EPA

REGION 4
ECONOMIC
PROFILE

PUTTING SITES TO WORK

How Superfund Redevelopment in Region 4 Is Making a Difference in Communities

2023 DATA

Cover page photos:
Harris Corp. - Palm Bay Plant (Florida), Pioneer Sand Co. (Florida), Calhoun Park Area (South Carolina).

Figure 1. The 25 Calhoun office building at the Calhoun Park Area site (South Carolina).

TABLE OF CONTENTS

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.

This page is intentionally blank.

INTRODUCTION

EPA's Region 4 office serves Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and six Tribes. Since the 1950s, the states in EPA Region 4 have faced major changes in the manufacturing sector. Spurred by globalization, advances in technology and a transition to a service-based economy, these changes have contributed to significant job losses and substantial neighborhood and downtown declines in communities across the region. While continuing to emphasize manufacturing as an economic cornerstone and a source of jobs, state and local leaders are helping communities adjust to these large-scale economic changes. Much of this work centers on investing in workforce development, retaining existing businesses, encouraging new business development and repurposing old industrial land, including Superfund sites. The Superfund program in EPA Region 4 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.

Region 4 Sites in Reuse and Continued Use: Business and Job Highlights

In 2023...

631
businesses operating

$8B
annual sales

19,732
people employed

$1.4B
annual employee income

Figure 2. Public Works offices at the Northwest 58th Street Landfill site (Florida).

1 Business and property value tax figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 4. There are 67 Superfund sites in reuse or continued use in Region 4 for which the EPA does not have business data, including 18 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 91 sites in reuse or continued use in Region 4 for which the EPA does not have property value or tax data, including 18 NPL federal facilities.

Through efforts such as the Superfund Redevelopment Program, EPA Region 4 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 4 works closely with state and local officials to remove barriers that have kept many Superfund sites vacant or underused. EPA Region 4 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.

Superfund sites across Region 4 are home to commercial and industrial parks, retail centers, condominiums and single family homes. Many sites continue to host industrial operations, including large-scale manufacturing facilities. Some sites now support alternative energy projects. Others have been transformed into ecological preserves, parks and recreation complexes. On-site businesses and organizations at current and former Region 4 Superfund sites provide an estimated 19,732 jobs and contribute an estimated $1.4 billion in annual employment income. Sites in reuse and continued use in Region 4 generate $24 million in annual property tax revenues for local governments.[1]

This profile looks at how redevelopment activities at Superfund sites make a difference in communities across Region 4. 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. The 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 4.

Figure 3. A commercial printing company is now located on the Solitron Microwave site (Florida).

Figure 4. Longleaf Trace recreation trail at the Davis Timber Company site (Mississippi).

SUPPORT FOR SUPERFUND REDEVELOPMENT

EPA Region 4 is committed to improving the health and livelihood of Americans by cleaning up and returning land to productive use. In addition to protecting human health and the environment through the Superfund program, Region 4 partners with stakeholders to encourage redevelopment opportunities at Superfund sites. Region 4 helps communities and cleanup managers consider redevelopment during cleanup planning and evaluate remedies already in place to ensure appropriate redevelopment. In addition, the EPA participates in partnerships with communities and encourages opportunities to support Superfund redevelopment projects that emphasize environmental and economic sustainability.

Specific redevelopment support efforts in EPA Region 4 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 4 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 putting Superfund sites back into use, such as the Academy of Model Aeronautics.
- Developing reuse fact sheets, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund Redevelopment.

REUSE PLAN UPDATE
American Creosote Works Superfund Site
Pensacola, Florida

JUNE 2017

OVERVIEW

EPA Region 4 is providing reuse support in developing a reuse plan update for the American Creosote Works Superfund site (ACW Site) in Pensacola, FL site based on anticipated remedial changes and local reuse and redevelopment priorities. EPA sponsored a reuse planning process for the ACW site in 2003 and a reuse plan update in 2010. The 2010 update evaluated the compatibility of the 2003 plan with a change in remedial action levels for dioxin contaminated soils. Since that time, EPA has decided some changes need to be made to remedies implemented at the site and plans to issue a new sitewide remedy to address remaining contamination. EPA supported this reuse plan update to clarify suitable uses based on the anticipated remedy and that reuse opportunities are still consistent with community goals.

REUSE GOALS

EPA hosted a public meeting on December 12, 2016 at the Sanders Beach-Corinne Jones Resource Center to confirm the community's reuse goals for the Site. Approximately 35 people attended and through Q&A and break out group discussions, participants affirmed goals to reuse the site as a park for passive recreation that is consistent with the current conservation zoning:

- Establish passive park (such as trails) as neighborhood amenity, buffer and catalyst for Western Gateway District.
- Include recreational structures enhancing cultural heritage resources and support recreational uses on site (such as interpretive exhibits).
- Limit north-south vehicular access through site.
- Improve sidewalks and streetscape conditions to allow pedestrian access to park.
- Provide opportunity for park connection and streetscaping to Sanders Beach Community Center and Park.

OUTCOMES

The outcome of the charrette is summarized in this document. The document contains several sections:

Funded by the EPA Superfund Redevelopment Initiative

The Sanders Beach Community is located between Main Street and Pensacola Bay. New development along Main Street is shown above.

Sanders Beach-Corinne Jones Resource Center

Pensacola Yacht Club (private).

Superfund Redevelopment Initiative

EPA's Superfund Redevelopment Initiative (SRI) and EPA Region 4 sponsored a public meeting to provide an update on the site's cleanup and affirm the community's reuse goals for the site.

Figure 5. Reuse Plan Updates, like this one from the American Creosote Works site in Florida, are an example of important regional tools for the Superfund Redevelopment Program.

These efforts have helped build expertise across Region 4, 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.

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.[2] The EPA refers sites warranting long-term cleanup to its remedial program or to state programs. The 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 the EPA places a site on the NPL, the Agency studies the contamination, identifies technologies that could address the material 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. The EPA has placed 256 sites in Region 4 on the NPL.

Whenever possible, the EPA seeks to integrate redevelopment priorities into site cleanup plans. In Region 4, 151 NPL sites and 30 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 use some site areas for memorials and parking 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 on current and former Superfund sites in Region 4.

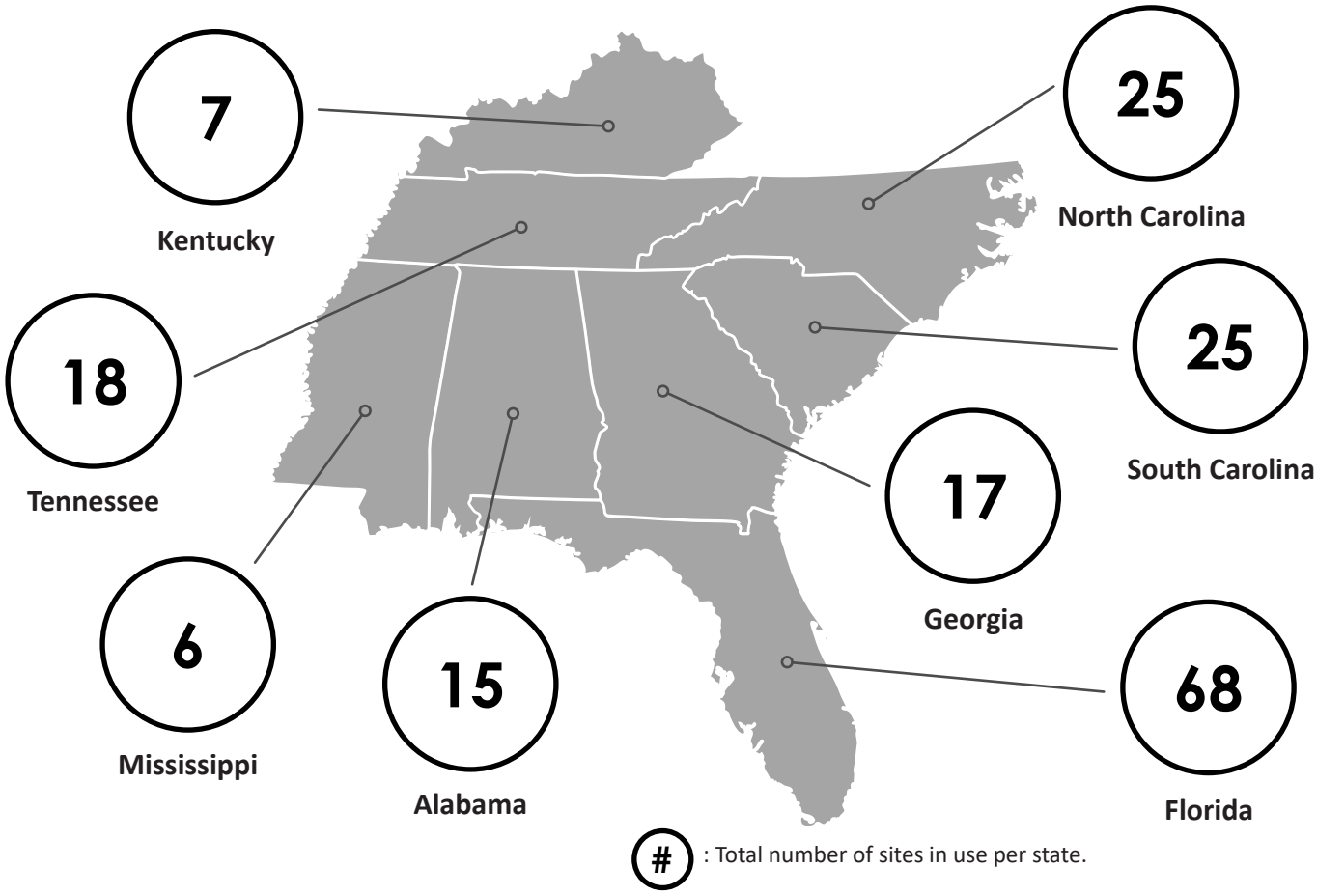


Figure 6. Sites in reuse and continued use in Region 4.

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

Figure 7. Calhoun Park Area site (South Carolina).

Figure 8. Piper Aircraft Corp./Vero Beach Water & Sewer Department site (Florida).

Sites in Reuse and Continued Use: A Closer Look

Reuse Type	Description	Region 4 Example
In Reuse	*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.*	*Calhoun Park Area (South Carolina) – Following cleanup, this site now supports a wide range of new uses including the South Carolina Aquarium, the Fort Sumter Visitor education center and ferry terminal, an electrical substation, a city parking garage, park, commercial businesses and housing developments.*
In Continued Use	*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.*	*Piper Aircraft Corp./Vero Beach Water & Sewer Department (Florida) - A facility has made small commuter and business airplanes on-site since 1975. In addition, the facility has improved its overall environmental footprint, converting diesel-fire boilers to natural gas-fire heaters and using technology to reduce manufacturing waste. In 2019, EPA Region 4 recognized the company with its Excellence in Site Reuse award, documenting its commitment to site cleanup and restoration.*
In Reuse and Continued Use	*Part of a site is in continued use and part of the site is in reuse.*	*Landia Chemical Company (Florida) – Following cleanup, the Site's potentially responsible parties replanted vegetation on-site, including over 30 varieties of plants and trees. Those areas provide habitat for native wildlife, migratory birds and pollinators. A fertilizer-blending facility also continues to operate on-site.*

73 **37** **71** = **181 SITES IN USE**

47 **20** **47** = **114 SITES WITH BUSINESSES**

BENEFICIAL EFFECTS OF SUPERFUND SITE REDEVELOPMENT IN REGION 4

Businesses and Jobs

The EPA has collected economic data for 631 businesses, government agencies and civic organizations operating on 98 NPL sites and 16 non-NPL sites in reuse and continued use in Region 4. (See the State Redevelopment Profiles for each state's reuse details.) Businesses and organizations at these sites are part of several different sectors, including lodging, professional trade, industrial trade and health care services.

Businesses and organizations at Region 4 Superfund sites include hotels, schools, grocery stores, restaurants, civic and social organizations, freight transportation facilities, health care centers and manufacturing facilities.

Figure 9. Brix & Mortar Urban Winery at the Sanford Dry Cleaners site (Florida).

The businesses and organizations at these sites generate about $8 billion in estimated annual sales and employ about 19,732 people, earning an estimated $1.4 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 4 Sites in Reuse and Continued Use (2023)

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	*73*	*47*	*194*	*$578 million*	*2,461*	*$138 million*
In Continued Use	*37*	*20*	*22*	*$1.8 billion*	*4,087*	*$270 million*
In Reuse and in Continued Use	*71*	*47*	*415*	*$5.6 billion*	*13,184*	*$1 billion*
Totals	***181***	***114***	***631***	***$8 billion***	***19,732***	***$1.4 billion***

[a] 18 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. Business information is not available for all businesses on all Superfund sites in reuse or continued use. 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 Munisport Landfill site in Florida are now valued at nearly $458.3 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.

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

$1.7B

total property value

$24M

total annual property taxes

Figure 10. Residential use at the Munisport Landfill site (Florida).

The EPA has collected property value and tax data for 91 Superfund sites in reuse and continued use in Region 4.[4] These sites span 1,999 property parcels and 13,536 acres. They have a total property value of $1.7 billion. The average total property value per acre is $129,640.

Land and improvement property value information is available for 85 sites. These properties have a total land value of $595 million and a total improvement value of $833 million.[5]

Property tax information is available for 90 sites. The properties generate a combined $24 million in local property taxes annually.

Table 2. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 4[a]

Total Land Value (85 sites)[b]	Total Improvement Value (84 sites)	Total Property Value (91 sites)	Total Property Value per Acre (91 sites)[c]	Total Annual Property Taxes (90 sites)
$595 million	$833 million	$1.7 billion	$129,640	$24 million

[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 2022 to 2024. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

[b] Land and improvement value for one of the sites is listed as $0.

[c] Based on total property value amount of $1.7 billion divided by total acreage of 13,536.

4 There are 90 additional sites in reuse or continued use in Region 4 for which the EPA does not have property value or tax data, including 18 NPL federal facilities.

5 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 4 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.

Figure 11. Burrowing owls have several protected burrows throughout Vista View Park at the Davie Landfill site (Florida).

Careful planning can enable the integration of green spaces and habitat into site cleanup plans, 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 2021, outdoor recreation contributed $862 billion to the U.S. economy, supporting 4.5 million jobs and 1.9% of the total gross domestic product (GDP). Outdoor recreation's contribution to the GDP grew 18.9% compared to the overall economy that grew 5.9% in 2021.[5] 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 4 provide recreational and ecological benefits.

3 Outdoor Industry Association. Available at www.outdoorindustry.org/wp-content/uploads/2022/12/OIA-State-of-the-Outdoor-Market-Report-Fall-2022.pdf.

CAMILLA WOOD PRESERVING COMPANY
Recreational Complex Replaces Wood-Treating Facilities

The 41-acre Camilla Wood Preserving Company Superfund site is in Camilla, Georgia. Wood-treating facilities were active on-site from 1947 to 1991. Their operations contaminated soil and groundwater with creosote, dioxins, pentachlorophenol and polyaromatic hydrocarbons. Between 1991 and 1995, the EPA led investigations and removal actions that included treating wastewater, backfilling and stabilizing an impoundment area, putting in a protective cap and disposing of industrial waste off-site. The EPA added the site to the National Priorities List (NPL) in 1998.

Figure 12. Recreational uses at the Camilla Wood Preserving Company site include soccer fields that attract hundreds of participants (Georgia).

Between 2006 and 2007, the EPA conducted another removal action that included excavation, consolidation and capping of about 10,000 cubic yards of contaminated soil from the western part of the site. The EPA selected the long-term remedy for the site in 2009. It included stabilizing soil, placing a barrier around the source area, treating contaminated groundwater, stormwater improvements and ongoing monitoring. Institutional controls limit land uses to recreational and nonresidential uses, prohibit groundwater use and prohibit activities that could impact the remedy.

The city of Camilla received SRP pilot funding in 2002 for reuse planning and set up a Land Use Committee to identify potential future land uses for the site. Community leaders from the committee worked with the and the Georgia Environmental Protection Division to integrate cleanup and reuse considerations. The committee decided the area could best meet community needs by hosting a recreation complex and a small recreational vehicle (RV) park. They also identified an office building for use as a headquarters facility for Mitchell County's Parks and Recreation Department. The committee's planning process helped inform the EPA's cleanup activities.

Today, the Mitchell County Recreation Complex on-site offers several soccer fields and an RV park. Other site reuses include an aerobics classroom, office space for the county's Parks and Recreation Department, a concession stand and parking. Hundreds of area youth and adults participate in soccer and football leagues at the recreation complex. In 2012, EPA Region 4 recognized the city and Mitchell County with its Excellence in Site Reuse award. Mitchell County's Parks and Recreation Department plans to expand the sports complex onto the rest of the site in the future. Potential uses could include basketball courts, baseball fields, batting cages, a playground, picnic tables and a volleyball court.

LANDIA CHEMICAL COMPANY
Former Industrial Property Supports Award-Winning Habitat

The 13-acre Landia Chemical Company Superfund site is in Lakeland, Florida. It spans two property parcels – the former Landia Chemical Company (LCC) property and the former Florida Favorite Fertilizer (FFF) Company. FFF began fertilizer blending operations around 1935. From 1945 to 1987, three companies conducted industrial pesticide operations on the former LCC property. The production and storage of chemicals on-site over the years contaminated soil, groundwater and sediment. The EPA added the site to the National Priorities List (NPL) in 2000.

Figure 13. The vegetative cover at the Landia Chemical Company site includes a pollinator garden (Florida).

Cleanup took place in phases. From 1999 to 2001, the potentially responsible parties (PRPs) removed nearly 5,000 tons of contaminated soil and sediment with EPA oversight. They took away an additional 14,800 cubic yards of soil and sediment in 2011. Groundwater contamination levels have declined more than anticipated, largely due to ecologically sustainable cleanup methods. As part of the soil remedy, PRPs filled in dug-up areas with crushed limestone to reduce soil and groundwater acidity. They then placed a cover made of clay and native vegetation on top of the clean fill to reduce stormwater infiltration. Groundwater monitoring is ongoing, and land and groundwater use restrictions are in place.

The vegetative cover provides ecological benefits in addition to its role as part of the remedy. Over 1,000 plants, including 30 varieties of grasses, sagebrush, maple trees, slash pines and poplar trees, now populate the site. These trees remove contaminants through groundwater uptake and phytoremediation. They also reduce the amount of water that enters the water table under the vegetative cover. New growth at the site provides habitat for a biologically diverse group of native animals, migratory birds and pollinators. In 2014, EPA Region 4 recognized the PRPs with its Excellence in Site Reuse award for their cleanup and ecological revitalization efforts. In 2015, the PRPs enhanced the site's pollinator habitat.

Why Are Wetlands Economically Important?

Superfund site reuse can support wetland habitat, as seen at several sites in Region 4. At the Koppers Co., Inc. (Charleston Plant) site in Charleston, South Carolina, marsh cleanup included revegetation and restoration with native species typical to tidal marshes of the area. Today, site marshes support a wide range of plants and wildlife. A former parking lot at the Interstate Lead Co. site in Leeds, Alabama is now a wetland. To replace wetlands lost during cleanup, a conservation easement now protects 5.6 acres at the Stauffer Chemical Co. (Tampa) Superfund site in Tampa, Florida, as an ecological area. The restored wetlands and ponds provide 30 acres of wildlife habitat.

Figure 14. Tidal marsh at the Koppers Co., Inc. (Charleston Plant) site (South Carolina).

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.

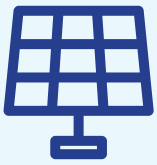
These benefits also have economic value. Replacing wetlands' water treatment services with manmade facilities, for example, would be expensive. Worldwide, wetlands provide an estimated $47.2 trillion in ecosystem services. To learn more, see:

- EPA's *Economic Benefits of Wetlands*: www.epa.gov/sites/default/files/2021-01/documents/economic_benefits_of_wetlands.pdf
- EPA's *Ecosystem Services at Superfund Sites: Reuse and the Benefit to Community:* https://semspub.epa.gov/src/document/HQ/100003500
- EPA's *Why Are Wetlands Important?*: www.epa.gov/wetlands/why-are-wetlands-important
- EPA's *Functions and Values of Wetlands*: www.epa.gov/sites/default/files/2021-01/documents/functions_values_of_wetlands.pdf

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. Alternative energy projects at Superfund sites and other contaminated lands help support White House priorities to strengthen resilience to climate change and increase access to clean energy sources. These projects also can help communities reclaim and return contaminated lands to productive uses, while supporting the EPA's mission to protect human health and the environment.

As of September 2023, the EPA is tracking eight alternative energy projects at eight Superfund sites in Region 4. These projects have an installed capacity of about 60 megawatts.



6
Solar Projects

2
Biomass Projects

Alternative energy projects tracked in **Region 4** generate an estimated **170,595 megawatt hours** each year.[6] This is equivalent to the following emission reductions...

119,176 metric tons of carbon dioxide

The carbon dioxide emissions from **15,542** homes' energy use for one year

The greenhouse gas emissions from **28,364** gasoline-powered passenger vehicles driven for one year

6 Equivalencies were calculated using power production. Production values were not available for one project in Region 4. Estimated power production for solar projects was calculated using facility capacity (megawatts) with the National Renewable Energy Laboratory's PVWatts Calculator pvwatts.nrel.gov. To learn more about equivalencies, visit www.epa.gov/energy/greenhouse-gas-equivalencies-calculator.

ENVIRONMENTAL JUSTICE AND ECONOMIC REVITALIZATION

Communities with environmental justice concerns are disproportionately affected by environmental pollution and hazards and typically include marginalized, underserved, 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.

In 2021, President Biden issued two executive orders – Executive Order 13985 (Advancing Racial Equity and Support for Underserved Communities Through the Federal Government) and Executive Order 14008 (Tackling the Climate Crisis at Home and Abroad). The executive orders directed federal agencies to develop and implement policies and strategies that strengthen compliance and enforcement, incorporate environmental justice considerations in their work, increase community engagement, and ensure that at least 40% of the benefits from federal investments in climate and clean energy flow to underserved communities.

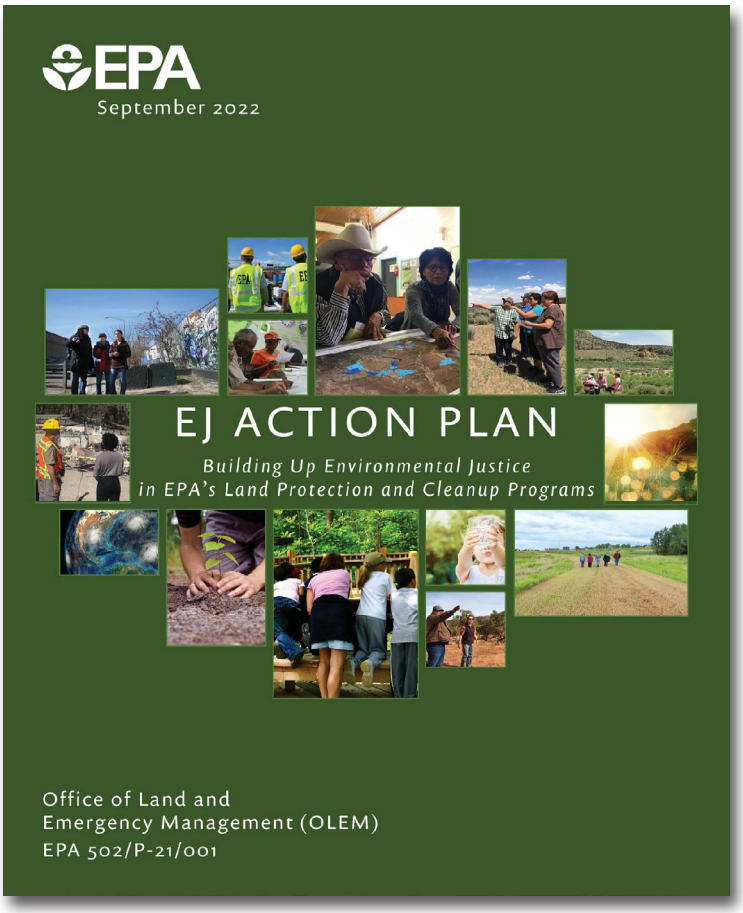


Figure 15. The EPA's EJ Action Plan aims to address cleanup issues in overburdened communities across the country.

The EPA has taken this charge to heart and, in September 2022, issued the *EJ Action Plan: Building Up Environmental Justice in EPA's Land Protection and Cleanup Programs (EJ Action Plan)*, intended to address land cleanup issues in overburdened communities across the country. The plan includes strategies to enhance nearly two dozen projects while addressing the need for stronger compliance, increased environmental justice considerations in EPA regulations, and improved community engagement. The plan also complements the recommendations for integrating environmental justice into the cleanup and redevelopment of Superfund and other contaminated sites highlighted in the May 2021 National Environmental Justice Advisory Council (NEJAC) report, *Superfund Remediation and Redevelopment for Environmental Justice Communities*.

In addition, the EPA is using investment from the Bipartisan Infrastructure Law to fund new cleanup projects and expedite ongoing cleanup at over 100 Superfund sites across the country. 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. This historic investment will finance cleanup at 26 sites in Region 4.

CLIMATE ADAPTATION AT SUPERFUND SITES

Remedies at contaminated sites may be vulnerable to the impacts of climate change and extreme weather events. The EPA's Superfund program has developed an approach that raises awareness of these vulnerabilities and applies climate change and weather science as a standard operating practice in cleanup projects. The approach involves periodic screening of Superfund remedy vulnerabilities, prioritizing the Superfund program's steps to adapt to a changing climate, and identifying measures to assure the climate resilience of Superfund sites. The EPA is working to ensure that its programs, policies, rulemaking processes, enforcement and compliance assurance activities, and operations consider the current and future impacts of climate change and how those impacts may disproportionately affect overburdened and underserved communities.

The EPA's Superfund program has done studies to identify potential vulnerabilities of cleanup actions and evaluate strategies to mitigate these vulnerabilities. In 2012, the EPA did a preliminary vulnerability assessment of all NPL sites. The EPA found that a significant number of the sites were susceptible to flooding associated with sea-level risk or floodplain proximity. A 2018 EPA study assessed the status of remedies in place at 251 Superfund sites in EPA Regions 2, 4 and 6 that were exposed to tropical-force winds or flooding associated with three major hurricane events the previous year. It found that climate resiliencies built into the remedies implemented at these sites were critical to successfully maintaining long-term protectiveness. These studies have helped inform climate adaptation planning for the Superfund program.

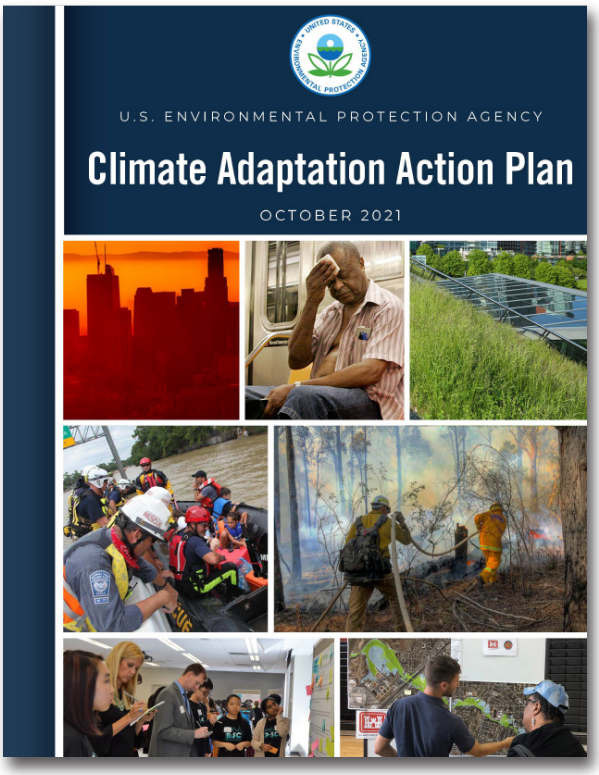


Figure 16. In January 2021, President Biden signed Executive Order 14008, requiring federal agencies to develop climate action plans that describe their climate vulnerabilities and steps to increase resilience to the impacts of climate change. In October 2021, the EPA released its updated Climate Adaptation Action Plan, which includes five climate adaptation priority actions that the Agency is taking to increase human and ecosystem resilience as disruptive impacts associated with climate change increase.

Strategies for mitigating vulnerabilities and increasing remedy resilience in light of climate change may apply to existing or planned remediation systems. The strategies also may be applied to cleanups conducted under other regulatory programs or through voluntary efforts to increase remedy resilience to the potential effects of climate change.

Examples of climate adaptation measures that increase resiliency include:

- Vegetating landfill cap covers with native plants provides a ground cover that is tolerant of local seasonal temperature and precipitation extremes and mniimizes the need for maintenance, such as mowing and watering.
- Designing and constructing capping systems to withstand significant storm and flood events.
- Raising the elevation of critical electrical instrumentation for remedial components and using water-tight materials to construct and protect remedial components.
- Restoring wetlands to reduce wave action in floodplain and intertidal zones to minimize erosion from storm events.
- Integrating specifications regarding tolerance of extreme weather and other natural hazards into building and remedial infrastructure designs.
- Routinely reassessing site vulnerability to wildfires and implementing resilience measures as recommended by firefighting agencies.

GREEN INFRASTRUCTURE AND SUSTAINABLE LANDSCAPE AND BUILDING PRACTICES AT SUPERFUND SITES

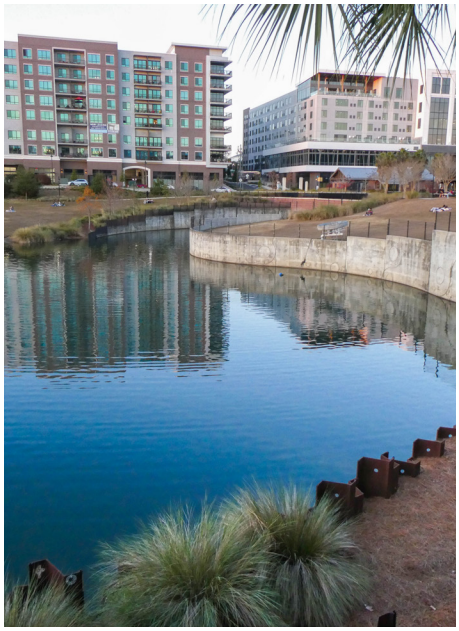
Cleaning up Superfund sites and planning for their future use offers communities opportunities to explore exciting and innovative ways to approach infrastructure, landscape and building design. Collaboration among the EPA and communities has led to award-winning examples of green infrastructure and sustainable landscape and building projects at Superfund sites across the country.

Examples of green infrastructure include ponds, stream corridors, rain gardens, green roofs and porous pavement. Green infrastructure helps manage stormwater naturally, reduces flood risk, improves air and water quality, and addresses climate change. It provides many of the same functions as traditional "grey" infrastructure, often at a fraction of the cost. It uses plants, soil, landscape design and engineered techniques to retain, absorb, filter and reduce polluted stormwater runoff. These features cut down on the need to send stormwater into overburdened, aging sewer systems, while enhancing water quality and conservation, flood-risk mitigation, habitat diversity and access to green space. Green infrastructure also enhances local quality of life for communities with Superfund sites, providing attractive green spaces, public parks and trails, and natural habitats in once-contaminated areas. Recent projects also show how reusing Superfund sites to link regional natural resources together and create interconnected landscapes provides a unique sense of place that attracts people, jobs and investment.

Sustainable landscapes, much like green infrastructure, restore and recreate natural processes, enabling water conservation, water filtration and irrigation. Sustainable building practices result in facilities that minimize energy and water use and rely on environmentally friendly materials. Projects using these approaches follow a variety of methods to improve air, soil and water quality, while also addressing urban heat island effects. By providing new habitats and reducing the use of materials that affect native plant and animal populations, sustainable buildings and landscapes support biological diversity and site stewardship. Greening once-contaminated areas also supports economic revitalization through new jobs, amenities and services, recreational assets and housing.

Key Considerations

- Green infrastructure projects rely on a detailed assessment of the area's natural resources, including waterways, forests, agricultural areas and habitat, and the services they provide.
- Early consideration of community priorities and existing initiatives is an important part of green infrastructure planning. Working with diverse stakeholders locally and regionally makes sure projects identify all linkage opportunities and any potential issues.
- Superfund reuse projects can incorporate sustainable landscape and building best practices at different scales. Some features require skilled labor and significant investment. Other efforts, such as putting in rain gardens, natural lighting and energy-efficient appliances, are simple to implement and offer significant returns.
- Reducing impervious areas – conventional pavement and roofs – is a key part of innovative projects. Using porous materials such as permeable pavers allows rain to soak into the soil, preventing sewer overflows, flooding and stream erosion.



Green infrastructure and sustainable landscape and building projects include features such as rain gardens, green roofs and permeable pavers to reduce the amount of stormwater entering sewers; "floodable" parks to provide drainage areas during major storm events; green space, parks and trails to support walkable communities; buildings using high-efficiency and environmentally friendly materials; and LEED-certified facilities.

CASCADE PARK GASIFICATION PLANT
Multi-Use Park Highlights Tallahassee's History and Culture

The 10-acre Cascade Park Gasification Plant site is in downtown Tallahassee, Florida. From 1895 to the mid-1950s, the city ran a manufactured gas plant (MGP) on-site. It turned coal into gas for lighting and heating purposes and sent byproducts to a nearby city-owned landfill. Metals and organic chemicals from MGP processes and waste management practices caused extensive soil, sediment and groundwater contamination. The EPA and local stakeholders coordinated cleanup under the Superfund Alternative Approach. They dug up contaminated soil and sediment, capped the landfill, monitored groundwater and implemented institutional controls.

Blueprint, an intergovernmental agency with city and county representatives and the objective of creating livable, sustainable and economically vibrant community, began the planning and design of Cascades Park in November 2003. Blueprint recognized the opportunity for the site cleanup to incorporate green infrastructure plans for stormwater management into the park's design. The park design strategically reused the excavation area created as part of the cleanup by converting it into the new main stormwater catchment pond, now called Boca Chuba Pond. The EPA recognized the design and planning process with its first Excellence in Site Reuse Award in 2008. Cascades Park, which is partially on-site, opened to the public in 2014. Over 1,000 people attended its opening ceremony.

Cascades Park features commemorative landmarks that celebrate Tallahassee's history and culture. The park is on the National Register of Historic Places to reflect its importance in the selection of Tallahassee as Florida's capital. Prime Meridien Plaza, at the center of the park, houses a marker that was originally set in 1824 as the beginning point for all land surveys in Florida. The City Commission named the nearby Adderley Amphitheater in recognition of Cannonball and Nat Adderley, jazz greats who began their music careers in Tallahassee. The Centennial Field Memorial in the western part of the park celebrates a historic baseball stadium that was in the city until 1975. The Korean War Memorial in the eastern part of the park pays tribute to Floridian service members who served during the conflict. The Tallahassee Civil Rights Memorial includes 14 steel panels that mark historical events of non-violent protests and sit-ins during the civil rights movement. A highlight of the memorial is a reproduction of a letter sent to Tallahassee activists from Dr. Martin Luther King, Jr. The site also supports two restaurants that occupy an historic 12,092-square-foot former utility building.

A vibrant African American community lived in the Smokey Hollow neighborhood, an area founded in the 1890s that occupied much of what is now Cascades Park. During an urban renewal project in the 1960s, the state removed the community and displaced hundreds of people from their homes. Today, the Smokey Hollow Commemoration, just north of the site, celebrates the community with interpretive panels, heritage gardens and spirit houses that represent a housing style found in the neighborhood. It also includes a restored barbershop as a tribute to Smokey Hollow's businesses.

Figures 17 & 18. Adderley Amphitheater at the Cascade Park Gasification Plant site (Florida). A stormwater retention pond at the Cascade Park Gasification Plant site (Florida).

DAVIS TIMBER COMPANY
After Green Cleanup, Former Industrial Facility Supports Animal Shelter, Recreation and Wildlife Habitat

The 30-acre Davis Timber Company Superfund site is outside of Hattiesburg, Mississippi. From 1972 until the late 1980s, Davis Timber Company ran a wood-preserving facility at the site. Workers sent wastewater from treated timber into ponds on-site. The ponds would sometimes overflow, contaminating nearby waterways, soil and sediment with pentachlorophenol, dioxin and furans. The contamination caused fish kills in nearby Country Club Lake.The EPA added the site to the National Priorities List (NPL) in 2000.

The EPA worked with the Mississippi Department of Environmental Quality to clean up the site in 2011 and 2012. Activities included digging up contaminated soil and sediment, placing waste under a 3-acre capped area, and controlling surface water flow and erosion. The remedy used green remediation measures to reuse, repurpose and recycle materials. Design optimization measures included revegetation with drought-tolerant indigenous species and soil amendments to reduce water requirements. Institutional controls in place limit future land uses and prevent disturbance of the cap area. After determining the remedy was fully protective of public health and the environment, the EPA took the site off the NPL in 2018.

A 2006 reuse assessment funded by the EPA's Superfund Redevelopment Program (SRP) helped lay the groundwork for future site use. In 2012, the Hub City Humane Society (HCHS) leased an unused part of the site. The HCHS is a community-funded organization that rescues and saves animals that would otherwise be neglected and mistreated. To support its opening, a local school donated portable buildings for use as training rooms and shelters. Sponsorships from area businesses and contracts with local governments reinforced the animal shelter's budget. In 2014, the HCHS received a $25,000 grant from a national recreation program, enabling it to build the Fields of Barktopia dog park on-site. In 2015, EPA Region 4 recognized site property owners and the HCHS's leadership with its Excellence in Site Reuse award. The animal shelter opened in 2016.

Today, the site hosts several community uses. About 150 people take their pets to the dog park each week. Other parts of the site include parking, connections to the 41-mile Longleaf Trace recreation trail and restored habitat for pollinators. HCHS monitors site conditions and Lamar County mows the grass.

Figures 19 & 20. The Hub City Humane Society runs an animal shelter and dog park at the Davis Timber Company site (Mississippi).

MIAMI DRUM SERVICES
Cleanup Enables Rail Yard Enhancements

The 1.2-acre Miami Drum Services Superfund site is in Miami, Florida. Miami Drum Services cleaned and recycled industrial drums at the area from 1966 to 1981. The company disposed of drums and residue on-site, leading to soil and groundwater contamination. An EPA groundwater investigation found that the site and two nearby Superfund sites were leaching contaminants into the Biscayne Aquifer. The Miami-Dade County Transit Authority purchased the site property in 1982. The EPA added the site to the National Priorities List (NPL) in 1983.

The county worked with the EPA to remove 15,000 tons of contaminated soil and treat over 650,000 gallons of contaminated groundwater. The county removed the soil and disposed of it safely at an off-site location. In 1985, the EPA proposed a cleanup plan to use municipal well fields and air strippers at water treatment plants to remove contaminants from groundwater. Since the air strippers came online, over 99% of monitoring reports show groundwater meeting cleanup goals. The water treatment plants continue to provide clean water to nearly 1 million residents in the area.

The successful cleanup enabled Miami-Dade County to finish construction of the William Lehman Operations and Maintenance Center. It is the primary train repair and maintenance facility for public transit in the area. The Center ensures the safety, quality and timeliness of Miami-Dade County's commuter trains, which serve 50,000 people each day. From 2013 to 2021, the county built testing facilities at the Center that allowed for the introduction of 136 new rail cars to upgrade the fleet. The cars will provide services to the Miami-Dade community for more than 30 years.

Figure 21. William Lehman Operations and Maintenance Center at the Miami Drum Services site (Florida).

Figure 22. Rail tracks and cars at the Miami Drum Services site (Florida).

PEPPER STEEL & ALLOYS, INC.
Abandoned Land Revitalized as a Commercial and Light Industrial Hub

The 25-acre Pepper Steel & Alloys, Inc. Superfund site is in Medley, Florida. From the mid-1960s to the mid-1980s, several industrial businesses, including manufacturers, equipment repair shops and a recycler, were active on-site. Pepper Steel & Alloys, Inc. ran a scrap metal recovery facility that processed transformers and electrical equipment. The companies disposed of waste and trash on the ground, allowing hazardous chemicals from rusted machinery and vehicles, tanks and batteries to leach into soil and groundwater. Illegal dumping after the businesses left the area contributed to contamination. The EPA added the site to the National Priorities List (NPL) in 1984.

With oversight from the EPA and the Florida Department of Environmental Protection (FDEP), the site's potentially responsible parties led investigations and cleanup. They collected residual oil and disposed of it off-site. They also dug up, stabilized, solidified and covered soil to form an 11-acre solid structure called a monolith. Maintenance of the monolith, groundwater monitoring and vegetation control are ongoing. Land use controls require coordination and planning with the EPA and FDEP to prevent any prohibited uses of the monolith area and to confirm proper handling of any monolith materials. In 2019, the EPA designated the site as Sitewide Ready for Anticipated Use after finalizing institutional controls for all areas of the site.

To help support site reuse, the EPA worked with prospective site owners as they sought project funding and identified uses that would be compatible with the remedy. The EPA worked with SeaVee Boats, a custom-order boat business, on a Bona Fide Prospective Purchaser (BFPP) Agreement, under which the company's liability concerns could be addressed. BFPP status provides liability protection for landowners who meet certain criteria and obligations, including complying with land use restrictions and cooperating with regulating authorities. Today, SeaVee Boats operates a highly successful manufacturing operation on the northern site parcel that supports about 300 jobs. The EPA also worked with Hilco Medley, a BFPP, on the development plans for the western middle parcel. This parcel will be updated with commercial warehousing. Two trucking businesses and a heavy machinery parts company also use the site for commercial truck storage and used trucks and parts sales. The town of Medley is working to expand access to the site, which could increase opportunities for more development.

Figures 23 & 24. The SeaVee Boats facility at the Pepper Steel & Alloys, Inc. site (Florida).

REDEVELOPMENT ON THE HORIZON IN REGION 4

FORMER SPELLMAN ENGINEERING
School Facilities, Recreation and Community Uses at Former Parts Cleaning Property

The Former Spellman Engineering site is near downtown Orlando, Florida. Spellman Engineering ran an electronics components cleaning facility at the site from 1963 to 1969. Trichloroethylene (TCE) discharge from operations resulted in a contaminated groundwater plume covering about 40 acres. The city of Orlando (the city) and Orlando Utility Commission (OUC) purchased most of the land above the plume before its discovery in 1992. In 2007 and 2008, the EPA's Superfund Redevelopment Program supported community involvement and outreach efforts focused on site cleanup and redevelopment. In 2008, the city signed the first contiguous property owner agreement (CPO) in the country to conduct the cleanup. The city sold 18 acres of the property to Lake Highland Preparatory School (LHPS) and used the proceeds to help fund the cleanup. This prevented the site's listing on the National Priorities List (NPL).

Cleanup began in early 2011 and included soil and groundwater treatment. The remedy has reduced contamination levels by about 90%. LHPS worked with the city, state and the EPA to finalize agreements that addressed potential liability concerns and facilitated the property's reuse. The cleanup protects public health and the site's reuse is consistent with community goals and priorities. LHPS expanded and built new school facilities. The school's Lake Highland Athletic Complex includes the O'Meara Family Softball Field, the Frontline Field, a multi-purpose sports field, six tennis courts and parking. The Dinky Line segment of the Orlando Urban Trail, a paved recreation trail, extends through the area. The city and OUC plan to sell the rest of the property and encourage redevelopment at new transit facilities nearby.

Reuse at the site's source area will soon feature the BarkHaven Dog Bar. This business will use a remodeled warehouse and outdoor area as a dog spa, dog run with pet-friendly turf, coffee bar, beer garden, food truck destination and music venue. BarkHaven Dog Bar plans to partner with the community for events such as dog shot clinics, dog adoption days and trivia nights. The business will support about 30 jobs and provide Orlando with a unique multi-purpose space.

Figures 25 & 26. BarkHaven Dog Bar under construction at the Former Spellman Engineering site (Florida) (left). The Dinky Line segment of the Orlando Urban Trail at the at the Former Spellman Engineering site (Florida) (right).

US FINISHING/CONE MILLS
Collaborative Partnership Paves Way for Award-Winning Reuse Plans

The 259-acre US Finishing/Cone Mills Superfund site is on the banks of Langston Creek in Greenville, South Carolina. From 1903 to 2003, companies ran a textile bleaching and finishing facility on-site. It was one of the most successful mills in upstate South Carolina. In 2003, a fire destroyed part of the main plant and ended operations. Facility activities contaminated soil, sediment, surface water and groundwater. The EPA added the site to the National Priorities List (NPL) in 2011 and divided the site into three areas, or operable units (OUs). OU1 is the Main Facility, OU2 is Off Main Facility and OU3 addresses sitewide groundwater.

The EPA is addressing cleanup in each OU to allow for partial deletions from the NPL. The EPA completed a short-term cleanup action to demolish facility buildings and secure the area in 2012. In 2021, the EPA found that the 150-acre operable unit 2 did not pose a threat to human health and the environment and took it off the NPL. The EPA selected a final cleanup plan for operable unit 1 in 2022 and took a 70-acre part of it off the NPL in 2023. Cleanup of the plant area in operable unit 1 will start in 2024. The EPA selected the long-term remedy for operable unit 3, contaminated groundwater, in September 2023. It includes in-place treatment, monitoring and institutional controls to prohibit groundwater use. The EPA selected this site as an Integrated Cleanup Initiative pilot project to demonstrate an innovative combination of management approaches and cleanup techniques.

Partial NPL deletions and collaborative planning efforts among site stakeholders, the state, the county and the EPA are opening the door for redevelopment. Plans include a mixed-use neighborhood with townhouses, apartments, offices, stores and restaurants. They also call for 55 acres of open space and 10 miles of recreation trails that connect to the 22-mile Swamp Rabbit Trail. About 22% of Greenville County's rapidly growing population is considered low income and will benefit from the housing, amenities and economic boost provided by this project. Construction is expected to take place over the next 15 years.

The Cone Mills Acquisition Group, a partnership of three private businesses, received EPA Region 4's Excellence in Site Reuse award in 2023. This award recognizes their efforts to return the site to sustainable and beneficial reuse.

Figures 27 & 28. The Swamp Rabbit Trail at the US Finishing/Cone Mills site (South Carolina) (left). Members of the Cone Mills Acquisition Group and EPA staff at the US Finishing Cone Mills site during the Region 4 Excellence in Site Reuse award ceremony in 2023 (South Carolina).

CONCLUSION

The EPA works closely with its partners at Superfund sites across Region 4 to make sure sites can safely be reused or remain in continued use during and following 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 256 NPL sites and 25 non-NPL Superfund sites in Region 4 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 4. The EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 4.

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 additional actions to ensure reuses are compatible with site remedies.

Figure 29. A fountain at the Capitol City Plume site (Alabama).

Across Region 4, 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.

EPA Superfund Redevelopment Resources

EPA Region 4 Superfund Redevelopment Coordinators
Shelby Johnston | (404) 562-8287 | johnston.shelby@epa.gov
Susan Kibler | (404) 562-9622 | kibler.susan@epa.gov
Scott Miller | (404) 562-9120 | miller.scott@epa.gov

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

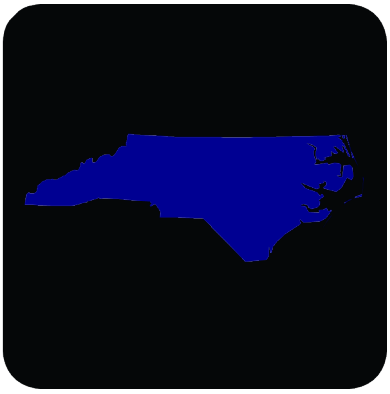
EPA Superfund Redevelopment Program Website: tools, resources and more information about Superfund site reuse
www.epa.gov/superfund-redevelopment

EPA Office of Site Remediation Enforcement Website: tools that address landowner liability concerns
www.epa.gov/enforcement/landowner-liability-protections

STATE REDEVELOPMENT PROFILES





ALABAMA REDEVELOPMENT PROFILE

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

Businesses and Jobs

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

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

	Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
In Reuse	*1*	*0*	*-*	*-*	*-*	*-*
In Continued Use	*3*	*0*	*-*	*-*	*-*	*-*
In Reuse and in Continued Use	*11*	*7*	*18*	*$1.6 billion*	*1,055*	*$100 million*
Totals	***15***	***7***	***18***	***$1.6 billion***	***1,055***	***$100 million***

[a] Three sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

The EPA has collected property value data for five Superfund sites in reuse or continued use in Alabama. These sites span 174 property parcels and 4,209 acres.

Table 4. Property Value and Tax Information for Sites in Reuse and Continued Use in Alabama[a]

Total Land Value (4 sites)	Total Improvement Value (4 sites)	Total Property Value (5 sites)	Total Annual Property Taxes (5 sites)
$45 million	*$27 million*	*$86 million*	*$544,452*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2023 for all data collected.

Figure 30. Ciba-Geigy (McIntosh Plant) site (Alabama).

Did You Know?

A chemical manufacturing facility was active at the Ciba-Geigy Corp. (McIntosh Plant) Superfund site starting in the 1950s. Its operations contaminated soil and groundwater. The EPA's cleanup plan is compatible with continued industrial use of the area. Today, the site owner safely runs the facility and leases part of the property to another business. Site businesses support over 500 jobs and generate about $1 billion in annual sales revenue.

FLORIDA REDEVELOPMENT PROFILE

The EPA partners with the Florida Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in Florida. Florida has 68 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Florida.

Businesses and Jobs

The EPA has collected economic data for 364 businesses and organizations operating on 44 sites in reuse or continued use in Florida.

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

	Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
In Reuse	*38*	*25*	*130*	*$335 million*	*1,489*	*$93 million*
In Continued Use	*11*	*5*	*5*	*$1.1 billion*	*1,056*	*$76 million*
In Reuse and in Continued Use	*19*	*14*	*229*	*$2.5 billion*	*8,073*	*$656 million*
Totals	***68***	***44***	***364***	***$4 billion***	***10,618***	***$825 million***

[a] Six sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

The EPA has collected property value data for 46 Superfund sites in reuse or continued use in Florida. These sites span 1,138 property parcels and 3,524 acres.

Table 6. Property Value and Tax Information for Sites in Reuse and Continued Use in Florida[a]

Total Land Value (41 sites)	Total Improvement Value (40 sites)	Total Property Value (46 sites)	Total Annual Property Taxes (46 sites)
$301 million	*$560 million*	*$1.1 billion*	*$17 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 2022 to 2024.

Figure 31. Brown's Dump site (Florida).

Did You Know?

From the 1940s to the 1950s, the city of Jacksonville buried incinerated ash in a landfill at the Brown's Dump Superfund site. EPA worked with the city to remove contaminated material and replace it with clean soil. The EPA's Superfund Job Training Initiative provided environmental remediation training and careers for residents affected by the site. An urban farm on-site provides education and produce for the community.

GEORGIA REDEVELOPMENT PROFILE

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

Businesses and Jobs

The EPA has collected economic data for 35 businesses and organizations operating on 13 sites in reuse or continued use in Georgia.

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

	Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
In Reuse	*4*	*3*	*4*	*$5 million*	*38*	*$1 million*
In Continued Use	*6*	*4*	*5*	*$75 million*	*166*	*$12 million*
In Reuse and in Continued Use	*7*	*6*	*26*	*$177 million*	*834*	*$59 million*
Totals	***17***	***13***	***35***	***$257 million***	***1,038***	***$72 million***

[a] One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

The EPA has collected property value data for seven Superfund sites in reuse or continued use in Georgia. These sites span 19 property parcels and 1,294 acres.

Table 8. Property Value and Tax Information for Sites in Reuse and Continued Use in Georgia[a]

Total Land Value (7 sites)	Total Improvement Value (7 sites)	Total Property Value (7 sites)	Total Annual Property Taxes (7 sites)
$5 million	*$32 million*	*$37 million*	*$265,361*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2023 for all data collected.

Figure 32. T.H. Agriculture & Nutrition Co. (Albany Plant) site (Georgia).

Did You Know?

Pesticide production at the T.H. Agriculture & Nutrition Co. (Albany Plant) Superfund site contaminated soil, sediment and groundwater. Industrial businesses remained open throughout the cleanup. A construction company and welding supply facility are active on-site. Together, they support over 25 jobs and generate $9 million in annual sales revenue.

KENTUCKY REDEVELOPMENT PROFILE

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

Businesses and Jobs

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

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

	Sites	Sites with Businesses	Businesses	Total Annual Sales[a]	Total Employees	Total Annual Employee Income
In Reuse	*3*	*0*	*-*	*-*	*-*	*-*
In Continued Use	*3*	*2*	*2*	*$213 million*	*526*	*$41 million*
In Reuse and in Continued Use	*1*	*1*	*4*	*$284 million*	*107*	*$11 million*
Total	***7***	***3***	***6***	***$497 million***	***633***	***$52 million***

[a] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

The EPA has collected property value data for two Superfund sites in reuse or continued use in Kentucky. These sites span seven property parcels and 820 acres.

Table 10. Property Value and Tax Information for Sites in Reuse and Continued Use in Kentucky[a]

Total Land Value (2 sites)	Total Improvement Value (2 sites)	Total Property Value (2 sites)	Total Annual Property Taxes (2 sites)
$5 million	*$17 million*	*$22 million*	*$235,397*

[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 2022 to 2023.

Figure 33. National Electric Coil Co./Cooper Industries site (Kentucky).

Did You Know?

A coal mining machinery repair facility at the National Electric Coil Co./Cooper Industries Superfund site contaminated soil and groundwater in the area. The parties responsible for contamination worked with the EPA to connect affected homes to the public water supply. Groundwater treatment is ongoing. An automobile salvage yard is active on-site.

MISSISSIPPI REDEVELOPMENT PROFILE

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

Businesses and Jobs

The EPA has collected economic data for 12 businesses and organizations operating on five sites in reuse or continued use in Mississippi.

Table 11. Detailed Site and Business Information for Sites in Reuse and Continued Use in Mississippi (2023)

	Sites	Sites with Businesses	Businesses	Total Annual Sales[a]	Total Employees	Total Annual Employee Income
In Reuse	*3*	*3*	*10*	*$38 million*	*52*	*$3 million*
In Continued Use	*1*	*1*	*1*	*$9 million*	*260*	*$11 million*
In Reuse and in Continued Use	*2*	*1*	*1*	*-*	*-*	*-*
Total	***6***	***5***	***12***	***$47 million***	***312***	***$14 million***

[a] 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

The EPA has collected property value data for three Superfund sites in reuse or continued use in Mississippi. These sites span 30 property parcels and 94 acres.

Table 12. Property Value and Tax Information for Sites in Reuse and Continued Use in Mississippi[a]

Total Land Value (3 sites)	Total Improvement Value (3 sites)	Total Property Value (3 sites)	Total Annual Property Taxes (3 sites)
$2 million	*$2 million*	*$4 million*	*$41,134*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2023 for all data collected.

Figure 34. Sonford Products Superfund (Mississippi).

Did You Know?

Improper chemical disposal practices at the Sonford Products Superfund site in Flowood, Mississippi, contaminated soil, sediment, surface water and groundwater. The EPA and the state cleaned up groundwater and are using funding from the Bipartisan Infrastructure Law to treat contaminated soil. Current site uses include homes and a septic tank manufacturing facility.

NORTH CAROLINA REDEVELOPMENT PROFILE

The EPA partners with the North Carolina Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in North Carolina. North Carolina has 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 North Carolina.

Businesses and Jobs

The EPA has collected economic data for 33 businesses and organizations operating on 19 sites in reuse or continued use in Alabama.

Table 13. Detailed Site and Business Information for Sites in Reuse and Continued Use in North Carolina (2023)

	Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
In Reuse	*9*	*8*	*13*	*$54 million*	*503*	*$20 million*
In Continued Use	*4*	*2*	*2*	*$128 million*	*309*	*$19 million*
In Reuse and in Continued Use	*12*	*9*	*18*	*$463 million*	*763*	*$51 million*
Totals	***25***	***19***	***33***	***$645 million***	***1,575***	***$90 million***

[a] Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

The EPA has collected property value data for nine Superfund sites in reuse or continued use in North Carolina. These sites span 222 property parcels and 2,162 acres.

Table 14. Property Value and Tax Information for Sites in Reuse and Continued Use in North Carolina[a]

Total Land Value (9 sites)	Total Improvement Value (9 sites)	Total Property Value (9 sites)	Total Annual Property Taxes (8 sites)
$36 million	*$67 million*	*$103 million*	*$758,584*

[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 2023 to 2024.

Figure 35. Celanese Corp. (Shelby Fibers Operations) site (North Carolina).

Did You Know?

Starting in the 1960s, a plant at the 450-acre Celanese Corp. (Shelby Fibers Operations) Superfund site in Shelby, North Carolina, made filament thread and polyester staples. Chemical waste contaminated soil and groundwater. Stakeholders cleaned soil, built a groundwater treatment system and connected nearby homes to the public water supply. Today, the area safely supports high-performance engineering polymers manufacturing.

SOUTH CAROLINA REDEVELOPMENT PROFILE

The EPA partners with the South Carolina Department of Health and Environmental Services to oversee the investigation and cleanup of Superfund sites in South Carolina. South Carolina 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 South Carolina.

Businesses and Jobs

The EPA has collected economic data for 70 businesses and organizations operating on 15 sites in reuse or continued use in South Carolina.

Table 15. Detailed Site and Business Information for Sites in Reuse and Continued Use in South Carolina (2023)

	Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
In Reuse	*9*	*4*	*7*	*$72 million*	*118*	*$9 million*
In Continued Use	*5*	*4*	*5*	*$35 million*	*120*	*$9 million*
In Reuse and in Continued Use	*11*	*7*	*58*	*$317 million*	*1,386*	*$85 million*
Totals	***25***	***15***	***70***	***$424 million***	***1,624***	***$103 million***

[a] Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

The EPA has collected property value data for 13 Superfund sites in reuse or continued use in South Carolina. These sites span 310 property parcels and 1,157 acres.

Table 16. Property Value and Tax Information for Sites in Reuse and Continued Use in South Carolina[a]

Total Land Value[b] (13 sites)	Total Improvement Value (10 sites)	Total Property Value (13 sites)	Total Annual Property Taxes (13 sites)
$191 million	*$96 million*	*$294 million*	*$4 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 2022 to 2023.
[b] Land value for one of the sites is listed as $0.

Figure 36. Calhoun Park Area site (South Carolina).

Did You Know?

A manufactured gas plant produced liquid coal tar waste at the Calhoun Park Area site in Charleston, South Carolina. The EPA, the state and site stakeholders cleaned up contaminated soil and groundwater and re-established ecological habitat in the area. The site also hosts housing, commercial businesses, green space and an aquarium.

TENNESSEE REDEVELOPMENT PROFILE

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

Businesses and Jobs

The EPA has collected economic data for 93 businesses and organizations operating on eight sites in reuse or continued use in Tennessee.

Table 17. Detailed Site and Business Information for Sites in Reuse and Continued Use in Tennessee (2023)

	Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
In Reuse	*6*	*4*	*30*	*$73 million*	*261*	*$12 million*
In Continued Use	*4*	*2*	*2*	*$280 million*	*1,650*	*$102 million*
In Reuse and in Continued Use	*8*	*2*	*61*	*$172 million*	*966*	*$61 million*
Totals	***18***	***8***	***93***	***$525 million***	***2,877***	***$175 million***

[a] Four sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

The EPA has collected property value data for six Superfund sites in reuse or continued use in Tennessee. These sites span 99 property parcels and 272 acres.

Table 18. Property Value and Tax Information for Sites in Reuse and Continued Use in Tennessee[a]

Total Land Value (6 sites)	Total Improvement Value (6 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (6 sites)
$10 million	*$32 million*	*$42 million*	*$369,245*

[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 2022 to 2023.

Figure 37. Smalley-Piper site (Tennessee).

Did You Know?

Farm tools and battery casings manufacturing at the Smalley-Piper site in Collierville, Tennessee, contaminated soil and groundwater, affecting public drinking water sources. The EPA and the state removed and treated soil and groundwater. The site received funding from the Bipartisan Infrastructure Law to accelerate cleanup. A self-storage facility and a tire and automotive store are active on-site.

REUSE INFORMATION SOURCES

Write-ups of sites in reuse or continued use included in this profile are based on available the EPA resources, including Superfund Redevelopment Program case studies as well as other resources. Links to the EPA's Superfund Redevelopment Program case studies and other resources are included below.

EPA Resources

Brown's Dump. EPA Site Profile. www.epa.gov/superfund/browns-dump

Calhoun Park Area. EPA Site Profile. www.epa.gov/superfund/calhoun-park

Camilla Wood Preserving Company. EPA Site Profile. www.epa.gov/superfund/camilla-wood-preserving

Camilla Wood Preserving Company. 2019. Site Redevelopment Profile. semspub.epa.gov/work/HQ/100002198.pdf

Camilla Wood Preserving Company. 2022. Second Five-Year Review Report. semspub.epa.gov/work/04/11174350.pdf

Cascade Park Gasification Plant. 2022. Region 4 Economic Redevelopment Profile. semspub.epa.gov/src/document/HQ/100003146

Cascade Park Gasification Plant. 2023. Beneficial Effects Economic Case Study. semspub.epa.gov/src/document/HQ/100003364

Celanese Corp. (Shelby Fiber Operations). EPA Site Profile. www.epa.gov/superfund/celanese-shelby-fibers

Ciba-Geigy Corp. (McIntosh Plant). EPA Site Profile. www.epa.gov/superfund/ciba-geigy-corporation

Ciba-Geigy Corp. (McIntosh Plant). 2021. Region 4 Economic Redevelopment Profile. semspub.epa.gov/work/HQ/100003146.pdf

Davis Timber. 2019. Site Redevelopment Profile. semspub.epa.gov/src/document/HQ/403536

Davis Timber. 2022. Second Five-Year Report. semspub.epa.gov/src/document/04/11167389

Davis Timber. Reuse at Davis Timber Superfund Site Story Map. epa.maps.arcgis.com/apps/Cascade/index.html?appid=62f543a18e8d4f0fabb39dbc9fc724cc

Former Spellman Engineering. 2011. Case Study. semspub.epa.gov/src/document/04/11121147

Former Spellman Engineering. 2019. Site Redevelopment Profile. semspub.epa.gov/src/document/HQ/403544

Landia Chemical Company. EPA Site Profile. www.epa.gov/superfund/landia-chemical-company

Landia Chemical Company. 2019. Site Redevelopment Profile. semspub.epa.gov/work/HQ/403557.pdf

Landia Chemical Company. 2022. Second Five-Year Review Report. semspub.epa.gov/src/document/04/11173738

Miami Drum Services. 2018. Fourth Five-Year Review Report. semspub.epa.gov/src/document/04/11111842

Miami Drum Services. 2021. Community Involvement Plan. semspub.epa.gov/src/document/04/11167777

Miami Drum Services. 2023. Fifth Five-Year Review Report. semspub.epa.gov/src/document/04/11189293

National Electric Coil Co./Cooper Industries. EPA Site Profile. www.epa.gov/superfund/national-electric-coil-cooper-industries

Pepper Steel & Alloys, Inc. 1984. National Priorities List Site Narrative. semspub.epa.gov/src/document/04/11121443

Pepper Steel & Alloys, Inc. 2018. Site Redevelopment Profile. semspub.epa.gov/work/HQ/403573.pdf

Pepper Steel & Alloys, Inc. 2018. Case Study. semspub.epa.gov/src/document/HQ/197406

Pepper Steel & Alloys, Inc. 2022. Sixth Five-Year Review Report. semspub.epa.gov/src/document/04/11173676

Smalley-Piper. EPA Site Profile. www.epa.gov/superfund/smalley-piper

Sonford Products. EPA Site Profile. www.epa.gov/superfund/sonford-products

T.H. Agriculture & Nutrition Co. (Albany Plant). EPA Site Profile. www.epa.gov/superfund/t-h-agriculture

US Finishing/Cone Mills. EPA Site Profile. www.epa.gov/superfund/us-finishing-cone-mills

US Finishing/Cone Mills. 2022. Region 4 Economic Redevelopment Profile. semspub.epa.gov/src/document/HQ/100003146

US Finishing/Cone Mills. 2023. Operable Unit 3 Record of Decision. semspub.epa.gov/work/04/11165291.pdf

US Finishing/Cone Mills. 2023. EPA Press Release. www.epa.gov/newsreleases/epa-recognizes-us-finishing-cone-mills-superfund-site-excellence-site-reuse-award

Other Resources

Cascade Park Gasification Plant. City of Tallahassee Cascades Park Features. www.talgov.com/parks/parks-cascades-features

Former Spellman Engineering. BarkHaven Dog Bar Website. www.barkhaven.com/

Landia Chemical Company. The Ledger News Article "Three Companies Honored For Cleanup of Former Landia Chemical Site in West Lakeland." www.theledger.com/story/news/2014/05/14/three-companies-honored-for-cleanup/8176587007/

US Finishing/Cone Mills. Local News Article "Multibillion dollar revitalization project set to begin in Greenville Co." www.wspa.com/news/local-news/multibillion-dollar-revitalization-project-set-to-begin-in-greenville-co/

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. 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 ReferenceSolutions database (https://thereferencegroup.com). In cases where ReferenceUSA did not include employment and sales volume for on-site businesses, the 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.

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 used for this profile 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 this profile). 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. Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

PROPERTY VALUE AND TAX INFORMATION

The 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 2022 to 2024. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

Back cover photos: Cascade Park Gasification Plant (Florida), Calhoun Park Area (South Carolina), Davis Timber Company (Mississippi).

Any mention of trade names, manufacturers or products in this document and its appendices 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

Region 4
61 Forsyth Street SW
Atlanta, GA 30303

October 2024

www.epa.gov/aboutepa/about-epa-region-4-southeast