

# PUTTING SITES TO WORK

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

COMPENDIUM  
OF 2023  
ECONOMIC  
DATA



Cover page photos:

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

*Blackburn & Union Privileges (Massachusetts, Region 1)*

*California Gulch (Colorado, Region 8)*

*Chevron Questa Mine (New Mexico, Region 6)*

*Pioneer Sand Co. (Florida, Region 4)*

*Welsbach & General Gas Mantle (Camden Radiation) (New Jersey, Region 2)*



Figure 1. An active main-line railroad track runs through the central portion of the Burlington Northern (Brainerd/Baxter Plant) Superfund site (Minnesota, Region 5).

# TABLE OF CONTENTS

<i>Preface</i> .....	1
<i>Introduction</i> .....	2
<i>Support for Superfund Redevelopment</i> .....	4
<i>Superfund Redevelopment: The Big Picture</i> .....	5
<i>Beneficial Effects of Superfund Site Redevelopment</i> .....	6
<i>Conclusion</i> .....	8
 <i>Regional and State Redevelopment Profiles</i>	
<i>Region 1</i> .....	11
<i>Region 2</i> .....	15
<i>Region 3</i> .....	19
<i>Region 4</i> .....	23
<i>Region 5</i> .....	27
<i>Region 6</i> .....	31
<i>Region 7</i> .....	35
<i>Region 8</i> .....	39
<i>Region 9</i> .....	43
<i>Region 10</i> .....	47
<i>Sources</i> .....	50

*This page is intentionally blank.*



# PREFACE

The 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 the EPA's Superfund Redevelopment Program, the agency contributes to these communities' economic vitality by supporting the return of sites to productive use.

The EPA is focused on accelerating work and progress at all Superfund sites across the country, and supporting redevelopment and community revitalization. Using resources from the 2021 Bipartisan Infrastructure Law, the EPA is providing necessary funding to enable delayed cleanup efforts at over 100 Superfund sites to move forward. As of early 2024, nearly 80% of the funding from the Bipartisan Infrastructure Law has gone to sites in communities with potential environmental justice concerns. The EPA is leading the way to support the return of these and other once-contaminated sites to productive use.

These regional profiles highlight community-led efforts as the EPA expedites cleanup and remediation and engages with partners and stakeholders to support redevelopment and community revitalization.

# INTRODUCTION

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

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

Communities with environmental justice concerns are affected disproportionately by environmental pollution and hazards and often include community members who may be marginalized, underserved, low income and/or people of color, including Tribal and indigenous people. Superfund cleanups and site reuse provide opportunities to consider ways to address disproportionate impacts in these communities. Through meaningful community involvement efforts, the EPA's goals are to engage people in productive dialogue and provide local benefits. The EPA is leading the way to support the return of these sites and other once-contaminated areas to productive use.

Superfund sites across the country are now industrial facilities, shopping centers, medical facilities and neighborhoods. Many sites host large-scale retail centers and department stores. Other sites are now home to natural areas, commuter rail lines and recreation facilities. Over 10,000 on-site businesses and organizations at current and former Superfund sites provide an estimated 237,054 jobs and contribute an estimated \$18.8 billion in annual employment income. Cleaned-up sites in use also generate property tax revenues for local governments.<sup>1</sup>

This national compendium describes the beneficial effects of Superfund redevelopment nationally and at the EPA Region and state levels. Features include:

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

## Sites in Reuse and Continued Use: Business and Job Highlights

<b>Businesses:</b>	10,261
<b>Total Annual Sales:</b>	\$71.4 billion
<b>Number of People Employed:</b>	237,054
<b>Total Annual Employee Income:</b>	\$18.8 billion



Figure 2. Glen Cove Ferry Terminal at the Li Tungsten Corp. Superfund site. (New York, Region 2).

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



Figure 3. Intermountain Medical Center at the Murray Smelter site (Utah, Region 8).



Figure 4. Recreational space at the Smuggler Mountain Superfund site (Colorado, Region 8).



Figure 5. The new L.G. Pinkston High School at the RSR Corporation Superfund site (Texas, Region 6).

# SUPPORT FOR SUPERFUND REDEVELOPMENT

The 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. The 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, the 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 the EPA find the right tools to move site redevelopment forward.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns through development of educational materials, comfort letters, developer agreements and environmental status reports – known as Ready for Reuse Determinations – that provide information about the appropriate use of sites.
- Supporting partnerships with groups committed to returning Superfund sites to productive use such as the Academy of Model Aeronautics, Pollinator Partnership, Rails to Trails Conservancy, The Trust for Public Land and the U.S. Soccer Foundation.
- Developing reuse fact sheets, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund redevelopment.

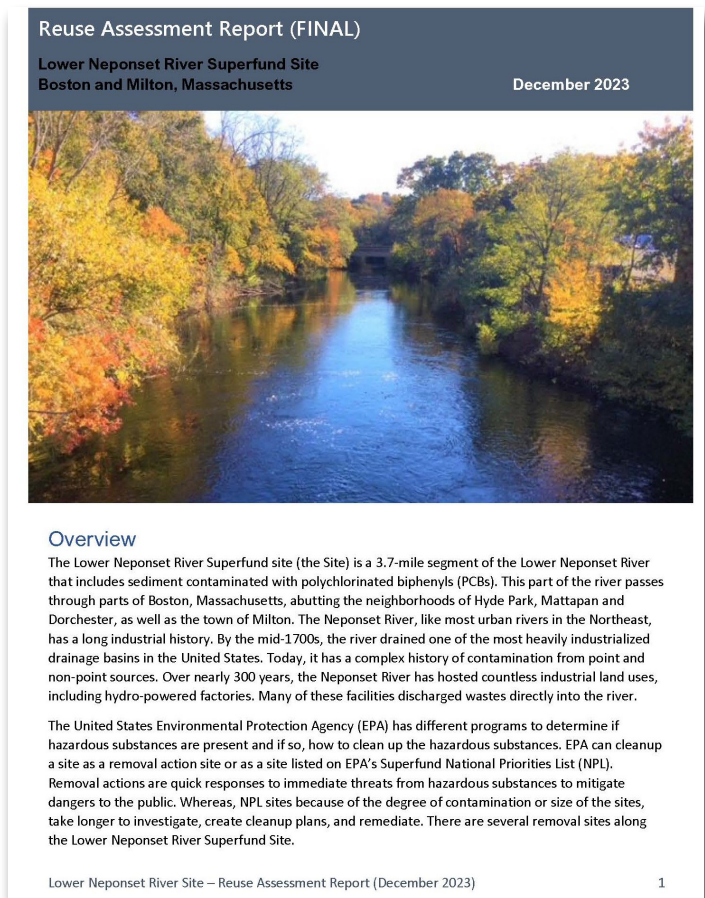


Figure 6. Reuse Assessment for the Lower Neponset River site (Massachusetts, Region 1).

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



# SUPERFUND REDEVELOPMENT: THE BIG PICTURE

The EPA can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions.<sup>2</sup> The EPA refers sites warranting long-term cleanup to its remedial program or to state programs. The EPA's NPL is a list of sites targeted by the agency for further investigation and possible remediation through the Superfund program. Once the EPA places a site on the NPL, the agency studies the contamination, identifies technologies to address it and evaluates alternative cleanup approaches. The EPA then proposes a cleanup plan and, after collecting public input, issues a final cleanup plan. The agency then cleans up the site or oversees cleanup activities. There are 1,840 sites on the NPL.

Whenever possible, the EPA seeks to integrate redevelopment priorities into site cleanup plans. Across the United States, the EPA currently tracks 1,201 NPL sites and 150 non-NPL Superfund sites that are in use.<sup>3</sup> These sites either have new uses in place or uses that remain in place from before cleanup. Many of these sites have been redeveloped for commercial, industrial and residential purposes. Others now host recreational, ecological and agricultural uses. Many redeveloped sites support multiple uses and have the capacity to support more uses and further redevelopment. The following sections take a closer look at the beneficial effects of businesses operating on current and former Superfund sites.

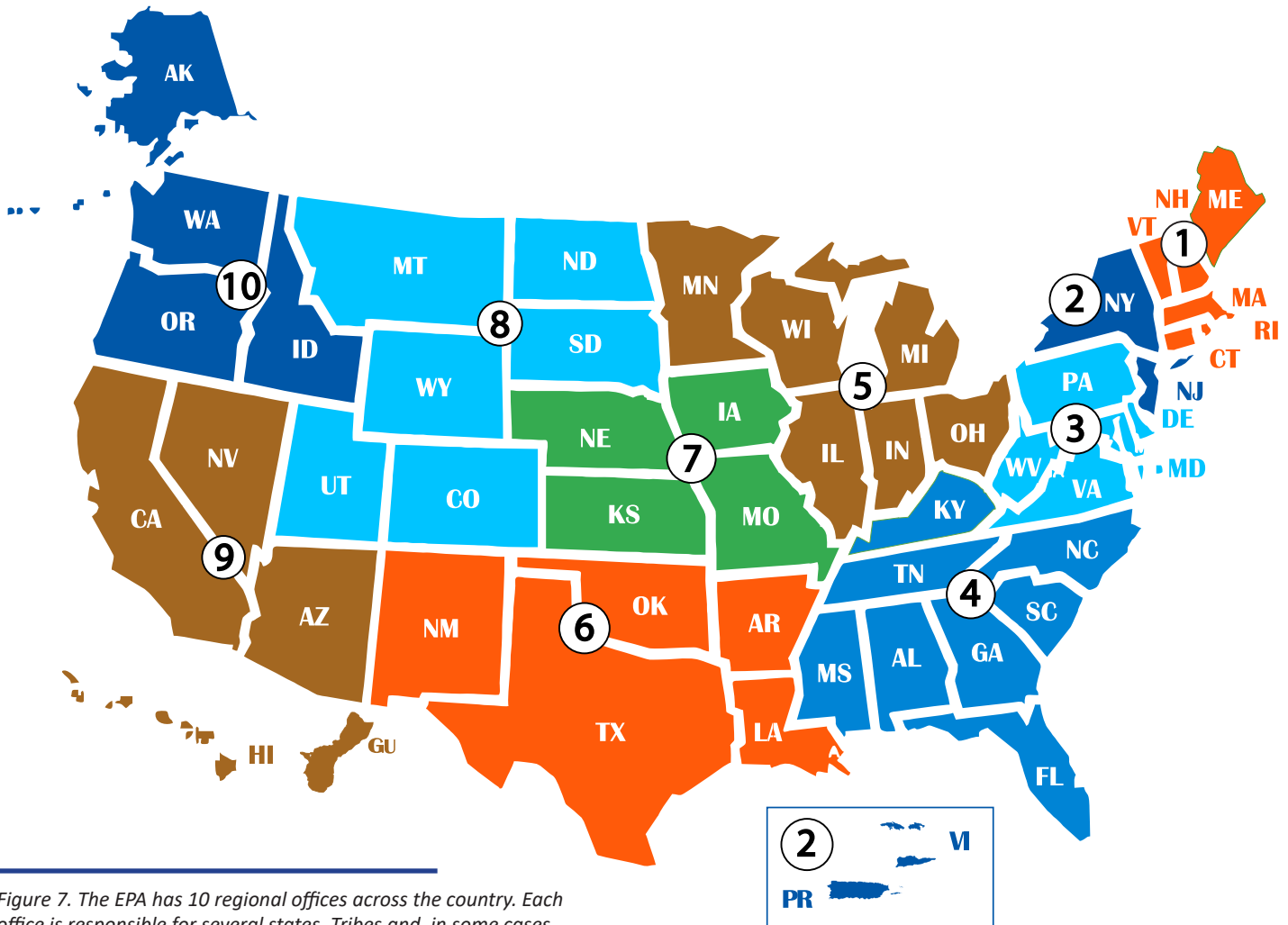


Figure 7. The EPA has 10 regional offices across the country. Each office is responsible for several states, Tribes and, in some cases, territories or special environmental programs.

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

<sup>3</sup> Non-NPL sites are typically sites where removal actions have been performed under the Superfund program and the EPA has not placed the sites on the NPL.

# BENEFICIAL EFFECTS OF SUPERFUND SITE REDEVELOPMENT

## Businesses and Jobs

The EPA has collected economic data for 10,261 businesses, government agencies and civic organizations operating at 637 NPL sites and 55 non-NPL sites in reuse and continued use. The businesses and organizations at these sites earn about \$71.4 billion in estimated annual sales and employ about 237,054 people, earning an estimated \$18.8 billion in annual employment income. This income injects resources into local economies and generates revenue through personal state income taxes. These businesses also help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. Table 1 presents more detailed information (see the Regional and State Redevelopment Profiles for each EPA Region and state’s reuse details at the end of this compendium).<sup>4</sup>

**Table 1. Site and Business Information for Sites in Reuse and Continued Use (2023)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
1,351	692	10,261	\$71.4 billion	237,054	\$18.8 billion

<sup>a</sup> A total of 167 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## Sites in Reuse and Continued Use: A Closer Look

Reuse Type	Description	Example
<b>In Reuse</b>	Part or all of a site is being used in a new, different manner than before Superfund involvement. Or, the property was vacant and cleanup was designed to support a new, specific land use.	Delaware City PVC Plant (Delaware, Region 3) – Cleanup set the stage for the site’s successful redevelopment. Today, the area is home to Delaware Logistics Park.
<b>In Continued Use</b>	Historical uses at a site remain active, and/or the site is still used in the same general manner as when the Superfund process started at the site.	Chevron Questa Mine (New Mexico, Region 6) – Cleanup enabled continued ecological and recreational use of Eagle Rock Lake.
<b>In Reuse and Continued Use</b>	Part of a site is in continued use and part of the site is in reuse.	Coalinga Asbestos Mine (California, Region 9) – The removal of old asbestos storage buildings and contaminated soil from several areas made possible the construction of a new big box store and two major housing developments. Long-time commercial and light industrial areas remain in continued use on-site.

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



Figure 8. Eagle Rock Lake at the Chevron Questa Mine Superfund site (New Mexico, Region 6).



Figure 9. Dart Container Company facility at the Delaware City PVC Plant Superfund site (Delaware, Region 3).

## 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.

The EPA has collected property value and tax data for a limited number of Superfund sites in reuse and continued use in each EPA Region (see the Regional and State Redevelopment Profiles at the end of this compendium for property value and tax details).<sup>5</sup>

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

**Total Property Value:** \$55.7 billion

**Total Annual Property Taxes:** \$497 million



Figure 10. Silver Mountain Resort at the Bunker Hill Mining & Metallurgical Complex Superfund site (Idaho, Region 10).

<sup>5</sup> Property values consist of land value and the value of any improvements (buildings and infrastructure) placed on a property. When sites are redeveloped, some or all of these improvements may be new or already in place. In some cases, the breakdown showing the land value and improvement value is not always available; only the total property value may be available.

# CONCLUSION

The EPA works closely with its partners at Superfund sites across the country to make sure sites can be reused safely or remain in continued use during and after cleanup. The EPA also works with businesses and organizations at Superfund sites throughout the cleanup process to make sure they can remain open.

The businesses and organizations at these sites provide jobs and income for communities and generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. There are 1,201 NPL sites and 150 non-NPL Superfund sites that either have new uses in place or uses that remain in place since before cleanup. Future uses are planned for many more Superfund sites across the country. The EPA remains committed to working with all stakeholders to support opportunities for Superfund redevelopment.

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

Across the country, Superfund sites are now home to major commercial and industrial facilities, mid-size developments and small businesses, providing services to surrounding communities. The EPA is committed to working with all stakeholders to support the restoration and renewal of these sites as long-term assets.



Figure 11. Harris Technology Center at the Harris Corp. (Palm Bay Plant) Superfund site (Florida, Region 4).



Figure 12. Raft on the Trinity River at the Celtor Chemical Works Superfund site (California, Region 9).

# SUPERFUND REDEVELOPMENT PROGRAM COORDINATORS

## *Region 1*

Joe LeMay | (617) 918-1323 | [lemay.joe@epa.gov](mailto:lemay.joe@epa.gov)

## *Region 2*

Claudia Shuman | (212) 637-4279 | [shuman.claudia@epa.gov](mailto:shuman.claudia@epa.gov)

Marla Wieder | (212) 637-3184 | [wieder.marla@epa.gov](mailto:wieder.marla@epa.gov)

## *Region 3*

Jaclyn Kondrk | (215) 814-3358 | [kondrk.jaclyn@epa.gov](mailto:kondrk.jaclyn@epa.gov)

## *Region 4*

Scott Miller | (404) 562-9120 | [miller.scott@epa.gov](mailto:miller.scott@epa.gov)

Shelby Johnston | (404) 562-8287 | [johnston.shelby@epa.gov](mailto:johnston.shelby@epa.gov)

Susan Kibler | (404) 562-9622 | [kibler.susan@epa.gov](mailto:kibler.susan@epa.gov)

## *Region 5*

Tom Bloom | (312) 886-1967 | [bloom.thomas@epa.gov](mailto:bloom.thomas@epa.gov)

## *Region 6*

Casey Luckett Snyder | (214) 665-7393 | [luckett.casey@epa.gov](mailto:luckett.casey@epa.gov)

Nathaniel Applegate | (214) 665-2114 | [applegate.nathaniel@epa.gov](mailto:applegate.nathaniel@epa.gov)

## *Region 7*

Tonya Howell | (913) 551-7589 | [howell.tonya@epa.gov](mailto:howell.tonya@epa.gov)

## *Region 8*

Fran Costanzi | (303) 312-6571 | [costanzi.frances@epa.gov](mailto:costanzi.frances@epa.gov)

Molly Roby | (406) 457-5021 | [robby.molly@epa.gov](mailto:robby.molly@epa.gov)

## *Region 9*

Georgia Thompson | 415-972-3048 | [thompson.georgia@epa.gov](mailto:thompson.georgia@epa.gov)

Laura Hall | (415) 947-4143 | [hall.laura@epa.gov](mailto:hall.laura@epa.gov)

Romie Duarte | (213) 244-1801 | [duarte.romie@epa.gov](mailto:duarte.romie@epa.gov)

## *Region 10*

Piper Peterson | (206) 553-4951 | [peterston.piper@epa.gov](mailto:peterston.piper@epa.gov)

## SUPERFUND REDEVELOPMENT PROGRAM REUSE INFORMATION RESOURCES

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

[www.epa.gov/superfund-redevelopment/find-superfund-sites-reuse](http://www.epa.gov/superfund-redevelopment/find-superfund-sites-reuse)

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

[www.epa.gov/superfund-redevelopment](http://www.epa.gov/superfund-redevelopment)

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

[www.epa.gov/enforcement/landowner-liability-protections](http://www.epa.gov/enforcement/landowner-liability-protections)

*This page is intentionally blank.*

# 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 97 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 1.

## Businesses and Jobs

The EPA has collected economic data for 614 businesses and organizations operating on 43 sites in reuse and continued use in Region 1.

**Table 2. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 1 (2023)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
97	43	614	\$2.7 billion	10,741	\$930 million

<sup>a</sup> 15 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## Property Values and Property Tax Revenues

The EPA has collected property value data for 42 Superfund sites in reuse and continued use in Region 1. These sites span 1,111 property parcels and 7,375 acres.

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

Total Land Value (42 sites)	Total Improvement Value (42 sites)	Total Property Value (42 sites)	Total Property Value per Acre (42 sites) <sup>b</sup>	Total Annual Property Taxes (38 sites)
\$524 million	\$841 million	\$1.4 billion	\$185,123	\$23 million

<sup>a</sup> Results are based on an effort by the EPA's Superfund Redevelopment Program in 2024 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 2024 where date information was provided. Tax data were not available for every site. For more information, see the Sources section.

<sup>b</sup> Based on total property value amount of \$1.4 billion divided by total acreage of 7,375.



Figure 13. MonkeySports Superstore facility at the Norwood PCBs Superfund site (Massachusetts, Region 1).



# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 4. State-Specific Business Information for Sites in Reuse and Continued Use in Region 1 (2023)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Connecticut	18	10	64	\$391 million	1,504	\$91 million
Maine	10	3	5	\$31 million	159	\$5 million
Massachusetts	38	14	480	\$2 billion	7,282	\$739 million
New Hampshire	13	4	15	\$133 million	718	\$35 million
Rhode Island	10	7	44	\$73 million	922	\$41 million
Vermont	8	5	6	\$58 million	156	\$17 million

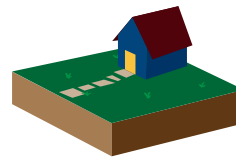
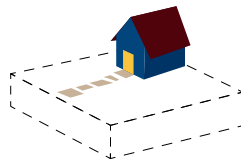
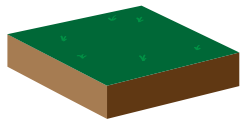
<sup>a</sup> 15 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## PROPERTY VALUES



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

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Connecticut	\$57 million (8 sites)	\$146 million (8 sites)	\$203 million (8 sites)	\$5 million (8 sites)
Maine	\$573,200 (4 sites)	\$2.6 million (4 sites)	\$3.2 million (4 sites)	\$50,292 (4 sites)
Massachusetts	\$295 million (16 sites)	\$546 million (16 sites)	\$841 million (16 sites)	\$16 million (15 sites)
New Hampshire	\$11 million (7 sites)	\$98 million (7 sites)	\$109 million (7 sites)	\$2 million (5 sites)
Rhode Island	\$156 million (4 sites)	\$31 million (4 sites)	\$187 million (4 sites)	\$420,569 (4 sites)
Vermont	\$4 million (3 sites)	\$18 million (3 sites)	\$22 million (3 sites)	\$419,756 (2 sites)

<sup>a</sup> The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2019 to 2024. Tax data were not available for all sites.

*This page is intentionally blank.*

# 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 195 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 2.

## Businesses and Jobs

The EPA has collected economic data for 820 businesses and organizations operating on 83 sites in reuse and continued use in Region 2.

**Table 6. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 2 (2023)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
195	83	820	\$3.6 billion	16,254	\$999 million

<sup>a</sup> 11 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## Property Values and Property Tax Revenues

The EPA has collected property value data for 68 Superfund sites in reuse and continued use in Region 2. These sites span 5,829 property parcels and 9,191 acres.

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

Total Land Value (63 sites)	Total Improvement Value (63 sites)	Total Property Value (68 sites)	Total Property Value per Acre (68 sites) <sup>b</sup>	Total Annual Property Taxes (68 sites)
\$668 million	\$1.1 billion	\$1.9 billion	\$217,239	\$36 million

<sup>a</sup> Results are based on an effort by the EPA's Superfund Redevelopment Program in 2024 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2022 to 2024. Detailed (land and improvement) property value data as well as tax data were not available for every site. For additional information, see the Sources section.

<sup>b</sup> Based on total property value amount of \$1.9 billion divided by total acreage of 9,191.



Figure 14. A compressed natural gas fueling station that fuels municipal sanitation trucks at the Syosset Landfill Superfund site (New York, Region 2).

# ECONOMIC HIGHLIGHTS — STATE OR TERRITORY REDEVELOPMENT

**Table 8. State and Territory-Specific Business Information for Sites in Reuse and Continued Use in Region 2 (2023)**

State or Territory	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
New Jersey	100	38	348	\$2 billion	8,177	\$536 million
New York	77	41	460	\$1.6 billion	7,922	\$458 million
Puerto Rico	17	3	7	\$10 million	136	\$4 million
U.S. Virgin Islands	1	1	5	\$2 million	19	\$536,484

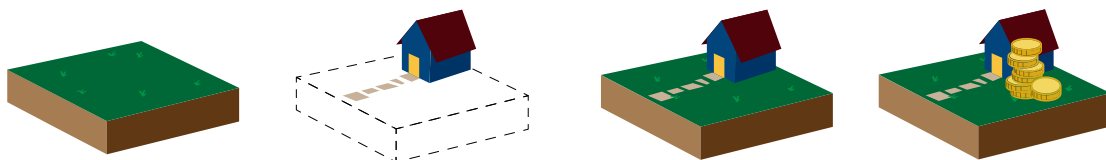
<sup>a</sup> 11 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## PROPERTY VALUES



**Table 9. State and Territory-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 2<sup>a</sup>**

State or Territory	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
New Jersey	\$610 million (38 sites)	\$849 million (38 sites)	\$1.5 billion (38 sites)	\$32 million (38 sites)
New York	\$58 million (25 sites)	\$301 million (25 sites)	\$537 million (30 sites)	\$3 million (30 sites)
Puerto Rico <sup>b</sup>	-	-	-	-
U.S. Virgin Islands <sup>b</sup>	-	-	-	-

<sup>a</sup> The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2022 to 2024. Detailed (land and improvement) property value data as well as tax data were not available for every site.

<sup>b</sup> Property value and tax data were not available for sites in reuse or continued use in Puerto Rico or in the U.S. Virgin Islands.

*This page is intentionally blank.*

# 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 168 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 3.

## Businesses and Jobs

The EPA has collected economic data for 533 businesses and organizations operating on 81 sites in reuse and continued use in Region 3.

**Table 10. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 3 (2023)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
168	81	533	\$3.4 billion	13,245	\$985 million

<sup>a</sup> 32 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## Property Values and Property Tax Revenues

The EPA has collected property value data for 84 Superfund sites in reuse and continued use in Region 3. These sites span 2,360 property parcels and 8,925 acres.

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

Total Land Value (76 sites)	Total Improvement Value (76 sites)	Total Property Value (84 sites)	Total Property Value per Acre (84 sites) <sup>b</sup>	Total Annual Property Taxes (84 sites)
\$206 million	\$589 million	\$853 million	\$94,032	\$14 million

<sup>a</sup> Results are based on an effort by the EPA's Superfund Redevelopment Program in 2024 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2024 where date information was provided. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

<sup>b</sup> Based on total property value amount of \$853 million divided by total acreage of 8,925 acres.



Figure 15. The Haverford Area YMCA facility at the Havertown PCP Superfund site (Pennsylvania, Region 3).



# ECONOMIC HIGHLIGHTS - STATE OR DISTRICT REDEVELOPMENT

**Table 12. State and District-Specific Business Information for Sites in Reuse and Continued Use in Region 3 (2023)**

State or District	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
District of Columbia	2	0	-	-	-	-
Delaware	18	11	91	\$312 million	2,082	\$147 million
Maryland	18	4	8	\$19 million	270	\$13 million
Pennsylvania	97	51	337	\$2.8 billion	9,169	\$705 million
Virginia	24	9	62	\$178 million	1,426	\$106 million
West Virginia	9	6	35	\$31 million	298	\$15 million

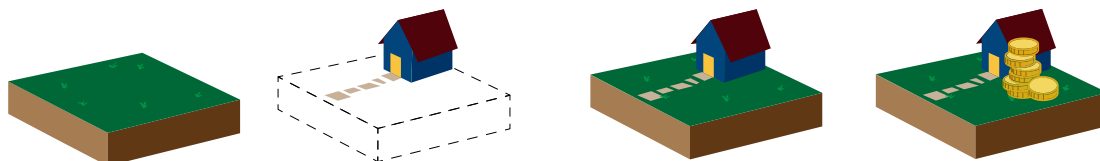
<sup>a</sup> 32 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## PROPERTY VALUES



**Table 13. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 3<sup>a</sup>**

State or District	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
District of Columbia <sup>b</sup>	-	-	-	-
Delaware	\$10 million (11 sites)	\$74 million (11 sites)	\$84 million (11 sites)	\$2 million (11 sites)
Maryland	\$4 million (7 sites)	\$4 million (7 sites)	\$8 million (7 sites)	\$105,139 (7 sites)
Pennsylvania	\$164 million (49 sites)	\$448 million (49 sites)	\$670 million (57 sites)	\$11 million (57 sites)
Virginia	\$16 million (5 sites)	\$36 million (5 sites)	\$52 million (5 sites)	\$170,432 (5 sites)
West Virginia	\$12 million (4 sites)	\$26 million (4 sites)	\$38 million (4 sites)	\$628,045 (4 sites)

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

<sup>b</sup> Property value and tax data were not available for the two sites in the District of Columbia.

*This page is intentionally blank.*

# 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 181 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 4.

## Businesses and Jobs

The EPA has collected economic data for 631 businesses and organizations operating on 114 sites in reuse and continued use in Region 4.

**Table 14. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 4 (2023)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
181	114	631	\$8 billion	19,732	\$1.4 billion

<sup>a</sup> 18 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## Property Values and Property Tax Revenues

The EPA has collected property value data for 91 Superfund sites in reuse and continued use in Region 4. These sites span 1,999 property parcels and 13,536 acres.

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

Total Land Value (85 sites)	Total Improvement Value (84 sites)	Total Property Value (91 sites)	Total Property Value per Acre (91 sites) <sup>b</sup>	Total Annual Property Taxes (90 sites)
\$595 million	\$833 million	\$1.7 billion	\$129,640	\$24 million

<sup>a</sup> Results are based on an effort by the EPA's Superfund Redevelopment Program in 2024 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2022 to 2024 where date information was provided. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

<sup>b</sup> Based on total property value amount of \$1.7 billion divided by total acreage of 13,536.



Figure 16. Adderley Amphitheater at the Cascade Park Gasification Plant site (Florida, Region 4).

# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 16. State-Specific Business Information for Sites in Reuse and Continued Use in Region 4 (2023)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Alabama	15	7	18	\$1.6 billion	1,055	\$100 million
Florida	68	44	364	\$4 billion	10,618	\$825 million
Georgia	17	13	35	\$257 million	1,038	\$72 million
Kentucky	7	3	6	\$497 million	633	\$52 million
Mississippi	6	5	12	\$47 million	312	\$14 million
North Carolina	25	19	33	\$645 million	1,575	\$90 million
South Carolina	25	15	70	\$424 million	1,624	\$103 million
Tennessee	18	8	93	\$525 million	2,877	\$175 million

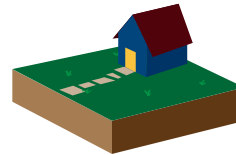
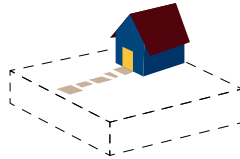
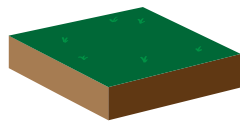
<sup>a</sup> 18 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## PROPERTY VALUES



**Table 17. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 4<sup>a</sup>**

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Alabama	\$45 million (4 sites)	\$27 million (4 sites)	\$86 million (5 sites)	\$544,452 (5 sites)
Florida	\$301 million (41 sites)	\$560 million (40 sites)	\$1.1 billion (46 sites)	\$17 million (46 sites)
Georgia	\$5 million (7 sites)	\$32 million (7 sites)	\$37 million (7 sites)	\$265,361 (7 sites)
Kentucky	\$5 million (2 sites)	\$17 million (2 sites)	\$22 million (2 sites)	\$235,397 (2 sites)
Mississippi	\$2 million (3 sites)	\$2 million (3 sites)	\$4 million (3 sites)	\$41,134 (3 sites)
North Carolina	\$36 million (9 sites)	\$67 million (9 sites)	\$103 million (9 sites)	\$758,584 (8 sites)
South Carolina	\$191 million (13 sites)	\$96 million (13 sites)	\$294 million (13 sites)	\$4 million (13 sites)
Tennessee	\$10 million (6 sites)	\$32 million (6 sites)	\$42 million (6 sites)	\$369,245 (6 sites)

<sup>a</sup> The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2022 to 2024. Detailed (land and improvement) property value data as well as tax data were not available for every site.

*This page is intentionally blank.*

# 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 221 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 5.

## Businesses and Jobs

The EPA has collected economic data for 537 businesses and organizations operating on 117 sites in reuse and continued use in Region 5.

**Table 18. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 5 (2023)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
221	117	537	\$6.8 billion	18,940	\$1.5 billion

<sup>a</sup> 13 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## Property Values and Property Tax Revenues

The EPA has collected property value data for 81 Superfund sites in reuse and continued use in Region 5. These sites span 4,432 property parcels and 14,815 acres.

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

Total Land Value (66 sites)	Total Improvement Value (66 sites)	Total Property Value (81 sites)	Total Property Value per Acre (81 sites) <sup>b</sup>	Total Annual Property Taxes (81 sites)
\$315 million	\$583 million	\$967 million	\$65,261	\$30 million

<sup>a</sup> Results are based on an effort by the EPA's Superfund Redevelopment Program in 2024 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2024 where date information was provided. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

<sup>b</sup> Based on total property value amount of \$967 million divided by total acreage of 14,815.



Figure 17. Maywood Solar Farm at the Reilly Tar & Chemical Corp. (Indianapolis Plant) Superfund site (Indiana, Region 5).



# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 20. State-Specific Business Information for Sites in Reuse and Continued Use in Region 5 (2023)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Illinois	48	19	86	\$532 million	1,330	\$98 million
Indiana	33	18	77	\$598 million	1,832	\$121 million
Michigan	50	32	130	\$758 million	2,789	\$197 million
Minnesota	37	26	162	\$3.5 billion	8,308	\$818 million
Ohio	26	12	62	\$1 billion	3,210	\$222 million
Wisconsin	27	10	20	\$332 million	1,471	\$101 million

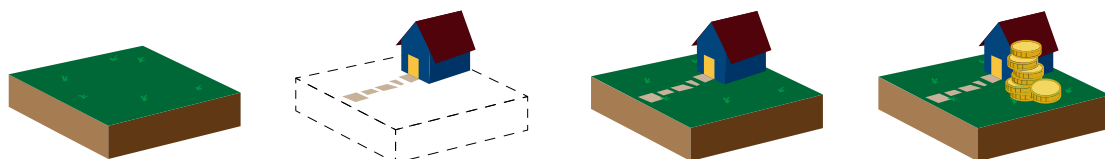
<sup>a</sup> 13 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## PROPERTY VALUES



**Table 21. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 5<sup>a</sup>**

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Illinois	\$52 million (10 sites)	\$129 million (10 sites)	\$181 million (10 sites)	\$16 million (10 sites)
Indiana	\$7 million (10 sites)	\$17 million (10 sites)	\$24 million (10 sites)	\$713,407 (10 sites)
Michigan	\$402,500 (4 sites)	\$184,700 (4 sites)	\$41 million (18 sites)	\$2 million (18 sites)
Minnesota	\$234 million (23 sites)	\$358 million (23 sites)	\$622 million (24 sites)	\$11 million (24 sites)
Ohio	\$17 million (11 sites)	\$66 million (11 sites)	\$83 million (11 sites)	\$1.3 million (11 sites)
Wisconsin	\$4 million (8 sites)	\$12 million (8 sites)	\$16 million (8 sites)	\$272,456 (8 sites)

<sup>a</sup> The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2024. Detailed (land and improvement) property value data were not available for every site.

*This page is intentionally blank.*

# 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 78 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 6.

## Businesses and Jobs

The EPA has collected economic data for 355 businesses and organizations operating on 42 sites in reuse and continued use in Region 6.

**Table 22. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 6 (2023)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
78	42	355	\$1.1 billion	5,203	\$302 million

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

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

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

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

## Property Values and Property Tax Revenues

The EPA has collected property value data for 38 Superfund sites in reuse and continued use in Region 6. These sites span 3,179 property parcels and 5,015 acres.

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

Total Land Value (36 sites)	Total Improvement Value (36 sites)	Total Property Value (38 sites)	Total Property Value per Acre (38 sites) <sup>b</sup>	Total Annual Property Taxes (38 sites)
\$276 million	\$577 million	\$970 million	\$193,000	\$10 million

<sup>a</sup> Results are based on an effort by the EPA's Superfund Redevelopment Program in 2023 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2023 where date information was provided. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

<sup>b</sup> Based on total property value amount of \$970 million divided by total acreage of 5,015.



Figure 18. Beehives from the Shadow Mountain Honey Co. operation at the Tulsa Fuel and Manufacturing Superfund site (Oklahoma, Region 6).

# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 24. State-Specific Business Information for Sites in Reuse and Continued Use in Region 6 (2023)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b, c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Arkansas	5	4	7	\$15 million	146	\$10 million
Louisiana	14	8	49	\$34 million	544	\$21 million
New Mexico	15	5	15	\$13 million	88	\$5 million
Oklahoma	9	5	110	\$422 million	1,679	\$99 million
Texas	35	20	174	\$640 million	2,746	\$168 million

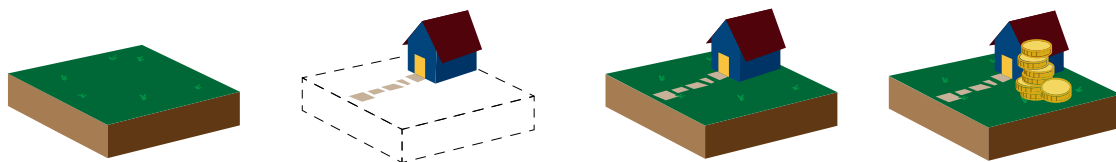
<sup>a</sup> Six sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## PROPERTY VALUES



**Table 25. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 6<sup>a</sup>**

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Arkansas	\$1 million (2 sites)	\$2 million (2 sites)	\$3 million (2 sites)	\$7,000 (2 sites)
Louisiana	\$1 million (7 sites)	\$1 million (7 sites)	\$94 million (8 sites)	\$2 million (8 sites)
New Mexico	\$5 million (6 sites)	\$4 million (6 sites)	\$9 million (6 sites)	\$99,000 (6 sites)
Oklahoma	\$1 million (2 sites)	\$2 million (2 sites)	\$28 million (3 sites)	\$304,000 (3 sites)
Texas	\$268 million (19 sites)	\$569 million (19 sites)	\$837 million (19 sites)	\$8 million (19 sites)

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

*This page is intentionally blank.*

# 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 107 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 7.

## Businesses and Jobs

The EPA has collected economic data for 1,853 businesses and organizations operating on 57 sites in reuse and continued use in Region 7.

**Table 26. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 7 (2023)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
107	57	1,853	\$11 billion	39,669	\$2.5 billion

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

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

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

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

## Property Values and Property Tax Revenues

The EPA has collected property value data for 32 Superfund sites in reuse and continued use in Region 7. These sites span 63,104 property parcels and 741,132 acres.

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

Total Land Value (29 sites)	Total Improvement Value (29 sites)	Total Property Value (32 sites)	Total Property Value per Acre (32 sites) <sup>b</sup>	Total Annual Property Taxes (32 sites)
\$782 million	\$3.2 billion	\$4.6 billion	\$6,200	\$79 million

<sup>a</sup> Results are based on an effort by the EPA's Superfund Redevelopment Program in 2023 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2023. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

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



Figure 19. Luxury apartment complex at the PCB Inc. – Missouri site (Missouri, Region 7).



# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 28. State-Specific Business Information for Sites in Reuse and Continued Use in Region 7 (2023)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Iowa	27	15	23	\$2 billion	3,507	\$298 million
Kansas	23	16	287	\$1.5 billion	7,306	\$404 million
Missouri	40	16	1,474	\$6 billion	25,663	\$1.6 billion
Nebraska	17	10	69	\$1.5 billion	3,193	\$180 million

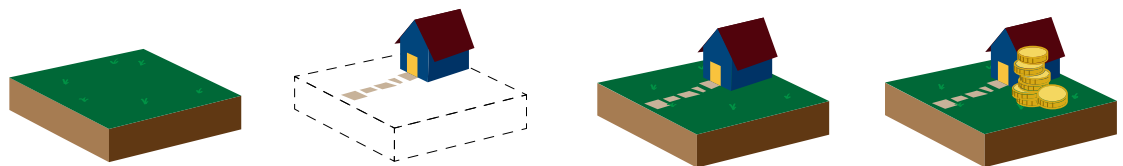
<sup>a</sup> Six sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## PROPERTY VALUES



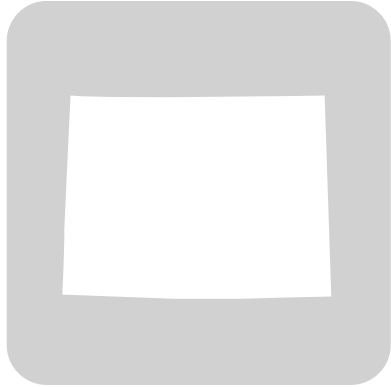
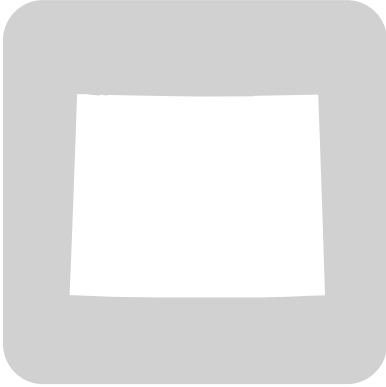
**Table 29. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 7<sup>a</sup>**

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

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

*This page is intentionally blank.*

# 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 84 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 8.

## Businesses and Jobs

The EPA has collected economic data for 2,616 businesses and organizations operating on 51 sites in reuse and continued use in Region 8.

**Table 30. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 8 (2023)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
84	51	2,616	\$10.2 billion	39,913	\$2.6 billion

<sup>a</sup> 10 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## Property Values and Property Tax Revenues

The EPA has collected property value data for 49 Superfund sites in reuse and continued use in Region 8. These sites span 67,667 property parcels and 300,947 acres.

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

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

<sup>a</sup> Results are based on an effort by the EPA's Superfund Redevelopment Program in 2023 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2023. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

<sup>b</sup> Based on total property value amount of \$34.5 billion divided by total acreage of 300,947.



Figure 20. Atlas Metal & Iron Corporation facility at the Denver Radium Superfund site (Colorado, Region 8).

# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 32. State-Specific Business Information for Sites in Reuse and Continued Use in Region 8 (2023)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Colorado	27	13	808	\$2.4 billion	9,956	\$652 million
Montana	20	14	1,025	\$1.3 billion	9,566	\$495 million
North Dakota	2	2	2	\$2 million	10	\$1 million
South Dakota	4	1	1	\$6 million	10	\$1 million
Utah	28	20	778	\$6.4 billion	20,362	\$1.4 billion
Wyoming	3	1	2	\$3 million	9	\$1 million

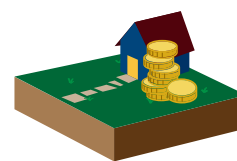
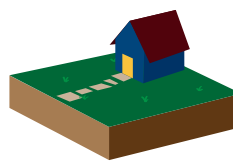
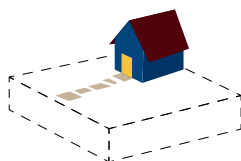
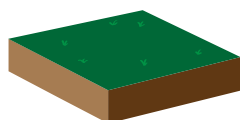
<sup>a</sup> 10 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## PROPERTY VALUES



**Table 33. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 8<sup>a</sup>**

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Colorado	\$2 billion (15 sites)	\$3.7 billion (15 sites)	\$5.7 billion (15 sites)	\$41 million (15 sites)
Montana	\$345 million (13 sites)	\$1.2 billion (13 sites)	\$1.6 billion (13 sites)	\$1 million (9 sites)
North Dakota <sup>b</sup>	-	-	-	-
South Dakota	\$2 million (1 site)	-	\$2 million (1 site)	\$46,000 (1 site)
Utah	\$7.8 billion (14 sites)	\$19.4 billion (14 sites)	\$27.3 billion (19 sites)	\$160 million (19 sites)
Wyoming	-	-	\$2 million (1 site)	\$6,000 (1 site)

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

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

*This page is intentionally blank.*

# 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 114 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 9.

## Businesses and Jobs

The EPA has collected economic data for 1,103 businesses and organizations operating on 56 sites in reuse and continued use in Region 9.

**Table 34. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 9 (2023)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
114	56	1,103	\$14.4 billion	39,971	\$5.2 billion

<sup>a</sup> 29 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## Property Values and Property Tax Revenues

The EPA has collected property value data for 31 Superfund sites in reuse and continued use in Region 9. These sites span 825 property parcels and 17,999 acres.

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

Total Land Value (31 sites)	Total Improvement Value (31 sites)	Total Property Value (31 sites)	Total Property Value per Acre (31 sites) <sup>b</sup>	Total Annual Property Taxes (30 sites)
\$2.3 billion	\$3.5 billion	\$5.85 billion	\$325,000	\$59 million

<sup>a</sup> Results are based on an effort by the EPA's Superfund Redevelopment Program in 2023 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2023. For more information, see the Sources section.

<sup>b</sup> Based on total property value amount of \$5.85 billion divided by total acreage of 17,999.



Figure 21. Golf course irrigation pond at the Phoenix-Goodyear Airport Area Superfund site (Arizona, Region 9).



# ECONOMIC HIGHLIGHTS — STATE OR TERRITORY REDEVELOPMENT

**Table 36. State and Territory-Specific Business Information for Sites in Reuse and Continued Use in Region 9 (2023)**

State or Territory	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Arizona	9	5	197	\$4.9 billion	13,784	\$1.4 billion
California	99	49	822	\$9.4 billion	25,607	\$3.7 billion
Guam	1	-	-	-	-	-
Hawaii	3	1	18	\$22 million	192	\$12 million
Nevada	2	1	66	\$33 million	388	\$22 million

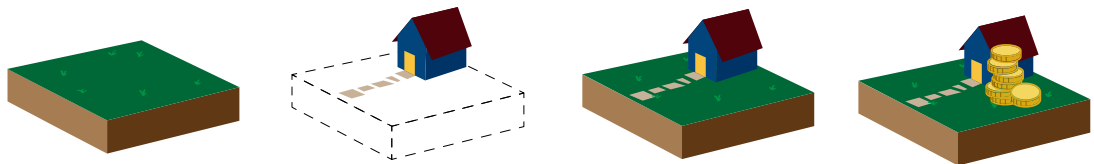
<sup>a</sup> 29 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## PROPERTY VALUES



**Table 37. State and Territory-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 9<sup>a</sup>**

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

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

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

*This page is intentionally blank.*

# 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 106 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 10.

## Businesses and Jobs

The EPA has collected economic data for 1,199 businesses and organizations operating on 48 sites in reuse and continued use in Region 10.

**Table 38. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 10 (2023)**

Sites <sup>a</sup>	Sites with Businesses <sup>b</sup>	Businesses <sup>c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
106	48	1,199	\$10 billion	33,386	\$2.4 billion

<sup>a</sup> 27 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## Property Values and Property Tax Revenues

The EPA has collected property value data for 42 Superfund sites in reuse and continued use in Region 10. These sites span 1,081 property parcels and 10,156 acres.

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

Total Land Value (41 sites)	Total Improvement Value (41 sites)	Total Property Value (42 sites)	Total Property Value per Acre (42 sites) <sup>b</sup>	Total Annual Property Taxes (42 sites)
\$1.5 billion	\$1.2 billion	\$2.78 billion	\$274,000	\$19 million

<sup>a</sup> Results are based on an effort by the EPA's Superfund Redevelopment Program in 2023 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2023. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

<sup>b</sup> Based on total property value amount of \$2.78 billion divided by total acreage of 10,156.



Figure 22. Retail storefront at Silver Mountain Resort on the Bunker Hill Mining & Metallurgical Complex Superfund site (Idaho, Region 10).

# ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

**Table 40. State-Specific Business Information for Sites in Reuse and Continued Use in Region 10 (2023)**

State	Sites <sup>a</sup>	Sites with Businesses	Businesses <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
Alaska	11	3	103	\$296 million	1,654	\$122 million
Idaho	13	5	254	\$413 million	3,110	\$158 million
Oregon	21	12	101	\$3.8 billion	10,214	\$695 million
Washington	61	28	741	\$5.5 billion	18,408	\$1.4 billion

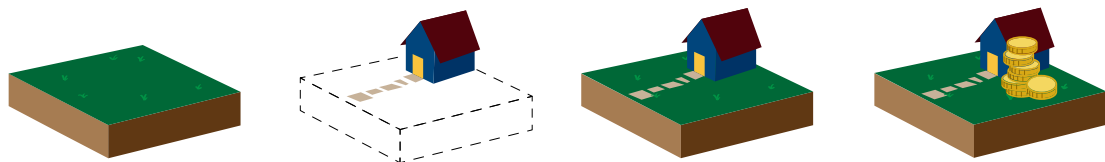
<sup>a</sup> 27 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

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

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

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

## PROPERTY VALUES



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

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Alaska	\$77 million (2 sites)	\$96 million (2 sites)	\$173 million (2 sites)	\$2 million (2 sites)
Idaho	\$9 million (2 sites)	\$67 million (2 sites)	\$135 million (3 sites)	\$1 million (3 sites)
Oregon	\$131 million (8 sites)	\$375 million (8 sites)	\$506 million (8 sites)	\$3 million (8 sites)
Washington	\$1.3 billion (29 sites)	\$665 million (29 sites)	\$2 billion (29 sites)	\$12 million (29 sites)

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

# SOURCES

## BUSINESS, JOBS, SALES AND INCOME INFORMATION

Information on the number of employees and sales volume for on-site businesses comes from the Hoovers/Dun & Bradstreet (D&B) ([www.dnb.com](http://www.dnb.com)) database. The EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of over 330 million businesses worldwide.

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

The 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.

The 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, the EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, the EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To estimate the annual income earned from jobs at site businesses, the 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 2023. Estimated annual employment income was calculated using 2023 jobs data and BLS average weekly wage data for those jobs from 2022 (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

The 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 2019 to 2024. All figures presented have been rounded for the convenience of the reader. Federal facility sites are excluded from all property value and tax calculations.

Write-ups of sites in reuse or continued use featured in this compendium are based on available EPA resources. Learn more at [www.epa.gov/superfund-redevelopment](http://www.epa.gov/superfund-redevelopment).

Back Cover page photos:

*Avtex Fibers, Inc. (Virginia, Region 3)*

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

*Lipari Landfill (New Jersey, Region 2)*

*Murray Smelter (Utah, Region 8)*

*Vertac, Inc. (Arkansas, Region 6)*

Any mention of trade names, manufacturers or products in this document does not constitute an endorsement by the United States Government or the U.S. Environmental Protection Agency. The EPA and its employees do not endorse any commercial products, services or entities.



**United States Environmental Protection Agency**  
**Office of Superfund Remediation and Technology Innovation**  
**Superfund Redevelopment Program**

**November 2024**

[www.epa.gov/superfund-redevelopment/redevelopment-economics-superfund-sites](http://www.epa.gov/superfund-redevelopment/redevelopment-economics-superfund-sites)