply in the “mouth of the valley” portion of the Puente Valley and prevent further contaminant movement, EPA has planned three groundwater pump-and-treat systems. Initial construction of the systems began in 2006, but completion was delayed until EPA and the implementing parties could dispose of treated groundwater in a way that maximized beneficial use of the water. EPA anticipates the three cleanup systems will be in place by 2021. Water utilities in the area provide clean water that meets all state and federal drinking water standards.

The properties that make up the site’s primary sources of contamination and primary focus of source property cleanup are in various stages of continued use and reuse. In 2019, site businesses employed 349 people, contributing nearly \$18 million in annual employment income and generating over \$317 million in estimated sales revenue.

Development of properties above the contaminated groundwater at the site is ongoing. For example, one of the properties, the CT Industry Center, a 600,000-square-foot, five-building warehouse and distribution facility, is now located on the former Utility Trailer source property. Offering excellent transportation infrastructure access, the development is now completely sold out and tenants will be moving in soon. At the former St. Gobain/Calmar facility property, site preparation work is underway for additional redevelopment. Looking ahead, EPA will continue to work with developers and future tenants to ensure that reuse continues to be compatible with the site’s groundwater remedy.



Figure 28. New commercial development available for sale at the San Gabriel Valley site (California).

REDEVELOPMENT ON THE HORIZON IN REGION 10

TRANSFORMING A FORMER ALUMINUM SMELTING FACILITY INTO A BUSTLING INDUSTRIAL PARK

The Reynolds Metals Company Superfund site spans over 700 acres. It is located about 20 miles east of Portland, Oregon, and just over a mile north of the city of Troutdale. From the 1940s to 2000, the Reynolds Metals plant operated an aluminum smelting facility on 80 acres of the site. Smelting activities resulted in the contamination of groundwater, surface water, sediment and soil. EPA listed the site on the NPL in 1994. From 1995 to 2008, Reynolds Metals completed cleanup actions at the site. Alcoa purchased the property in 2000, began demolishing the plant in 2003 and sold the property to the Port of Portland in 2007.

The Port developed a three-phase master plan for the area, now called the Troutdale Reynolds Industrial Park, or TRIP. The overall goal is to turn TRIP into an economic engine for the region, creating investment and employment opportunities. The plan also balanced development with open space and recreation opportunities, preserving 350 acres of open space and including an extension of a regional recreation trail. Between 2008 and 2010, the Port implemented the first phase of its plan, making 131 acres available for reuse. In 2010, FedEx Ground completed construction of a 441,000-square-foot regional distribution facility on 78 acres. In 2019, the \$200 million facility employed 1,400 people. Ongoing maintenance and treatment efforts at the site include land use controls, maintenance of capped areas, and groundwater monitoring and treatment by Alcoa.

The Port, the city of Troutdale and other stakeholders are actively working to expand TRIP's tenant base. The Port began construction of TRIP's second phase in 2015. In early 2017, Amazon purchased 74 acres of the site property from the Port. In 2018, Amazon opened a \$178.4 million, 855,000-square-foot distribution center. The facility is expected to employ 1,500 people when fully operational. In June 2017, the Port sold 19 acres of the site to a developer planning a 344,000-square-foot facility that could accommodate four industrial users for manufacturing and distribution services and office space. Three other lots at the development are currently listed as sold or with sales pending.

The third phase of the TRIP plan calls for development of an additional 34.5 acres of the site. When fully built out, the Port estimates that TRIP will generate 3,500 new jobs, \$141 million in annual income, and \$46 million in annual state and local taxes. On-site properties also help generate property tax revenues that support local government and public services. In January 2018, EPA awarded the Port, Alcoa, Oregon Department of Environmental Quality and several other site stakeholders with Region 10's Howard Orlean Excellence in Site Reuse Award. The award recognized the innovative and collaborative work of site stakeholders to clean up and redevelop the area.



Figure 29. Sign advertising available lots at Troutdale Reynolds Industrial Park at the Reynolds Metals Company site (Oregon).

“ Amazon’s expansion in Oregon brings us great jobs with competitive wages and bright futures for its employees and communities.”
Kate Brown, Governor of Oregon

CONCLUSION

EPA works closely with its partners at Superfund sites across the country to make sure sites can safely be reused or remain in continued use during and following 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 991 NPL sites and 109 non-NPL Superfund sites that have either new uses in place or uses that have remained in place since before cleanup. Future uses are planned for many more Superfund sites across the country. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities.

The redevelopment of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments and plans, comfort letters and partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take additional actions to ensure reuses are compatible with site remedies.

Across 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 30. View of part of the Bainbridge Island WWII Nikkei Exclusion Memorial at the Wyckoff Co./Eagle Harbor site (Washington, Region 10).



Figure 31. Restored waterway following cleanup at the GE - Housatonic River site (Massachusetts, Region 1).

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EPA SUPERFUND REDEVELOPMENT INFORMATION RESOURCES

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

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

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

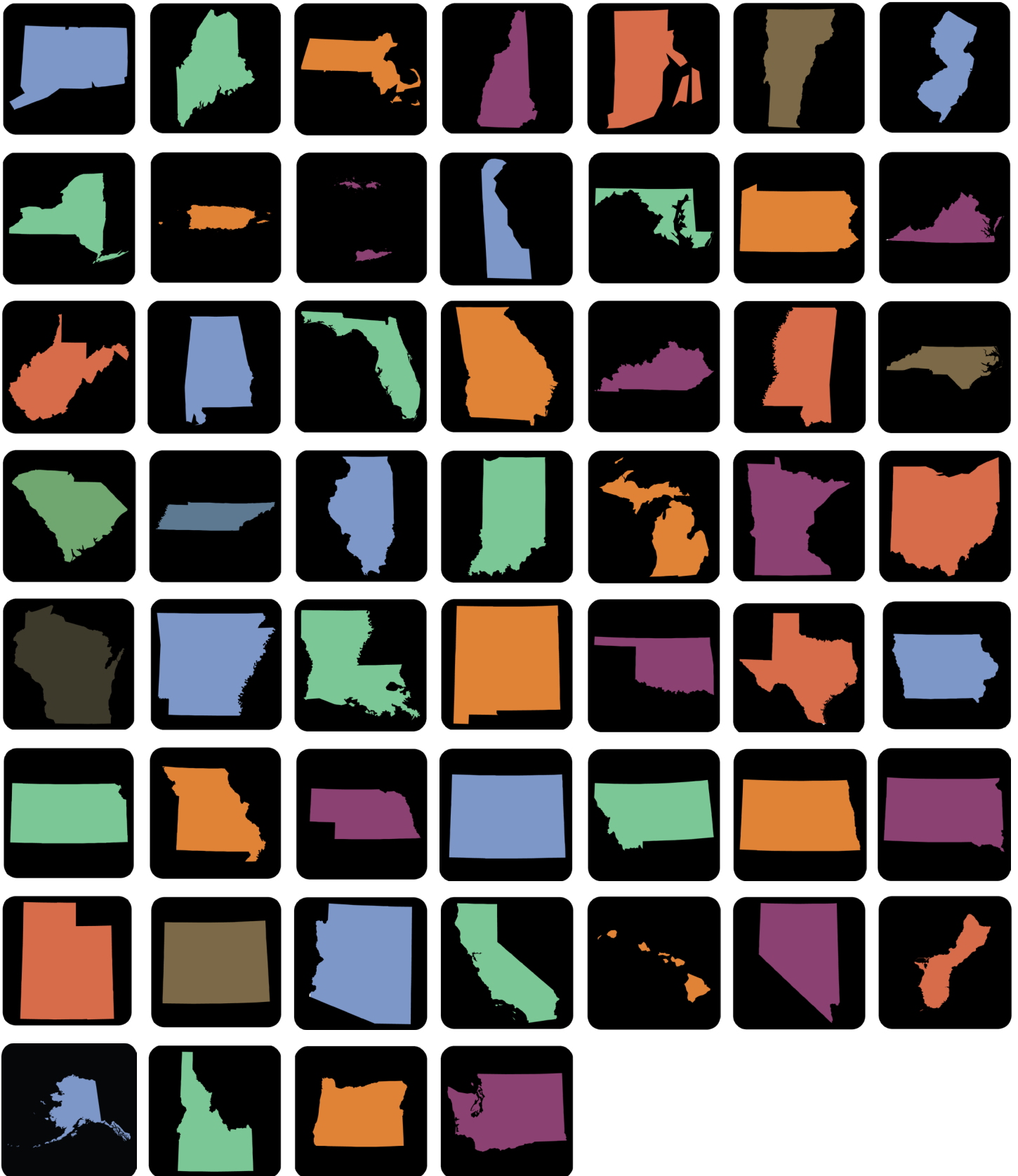
www.epa.gov/superfund-redevelopment-initiative

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

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

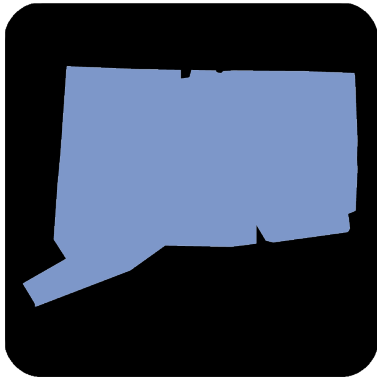
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REGIONAL AND STATE REDEVELOPMENT PROFILES



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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 80 Superfund sites with either new uses in place or uses that have remained 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 655 businesses and organizations operating on 36 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 (2019)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
In Reuse	31	12	68	\$353 million	1,268	\$70 million
In Continued Use	22	9	51	\$162 million	1,034	\$51 million
In Reuse and in Continued Use	27	15	536	\$1.4 billion	8,628	\$608 million
Total	80	36	655	\$1.9 billion	10,930	\$729 million

^a Fourteen sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

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

Property Values and Property Tax Revenues

EPA has collected property value data for 22 Superfund sites in reuse and continued use in Region 1. These sites span 936 property parcels and 2,799 acres.

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

Total Land Value (22 sites) ^b	Total Improvement Value (22 sites)	Total Property Value (22 sites)	Total Property Value per Acre (22 sites) ^c	Total Annual Property Taxes (20 sites)
\$268 million	\$513 million	\$781 million	\$279,000	\$17.3 million

^a Results are based on an EPA Superfund Redevelopment effort in 2019 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 2015 to 2019 where date information was provided. For additional information, see the Sources section.

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

^c Based on total property value amount of \$781 million divided by total acreage of 2,799.



Figure 32. Homewood Suites at the Lawrence Metals (Former) site (Massachusetts, Region 1).



CONNECTICUT REDEVELOPMENT PROFILE

EPA partners with the Connecticut Department of Energy and Environmental Protection to oversee the investigation and cleanup of Superfund sites in Connecticut. Connecticut has 16 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Connecticut.

Businesses and Jobs

EPA has collected economic data for 81 businesses and organizations operating on 10 sites in reuse or continued use in Connecticut.

Table 4. Detailed Site and Business Information for Sites in Reuse and Continued Use in Connecticut (2019)

<i>In Reuse</i>	6	4	5	\$8 million	38	\$3 million
<i>In Continued Use</i>	6	4	42	\$73 million	442	\$23 million
<i>In Reuse and in Continued Use</i>	4	2	34	\$322 million	1,264	\$63 million
Total	16	10	81	\$403 million	1,744	\$89 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for six Superfund sites in reuse or continued use in Connecticut. These sites span 122 property parcels and 578 acres.

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

Total Land Value (6 sites)	Total Improvement Value (6 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (6 sites)
\$54 million	\$95 million	\$149 million	\$3 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2017.



Figure 33. Recycling center at the Barkhamsted-New Hartford Landfill site.

Did You Know?

The Barkhamsted-New Hartford Landfill site in Barkhamsted, Connecticut, is now home to a transfer station and recycling center for the Regional Refuse Disposal District. The facilities generate an estimated \$933,000 in annual sales and over \$625,000 in annual employee income.



MAINE REDEVELOPMENT PROFILE

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

Businesses and Jobs

EPA has collected economic data for four businesses and organizations operating on three sites in reuse or continued use in Maine.

Table 6. Detailed Site and Business Information for Sites in Reuse and Continued Use in Maine (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	5	3	4	\$28 million	137	\$3 million
<i>In Continued Use</i>	2	0	0	\$0	0	\$0
<i>In Reuse and in Continued Use</i>	2	0	0	\$0	0	\$0
Total	9	3	4	\$28 million	137	\$3 million

^a Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for one Superfund site in reuse or continued use in Maine. This site spans 18 property parcels and 15 acres.

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

Total Land Value (1 site)	Total Improvement Value (1 site)	Total Property Value (1 site)	Total Annual Property Taxes (1 site)
\$219,000	\$2 million	\$2 million	\$31,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2018 for all data collected.



Figure 34. Reuses at the Bangor Gas Works site include a Shaw's Supermarket and Pharmacy.

Did You Know?

From 1852 to 1963, a coal gasification plant operated at the Bangor Gas Works site in Bangor, Maine. Today, a Shaw's Supermarket and Pharmacy and a community park are located on site. The supermarket and pharmacy employ 135 people. They provide over \$3 million in estimated annual income and generate almost \$28 million in estimated annual sales.



MASSACHUSETTS REDEVELOPMENT PROFILE

EPA partners with the Massachusetts Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in Massachusetts. Massachusetts has 30 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Massachusetts.

Businesses and Jobs

EPA has collected economic data for 500 businesses and organizations operating on 11 sites in reuse or continued use in Massachusetts.

Table 8. Detailed Site and Business Information for Sites in Reuse and Continued Use in Massachusetts (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	12	4	58	\$309 million	1,073	\$63 million
<i>In Continued Use</i>	6	0	0	\$0	0	\$0
<i>In Reuse and in Continued Use</i>	12	7	442	\$827 million	6,299	\$499 million
Total	30	11	500	\$1.1 billion	7,372	\$562 million

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

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 12 Superfund sites in reuse or continued use in Massachusetts. These sites span 415 property parcels and 1,756 acres.

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

Total Land Value (12 sites)	Total Improvement Value (12 sites)	Total Property Value (12 sites)	Total Annual Property Taxes (10 sites)
\$195 million	\$329 million	\$523 million	\$12 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2015 to 2019.



Figure 35. Athletic goods store at the Norwood PCBs site.

Did You Know?

Following cleanup of the Norwood PCBs site in Norwood, Massachusetts, developers built a 56,000-square-foot retail center on site. Developers increased the thickness of the site's capped area to support a parking lot for the commercial hub. Twenty-three businesses currently operate on site. These businesses employ 306 people, providing over \$20.7 million in estimated annual income. The businesses generate nearly \$44 million in estimated annual sales.



NEW HAMPSHIRE REDEVELOPMENT PROFILE

EPA partners with the New Hampshire Department of Environmental Services to oversee the investigation and cleanup of Superfund sites in New Hampshire. New Hampshire has 10 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in New Hampshire.

Businesses and Jobs

EPA has collected economic data for 12 businesses and organizations operating on three sites in reuse or continued use in New Hampshire.

Table 10. Detailed Site and Business Information for Sites in Reuse and Continued Use in New Hampshire (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	4	0	0	\$0	0	\$0
<i>In Continued Use</i>	2	1	2	\$86 million	559	\$27 million
<i>In Reuse and in Continued Use</i>	4	2	10	\$93 million	253	\$7 million
Total	10	3	12	\$178 million	812	\$34 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for two Superfund sites in reuse or continued use in New Hampshire. These sites span 340 property parcels and 183 acres.

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

Total Land Value (2 sites)	Total Improvement Value (2 sites)	Total Property Value (2 sites)	Total Annual Property Taxes (2 sites)
\$12 million	\$73 million	\$85 million	\$2 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2017.



Figure 36. The groundwater treatment facility at the South Municipal Water Supply Well site.

Did You Know?

The New Hampshire Ball Bearings manufacturing plant is located at the South Municipal Water Supply Well site in Peterborough, New Hampshire. The facility continues to operate during cleanup. Other site uses include commercial and residential areas, part of U.S. Route 202, and wetlands. On-site businesses employ 559 people. They provide over \$26 million in estimated annual employee income and generate close to \$86 million in estimated annual sales.



RHODE ISLAND REDEVELOPMENT PROFILE

EPA partners with the Rhode Island Department of Environmental Management to oversee the investigation and cleanup of Superfund sites in Rhode Island. Rhode Island has nine Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Rhode Island.

Businesses and Jobs

EPA has collected economic data for 54 businesses and organizations operating on six sites in reuse or continued use in Rhode Island.

Table 12. Detailed Site and Business Information for Sites in Reuse and Continued Use in Rhode Island (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	3	1	1	\$8 million	20	\$1 million
<i>In Continued Use</i>	3	2	5	\$3 million	20	\$882,000
<i>In Reuse and in Continued Use</i>	3	3	48	\$96 million	725	\$32 million
Total	9	6	54	\$107 million	765	\$34 million

^a Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for one Superfund site in reuse or continued use in Rhode Island. This site spans 41 property parcels and 266 acres.

Table 13. Property Value and Tax Information for Sites in Reuse and Continued Use in Rhode Island^a

Total Land Value (1 site)	Total Improvement Value (1 site)	Total Property Value (1 site)	Total Annual Property Taxes (1 site)
\$7 million	\$14 million	\$21 million	\$295,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2017 for all data collected.



Figure 37. Looking east from the Central Landfill site.⁷

Did You Know?

The Central Landfill site in Johnston, Rhode Island, receives over 90% of the state's municipal solid waste. Cleanup of industrial liquid waste contamination on part of the site is ongoing. In addition to the landfill, a gas-to-electricity facility on site produces up to 20 megawatts of electricity each year.

⁷ RI Landfill Eastview Providence by Thricci available at commons.wikimedia.org/wiki/File:RI_LandfileEastview_Providence.jpg. CC BY-SA 4.0 available at creativecommons.org/licenses/by-sa/4.0/.



VERMONT REDEVELOPMENT PROFILE

EPA partners with the Vermont Department of Environmental Conservation to oversee the investigation and cleanup of Superfund sites in Vermont. Vermont has six Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Vermont.

Businesses and Jobs

EPA has collected economic data for four businesses and organizations operating on three sites in reuse or continued use in Vermont.

Table 14. Detailed Site and Business Information for Sites in Reuse and Continued Use in Vermont (2019)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	1	0	0	\$0	0	\$0
<i>In Continued Use</i>	3	2	2	\$517,000	13	\$975,000
<i>In Reuse and in Continued Use</i>	2	1	2	\$17 million	87	\$7 million
Total	6	3	4	\$18 million	100	\$8 million

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

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



Figure 38. The Ely Copper Mine during operations.

Did You Know?

For nearly a century, copper mining operations took place at the Ely Copper Mine site in Vershire, Vermont. Mining operations generated piles of waste rock, smelter waste and tailings. Since 1950, site activities have included commercial timber management as well as hunting, snowmobile riding and horseback riding. The site also includes historic mining-related artifacts and provides habitat for several species of threatened and endangered bats.

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 137 Superfund sites with either new uses in place or uses that have remained 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 793 businesses and organizations operating on 67 sites in reuse and continued use in Region 2.

Table 15. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 2 (2019)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	57	29	122	\$894 million	4,570	\$242 million
<i>In Continued Use</i>	61	28	569	\$2.3 billion	9,047	\$469 million
<i>In Reuse and in Continued Use</i>	19	10	102	\$617 million	2,213	\$145 million
Total	137	67	793	\$3.8 billion	15,830	\$856 million

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

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

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

Property Values and Property Tax Revenues

EPA has collected property value data for 38 Superfund sites in reuse and continued use in Region 2. These sites span 1,691 property parcels and 7,167 acres.

Table 16. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 2^a

Total Land Value (32 sites) ^b	Total Improvement Value (32 sites)	Total Property Value (38 sites)	Total Property Value per Acre (38 sites) ^c	Total Annual Property Taxes (38 sites)
\$384 million	\$454 million	\$1.2 billion	\$169,000	\$23.8 million

^a Results are based on an EPA Superfund Redevelopment effort in 2019 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 2016 to 2018. For additional information, see the Sources section.

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

^c Based on total property value amount of \$1.2 billion divided by total acreage of 7,167.

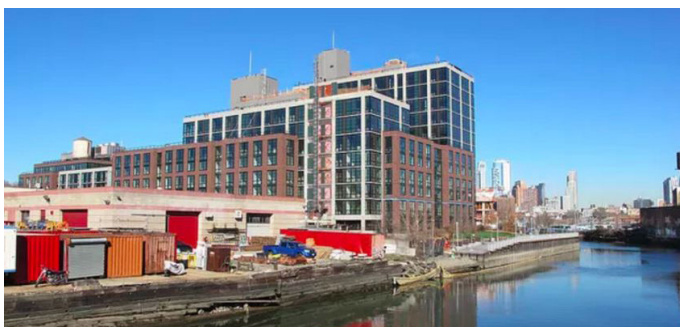


Figure 39. New development along the Gowanus Canal (New York, Region 2).



NEW JERSEY REDEVELOPMENT PROFILE

EPA partners with the New Jersey Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in New Jersey. New Jersey has 69 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in New Jersey.

Businesses and Jobs

EPA has collected economic data for 231 businesses and organizations operating on 29 sites in reuse or continued use in New Jersey.

Table 17. Detailed Site and Business Information for Sites in Reuse and Continued Use in New Jersey (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	28	10	54	\$675 million	2,996	\$127 million
<i>In Continued Use</i>	33	14	105	\$891 million	1,472	\$98 million
<i>In Reuse and in Continued Use</i>	8	5	72	\$503 million	1,766	\$118 million
Total	69	29	231	\$2.1 billion	6,234	\$343 million

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

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 30 Superfund sites in reuse or continued use in New Jersey. These sites span 1,547 property parcels and 3,411 acres.

Table 18. Property Value and Tax Information for Sites in Reuse and Continued Use in New Jersey^a

Total Land Value (30 sites)	Total Improvement Value (30 sites)	Total Property Value (30 sites)	Total Annual Property Taxes (30 sites)
\$383 million	\$452 million	\$835 million	\$23 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2018.



Figure 40. Entrance to the equestrian school at the Higgins Disposal site.

Did You Know?

From the 1950s to 1982, a waste disposal business operated at the Higgins Disposal site in Kingston, New Jersey. The cleanup is compatible with current site uses, which include a home, an equestrian school and a truck repair shop. The two businesses employ seven people and provide over \$161,000 in estimated annual income.



NEW YORK REDEVELOPMENT PROFILE

EPA partners with the New York State Department of Environmental Conservation to oversee the investigation and cleanup of Superfund sites in New York. New York has 62 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in New York.

Businesses and Jobs

EPA has collected economic data for 549 businesses and organizations operating on 34 sites in reuse or continued use in New York.

Table 19. Detailed Site and Business Information for Sites in Reuse and Continued Use in New York (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	28	18	67	\$218 million	1,522	\$113 million
<i>In Continued Use</i>	24	12	458	\$1.4 billion	7,481	\$370 million
<i>In Reuse and in Continued Use</i>	10	4	24	\$109 million	367	\$25 million
Total	62	34	549	\$1.7 billion	9,370	\$508 million

^a Four sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for eight Superfund sites in reuse or continued use in New York. These sites span 144 property parcels and 3,756 acres.

Table 20. Property Value and Tax Information for Sites in Reuse and Continued Use in New York^a

Total Land Value (2 sites)	Total Improvement Value (2 sites)	Total Property Value (8 sites)	Total Annual Property Taxes (8 sites)
\$1 million	\$2 million	\$373 million	\$888,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2018.



Figure 41. One of the light industrial businesses at the Kenmark Textile Corp. site.

Did You Know?

Since the early 1900s, several textile dying, printing and screening companies have operated at the Kenmark Textile Corp. site in Farmingdale, New York. One of these companies continues to operate on site. Several other light industrial businesses also now operate there. In total, these businesses employ 196 people, providing over \$11 million in estimated annual employee income. They generate more than \$16 million in estimated annual sales.

PUERTO RICO REDEVELOPMENT PROFILE

EPA partners with the Puerto Rico Department of Natural and Environmental Resources to oversee the investigation and cleanup of Superfund sites in Puerto Rico. Puerto Rico has five Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Puerto Rico.

Businesses and Jobs

EPA has collected economic data for nine businesses and organizations operating on three sites in reuse or continued use in Puerto Rico.

Table 21. Detailed Site and Business Information for Sites in Reuse and Continued Use in Puerto Rico (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	1	1	1	\$780,000	52	\$1 million
<i>In Continued Use</i>	3	1	2	\$10 million	91	\$1 million
<i>In Reuse and in Continued Use</i>	1	1	6	\$5 million	80	\$2 million
Total	5	3	9	\$16 million	223	\$4 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

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

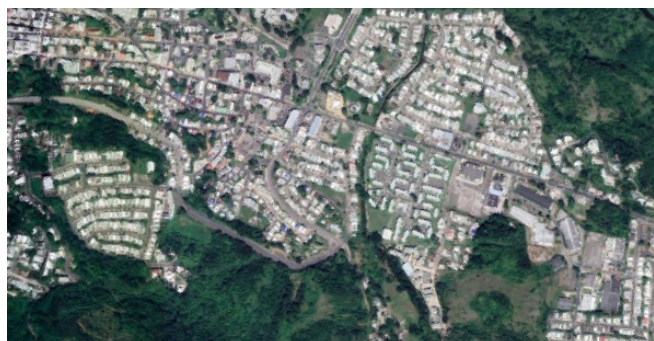


Figure 42. Aerial view of San German. Imagery © 2019 Google.

Did You Know?

The San German Ground Water Contamination site is located in San German, Puerto Rico. Retiro Industrial Park continues to operate on site; businesses include a jewelry manufacturer and a commercial printing business. Businesses at the industrial park employ 91 people, providing over \$1.3 million in estimated annual employee income and generating over \$10 million in estimated annual sales.

THE U.S. VIRGIN ISLANDS REDEVELOPMENT PROFILE

EPA partners with the U.S. Virgin Islands Division of Environmental Protection to oversee the investigation and cleanup of Superfund sites in the U.S. Virgin Islands. The U.S. Virgin Islands has one Superfund site with uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in the U.S. Virgin Islands.

Businesses and Jobs

EPA has collected economic data for four businesses and organizations operating on one site in continued use in the U.S. Virgin Islands.

Table 22. Detailed Site and Business Information for Sites in Reuse and Continued Use in the U.S. Virgin Islands (2019)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	0	0	0	\$0	0	\$0
<i>In Continued Use</i>	1	1	4	\$5 million	3	\$80,000
<i>In Reuse and in Continued Use</i>	0	0	0	\$0	0	\$0
Total	1	1	4	\$5 million	3	\$80,000

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

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

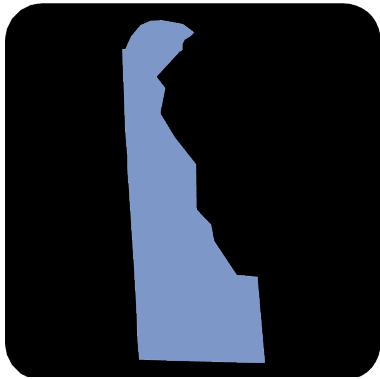


Figure 43. Aerial view of the Tutu Wellfield site area. Imagery © 2018 Google.

Did You Know?

The Tutu Wellfield site in Charlotte Amalie, Saint Thomas, in the U.S. Virgin Islands, is home to schools, churches, homes, a laundromat, a mattress store and an auto service station. Site businesses generate over \$4.6 million in estimated annual sales and provide over \$80,000 in estimated annual income.

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 150 Superfund sites with either new uses in place or uses that have remained 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 626 businesses and organizations operating on 73 sites in reuse and continued use in Region 3.

Table 23. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 3 (2019)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	58	32	185	\$495 million	3,604	\$208 million
<i>In Continued Use</i>	50	24	78	\$840 million	2,055	\$160 million
<i>In Reuse and in Continued Use</i>	42	17	363	\$2.5 billion	9,630	\$685 million
Total	150	73	626	\$3.9 billion	15,289	\$1.1 billion

^a Twenty-nine sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

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

Property Values and Property Tax Revenues

EPA has collected property value data for 53 Superfund sites in reuse and continued use in Region 3. These sites span 1,934 property parcels and 4,241 acres.

Table 24. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 3^a

Total Land Value (42 sites) ^b	Total Improvement Value ^c (42 sites)	Total Property Value (53 sites)	Total Property Value per Acre (53 sites) ^d	Total Annual Property Taxes (52 sites)
\$76 million	\$175 million	\$341 million	\$80,000	\$10.7 million

^a Results are based on an EPA Superfund Redevelopment effort in 2019 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 2016 to 2019 where date information was provided. For additional information, see the Sources section.

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

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

^d Based on total property value amount of \$341 million divided by total acreage of 4,241 acres.



Figure 44. The former American Viscose Corporation administrative building at the Avtex Fibers site has been refurbished and now supports several small businesses (Virginia, Region 3).



DELAWARE REDEVELOPMENT PROFILE

EPA partners with the Delaware Department of Natural Resources and Environmental Control to oversee the investigation and cleanup of Superfund sites in Delaware. Delaware has 13 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Delaware.

Businesses and Jobs

EPA has collected economic data for 99 businesses and organizations operating on six sites in reuse or continued use in Delaware.

Table 25. Detailed Site and Business Information for Sites in Reuse and Continued Use in Delaware (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	6	3	19	\$8 million	90	\$4 million
<i>In Continued Use</i>	3	1	1	\$2 million	6	\$336,000
<i>In Reuse and in Continued Use</i>	4	2	79	\$420 million	1,979	\$116 million
Total	13	6	99	\$430 million	2,075	\$120 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for eight Superfund sites in reuse or continued use in Delaware. These sites span 170 property parcels and 657 acres.

Table 26. Property Value and Tax Information for Sites in Reuse and Continued Use in Delaware^a

Total Land Value (8 sites)	Total Improvement Value (8 sites)	Total Property Value (8 sites)	Total Annual Property Taxes (8 sites)
\$7 million	\$18 million	\$25 million	\$596,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2018.



Figure 45. Solar panels at the E.I. Du Pont De Nemours & Co., Inc. site.

Did You Know?

Since 1902, a pigment manufacturing plant has operated at the E.I. Du Pont De Nemours & Co., Inc. (Newport Pigment Plant Landfill) site in Newport, Delaware. The pigment plant continues to operate on site. The plant and other related on-site businesses employ 220 people, providing nearly \$24 million in estimated annual employee income and generate over \$384 million in estimated annual sales. A solar development and park are also located on site.



MARYLAND REDEVELOPMENT PROFILE

EPA partners with the Maryland Department of the Environment to oversee the investigation and cleanup of Superfund sites in Maryland. Maryland has 16 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Maryland.

Businesses and Jobs

EPA has collected economic data for 10 businesses and organizations operating on four sites in reuse or continued use in Maryland.

Table 27. Detailed Site and Business Information for Sites in Reuse and Continued Use in Maryland (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	7	3	8	\$12 million	111	\$6 million
<i>In Continued Use</i>	5	1	2	\$287,000	1	\$46,000
<i>In Reuse and in Continued Use</i>	4	0	0	\$0	0	\$0
Total	16	4	10	\$12 million	112	\$6 million

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

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for three Superfund sites in reuse or continued use in Maryland. These sites span four property parcels and 41 acres.

Table 28. Property Value and Tax Information for Sites in Reuse and Continued Use in Maryland^a

Total Land Value (2 sites)	Total Improvement Value (2 sites)	Total Property Value (3 sites)	Total Annual Property Taxes (3 sites)
\$435,000	\$55,000	\$2 million	\$29,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2019.



Figure 46. Driving range at the Kane & Lombard Street Drums site.

Did You Know?

For more than 22 years, an open municipal and industrial waste landfill operated at the Kane & Lombard Street Drums site in Baltimore, Maryland. During cleanup, EPA made sure cleanup was compatible with redevelopment. Today, site uses include a golf driving range, a shipping container management and trailer repair business, and a business focused on fire prevention. Together, on-site businesses employ 99 people, providing nearly \$5 million in estimated annual employee income and generate \$11.5 million in estimated annual sales.

PENNSYLVANIA REDEVELOPMENT PROFILE

EPA partners with the Pennsylvania Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in Pennsylvania. Pennsylvania has 87 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Pennsylvania.

Businesses and Jobs

EPA has collected economic data for 433 businesses and organizations operating on 47 sites in reuse or continued use in Pennsylvania.

Table 29. Detailed Site and Business Information for Sites in Reuse and Continued Use in Pennsylvania (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	33	16	101	\$356 million	2,358	\$128 million
<i>In Continued Use</i>	31	17	49	\$797 million	1,898	\$153 million
<i>In Reuse and in Continued Use</i>	23	14	283	\$2.0 billion	7,551	\$562 million
Total	87	47	433	\$3.2 billion	11,807	\$843 million

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

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 35 Superfund sites in reuse or continued use in Pennsylvania. These sites span 1,618 property parcels and 2,860 acres.

Table 30. Property Value and Tax Information for Sites in Reuse and Continued Use in Pennsylvania^a

Total Land Value (25 sites)	Total Improvement Value (25 sites)	Total Property Value (35 sites)	Total Annual Property Taxes (34 sites)
\$57 million	\$133 million	\$279 million	\$10 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2019.



Figure 47. Material recovery operations at the Metal Bank site.

Did You Know?

From 1968 to 1972, a scrap metal and transformer salvage facility operated at the Metal Bank site in Philadelphia, Pennsylvania. In 2016, the adjacent property owner purchased the site property to expand its material recovery operation. A nonprofit arts organization also operates on site. These businesses employ 110 people, providing nearly \$5 million in estimated annual employee income and generate \$20 million in estimated annual sales.



VIRGINIA REDEVELOPMENT PROFILE

EPA partners with the Virginia Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Virginia. Virginia has 23 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Virginia.

Businesses and Jobs

EPA has collected economic data for 56 businesses and organizations operating on nine sites in reuse or continued use in Virginia.

Table 31. Detailed Site and Business Information for Sites in Reuse and Continued Use in Virginia (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	8	6	52	\$119 million	1029	\$69 million
<i>In Continued Use</i>	6	2	3	\$8 million	30	\$1 million
<i>In Reuse and in Continued Use</i>	9	1	1	\$81 million	100	\$6 million
Total	23	9	56	\$208 million	1159	\$76 million

^a Eleven sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for five Superfund sites in reuse or continued use in Virginia. These sites span 137 property parcels and 677 acres.

Table 32. Property Value and Tax Information for Sites in Reuse and Continued Use in Virginia^a

Total Land Value (5 sites)	Total Improvement Value (5 sites)	Total Property Value (5 sites)	Total Annual Property Taxes (5 sites)
\$12 million	\$23 million	\$35 million	\$127,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2019.



Figure 48. The fire department headquarters and training facility at the Abex Corp. site.

Did You Know?

Improper disposal practices and emissions contaminated soils and surrounding properties at the Abex Corp. site in Portsmouth, Virginia. In 2001, the community opened a fire department headquarters and training facility at the site. Additional redevelopment includes a beverage distribution center, a shopping center, a community health center and a park. On-site businesses employ nearly 130 people, providing over \$9 million in estimated annual employee income and generate over \$21 million in estimated annual sales.



WEST VIRGINIA REDEVELOPMENT PROFILE

EPA partners with the West Virginia Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in West Virginia. West Virginia has 10 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in West Virginia.

Businesses and Jobs

EPA has collected economic data for 28 businesses and organizations operating on seven sites in reuse or continued use in West Virginia.

Table 33. Detailed Site and Business Information for Sites in Reuse and Continued Use in West Virginia (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales ^c	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	4	4	5	\$387,000	16	\$767,000
<i>In Continued Use</i>	5	3	23	\$32 million	120	\$5 million
<i>In Reuse and in Continued Use</i>	1	0	0	\$0	0	\$0
Total	10	7	28	\$32 million	136	\$6 million

^a Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^c While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for two Superfund sites in reuse or continued use in West Virginia. These sites span five property parcels and six acres.

Table 34. Property Value and Tax Information for Sites in Reuse and Continued Use in West Virginia^a

Total Land Value (2 sites)	Total Improvement Value (2 sites)	Total Property Value (2 sites)	Total Annual Property Taxes (2 sites)
\$308,000	\$245,000	\$553,000	\$8,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2018.



Figure 49. Tanker trucks parked at the Fike Chemical, Inc. site.

Did You Know?

Chemical and sewage operations at the Fike Chemical, Inc. site in Nitro, West Virginia, contaminated soil and groundwater. Cleanup enabled the reuse of the site. Today, a company uses capped areas for parking and tanker truck washing and maintenance.

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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 159 Superfund sites with either new uses in place or uses that have remained 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 555 businesses and organizations operating on 112 sites in reuse and continued use in Region 4.

Table 35. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 4 (2019)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	71	47	170	\$412 million	2,412	\$113 million
<i>In Continued Use</i>	54	36	216	\$2.8 billion	7,555	\$428 million
<i>In Reuse and in Continued Use</i>	34	29	169	\$4.2 billion	9,655	\$749 million
Total	159	112	555	\$7.4 billion	19,622	\$1.3 billion

^a Nineteen sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

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

Property Values and Property Tax Revenues

EPA has collected property value data for 81 Superfund sites in reuse and continued use in Region 4. These sites span 1,003 property parcels and 10,193 acres.

Table 36. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 4^a

Total Land Value (79 sites) ^b	Total Improvement Value (79 sites)	Total Property Value (81 sites)	Total Property Value per Acre (80 sites) ^c	Total Annual Property Taxes (81 sites)
\$360 million	\$319 million	\$796 million	\$78,000	\$10.2 million

^a Results are based on an EPA Superfund Redevelopment effort in 2019 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 2014 to 2018 where date information was provided. For additional information, see the Sources section.

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

^c Based on total property value amount of \$796 million divided by total acreage of 10,193.



Figure 50. Entrance to ReVenture Eco-Industrial Park at the Martin-Marietta, Sodyeco, Inc. site (North Carolina, Region 4).



ALABAMA REDEVELOPMENT PROFILE

EPA partners with the Alabama Department of Environmental Management to oversee the investigation and cleanup of Superfund sites in Alabama. Alabama has 11 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Alabama.

Businesses and Jobs

EPA has collected economic data for 44 businesses and organizations operating on seven sites in reuse or continued use in Alabama.

Table 37. Detailed Site and Business Information for Sites in Reuse and Continued Use in Alabama (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	3	0	0	\$0	0	\$0
<i>In Continued Use</i>	4	4	31	\$197 million	442	\$30 million
<i>In Reuse and in Continued Use</i>	4	3	13	\$1.1 billion	1,081	\$88 million
Total	11	7	44	\$1.3 billion	1,523	\$118 million

^a Three sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for four Superfund sites in reuse or continued use in Alabama. These sites span 71 property parcels and 3,459 acres.

Table 38. Property Value and Tax Information for Sites in Reuse and Continued Use in Alabama^a

Total Land Value (4 sites)	Total Improvement Value (4 sites)	Total Property Value (4 sites)	Total Annual Property Taxes (4 sites)
\$47 million	\$9 million	\$56 million	\$360,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2018.



Figure 51. View of the Tennessee River at the Triana/Tennessee River site.

Did You Know?

The Triana/Tennessee River site in Huntsville, Alabama, consists of an 11-mile stretch of the Huntsville Spring Branch and Indian Creek tributaries of the Tennessee River. Today, the site remains located within the Redstone Arsenal and Wheeler National Wildlife Refuge. The Arsenal is home to the U.S. Army Aviation and Missile Command, as well as other agencies. The Refuge provides habitat for migrating birds as well as many other species.



FLORIDA REDEVELOPMENT PROFILE

EPA partners with the Florida Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in Florida. Florida has 61 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Florida.

Businesses and Jobs

EPA has collected economic data for 263 businesses and organizations operating on 46 sites in reuse or continued use in Florida.

Table 39. Detailed Site and Business Information for Sites in Reuse and Continued Use in Florida (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	32	24	126	\$273 million	1,563	\$82 million
<i>In Continued Use</i>	14	8	59	\$1.2 billion	1,208	\$80 million
<i>In Reuse and in Continued Use</i>	15	14	78	\$2.6 billion	6,818	\$562 million
Total	61	46	263	\$4.1 billion	9,589	\$724 million

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

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 43 Superfund sites in reuse or continued use in Florida. These sites span 563 property parcels and 2,719 acres.

Table 40. Property Value and Tax Information for Sites in Reuse and Continued Use in Florida^a

Total Land Value (42 sites)	Total Improvement Value (42 sites)	Total Property Value (43 sites)	Total Annual Property Taxes (43 sites)
\$186 million	\$160 million	\$461 million	\$7 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2018.



Figure 52. The two residential towers at the Munisport Landfill site.

Did You Know?

During the 1970s, developers of a proposed trade and cultural center disposed of 6 million cubic yards of solid waste in an unlined landfill at the Munisport Landfill site in North Miami, Florida. Beginning in 2002, developers worked toward creating a billion-dollar master-planned community on site known as Biscayne Landing. Today, completed development includes two 25-story residential towers, which include commercial businesses.



GEORGIA REDEVELOPMENT PROFILE

EPA partners with the Environmental Protection Division of the Georgia Department of Natural Resources to oversee the investigation and cleanup of Superfund sites in Georgia. Georgia has 15 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Georgia.

Businesses and Jobs

EPA has collected economic data for 41 businesses and organizations operating on 14 sites in reuse or continued use in Georgia.

Table 41. Detailed Site and Business Information for Sites in Reuse and Continued Use in Georgia (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales ^c	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	4	4	5	\$2 million	143	\$4 million
<i>In Continued Use</i>	8	7	26	\$136 million	789	\$39 million
<i>In Reuse and in Continued Use</i>	3	3	10	\$95 million	518	\$19 million
Total	15	14	41	\$233 million	1,450	\$62 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^c While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for six Superfund sites in reuse or continued use in Georgia. These sites span 16 property parcels and 1,148 acres.

Table 42. Property Value and Tax Information for Sites in Reuse and Continued Use in Georgia^a

Total Land Value (6 sites)	Total Improvement Value (6 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (6 sites)
\$2 million	\$28 million	\$30 million	\$174,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2018.



Figure 53. Entrance to the welcome center at the Woolfolk Chemical Works, Inc. site.

Did You Know?

For over 60 years, a chemical plant produced agricultural pesticides at the Woolfolk Chemical Works, Inc. site in Fort Valley, Georgia. EPA supported the community's reuse planning efforts through pilot grant funding. Today, site reuses include a welcome center, office space, a library and a playground. Continued uses include residential areas and a train station. The city of Fort Valley also hosts several festivals on site during the year.

KENTUCKY REDEVELOPMENT PROFILE

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

Businesses and Jobs

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

Table 43. Detailed Site and Business Information for Sites in Reuse and Continued Use in Kentucky (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	2	0	0	\$0	0	\$0
<i>In Continued Use</i>	6	3	5	\$433 million	760	\$60 million
<i>In Reuse and in Continued Use</i>	0	0	0	\$0	0	\$0
Total	8	3	5	\$433 million	760	\$60 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for one Superfund site in reuse or continued use in Kentucky. This site spans three property parcels and 23 acres.

Table 44. Property Value and Tax Information for Sites in Reuse and Continued Use in Kentucky^a

\$44,000	\$39,000	\$83,000	\$168

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2017.



Figure 54. Ongoing chemical manufacturing at the B.F. Goodrich site.

Did You Know?

Beginning in 1953, a chemical company began producing chemicals at the B.F. Goodrich site in Calvert City, Kentucky. Improper waste disposal practices contaminated site groundwater and soils, as well as the Tennessee River. Today, chemical manufacturing continues at the site, but the facility is owned and operated by a different company. The facility and related on-site businesses provide over \$32 million in estimated annual income and generates over \$210 million in estimated annual sales.



MISSISSIPPI REDEVELOPMENT PROFILE

EPA partners with the Mississippi Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Mississippi. Mississippi has five Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Mississippi.

Businesses and Jobs

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

Table 45. Detailed Site and Business Information for Sites in Reuse and Continued Use in Mississippi (2019)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	3	3	7	\$18 million	34	\$1 million
<i>In Continued Use</i>	2	1	1	\$9 million	280	\$11 million
<i>In Reuse and in Continued Use</i>	0	0	0	\$0	0	\$0
Total	5	4	8	\$27 million	314	\$12 million

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for three Superfund sites in reuse or continued use in Mississippi. These sites span 30 property parcels and 78 acres.

Table 46. Property Value and Tax Information for Sites in Reuse and Continued Use in Mississippi^a

Total Land Value (3 sites)	Total Improvement Value (3 sites)	Total Property Value (3 sites)	Total Annual Property Taxes (3 sites)
\$562,000	\$1.5 million	\$2 million	\$36,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2018.



Figure 55. Puppies near the dog park at the Davis Timber Company site.

Did You Know?

At the Davis Timber Company site in Hattiesburg, Mississippi, operators discharged contaminated wastewater into an on-site storage pond, contaminating soil and sediment. Today, an animal shelter and dog park are located on site. Other site uses include parking, connections to an adjacent recreational trail and restored habitat for pollinators. The animal shelter provides nearly \$80,000 in estimated annual income and generates over \$300,000 in estimated annual sales.

NORTH CAROLINA REDEVELOPMENT PROFILE

EPA partners with the North Carolina Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in North Carolina. North Carolina has 21 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in North Carolina.

Businesses and Jobs

EPA has collected economic data for 38 businesses and organizations operating on 16 sites in reuse or continued use in North Carolina.

Table 47. Detailed Site and Business Information for Sites in Reuse and Continued Use in North Carolina (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales ^c	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	8	7	18	\$49 million	491	\$16 million
<i>In Continued Use</i>	8	4	6	\$305 million	677	\$43 million
<i>In Reuse and in Continued Use</i>	5	5	14	\$255 million	848	\$57 million
Total	21	16	38	\$608 million	2,016	\$116 million

^a Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^c Due to rounding, total annual sales figures presented for “In Reuse,” “In Continued Use,” and “In Reuse and in Continued Use” do not sum exactly to the total figure.

Property Values and Property Tax Revenues

EPA has collected property value data for eight Superfund sites in reuse or continued use in North Carolina. These sites span 216 property parcels and 1,813 acres.

Table 48. Property Value and Tax Information for Sites in Reuse and Continued Use in North Carolina^a

Total Land Value (8 sites)	Total Improvement Value (8 sites)	Total Property Value (8 sites)	Total Annual Property Taxes (8 sites)
\$31 million	\$52 million	\$83 million	\$722,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2017 for all data collected.



Figure 56. Manufacturing facilities at the Celanese Corp. (Shelby Fiber Operations) site.

Did You Know?

Since 1960, operators have made various materials at the Celanese Corp. (Shelby Fiber Operations) site in Shelby, North Carolina. Today, site businesses manufacture sewing thread and engineering resins. The plant provides over \$12.5 million in estimated annual income and generates over \$47 million in estimated annual sales.



SOUTH CAROLINA REDEVELOPMENT PROFILE

EPA partners with the South Carolina Department of Health and Environmental Control to oversee the investigation and cleanup of Superfund sites in South Carolina. South Carolina has 21 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in South Carolina.

Businesses and Jobs

EPA has collected economic data for 75 businesses and organizations operating on 15 sites in reuse or continued use in South Carolina.

Table 49. Detailed Site and Business Information for Sites in Reuse and Continued Use in South Carolina (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	10	6	9	\$19 million	136	\$8 million
<i>In Continued Use</i>	7	5	12	\$138 million	576	\$25 million
<i>In Reuse and in Continued Use</i>	4	4	54	\$62 million	390	\$23 million
Total	21	15	75	\$219 million	1,102	\$56 million

^a Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 12 Superfund sites in reuse or continued use in South Carolina. These sites span 91 property parcels and 766 acres.

Table 50. Property Value and Tax Information for Sites in Reuse and Continued Use in South Carolina^a

Total Land Value (11 sites)	Total Improvement Value (11 sites)	Total Property Value (12 sites)	Total Annual Property Taxes (12 sites)
\$87 million	\$41 million	\$130 million	\$2 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2018.



Figure 57. The vegetative cover at the Henry's Knob site, which also supports pollinator habitat.

Did You Know?

An open-pit kyanite mine operated at the Henry's Knob site in Clover, South Carolina, from 1947 to 1970. Today, the site supports well-established native vegetation and pollinator habitat. EPA worked with the site's potentially responsible party to incorporate the pollinator habitat into the site's cleanup. In 2018, EPA recognized the potentially responsible party with an Excellence in Site Reuse Award for its ecological revitalization efforts.

TENNESSEE REDEVELOPMENT PROFILE

EPA partners with the Tennessee Department of Environment and Conservation to oversee the investigation and cleanup of Superfund sites in Tennessee. Tennessee has 17 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Tennessee.

Businesses and Jobs

EPA has collected economic data for 81 businesses and organizations operating on seven sites in reuse or continued use in Tennessee.

Table 51. Detailed Site and Business Information for Sites in Reuse and Continued Use in Tennessee (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	9	3	5	\$50 million	45	\$1 million
<i>In Continued Use</i>	5	4	76	\$341 million	2,823	\$140 million
<i>In Reuse and in Continued Use</i>	3	0	0	\$0	0	\$0
Total	17	7	81	\$391 million	2,868	\$141 million

^a Four sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for four Superfund sites in reuse or continued use in Tennessee. These sites span 13 property parcels and 187 acres.

Table 52. Property Value and Tax Information for Sites in Reuse and Continued Use in Tennessee^a

Total Land Value (4 sites)	Total Improvement Value (4 sites)	Total Property Value (4 sites)	Total Annual Property Taxes (4 sites)
\$5 million	\$29 million	\$34 million	\$506,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2014 to 2017.



Figure 58. The active rail yard at the Illinois Central Railroad Company's Johnson Yard site.

Did You Know?

Cleanup at the Illinois Central Railroad Company's Johnson Yard site in Memphis, Tennessee, is being addressed through the Superfund Alternative Approach. The rail yard continues to operate today. It includes a locomotive fueling and servicing center and a car repair facility. The rail yard generates over \$103 million in estimated annual sales and provides over \$23.5 million in estimated annual employee income.

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 159 Superfund sites with either new uses in place or uses that have remained 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 546 businesses and organizations operating on 95 sites in reuse and continued use in Region 5.

Table 53. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 5 (2019)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	66	35	247	\$1.7 billion	5,284	\$306 million
<i>In Continued Use</i>	66	37	110	\$2.4 billion	4,680	\$359 million
<i>In Reuse and in Continued Use</i>	27	23	189	\$2.1 billion	8,005	\$630 million
Total	159	95	546	\$6.2 billion	17,969	\$1.3 billion

^a Fourteen sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

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

Property Values and Property Tax Revenues

EPA has collected property value data for 55 Superfund sites in reuse and continued use in Region 5. These sites span 888 property parcels and 4,192 acres.

Table 54. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 5^a

Total Land Value (48 sites) ^b	Total Improvement Value ^c (48 sites)	Total Property Value (55 sites)	Total Property Value per Acre (54 sites) ^d	Total Annual Property Taxes (54 sites)
\$127 million	\$276 million	\$415 million	\$99,000	\$11.1 million

^a Results are based on an EPA Superfund Redevelopment effort in 2019 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 2016 to 2019 where date information was provided. For additional information, see the Sources section.

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

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

^d Based on total property value amount of \$415 million divided by total acreage of 4,192.



Figure 59. Residential use at the Koppers Coke site (Minnesota, Region 5).



ILLINOIS REDEVELOPMENT PROFILE

EPA partners with the Illinois Environmental Protection Agency to oversee the investigation and cleanup of Superfund sites in Illinois. Illinois has 32 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Illinois.

Businesses and Jobs

EPA has collected economic data for 75 businesses and organizations operating on 17 sites in reuse or continued use in Illinois.

Table 55. Detailed Site and Business Information for Sites in Reuse and Continued Use in Illinois (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales ^c	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	11	4	22	\$21 million	198	\$10 million
<i>In Continued Use</i>	16	10	22	\$440 million	882	\$41 million
<i>In Reuse and in Continued Use</i>	5	3	31	\$202 million	379	\$19 million
Total	32	17	75	\$663 million	1,459	\$70 million

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

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^c While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for six Superfund sites in reuse or continued use in Illinois. These sites span 22 property parcels and 448 acres.

Table 56. Property Value and Tax Information for Sites in Reuse and Continued Use in Illinois^a

Total Land Value (6 sites)	Total Improvement Value (6 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (6 sites)
\$122,000	\$32,000	\$155,000	\$13,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2017.



Figure 60. The lake at Independence Grove Forest Preserve at the Petersen Sand & Gravel site.

Did You Know?

From 1952 to 1971, a company mined sand and gravel at the Petersen Sand & Gravel site in Libertyville, Illinois. Facility operations contaminated site soils, groundwater and sediments. In 2002, Independence Grove Forest Preserve created a 115-acre lake and established an education center, amphitheater and gift shop on site. Area residents use the lake and its beaches for boating and swimming.



INDIANA REDEVELOPMENT PROFILE

EPA partners with the Indiana Department of Environmental Management to oversee the investigation and cleanup of Superfund sites in Indiana. Indiana has 22 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Indiana.

Businesses and Jobs

EPA has collected economic data for 58 businesses and organizations operating on 13 sites in reuse or continued use in Indiana.

Table 57. Detailed Site and Business Information for Sites in Reuse and Continued Use in Indiana (2019)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	9	6	16	\$106 million	333	\$10 million
<i>In Continued Use</i>	10	5	39	\$133 million	708	\$40 million
<i>In Reuse and in Continued Use</i>	3	2	3	\$69 million	52	\$3 million
Total	22	13	58	\$309 million	1,093	\$53 million

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^b Due to rounding, total annual sales figures presented for “In Reuse,” “In Continued Use,” and “In Reuse and in Continued Use” do not sum exactly to the total figure.

Property Values and Property Tax Revenues

EPA has collected property value data for seven Superfund sites in reuse or continued use in Indiana. These sites span 65 property parcels and 287 acres.

Table 58. Property Value and Tax Information for Sites in Reuse and Continued Use in Indiana^a

Total Land Value (7 sites)	Total Improvement Value (7 sites)	Total Property Value (7 sites)	Total Annual Property Taxes (6 sites)
\$6 million	\$12 million	\$18 million	\$421,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2019.



Figure 61. Public service uses, including this elementary school, are located at the U.S. Smelter and Lead Refinery, Inc. site.

Did You Know?

For much of the 20th century, lead refining and secondary smelting operations took place on the U.S. Smelter and Lead Refinery, Inc. site in East Chicago, Indiana. Cleanup of the site is allowing residential, commercial, industrial and public service uses to continue. Site businesses employ nearly 600 people, providing over \$32.5 million in estimated annual employee income and generating nearly \$117 million in estimated annual sales.



MICHIGAN REDEVELOPMENT PROFILE

EPA partners with the Michigan Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Michigan. Michigan has 34 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Michigan.

Businesses and Jobs

EPA has collected economic data for 113 businesses and organizations operating on 26 sites in reuse or continued use in Michigan.

Table 59. Detailed Site and Business Information for Sites in Reuse and Continued Use in Michigan (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	14	13	35	\$435 million	1,490	\$86 million
<i>In Continued Use</i>	16	10	13	\$183 million	766	\$62 million
<i>In Reuse and in Continued Use</i>	4	3	65	\$94 million	517	\$25 million
Total	34	26	113	\$712 million	2,773	\$173 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for seven Superfund sites in reuse or continued use in Michigan. These sites span 101 property parcels and 255 acres.

Table 60. Property Value and Tax Information for Sites in Reuse and Continued Use in Michigan^a

Total Land Value (1 site)	Total Improvement Value (1 site)	Total Property Value (7 sites)	Total Annual Property Taxes (7 sites)
\$1 million	\$2 million	\$12 million	\$474,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2018.

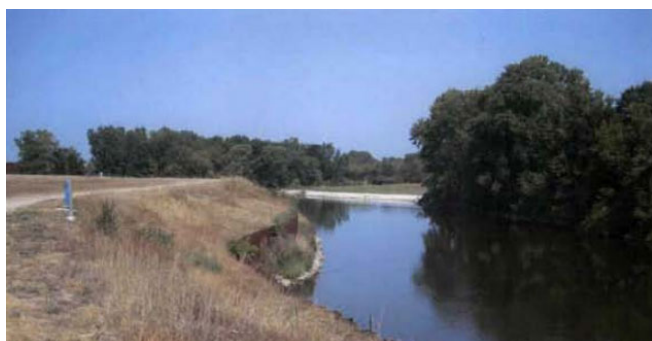


Figure 62. View of the Kalamazoo River, a recreation resource at the Allied Paper, Inc./Portage Creek/Kalamazoo River site.

Did You Know?

At the Allied Paper, Inc./Portage Creek/Kalamazoo River site in Allegan and Kalamazoo counties, Michigan, several reuse efforts have taken place. In 2006, the city of Plainwell acquired part of the site where a paper mill had operated. The former paper mill is now home to the headquarters of a commercial construction company. The city's Public Safety Department and a donut shop also operate on site. Cleanup has also allowed residents to continue to use the Kalamazoo River for recreation.



MINNESOTA REDEVELOPMENT PROFILE

EPA partners with the Minnesota Pollution Control Agency to oversee the investigation and cleanup of Superfund sites in Minnesota. Minnesota has 34 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Minnesota.

Businesses and Jobs

EPA has collected economic data for 205 businesses and organizations operating on 22 sites in reuse or continued use in Minnesota.

Table 61. Detailed Site and Business Information for Sites in Reuse and Continued Use in Minnesota (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	16	8	119	\$575 million	1,861	\$107 million
<i>In Continued Use</i>	8	4	20	\$1.1 billion	1,361	\$155 million
<i>In Reuse and in Continued Use</i>	10	10	66	\$1.3 billion	4,498	\$451 million
Total	34	22	205	\$3.0 billion	7,720	\$713 million

^a Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 21 Superfund sites in reuse or continued use in Minnesota. These sites span 457 property parcels and 1,638 acres.

Table 62. Property Value and Tax Information for Sites in Reuse and Continued Use in Minnesota^a

Total Land Value (20 sites)	Total Improvement Value (20 sites)	Total Property Value (21 sites)	Total Annual Property Taxes (21 sites)
\$104 million	\$222 million	\$329 million	\$10 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2018.



Figure 63. Business located at the General Mills/Henkel Corp. site.

Did You Know?

From 1930 to 1977, a food and chemical research facility operated at the General Mills/Henkel Corp. site in Minneapolis, Minnesota. In 1989, a private investment group purchased the property and worked to transform the area into a development zone that supports startups and the growth of local small businesses. The area employs over 160 people, providing over \$9 million in estimated annual employee income and generating close to \$25 million in estimated annual sales.



OHIO REDEVELOPMENT PROFILE

EPA partners with the Ohio Environmental Protection Agency to oversee the investigation and cleanup of Superfund sites in Ohio. Ohio has 22 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Ohio.

Businesses and Jobs

EPA has collected economic data for 77 businesses and organizations operating on 10 sites in reuse or continued use in Ohio.

Table 63. Detailed Site and Business Information for Sites in Reuse and Continued Use in Ohio (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	11	3	51	\$525 million	1,388	\$92 million
<i>In Continued Use</i>	8	4	11	\$471 million	544	\$40 million
<i>In Reuse and in Continued Use</i>	3	3	15	\$329 million	1,988	\$106 million
Total	22	10	77	\$1.3 billion	3,920	\$238 million

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

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for eight Superfund sites in reuse or continued use in Ohio. These sites span 226 property parcels and 1,344 acres.

Table 64. Property Value and Tax Information for Sites in Reuse and Continued Use in Ohio^a

Total Land Value (8 sites)	Total Improvement Value (8 sites)	Total Property Value (8 sites)	Total Annual Property Taxes (8 sites)
\$15 million	\$36 million	\$51 million	\$557,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2018.



Figure 64. A bat box at the Industrial Excess Landfill site.

Did You Know?

At the Industrial Excess Landfill site in Uniontown, Ohio, sand and gravel mining and landfill operations contaminated site groundwater. As part of the vegetative cover for the former landfill area, potentially responsible parties planted almost 8,500 trees and shrubs in 2004. The area allows for a diverse wildlife population. In addition, the parties removed invasive species and installed bird and bat boxes.



WISCONSIN REDEVELOPMENT PROFILE

EPA partners with the Wisconsin Department of Natural Resources to oversee the investigation and cleanup of Superfund sites in Wisconsin. Wisconsin has 15 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Wisconsin.

Businesses and Jobs

EPA has collected economic data for 18 businesses and organizations operating on seven sites in reuse or continued use in Wisconsin.

Table 65. Detailed Site and Business Information for Sites in Reuse and Continued Use in Wisconsin (2019)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	5	1	4	\$1 million	14	\$292,000
<i>In Continued Use</i>	8	4	5	\$92 million	419	\$21 million
<i>In Reuse and in Continued Use</i>	2	2	9	\$78 million	571	\$26 million
Total	15	7	18	\$171 million	1,004	\$47 million

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for six Superfund sites in reuse or continued use in Wisconsin. These sites span 17 property parcels and 220 acres.

Table 66. Property Value and Tax Information for Sites in Reuse and Continued Use in Wisconsin^a

Total Land Value (6 sites)	Total Improvement Value (6 sites)	Total Property Value (a sites)	Total Annual Property Taxes (6 sites)
\$1 million	\$4 million	\$5 million	\$99,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2017 for all data collected.

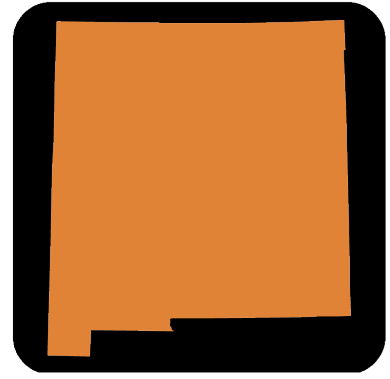


Figure 65. Aerial view of the Tomah Fairgrounds site.
Imagery © 2019 Google.

Did You Know?

From 1955 to 1960, the city of Tomah operated an open, unlined disposal area at the Tomah Fairgrounds site in Tomah, Wisconsin. Following cleanup, the site is now used for parking during fairground events. An ice rink and hockey league are also located on site. Site businesses employ 14 people, providing nearly \$300,000 in estimated annual employee income and generating over \$1 million in estimated annual sales.

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 63 Superfund sites with either new uses in place or uses that have remained 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 305 businesses and organizations operating on 35 sites in reuse and continued use in Region 6.

Table 67. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 6 (2019)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	32	16	28	\$115 million	440	\$27 million
<i>In Continued Use</i>	20	9	43	\$197 million	981	\$72 million
<i>In Reuse and in Continued Use</i>	11	10	234	\$481 million	3,169	\$129 million
Total	63	35	305	\$793 million	4,590	\$228 million

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

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

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

Property Values and Property Tax Revenues

EPA has collected property value data for 33 Superfund sites in reuse and continued use in Region 6. These sites span 2,786 property parcels and 4,308 acres.

Table 68. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 6^a

Total Land Value (33 sites) ^b	Total Improvement Value ^c (33 sites)	Total Property Value (33 sites)	Total Property Value per Acre (32 sites) ^d	Total Annual Property Taxes (32 sites)
\$119 million	\$375 million	\$485 million	\$113,000	\$5.3 million

^a Results are based on an EPA Superfund Redevelopment effort in 2019 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 2017 to 2019 where date information was provided. For more information, see the Sources section.

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

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

^d Based on total property value amount of \$485 million divided by total acreage of 4,308.



Figure 66. Extended Studio Suite Hotel at the Highway 71/72 Refinery site (Louisiana, Region 6).



ARKANSAS REDEVELOPMENT PROFILE

EPA partners with the Arkansas Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Arkansas. Arkansas has five Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Arkansas.

Businesses and Jobs

EPA has collected economic data for seven businesses and organizations operating on four sites in reuse or continued use in Arkansas.

Table 69. Detailed Site and Business Information for Sites in Reuse and Continued Use in Arkansas (2019)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	4	3	6	\$576,000	101	\$5 million
<i>In Continued Use</i>	1	1	1	\$12 million	30	\$2 million
<i>In Reuse and in Continued Use</i>	0	0	0	\$0	0	\$0
Total	5	4	7	\$13 million	131	\$7 million

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^b While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for two Superfund sites in reuse or continued use in Arkansas. These sites span 20 property parcels and 287 acres.

Table 70. Property Value and Tax Information for Sites in Reuse and Continued Use in Arkansas^a

Total Land Value (2 sites)	Total Improvement Value (2 sites)	Total Property Value (2 sites)	Total Annual Property Taxes (2 sites)
\$1 million	\$2 million	\$3 million	\$8,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2017 for all data collected.



Figure 67. A mulch company currently operates at the Mountain Pine Pressure Treating site.⁸

Did You Know?

The Mountain Pine Pressure Treating site in Plainview, Arkansas, includes three wood-treating facilities that operated from 1962 to 1986. A 2001 Superfund Redevelopment grant supported the town of Plainview's efforts to help return the site to productive reuse. In 2004, a steel plant opened on site as a result of these efforts. The steel plant has since closed down. A mulch company is now located on site.

⁸ 2008-08-12 John Deere 280 moving mulch 2 by Ildar Sagdejev available at commons.wikimedia.org/wiki/File:2008-08-12_John_Deere_280_moving_mulch_2.jpg. CC BY-SA 4.0 available at creativecommons.org/licenses/by-sa/4.0.



LOUISIANA REDEVELOPMENT PROFILE

EPA partners with the Louisiana Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Louisiana. Louisiana has 11 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Louisiana.

Businesses and Jobs

EPA has collected economic data for 62 businesses and organizations operating on seven sites in reuse or continued use in Louisiana.

Table 71. Detailed Site and Business Information for Sites in Reuse and Continued Use in Louisiana (2019)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	7	3	3	\$41,000	13	\$461,000
<i>In Continued Use</i>	1	1	1	\$1 million	150	\$17 million
<i>In Reuse and in Continued Use</i>	3	3	58	\$57 million	607	\$19 million
Total	11	7	62	\$58 million	770	\$36 million

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^b While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for eight Superfund sites in reuse or continued use in Louisiana. These sites span 598 property parcels and 357 acres.

Table 72. Property Value and Tax Information for Sites in Reuse and Continued Use in Louisiana^a

Total Land Value (8 sites)	Total Improvement Value (8 sites)	Total Property Value (8 sites)	Total Annual Property Taxes (8 sites)
\$25 million	\$74 million	\$99 million	\$2 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2019.



Figure 68. Many businesses continue to operate at the Highway 71/72 Refinery site, including this storage facility.

Did You Know?

From 1923 until the mid-1950s, a home heating and fuel oil refinery operated at the Highway 71/72 Refinery site in Bossier City, Louisiana. Following the refinery's dismantling, redevelopment of the area took place in 1968. Today, single-family homes, apartment buildings, commercial buildings, churches and light industrial businesses continue to operate on site. A part of Interstate 20 also runs across the site. Site businesses employ almost 500 people, providing over \$12 million in estimated annual employee income and generating nearly \$49 million in estimated annual sales.



NEW MEXICO REDEVELOPMENT PROFILE

EPA partners with the New Mexico Environment Department to oversee the investigation and cleanup of Superfund sites in New Mexico. New Mexico has 10 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in New Mexico.

Businesses and Jobs

EPA has collected economic data for 14 businesses and organizations operating on four sites in reuse or continued use in New Mexico.

Table 73. Detailed Site and Business Information for Sites in Reuse and Continued Use in New Mexico (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	7	2	2	\$0	0	\$0
<i>In Continued Use</i>	3	2	12	\$18 million	100	\$4 million
<i>In Reuse and in Continued Use</i>	0	0	0	\$0	0	\$0
Total	10	4	14	\$18 million	100	\$4 million

^a Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for five Superfund sites in reuse or continued use in New Mexico. These sites span 26 property parcels and 280 acres.

Table 74. Property Value and Tax Information for Sites in Reuse and Continued Use in New Mexico

Total Land Value (5 sites)	Total Improvement Value (5 sites)	Total Property Value (5 sites)	Total Annual Property Taxes (5 sites)
\$5 million	\$3 million	\$8 million	\$124,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2018.



Figure 69. Univar USA continues to operate at the South Valley site.

Did You Know?

Past manufacturing practices at the South Valley site in Albuquerque, New Mexico, resulted in soil and groundwater contamination. The successful cleanup enabled Univar USA to continue to operate on site. When General Electric Aviation closed its plant at the site in 2011, the company recycled or reused all usable building materials, keeping 14,000 tons of materials out of local landfills. Bernalillo County has plans for a connector road between Interstate 25 and the Albuquerque airport that will cross the site.



OKLAHOMA REDEVELOPMENT PROFILE

EPA partners with the Oklahoma Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Oklahoma. Oklahoma has nine Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Oklahoma.

Businesses and Jobs

EPA has collected economic data for 101 businesses and organizations operating on six sites in reuse or continued use in Oklahoma.

Table 75. Detailed Site and Business Information for Sites in Reuse and Continued Use in Oklahoma (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	4	3	6	\$13 million	82	\$4 million
<i>In Continued Use</i>	3	1	1	\$228,000	3	\$82,000
<i>In Reuse and in Continued Use</i>	2	2	94	\$345 million	1,586	\$69 million
Total	9	6	101	\$358 million	1,671	\$73 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for three Superfund sites in reuse or continued use in Oklahoma. These sites span 51 property parcels and 358 acres.

Table 76. Property Value and Tax Information for Sites in Reuse and Continued Use in Oklahoma^a

Total Land Value (3 sites)	Total Improvement Value (3 sites)	Total Property Value (3 sites)	Total Annual Property Taxes (3 sites)
\$4 million	\$19 million	\$22 million	\$266,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2018.



Figure 70. One of the site properties where businesses continue to operate at the Sand Springs Petrochemical Complex site.

Did You Know?

Several commercial and industrial companies continue to operate at the Sand Springs Petrochemical Complex site in Sand Springs, Oklahoma. After cleanup, EPA deleted the site from the NPL in 2000. A rail company uses about 5 acres of the site for a rail facility. New owners recently purchased an old lumberyard on the northern part of the site and plan to redevelop it.



TEXAS REDEVELOPMENT PROFILE

EPA partners with the Texas Commission on Environmental Quality to oversee the investigation and cleanup of Superfund sites in Texas. Texas has 28 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Texas.

Businesses and Jobs

EPA has collected economic data for 121 businesses and organizations operating on 14 sites in reuse or continued use in Texas.

Table 77. Detailed Site and Business Information for Sites in Reuse and Continued Use in Texas (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	10	5	11	\$102 million	244	\$17 million
<i>In Continued Use</i>	12	4	28	\$165 million	698	\$49 million
<i>In Reuse and in Continued Use</i>	6	5	82	\$79 million	976	\$42 million
Total	28	14	121	\$346 million	1,918	\$108 million

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

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 15 Superfund sites in reuse or continued use in Texas. These sites span 2,090 property parcels and 3,026 acres.

Table 78. Property Value and Tax Information for Sites in Reuse and Continued Use in Texas^a

Total Land Value (15 sites)	Total Improvement Value (15 sites)	Total Property Value (15 sites)	Total Annual Property Taxes (14 sites)
\$84 million	\$277 million	\$361 million	\$3 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2018 to 2019.



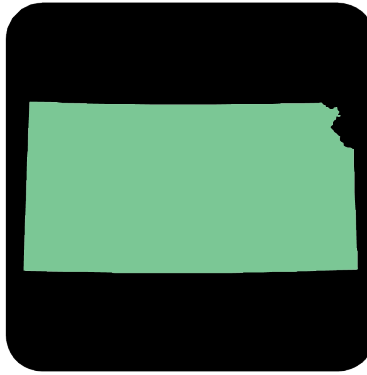
Figure 71. A pallet supplier is one of several businesses currently operating at the South Cavalcade Street site.

Did You Know?

EPA placed the South Cavalcade Street site in Houston, Texas, on the NPL in 1986. Commercial and industrial businesses, including a distribution company, a car auction and a pallet supplier, now operate on site. These businesses employ nearly 90 people. They provide over \$6 million in estimated annual income and generate over \$70 million in estimated annual sales. A toll road extension near the edge of the site is currently being planned.

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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 89 Superfund sites with either new uses in place or uses that have remained 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 1,508 businesses and organizations operating on 49 sites in reuse and continued use in Region 7.

Table 79. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 7 (2019)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	33	16	21	\$36 million	371	\$16 million
<i>In Continued Use</i>	43	24	171	\$3.5 billion	9,309	\$601 million
<i>In Reuse and in Continued Use</i>	13	9	1,316	\$3.6 billion	17,891	\$758 million
Total	89	49	1,508	\$7.1 billion	27,571	\$1.4 billion

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

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

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

Property Values and Property Tax Revenues

EPA has collected property value data for 16 Superfund sites in reuse and continued use in Region 7. These sites span 19,421 property parcels and 175,460 acres.

Table 80. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 7^a

Total Land Value (15 sites) ^b	Total Improvement Value (15 sites)	Total Property Value (16 sites)	Total Property Value per Acre (15 sites) ^c	Total Annual Property Taxes (15 sites)
\$355 million	\$1.3 billion	\$1.9 billion	\$11,000	\$46.9 million

^a Results are based on an EPA Superfund Redevelopment effort in 2019 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 2017 to 2019. For more information, see the Sources section.

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

^c Based on total property value amount of \$1.9 billion divided by total acreage of 175,460.



Figure 72. On-site buildings where businesses operate at the Aidex Corporation site (Iowa, Region 7).



IOWA REDEVELOPMENT PROFILE

EPA partners with the Iowa Department of Natural Resources to oversee the investigation and cleanup of Superfund sites in Iowa. Iowa has 24 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Iowa.

Businesses and Jobs

EPA has collected economic data for 22 businesses and organizations operating on 13 sites in reuse or continued use in Iowa.

Table 81. Detailed Site and Business Information for Sites in Reuse and Continued Use in Iowa (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	12	6	8	\$5 million	140	\$6 million
<i>In Continued Use</i>	10	6	10	\$263 million	363	\$20 million
<i>In Reuse and in Continued Use</i>	2	1	4	\$1.0 billion	1,829	\$136 million
Total	24	13	22	\$1.3 billion	2,332	\$162 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for four Superfund sites in reuse or continued use in Iowa. These sites span 18 property parcels and 27 acres.

Table 82. Property Value and Tax Information for Sites in Reuse and Continued Use in Iowa^a

Total Land Value (4 sites)	Total Improvement Value (4 sites)	Total Property Value (4 sites)	Total Annual Property Taxes (4 sites)
\$1 million	\$6 million	\$7 million	\$127,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2018.



Figure 73. This metal-plating facility continues to operate at the Electro-Coatings, Inc. site.

Did You Know?

Since 1947, metal-plating operations have occurred at the Electro-Coatings, Inc. site in Cedar Rapids, Iowa. Cleanup involved groundwater pumping and treatment and contaminated soil removal and off-site disposal, which allowed metal-plating operations to continue. The facility generates \$3 million in estimated annual sales and provides nearly \$1 million in estimated annual employee income. Plant operations include chromium, cadmium, nickel and zinc plating.



KANSAS REDEVELOPMENT PROFILE

EPA partners with the Kansas Department of Health and Environment to oversee the investigation and cleanup of Superfund sites in Kansas. Kansas has 18 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Kansas.

Businesses and Jobs

EPA has collected economic data for 293 businesses and organizations operating on 12 sites in reuse or continued use in Kansas.

Table 83. Detailed Site and Business Information for Sites in Reuse and Continued Use in Kansas (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	8	4	6	\$30 million	213	\$9 million
<i>In Continued Use</i>	8	6	39	\$420 million	2,890	\$151 million
<i>In Reuse and in Continued Use</i>	2	2	248	\$589 million	3,100	\$135 million
Total	18	12	293	\$1.0 billion	6,203	\$295 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for six Superfund sites in reuse or continued use in Kansas. These sites span 8,201 property parcels and 90,252 acres.

Table 84. Property Value and Tax Information for Sites in Reuse and Continued Use in Kansas^a

Total Land Value (5 sites)	Total Improvement Value (5 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (5 sites)
\$107 million	\$414 million	\$531 million	\$847,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2018 for all data collected.



Figure 74. An aviation services company is one of many businesses at the Strother Field Industrial Park site.

Did You Know?

Until 1946, a military facility for aircraft construction and maintenance operated at the Strother Field Industrial Park site in Winfield, Kansas. Following its use as a military facility, the area became a municipal airport and Strother Field Industrial Park. Cleanup enabled the airport and industrial park's continued operations. A community mental health center is also located on site.



MISSOURI REDEVELOPMENT PROFILE

EPA partners with the Missouri Department of Natural Resources to oversee the investigation and cleanup of Superfund sites in Missouri. Missouri has 32 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Missouri.

Businesses and Jobs

EPA has collected economic data for 1,119 businesses and organizations operating on 14 sites in reuse or continued use in Missouri.

Table 85. Detailed Site and Business Information for Sites in Reuse and Continued Use in Missouri (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	12	6	7	\$1 million	18	\$897,000
<i>In Continued Use</i>	16	6	111	\$1.8 billion	5,177	\$382 million
<i>In Reuse and in Continued Use</i>	4	2	1,001	\$1.5 billion	11,073	\$390 million
Total	32	14	1,119	\$3.3 billion	16,268	\$773 million

^a Three sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for three Superfund sites in reuse or continued use in Missouri. These sites span 10,675 property parcels and 35,524 acres.

Table 86. Property Value and Tax Information for Sites in Reuse and Continued Use in Missouri^a

Total Land Value (3 sites)	Total Improvement Value (3 sites)	Total Property Value (3 sites)	Total Annual Property Taxes (3 sites)
\$207 million	\$835 million	\$1.2 billion	\$45 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2018.



Figure 75. Trails at Route 66 State Park at the Times Beach site.⁹

Did You Know?

The Times Beach site southwest of St. Louis, Missouri, is now home to the Route 66 State Park. The park provides more than 7 miles of trails for hiking, biking and equestrian use. Visitors can see a wide range of wildlife, including turkeys, geese, deer and more than 40 species of birds. The park also includes picnic areas and a boat ramp that provides access to the Meramec River. A visitor center provides information on the historic highway and the site's cleanup.

⁹ Gfp-missouri-route-66-state-park-trail by Yinan Chen available at commons.wikimedia.org/wiki/File:Gfp-missouri-route-66-state-park-trail.jpg. CC BY-SA 4.0 available at creativecommons.org/licenses/by-sa/4.0.

NEBRASKA REDEVELOPMENT PROFILE

EPA partners with the Nebraska Department of Environment and Energy to oversee the investigation and cleanup of Superfund sites in Nebraska. Nebraska has 15 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Nebraska.

Businesses and Jobs

EPA has collected economic data for 74 businesses and organizations operating on 10 sites in reuse or continued use in Nebraska.

Table 87. Detailed Site and Business Information for Sites in Reuse and Continued Use in Nebraska (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	1	0	0	\$0	0	\$0
<i>In Continued Use</i>	9	6	11	\$944 million	879	\$47 million
<i>In Reuse and in Continued Use</i>	5	4	63	\$532 million	1,889	\$98 million
Total	15	10	74	\$1.5 billion	2,768	\$145 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for three Superfund sites in reuse or continued use in Nebraska. These sites span 527 property parcels and 49,656 acres.

Table 88. Property Value and Tax Information for Sites in Reuse and Continued Use in Nebraska^a

Total Land Value (3 sites)	Total Improvement Value (3 sites)	Total Property Value (3 sites)	Total Annual Property Taxes (2 sites)
\$39 million	\$62 million	\$101 million	\$1 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2018 to 2019.

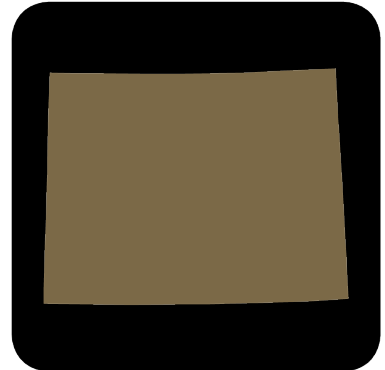
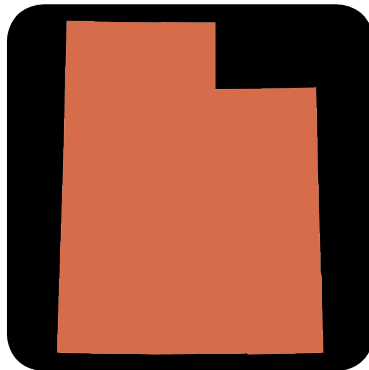
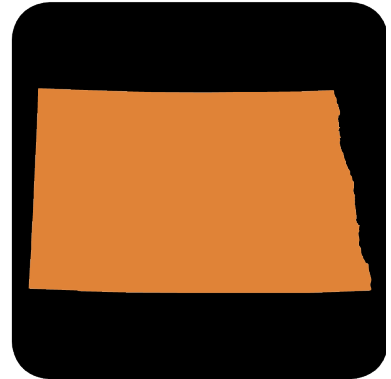
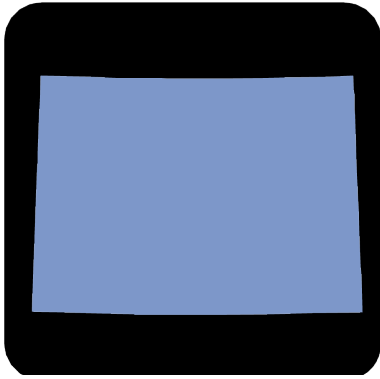


Figure 76. An aerial view of the Sherwood Medical Co. site area. Imagery © 2019 Google.

Did You Know?

Medical product manufacturing has taken place at the Sherwood Medical Co. site in Norfolk, Nebraska, since 1962. Cleanup made continued manufacturing operations possible. The site generates nearly \$878 million in estimated annual sales and over \$31 million in estimated annual employee income. A mobile home park is also located on part of the site.

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 81 Superfund sites with either new uses in place or uses that have remained 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 2,043 businesses and organizations operating on 45 sites in reuse and continued use in Region 8.

Table 89. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 8 (2019)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	21	10	422	\$3.9 billion	15,003	\$818 million
<i>In Continued Use</i>	28	17	292	\$863 million	3,724	\$202 million
<i>In Reuse and in Continued Use</i>	32	18	1,329	\$4.9 billion	17,696	\$924 million
Total	81	45	2,043	\$9.7 billion	36,423	\$1.9 billion

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

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

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

Property Values and Property Tax Revenues

EPA has collected property value data for 48 Superfund sites in reuse and continued use in Region 8. These sites span 39,481 property parcels and 159,777 acres.

Table 90. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 8^a

Total Land Value (43 sites) ^b	Total Improvement Value ^c (43 sites)	Total Property Value (48 sites)	Total Property Value per Acre (48 sites) ^d	Total Annual Property Taxes (39 sites)
\$3.2 billion	\$7.5 billion	\$11 billion	\$68,000	\$74 million

^a Results are based on an EPA Superfund Redevelopment effort in 2019 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 2016 to 2019. For more information, see the Sources section.

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

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

^d Based on total property value amount of \$11 billion divided by total acreage of 159,777.



Figure 77. Residential development in Daybreak at the Kennecott South Zone site (Utah, Region 8).

COLORADO REDEVELOPMENT PROFILE

EPA partners with the Colorado Department of Public Health and Environment to oversee the investigation and cleanup of Superfund sites in Colorado. Colorado has 25 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Colorado.

Businesses and Jobs

EPA has collected economic data for 948 businesses and organizations operating on 13 sites in reuse or continued use in Colorado.

Table 91. Detailed Site and Business Information for Sites in Reuse and Continued Use in Colorado (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	6	1	1	\$7 million	5	\$387,000
<i>In Continued Use</i>	8	5	149	\$553 million	2,259	\$127 million
<i>In Reuse and in Continued Use</i>	11	7	798	\$2.2 billion	8,716	\$468 million
Total	25	13	948	\$2.7 billion	10,980	\$595 million

^a Three sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 14 Superfund sites in reuse or continued use in Colorado. These sites span 8,706 property parcels and 8,272 acres.

Table 92. Property Value and Tax Information for Sites in Reuse and Continued Use in Colorado^a

Total Land Value (14 sites)	Total Improvement Value (14 sites)	Total Property Value (14 sites)	Total Annual Property Taxes (14 sites)
\$1.1 billion	\$2 billion	\$3.1 billion	\$26 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2019.



Figure 78. The Crossroads Commerce Park opened in 2016 at the ASARCO, Inc. (Globe Plant) site.

Did You Know?

Cleanup of the ASARCO, Inc. (Globe Plant) site in Denver, Colorado, finished in 2015. Following cleanup, Crossroads Commerce Park opened in 2016. The business park includes warehousing, distribution and light industrial businesses. The facility provides about 1 million square feet of space. Cleanup also allowed surrounding commercial and industrial businesses to continue to operate. In total, these businesses employ over 4,000 people. They provide over \$221 million in estimated annual employee income and generate close to \$1.1 billion in estimated annual sales.

MONTANA REDEVELOPMENT PROFILE

EPA partners with the Montana Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Montana. Montana has 20 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Montana.

Businesses and Jobs

EPA has collected economic data for 493 businesses and organizations operating on 10 sites in reuse or continued use in Montana.

Table 93. Detailed Site and Business Information for Sites in Reuse and Continued Use in Montana (2019)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	3	2	330	\$785 million	4,628	\$228 million
<i>In Continued Use</i>	7	4	22	\$17 million	145	\$6 million
<i>In Reuse and in Continued Use</i>	10	4	141	\$154 million	1,165	\$50 million
Total	20	10	493	\$956 million	5,938	\$284 million

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 13 Superfund sites in reuse or continued use in Montana. These sites span 11,586 property parcels and 83,477 acres.

Table 94. Property Value and Tax Information for Sites in Reuse and Continued Use in Montana^a

Total Land Value (13 sites)	Total Improvement Value (13 sites)	Total Property Value (13 sites)	Total Annual Property Taxes (5 sites)
\$234 million	\$906 million	\$1.1 billion	\$425,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2018.



Figure 79. The town of Columbus' public works building at the Mouat Industries site.

Did You Know?

Manufacturing operations at the Mouat Industries site in Columbus, Montana, contaminated soils and groundwater. Cleanup construction finished in 1996. In 2011, the town of Columbus built a new public works building on site. Wood manufacturing operations took place on part of the site, but operations ceased in 2015. EPA is working with the new property owners to make sure the area's redevelopment is compatible with the site's remedy.



NORTH DAKOTA REDEVELOPMENT PROFILE

EPA partners with North Dakota Department of Health to oversee the investigation and cleanup of Superfund sites in North Dakota. North Dakota has two Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in North Dakota.

Businesses and Jobs

EPA has collected economic data for one business operating on one site in reuse and continued use in North Dakota.

Table 95. Detailed Site and Business Information for Sites in Reuse and Continued Use in North Dakota (2019)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	1	0	0	\$0	0	\$0
<i>In Continued Use</i>	0	0	0	\$0	0	\$0
<i>In Reuse and in Continued Use</i>	1	1	1	\$2 million	16	\$2 million
Total	2	1	1	\$2 million	16	\$2 million

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

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



Figure 80. The geothermal heating and cooling system at the Arsenic Trioxide site.

Did You Know?

The Arsenic Trioxide site in Ransom, Richland and Sargent counties, North Dakota, spans about 568 square miles. Today, the site remains primarily in agricultural use. It also includes a few small cities with residential uses. In addition, the Southeast Water Users District operates on site; it provides potable water for surrounding communities. Its building includes a geothermal heating and cooling system, which reduces the facility's use of fossil fuels and lowers operation and maintenance costs.



SOUTH DAKOTA REDEVELOPMENT PROFILE

EPA partners with South Dakota Department of Environment and Natural Resources to oversee the investigation and cleanup of Superfund sites in South Dakota. South Dakota has four Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in South Dakota.

Businesses and Jobs

EPA has collected economic data for one business operating on one site in continued use in South Dakota.

Table 96. Detailed Site and Business Information for Sites in Reuse and Continued Use in South Dakota (2019)

	Sites ^a	Sites with Businesses	Businesses	Total Annual Sales ^c	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	0	0	0	\$0	0	\$0
<i>In Continued Use</i>	4	1	1	\$6 million	10	\$542,000
<i>In Reuse and in Continued Use</i>	0	0	0	\$0	0	\$0
Total	4	1	1	\$6 million	10	\$542,000

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for one Superfund site in continued use in South Dakota. This site spans one property parcel and 56 acres.

Table 97. Property Value and Tax Information for Sites in Reuse and Continued Use in South Dakota^a

Total Land Value (1 site)	Total Improvement Value (1 site)	Total Property Value (1 site)	Total Annual Property Taxes (1 site)
\$0	\$0	\$0	\$39,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2018 for all data collected.



Figure 81. Continued uses at the Whitewood Creek site include agricultural areas.

Did You Know?

At the Whitewood Creek site in Lawrence, Meade and Butte counties, South Dakota, gold mining operations discharged millions of tons of mine tailings into Whitewood Creek, contaminating soil, groundwater and surface water. Today, cleanup has allowed continued agricultural and residential uses. Native woodlands and wildlife habitats are still present on site and area residents use Whitewood Creek for recreational purposes.



UTAH REDEVELOPMENT PROFILE

EPA partners with Utah Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Utah. Utah has 28 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Utah.

Businesses and Jobs

EPA has collected economic data for 599 businesses and organizations operating on 19 sites in reuse or continued use in Utah.

Table 98. Detailed Site and Business Information for Sites in Reuse and Continued Use in Utah (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	11	7	91	\$3.1 billion	10,370	\$590 million
<i>In Continued Use</i>	7	6	119	\$116 million	1,285	\$66 million
<i>In Reuse and in Continued Use</i>	10	6	389	\$2.6 billion	7,799	\$404 million
Total	28	19	599	\$5.8 billion	19,454	\$1.1 billion

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

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 19 Superfund sites in reuse or continued use in Utah. These sites span 19,042 property parcels and 67,536 acres.

Table 99. Property Value and Tax Information for Sites in Reuse and Continued Use in Utah^a

Total Land Value (15 sites)	Total Improvement Value (15 sites)	Total Property Value (19 sites)	Total Annual Property Taxes (18 sites)
\$1.9 billion	\$4.7 billion	\$6.6 billion	\$48 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2019.



Figure 82. Mining operations at the Kennecott (North Zone) site.

Did You Know?

From 1906 through today, the Kennecott (North Zone) site in Magna, Utah, has been used to process and mine various metals, including copper and lead. Cleanup has allowed continued residential, commercial and public service uses on site. Interstate 80, state highways and rail lines pass through the site. A degraded wetland along the Great Salt Lake has been turned into a shorebird and waterfowl reserve. The Great Salt Lake provides recreation opportunities for nearby residents, including swimming, sunbathing and bird watching.

WYOMING REDEVELOPMENT PROFILE

EPA partners with Wyoming Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Wyoming. Wyoming has two Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Wyoming.

Businesses and Jobs

EPA has collected economic data for one businesses and organizations operating on one site in continued use in Wyoming.

Table 100. Detailed Site and Business Information for Sites in Reuse and Continued Use in Wyoming (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	0	0	0	\$0	0	\$0
<i>In Continued Use</i>	2	1	1	\$171 million	25	\$2 million
<i>In Reuse and in Continued Use</i>	0	0	0	\$0	0	\$0
Total	2	1	1	\$171 million	25	\$2 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for one Superfund site in continued use in Wyoming. This site spans 146 property parcels and 437 acres.

Table 101. Property Value and Tax Information for Sites in Reuse and Continued Use in Wyoming^a

Total Land Value (0 sites)	Total Improvement Value (0 sites)	Total Property Value (1 site)	Total Annual Property Taxes (1 site)
\$0	\$0	\$25 million	\$183,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2018 for all data collected.



Figure 83. An active gas compression facility at the Mystery Bridge Road/U.S. Highway 20 site.

Did You Know?

Past industrial activities at the Mystery Bridge Road/U.S. Highway 20 site in Evansville, Wyoming, contaminated soil and groundwater with solvents and oils. One industrial business and homes remain on site. The business generate nearly \$171 million in estimated annual sales. They employ 25 people and provide almost \$2.5 million in estimated annual income. An active railroad line also crosses the site.

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 100 Superfund sites with either new uses in place or uses that have remained 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 1,487 businesses and organizations operating on 53 sites in reuse and continued use in Region 9.

Table 102. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 9 (2019)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^{d,e}	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	34	18	139	\$2.5 billion	5,134	\$602 million
<i>In Continued Use</i>	41	15	128	\$2.1 billion	3,777	\$484 million
<i>In Reuse and in Continued Use</i>	25	20	1,220	\$8.2 billion	32,626	\$3.4 billion
Total	100	53	1,487	\$12.7 billion	41,537	\$4.5 billion

^a Twenty-eight sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

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

^e Due to rounding, total annual sales figures presented for "In Reuse," "In Continued Use," and "In Reuse and in Continued Use" do not sum exactly to the total figure.

Property Values and Property Tax Revenues

EPA has collected property value data for 23 Superfund sites in reuse and continued use in Region 9. These sites span 630 property parcels and 15,411 acres.

Table 103. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 9^a

Total Land Value (23 sites) ^b	Total Improvement Value ^c (23 sites)	Total Property Value (23 sites)	Total Property Value per Acre (22 sites) ^d	Total Annual Property Taxes (23 sites)
\$1.5 billion	\$2.3 billion	\$3.8 billion	\$248,000	\$42.6 million

^a Results are based on an EPA Superfund Redevelopment effort in 2019 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 2019. For more information, see the Sources section.

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

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

^d Based on total property value amount of \$3.8 billion divided by total acreage of 15,411.



Figure 84. Commercial reuse at the Del Amo site (California, Region 9).



ARIZONA REDEVELOPMENT PROFILE

EPA partners with the Arizona Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Arizona. Arizona has eight Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Arizona.

Businesses and Jobs

EPA has collected economic data for 263 businesses and organizations operating on five sites in reuse or continued use in Arizona.

Table 104. Detailed Site and Business Information for Sites in Reuse and Continued Use in Arizona (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	1	0	0	\$0	0	\$0
<i>In Continued Use</i>	3	1	25	\$494 million	1,776	\$219 million
<i>In Reuse and in Continued Use</i>	4	4	238	\$1.8 billion	9,260	\$730 million
Total	8	5	263	\$2.3 billion	11,036	\$949 million

^a Three sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for two Superfund sites in reuse or continued use in Arizona. These sites span 46 property parcels and 4,549 acres.

Table 105. Property Value and Tax Information for Sites in Reuse and Continued Use in Arizona^a

Total Land Value (2 sites)	Total Improvement Value (2 sites)	Total Property Value (2 sites)	Total Annual Property Taxes (2 sites)
\$166 million	\$150 million	\$316 million	\$822,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2018 to 2019.



Figure 85. Active aerospace manufacturing facility at one of the source areas at the Motorola, Inc. (52nd Street Plant) site.

Did You Know?

Soil and groundwater contamination were first discovered at the Motorola, Inc. (52nd Street Plant) site in 1982. Today, the source areas remain in use as aerospace manufacturing and semiconductor manufacturing support facilities. Cleanup is allowing commercial, industrial and residential uses to continue at non-source areas of the site. Site businesses employ nearly 1,800 people and provide close to \$219 million in estimated annual employee income. They generate over \$494 million in estimated annual sales.



CALIFORNIA REDEVELOPMENT PROFILE

EPA partners with the California Department of Toxic Substances Control to oversee the investigation and cleanup of Superfund sites in California. California has 87 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in California.

Businesses and Jobs

EPA has collected economic data for 1,145 businesses and organizations operating on 46 sites in reuse or continued use in California.

Table 106. Detailed Site and Business Information for Sites in Reuse and Continued Use in California (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	32	17	123	\$2.4 billion	4,990	\$592 million
<i>In Continued Use</i>	35	14	103	\$1.6 billion	2,001	\$266 million
<i>In Reuse and in Continued Use</i>	20	15	919	\$6.3 billion	22,901	\$2.7 billion
Total	87	46	1,145	\$10.3 billion	29,892	\$3.5 billion

^a Twenty-two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 20 Superfund sites in reuse or continued use in California. These sites span 564 property parcels and 7,902 acres.

Table 107. Property Value and Tax Information for Sites in Reuse and Continued Use in California^a

Total Land Value (20 sites)	Total Improvement Value (20 sites)	Total Property Value (20 sites)	Total Annual Property Taxes (20 sites)
\$1.2 billion	\$2.2 billion	\$3.4 billion	\$42 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2018 to 2019.



Figure 86. Commercial facility built at the Del Amo site in 2013.

Did You Know?

From 1943 to 1972, a synthetic rubber plant operated at the Del Amo site in Los Angeles, California. Prior to the site's listing on the NPL, developers turned most of the site into an industrial and commercial park in the 1970s. The commercial and industrial park remains on site today. Undeveloped parcels are now warehouses and office buildings. Site businesses employ over 5,100 people and provide more than \$370 million in estimated annual employee income. They generate over \$1.1 billion in estimated annual sales.

HAWAII REDEVELOPMENT PROFILE

EPA partners with the Hawaii State Department of Health to oversee the investigation and cleanup of Superfund sites in Hawaii. Hawaii has three Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Hawaii.

Businesses and Jobs

EPA has collected economic data for 16 businesses and organizations operating on one site in reuse in Hawaii.

Table 108. Detailed Site and Business Information for Sites in Reuse and Continued Use in Hawaii (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	1	1	16	\$12 million	144	\$10 million
<i>In Continued Use</i>	2	0	0	\$0	0	\$0
<i>In Reuse and in Continued Use</i>	0	0	0	\$0	0	\$0
Total	3	1	16	\$12 million	144	\$10 million

^a Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for one Superfund site in reuse in Hawaii. This site spans 20 property parcels and 2,960 acres.

Table 109. Property Value and Tax Information for Sites in Reuse and Continued Use in Hawaii^a

Total Land Value (1 site)	Total Improvement Value (1 site)	Total Property Value (1 site)	Total Annual Property Taxes (1 site)
\$79 million	\$7 million	\$86 million	\$119,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2018 to 2019.



Figure 87. Aerial view of the Del Monte Corp. (Oahu Plantation) site area. Imagery © 2019 Google.

Did You Know?

From 1946 to 2006, the Del Monte Corporation grew and processed pineapples at the Del Monte Corp. (Oahu Plantation) site in Kunia Village, Hawaii. Kunia Loa Ridge Farmlands now owns more than half of the site and resells small plots to farmers to grow tropical fruits and raise livestock. Seed corn production also takes place on part of the site. In 2011, a beauty products company moved its headquarters and manufacturing operations on site.



NEVADA REDEVELOPMENT PROFILE

EPA partners with the Nevada Division of Environmental Protection to oversee the investigation and cleanup of Superfund sites in Nevada. Nevada has one Superfund site, the Carson River Mercury site, with new uses in place and uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Nevada.

Businesses and Jobs

EPA has collected economic data for 63 businesses and organizations operating on one site in reuse and continued use in Nevada.

Table 110. Detailed Site and Business Information for Sites in Reuse and Continued Use in Nevada (2019)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	0	0	0	\$0	0	\$0
<i>In Continued Use</i>	0	0	0	\$0	0	\$0
<i>In Reuse and in Continued Use</i>	1	1	63	\$20 million	465	\$30 million
Total	1	1	63	\$20 million	465	\$30 million

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

Property value and tax data were not available for the one site in reuse and continued use in Nevada.



Figure 88. The Carson River at the Carson River Mercury site.¹⁰

Did You Know?

Gold and silver mining contaminated soils, sediments and surface water at the Carson River Mercury site in Dayton, Nevada. Site investigations and cleanup are ongoing. The site remains in continued industrial, commercial, agricultural, public-service and residential use.

¹⁰ View south up the Carson River from Nevada State Route 822 (Dayton Valley Road) in Dayton, Nevada by Famartin available at [commons.wikimedia.org/wiki/File:2015-10-30_13_07_51_View_south_up_the_Carson_River_from_Nevada_State_Route_822_\(Dayton_Valley_Road\)_in_Dayton,_Nevada.jpg](https://commons.wikimedia.org/wiki/File:2015-10-30_13_07_51_View_south_up_the_Carson_River_from_Nevada_State_Route_822_(Dayton_Valley_Road)_in_Dayton,_Nevada.jpg)/CC BY-2.0 available at creativecommons.org/licenses/by/2.0.



GUAM REDEVELOPMENT PROFILE

EPA partners with the Guam Environmental Protection Agency to oversee the investigation and cleanup of Superfund sites in Guam. Guam has one Superfund site, the Anderson Air Force Base site, with uses that have remained in place since before cleanup. EPA has not collected economic data or property value data for this site; it is a federal facility in continued military use.



Figure 89. U.S. Air Force operations at the Andersen Air Force Base site.¹¹

Did You Know?

Since 1940, the Andersen Air Force Base site has served as a support facility for U.S. Strategic Air Command operations in Yigo, Guam. Improper disposal techniques resulted in the contamination of groundwater under the site. The site remains an active U.S. Air Force base. Parts of the base are designated wildlife and marine preserves that protect about 23 endangered species.

¹¹ Royal Australian Air Force airmen start up an FA-18 Hornet at Andersen Air Force Base by U.S. Pacific Air Forces available at commons.wikimedia.org/wiki/File:Royal_Australian_Air_Force_Airmen_start_up_an_FA-18_Hornet_at_Andersen_Air_Force_Base.jpg. CC BY-SA 3.0 available at creativecommons.org/licenses/by-sa/3.0.

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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 82 Superfund sites with either new uses in place or uses that have remained 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 670 businesses and organizations operating on 37 sites in reuse and continued use in Region 10.

Table 111. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 10 (2019)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	32	14	47	\$911 million	3,477	\$178 million
<i>In Continued Use</i>	31	10	19	\$408 million	1,763	\$155 million
<i>In Reuse and in Continued Use</i>	19	13	604	\$3.6 billion	13,467	\$799 million
Total	82	37	670	\$4.9 billion	18,707	\$1.1 billion

^a Twenty-seven sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

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

Property Values and Property Tax Revenues

EPA has collected property value data for 23 Superfund sites in reuse and continued use in Region 10. These sites span 323 property parcels and 3,085 acres.

Table 112. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 10^a

Total Land Value (22 sites) ^b	Total Improvement Value ^c (22 sites)	Total Property Value (23 sites)	Total Property Value per Acre (23 sites) ^d	Total Annual Property Taxes (23 sites)
\$428 million	\$320 million	\$801 million	\$260,000	\$5.1 million

^a Results are based on an EPA Superfund Redevelopment effort in 2019 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 2017 to 2019. For additional information, see the Sources section.

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

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

^d Based on total property value amount of \$801 million divided by total acreage of 3,085.



Figure 90. Greenhouse at the Northwest Pipe & Casing/Hall Process Company site (Oregon, Region 10).



ALASKA REDEVELOPMENT PROFILE

EPA partners with the Alaska Department of Environmental Conservation to oversee the investigation and cleanup of Superfund sites in Alaska. Alaska has nine Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Alaska.

Businesses and Jobs

EPA has collected economic data for six businesses and organizations operating on two sites in reuse or continued use in Alaska.

Table 113. Detailed Site and Business Information for Sites in Reuse and Continued Use in Alaska (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales ^c	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	3	0	0	\$0	0	\$0
<i>In Continued Use</i>	2	0	0	\$0	0	\$0
<i>In Reuse and in Continued Use</i>	4	2	6	\$658,000	45	\$3 million
Total	9	2	6	\$658,000	45	\$3 million

^aSix sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^bBusiness information is not available for all businesses on all Superfund sites in reuse or continued use.

^cWhile sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

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



Figure 91. A barge at the Ketchikan Pulp Company site dock.

Did You Know?

From 1954 to 2001, a pulp mill operated at the Ketchikan Pulp Company site in Ketchikan, Alaska. Following cleanup, site reuses include public-service, commercial and industrial facilities. The Alaska Department of Transportation and the Alaska Marine Highway System use parts of the site for administrative and engineering buildings and the harbor for marine vessels. On-site businesses and organizations provide nearly \$2.9 million in estimated annual employee income.



IDAHO REDEVELOPMENT PROFILE

EPA partners with the Idaho Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Idaho. Idaho has eight Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Idaho.

Businesses and Jobs

EPA has collected economic data for 306 businesses and organizations operating on five sites in reuse or continued use in Idaho.

Table 114. Detailed Site and Business Information for Sites in Reuse and Continued Use in Idaho (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	1	1	5	\$1 million	16	\$655,000
<i>In Continued Use</i>	6	3	7	\$76 million	501	\$55 million
<i>In Reuse and in Continued Use</i>	1	1	294	\$290 million	2,857	\$107 million
Total	8	5	306	\$367 million	3,374	\$163 million

^a Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for one Superfund site in continued use in Idaho. This site spans 25 property parcels and 441 acres.

Table 115. Property Value and Tax Information for Sites in Reuse and Continued Use in Idaho^a

Total Land Value (0 sites)	Total Improvement Value (0 sites)	Total Property Value (1 site)	Total Annual Property Taxes (1 site)
\$0	\$0	\$53 million	\$792,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2018 for all data collected.



Figure 92. The phosphorus manufacturing plant operating at the Monsanto Chemical Co. (Soda Springs Plant) site.

Did You Know?

Since 1952, an elemental phosphorus manufacturing facility has operated at the Monsanto Chemical Co. (Soda Springs Plant) site in Soda Springs, Idaho. The facility produces refined phosphorus for a range of uses. It provides nearly \$50 million in estimated annual employee income. Parts of the site's buffer area are in continued agricultural use.



OREGON REDEVELOPMENT PROFILE

EPA partners with the Oregon Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Oregon. Oregon has 16 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Oregon.

Businesses and Jobs

EPA has collected economic data for 87 businesses and organizations operating on 11 sites in reuse or continued use in Oregon.

Table 116. Detailed Site and Business Information for Sites in Reuse and Continued Use in Oregon (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	10	6	17	\$806 million	3,235	\$165 million
<i>In Continued Use</i>	4	3	4	\$313 million	1,044	\$86 million
<i>In Reuse and in Continued Use</i>	2	2	66	\$1.5 billion	5,239	\$345 million
Total	16	11	87	\$2.6 billion	9,518	\$596 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for six Superfund sites in reuse or continued use in Oregon. These sites span 86 property parcels and 960 acres.

Table 117. Property Value and Tax Information for Sites in Reuse and Continued Use in Oregon^a

Total Land Value (6 sites)	Total Improvement Value (6 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (6 sites)
\$108 million	\$174 million	\$282 million	\$2 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2019.



Figure 93. Ongoing cleanup of residential properties at the North Ridge Estates site.

Did You Know?

Improper demolition techniques contaminated soils and sediments with asbestos at the North Ridge Estates site in Klamath Falls, Oregon. A residential subdivision remains in continued use on site. The remedial subcontractor hired 90 percent of its labor force locally and completed 95 percent of its subcontracting with local companies, keeping remedial spending in the community. Several homes have been put on the market already and those remaining will be listed for sale by the end of 2019.



WASHINGTON REDEVELOPMENT PROFILE

EPA partners with the Washington Department of Ecology to oversee the investigation and cleanup of Superfund sites in Washington. Washington has 49 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Washington.

Businesses and Jobs

EPA has collected economic data for 271 businesses and organizations operating on 19 sites in reuse or continued use in Washington.

Table 118. Detailed Site and Business Information for Sites in Reuse and Continued Use in Washington (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	18	7	25	\$104 million	226	\$12 million
<i>In Continued Use</i>	19	4	8	\$18 million	218	\$14 million
<i>In Reuse and in Continued Use</i>	12	8	238	\$1.7 billion	5,326	\$343 million
Total	49	19	271	\$1.8 billion	5,770	\$369 million

^a Eighteen sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 16 Superfund sites in reuse or continued use in Washington. These sites span 212 property parcels and 1,684 acres.

Table 119. Property Value and Tax Information for Sites in Reuse and Continued Use in Washington^a

\$320 million	\$146 million	\$466 million	\$2 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2019.



Figure 94. Ecological reuse at the Queen City Farms site.

Did You Know?

The Queen City Farms site is located in Maple Valley, Washington. Past site uses include pig farming, an airport, a chemical processing plant, gravel mining and waste disposal. Today, the site supports ecological uses and a regional composting business. Ecological reuse includes wetlands and wooded wildlife habitat areas. The composting business generates over \$1.5 million in estimated annual sales and provides over \$500,000 in estimated annual income.

SOURCES

BUSINESS, JOBS, SALES AND INCOME INFORMATION

Information on the number of employees and sales volume for on-site businesses comes from the Hoovers/Dun & Bradstreet (D&B) (www.dnb.com) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of over 300 million active and inactive businesses worldwide.

When Hoovers/D&B research was unable to identify employment and sales volume for on-site businesses, EPA used the ReferenceUSA database (resource.referenceusa.com). In cases where ReferenceUSA did not include employment and sales volume for on-site businesses, EPA used the Manta database (www.manta.com). The databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came from local newspaper articles and discussions with local officials and business representatives. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This can be attributed to a number of business conditions and/or data reporting.

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for site businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in site counties. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To estimate the annual income earned from jobs at site businesses, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

Business and employment data included in this compendium were collected in 2019. Estimated annual employment income was calculated using 2019 jobs data and BLS average weekly wage data for those jobs from 2018 (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 2014 to 2019 where date information was provided. All figures presented have been rounded for the convenience of the reader. Federal facility sites are excluded from all property value and tax calculations.

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

Back cover page photos:

Southside Sanitary Landfill (Indiana, Region 5), Kennecott South Zone (Utah, Region 8), Omaha Lead (Nebraska, Region 7)



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