



# Avon Lake

**ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.**

November 2023 Update





# Safety



**Avon Lake**  
ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.

- 48180 Accident-Free Hours since 3-10-2023.
- Security issues. No trespassers seen but have had a few repeated cuts in the fence along Miller Rd park.
- ALERG Safety Committee meets bi-weekly. Planning a turkey lunch.
- ALERG & Trifecta all have fulltime on-site safety representatives
- Task specific Work Plans are reviewed & approved by site team prior to start of new work
- All vendors have a Hazardous Communication Program and conduct morning safety tailgate meetings
- 15 on-site workers are First Aid & CPR trained
- Demolition area is encircled with red barrier tape with spotters in the area.
- Hazwoper Refresher Training held on site on November 10, 2023.
- 





## Environmental Risk Reduction



Avon Lake  
ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.

- ✓ Underground tunnel sealing/ pathway closures – Complete
- ✓ Off-site coal removal – Complete
- ✓ Off-site asbestos removal – Complete
- ✓ Plant-wide Pb dust vacuuming and off-site disposal – Complete
- ✓ Off-site removal/disposal of rad source material - Complete
- ✓ Substantial reduction in NPDES industrial process/stormwater discharges
- ✓ Universal Waste (Hg-containing devices) removed off-site—IP – 75%
- ✓ Off-site fly ash removal – IP – 85% complete
- ✓ Off-site transformer oil removal – Complete
- ✓ Achievement of Ohio VAP risk-based standards for soil and groundwater – In Process
- ✓ Chemical removal and flushing of lines – Complete

# Permanent Removal of Hazardous Substances

Item	Quantity to October 2023
Lead-contaminated dust removal	128 tons
Asbestos removal	2,700 tons
Transformer oil and Used oil	147,112 gallons
Petroleum removal	23,900 gallons
Low level radioactive sources	76 units
Flyash removal	2694 tons
Coal reclaimed	36,000 tons
RR Ties recycled	95 tons
Ammonia removal	1155 gallons
Caustics removal	18125 pounds
Sulfuric acid removal	6600 pounds
Arsenic impacted soil	198 tons
Batteries	300 units



## Environmental



Avon Lake

ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.



- Coal Yard restoration including final grading, seeding completed, and vegetation established.
- Delivered updated Phase II Report to prospective purchaser.
- The environmental consultant for a prospective buyer performed a Phase I assessment on behalf of their client at the former coal yard.
- Further Phase II work on the north side of the property on hold till further demolition progress.
- A mobile activated carbon stormwater treatment system to assure NPDES compliance is on site and awaiting PTI approval to place in service. Ohio EPA Division of Surface Water representatives were on-site on October 26, 2023 to inspect the system.



## PCB Sampling



Avon Lake

ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.



- ❑ On October 25 and 26, 2023, PCB sampling was conducted in the former transformer repair building and the former basement transformer locations.
- ❑ Three (3) grab samples of porous materials (concrete), three (3) composite samples of porous materials (concrete), and six 100 cm<sup>2</sup> wipe samples of nonporous materials (metal drain covers and painted surfaces) were collected.
- ❑ Results of the porous samples ranged from <94.9 – 144 ppb and nonporous samples ranged from <1.0 – 3.8 total ug/100 cm<sup>2</sup>. All samples were below US EPA and Ohio VAP Standards, indicating no PCB cleanup required.



# Demolition

- **Completed Demolition to Date:**
  - Demolition of coal yard structures & conveyors has been completed
  - Demo of stores/maintenance shop.
  - Demo of U1-6 Generators has been completed.
  - Lake Erie plant intake and discharge have been closed off
  - U9 Precipitator Building.
  - Demo of Combustion Turbine.
  - Complete power shutdown on May 22, 2023
  - Transmission line removal completed on May 21, 2023
- Removal of U9 Flyash from Silos & silo demo started August 15, 2023 and is now complete.
- Demo of the back road is 90% done.



Avon Lake

ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.





# Demo – East Side



Avon Lake

ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.







# Demo – Combustion Turbine



Avon Lake  
ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.





# Demo



Avon Lake

ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.





# Demolition



Avon Lake  
ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.

## Equipment Implosion Schedule

**Equipment**

**Date**

**Precipitator #6 & #7**

**Late February 2024**

**U8 Stack**

**Mid May 2024**

**Precipitator #8**

**Late May 2024**

**Boiler 10**

**Mid October 2024**

**Boiler 11**

**Early December 2024**

**Boiler 12**

**Late January 2025**

**U9 Stack**

**Early March 2025**



## Other



Avon Lake

ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.

- Kelly Brothers is more than 90% complete constructing the multi use trail in the former coal yard using compacted embankment mixture of unrecoverable on-site coal fines/soil. 90% of the area has been final graded and grass planted.
- The Reroute of the Former Coal Pile Stormwater to City Stormwater Drain project is in process. Targeting a finish of 11-21.
- Kelly Brothers completed the restoration of the railroad crossing on Walker Rd.



# Other: Stormwater Tie In



Avon Lake  
ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.





# Other: Walker Rd



Avon Lake

ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.





# Avon Lake Project Schedule



Avon Lake  
ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.

Activity Description	Actual/Planned Start	Actual/Planned Finish
Close on the Property	4/4/22 (A)	
Power Station Demolition	4/4/22 (A)	4/15/25
Asbestos Abatement	4/25/22 (A)	6/16/23(A)
Asset Recovery/Salvage	6/20/22 (A)	12/31/23
Plant-Wide Demolition	4/4/22 (A)	4/15/25
Coal Recovery	5/31/22 (A)	1/26/23 (A)
Plant Site Remediation	8/8/22 (A)	6/30/25
Site Restoration Complete		8/31/25



## Community



Avon Lake

ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.

- Plant Pictures given to the Avon Lake Library and Historical Society.
- Plant Drawings given to the Avon Lake Historical Society.
- Plant Bricks will be given to the town to generate revenues for the Historical Society.
- Plant Artifacts – Retained for future site to be dedicated to the history of the plant.
- Westinghouse Sign story.
- Continue the sponsorship of Community Resource Services.
- Supporting the Avon Lake Garden Club.





# Site Overview



Avon Lake  
ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.



