

# From Superfund to Super Fun

*The Benefits of Recreational  
Superfund Site Reuse*

Alexis Rourk Reyes, EPA Superfund  
Redevelopment Program

Chelsea Sebetich, EPA Superfund  
Redevelopment Program

Tony Stillman, Academy of Model Aeronautics

Tuesday, July 19<sup>th</sup>, 2022; 2:00 – 3:30 PM EDT





# Overview

- Introduction to Superfund Redevelopment
- Recreational Superfund Redevelopment
- Flying High with the Academy of Model Aeronautics (AMA)
- Wrap Up
- Question & Answer



# EPA's Superfund Redevelopment Program

*Supports EPA staff and works with communities and other partners in considering future use opportunities and integrating appropriate reuse options into the cleanup process.*



Davis Timber Superfund site  
in Hattiesburg, Mississippi



Taylor Road Landfill Superfund site  
in Seffner, Florida



Eagle-Picher Henryetta Superfund site  
in Henryetta, Oklahoma



Roebing Steel Co. Superfund site  
in Florence, New Jersey



Havertown PCP Superfund site  
in Haverford, Pennsylvania



# Benefits of Reuse at Superfund Sites

**Sales generated by businesses at Superfund sites in reuse totaled \$65.8 billion in just one year (2021), which is nearly four times the \$17.3 billion that EPA spent cleaning up these sites cumulatively.**



**Social  
Equity**



**Economic  
Improvement**



**Environmental  
Protection**



EPA's ultimate goal with the Superfund program is to return sites back to productive use in a protective manner.



Longhorn Army Ammunition Plant Superfund site  
in Karnack, Texas



Arlington Blending & Packaging  
Superfund site in Arlington, Tennessee



Kansas City Structural Steel Superfund site  
in Kansas City, Kansas



Midvale Slag Superfund site  
in Midvale, Utah



Elizabeth Mine Superfund site  
in Strafford, Vermont

*Each Superfund site holds reuse potential waiting to be realized.*



# Sites Can Be and Are Redeveloped at Any Stage of Cleanup

*EPA benefits from reuse information at any stage of the cleanup process because EPA continues to ensure sites meet protectiveness standards.*



**Before and After**  
**PJP Landfill Superfund site in Jersey City, New Jersey**





# Case Studies: Recreational Reuse of Superfund Sites

Alexis Rourk Reyes, EPA Superfund  
Redevelopment Program

Chelsea Sebetich, EPA Superfund  
Redevelopment Program



# Cascade Park Gasification Plant

*Tallahassee, Florida (EPA Region 4)*



Remedial efforts at the site



# Cascade Park Gasification Plant

*Tallahassee, Florida (EPA Region 4)*



Capital Cascades Trail



Capital City Amphitheater



Imagination Fountain



Capital Cascades Trail



Discovery Playground



# Lexington County Landfill Area

*Cayce, South Carolina (EPA Region 4)*



Soil excavation at the site



# Lexington County Landfill Area

*Cayce, South Carolina (EPA Region 4)*



University of South Carolina practice field



Sandhill Recycling Center



Par Tee Driving Range



Par Tee Mini-Golf



Bray Park Road Ball Park



# Bunker Hill Mining & Metallurgical Complex

*Smelterville, Idaho (EPA Region 10)*



Historic photo of the Bunker Hill lead smelter



# Bunker Hill Mining & Metallurgical Complex

*Smelterville, Idaho (EPA Region 10)*



Silver Mountain Resort



Kellogg City Park Playground



Kellogg City Park Playground



Ninemile Fishing Pond



Trail of the Coeur d'Alenes



# H.O.D. Landfill

*Antioch, Ohio (EPA Region 5)*



Aerial photo of the site before cleanup



# H.O.D. Landfill

*Antioch, Ohio (EPA Region 5)*



Tim Osmond Park Playground



Tennis Courts



Tim Osmond Sports Complex Entrance



Baseball Field



Disc Golf Course

# Academy of Model Aeronautics & Superfund





# EPA Superfund Sites

Academy of Model  
Aeronautics

# About AMA

- The Academy of Model Aeronautics is a nonprofit organization that was founded in 1936 as the official national body for model aviation in the United States.
- AMA's mission is to promote, develop, educate, advance, and safeguard model aviation.
- AMA currently has 180,000 members and over 2,500 chartered clubs nationwide.



**YOUR** PASSION.  
**HOBBY.**

**ONE COMMUNITY.**



# AMA & EPA

- The Environmental Protection Agency signed a Memorandum of Understanding with the Academy of Model Aeronautics on **February 10, 2005**, in which EPA has agreed to provide public information to AMA clubs, enabling them to consider these areas as potential flying sites.
- If the Superfund site owner approves, the collaboration can potentially offer AMA clubs very low cost or even free options for flying fields. These sites often offer large amounts of open space perfect for flying model aircraft.



# Kent County Aeromodelers

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- The Kent County Aeromodelers (AMA #198) have leased 8 acres of land from the Delaware Solid Waste Authority in Sandtown, Delaware since 1985.
- The 8 acres of land are in the middle of a farming field, of which is maintained by a local farmer. The club maintains the flying field itself with mowing, trimming trees, and maintaining entrance roads.
- The club is allowed to build structures on the land as long as they are not permanent. The property is fenced in, with only club members able to gain access with a key.
- Previous to being a flying site, the area operated as a buffer zone for the landfill.



# Contact Us

Contact:

Tony Stillman

AMA Safety/Technical Director

[tonys@modelaircraft.org](mailto:tonys@modelaircraft.org)

Or

Ilona Maine

AMA Flying Site Assistance Coordinator

[Ilonam@modelaircraft.org](mailto:Ilonam@modelaircraft.org)

765-287-1256



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# Superfund Redevelopment Resources and Contacts

Alexis Rourk Reyes, EPA Superfund Redevelopment Program  
Chelsea Sebetich, EPA Superfund Redevelopment Program

# Superfund Redevelopment Resources & Tools

- Technical Assistance & Reuse Planning
- EPA Guidance, Handbooks & Fact Sheets
- Prospective Purchaser Inquiry (PPI) service calls
- Status/Comfort Letters
- Ready for Reuse (RfR) Determinations
- EPA Agreements (e.g., PPAs)



## Prospective Purchaser Inquiry Service

Using the Superfund Redevelopment Program's Prospective Purchaser Inquiry Service to Support Superfund Site Reuse

EPA's Superfund Redevelopment Program works in partnership with EPA staff and communities to support the beneficial reuse of Superfund sites across the country. The Prospective Purchaser Inquiry (PPI) Service is an effective best practice that EPA regional site teams can use when they respond to inquiries from stakeholders interested in purchasing, reusing or facilitating the reuse of Superfund site properties. At the same time, the PPI Service can provide tribal, state and local governments, communities, developers and other stakeholders with valuable information on how EPA can support their reuse efforts.



### EPA's Prospective Purchaser Inquiry (PPI) Service

EPA Regions use a variety of tools to support reuse at Superfund sites. EPA's PPI Service brings these tools together to provide accurate, comprehensive information about both removal and remedial Superfund sites. The information provided by EPA helps prospective purchasers make informed and timely decisions. The service is free of charge.

### PPI Meeting Agenda and Discussion Topics

1. What is the current status of EPA's cleanup? What are the future anticipated actions?
2. Is the proposed reuse compatible with EPA's cleanup and the site's current or potential site restrictions?

prospective purchaser understand federal landowner liability protections?

A settle or resolve any Section 107(l) liens or Section 107(r) Windfall liens?

tools and support may be helpful?



day, May 28, 2020,  
Environmental Protection Agency Determines that the

 **12.5-acre Facility Property at the  
Fairfax Street Wood Treaters Superfund Site  
Is Ready for Unrestricted Use**

  
Carol Monell  
Director, Superfund & Emergency Management Division  
U.S. Environmental Protection Agency Region 4

  
Tim J. Bahr  
Director, Division of Waste Management  
Florida Department of Environmental Protection

This Ready for Reuse (RfR) Determination is for the 12.5-acre facility property of the Fairfax St. Wood Treaters Superfund Site ("Site") located in the city of Jacksonville, Duval County, Florida. This RfR Determination provides that the EPA and the Florida Department of Environmental Protection (FDEP) have made a technical determination that the 12.5-acre facility property cleaned up pursuant to the 2017 Record of Decision is ready for unrestricted use and the completed remedy will remain protective of human health and the environment. These conclusions are summarized in the attached Ready for Reuse Determination report for the Fairfax St. Wood Treaters Superfund site, \_\_\_\_\_, 2020. This RfR Determination remains valid unless new information becomes available to suggest that conditions at the Site are no longer protective of human health and the environment.

EPA's 2020 Final Close-Out Report confirms the successful remediation of all site surface soils to residential cleanup levels at the Fairfax St. Wood Treaters Superfund Site and removal of all contaminated facility debris from former operations. Because all hazardous wastes were remediated to meet cleanup standards, there are no operation and maintenance requirements, or limitations on reuse of the Site. The types of uses identified as protective in this RfR Determination remain subject to (i) applicable federal, state, and local regulation, including, but not limited to, zoning ordinances and building codes, and so (ii) title documents, including, but not limited to, easements, restrictions, and institutional controls.

This Ready for Reuse Determination is an environmental status report and does not have any legally binding effect, nor does it expressly or implicitly create, expand, or limit any legal rights, obligations, responsibilities, expectations, or benefits of any party. EPA assumes no responsibility for reuse activities and/or any potential harm that might result from reuse activities. EPA retains any and all rights and authorities it has, including but not limited to legal, equitable, or administrative rights. EPA specifically retains any and all rights and authorities it has to conduct, direct, oversee, and/or require environmental response actions in connection with the Site, including but not limited to instances when new or additional information has been discovered regarding the contamination or conditions at the Site that indicate that the response and/or the conditions at the Site are no longer protective of human health or the environment for the uses identified in the Ready for Reuse Determination.



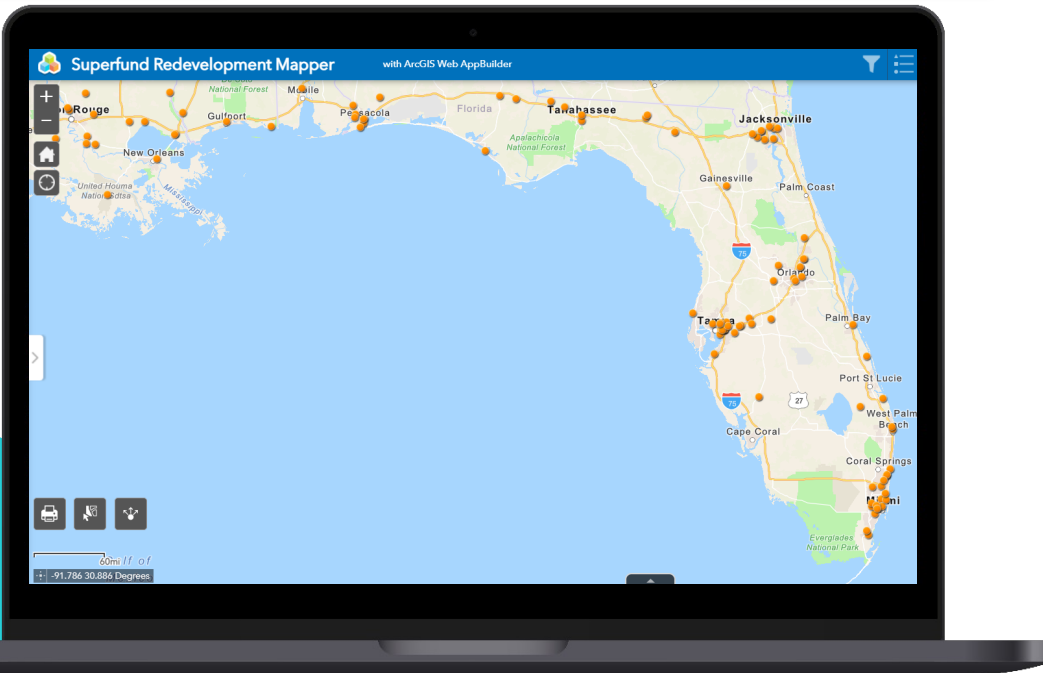
Taylor Road Landfill  
Superfund site in  
Seffner, Florida



Harris Corp. (Palm Bay  
Plant) Superfund site in  
Palm Bay, Florida



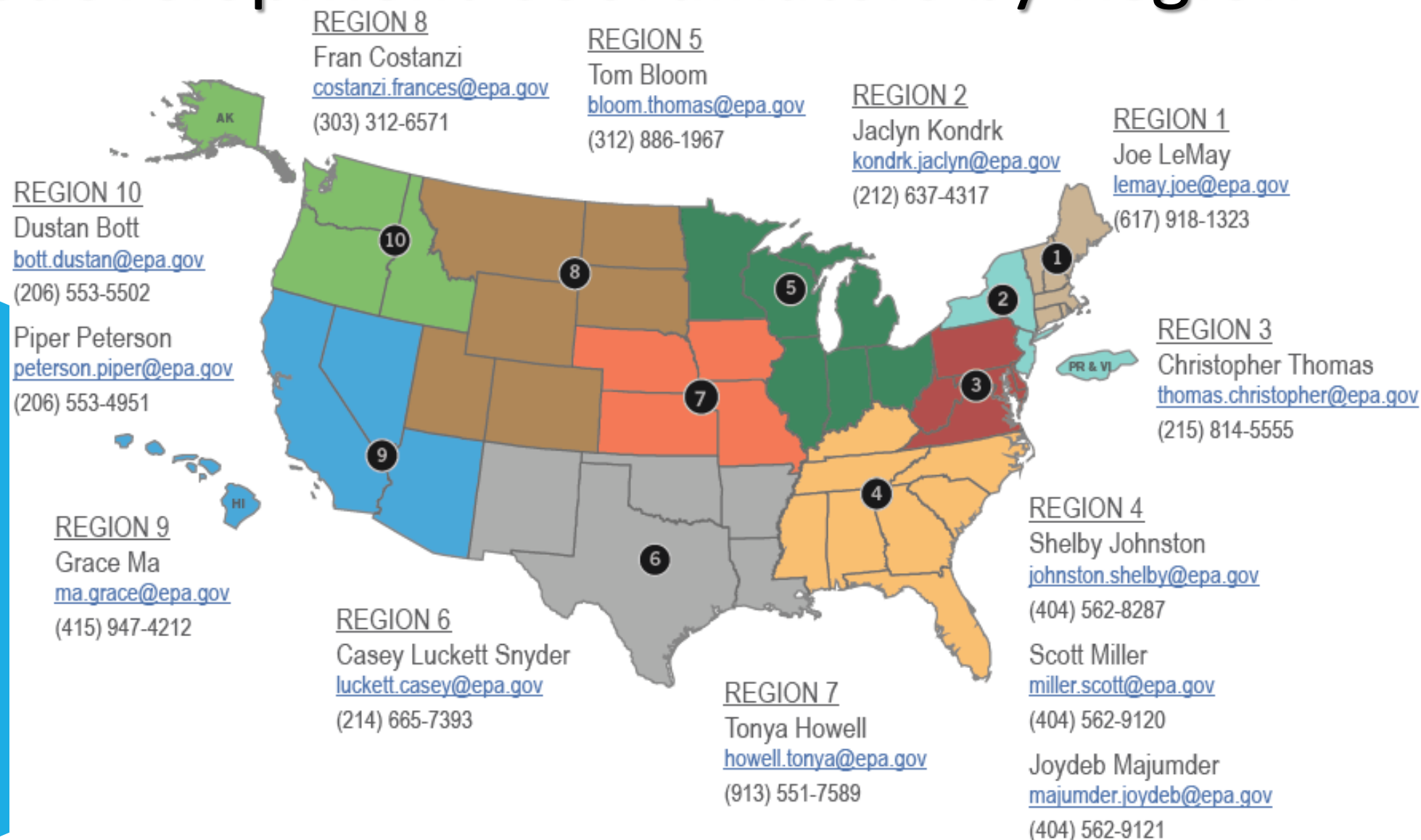
Bayou Bonfouca  
Superfund site in  
Slidell, Louisiana



# Superfund Redevelopment Mapper

- Web-based mapping tool created to interactively explore reuse opportunities on or near Superfund sites.
- Useful for:
  - Developers
  - Land managers
  - Local, state and tribal governments
  - Community development organizations

# Redevelopment Coordinators by Region





# For More Information

## Alexis Rourk Reyes

EPA Superfund Redevelopment Program  
(202) 564-3179  
[Rourk.Alexis@epa.gov](mailto:Rourk.Alexis@epa.gov)

## Chelsea Sebetich

OSRTI Community Involvement and  
Program Initiatives Branch  
(202) 566-1151  
[Sebetich.Chelsea@epa.gov](mailto:Sebetich.Chelsea@epa.gov)



Visit the Superfund Redevelopment Program website at:  
[www.epa.gov/superfund-redevelopment](https://www.epa.gov/superfund-redevelopment)

# Questions?

## EPA Superfund Redevelopment Program

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EPA Superfund Redevelopment Program  
(202) 564-3179  
[Rourk.Alexis@epa.gov](mailto:Rourk.Alexis@epa.gov)

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Question Moderator - Josie Torres, Skeo

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AMA Safety/Technical Director  
[tonys@modelaircraft.org](mailto:tonys@modelaircraft.org)

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