

EPA Region 4 Superfund Update Administrator's Superfund Task Force Efforts

Georgia Brownfields Association

April 19, 2018



Administrator's Task Force Recommendations

- ◆ Issued July 25, 2017
- ◆ Five overarching goals, each with unique strategies
- ◆ Forty-two recommendations spanning the five goals, each tied to a specific strategy
- ◆ Hundreds of specific actions that may be taken to support the recommendations



Superfund Task Force Overview

- ◆ A key objective to EPA's goal of cleaning up sites is revitalizing land
- ◆ Many sites are still listed on the National Priorities List (NPL) (over 1,330 cited in report)
- ◆ Issued the report in order to provide certainty regarding EPA's dedication to properly cleanup these contaminated sites

Administrator's Superfund Task Force Recommendations – Five Goals

1. Expediting Cleanup and Remediation
2. Re-Invigorating Responsible Party Cleanup and Reuse
3. Encourage private investment
4. Promoting Redevelopment and Community Revitalization
5. Engaging Partners and Stakeholders

Goal 3: Encouraging Private Investment

- ◆ Strategy 1: Use alternative and non-traditional approaches for financing site cleanups
- ◆ Strategy 2: Streamline the process for comfort letters and settlement agreements with third parties
- ◆ Strategy 3: Optimize tools and realign incentives to encourage third-party investment
- ◆ Strategy 4: Address liability concerns of local governments

Example Recommendations:

- Explore environmental liability transfer
- Update EPA's position on the use of site-specific agreements with third parties at NPL sites
- Provide greater "comfort" in comfort/status letters

Goal 4: Promoting Redevelopment and Community Revitalization

- ◆ Strategy 1: Facilitate site redevelopment and support ongoing information sharing
- ◆ Strategy 2: Utilize reuse planning to lay the foundation and set expectations for site redevelopment

Example Recommendations:

- Focus redevelopment efforts on 20 NPL sites with redevelopment potential and identify 20 sites with greatest potential reuse
- Publicize site-specific information to promote community revitalization
- Support community visioning, revitalization and redevelopment of Superfund sites
- Recognize and replicate local site redevelopment successes

Redevelopment Focus List

- ◆ An initial list of Superfund NPL sites with the greatest expected redevelopment and commercial potential
- ◆ Focus redevelopment training, tools and resources toward the sites on this list
- ◆ Not a complete list - directs interested developers and potential owners to Superfund sites with potential
- ◆ Intended to be dynamic; sites will move on and off the list as appropriate
- ◆ Sites arranged alphabetically



[https://www.epa.gov/superfund-redevelopment-initiative/
superfund-redevelopment-focus-list](https://www.epa.gov/superfund-redevelopment-initiative/superfund-redevelopment-focus-list)

Sites on Redevelopment List in Region 4

Site	City or County	State	NPL Status	Site Area of Focus	Current Site Use
<u>Florida Steel Corp.</u>	Indiantown	Florida	F	Entire Site	Vacant
<u>Kerr-McGee Chemical Corp - Columbus</u>	Columbus	Mississippi	F	Entire Site	Vacant
<u>Kerr-McGee Chemical Corp - Jacksonville</u>	Jacksonville	Florida	F	Entire Site	Vacant
<u>Koppers Co., Inc. (Charleston Plant)</u>	Charleston	South Carolina	F	Entire Site	Vacant
<u>Pepper Steel & Alloys, Inc.</u>	Medley	Florida	F	Entire Site	Vacant
<u>Sanford Dry Cleaners</u>	Sanford	Florida	F	121 S Palmetto Avenue Parcel	Vacant Building
<u>US Finishing/Cone Mills</u>	Greenville	South Carolina	F	Entire Site	Vacant/Abandoned Building

Task Force Progress

- ◆ Website highlights accomplishments and progress
- ◆ Examples of information on website include:
 - Deletions
 - Proposed remedies
 - Quarterly reports documenting implementation status of recommendations
 - Human exposure dashboard
 - List of Superfund Sites Targeted for Immediate, Intense Attention
 - Superfund Redevelopment Focus List

<https://www.epa.gov/superfund/superfund-task-force-accomplishments>

Region 4 Reuse Fact Sheets

- ◆ Ready for Reuse
- ◆ Sites in Continued Use
- ◆ Sites in Reuse
- ◆ Potential for Future Use



Ready for Reuse

Former Pensacola Industrial Property

118 East Fairfield Drive, Pensacola, Florida 32505



Images from left to right: Site view from the south, pollinator habitat on site, and view across the site's capped areas to Interstate 110.

Site Name: Agrico Chemical Co. Superfund Site
Size: 35 acres
Existing Site Infrastructure: Water, sewer, natural gas and electricity are available on site.
Readiness for Reuse: All site areas are available for commercial, industrial and recreational uses. Wildlife habitat for pollinators is located on site. ConocoPhillips and Williams, Inc., the site's potentially responsible parties (PRPs), worked with EPA in 2015 to plant more than 1,700 plants across 12 acres of the site.
Use Restrictions: Digging on the site's capped areas is prohibited. New groundwater wells are also prohibited on site.

SETTING:

- The site is zoned for industrial land uses. Rezoning may be needed to enable recreational uses.
- Surrounding land uses include residential, municipal, commercial and industrial areas. Interstate 110 borders the site to the east. A CSX rail line borders the site to the west. The Escambia Treating Company Superfund site borders the site to the north. A former Kaiser fertilizer plant and storage facility borders the site to the south.
- Surrounding population: 53,779 people live in Pensacola.

REMEDIAL STATUS:

- Cleanup included digging up and treating contaminated soils and then capping them on site. Groundwater monitoring is ongoing.

Disclaimer: EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

FOR MORE INFORMATION, PLEASE CONTACT:

ConocoPhillips Site Owner 600 North Dairy Ashford Road Suite 3032 Houston, Texas 77079	Scott Martin Remedial Project Manager Superfund Division U.S. EPA Region 4 61 Forsyth Street SW Atlanta, Georgia 30303 Phone: (404) 562-9120 Email: miller.scott@epa.gov
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Site Summary: www.epa.gov/superfund/agrico-chemical-company

EPA Region 4 Reuse Fact Sheets September 2017



Region 4 Reuse Planning

LCP Chemicals Brunswick, GA

- ◆ Ready for Reuse Determination
- ◆ Former chlor-alkali manufacturing plant
- ◆ Used existing Site data including the HHRA to determine that a portion of the Site poses no unacceptable risk to commercial, industrial, and restricted residential uses.
- ◆ Detention facility constructed.

Example: US Finishing/Cone Mills

- ◆ 220 acres for sale in Greenville, SC
- ◆ Site can support residential, commercial and light industrial uses
- ◆ Clemson University formulating redevelopment plan



Ready for Reuse

US Finishing/Cone Mills Property

3335 Old Buncombe Road, Greenville, South Carolina 29617



Images from left to right: Exterior of industrial facility after cleanup and demolition of some facility buildings.

Site Name: US Finishing/Cone Mills Superfund Site
Size: 259 acres
Existing Site Infrastructure: All major utilities are available on site.
Readiness for Reuse: Site owners began marketing 220 acres for sale. The parcels are adjacent to downtown Greenville and can support residential, commercial and light industrial uses. Clemson University's Master of Real Estate Development program has offered to provide site visioning assistance to the future buyer through EPA's College/Underserved Community Partnership Program.
Use Restrictions: EPA is currently developing a cleanup plan for the site, which will detail any use restrictions.

SETTING:

- The site includes four parcels: the Swamp Rabbit and Creek Parcel (117 acres), the Blue Ridge Parcel (20 acres), the Dry & West Pond Parcel (40 acres) and the Former Plant Parcel (36 acres).
- Some areas of the property may qualify for No Further Action with EPA.
- The Swamp Rabbit and Creek Parcel is adjacent to the Greenville Health System's Swamp Rabbit Trail.
- Land uses nearby are mostly commercial and residential. Site surroundings include Langston Creek and Highway 253 to the east, a residential neighborhood to the west, Old Buncombe Road to the north and Reedy River to the south.
- Surrounding population: 0.5 mile, 1,350 people | 2.5 miles, 43,109 people | 4 miles, 90,986 people.

REMEDIAL STATUS:

- EPA completed a short-term cleanup action to demolish facility buildings, remove asbestos containing materials and secure the site in 2012.
- EPA is currently working on the final cleanup plan for remaining contamination at the site.

FOR MORE INFORMATION, PLEASE CONTACT:

Bill Denman Superfund Reuse Coordinator Superfund Division U.S. EPA Region 4 Phone: (404) 562-8030 Email: denman.bill@epa.gov	Scott Martin Remedial Project Manager Superfund Division U.S. EPA Region 4 Phone: (404) 562-8016 Email: martin.scott@epa.gov
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Site Summary: www.epa.gov/superfund/us-finishing-cone-mills

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EPA Region 4 Reuse Fact Sheets

January 2018



Bona Fide Prospective Purchaser Calls and Letters

- ◆ Clarify the likelihood of EPA involvement at a property.
- ◆ Describe the cleanup progress at a site.
- ◆ Identify the potentially applicable statutory provision or EPA policy toward a specific party or property.
- ◆ Suggest reasonable steps that should be taken at a site

Macon Naval Ordinance Plant

- ◆ Issued to potential purchaser after conference call discussion.
- ◆ Discussed proposed reuse of Site as a warehouse.
- ◆ Reasonable steps based on Site-specific considerations.

Questions?
Scott Miller (404) 562-9120
miller.scott@epa.gov

**How can we help you
redevelop TODAY?**

