PUTTING SITES TO WORK

How Superfund Redevelopment in Region 8 Is Making a Difference in Communities

REGION 8 ECONOMIC PROFILE

2020 DATA

EPA
Cover page photos:
Eagle Mine (Colorado), Midvale Slag (Utah), Kennecott (South Zone) (Utah), California Gulch (Colorado), Kennecott (South Zone) (Utah), California Gulch (Colorado).

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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 made historic investments to tackle the climate crisis and to ensure all communities have safe places to live and work. Working closely with communities, developers and property owners, EPA is leading the way to return these once-contaminated sites back to safe and beneficial use.

These regional profiles highlight community-led efforts as EPA expedites cleanup and remediation and engages with partners and stakeholders to support redevelopment and community revitalization.
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EPA Region 8 (Mountains and Plains) serves Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 28 tribal nations. States in the Mountains and Plains Region are known for their striking scenery and recreation resources as well as deep ties to farming and ranching, timber production, mining, railroads, and tourism. The area’s beauty, history and economic strength continue to attract residents and visitors from across the country. Local governments, state agencies and organizations across these western states work hard to help smaller communities remain vibrant and plan carefully for growth in large cities and suburbs. A key part of this work focuses on finding new uses for old industrial and mining sites, including Superfund sites. The Superfund program in EPA Region 8 is proud to play a role in these efforts.

The cleanup and reuse of Superfund sites often restores value to site properties and amenities to surrounding communities that have been negatively affected by contamination. Site redevelopment can revitalize a local economy with jobs, new businesses, tax revenues and local spending.

Through programs such as the Superfund Redevelopment Program, EPA Region 8 helps communities reclaim cleaned-up Superfund sites. Factoring the reasonably anticipated future use of Superfund sites into the cleanup process promotes their safe redevelopment. In addition, EPA Region 8 works closely with state and local officials to remove barriers that have kept many Superfund sites vacant or underutilized. EPA Region 8 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 and income for local communities.¹

Superfund sites across the Mountain and Plains Region are now home to industrial parks, shopping centers, hospitals and neighborhoods. Many sites continue to host industrial operations such as large-scale manufacturing facilities. Others are now ecological preserves, parks and recreation complexes. On-site businesses and organizations at current and former Superfund sites in Region 8 provide an estimated 40,338 jobs and contribute an estimated $2.1 billion in annual employment income. Sites in reuse and continued use in Region 8 generate $161.4 million in annual property tax revenues for local governments.¹

¹ Business and property value tax figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 8. There are 33 Superfund sites in reuse or continued use in Region 8 for which EPA does not have business data, including 10 federal facilities on the Superfund National Priorities List (NPL). Not all sites in reuse involve an on-site business or other land use that would employ people. Several sites without businesses have beneficial effects that are not easily quantified, such as properties providing ecological or recreational benefits (e.g., parks, wetlands, ecological habitat and open space). In addition, there are 33 sites in reuse or continued use in Region 8 for which EPA does not have property value or tax data, including 10 NPL federal facilities.
This profile looks at how redevelopment activities at Superfund sites make a difference in communities across Region 8. In particular, it describes some of the beneficial effects of redevelopment and continued use of current and former Superfund sites. The profile also describes the land values and property taxes associated with Superfund sites returned to use and sites that have remained in use throughout the cleanup process. EPA updates these profiles periodically. The beneficial effects may increase or decrease over time due to changes in:

- The number of sites in reuse or continued use.
- The number of on-site businesses.
- Data availability.
- Changes in business and property value data.

Figures presented represent only a subset of all Superfund sites in reuse or continued use in Region 8.

Figure 3. Left: A home with solar panels at the Kennecott (South Zone) site (Utah). Right: A bicycle in a bike rack at the Kennecott (South Zone) site (Utah).
EPA Region 8 is committed to improving the health and livelihood of Americans by cleaning up and returning land to beneficial use. In addition to protecting human health and the environment through the Superfund program, Region 8 partners with stakeholders to encourage redevelopment opportunities at Superfund sites. Region 8 helps communities and cleanup managers consider redevelopment during cleanup planning and evaluate remedies already in place to ensure appropriate redevelopment. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund Redevelopment projects that emphasize environmental and economic sustainability.

Redevelopment support efforts in EPA Region 8 include:

- Identifying and evaluating local land use priorities to align with site cleanup plans through the redevelopment planning process.
- Facilitating cleanup and redevelopment discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 8 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 U.S. Soccer Foundation, The Trust for Public Land and the Rails-to-Trails Conservancy.
- 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 Region 8, 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.
EPA can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions. EPA refers sites warranting long-term cleanup to its remedial program or to state programs. EPA’s National Priorities List (NPL) is a list of sites 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 contaminants and evaluates alternative cleanup approaches. EPA then proposes a cleanup plan and, after collecting public input, issues a final cleanup decision. The Agency then cleans up the site or oversees cleanup activities. EPA has placed 70 sites in Region 8 on the NPL.

Whenever possible, EPA seeks to integrate redevelopment priorities into site cleanup. In Region 8, 67 NPL sites and 14 non-NPL Superfund sites are in use. These sites have either new uses in place or uses that remain in place from before cleanup. Many of these sites have been redeveloped for commercial, industrial and residential purposes. Others have been redeveloped for recreational, ecological and agricultural uses. Businesses and other organizations also support culturally and historically significant uses on site areas. Many redeveloped sites support multiple uses and have the capacity to support additional uses and further redevelopment. The following sections take a closer look at the beneficial effects of businesses operating at current and former Superfund sites in Region 8.

Figure 5. Sites in reuse and continued use in Region 8.

2 Removal actions may be taken at sites on the NPL and sites not on the NPL.
Figure 6. Left: A vehicle parked in front of a candy factory at the Asarco, Inc. (Globe Plant) site in Colorado. Right: The parking lot and front entrance of a commercial business at the site in Colorado.

Sites in Reuse and Continued Use: A Closer Look

<table>
<thead>
<tr>
<th>Reuse Type</th>
<th>Description</th>
<th>Region 8 Example</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Reuse</td>
<td>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.</td>
<td>Eagle Mine (Colorado) – cleanup of a former gold, silver and zinc mining operation allowed for fishing and other recreational uses along the Eagle River.</td>
</tr>
<tr>
<td>In Continued Use</td>
<td>Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.</td>
<td>Wasatch Chemical Co. (Lot 6) (Utah) – industrial and commercial operations began on site in 1957; today, site uses include a steel warehouse, a plumbing supply warehouse and an office park.</td>
</tr>
<tr>
<td>In Reuse and Continued Use</td>
<td>Part of a site is in continued use and part of the site is in reuse.</td>
<td>Bountiful/Woods Cross 5th S. PCE Plume (Utah) – Continued site uses include commercial, industrial, residential and agricultural areas. Reuses include new public services, including highway and rail services.</td>
</tr>
</tbody>
</table>
Businesses and Jobs

EPA has collected economic data for 2,575 businesses, government agencies and civic organizations operating on 40 NPL sites and eight non-NPL sites in reuse and continued use in Region 8. The State Redevelopment Profiles provide more information on each state’s reuse details. Businesses and organizations at these sites are part of several different sectors, including wholesale and retail trade, construction, manufacturing, transportation and warehousing, professional, scientific and technical services, and health care and social services.

Businesses, facilities and organizations at these sites include international engineering company FLSmidth, warehouse club and superstore Costco, home improvement center Home Depot, and hospital and health care provider Intermountain Medical Center.

The businesses and organizations at these sites earn about $10.3 billion in estimated annual sales and employ about 40,338 people, earning an estimated $2.1 billion in annual employment income. This income injects money into local economies and generates revenue through personal state income taxes. These businesses also help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. Table 1 provides more detailed information.

| Table 1. Site and Business Information for Region 8 Sites in Reuse and Continued Use (2020) |
|---------------------------------|-----------------|-------------|-----------------|-----------------|-----------------|
| Sites\(^a\) | Sites with Businesses\(^b\) | Businesses\(^c\) | Total Annual Sales\(^d\) | Total Employees | Total Annual Employee Income |
| In Reuse | 21 | 11 | 424 | $3.7 billion | 14,734 | $825 million |
| In Continued Use | 28 | 17 | 305 | $999 million | 3,868 | $213 million |
| In Reuse and in Continued Use | 32 | 20 | 1,846 | $5.6 billion | 21,736 | $1.1 billion |
| Totals | 81 | 48 | 2,575 | $10.3 billion | 40,338 | $2.1 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.

\(^e\) See footnote 1, page 1.

\(^f\) Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.
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. Site properties at the Smuggler Mountain site in Colorado, for example, are now valued at $792 million.

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 48 Superfund sites in reuse and continued use in Region 8. These sites span 66,756 property parcels and 293,128 acres. The parcels have a total property value of $23.9 billion. The average total property value per acre is $81,000.

Land and improvement property value information is available for 43 sites. This property has a total land value of $7.2 billion and a total improvement value of $16.5 billion.

Property tax information is available for 41 sites. The property generates a combined $161.4 million in local property taxes annually.

Table 2. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 8

<table>
<thead>
<tr>
<th>Total Land Value (43 sites)</th>
<th>Total Improvement Value (43 sites)</th>
<th>Total Property Value (48 sites)</th>
<th>Total Property Value per Acre (48 sites)</th>
<th>Total Annual Property Taxes (41 sites)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$7.2 billion</td>
<td>$16.5 billion</td>
<td>$23.9 billion</td>
<td>$81,000</td>
<td>$161.4 million</td>
</tr>
</tbody>
</table>

\(^a\) Results are based on an EPA Superfund Redevelopment Program effort to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2019 to 2021. For more information, see the Sources section. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

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

\(^c\) Based on total property value amount of $23.9 billion divided by total acreage of 293,128.

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5 There are 33 more sites in reuse or continued use in Region 8 for which EPA does not have property value or tax data, including ten NPL federal facilities. See footnote 1, page 1.

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

In addition to hosting commercial developments, retail centers and industrial facilities, many Region 8 sites in reuse and continued use provide recreational and ecological benefits. Green space and habitat reuses help attract visitors and residents and indirectly contribute to local economies.

Careful planning enables the integration of green spaces and habitat into site cleanup, resulting in the transformation of contaminated properties into valuable community and wildlife assets. Green spaces are integral components of sustainable communities – they help protect the environment and human health while providing other social and economic benefits. Parks, community gardens and other public green spaces create opportunities for people to gather, exercise and connect with nature. The creation of green spaces and habitat at once-contaminated properties serves to re-introduce ecosystems and biodiversity into urban and suburban landscapes by providing corridors for migrating species and preserving habitat. They can also mitigate stormwater runoff problems by slowly absorbing and naturally filtering stormwater, resulting in improved water quality due to decreased runoff and erosion.

Parks, natural areas and scenic landscapes also have great economic value – supporting regional economies through tourism, agriculture and other activities. Economic impacts of recreation activities can include outdoor recreation spending and reduced public costs related to healthcare and infrastructure. In 2017, outdoor recreation contributed $887 billion to the U.S. economy, supporting 7.6 million jobs and generating $63.5 billion in national tax revenue and $59.2 billion in state and local tax revenue.7 Protected green space can also increase the property values of nearby homes by providing amenities that draw people to live and work in the community. Many sites in Region 8 provide recreational and ecological benefits.

Restoration into Recreation — Milltown Reservoir Sediments

The Milltown Reservoir Sediments Superfund site is in Milltown, Montana. From the 1860s until the late 20th century, area mining operations left mining waste and contamination around the Clark Fork River. EPA added the site to the NPL in 1983. Cleanup included sediment removal to restore drinking water, as well as revegetation of a restored floodplain to a naturally functioning, self-sustaining river ecosystem. Cleanup of the Clark Fork River area is underway. Cleanup consists of removal of contamination and revegetation of the floodplain channel.

Throughout the project, EPA worked with local communities, the state of Montana, and federal and tribal partners to link the cleanup with restoration and redevelopment efforts. In 2005, assisted by an EPA Superfund Redevelopment pilot grant and EPA support, area communities developed a reuse plan for the Milltown Reservoir area. It called for the creation of a state park with trails, river access, wildlife habitat and interpretive areas celebrating the region’s history and heritage. In 2010, the state acquired parts of the site for the new Milltown State Park.

Milltown State Park fully opened to the public in 2018. It features more than 500 acres of diverse terrain, ranging from restored river bottoms and mature cottonwood stands to a pine forested bluff above the confluence and dramatic rock cliffs over the Blackfoot River. The park provides visitors opportunities to explore the rich cultural heritage of the area while pursuing diverse outdoor recreation opportunities, including miles of hiking and biking trails, fishing, boating and floating, and bird and wildlife viewing. In January 2020, the Montana State Parks and Recreation board approved the addition of 34 acres of floodplain to Milltown State Park. This generous donation will help protect the valuable floodplain from development. Work is underway to open a new trailhead and trail at the historic Bandmann Flats property.

Figure 8. The restored floodplain at the Milltown Reservoir Sediments site (Montana).

Why Are Wetlands Economically Important?

Superfund site reuse can support wetland habitat, as seen at several sites in Region 8. At the Kennecott (North Zone) site in Utah, Kennecott transformed a once-degraded wetland into a shorebird and waterfowl reserve now frequented by birding groups, schools and university research teams. Cleanup at the Silver Bow Creek/Butte Area site in Montana included wetlands restoration, which now provide valuable habitat for more than 230 types of waterfowl, birds of prey, brown and rainbow trout, and terrestrial wildlife.

Wetlands provide a variety of benefits. The combination of shallow water, high levels of nutrients and primary productivity is ideal for organisms that form the base of the food web and feed many species of fish, amphibians, shellfish and insects. Wetlands are extremely effective in removing pollutants from water and acting as filters for future drinking water. Wetlands play a role in reducing the frequency and intensity of floods. They can store large amounts of carbon. They also provide recreational amenities.

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


Beneficial Effects from Alternative Energy Projects

Alternative energy projects provide a range of beneficial effects. They support construction and operations jobs, spur local investment for manufacturing and materials, create benefits for landowners in the form of land lease and right-of-way payments, lower energy costs, and reduce greenhouse gas emissions. They also help hedge against energy price and supply volatility, support local business competitiveness and technology supply chain development, provide outreach and public relations opportunities for site owners and communities, and contribute to broader economic development planning.

Several efforts in EPA Region 8 have encouraged opportunities for alternative energy projects at Superfund sites and other contaminated lands:

- A landfill gas-to-energy plant at the Lowry Landfill site in Arapahoe County, Colorado, takes gas from the natural decomposition of waste and turns it into clean, useable energy. The plant uses landfill gas from Lowry Landfill and the adjoining Denver Arapahoe Disposal site. It generates enough energy to power about 3,000 homes.
- The remedy for the Arsenic Trioxide site in southeast North Dakota includes a geothermal heating and cooling system. The system reduces the use of fossil fuels and lowers the facility’s operation and maintenance costs.
- Parties at the US Magnesium site near Salt Lake City, Utah, are considering reusing part of the site as a solar facility. In December 2020, EPA signed a Ready for Reuse Determination in support of this reuse at the site.
Opportunity Zone Tax Incentives as a Superfund Redevelopment Tool

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

Redevelopment of current or former Superfund sites may qualify for Opportunity Zone tax benefits. Nationally, there are 343 NPL sites located entirely or partially in Opportunity Zones. Estimates indicate there are thousands of Superfund removal sites in Opportunity Zones across the nation. In Region 8, there are 13 NPL sites located entirely or partially in an Opportunity Zone. Redevelopment investments that meet appropriate qualifying criteria may be eligible for Opportunity Zone tax benefits. EPA and the U.S. Department of Housing and Urban Development (HUD) have tools and resources to help local leaders achieve equitable outcomes in Opportunity Zone development projects.

Learn more about Superfund Redevelopment and Opportunity Zones: https://www.epa.gov/superfund-redevelopment/superfund-redevelopment-using-opportunity-zone-tax-incentives

Environmental Justice and Economic Revitalization

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

Figure 11. Map of Opportunity Zones. (Source: U.S. Department of Housing and Urban Development, Map of Opportunity Zones)
COLORADO SMELTER
Seizing Revitalization Opportunities

The Colorado Smelter was a silver and lead smelter that operated in the Eilers and Bessemer neighborhoods in Pueblo, Colorado, from 1883 to 1908. In 2010, the Colorado Department of Public Health and Environment (CDPHE) identified elevated lead and arsenic levels in properties surrounding the smelter. In December 2014, EPA added the site to the NPL. The Bessemer and Eilers neighborhoods and adjacent Grove neighborhood were included in the preliminary Superfund study area for testing and, if needed, cleanup. The study area includes about 1,900 homes, commercial and industrial properties, and parks in use within a half-mile radius of the site. When EPA added the site to the NPL, community concerns and limited information about liability and other Superfund considerations posed challenges for home sales and loans in the preliminary Superfund study area and beyond.

In 2014, EPA’s Superfund Redevelopment Program began supporting a regional seed project to explore possible future site uses with the community. This effort also involved bringing in the Partnership for Sustainable Communities, a collaboration among the U.S. Department of Housing and Urban Development, the U.S. Department of Transportation, and EPA. This broader reuse effort has evolved into the Colorado Smelter Revitalization Project (CSRP), a partnership with local, state and federal agencies. The CSRP meets regularly to coordinate planning initiatives and resources for the affected neighborhoods.

EPA selected an interim remedy involving soil removal and replacement for the non-smelter areas of the site in 2017. As of early August 2021, soil sampling was completed at 92% of properties and dust sampling was completed at 60% of homes; sampling resumed in early July 2021. In early August 2021, 76% of soil cleanups and 38% of lead-contaminated indoor dust cleanups were done. Over the course of investigations and cleanup activities at the site, EPA used a range of approaches to help residential property owners address the potential impacts of lending stigma and limited liability information. While the average annual number of home sales dipped after site discovery, home sales increased after EPA signed the site’s Interim Record of Decision in September 2017. As of 2020, in addition to the residential properties located across the site, six businesses operate on site. They provide about 47 jobs and over $2 million in annual employee income. The businesses generated over $2.4 million in sales revenue in 2020.

In 2018, together with NeighborWorks of Southern Colorado, EPA completed a Superfund Job Training Initiative program at the site. Fifteen people graduated from the program, equipped with technical skills and specialized training to work on a broad range of construction projects, including Superfund cleanups. The same year, EPA’s Superfund Redevelopment Program facilitated a community visioning session, resulting in a revitalization plan for the neighborhood. The process inspired the community to develop a vision for the future of the neighborhoods and fostered stewardship and investment across local, state and federal agencies for this long-overlooked area.

Today, locally led revitalization work continues alongside remaining cleanup efforts. In 2021, EPA awarded a $50,000 grant to the Pueblo Food Project and Steelworkers Center of the West to install garden beds in residential yards on site. The project aims to increase access to healthy, locally grown food for low-income and underserved minority residents who live near high-traffic roadways, industrial activity and the site. Also in 2021, the Pueblo Department of Public Health & Environment (PDPHE) received a $350,000 grant from the Colorado Health Foundation to support implementing priority revitalization strategies in the CSRP.
EAST HELENA SUPERFUND SITE
New Community Resources and Economic Growth

The East Helena Superfund site is in East Helena, Montana. It includes a former lead smelter, the city of East Helena, several residential subdivisions and surrounding agricultural lands. Operated by the American Smelting and Refining Company (ASARCO), the smelter ran from 1888 to 2001, helping to define the community’s history and growth over several generations. Smelter operations also led to the contamination of large parts of the former smelter facility, East Helena and the surrounding county. EPA added the site to the NPL in 1984. ASARCO removed contaminated soil from residential yards in East Helena in the early 1990s through 2009. The company filed for protection under Chapter 11 of the U.S. Bankruptcy code in 2005 and emerged from bankruptcy under a court-approved reorganization plan. Under the reorganization plan, the court appointed Montana Environmental Trust Group (METG), an independent third-party trustee. METG took title to over 2000 acres of property and received approximately $95 million to pay for the RCRA cleanup and restoration at the site. In 2010, as a result of the bankruptcy, EPA assumed the residential yard Superfund cleanup.

To date, cleanup has included demolition of facility structures, consolidation and covering of contaminated soil and sediment, treatment of contaminated water, and reconstruction of Prickly Pear Creek’s channel and floodplain. Cleanup is ongoing. The cover of the slag pile is the final remedy component to be implemented. Approximately, two million tons of unfumed slag will be shipped offsite for zinc recovery and the slag pile will be regraded and capped. The zinc will be shipped to one of the world’s largest zinc smelters, in South Korea. This project will lower cleanup costs, with less slag remaining on site for regrading and capping. Project proceeds will go into the cleanup account for the site to fund future actions.

To support the community, EPA and METG coordinate cleanup planning with local planning and development efforts. In 2011, EPA’s Superfund Redevelopment Program supported a community planning charrette and reuse planning process that resulted in a development strategy for East Helena. It focuses on opportunities for economic development and cultural heritage celebration as well as habitat and recreation. Today, the community is well on its way to turning its reuse vision into a reality. Prickly Pear Creek and surrounding wetlands have been restored. East Helena Public School District has built a new elementary school and high school on 85 acres of remediated land. An ArtPlace grant funds a robust, collaborative community effort to create a culinary education center and employment opportunities in the food and hospitality sector. In 2020, site businesses employed 425 people, contributing an estimated $19 million in annual employment income and generating over $97 million in estimated sales revenue. In 2020, site properties had a combined value of nearly $259 million.

More plans are in the works for a variety of other uses across the site. In late 2020, METG conveyed 323 acres to the Prickly Pear Land Trust, a group that will soon begin work on an 8-mile network of trails at the site. These trails will provide public access to Prickly Pear Creek and connect the area with other parts of the community. A Montana-based developer purchased 100 acres at the site and construction has begun on a residential subdivision with over 300 single-family homes. Another Montana-based company acquired about 230 acres at the site. It is working on plans for a mixed-use development.

Figure 13. The entrance to the high school in East Helena, Montana.
THE FLAT CREEK IRON MOUNTAIN MINE AND MILL
Revitalizing a Formerly Contaminated Community

The Flat Creek Iron Mountain Mine and Mill (IMM) Superfund site includes most of the town of Superior, Montana. The town is 3.5 miles downstream of the Iron Mountain Mine, at the confluence of Flat Creek and the Clark Fork River. From 1909 to 1930 and then from 1947 to 1953, the mine produced silver, gold, lead, copper and zinc ores. Mining-related activities resulted in the contamination of soil, groundwater and surface water with metals and hazardous chemicals. Residents and the local government used the tailings as fill material for projects such as a high school track and the community fairgrounds. An investigation by the Montana Department of State Lands found significant concentrations of mine waste contamination around the site in 1993. In 2000, a wildfire and high rainfall event swept mine tailings into Flat Creek. Soil analyses by EPA afterward found high concentrations of lead, arsenic, antimony, cadmium and manganese in source area, surface water and Flat Creek drainage sediments. EPA found high concentrations of lead and arsenic in soil samples from the high school track, a residential right-of-way and residential properties in Superior.

In response, EPA led time-critical removal actions in 2002, 2010 and 2011, removing contaminated soil from 33 properties, including the school track and fairgrounds. EPA added the site to the NPL in 2009. In 2013, EPA remediated 39 properties, excavating and removing contaminated soil. Cleanup of the Flat Creek Watershed is underway. It is a joint effort by the Montana Department of Environmental Quality, the U.S. Forest Service and the Montana Environmental Trust Group, a nonprofit group created to revitalize hazardous waste sites that were former mining sites.

Today, the site continues to support a wide range of residential, commercial, public service and recreational uses. Coordination with residents allowed people to remain in their homes during and after cleanup. Businesses were also able to remain open, continuing to provide jobs and collect local sales and property taxes. Community organizations such as Mineral Community Hospital provide key services to residents. The site also supports local government offices and other public services, such as the Superior Volunteer Fire Department. The Mineral County Fairgrounds hosts the annual Mineral County Fair and the Superior Lions Club Rodeo. Superior High School hosts track meets attended by athletes and visitors from Mineral County and beyond; the track is also an exercise resource for residents and students. These recreation facilities provide key community amenities and attract visitors who contribute to the local economy.

In 2020, on-site businesses and community organizations supported about 606 jobs, generated over $39 million in sales revenue and provided over $25 million in estimated annual employee income. On-site properties help generate property tax revenues. Site properties have a combined value of over $64 million. In 2020, site properties generated over $680,000 in total property tax revenues that support local government and public services.

Figure 14. The Superior High School track and football field at the Flat Creek IMM site (Montana).
SILVER BOW CREEK/BUTTE AREA
Mixed Uses Support Local Economy, Honor History, and Expand Ecological and Recreational Resources

The Silver Bow Creek/Butte Area Superfund site is in and around Butte, Montana. The site consists of the Berkeley Pit and the underground mine workings of the historic Butte Mining District (Butte Hill), the urban centers of Butte and Walkerville, rural areas outside of Butte where mining took place, and the treatment/settling ponds at the Warm Springs Ponds. The site also covers about 26 miles of stream and streamside habitat along Silver Bow Creek between Butte and Warm Springs Creek. Since the late 1800s, mining wastes and smelting and milling emissions have contaminated soil, groundwater and surface water with heavy metals. EPA added the Silver Bow Creek site to the NPL in 1983 and added the Butte Area to the site in 1987. Since the early 1990s, EPA and the Montana Department of Environmental Quality have worked closely with local officials, Atlantic Richfield (the site’s primary potentially responsible party), and the communities of Butte and Walkerville to support the return of site property to beneficial use. EPA cleanup actions have addressed immediate and long-term threats to human health and the environment. These actions include addressing areas around former smelter sites, mine waste dumps, railroad beds, streambanks and channels, and residential yards in Butte and Walkerville. Cleanup of Silver Bow Creek area included off-site disposal of contaminated sediment and restoration of streambanks and floodplains.

Working together, the parties turned mine waste dumps into areas for parks, playgrounds and athletic complexes. They cleaned up and converted the Butte, Anaconda & Pacific railroad corridor into an extensive walking and biking trail that will connect to the Silver Bow Creek Greenway Corridor. The 26-mile stream habitat includes wetlands and is now home to native fish, insects and hundreds of bird species. The Warm Spring Ponds area is a state-designated wildlife management area that offers habitat for migrating waterfowl and breeding areas for dozens of songbird species and osprey, as well as recreation trails for biking and hiking.

Integration of cleanup and reuse considerations also enabled construction of the Granite Mountain Memorial, dedicated to the 168 miners who lost their lives in the deadliest underground mining fire in U.S. history, as well as the thousands more who died working in Butte-area mines. The parties also reclaimed former mine yards, preserving mining shafts and historic headframes. This system of trail-linked historic preservation sites is known today as Montana’s Copperway. Park features include a sports complex with youth baseball fields, a driving range and golf course, walking trails with interpretive signs and stations, public restrooms, and picnic areas. Superfund cleanup efforts led to other notable developments in the city, including affordable housing in northern Butte and new commercial and civic amenities along the eastern edge of Butte’s uptown area. Since 1988, a residential metals abatement program has cleaned up homes across the area.

In 2020, the Federal District Court of Montana lodged the Butte Priority Soils Operable Unit (BPSOU) Consent Decree. It secured more funding for cleanup actions from Atlantic Richfield to complete remaining BPSOU cleanup actions, including treating stormwater and groundwater, capping mine waste areas, and removing more mine waste along Silver Bow and Blacktail creeks. The Residential Metals Abatement Program will be expanded to more homes in Butte and Silver Bow County. The Consent Decree also set aside 120 acres for connected greenways in Butte — natural park spaces with reconstructed wetlands, flowing water, abundant native plants, wildlife habitat, play areas and interpretive features. Nearly 8 miles of trails and boardwalks will enable all-season access to these areas. The Butte Priority Soils and Westside Soils areas include commercial, residential and recreational areas in the towns of Butte and Walkersville. In total, 330 businesses on site employ 4,560 people. In 2020, businesses on site brought in over $646 million in sales revenue and provided over $226 million in employee income.

Figure 15. Retired mining infrastructure at the Silver Bow Creek/Butte Area site in Butte (Montana).
VESQUEZ BOULEVARD AND INTERSTATE-70
(VB/I-70)
Exploring Commercial Redevelopment Opportunities, Supporting Continued Residential Use

The Vasquez Boulevard and Interstate-70 (VB/I-70) Superfund site covers 4.5 square miles in the north-central section of the city and county of Denver, Colorado. The site includes all or part of five neighborhoods – Cole, Clayton, Swansea/Elyria, southwest Globeville and northern Curtis Park. The former Omaha & Grant Smelter and the Argo Smelter operated on site from 1870 to the early 1900s. These operations resulted in heavy metal contamination of soil and groundwater. EPA added the site to the NPL in 1999. After sampling of over 4,500 residential properties, site cleanup removed contaminated soil from about 800 of these properties and backfilled the areas with clean soil. As part of cleanup efforts, EPA and the Colorado Department of Public Health and Environment’s Community Health Program provided residents with information about health risks. In 2019, after determining that all appropriate response actions were complete, EPA deleted the site’s residential soils (operable unit 1) from the NPL.

With residential cleanups complete, investigations and activities to address contaminated materials at former smelter locations are ongoing. The Denver Coliseum, Globeville Landing Park, a bottling company, and other commercial and industrial businesses are now located at the former Omaha & Grant Smelter property. The Argo Smelter property is in an industrial and commercial area at the intersection of interstates 70 and 25. Businesses on site include a hotel, a newspaper publisher, restaurants and a furniture wholesale company. The 33 businesses on these parts of the site employ 1,030 people who earn an annual combined income of over $56 million. In 2020, these businesses were responsible for over $139 million in sales revenue. EPA continues to work closely with the state and the city and county of Denver to expedite cleanup activities and support future redevelopment efforts.

EPA also coordinates with the city and county of Denver on infrastructure improvements at the site to make sure they are compatible with the remedy. In 2018, the city completed a drainage project focused on flood mitigation and stormwater management for the site’s five neighborhoods. The project will also provide for more habitat and recreation opportunities in the area. The city also plans to expand the Regional Transportation District commuter and light-rail system through the FasTracks program, a multi-billion-dollar comprehensive transit expansion plan to build 122 miles of new rail lines, 18 miles of bus rapid transit and 21,000 new parking spaces at light rail and bus stations. At least three of the proposed rail lines – the East Rail Line, the North Metro Line and the Northwest Line – could cross the site. On-site properties help generate property tax revenues. Site properties have a combined value of over $2.1 billion. In 2020, site properties generated over $11 million in total property tax revenues that support local government and public services.

Figure 16. The Quality Inn Denver, located at the former Argo Smelter property at the VB/I-70 site (Colorado).
CENTRAL CITY, CLEAR CREEK
From Shuttered Former Mining Communities to a Premiere Historic Destination Location

The 400-square-mile Central City, Clear Creek Superfund site includes the former mining towns of Central City, Black Hawk, Idaho Springs, Georgetown, Silver Plume and Empire, Colorado. For almost a century, vast deposits of gold and silver ores in the area supported a profitable mining industry. After the silver crash of 1890, mining in Central City and Black Hawk declined dramatically. The decline left the towns with a weakened economy and deteriorating infrastructure. The mining industry also left behind waste rock and mine tailings that contaminated the Clear Creek watershed. EPA added the site to the NPL in 1983.

In partnership with the state, EPA did the cleanup in stages. After Colorado’s laws changed to allow gaming, parties worked with casino developers to clean up areas of the two towns with remedies compatible with casinos, hotels and restaurants. In 2009, EPA made more cleanup funding available. These resources supported capping of more mine waste piles, putting sediment and drainage controls in place, and treating water to restore Clear Creek. Cleanup goals include protection of the Clear Creek watershed, which provides water for agriculture and the local drinking water supply, as well as a wide range of recreation opportunities such as rafting, kayaking and fishing.

Today, limited mining continues on some areas of the site. Cleanup is ongoing. Local investors and city planners are considering alternatives to mining for these site areas in the future. The site is easily accessible from the recently expanded Interstate 70. The Central City Business Improvement District also built the Central City Parkway to facilitate access to city businesses and homes. The historic Argo gold mill on site hosts tours and serves as a regional attraction, hosting over 40,000 visitors annually. Argo Mill owners are exploring opportunities for expansion and redevelopment for the mill properties. Developers plan to put in a gondola that will take people and their gear from Argo Mill to the top of the adjacent mountain to access the 400-acre Virginia Canyon Mountain Park, a natural area that will feature 14 miles of hiking and biking trails. Later phases of the plans include a hotel and convention center, homes and a commercial area around the mill.

Figure 17. The historic Argo gold mill at the Central City, Clear Creek site (Colorado).
SHARON STEEL CORP. (MIDVALE TAILINGS)
From Vacant, Unusable Land To Expansive Mixed-use Revitalization

The 470-acre Sharon Steel Corp. (Midvale Tailings) Superfund site is in Midvale, Utah. A former milling facility processed ore and produced lead, copper, zinc and other metals on site from 1906 to 1971. Tailings from the milling facility were disposed of in ponds adjacent to and below the historic mill. Site investigations found metals contamination in groundwater and soil. EPA added the site to the NPL in 1990. EPA and the state of Utah’s cleanup activities included riverbank stabilization, dust control, building removal, waste capping, groundwater monitoring and removal of contaminated soil, with dug-up areas backfilled with clean soil. Soil cleanup allowed for the continued residential and commercial use of several affected properties. Cleanup was completed in 1999. EPA took the site off the NPL in 2004.

The Jordan River Parkway Trail runs along the site’s western edge, supporting a variety of non-motorized recreational uses. In addition, Midvale City, EPA and the state of Utah continue to work with developers to make sure redevelopment is compatible with the site’s remedy. The site is zoned for mixed-use redevelopment; its location near downtown Midvale, highways and Utah Transit Authority light rail makes it attractive for new projects. After EPA issued a reasonable steps comfort letter in October 2017 for operable unit 1, the area of the site targeted for redevelopment, the KC Gardner Company purchased the property in November 2017. The company is one of the developers of the Bingham Junction mixed-use redevelopment project on the adjacent Midvale Slag Superfund site. EPA, the Utah Department of Environmental Quality (UDEQ) and Midvale City approved the design plan for site infrastructure and roadways in March 2018.

In October 2018, KC Gardner Company, the Wasatch Group and the Midvale City Redevelopment Agency broke ground on a high-profile, mixed-use project on site called Jordan Bluffs. This project is the second phase of the View 72 development, which began on the adjacent Midvale Slag site. Today, construction is underway for the 265-acre residential and commercial development. The project is slated to bring more than 1 million square feet of new office and commercial space to Midvale City, along with thousands of apartments and townhomes, all built around a mile-long park that will run parallel to the Jordan River. The project also includes an extension of Bingham Junction Boulevard and other infrastructure improvements. In 2020, Zions Bank began work on a 400,000-square-foot technology campus on site. This facility alone is expected to accommodate 2,000 employees. Construction of the center will also include habitat restoration along the Jordan River corridor. The finished campus will meet 75% of its electricity needs with solar panels. In 2020, site property parcels had a total value of over $427 million, generating nearly $5.2 million in annual property taxes. As of 2020, 132 retail, commercial, industrial, cultural and public-service businesses on site provide about 1,200 jobs. These businesses provide over $62 million in annual employment income and generate more than $202 million in revenue.

Figure 18. Construction underway at the Sharon Steel Corp. (Midvale Tailings) site (Utah).
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EPA works closely with its partners at Superfund sites across Region 8 to make sure sites can be reused safely 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 67 NPL sites and 14 non-NPL Superfund sites in Region 8 that have either new uses in place or uses that have remained in place since before cleanup. Future uses are planned for many more Superfund sites in Region 8. EPA remains committed to working with all stakeholders to support Superfund Redevelopment opportunities in Region 8.

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

Across Region 8, 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.

**EPA Superfund Redevelopment Resources**

**EPA Region 8 Superfund Redevelopment Program Coordinator**
Fran Costanzi | 303-312-6571 | costanzi.frances@epa.gov

*Superfund Sites in Reuse:* find more information about Superfund sites in reuse.
www.epa.gov/superfund-redevelopment/find-superfund-sites-reuse

*Superfund Redevelopment Program Website:* tools, resources and more information about Superfund site reuse.
www.epa.gov/superfund-redevelopment

*EPA Office of Site Remediation Enforcement Website:* tools that address landowner liability concerns.
www.epa.gov/enforcement/landowner-liability-protections
STATE REDEVELOPMENT PROFILES
EPA partners with the Colorado Department of Public Health & 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 987 businesses and organizations operating on 13 sites in reuse or continued use in Colorado.

**Table 3. Detailed Site and Business Information for Sites in Reuse and Continued Use in Colorado (2020)**

<table>
<thead>
<tr>
<th></th>
<th>Sites</th>
<th>Sites with Businesses</th>
<th>Businesses</th>
<th>Total Annual Sales</th>
<th>Total Employees</th>
<th>Total Annual Employee Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Reuse</td>
<td>6</td>
<td>1</td>
<td>1</td>
<td>$7 million</td>
<td>5</td>
<td>$378,000</td>
</tr>
<tr>
<td>In Continued Use</td>
<td>8</td>
<td>5</td>
<td>159</td>
<td>$522 million</td>
<td>2,305</td>
<td>$128 million</td>
</tr>
<tr>
<td>In Reuse and in Continued Use</td>
<td>11</td>
<td>7</td>
<td>827</td>
<td>$2.2 billion</td>
<td>8,416</td>
<td>$474 million</td>
</tr>
<tr>
<td>Totals</td>
<td>25</td>
<td>13</td>
<td>987</td>
<td>$2.7 billion</td>
<td>10,726</td>
<td>$602 million</td>
</tr>
</tbody>
</table>

*a Business information is not available for all businesses on all Superfund sites in reuse or continued use. Three sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

*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 14 Superfund sites in reuse or continued use in Colorado. These sites span 12,613 property parcels and 18,353 acres.

**Table 4. Property Value and Tax Information for Sites in Reuse and Continued Use in Colorado**

<table>
<thead>
<tr>
<th>Total Land Value (14 sites)</th>
<th>Total Improvement Value (14 sites)</th>
<th>Total Property Value (14 sites)</th>
<th>Total Annual Property Taxes (14 sites)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1.6 billion</td>
<td>$3.1 billion</td>
<td>$4.7 billion</td>
<td>$37 million</td>
</tr>
</tbody>
</table>

*a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2020 to 2021.

**Did You Know?**

The Lincoln Park Superfund site near Cañon City, Colorado includes a former uranium/molybdenum processing mill and contamination resulting from the mill operations. Many properties at the site, including the community of Lincoln Park, remain in active use. Businesses on site employ about 205 workers and generate nearly $11 million in annual sales.
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 823 businesses and organizations operating on 11 sites in reuse or continued use in Montana.

**Table 5. Detailed Site and Business Information for Sites in Reuse and Continued Use in Montana (2020)**

<table>
<thead>
<tr>
<th>Sites</th>
<th>Sites with Businesses</th>
<th>Businessesa</th>
<th>Total Annual Salesb</th>
<th>Total Employees</th>
<th>Total Annual Employee Income</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>In Reuse</strong></td>
<td>3</td>
<td>2</td>
<td>331</td>
<td>$647 million</td>
<td>4,560</td>
</tr>
<tr>
<td><strong>In Continued Use</strong></td>
<td>7</td>
<td>4</td>
<td>22</td>
<td>$17 million</td>
<td>140</td>
</tr>
<tr>
<td><strong>In Reuse and in Continued Use</strong></td>
<td>10</td>
<td>5</td>
<td>470</td>
<td>$578 million</td>
<td>3,969</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>20</td>
<td>11</td>
<td>823</td>
<td>$1.2 billion</td>
<td>8,669</td>
</tr>
</tbody>
</table>

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 13 Superfund sites in reuse or continued use in Montana. These sites span 12,880 property parcels and 182,184 acres.

**Table 6. Property Value and Tax Information for Sites in Reuse and Continued Use in Montanaa**

<table>
<thead>
<tr>
<th>Total Land Value (13 sites)</th>
<th>Total Improvement Value (13 sites)</th>
<th>Total Property Value (13 sites)</th>
<th>Total Annual Property Taxes (8 sites)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$278 million</td>
<td>$1.3 billion</td>
<td>$1.6 billion</td>
<td>$1 million</td>
</tr>
</tbody>
</table>

a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2020 to 2021.

**Did You Know?**

The Anaconda Co. Smelter Superfund site is a former copper smelter in the towns of Anaconda and Opportunity, Montana. From 1884 until its closure in 1980, the smelter was the cornerstone of the local economy. Cleanup has facilitated economic revitalization. Dozens of new developments are now on site properties, including a natural gas power plant, a regional prison and a campus of excellence for the disabled. Nineteen businesses on site generate nearly $5.8 million in annual employment income.

Figure 21. Entrance to Old Works Golf Course at the Anaconda Co. Smelter site.
EPA partners with the North Dakota Department of Environmental Quality 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 two businesses and organizations operating on two sites in reuse or continued use in North Dakota.

**Table 7. Detailed Site and Business Information for Sites in Reuse and Continued Use in North Dakota (2020)**

<table>
<thead>
<tr>
<th></th>
<th>Sites</th>
<th>Sites with Businesses</th>
<th>Businessesa</th>
<th>Total Annual Salesb</th>
<th>Total Employees</th>
<th>Total Annual Employee Income</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>In Reuse</strong></td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>$0</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>In Continued Use</strong></td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>In Reuse and in Continued Use</strong></td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>$2 million</td>
<td>16</td>
<td>$1 million</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>$2 million</td>
<td>16</td>
<td>$1 million</td>
</tr>
</tbody>
</table>

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**

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

**Did You Know?**

Landfill operations at the Minot Landfill Superfund site in Minot, North Dakota, contaminated groundwater, surface water, soil, sediment and air. After cleanup, the site was seeded with grass, which is harvested twice a year for hay. In 2014, the Minot Fire Department built a burn tower on site, next to the landfill. The facility is used for firefighter training. The city of Minot plans to develop a public park on another part of the site.
EPA partners with the 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 uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in continued use in South Dakota.

**Businesses and Jobs**

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

**Table 8. Detailed Site and Business Information for Sites in Continued Use in South Dakota (2020)**

<table>
<thead>
<tr>
<th>Sites</th>
<th>Sites with Businesses</th>
<th>Businesses</th>
<th>Total Annual Sales</th>
<th>Total Employees</th>
<th>Total Annual Employee Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Reuse</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>In Continued Use</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>$6 million</td>
<td>10</td>
</tr>
<tr>
<td>In Reuse and in Continued Use</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$6 million</td>
<td>10</td>
</tr>
<tr>
<td>Totals</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>$6 million</td>
<td>10</td>
</tr>
</tbody>
</table>

*a Business information is not available for all businesses on all Superfund sites in reuse or continued use. One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

*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 one Superfund site in continued use in South Dakota. This site spans two property parcels and 62 acres.

**Table 9. Property Value and Tax Information for Sites in Continued Use in South Dakota**

<table>
<thead>
<tr>
<th>Total Land Value (1 site)</th>
<th>Total Improvement Value (1 site)</th>
<th>Total Property Value (1 site)</th>
<th>Total Annual Property Taxes (1 site)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2 million</td>
<td>$0</td>
<td>$2 million</td>
<td>$43,000</td>
</tr>
</tbody>
</table>

*a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2020 for all data collected.

**Did You Know?**

The Williams Pipe Line Co. Disposal Pit Superfund site in Sioux Falls, South Dakota, has been in use since the early 1940s. Cleanup finished in 1999. Williams Pipe Line Terminal (now Magellan Pipeline Company) facilities on site include 42 aboveground petroleum storage tanks, a fuel-loading area, garages and an administration building. The company provides over $1.3 million in estimated annual income and generates over $5.8 million in estimated annual sales.

*Figure 23. Petroleum storage tanks at the Williams Pipe Line Co. Disposal Pit site.*
EPA partners with the 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 761 businesses and organizations operating on 20 sites in reuse or continued use in Utah.

| Table 10. Detailed Site and Business Information for Sites in Reuse and Continued Use in Utah (2020) |
|-------------------------------------------------|-------------------------------------------------|-----------------|-----------------|-----------------|-----------------|
| **Sites** | **Sites with Businesses** | **Businessesa** | **Total Annual Sales** | **Total Employees** | **Total Annual Employee Income** |
| In Reuse | 11 | 7 | 91 | $3.1 billion | 10,169 | $598 million |
| In Continued Use | 7 | 6 | 122 | $126 million | 1,388 | $74 million |
| In Reuse and in Continued Use | 10 | 7 | 548 | $2.8 billion | 9,335 | $495 million |
| Totals | 28 | 20 | 761 | $6 billion | 20,892 | $1.2 billion |

*a Business information is not available for all businesses on all Superfund sites in reuse or continued use. Five sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

*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 19 Superfund sites in reuse or continued use in Utah. These sites span 41,256 property parcels and 92,498 acres.

| Table 11. Property Value and Tax Information for Sites in Reuse and Continued Use in Utaha |
|-------------------------------------------------|-------------------------------------------------|-----------------|-----------------|-----------------|
| **Total Land Value (14 sites)** | **Total Improvement Value (14 sites)** | **Total Property Value (19 sites)** | **Total Annual Property Taxes (17 sites)** |
| $5.4 billion | $12.1 billion | $17.6 billion | $124 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 2021.

Did You Know?

The 71-acre Portland Cement (Kiln Dust 2 & 3) Superfund site is in Salt Lake City, Utah. About 55,000 cubic yards of cement kiln dust were deposited as fill material at the site between 1963 and 1983. Source remediation is complete and groundwater cleanup is ongoing. Site redevelopment includes a charter school, warehouses, an indoor soccer stadium, roadways and a high-capacity underground sanitary sewer system.

Figure 24. A vocational training school at the Portland Cement (Kiln Dust 2 & 3) site.
EPA partners with the Wyoming Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Wyoming. Wyoming has two Superfund sites with uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in continued use in Wyoming.

### Businesses and Jobs

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

**Table 12. Detailed Site and Business Information for Sites Continued Use in Wyoming (2020)**

<table>
<thead>
<tr>
<th></th>
<th>Sites</th>
<th>Sites with Businesses</th>
<th>Businesses(^a)</th>
<th>Total Annual Sales(^b)</th>
<th>Total Employees</th>
<th>Total Annual Employee Income</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>In Reuse</strong></td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>In Continued Use</strong></td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>$328 million</td>
<td>25</td>
<td>$3 million</td>
</tr>
<tr>
<td><strong>In Reuse and in Continued Use</strong></td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>$328 million</td>
<td>25</td>
<td>$3 million</td>
</tr>
</tbody>
</table>

\(^a\) Business information is not available for all businesses on all Superfund sites in reuse or continued use. One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

\(^b\) 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 one Superfund site in continued use in Wyoming. This site spans five property parcels and 31 acres.

**Table 13. Property Value and Tax Information for Sites in Continued Use in Wyoming\(^a\)**

<table>
<thead>
<tr>
<th>Total Land Value (1 site)</th>
<th>Total Improvement Value (1 site)</th>
<th>Total Property Value (1 site)</th>
<th>Total Annual Property Taxes (1 site)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$324,000</td>
<td>$340,000</td>
<td>$664,000</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

\(^a\) The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2020 for all data collected.

### Did You Know?

Past industrial activities at the Mystery Bridge Road/U.S. Highway 20 Superfund site in Evansville, Wyoming, contaminated soil and groundwater with solvents and oils. Industrial businesses and homes remain on site. The businesses generate over $327 million in estimated annual sales and provide nearly $2.7 million in estimated annual income. An active railroad line also crosses the site.
Summaries of sites in reuse or continued use in this profile are based on available EPA resources, including Superfund Redevelopment Program case studies as well as other resources. Links to EPA’s Superfund Redevelopment Program case studies and other resources are included below.

**EPA Resources**


East Helena. EPA ArcGIS Storymap. [https://epa.maps.arcgis.com/home/item.html?id=1b7ce9c9212d44f5a7f71857472b69bc](https://epa.maps.arcgis.com/home/item.html?id=1b7ce9c9212d44f5a7f71857472b69bc).


Silver Bow Creek/Butte Area. 2014. Building on Mining History: Cleanup, Reuse and Community Resilience at the Silver Bow Creek/Butte Area Superfund Site in Butte, Montana. [https://semspub.epa.gov/src/document/08/1570747](https://semspub.epa.gov/src/document/08/1570747).


EPA Resources (cont.)


Other Resources


Other Resources (cont.)


Photos

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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) [https://www.dnb.com] database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of over 330 million active and inactive businesses worldwide.

When Hoovers/D&B research was unable to identify employment and sales information for on-site businesses, EPA used the Reference Solutions database, formerly known as ReferenceUSA [https://www.data-axle.com/what-we-do/reference-solutions/]. In cases where Reference Solutions did not include employment and sales information for on-site businesses, EPA used the Manta database [https://www.manta.com]. The databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came from local newspaper articles and discussions with local officials and business representatives. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This can be attributed to a number of business conditions and/or data reporting.

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for site businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in site counties. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To estimate the annual income earned from jobs at site businesses, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

Business and employment data used for this profile were collected in 2020. Estimated annual employment income was calculated using 2020 jobs data and BLS average weekly wage data for those jobs from 2019 (the latest available wage data at the time of this profile). Federal facility sites were included in calculations of total sites in reuse or continued use only. Federal facility sites were 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 ease of reading. Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

PROPERTY VALUE AND TAX INFORMATION

EPA collected on-site property values and property taxes included in this profile for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and gathering information for selected parcels from county assessor datasets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which typically varied from 2019 to 2021 where date information was provided. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

Back cover photos: Midvale Slag (Utah), Mystery Bridge Rd/U.S. Highway 20 (Wyoming), Murray Smelter (Utah), Eagle Mine (Colorado), Midvale Slag (Utah).