



Co-Chairs

Val Francis
Richard Snyder

Board

Thomas Allen
Shirley Bandy
Lee Blackburn
Gene Brushart
Edwin Charle
Andrew Feight
Bobby Graff
Franklin Halstead
Sharon Manson
Stephen Martin
Thomas Martin
Daniel Minter
Larry Parker
Michael Payton
Cristy Renner
Terri Ann Smith
Billy Spencer
Lornita Swain

*Deputy Designated
Federal Official*

Dave Kozlowski,
DOE

*DOE Federal
Coordinator*

Greg Simonton

Future Land Use Subcommittee Meeting
4 p.m. ♦ January 7, 2009

Agenda

1. CRO's overview presentation - Greg Simonton, DOE Federal Coordinator
2. The SODI overview presentation and studies to be provided by Jennifer Chandler, SODI Executive Director.

NOTE: The draft of the updated Community Relations Plan is expected to be available for the next Future Use committee meeting.

3. Concerns/Issues
4. Next Month's Agenda

1862 Shyville Rd.
Piketon, Ohio
45661

ports-ssab.org

740-289-5249

*Support provided by
EHI Consultants*



Portsmouth Site Specific Advisory Board
Future Land Use Subcommittee Summary
January 7, 2009

Subcommittee Members:

Val Francis

Dan Minter
Steve Martin

DOE Representatives: Dave Kozlowski
Greg Simonton

Support Staff: Eric Roberts, EHI
Kate Timmons, EHI

Meeting opened at 4 p.m.

SODI Presentation

Jennifer Chandler, executive director of SODI, gave a presentation on the role of SODI as a Community Reuse Organization. Chandler discussed the local economic development projects SODI had completed as well as some options that are being explored for the DOE site, such as upgrading the west entrance of the PORTS site, install sanitary sewer lines at the Pike County Manufacturing Center, renewable energy projects and a cultural center.

Swain commended SODI with the letters that were sent out, but inquired about the unemployment rate in Scioto County. The letter stated that it was at 9.1%, while Swain stated that the current figure is 19.1% and should be corrected in future documents. Chandler stated that she would gather information from the other sites, like Los Alamos, and see how they compare with the local region. Kozlowski stated that Los Alamos is a little different in the fact that the DOE built that community, but doesn't mean that the same community investment principles can't be applied here. Minter added that Oak Ridge is doing something similar with utility usage in the community.

Feight inquired about the currently pending SONIC/GNEP spent nuclear fuel (SNF) proposal in which SODI was involved. Feight expressed the concerns of community members who believe that Simonton's personal involvement with the SONIC proposal has created a

conflict of interest involving Simonton's appointment to oversee the SSAB. Feight questioned why committee member Dan Minter had previously claimed that SODI never participated in a SNF proposal for the Piketon site and why he suggested that any documents claiming otherwise were somehow of questionable validity. Feight distributed annotated copies of the SONIC/GNEP proposal, which clearly includes a proposal for the interim storage of SNF. The proposal also clearly identifies Simonton as a project leader for SONIC.

Simonton stated that he was no longer employed by SODI.

Kozlowski responded to the issue by stating that the lawyers at DOE had examined Simonton for possible conflicts of interest and had determined that none exist. Chandler informed the committee that the SODI board agreed to dissolve SONIC. Swain requested that a declaration be made that SODI would never support interim storage of Spent Nuclear Fuel in the area. Chandler said that she would request that the SODI board make that declaration at their next board meeting.

Feight does not see how GNEP is going to diversify the local economy. Chandler stated that SODI's role is to consider projects to see how they will fit the site. She continued by stating that a non-nuclear project cannot go inside Perimeter Road. Blackburn added that Piketon is in the middle of the eastern nuclear sites; making it a great location for spent nuclear fuel storage, but would eliminate the opportunity for economic growth. Blackburn inquired about SODI's project with SONIC and if Simonton is still the project manager. Simonton stated that he is not.

Swain addressed the community distrust that exists regarding SODI's involvement with the SONIC/GNEP application and its "separate but integral proposal for the interim storage of snf" and Greg Simonton's leadership role in SONIC and SODI. Swain questioned the appropriateness of assigning Greg the role of overseeing the SSAB given community perceptions and distrust related to his role in SONIC and his role in promoting a non-FACA stakeholders advisory committee. Swain emphasized that she was not questioning Greg Simonton's personal character, but rather the role he played in the SONIC GNEP/spent nuclear fuel issue and how that affects the community's trust. Kozlowski stated that there was a blacked out selection in the proposal as a result of a partner dropping out of the project. Chandler told the subcommittee that she requested a copy of the proposal from ePIFNI and was told that they do not have it.

Manson stated that part of the board member's job is to convince the public that the committee is doing their job with honesty and integrity. Public distrust should not keep the members from performing the job they were charged to do. Kozlowski added that the DOE desires to do the right thing for the community and the best way to eliminate trust issues is to give it time and work toward accomplishments. Francis reiterated that this whole process brings a certain level of distrust in the DOE, and stressed the importance of discussing all of the issues and to hear each other out and be respectful of different viewpoints.

Swain inquired if the committee can make a recommendation to the board to not support spent nuclear fuel storage. Minter added that in addition to recommending

what the committee doesn't want, to also make some recommendations of things the committee wants to see happen.

Action Items:

1. Committee requests that the Portsmouth DUF6 RFP be linked to the Board website.
2. Committee requests that the Excess Uranium Management Plan be linked to the Board website.
3. Committee requests copies of Feight's handout with his notes.
4. Committee requests a recommendation on interim spent nuclear fuel storage to be drafted by Swain.

Next meeting: February 3, 2009 at 5:30 p.m.

Southern Ohio Diversification Initiative

Presented by
Jennifer Chandler
Executive Director



The Challenge

- US DOE announced its plans to downsize and eventually close many of its facilities across the country in response to the end of the Cold War, including the Portsmouth Gaseous Diffusion Plant in Piketon
- PORTS is the largest employer in the 12-county area of south central Ohio
- What would be the impact to southern Ohio if PORTS closed?



The DOE Response

- Fortunately, Section 3161 of the Defense Authorization Act of 1993 initiated the creation of “Community Reuse Organizations” across the US in response to the negative social and economic impacts of workforce restructuring
- DOE made a commitment to provide financial assistance for economic development and site reuse activities developed by the affected communities



The DOE Response

- US DOE awarded a planning grant to the Ohio Valley Regional Development Commission to formally create a Community Reuse Organization and to develop a Community Transition Plan
- 15 CROs were formed across the US
- \$284 Million dollars have been provided by Congress
- 42,750 jobs have been created



The Community Response

- An economic assessment determined that the counties most adversely affected were Pike, Scioto, Jackson, and Ross
- 1 job at PORTS affects 1.4 jobs in the community
- The leadership in Pike, Scioto, Jackson, and Ross Counties worked cooperatively to address the impacts
- Over 90% of the workforce lived in one of the four counties now known as the “SODI Region”



The Community Response

- Three Public Planning meetings were held, facilitated by CUED (now IEDC)
- The community set a goal for SODI:
“To diversify the local economy, to create high wage jobs, and to improve the quality of life, through investment in human and physical resources for economic development in the region.”



The Community Response

- US DOE recognized SODI as the designated Community Reuse Organization in 1995
- SODI was incorporated as a non-profit 501 c(3) Community Improvement Corporation in 1997
- SODI's Board of Directors is comprised of 16 members, including representatives from the four counties, Scioto and Seal Townships, USW, SPFPA, USEC, Labor Management, and one at-large



The Community Response

- SODI's Articles of Incorporation state,
“The sole purpose for which the corporation is formed is to advance, encourage, and promote the industrial, economic, commercial, and civic development of Pike, Scioto, Ross and Jackson Counties in the state of Ohio.”



The Transition Plan

- Three Strategies emerged from the planning meetings:
 - Develop industrial sites
 - Create workforce education and training programs to match industry needs
 - Provide financial and technical resources for small and emerging businesses

The Transition Plan

The strategies resulted in these projects:

- Zahns Corner Industrial Park (Pike)
- New Boston Industrial Park (Scioto)
- Regional Incubator Feasibility Study
- Enterprise Training and Development Program
- Southern Ohio Labor Market Analysis
- Regional GIS System
- Regional Marketing



The Transition Plan

- Jackson County Speculative Building
- Gateway Industrial Park (Ross County)
- Regional Incubator (Endeavor Center)
- Worker Training Facility (Endeavor Center)
- Business Seed Fund
- Pike County Airport
- Intermodal Facility
- Reindustrialization of PORTS Site





The Results

- New Industrial Parks in all four counties
- The US Department of Commerce National Award Winning Endeavor Center!!!
- GIS operable in all four counties
- Regional Marketing Plan
- Small Business and Business Seed Revolving Loan Fund with technical assistance for all four counties



The Results

- Total Award for SODI Transition Plan Projects from US DOE = \$14,885,000
- Other Grant Funds leveraged with US DOE funds = over \$14,500,000
- Private Industrial Investment = \$110,000,00
- Total Jobs Created/Retained in four county area as a result of CTP = 2,461



Unfinished Business

- One Transition Project is not complete:
Reindustrialization of PORTS
- Purpose of the Community Reuse Organization is to *Reuse* the excess properties of the US DOE Site, i.e. give back to the community for community use
- SODI is the official CRO for US DOE PORTS



Unfinished Business

- In 1998, SODI signed its first lease with US DOE to use the rail on the northeast corner of PORTS and subleased the property to Mead Corporation, now Glatfelter
- In 1999 SODI completed a “Target Industry Analysis” for the SODI Region, including a conceptual land use plan for US DOE PORTS
- SODI began to request properties for reuse...



Unfinished Business

- Several critical decisions were made along the way that affected the reuse potential:
 - GDP Shutdown
 - USEC American Centrifuge
 - DUF6 Conversion Plant
 - Tc 99 Removal Project
 - GDP Cold Standby



Unfinished Business

- The path forward for SODI is to function as the Community Reuse Organization by accepting and dispositioning excess personal and real properties from US DOE for the purpose of industrial, economic, commercial, and civic development within the four county area
- SODI has submitted four proposals for reuse



Current Reuse Proposals

- 340-acre Parcel
- X-605 Well Field
- X-6619 Sanitary Sewer Usage Agreement
- Personal Property Transfer Agreement



340-Acre Parcel

- US DOE is preparing the Environmental Assessment for the title transfer
- Proposed uses include a variety of activities, including a joint project with The Ohio State University to develop a renewable energy research park, a Smart Office, or a rail-truck facility
- Actual end-use has not been determined



X-605 Well Field

- US DOE reviewing SODI's proposal to have access to the well field as a capacity building project
- SODI will partner with the County to incorporate the water source into the Pike Water, Inc. municipal system, thereby increasing the available capacity of water for growth and development



X-6619 Sanitary Sewer Usage

- USEC leases the X-6619
- SODI and Pike County have requested USEC to accept 150,000 gallons per day of wastewater from the adjacent areas
- Cost to construct a sewer line from Pike County Manufacturing Center to Village of Piketon WWTP = \$2,200,000
- Cost to construct sewer line to X-6619 = \$750,000



Personal Property Transfer

- Includes all uncontaminated excess personal property
- Property is offered first for US DOE use, then to SODI for economic development purposes
- SODI disposes the property throughout the four county SODI Region, according to its “Asset Transition Plan for Economic Development”



New Initiatives

- Develop the “Community Commitment Plan for Southern Ohio” that the US DOE will include in its D&D Contract that requires a seamless transition for the workforce, investments in education, community projects, economic development, and a regional purchasing program



New Initiatives

- Create a Strategic Development Plan for the properties on and around US DOE PORTS for industry and tourism
- Construct a “Smart Office” (a high tech office building under Ohio’s Jobs Ready Sites Program) for Endeavor Center’s business incubator graduates, US DOE contractors, and private sector companies

New Initiatives

- Upgrade the west entrance of US DOE PORTS, US 23, and Seif Road for safe access, ingress and egress to the Pike County Manufacturing Center
- Install Sanitary Sewer Lines at the Pike County Manufacturing Center, the area around North Access Road, and the 340-acre parcel





New Initiatives

- Partner with The Ohio State University South Centers at Piketon to develop a renewable energy research and applications program
- Develop an interactive *Cultural Enrichment and Educational Center of Appalachia Ohio* featuring the role of PORTS in the Cold War and Nuclear Energy, the history of Appalachian Ohio culture, the profound Native American influence, an agricultural and ecological research laboratory and botanical gardens , a live labyrinth, and a student art studio.

The Power of Partnership

