

Celebrating 10 Years of Returning Superfund Sites to Beneficial Use



REGION 5 Success Story

South Point Plant: South Point, Ohio



South Point Plant prior to remediation
Source: EPA



Applied Technologies Industries, a new business at The Point
Source: EPA

Through collaboration with the Lawrence Economic Development Corporation (LEDC) and local governments, EPA supported redevelopment of the South Point Superfund site in South Point, Ohio. The Superfund Redevelopment Initiative (SRI) awarded the site a Pilot Grant in 2002, which LEDC used to evaluate how cleanup at the site could support reuse. In 2004, SRI issued the site the first Ready for Reuse determination in the Midwest.

The South Point Plant site spans 610 acres, 504 acres of which are owned by LEDC. The site was added to the Superfund National Priorities List in September 1984. Soil and ground water contamination from on-site munitions, fertilizer, coal, and ethanol industries affected only small portions of the site; the vast majority of the site's acreage was never contaminated. Honeywell, the Potentially Responsible Party, completed remediation at the site, which included excavating and capping contaminated soils and ground water treatment, in December 2001.

Since 2001, the majority of the site's acreage has been redeveloped as The Point industrial park by several local entities – the Village of South Point, Lawrence County, and LEDC. As of 2008, seven tenants have located on the property, employing approximately 150 people. Businesses currently housed on the site include: LEDC, Applied Industrial Technologies, Ohio University Southern Campus Training Center, Engines Inc., M&M Mailing, and Mercier's Maintenance. 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.

“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. And the Ready for Reuse Determination has been one of the most powerful tools that we've been able to use to attract interest in the site... We marketed the property status as part of a Superfund site as a major plus. We let people know that the site had been evaluated by EPA, that there was a responsible party addressing the site's prior contamination, and that all they would need to be concerned with was ensuring the appropriate operation of their own facility. 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

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