

Site Redevelopment Profile

Continental Steel Superfund Site

1111 South Main Street, Kokomo, Indiana 46901

Property Overview

Size

183 acres

Current Site Uses

- Athletic fields.
- 7.2-megawatt solar array. The array provides power for about 1,000 homes.
- Future plans for the area include more sports fields and parking facilities as well as walking trails.

Use Restrictions

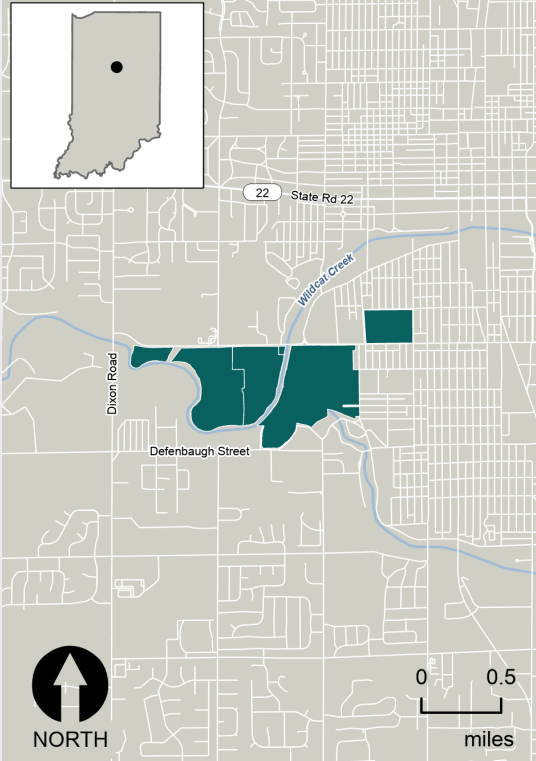
- Institutional controls prohibit groundwater use until cleanup standards are met
- Residential and recreational uses are prohibited on parts of the site
- Maintenance of the site's covered area is required
- A fish consumption advisory is in place for on-site creeks

Surrounding Population

5,250
1 MILE

45,491
3 MILES

65,506
5 MILES



A map of the site in Indiana.

Site History and Redevelopment Timeline

1914 - 1986

Continental Steel operates facilities on site.

1984 - 1986

IDEM identifies soil and groundwater contamination at the site.

1986

Continental Steel declares bankruptcy.

1989

EPA places the site on the National Priorities List.

1990

EPA completes removal actions to address immediate risks.

1993

EPA begins remedial investigations at the site.

1998

EPA selects site cleanup plan.

2006

Site stakeholders announce redevelopment plans for the site.

2011

EPA completes cleanup activities at the site.

2015

Kokomo Soccer Club hosts its first youth soccer match at the Wildcat Creek Soccer Complex.

2016

Kokomo Plan Commission approves construction of 25-acre, \$9 million solar facility.

2016

Solar array begins operating on site.

2017

EPA Region 5 presents its RENEW Award to site redevelopment partners.

History and Cleanup

A remarkable collaboration between federal agencies, state agencies and community organizations has created new alternative energy, public service and recreational opportunities at the Continental Steel Corp. Superfund site in Kokomo, Indiana.

From 1914 to 1986, Continental Steel operated at the 183-acre area, producing metals for nails, rods, wire, fencing and scrap metal. After the plant closed, the Indiana Department of Environmental Management (IDEM) identified soil and groundwater contamination at the site. Contaminants included chromium, cadmium, lead and polychlorinated biphenyls (PCBs). EPA placed the site on the Superfund program's National Priorities List in 1989.

To reduce immediate risks to the people living nearby, EPA and IDEM removed and treated contaminated soils, oil and buried drums. The agencies also decontaminated an abandoned chemical laboratory and dredged the lagoon and creek areas. Since Continental Steel declared bankruptcy in 1986, federal and state agencies funded the cleanup. Groundwater cleanup started in 2009. Contractors removed the lagoon, then filled and covered the area with clean soil.

Redevelopment

Once cleanup was complete, the city of Kokomo unveiled plans for a 60-acre soccer facility, the Wildcat Creek Soccer Complex. The Indiana Office of Tourism Development awarded the Kokomo-Howard County Convention and Visitors Bureau a \$50,000 grant to build a facility with a concession stand, bathrooms and storage space for maintenance equipment.

Project stakeholders, including Kokomo Mayor Greg Goodnight, believe the facility will enhance the community's connection to recreation and outdoor activities. To date, several fields have been completed. Kokomo Soccer Club hosted its first youth soccer match at the complex in October 2015. When complete, the facility will include 30 full-size playing fields, walking trails and parking areas. The city of Kokomo supports the facility by

improving soils and drainage and resodding fields. EPA and IDEM provide oversight for all site activities.

With one successful redevelopment project underway, the city of Kokomo saw additional opportunities for beneficial use of the site. In June 2016, the Kokomo Plan Commission approved the construction of a \$9 million solar array on 25 acres at the site's Main Plant area. Inovateus Solar, LLC and Alterra Power Corp. collaborated with the city of Kokomo, IDEM and EPA on the project. The array consists of over 21,000 fixed photovoltaic panels, making it one of the largest solar arrays in Indiana. Alterra manages the project and all of the energy produced by the panels to Duke Energy, Indiana under a 20-year power purchase agreement. The array has a capacity of 7.2 megawatts, and will produce about 9.1 million annual kilowatt-hours of solar energy, enough to power up to 1,000 homes. The facility started operating in December 2016.



Site uses include a 60-acre soccer facility.



The on-site solar facility.

Inovateus Solar and Alterra identified the site for a potential solar project because of its existing infrastructure and location in a supportive community with high-energy demand. To address the developers' initial concerns about the site's Superfund status, EPA and IDEM helped them understand the cleanup plan and discussed ways to ensure the solar array would be compatible. The developers made sure the solar panels would not disturb the site's 18-inch soil cap. Inovateus worked with EPA on a racking foundation for the panels that minimized their impact on the cap. Today, the solar array has revitalized an area that has been vacant for decades, producing long-term economic benefits for the city of Kokomo.

In April 2017, EPA officials joined Kokomo Mayor Greg Goodnight and Inovateus for a ribbon-cutting ceremony and a tour of the new solar facility. At the ribbon-cutting ceremony, EPA Region 5 recognized project developers and the community with its RENEW Award, which celebrates excellence in Superfund site reuse. "We are happy to partner with Inovateus to continue Kokomo's trend of transforming underutilized sites into assets," Greg Goodnight said. "This project has been years in the making, and started when the area underwent a cleanup effort. The transformation from contaminated Superfund site to solar farm has been inspiring and a win for all involved."

The site is a great example of how Superfund sites can support multiple site uses and how redevelopment needs and priorities can grow and change over time. Throughout the process, the city of Kokomo has been a proactive partner, engaging EPA and IDEM to explore ways to safely redevelop this Superfund site in ways that benefit the community.



Councilman Thomas Miklik receiving EPA Region 5's RENEW Reuse Award from EPA Region 5 Acting Superfund Director Margaret Guerriero on behalf of the city of Kokomo.

"From contaminated Superfund site to solar farm, the land is now producing enough clean energy to power hundreds of homes."

Greg Goodnight,
Mayor of Kokomo

Contacts

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For more information see: www.epa.gov/superfund-redevelopment

