



Superfund
Redevelopment
Initiative

SITE REDEVELOPMENT PROFILE

South Point Plant Superfund Site

South Point, Ohio



Warehousing space at the site. (Source: EPA)

Site Location: Old Route 52 (1 mile south of the Ohio River), South Point, Ohio 45680

Size: 610 acres

Existing Site Infrastructure: All major types of infrastructure are located on site.

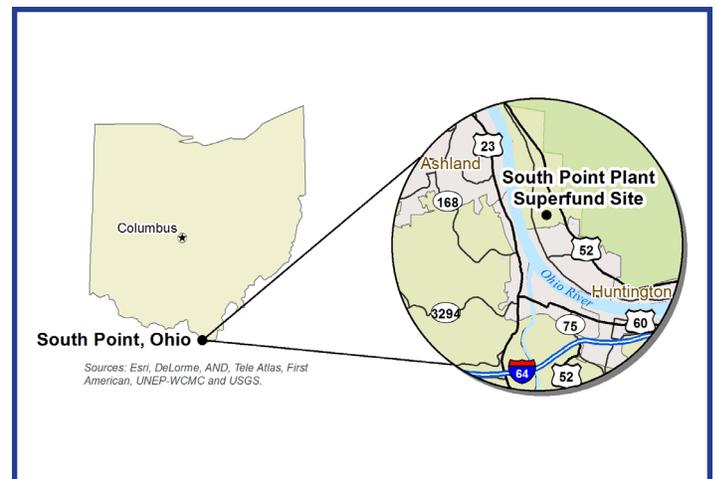
Current Site Uses: Most of the site's acreage has been redeveloped as The Point industrial park. Future plans for The Point include an intermodal transportation facility, as well as additional tenants and expanded facilities.

Use Restrictions: Institutional controls prohibit the use of site groundwater and surface water, limit site uses to commercial and industrial uses, and prohibit disturbance of the landfill cap or other remedy components.

Surrounding Population: within 0.5 mile, 321 people; within 2.5 miles, 14,457 people; within 4 miles, 34,618 people.

Decades of manufacturing activities led to contamination of soil and groundwater at the South Point Plant Superfund site in South Point, Ohio. From the 1940s to the late 1990s, companies produced explosives, industrial chemicals and fuels at the site. After EPA added the site to the Superfund program's National Priorities List in 1984, potentially responsible parties cleaned up the site, excavating and capping contaminated soils and treating groundwater. Over time, local stakeholders recognized that the site's location – the tri-state region, where Kentucky, Ohio and West Virginia come together along the Ohio River – and proximity to existing infrastructure would make it an ideal location for an industrial park.

The Lawrence Economic Development Corporation (LEDC), a non-profit community organization established by local governments to support region-wide economic revitalization, championed the project, working closely with EPA to facilitate the site's return to beneficial use. In 2001, the LEDC purchased 504 acres of the 610-acre site property from one of the



Location of the site in South Point, Ohio.

site's potentially responsible parties. Later that year, EPA awarded the LEDC a Superfund Redevelopment pilot grant to evaluate potential site reuse opportunities. The project also helped EPA explore ways to design a remedy that would be compatible with future site uses

SITE HISTORY AND REDEVELOPMENT TIMELINE

1940s - Late 1990s	Companies produced explosives, industrial chemicals and fuels at the site.
September 1984	EPA listed the site on the National Priorities List.
May 2001	Site cleanup began.
2001	The LEDC acquired 504 acres of the site property for redevelopment as The Point industrial park.
December 2001	Site cleanup finished and the first business located at The Point.
2001 - 2002	EPA provided reuse planning services for the site.
October 2004	EPA issued its RfR Determination for the site.
2011	Site achieved Sitewide Ready for Anticipated Use performance measure.
December 2017	25 businesses operating at The Point.

and address liability concerns. With EPA's support, the LEDC developed a two-phase, community-based master plan to transform the site into a manufacturing center and intermodal transportation and logistics hub that would serve as a valuable regional resource.

The LEDC built relationships with regional, state, and federal organizations and elected officials, and pursued state and federal resources as part of marketing and outreach to attract business to The Point industrial park. In support of these efforts, EPA issued the first Ready for Reuse (RfR) Determination in the Midwest for the site in 2004. It stated that the LEDC parcels were "Ready for Industrial Reuse," which LEDC staff note made a significant difference in the organization's ability to recruit new businesses and address the concerns of prospective tenants. Soon, Engines, Inc. a parts fabrication plant, signed on as the first tenant at The Point.

Today, The Point is thriving. As of December 2018, EPA had information on 29 on-site businesses that employed 793 people and generated over \$331 million in annual sales revenue. Businesses at The Point include the Ohio Strategic Training Center, a machining and fabrication operation, a shipbuilding and repair business, a motor vehicle parts wholesaler, mail and package delivery businesses, a right-of-way and vegetation management company, and various other manufacturers, as well as the LEDC. Future plans for The Point include additional tenants, expanded facilities and construction of an intermodal facility to serve as a vital road, rail and river transportation resource for the region. Parts of the site are also leased for agricultural use. As businesses continue to lease at The Point, additional jobs and tax revenues continue to benefit the area, and the industrial park will play a vital role in the reestablishment of one of the country's preeminent industrial regions.

"EPA and Ohio EPA have both been great to work with. When we have had questions, they have been very responsive. When there has been an issue at the site, they have been here the next day... We marketed the property status as part of a Superfund site as a major plus...In my opinion, there was more certainty here regarding site conditions than at any greenfield or brownfield in the area."

– Bill Dingus, Executive Director, Lawrence Economic Development

FOR MORE INFORMATION

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In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

epa.gov/superfund/superfund-task-force