# Economic Prosperity and Community Growth Through Superfund Redevelopment

Wednesday, April 23, 2025

1:00 P.M. – 2:00 P.M. EDT

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# Overview

1. Introduction to Superfund and Superfund Redevelopment
2. Economic and Community Benefits of Superfund Redevelopment
3. Economic Renewal and Revitalization Case Studies
4. Superfund Redevelopment Resources and Contacts
5. Q&A

*Aerial view of the HVO facilities at the Benfield Industries, Inc. Superfund site (North Carolina).*

*The oil terminal and transfer facility at the Tex-Tin Corp. Superfund site (Texas)*

EPA

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# Introduction to Superfund and Superfund Redevelopment

Alexis Rourk Reyes, EPA Superfund Redevelopment Program

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# What is Superfund?

- Congress established the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) in 1980
- Informally, the act is referred to as Superfund and the contaminated sites are called Superfund sites
- The act requires the parties responsible for the contamination to either perform cleanups or reimburse the government for EPA-led cleanup work
- The EPA's Superfund program is responsible for cleaning up some of the nation's most contaminated land and responding to environmental emergencies and natural disasters

*The Silver Mountain Resort at the Bunker Hill Mining & Metallurgical Complex Superfund site (Idaho).*

*Marine terminal at the Welsbach & General Gas Mantle (Camden Radiation) Superfund site (New Jersey).*

# Superfund Redevelopment Program

- The EPA's ultimate goal with the Superfund Program is to return sites back to productive use in a protective manner.
- Each Superfund site property holds reuse potential waiting to be realized!

Supporting EPA's Pillar 1 - Clean Air, Land, and Water for Every American


Helping communities affected by Superfund sites return land to safe and beneficial use

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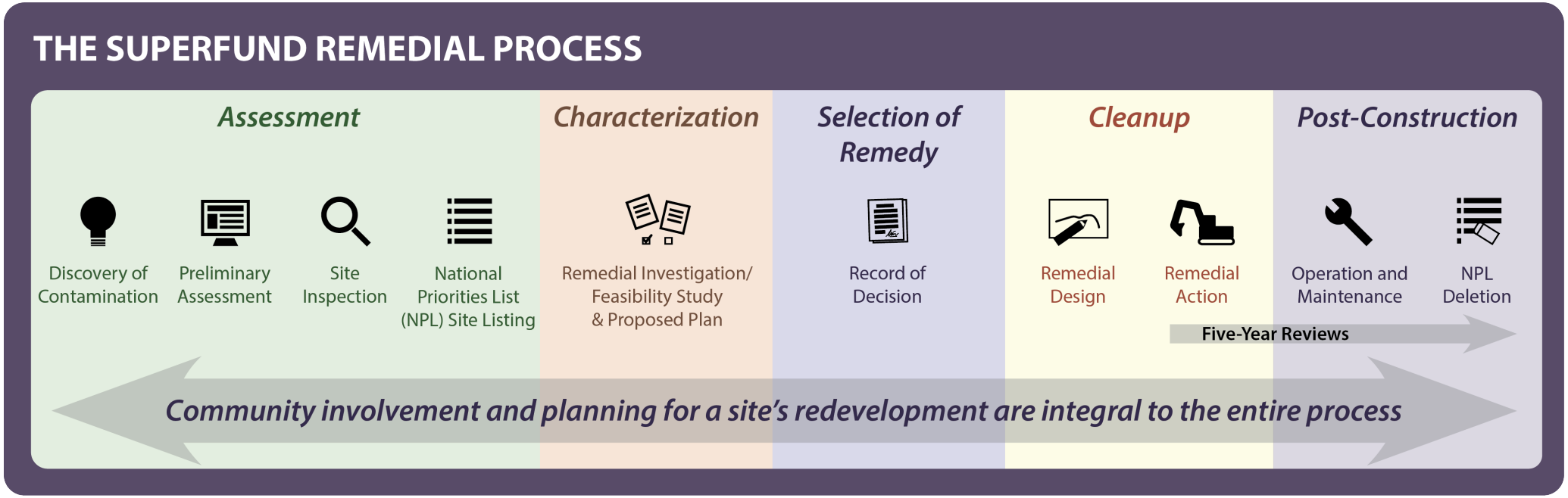
# When Should Redevelopment Be Considered During the Cleanup Process?




Sites can be redeveloped during any stage of the cleanup process
The EPA benefits from reuse information at every stage of the cleanup!

# Types of Site Reuse

*Reuse comes in all shapes and sizes!*

- Recreational
- Ecological
- Agricultural
- Public Service
- Commercial
- Mixed Uses
- Industrial
- Residential

# Industrial and Commercial Reuse

Restoring Superfund sites spurs growth in:

- Manufacturing
- Commercial Businesses
- Energy Production

*An on-site oil refinery produces most of Minnesota's transportation fuels at the Koch Refining Co./N-Ren Corp. (Minnesota).*


*The Amazon distribution Center on-site at the Reynolds Metals Company Superfund site (Oregon).*

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# Economic and Community Benefits of Superfund Redevelopment

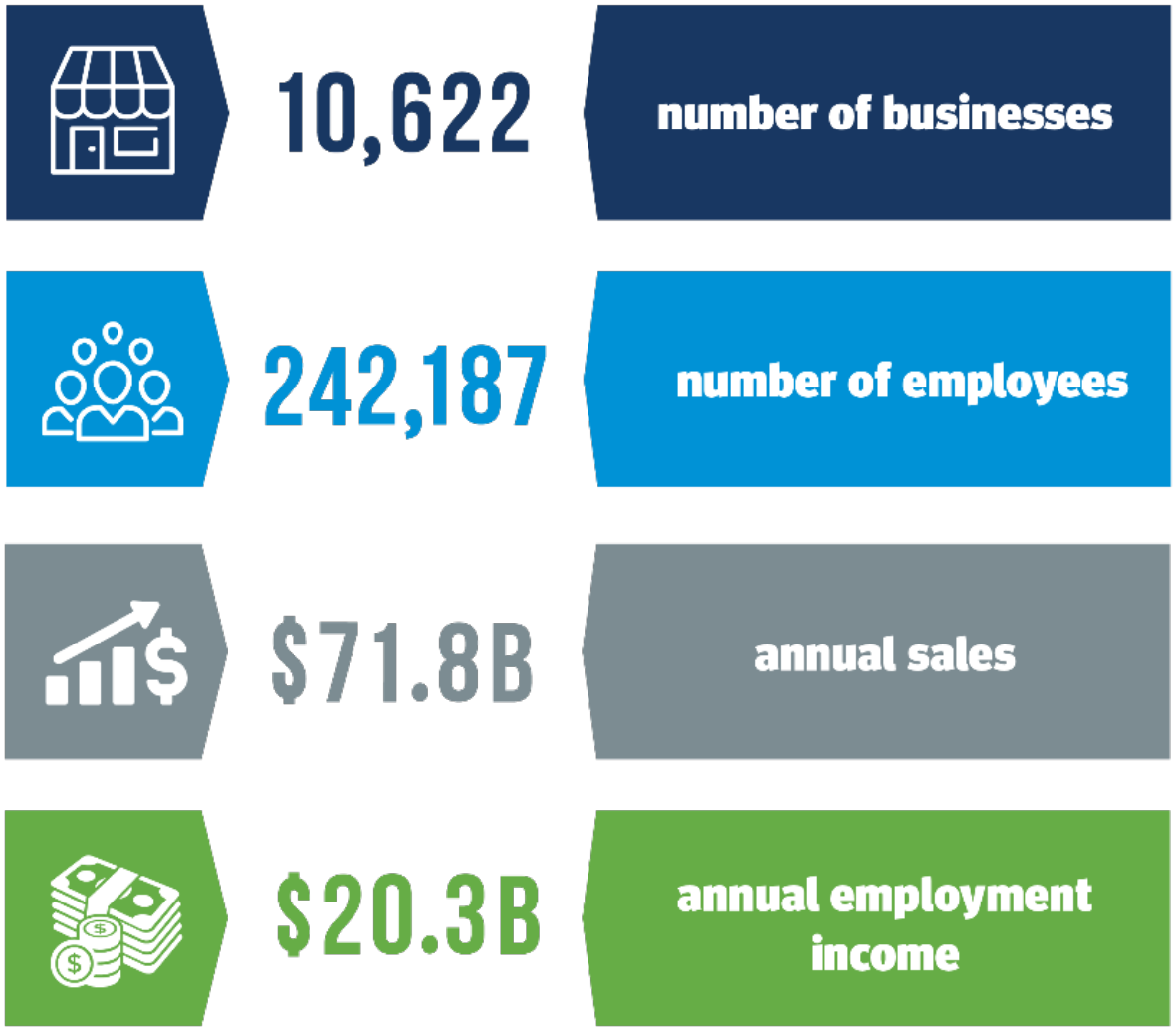
Alexis Rourk Reyes

EPA

# Superfund Redevelopment Economics

**In FY 2024, at over 700 Superfund sites supporting businesses:**

Sales generated by businesses at Superfund sites in reuse totaled $71.8 billion in 2024, which is over three times the $21.6 billion (inflation-adjusted) that the EPA spent cleaning up the sites.



# Supporting Regional and Local Economies

EPA United States Environmental Protection Agency

**Beneficial Effects Economic Case Study**

## Former Nansemond Ordnance Depot

Suffolk, Virginia
EPA Region 3

### Site Overview

**Size and Location**
This 975-acre site is in Suffolk, Virginia, near the northwestern end of State Route 135. It is on the James River at the mouth of the Nansemond River.

**Previous Site Uses**
- Storage, shipment, reconditioning and disposal of munitions

**Current Site Uses**
- Commercial businesses and hospitality
- Community-focused services
- Engineering, technology and logistics services
- Innovative water treatment services
- Residential developments

**Community Information**
As of the 2020 U.S. Census, about 5,000 people live within a half mile of the site. An estimated 45% of the people living on and near the site in Suffolk are people of color. Seven percent of the community is classified as low income, a rate lower than state and national averages. An analysis of the Superfund area was conducted using EPA's Environmental Justice Screening and Mapping tool (EJScreen), which identifies key factors relating to environmental justice and socioeconomic risks. At this site, most of the environmental justice and socioeconomic risk factors identified by EPA are considered lower risk compared with the state and the rest of the country.

Figure 1. A map of the Former Nansemond Ordnance Depot site in Suffolk, Virginia.

### Site Reuse Highlights

This case study explores the cleanup and reuse of the Former Nansemond Ordnance Depot (FNOD) Superfund site. As a Formerly Used Defense Site (FUDS) with a variety of contaminants, this site has required complex cleanup efforts and coordination by the EPA, federal agencies and local government. Throughout the process, EPA has facilitated community efforts advocating for equitable and protective redevelopment. While some cleanup efforts are ongoing, FNOD includes more than 100 different [illegible] supporting a wide range of new uses and forward-thinking businesses. Key site uses include the Sustainable Water Tomorrow (SWIFT) Research Center, the Ashely Capital Bridgeway Business Center, the Tidewater Community [illegible]or Workforce Solutions, the Lockheed Martin Center for Innovation, and the award-winning RoadOne [illegible] facility.

### Economic Benefits of Site Reuse

**34** businesses

**999** jobs

**$72 million** annual employment income

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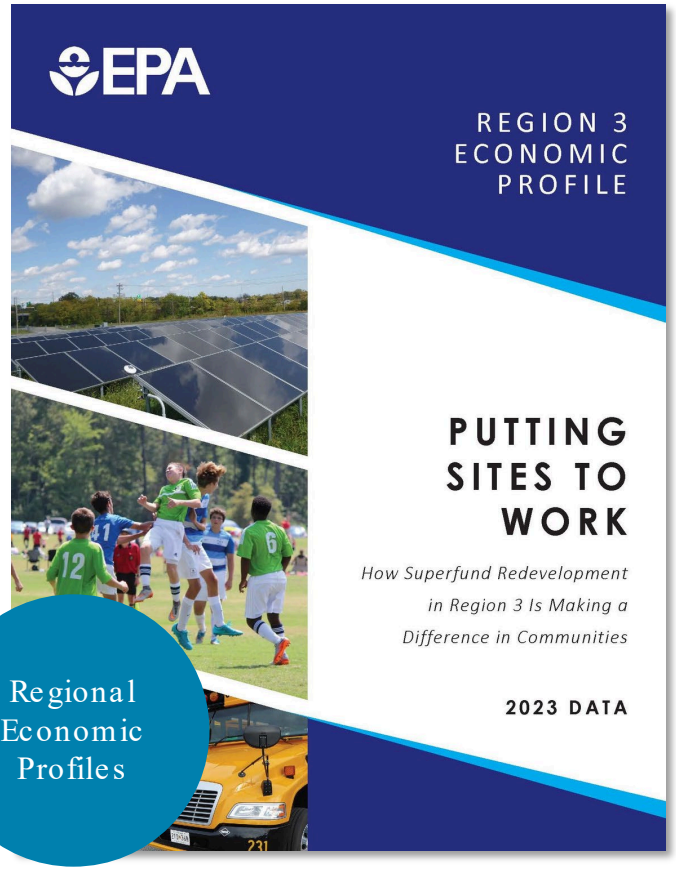
Beneficial Effects Economic Case Studies



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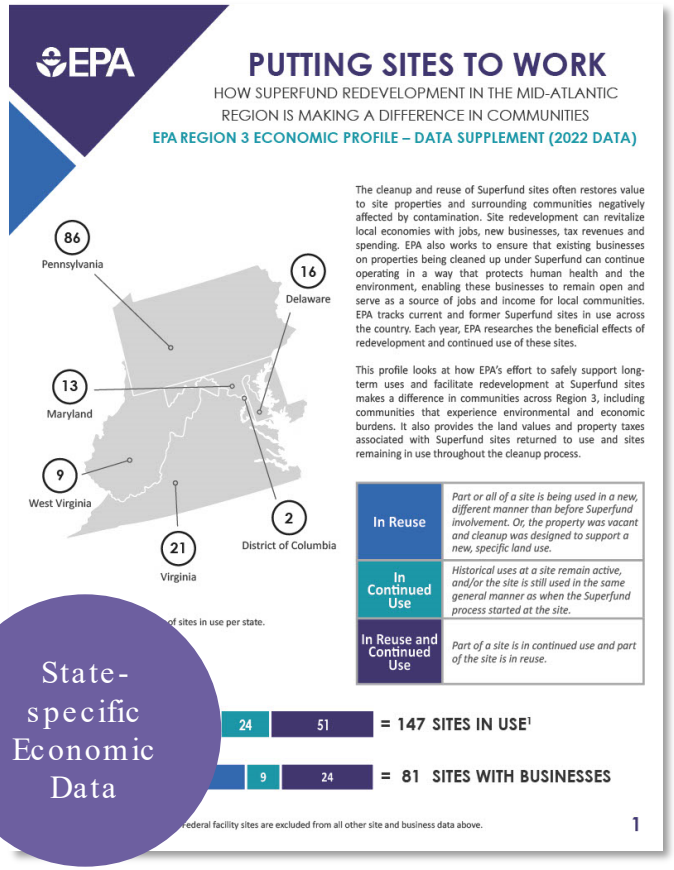
REGION 3 ECONOMIC PROFILE

**PUTTING SITES TO WORK**

*How Superfund Redevelopment in Region 3 Is Making a Difference in Communities*

**2023 DATA**

Regional Economic Profiles



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**PUTTING SITES TO WORK**

HOW SUPERFUND REDEVELOPMENT IN THE MID-ATLANTIC REGION IS MAKING A DIFFERENCE IN COMMUNITIES

EPA REGION 3 ECONOMIC PROFILE – DATA SUPPLEMENT (2022 DATA)

The cleanup and reuse of Superfund sites often restores value to site properties and surrounding communities negatively affected by contamination. Site redevelopment can revitalize local economies with jobs, new businesses, tax revenues and spending. EPA also works to ensure that existing businesses on properties being cleaned up under Superfund can continue operating in a way that protects human health and the environment, enabling these businesses to remain open and serve as a source of jobs and income for local communities. EPA tracks current and former Superfund sites in use across the country. Each year, EPA researches the beneficial effects of redevelopment and continued use of these sites.

This profile looks at how EPA's effort to safely support long-term uses and facilitate redevelopment at Superfund sites makes a difference in communities across Region 3, including communities that experience environmental and economic burdens. It also provides the land values and property taxes associated with Superfund sites returned to use and sites remaining in use throughout the cleanup process.

86 Pennsylvania
16 Delaware
13 Maryland
9 West Virginia
21 Virginia
2 District of Columbia

of sites in use per state.

| | |
|---|---|
| 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.* |
| 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.* |
| In Reuse and Continued Use | *Part of a site is in continued use and part of the site is in reuse.* |

24 51 = 147 SITES IN USE[1]

9 24 = 81 SITES WITH BUSINESSES

[illegible]ederal facility sites are excluded from all other site and business data above.

1

State-specific Economic Data

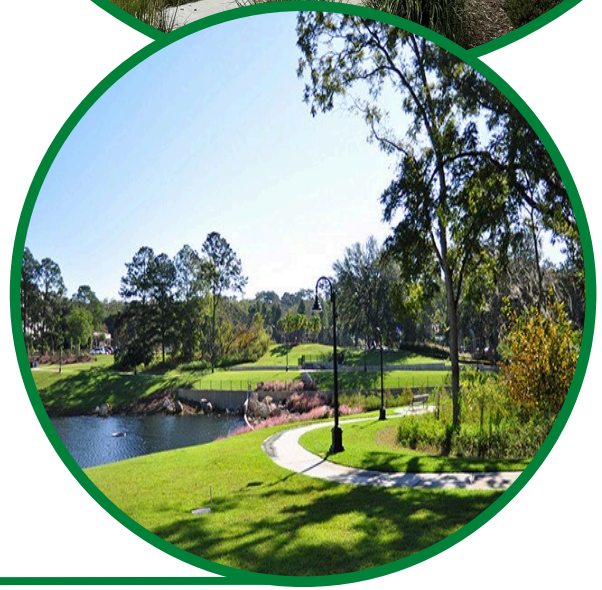
# Former Nansemond Ordnance Depot Superfund Site

- Cleaner land and water!
- Award-winning reuse success story!
- Energized Suffolk, Virginia’s economy!


# Redevelopment Provides a Broad Range of Community Benefits

- Community Revitalization
- Catalyze Redevelopment
- Mixed-use Housing
- Recreation
- Innovative Stormwater Management
- And More!

*New homes at the Vasquez Boulevard and I-70 site (Colorado).*

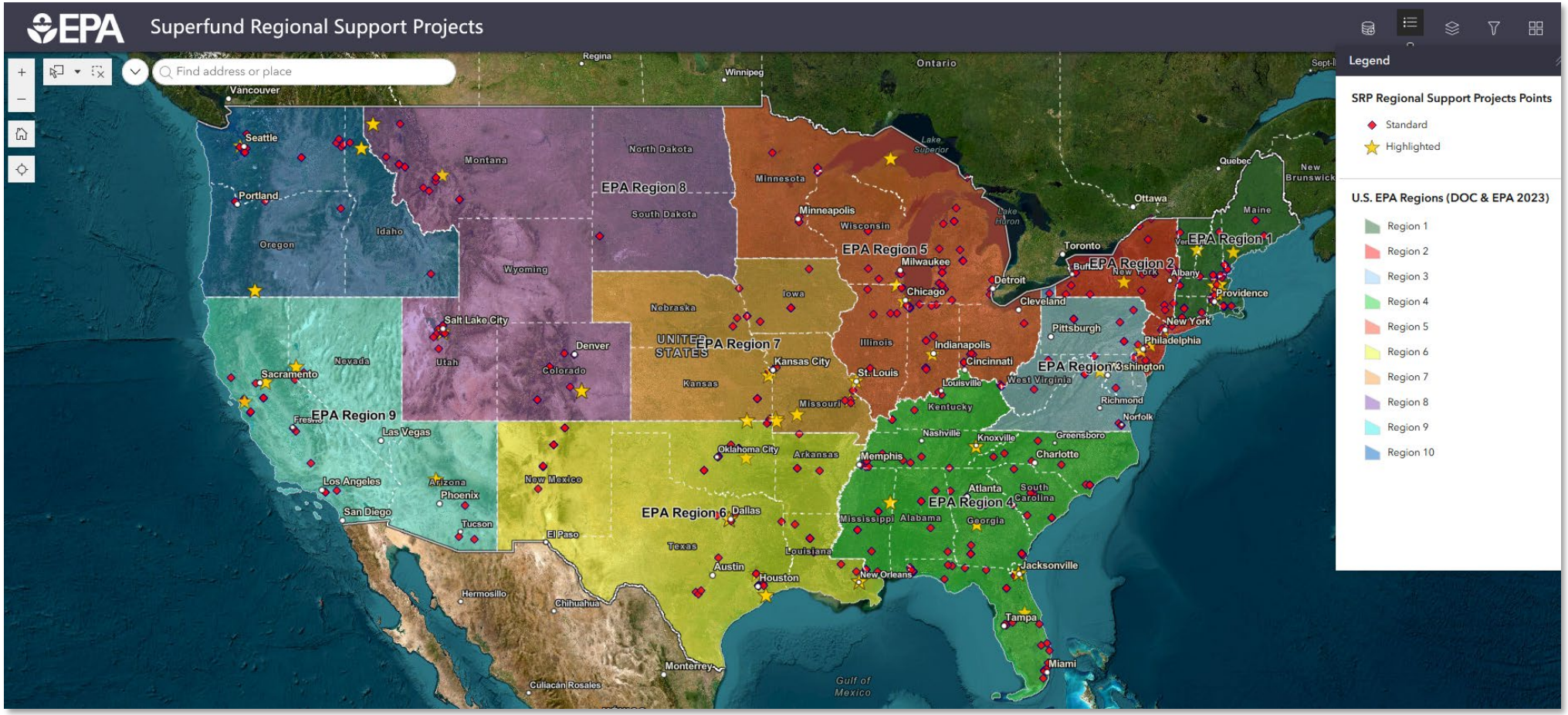


*A recreational park doubles as an innovative stormwater management facility preventing flooding at the Cascade Park Gasification Plant (Florida).*

# EPA Tools to Support Reuse:

## *Regional Reuse Planning and Technical Support*

SRP has supported over 500 regional support projects since 1999



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# Economic Renewal Case Study – Harris Corp. (Palm Bay Plant) Superfund Site

Susan Kibler, EPA Superfund Redevelopment Program Region 4 Coordinator

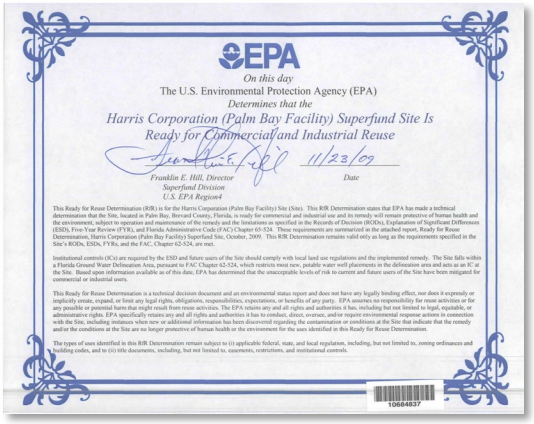
EPA

# Harris Corp. (Palm Bay Plant) Superfund Site – History and Cleanup


*The Intersil electronics property on-site.*

*Former location of the pump and treatment system.*

# Harris Corp. (Palm Bay Plant) Superfund Site – EPA Reuse Support in Action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On this day
The U.S. Environmental Protection Agency (EPA)
Determines that the
Harris Corporation (Palm Bay Facility) Superfund Site Is
Ready for Commercial and Industrial Reuse

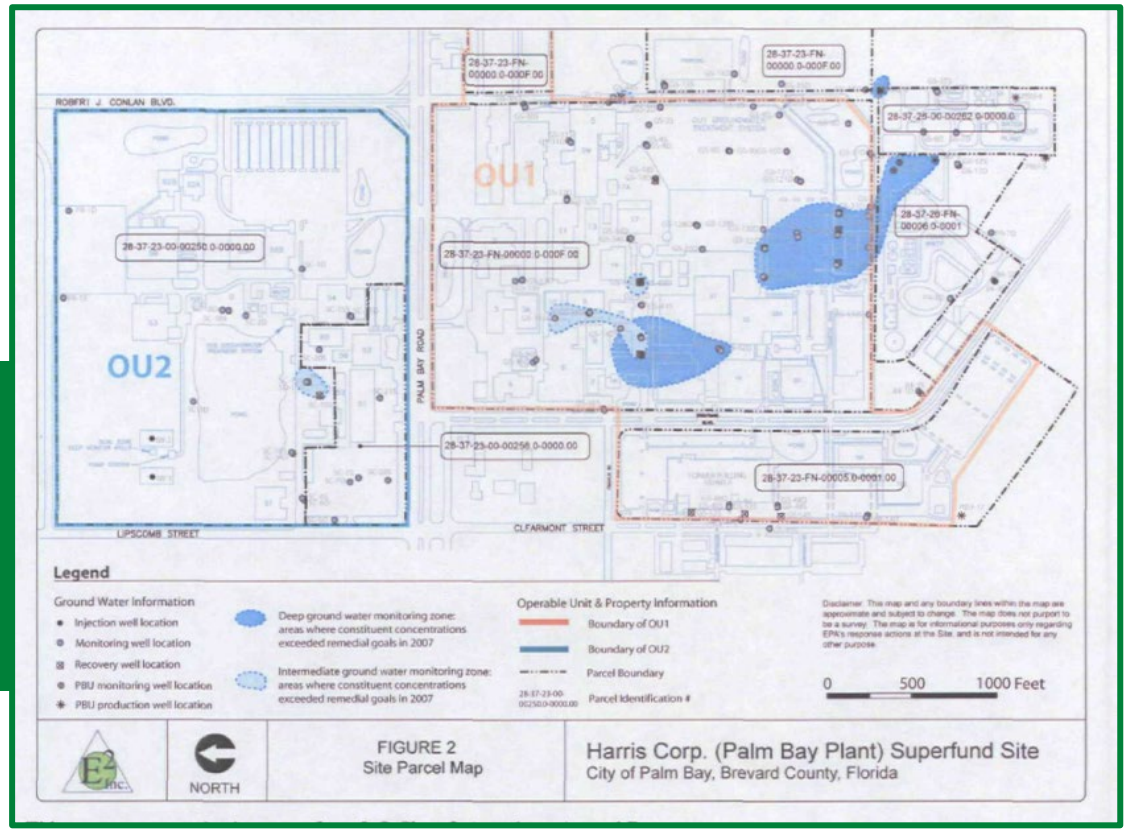
11/23/09

Franklin E. Hill, Director
Superfund Division
U.S. EPA Region4

Date

- Coordination with stakeholders
- Ready for Reuse Determination (2009)
- Comfort Letter

Ready for Reuse (RfR) Determination
Provides a technical determination that a site is "ready for reuse" and will remain protective for that use, so long as any use limitations established by the EPA continue to be met.




Learn more:
www.epa.gov/superfund-redevelopment/ready-reuse-rfr-determinations-superfund-sites

# Harris Corp. (Palm Bay Plant) Superfund Site – Economic and Community Benefits of Site Use

Sales generated by businesses at the Harris Corp. (Palm Bay Plant) Superfund site generated an estimated $2,027,553,230 in annual sales revenue.


*Signage for the Innovation Center along Palm Bay Boulevard.*

*The Harris Technology Center houses more than 1,400 engineers and staff.*

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# Economic Renewal Case Study – Armour Road Superfund Site

Shannon Marcano, EPA Region 7
Assistant Regional Counsel
Attorney-Advisor

EPA

# Armour Road Superfund Site – History and Cleanup

*An herbicide mixing and packaging facility operated at the site from the 1920s to 1986.*


*View of second soil removal action on the site.*

EPA

# Armour Road Superfund Site – EPA Cleanup Enforcement in Action

- Prospective Purchaser Inquiry Process
- Comfort Letters
- Cleanup Agreement
- Fact sheet to promote reuse availability

## Comfort /Status Letters

Addresses liability concerns at a site by providing information on:

- Status of the site
- Future anticipated actions at the site
- Available liability protections
- Reasonable steps to stop any ongoing releases and prevent future releases
- Status of any EPA liens

Learn more: https://www.epa.gov/enforcement/comfortstatus-letters-guidance

# Armour Road Superfund Site – Current and Future Site Use


*A solar array covered parking lot at the on-site medical center.*

*Redevelopment at the site includes a fast-food restaurant.*

EPA

# Armour Road Superfund Site – Economic and Community Benefits of Site Reuse

Sales generated by businesses at the Armour Road Superfund site generated an estimated $6,490,000 in annual sales revenue.


EPA

# Key Takeaways

- SRP operates under US federal law and supports the EPA's mission and Pillar 1: Clean Air, Land, and Water for Every American
- There are many different types of site reuse
- Returning Superfund sites back to productive use brings new opportunities for economic revitalization and growth
- The EPA has tools and resources to support communities in reusing sites in ways that energize economies and support quality of life

*Revitalized waterfront along the Thea Foss Waterway, part of the Commencement Bay, Near Shore/Tide Flats Superfund site (Washington).*

*The Del Amo Superfund site has been redeveloped into a commercial/industrial business park (California).*

# EPA Tool to Support Reuse

## *Office of Superfund Remediation Enforcement*

Ensure PRPs clean up property

Address potential liability concerns

EPA United States Environmental Protection Agency

Building an Environmental Response Trust

**Negotiating Cleanup and Supporting Reuse in the 2010 General Motors Bankruptcy Settlement Agreement**

### Introduction

In 2008 and 2009, the U.S. economy fell sharply as part of the global Great Recession. On June 1st, 2009, General Motors Corporation (GM) – then the second-largest automotive manufacturer in the world – filed for bankruptcy.

The complexity and urgency of the situation was unparalleled. The U.S. Environmental Protection Agency (EPA) and its partners, including the U.S. Department of Justice (DOJ), the U.S. Department of the Treasury (U.S. Treasury), more than a dozen state attorneys general and the St. Regis Mohawk Tribe (SRMT), worked with Motors Liquidation Company (MLC), GM's successor, to negotiate a bankruptcy plan and settlement agreement to make sure funds were set aside to clean up contamination at 89 former GM-owned properties across 14 states.

To achieve this goal, the team focused the settlement agreement on creating one of the largest environmental response trusts in U.S. history. In addition to providing funds for cleanup and future operation and management of the properties, the settlement also envisions the redevelopment of the appropriate sites in the trust, with sustainable reuse, long-term stewardship and community benefits as top priorities. The $773 million trust included an innovative $68 million cushion fund crafted to help address unforeseen cleanup costs at any property, as needed.

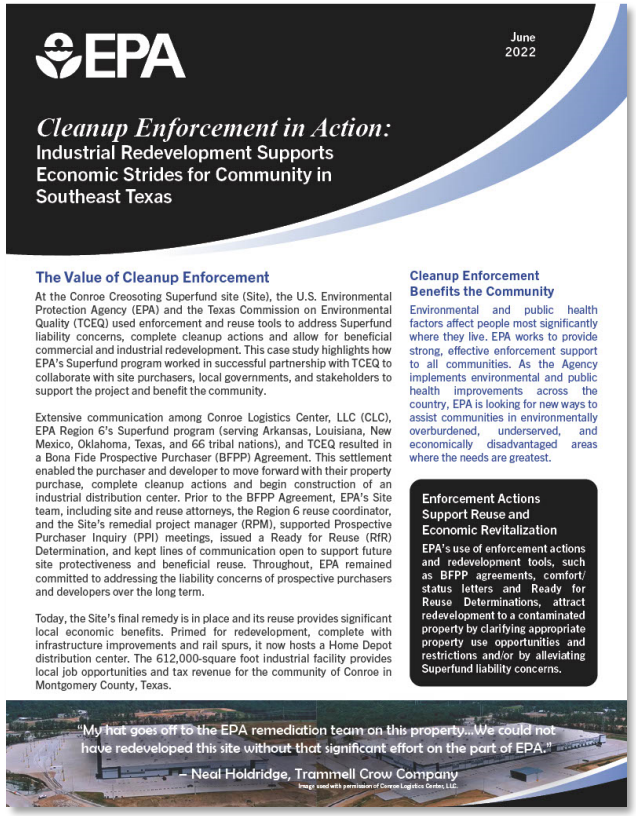
### Enforcement Elements

EPA's Office of Site Remediation Enforcement (OSRE) makes real differences in communities impacted by hazardous waste contamination. OSRE ensures that liable parties perform necessary work and pay for prompt and protective cleanups through national consistency. OSRE also facilitates revitalization through negotiations and the creation of guidance documents and site-specific tools that address potential liability concerns.

### Settlement Background

GM was based in Detroit, Michigan. It made automobiles from 1908 to 2009. When the company voluntarily filed for debt relief under Chapter 11 of the U.S. Bankruptcy Code in June 2009, it set off a chain of events and negotiations. GM was renamed MLC, which was the holding company created to settle past debt liabilities, while a "New GM" emerged from the bankruptcy as "General Motors Company." The MLC (GM) bankruptcy settlement resolved certain claims of the United States, the states and the SRMT in the bankruptcy case relating to the company's liabilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also known as Superfund), the Resource Conservation and Recovery Act (RCRA) and the Clean Air Act (CAA).





EPA

June 2022

*Cleanup Enforcement in Action:*
Industrial Redevelopment Supports Economic Strides for Community in Southeast Texas

### The Value of Cleanup Enforcement

At the Conroe Creosoting Superfund site (Site), the U.S. Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ) used enforcement and reuse tools to address Superfund liability concerns, complete cleanup actions and allow for beneficial commercial and industrial redevelopment. This case study highlights how EPA's Superfund program worked in successful partnership with TCEQ to collaborate with site purchasers, local governments, and stakeholders to support the project and benefit the community.

Extensive communication among Conroe Logistics Center, LLC (CLC), EPA Region 6's Superfund program (serving Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 tribal nations), and TCEQ resulted in a Bona Fide Prospective Purchaser (BFPP) Agreement. This settlement enabled the purchaser and developer to move forward with their property purchase, complete cleanup actions and begin construction of an industrial distribution center. Prior to the BFPP Agreement, EPA's Site team, including site and reuse attorneys, the Region 6 reuse coordinator, and the Site's remedial project manager (RPM), supported Prospective Purchaser Inquiry (PPI) meetings, issued a Ready for Reuse (RfR) Determination, and kept lines of communication open to support future site protectiveness and beneficial reuse. Throughout, EPA remained committed to addressing the liability concerns of prospective purchasers and developers over the long term.

Today, the Site's final remedy is in place and its reuse provides significant local economic benefits. Primed for redevelopment, complete with infrastructure improvements and rail spurs, it now hosts a Home Depot distribution center. The 612,000-square foot industrial facility provides local job opportunities and tax revenue for the community of Conroe in Montgomery County, Texas.

### Cleanup Enforcement Benefits the Community

Environmental and public health factors affect people most significantly where they live. EPA works to provide strong, effective enforcement support to all communities. As the Agency implements environmental and public health improvements across the country, EPA is looking for new ways to assist communities in environmentally overburdened, underserved, and economically disadvantaged areas where the needs are greatest.

**Enforcement Actions Support Reuse and Economic Revitalization**

EPA's use of enforcement actions and redevelopment tools, such as BFPP agreements, comfort/status letters and Ready for Reuse Determinations, attract redevelopment to a contaminated property by clarifying appropriate property use opportunities and restrictions and/or by alleviating Superfund liability concerns.

"My hat goes off to the EPA remediation team on this property...We could not have redeveloped this site without that significant effort on the part of EPA."
– Neal Holdridge, Trammell Crow Company

Image used with permission of Conroe Logistics Center, LLC.

# Resources

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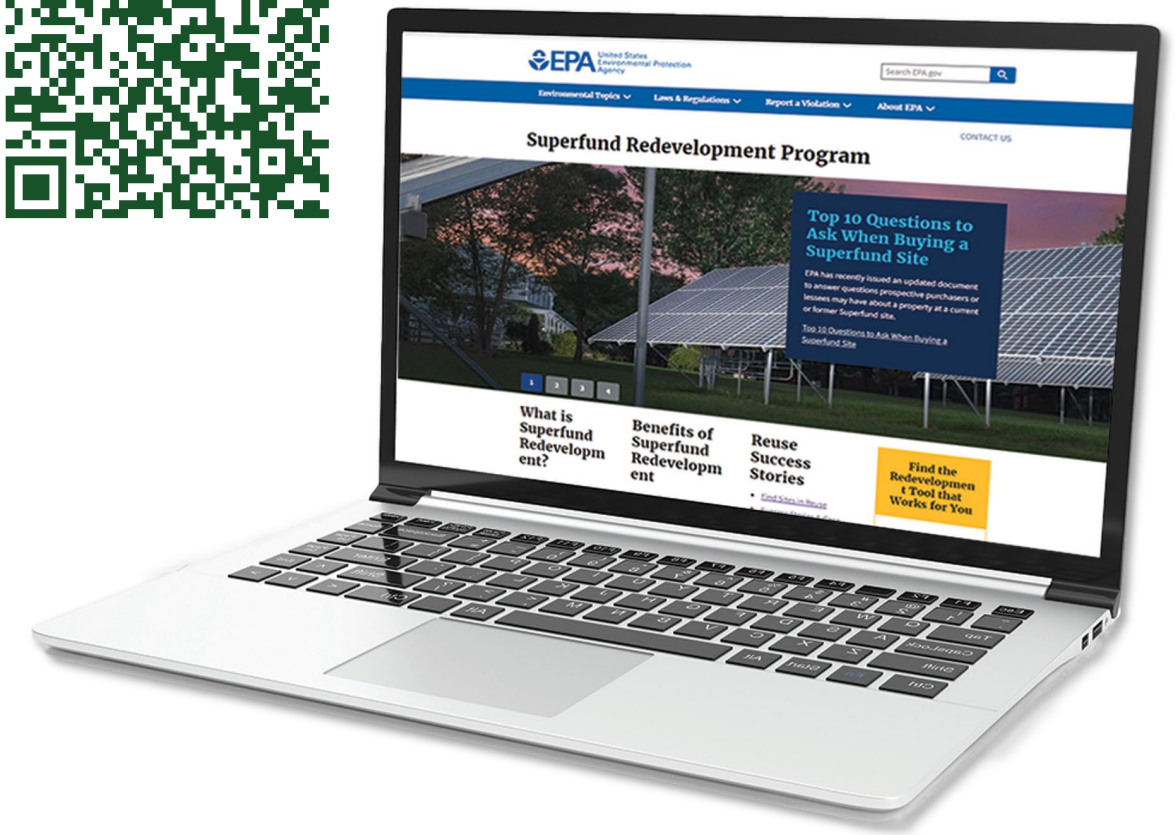
## SRP Mailing List

Sign up for the SRP Mailing List to receive updates!




Superfund Redevelopment Program Website

www.epa.gov/superfund-redevelopment

Upcoming and Archived Webinars

www.epa.gov/superfund-redevelopment/webinar-series

# Superfund Redevelopment Contact for Your Area

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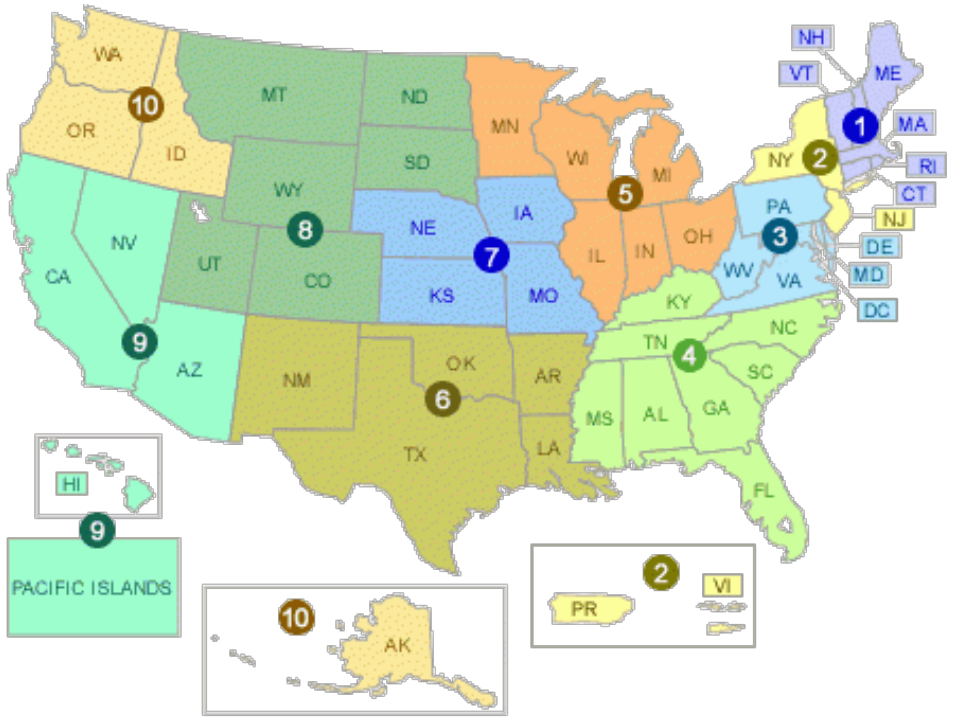


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# Q&A Session


# Thank You!