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# Region 4 Superfund Redevelopment



Helping return contaminated Superfund removal and remedial sites to safe and productive uses

**Mission and Purpose** - Find out more online: <http://www.epa.gov/region4/waste/sf/sri/info/index.htm>

EPA Region 4's Superfund Redevelopment program works to remove unnecessary obstacles that are preventing, or could potentially prevent, Superfund sites, or portions of these sites, from being productively reused.

Revitalizing formerly contaminated property returns land to productive use, restores blighted properties, can be linked to local job opportunities, creates recreational opportunities, energizes neighborhoods, and protects the environment.

## Tools and Resources

Find out more online: <http://www.epa.gov/region4/waste/sf/sri/tools/index.htm>

### Excellence in Site Reuse Award

Honoring the outstanding efforts of developers, site owners, and local governments collaborating with EPA to redevelop Superfund sites across the Region.

#### Evaluation Criteria For Award:

- Enhancement of the selected remedy
- Reduction of EPA's long term stewardship responsibilities
- Effect on local community
- Enhanced monitoring of institutional controls (neighborhood watch)
- Design of redevelopment complementary with long term implementation of selected remedy

Find out more online: <http://www.epa.gov/region4/waste/sf/sri/success/excellence.html>

### Prospective Purchaser Inquiry Service

Region 4 offers a free information service called the Prospective Purchaser Inquiry (PPI) Service to allow a prospective purchaser to make a timely business decision on whether to purchase a particular Superfund site.

### Comfort/Status Letters

A comfort/status letter may be issued by Region 4 to:

- clarify the likelihood of EPA involvement at a site;
- identify potential liability protections/limitations available to the prospective purchaser;
- identify whether the property is subject to an EPA lien; and/or
- indicate the progress of a Superfund cleanup.

### Reuse Fact Sheets and Success Stories

Region 4 keeps its Web site up to date with new stories of sites that have recently moved into reuse. The Web site also provides over 60 reuse fact sheets of sites ready for reuse, in reuse, in continued use, and with potential for future use. Region 4 participates in the Superfund Redevelopment Initiative's (SRI) Return to Use Initiative, which works to address unnecessary barriers to reuse at construction complete sites.

### Community-Based Reuse Planning

With support from SRI, Region 4 engages in community-based reuse planning at appropriate sites. The purpose of site planning projects is to connect local stakeholders to the reuse process and offer assistance in understanding the specific challenges and opportunities of a particular contaminated property, as well as determining reuse options.

### Redevelopment Legal Issues

Find answers to frequently asked legal questions associated with purchasing a contaminated property on Region 4's Web site. Included is the Guidance for Obtaining 'Bona Fide Prospective Purchaser' Status (Common Elements Guidance), which describes criteria that landowners must meet in order to qualify. A bona fide prospective purchaser is protected from owner or operator liability under the Superfund law so long as the new purchaser meets the definition of a 'bona fide prospective purchaser,' and has liability limited to the windfall associated with the increase in property value resulting from EPA cleanup activities.

### For More Information, Please Contact:

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## Get Started with Superfund Redevelopment

Visit our Web Site:

<http://www.epa.gov/region4/waste/sf/sri/index.htm>

- **DISCOVER** resources & tools for redeveloping a Superfund site
- **BROWSE** redevelopment success stories
- **ANSWER** legal & other frequently asked questions
- **LEARN** about Region 4's Prospective Purchaser Inquiry Service
- **FIND** details on Region 4's "Excellence in Site Reuse" Award. Past recipients include: Port Salerno Industrial Park (Solitron Microwave); City of Tallahassee, FL (Cascade Park Gasification Plant); Town of Arlington, TN (Arlington Blending & Packaging); & Fort Valley, GA (Woolfolk Chemical)