

ACME SUMMARY

The City of Toledo is applying for a \$200,000 U.S. Environmental Protection Agency Cleanup Grant to assist in remediating the former Edison ACME Power Plant at the Marina District. The City of Toledo is committed to revitalizing brownfields and the new Marina District in downtown Toledo is one of the largest brownfield developments underway in Ohio. It began with a strong desire to clean up the most recognizable brownfield in the community and grew quickly to be one of the best economic development opportunities to ever happen in Northwest Ohio. The City of Toledo acquired the former Edison ACME Power Plant and surrounding property in 2003. The 125-acre Marina District is a \$320 million waterfront redevelopment along the Maumee River in downtown Toledo. The goal of the Marina Project is to remediate the property to a level that is safe and protective for those who will work and live there, and to expand economic development opportunities that have already ensued. Over 150,000 linear and square feet of asbestos has been removed from the Office Area, Turbine Areas, West Wing Boiler Building and Precipitators of the ACME Power Plant. Over 260,000 linear and square feet of asbestos remain in the Mid Wing and East Wing Boiler Areas of the ACME building. The City is also in the process of demolishing the boilers in the ACME building to, but additional remediation must be done to enable the reuse of the historically significant ACME Power Plant Building.

Background:

The City of Toledo acquired the former Edison ACME Power Plant and property in 2003. This property was used for industrial purposes since 1888. The Maumee Rolling Mills operated several furnaces for the milling and forging of steel from 1888 to 1895. Republic Iron and Steel Company occupied the property around 1905. The buildings associated with these two companies were demolished prior to 1917, at which time the Toledo Edison Company began construction of their power plant and support buildings. The Toledo Edison Company's ACME Power Plant operated as a fossil fuel electric generation power plant from 1918 – 1994. At its peak, this plant operated six turbines that generated 330 megawatts. The plant closed in 1994. The ACME plant currently sits as the most visible brownfield in the City of Toledo. The facility was constructed in phases beginning in the 1910s and completed in the 1950's. The building was constructed of steel and brick. An asbestos survey was completed in 1999 for each area of the building: Office Area, Turbine Area, East Wing Boilers, Mid Wing Boilers, West Wing Boilers, and Precipitators.

An Ohio-based developer has committed to building this urban community consisting of restaurants and entertainment facilities, apartment units, retail space, marine passenger terminal, commercial marina, transient docks and facilities for Great Lakes travelers, and trails and green space areas. Recreational trails and boating docks will complete this development, adding a valuable amenity for future tenants and visitors, and direct public access for all Toledo residents to enjoy.

Proposal:

In order to ensure the success of the Marina District, the City must fully remediate the ACME Power Plant to enable end users to restore this historically significant symbol of Toledo's Industrial past. The City of Toledo has worked with engineers and asbestos removal contractors for the removal of asbestos from the three boiler sections of the ACME Power Plant, along with the demolition of the boilers to create usable space for redevelopment. The U.S. EPA Grant will assist with the removal of approximately 140,000 square feet and 15,000 linear feet of asbestos containing materials. The total cost for the abatement of the remaining asbestos in the East Wing and Mid Wing Boiler Areas is estimated at \$4.0 million. The City has secured over \$1.7 million from the Clean Ohio Revitalization Fund and City of Toledo Capital Improvement Funds for this section of the Acme building. The project will abate a majority of the asbestos that remains.

Outcomes:

A successful outcome for this funding would be the abatement of the asbestos in order to facilitate reuse of this historic symbol of Toledo's industrial past. The successful development of this riverfront brownfield site will help improve the overall water quality in the Maumee River, Maumee Bay and Lake Erie by implementing a remedial response that addresses off-site impacts to surface water quality. The 125-acre Marina District is a \$320 million waterfront redevelopment along the Maumee River in downtown Toledo that will result in a new recreation and entertainment destination point for residents and visitors of the City of Toledo.