



# City of Gainesville

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Craig Lowe, Mayor

March 7, 2011

Honorable Edward A. Crapo, CFA, ASA, AAS  
Alachua County Property Appraiser  
Post Office Box 23817  
Gainesville, FL 32602-3817

Re: Taxable Values of Properties in Close Proximity to the Cabot-Koppers Superfund Site

Dear Mr. Crapo:

On February 17, 2011, the Gainesville City Commission heard a presentation from the Local Intergovernmental Team (LIT) on the Final Record of Decision (ROD) for the Cabot-Koppers Superfund Site. Some citizens that own property in the area near the Cabot-Koppers Superfund Site expressed concerns that the value of their properties had declined due to the inability to sell or rent their properties. As you are aware, the United States Environmental Protection Agency (USEPA) continues to work with the responsible parties to delineate contamination of offsite properties. However, some citizens believe that the superfund site is affecting the value of their properties, and therefore the properties should be assessed at a different rate or method to reflect the proximity to the Cabot- Koppers Superfund Site.

The City of Gainesville has been actively involved in providing information, reviewing technical studies and reports on the remediation process and plan for the site. How property values are appraised is not a function of the City of Gainesville. However, some citizens with property near the Superfund Site have requested assistance from the City Commission in getting a response to their concerns on how property values are declining in the area. We have always depended upon the Alachua County Property Appraiser's Office to assist residents and property owners in answering questions about their property values, and will continue to work in this manner and rely on the expertise of your office.

The City Commission directed staff to contact the Alachua County Property Appraiser's Office to seek a written opinion on whether the actual property values have declined in relation to the proximity of the Superfund Site. Secondly, should another method be used to value the property if the proximity of the Superfund Site is impacting the sales or rentals of property in the area? If the property values are declining when could property owners expect a change to their taxable values?

Enclosed is a map of the Superfund site including the offsite sampling areas. Moreover, additional sampling is being requested to delineate the offsite contamination area. If you need specific information about the Cabot-Koppers Superfund Site, the USEPA is the lead agency

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responsible for developing and managing the clean-up of the superfund site, and their designated contact person is the Remedial Project Manager for the site, Scott Miller, who can be reached at:

Scott Miller, Remedial Project Manager  
Superfund Division  
Superfund Remedial Branch, Section C  
U.S. EPA Region 4  
61 Forsyth Street, SW  
Atlanta, GA 30303  
Phone (404) 562-9120  
Fax (404) 562-8896  
Email [Miller.Scott@epamail.epa.gov](mailto:Miller.Scott@epamail.epa.gov)

We would greatly appreciate your response to the questions above. If you have questions about this request, please don't hesitate to contact City staff for the Cabot/Koppers Superfund Site project: Fred Murry, Assistant City Manager, at (352)334-5010 or [murryfj@cityofgainesville.org](mailto:murryfj@cityofgainesville.org) or Rick Hutton, GRU Supervising Utility Engineer, at (352) 393-1218 or [huttonrh@gru.com](mailto:huttonrh@gru.com). Thank you in advance for your assistance.

Sincerely,



Craig Lowe  
Mayor

xc: City of Gainesville Commissioners  
Russ Blackburn, City Manager  
Bob Hunzinger, GRU General Manager  
Marion Radson, City Attorney  
Board of County Commissioners  
Randall Reid, County Manager  
Dave Wagner, County Attorney  
Fred Murry, Assistant City Manager  
Rick Hutton, GRU Water/Wastewater Supervising Engineer  
Dr. John Mousa, ACEPD Pollution Prevention Manager  
Kelsey Helton, FDEP