

INTRODUCTION TO SUPERFUND REDEVELOPMENT

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TOPICS COVERED

- EPA's Superfund Redevelopment Program
- Why Superfund Reuse and Redevelopment is Important to EPA and Communities
- Tools and Support for Superfund Redevelopment
- Case Studies: Reuse and the Superfund Process
- Recap and How to Get Started



Region 5 Lake Sandy Jo video:

<https://www.youtube.com/watch?v=y8YHx1wd-5Q>

EPA'S SUPERFUND REDEVELOPMENT PROGRAM

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



Each Superfund site holds reuse potential waiting to be realized!



REGIONAL REDEVELOPMENT COORDINATORS



Region	Contact
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SUPPORTS AGENCY PRIORITIES, HELPS ACHIEVE EPA'S SITE GOALS AND PROVIDES COMMUNITY BENEFITS

JOB DEVELOPMENT



In FY 2022, at 671 Superfund sites in reuse:

10,253



businesses operating

236,802



people employed

\$18.6B



annual employment income

REVENUE

At these Superfund sites,
EPA spent \$18+ billion



In 2022 at these sites, operating businesses generated \$74+ billion



Over the past 12 years, operating businesses generated \$590+ billion

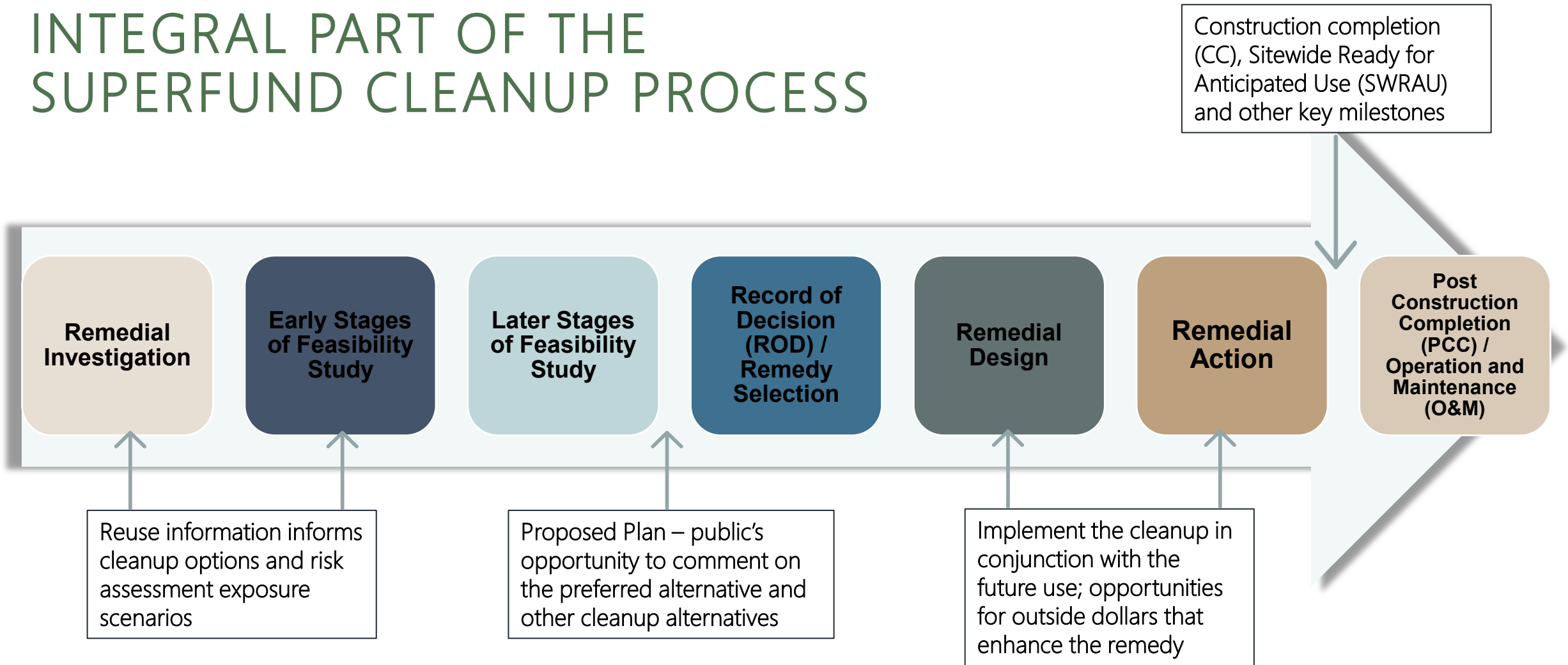


The cumulative total does not include funds spent by potentially responsible parties (PRPs) at sites where PRPs conduct cleanups. Values were adjusted for inflation using the appropriate indexes.

WHY SUPERFUND REUSE AND REDEVELOPMENT IS IMPORTANT TO EPA AND COMMUNITIES



INTEGRAL PART OF THE SUPERFUND CLEANUP PROCESS

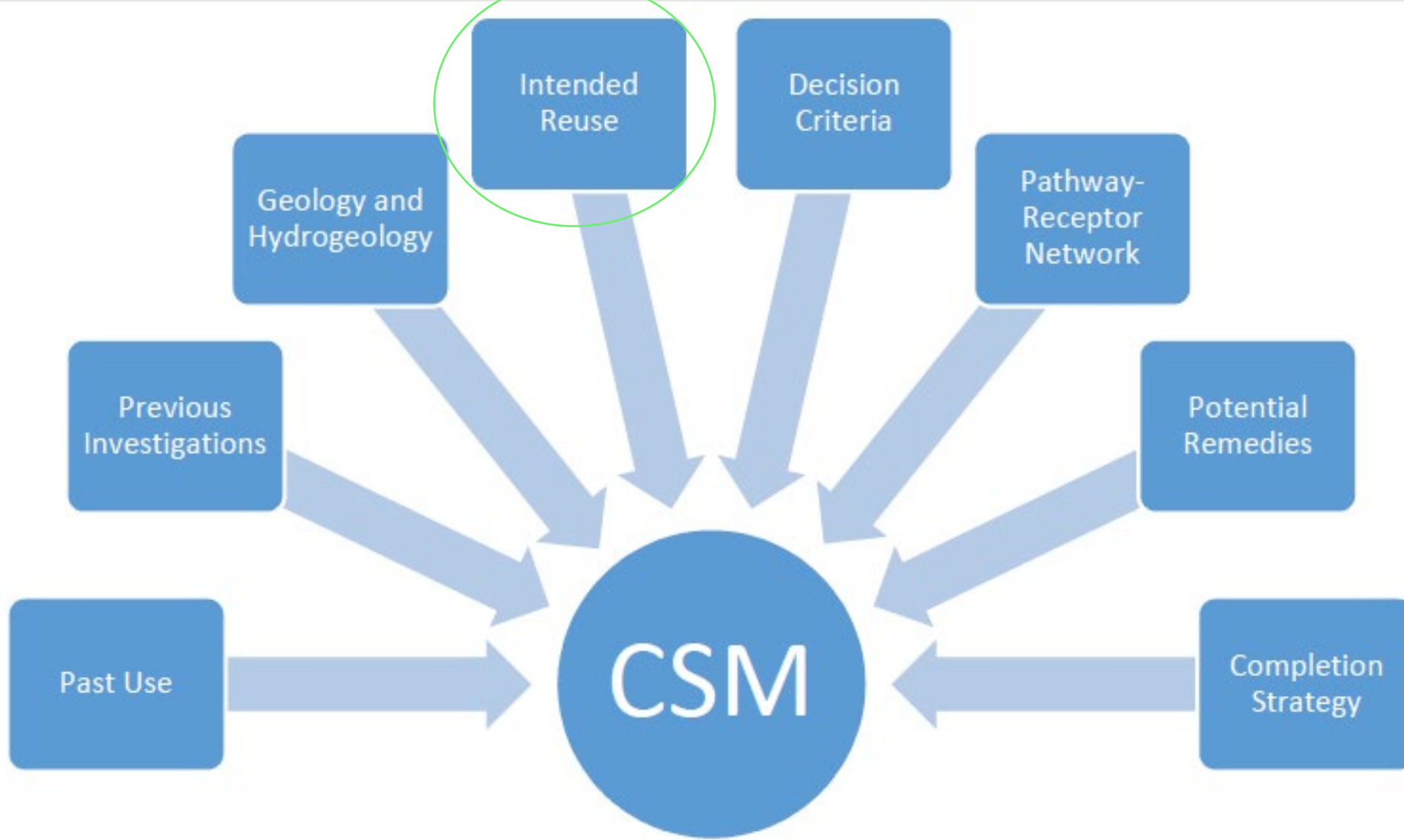


Sites can be redeveloped during any stage of the cleanup process
EPA benefits from reuse information at every stage of the cleanup

INFORMS SITE'S REASONABLY ANTICIPATED FUTURE LAND USE

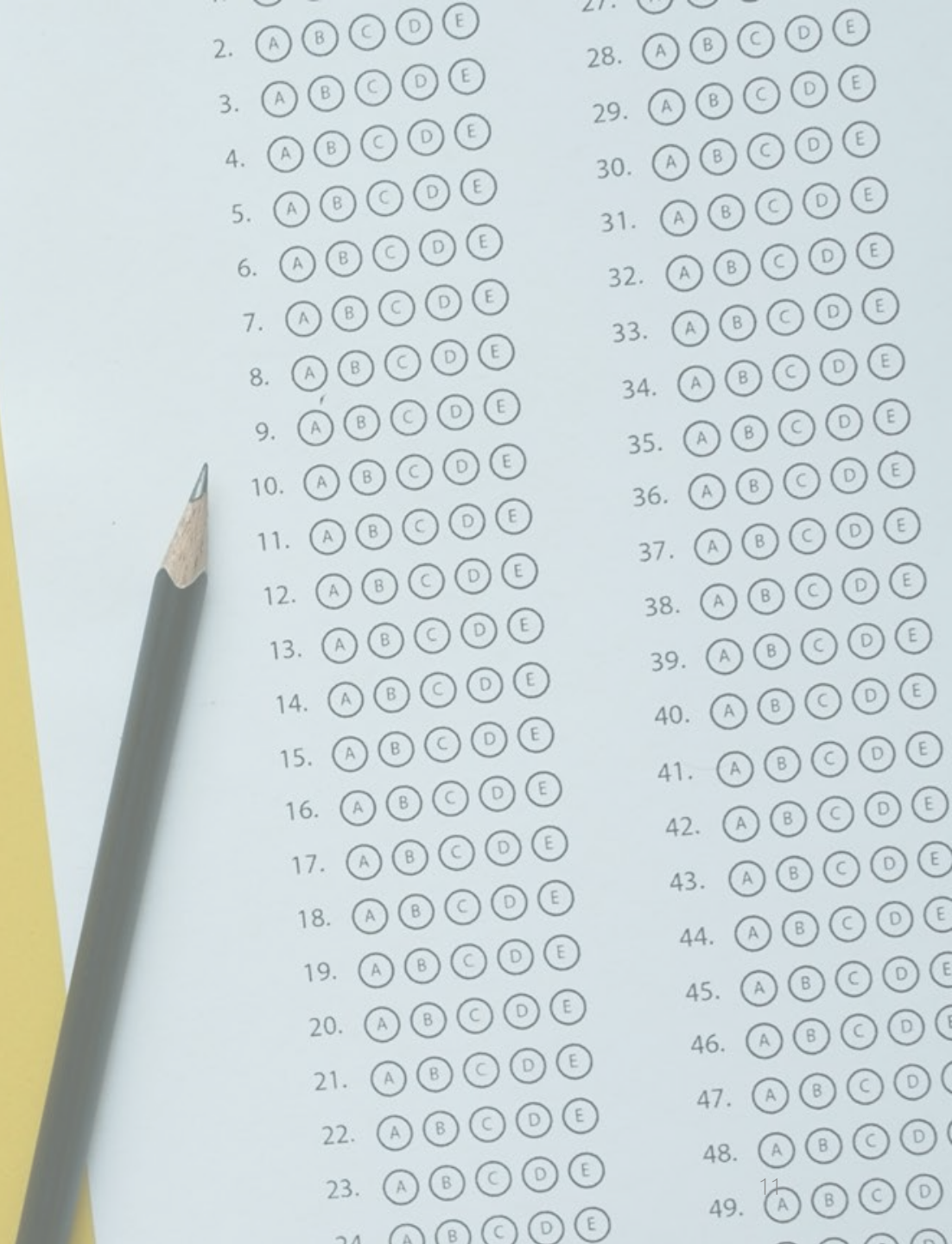


INTENDED REUSE – PART OF SITE'S CONCEPTUAL SITE MODEL



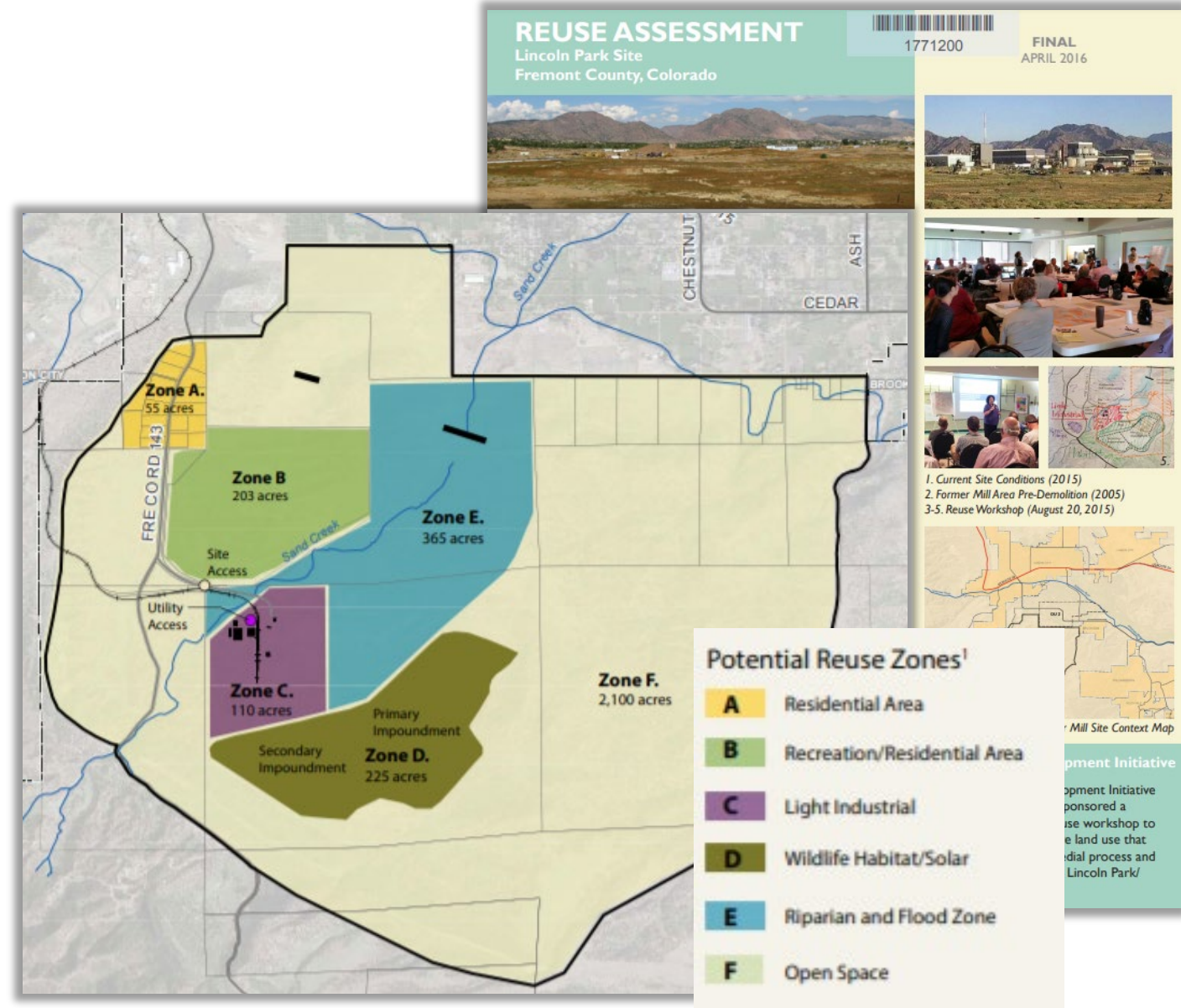
KNOWLEDGE CHECK ✓

What does RAFLU stand for?



REUSE ASSESSMENT

- Required part of the remedial process
- EPA led process
- Inform the cleanup process and site strategies
- Identifies broad categories of reuse for reasonably anticipated future use



^ Reuse assessment for the Lincoln Park Superfund site in Region 8

REUSE PLAN

- Optional part of the remedial process
- Stakeholder-driven process
- Brings together site stakeholders; can establish working relationships and set realistic expectations
- Talks about reuse with greater specificity than a Reuse Assessment



< Community reuse planning meeting for Nuclear Metals, Inc. site in Region 1

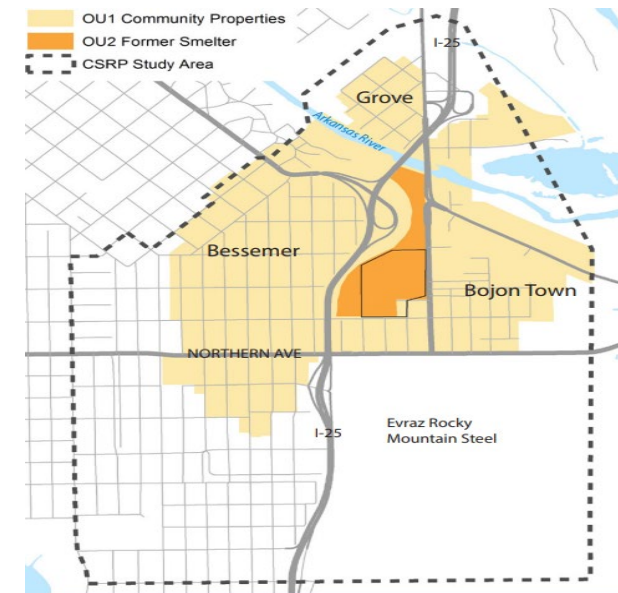
Community reuse planning meeting for 35th Avenue site in Region 4 >



CASE STUDY: REUSE PLANNING PRE-ROD *COLORADO SMELTER (REGION 8)*

Key Things to Be Aware of:

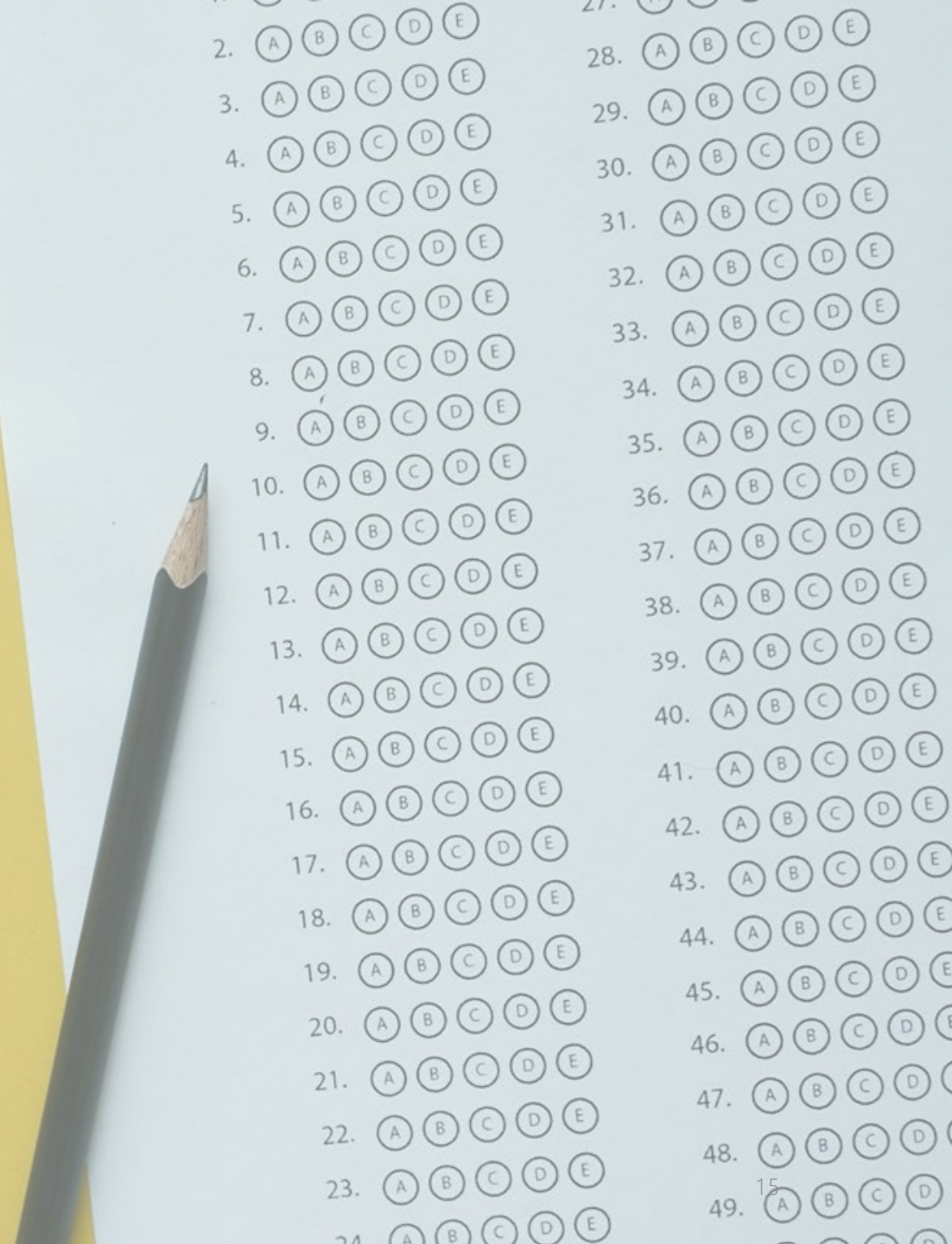
- It takes time
- Headquarters' Reuse Seeds
- Stakeholders/Champions' needs identified; they often have differing ideas
- Champions Come and Go – check in; find more!
- Bumps in the Road = Normal



KNOWLEDGE CHECK ✓

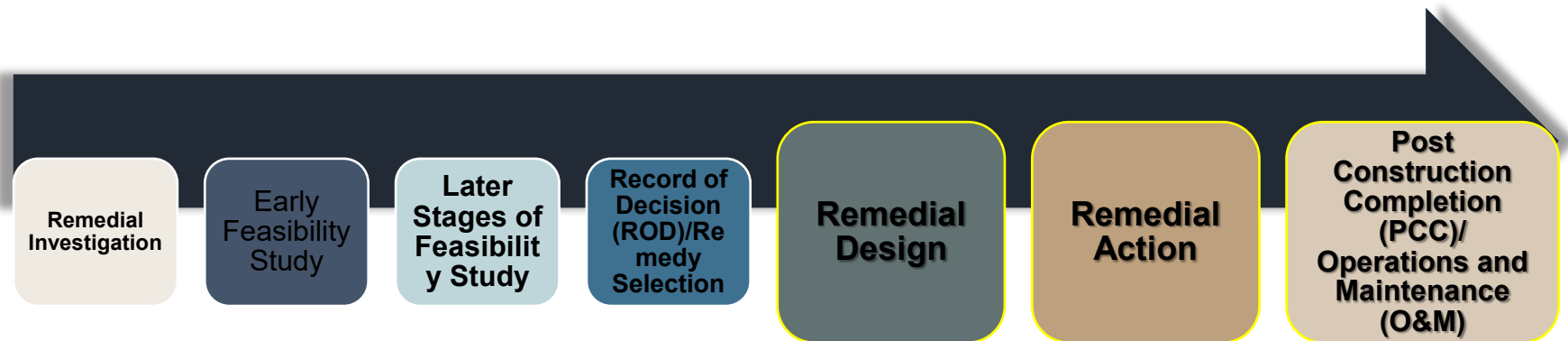
True or False:

Reuse assessments are a required part of the remedial process.



CASE STUDY: REUSE PLANNING POST-ROD *REILLY TAR & CHEMICAL CORP. (INDIANAPOLIS PLANT)* *(REGION 5)*

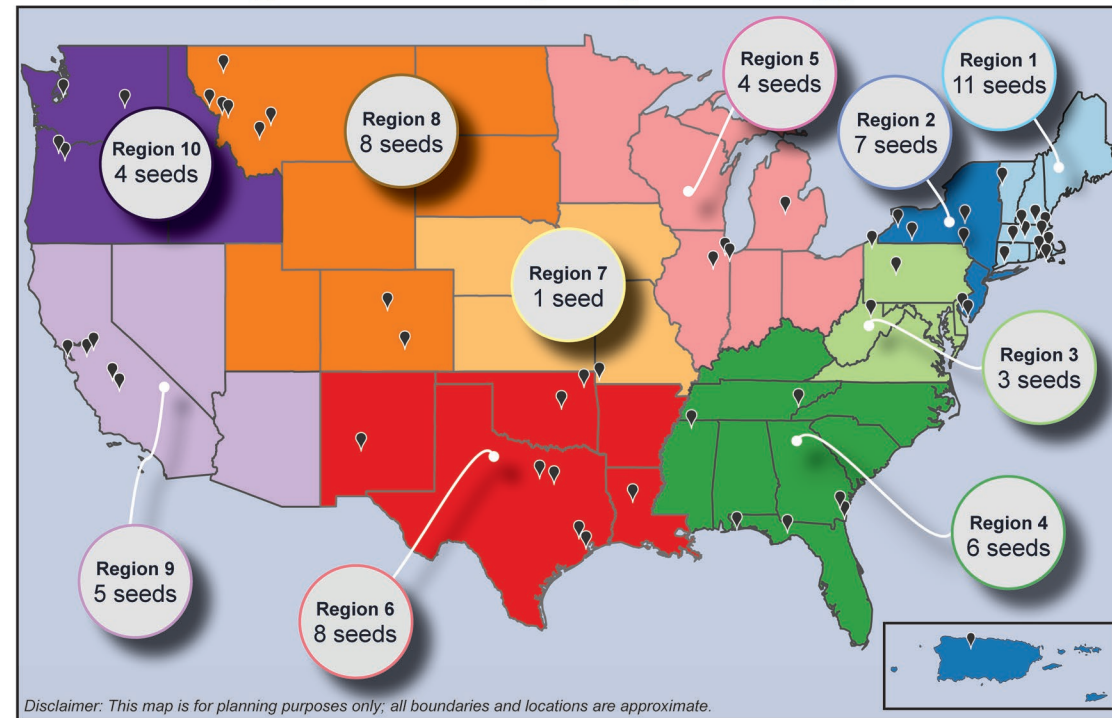
- Consider favorable site attributes
- Prioritize protectiveness
- Support strategic partnerships
- Create custom solutions
- Celebrate success!



"REGIONAL SEEDS" – SRP'S IN-KIND REUSE PLANNING TECHNICAL ASSISTANCE FOR SITE TEAMS & COMMUNITIES

- Situation Assessment
- Alternative Energy Feasibility Study
- Climate Resiliency Assessment
- Ready for Reuse (RfR) Determination
- Institutional Control/Site Restriction Support
- Technical and Special Reports

57 Active Regional Seeds by Region and Type



Type of Seed Project	
	Reuse Assessment and Planning Region 1, 2, 3, 4, 5, 6, 8 and 10 seeds
	Situation Assessment Region 4 seeds
	Institutional Control Support Region 1, 2, 4, 6, 8, 9 and 10 seeds
	Property Research and Prospective Purchaser Inquiry Regions 2, 3, 6, 9 and 10 seeds
	Communications and Facilitation Support Region 8 seeds
	Renewable Energy Assessment Regions 2, 6, 7 and 10 seeds
	Ready for Reuse Determination Region 4 seeds

WHAT MAKES A SUCCESSFUL REUSE TECHNICAL ASSISTANCE PROJECT?

- Will the project address specific needs of a community?
- Will the project help EPA in making important decisions regarding reasonably anticipated future land use?
- Can the outcome support EPA efforts to ensure long-term stewardship, implement effective institutional controls, or help the remedy maintain protectiveness?
- Does the project present an opportunity to bring together divergent stakeholders?
- Does the project explore a new problem or opportunity related to reuse that might inform future projects? Encourage reuse on a broader scale?
- Does the project complement other Agency priorities?

PROSPECTIVE PURCHASER INQUIRY SERVICE

- Purpose: Create fully-informed new owners and good stewards!
- Provides prospective purchaser with fast, accurate and comprehensive information to enable them to make a timely business decision on whether to purchase or acquire the site property.
- One-stop shopping for information sharing – saves everyone time and resources!
- Creates informed new owners that cooperate with EPA, implement ICs and do not impede cleanup or exacerbate site conditions.



SITE-SPECIFIC TOOLS TO ADDRESS POTENTIAL LIABILITY

Comfort /Status Letters

Provide information to purchasers about site status and key issues such as BFPP reasonable steps, available liability protections and EPA lien information.

Not legally binding.

Lien Resolution

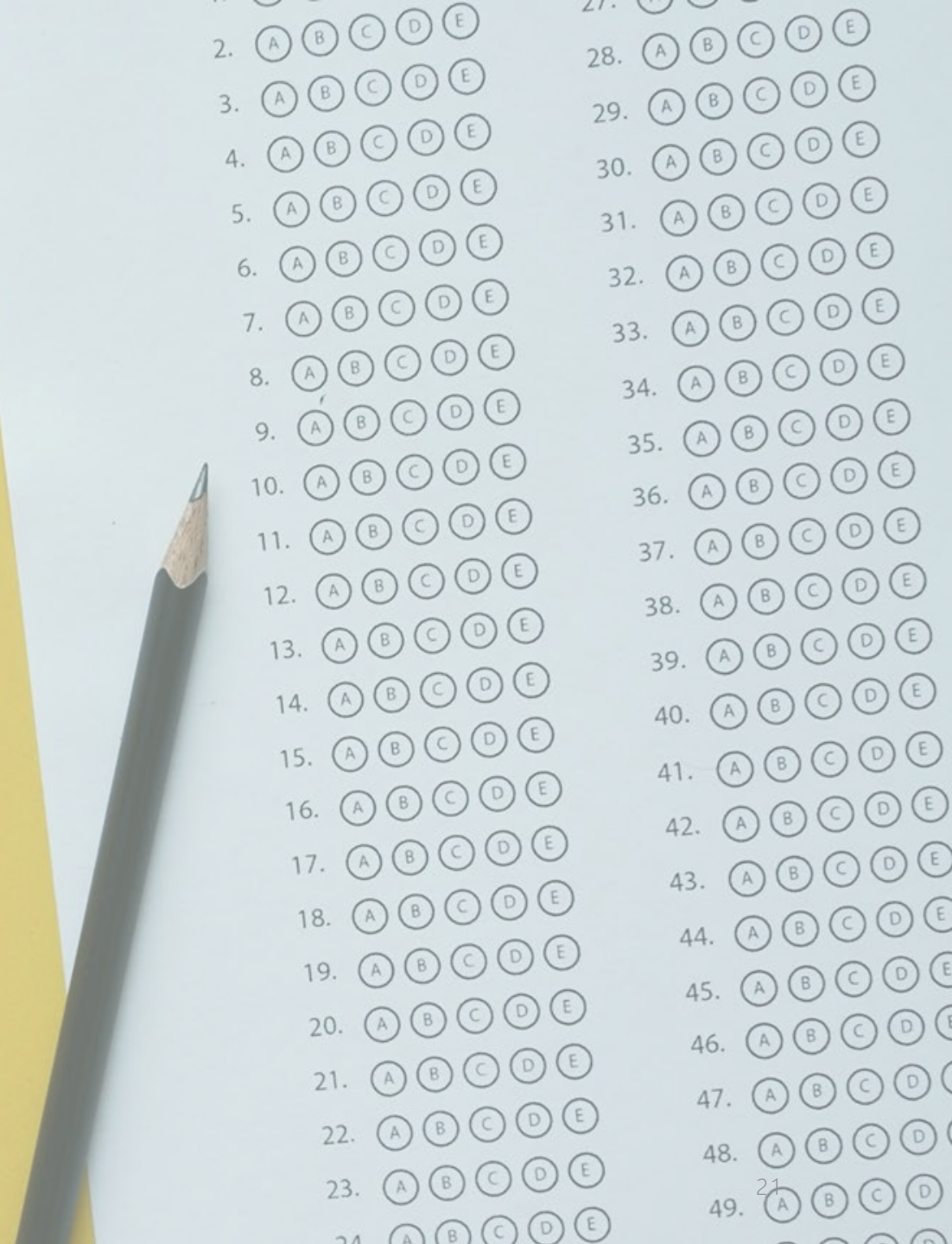
Superfund liens and windfall liens may be negotiable and can be resolved by EPA and purchaser prior to property acquisition.

Settlement Agreements

EPA may enter into a settlement agreement such as a PPA with a purchaser or lessee that is willing to do cleanup work and/or makes a payment toward EPA's cleanup costs at the site in exchange for the federal government providing additional liability protections.

KNOWLEDGE CHECK ✓

I received a call from a developer that is interested in a site that I manage – what should I do?



HOW TO GET STARTED

1. Read about available support types: <https://www.epa.gov/superfund-redevelopment/>
2. Contact your Region's Superfund Redevelopment Coordinator
3. Discuss needs for redevelopment and reuse planning and/or prospective purchaser support
4. Submit request for support via email to Alexis Rourk Reyes
5. Gather site team for scoping call for no-cost technical assistance within the month

KEY POLICY AND GUIDANCE

- Top 10 Questions to Ask When Buying a Superfund Site
- Revitalization Handbook
- Common Elements Guidance
- Local Government Guidance
- Land Use Directive
- Reuse Directive

www.epa.gov/superfund-redevelopment/superfund-redevelopment-policy-guidance-and-resources



INFORMATIONAL TOOLS

EPA
United States
Environmental Protection
Agency

Site Redevelopment Profile

Arkla Terra Property Superfund Site

11706 North 301 Highway, Thonotosassa, Hillsborough County, Florida 33592

Property Overview

Size and Ownership
HBO Software LLC and Thonotosassa Storage LLC own the 7.1-acre site.

Existing Site Uses

- Communications consulting firm (1.8 acres)
- Construction company (1 acre)
- Electrical subcontractor (3.5 acres)
- Electric company (0.5 acres)
- Available office space (0.3 acres)

Economic Development Programs

- Hillsborough County Economic Development Program
- Tampa Bay Economic Development Council

Surrounding Population

2,683 1 MILE	18,230 3 MILES	72,009 5 MILES
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Potential Reuse Opportunities

Light Industrial Commercial

Setting and Timeline
The site is located in a mixed commercial and residential area of Thonotosassa, Hillsborough County, Florida.

1987
A facility began refurbishing underground storage tanks (USTs) at the site.

1989-2000
The Hillsborough County Public Health Unit (HCPHU) received a water quality complaint from a resident near the site in 1989. The Florida Department of Environmental Protection (FDEP) and HCPHU began investigations and determined UST-refurbishing activities caused contamination on site. HCPHU extended public supply waterlines to over 100 homes.

2006-2008
The UST-refurbishing facility closed in 2006. At the request of FDEP and HCPHU, EPA began additional site investigations in 2008. EPA and FDEP sampled more than 400 residential wells during site investigations.

2009
EPA added the site to the Superfund program's National Priorities List (NPL). EPA worked with FDEP and HCPHU to keep residents informed and provided water filters or public water connections to affected properties.

2012-2020
EPA's cleanup included thermal soil treatment, monitored natural recovery of groundwater, and new waterline connections for affected properties. EPA connected three additional homes and two commercial properties to the public water supply between 2018 and 2020.

Present
Site cleanup protects human health and the environment and opens the door for additional reuse opportunities on site. Land use controls prevent exposure to contaminated soils and groundwater. Several commercial businesses are located on site. Future plans for the site include development of a storage unit complex.

October 2021



Superfund Redevelopment Mapper with ArcGIS Web AppBuilder

EPA's Superfund program is responsible for cleaning up some of the nation's most contaminated land and responding to environmental emergencies, oil spills and natural disasters. To protect public health and the environment, the Superfund program focuses on making a visible and lasting difference in communities, ensuring that people can live and work in healthy, vibrant places.

EPA encourages the use of sites at any point in the cleanup process where a property can be used safely. While EPA does not own the properties that make up sites, land owners, developers, and prospective purchasers want to understand EPA's role at the property.

Superfund Site Boundaries in this map delineate the estimated geographic location of contamination. Known boundaries of the contamination can be expected to change over time. This is a working data layer and some sites will not yet have a defined boundary.

This map is designed to provide information stakeholders need to make timely business decisions and to give support to overcome barriers to reuse. It includes site information



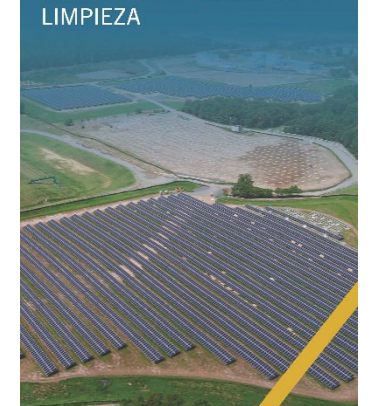
SUPERFUND REDEVELOPMENT PROGRAM

EXPLORING REUSE OPTIONS THROUGHOUT THE CLEANUP PROCESS



PROGRAMA DE REURBANIZACIÓN DEL PROGRAMA SUPERFUND

EXPLORACIÓN DE LAS OPCIONES DE REUTILIZACIÓN DURANTE EL PROCESO DE LIMPIEZA



RECAP – EPA'S INVOLVEMENT IN SUPPORTING REUSE

Do

- Work with all members of the site team.
- Help developers, owners/prospective purchasers and other stakeholders understand EPA's information and intentions regarding the site, potential CERCLA liability protections and use restrictions at the site (use EPA's PPI process).
- Ask for help! HQ and contacts in your Region (SRP Coordinators) have wisdom and resources.
- Use reuse information and perspectives to inform your cleanup process, including weaving them into EPA plans and decision documents.
- Assess how the site could increase benefits to the community.
- Evaluate how site cleanup plans could reduce burdens to the community.
- Integrate community leaders into the planning process to understand community needs and goals.
- Convene programs and resource partners to address needs that can't be met through site redevelopment.

Don't

- Make land use decisions or favor one type of reuse over another.
- Assume likely future uses will remain static – they change all the time.
- Exclude community members or concerned citizens from community involvement and reuse planning processes.
- Indicate EPA has authority or can guarantee a specific type of reuse.
- Make definitive statements about a party's potential liability status (direct them to their own counsel).
- Infer EPA can use Superfund resources to pay for betterment or future uses envisioned by the community.
- Think it's too late to consider reuse – it can be done at any point in the Superfund cleanup process.
- Infer EPA owns the site property.
- Assume the current use will be the future use.
- Recreate the wheel – use existing guidance and tools.

Superfund Redevelopment Program Website

www.epa.gov/superfund-redevelopment

SRP News Updates

[Get on our mailing list for quarterly updates](#)

SRP Webinars

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

Open Houses

[Click here to join the meeting](#)
(4th Wednesday of the month at 3PM ET)



QUESTIONS?

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EPA Regional Redevelopment Coordinators

www.epa.gov/superfund-redevelopment/regional-redevelopment-contacts



THANK
YOU!