



Request for Clean Ohio Assistance Funds for Phase II Assessment

Theisen West 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 West Redevelopment Project**:

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

Mr. Todd Shelton, Director
Athens County Economic Development Council
340 W State St., Unit #26
Athens, Ohio 45701
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Theisen West 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 Poston Station Road in Athens, Athens County, Ohio. The project is located on one parcel of land, approximately 22.29 acres in size, 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 part of 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.

The Property was used primarily for coal storage. A conveyor brought coal from the north and another conveyor system moved the coal from the coal piles to the power plant. In addition, the Property included two structures, the "Crusher House" and "Coal Preparation Building," two ponds/basins, and four fuel oil tanks, which were used for the peak demand power generators located on the Property.

The first units at former Poston Station Plant went into operations in October 1949 and 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 was purchased by the Community Improvement Corporation of Athens.

CURRENT PROPERTY USE

The Property, consisting of one parcel of land (Athens County Parcel P01-001-00001-04) totaling 22.29 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. An AEP electrical substation is located directly east of the Property. Two businesses, GEM Coatings and Specialty Books, occupy a portion of the adjoining property to the east. To the west, the Property is bounded by wooded property.



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



The Property was previously used for coal storage and processing by Columbus and Southern Ohio Electric Power Company and New York Coal Sale Company.



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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 West Redevelopment Project, Poston Station Road, Athens, Ohio. Malcolm Pirnie, Inc. October 2009.

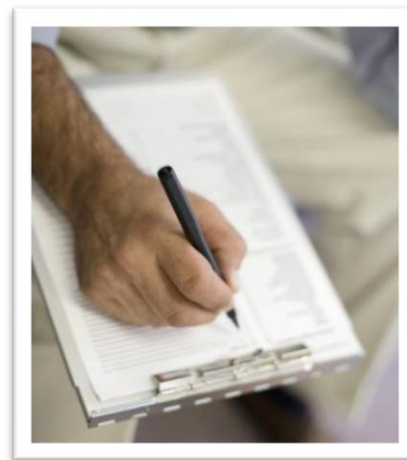
The Phase I Property Assessment Update has recommended a Phase II Property Assessment be performed in order to evaluate the following identified areas: Coal Processing Area, Fuel Oil Tanks, Surface Water Drain, and Stream. Chemicals of concern for the Property include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs) 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 22-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, Sunpower Inc., based in Athens, Ohio. Sunpower is a world leader in free-piston Stirling engines, coolers and linear compressors. Sunpower would like to relocate their business for expansion in the near future and is considering the Theisen West Redevelopment Project area.



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



Sunpower, Inc. is interested in relocating to the Theisen West Redevelopment Project area to accommodate a 34,000 square foot facility for their planned expansion.





Theisen West Redevelopment Project

Sunpower currently employs 63 people in their 24,000 square foot facility in Athens. They are interested in finding a new location that could accommodate 34,000 square feet of commercial space and become their new headquarters. All of Sunpower's current personnel would be relocated to the new facility. A letter of support from Sunpower is attached.

Alignment with Master Plan

The Property is located on Poston Road outside of The Plains, 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.





182 Mill Street, Athens, Ohio 45701-2627 USA | www.sunpower.com | P: 740-594-2123 | F: 740-594-1331

October 15, 2009

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

To Whom It May Concern:

Please accept this letter of interest on behalf of our company 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 West 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 182 Mill St in Athens, Ohio. We are considering properties where we might relocate our business for expansion in the near future.

Our organization currently employs 63 people in a 24,000 square foot facility. Sunpower specializes in the development of free-piston Stirling engines, coolers, cryocoolers and compressors integrated into environmentally friendly, long-lived and high efficiency solutions. Applications include refrigeration, cogeneration, portable electric generators, pharmaceutical mixing devices, medical devices, and nuclear material detection devices.

We are interested in the Theisen West Redevelopment project area as a potential place for our relocation. Currently, we are looking for a location that could accommodate 34,000 square feet of commercial space and become Sunpower's new headquarters. All of Sunpower's current personnel would be relocated, and the corresponding facility would be planned for accommodating growth in the foreseeable future.

Before we could seriously consider 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 prior to redevelopment. To this end, we support the Port Authority's application.

Sincerely,

Jeffrey W. Hatfield, CPA
Chief Financial Officer

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



NOTICE OF PUBLIC MEETING AND REPOSITORY FOR CLEAN OHIO ASSISTANCE FUNDS THEISEN WEST 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 West Redevelopment Property located at 0 Poston Station Road, 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 6:00 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. 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 fax: (740) 597-1548 or email: todd@businessremixed.com

