

## Request for Clean Ohio Assistance Funds for Phase II Assessment

# Theisen East Redevelopment Project

In compliance with the Public Participation Requirements of the Clean Ohio Assistance Funds for Phase II Environmental Site Assessment Grants, the following information is provided for the Athens County Port Authority **Theisen East Redevelopment Project**:

- Application Summary – Theisen East Redevelopment Project
- Notice of Public Meeting and Repository for Clean Ohio Assistance Funds – Theisen East Redevelopment Project
- Applicant Contact Information:

Mr. Todd Shelton, Director  
Athens County Economic Development Council  
340 W State St., Unit #26  
Athens, Ohio 45701  
Phone: (740) 597-1420  
Fax: (740) 597-1548  
Email: [todd@businessremixed.com](mailto:todd@businessremixed.com)



## Theisen East Redevelopment Project



The Athens County Port Authority is requesting a grant from the Clean Ohio Assistance Fund for an Ohio Voluntary Action Program (VAP) compliant Phase II Site Assessment on property located at 0 Industrial Drive in Athens, Athens County, Ohio. The project is located on three parcels of land, totaling approximately 13.95 acres, located approximately 2 miles west of The Plains, Ohio.

### HISTORY OF THE PROJECT PROPERTY

The Property was owned and operated by Columbus and Southern Ohio Electric Power from February 1948 through October 1993 and was vacant land adjacent to the facility known as the Poston Generating Station. The former Poston Generating Station consisted of four coal-fired electric generating units with a combined capacity of 222 MW. No buildings were ever located on the Property; it was reportedly used for coal ash disposal and also included rail spurs and foundations for two new generators that were never installed.

The former Poston Station Plant operated from October 1949 until the plant was shut down in October 1987. Plant demolition and site restoration activities were conducted between March 1988 and July 1990. In 1993, the site, including the subject Property, was purchased by the Community Improvement Corporation of Athens.

### CURRENT PROPERTY USE

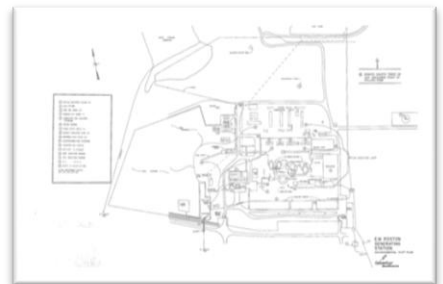
The Property, consisting of three parcels of land (Athens County Parcels P010010000118, P010010000119, and G010010052405) totaling 13.95 acres in size, is currently owned by the Athens County Port Authority. The property is not occupied at the present time.

### SURROUNDING USES OF ADJACENT PROPERTIES

The Property is located northwest of The Plains and is surrounded by industrial and commercial properties and wooded hills. The Property is bounded to the north by vacant, wooded property owned by American Electric Power (AEP) that is open to public recreation. To the south, the Property is bounded by Poston Station Road and wooded property as well as by two Specialty Books buildings at the southwest and southeast corners of the Property. To the east, the Property is bounded by open land and businesses, including the Specialty Books warehouse (southeast corner) and Purely American Foods (northeast corner). To the west, the Property



*The Property, formerly owned by Columbus and Southern Ohio Electric Power Company, is located at 0 Industrial Drive, west of The Plains in Athens County, Ohio.*



*The Property was previously used by Columbus and Southern Ohio Electric Power Company.*



## Theisen East Redevelopment Project

is bounded by other parcels of the former Poston Generating Station/Bill Theisen Industrial Park, including a buildings used by Nebraska books (southeast corner) and Gem Coatings (northwest corner).

### EXISTING BUILDINGS ON THE PROPERTY

The Property is vacant and no buildings or structures are located on the Property.

### PREVIOUS SAMPLING ACTIVITIES

Several previous environmental investigations have been conducted on the former Poston Generating Station property. These include:

- Phase I Environmental Site Assessment for the Former FPE Building, Poston Industrial Park, Athens, Ohio. Danarc Environmental. February 4, 2004.
- Report of Limited Phase II Environmental Site Assessment, Former Power Plan Property, 15+ Acre Tract, 5850 Industrial Drive, Athens County, Ohio. Danarc Environmental. March 26, 2004
- Report of Phase I Environmental Site Assessment and Preliminary Jurisdictional Waters Assessment, 24+ Acre Vacant Property, Poston Station Road, Athens County, Ohio. Danarc Environmental. February 19, 2007.
- Ohio Voluntary Action Program Phase I Property Assessment Update: Theisen East Redevelopment Project, Industrial Drive, Athens, Ohio. Malcolm Pirnie, Inc. October 2009.

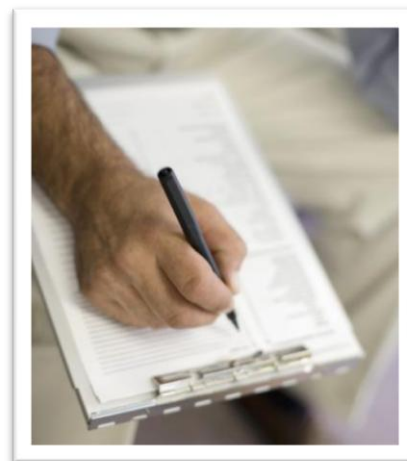
The Phase I Property Assessment Update has recommended a Phase II Property Assessment be performed in order to evaluate the following identified areas: Coal Ash Disposal Area, Fuel Oil Tank, Former Rail Spurs, Former Roadway and Wastewater Tanks. Chemicals of concern for the Property include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), total petroleum hydrocarbons (TPH) and metals.

### REDEVELOPMENT POTENTIAL OF THE PROPERTY

The Property is located at the Bill Theisen Industrial Park, conveniently located close to rail and highway access. It is anticipated that this 14-acre redevelopment project will yield a commercial/industrial use that is consistent with the existing industrial entities located near the Property.

### Potential End Users

The Athens County Port Authority has been actively promoting this site as an opportunity for redevelopment. We have had several discussions with one interested party in particular, Third Sun Solar and Wind Power, Ltd., which is



*Several environmental investigations have been previously conducted at the Property, including Phase I assessments and a limited Phase II assessment.*



*Third Sun Solar and Wind Power, Ltd. is interested in relocating to the Theisen East Redevelopment Project area and, as part of their planned expansion, anticipates adding 20-30 new jobs to their existing employee base of 20.*





## Theisen East Redevelopment Project

currently based in Athens, Ohio in the Ohio University Business Incubator. Third Sun provides design and installation of solar power and solar hot water systems. They would like to relocate their business for expansion in the near future and are considering the Theisen East Redevelopment Project area as a potential site.

Third Sun is looking for a location that could accommodate 6,000 to 12,000 square feet of commercial office and warehouse space. They currently have 20 employees, all of which would be relocated to the new facility, and expect to add 20-30 new jobs over the next five to seven years. A letter of support from Third Sun is attached.

### Alignment with Master Plan

The Property is located at the Bill Theisen Industrial Park on Poston Road, which is identified in the Draft Athens County Comprehensive Plan as an area designated for industrial use. This is one of the few areas for industrial land use located within Athens County, as the county has very few sites that meet the utility and transportation requirements for large scale commercial and industrial use.

### Other Funding Sources

At this time, the Port Authority does not have a committed development partner and is only seeking funds for Phase II Assessment. The Port Authority anticipates that the requested grant from the Clean Ohio Assistance Fund will be sufficient to fund all planned Phase II activities.





October 7, 2009

Ohio Department of Development  
Urban Development Division  
77 S. High St., 26<sup>th</sup> Floor  
Columbus, Ohio 43216

To Whom It May Concern:

Please accept this letter of interest on behalf of our company, Third Sun Solar and Wind Power, Ltd., in support of the Athens County Port Authority's grant application for Clean Ohio Assistance Fund dollars. We understand that the Port is submitting this grant application as the Theisen East Redevelopment Project, and is requesting funds to complete a Phase II Environmental Assessment at the former Poston Generating Station located at 0 Industrial Drive, Athens, Ohio.

We are currently a commercial business located in the Ohio University business Incubator located at 340 West State in Athens County, Ohio. We are considering properties where we might relocate our business for expansion in the near future.

Our organization currently employs 20 people and provides design and installation of solar power and solar hot water systems. We work with residential, commercial and institutional customers all over Ohio and in surrounding states.

We are interested in the Theisen East Redevelopment project area as a potential place for our relocation. Currently, we are looking for a location that could accommodate 6000 to 12,000 square feet of commercial office and warehouse space and could be the location for 20 existing jobs and 20-30 potential new jobs over the next 5-7 years.

Before we would make a formal decision to move to this location, we would want to ensure that the property was not environmentally impaired in any way. We understand that this grant will help to quantify what, if any, environmental impairments may need to be addressed at the property prior to redevelopment. To this end, we support the Port's application

Sincerely,

  
Michelle Greenfield, CEO

Clean Energy, Expertly Installed.  
NABCEP Certified Solar PV Installer™

340 West State Street, Unit 25, Athens, Ohio 45701 (740) 597-3111 Fax (740) 597-1548  
info@third-sun.com www.third-sun.com

# Request for Clean Ohio Assistance Funds for Phase II Assessment Theisen East Redevelopment Project



## NOTICE OF PUBLIC MEETING AND REPOSITORY FOR CLEAN OHIO ASSISTANCE FUNDS THEISEN EAST REDEVELOPMENT PROJECT

The Athens County Port Authority is applying for a grant from the Clean Ohio Assistance Fund for a Phase II Environmental Assessment of the Theisen East Redevelopment Property located at 0 Industrial Drive, Athens, Ohio 45701.

The application will be available for review at The Plains Public Library located at 14 South Plains Rd., The Plains, Ohio 45780 from October 23, 2009 until December 15, 2009.

A public meeting to discuss and solicit comments to the grant application will be held on December 14, 2009, at 5:00 p.m. at the Ohio University Innovation Center, Room No. 103, 340 W State St. Unit #26, Athens, Ohio 45701.

Application information is also available online at: [www.businessremixed.com](http://www.businessremixed.com). Any questions or comments may be referred to Mr. Todd Shelton, Director, Athens County Economic Development Council, 340 W. State St., Unit #26, Athens, Ohio 45701, at (740) 597-1420, or by fax: (740) 597-1548 or email: [todd@businessremixed.com](mailto:todd@businessremixed.com).

