



Avon Lake

ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.

April 2025 Update





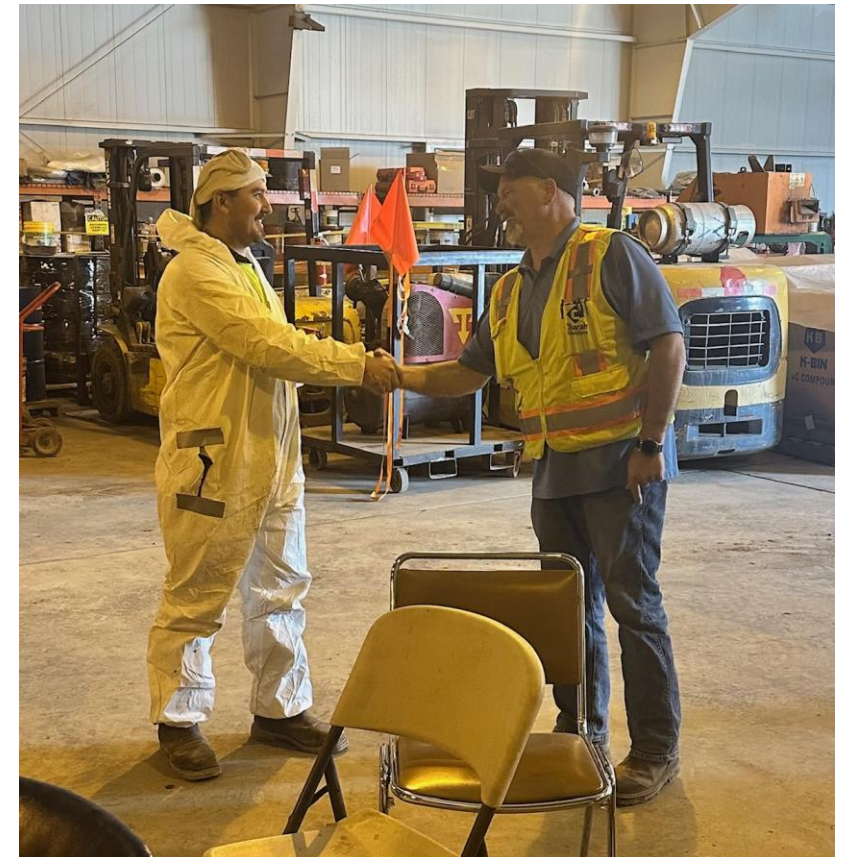
Safety & Security

- 47,810+ Accident-Free Hours since last accident on 6-14-2024.
- Security issues. No trespassers seen and no observations of damage to the fence line. Security cameras installed in multiple locations that are able to photo and video day and night. Also sends alerts to project management.
- ALERG Safety Committee meets bi-weekly.
- 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
- Demolition area is encircled with red barrier tape with spotters in the area.
- ALERG team members conduct monthly a minimum of 10 safety inspections of contractors recording a minimum of 10 unsafe acts/conditions.



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Demolition



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Remaining Demolition:

- Removal of scrap from Boilers 11 & 12, Turbine Hall and U8 & U9 Turbines.
- Administration Building
- Screen House
- Transformer Building. *
- Water Treatment
- Smaller out building(s)

Scrap Summary

- 75,000 tons of scrap were hauled off site for recycling to date.
- Over 182,000 gallons of liquids removed.
- 7,400 tons of waste delivered to permitted landfill



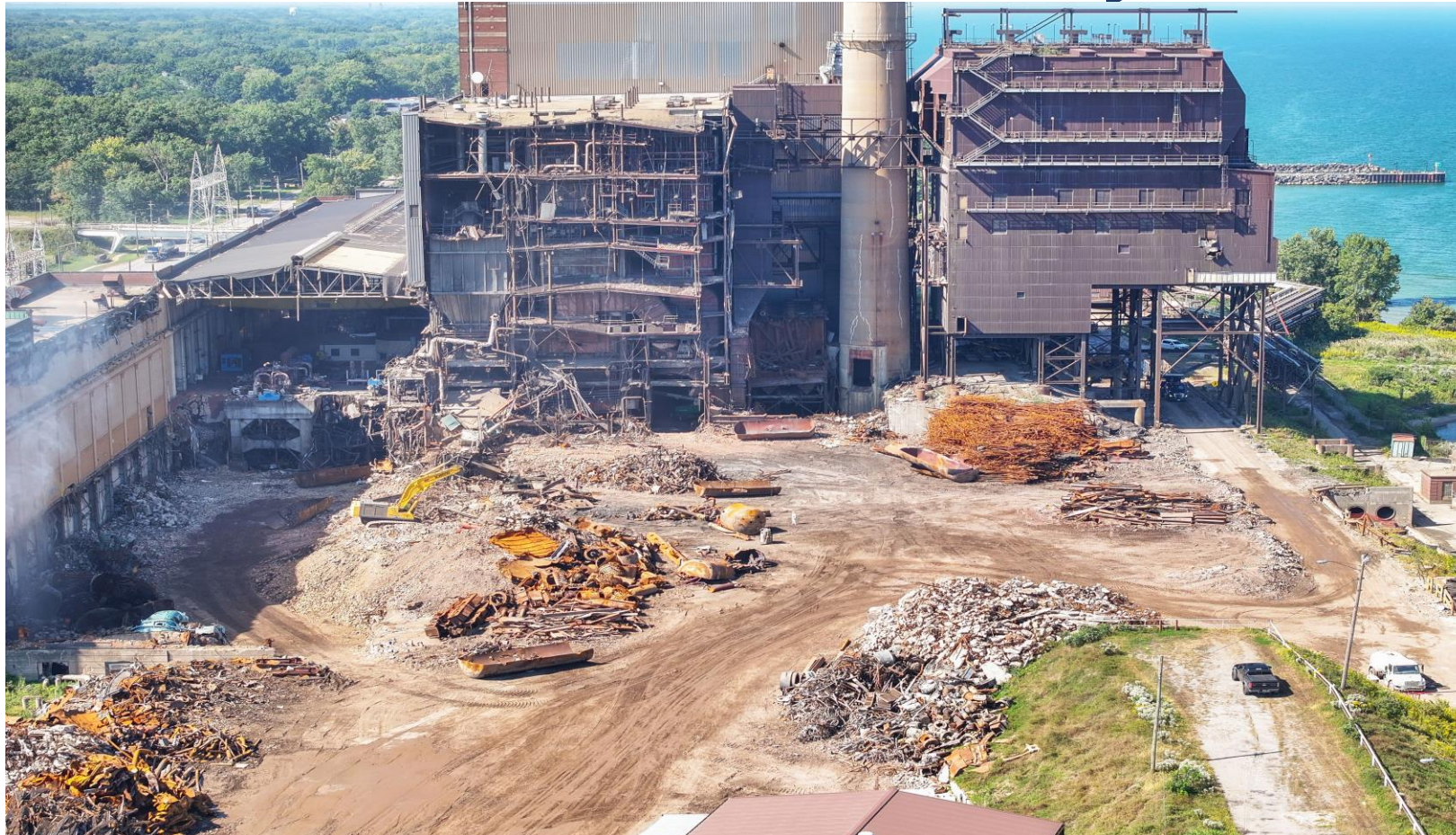


East Side Demo Progress November 2024



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East Side Demo Progress April 2025



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Turbine Hall Basement Demo November 2024



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Turbine Hall Basement Demo April 2025



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West Side Demo Progress November 2024



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West Side Demo Progress April 2025



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Demo Lake Side View November 2024



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Demo Lake Side View April 2025



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Avon Lake Project Closeout Schedule



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Activity Description	Planned Finish
Lake Road Fence Completion	4/17/25
Administration Building Demolition	6/18/25
Screenhouse Demolition	6/10/25
Water Treatment Plant Demolition	7/2/25
Completion of Clean Closing all Storm Water Ponds	7/31/25
Recycle Building Demolition	5/5/25
MATS Building and West Warehouse Demolition	6/10/25
Warehouse Demolition	7/21/25
Demolition Contractor Scope Completion	7/23/25
Demolition Contractor Demobilization	8/30/25
Plant Site Demolition to PSA Standards	8/15/25
Site Restoration Complete and Demobilization	8/31/25



LAKE ERIE

Clean Hard Fill West Yard Pile

Clean Hard Fill Full Trestle Pile (Top & Bottom)

Primary Treatment Pond

Secondary Treatment Pond

City Waste Pond

Outfall 002

Outfall 004

Powerhouse Ditch Tunnel Below Surface

Discharge Tunnel

LAKE ROAD

Clean Hard Fill East Yard Pile

Unit 9

Legend:

- Stage IV Surface Sample
- Stage III Monitoring Well
- Stage II Monitoring Well
- Monitoring Well
- Clean Hard Fill Samples
- Stage III Soil Boring
- Stage II Soil Boring
- Soil Boring
- Property Line
- Unit 9 Building Tag

North arrow and scale bar (0 to 225 feet).



Continued Phase II Assessment Work



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ALERG Environmental Data
Provided to City Review
Team via Data Site Link

- November 13, 2024 Transmittal.
- Transparent data sharing.
- 242MB of Environmental Reports.
- Updated as new data obtained.
- Collaborating w/City's Env. Consultant.





Engineering/Construction Preparations for final Process Pond Cleanouts



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Engineering/Construction Preparations for final Process Pond Cleanouts

- Ohio EPA Permit Termination Request
- Pond Dewatering
- Sediment/sludge treatment, excavation, off-site disposal
- Treatment Plant Demolition
- Confirmation sampling & analysis program
- Positioned for future land development plans/use by others.





Real Estate



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08/22/2024
10:18 AM PT

EMAIL PERFORMANCE



4,235
Emails Sent



99.8%
Deliverability Rate



42.9%
Open Rate



0.2%
Bounce Rate

ACTIVITY OVERVIEW

4,235

2,239

162

165

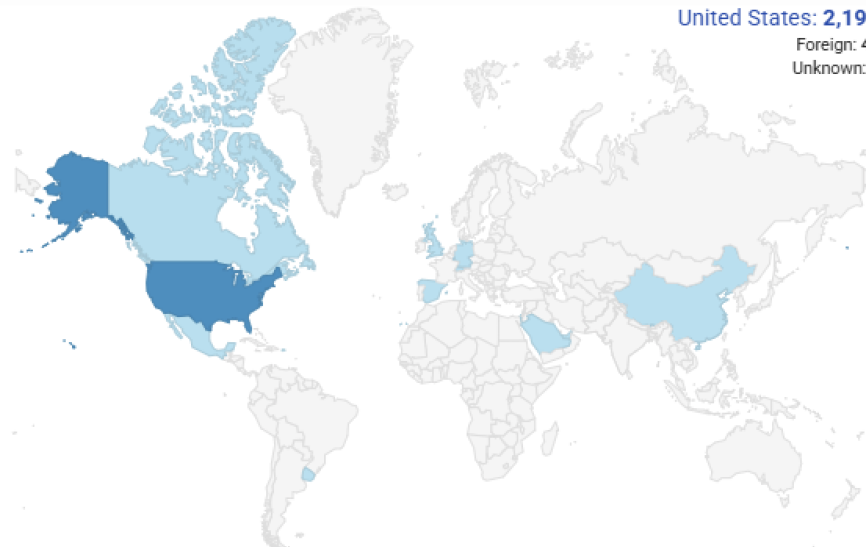
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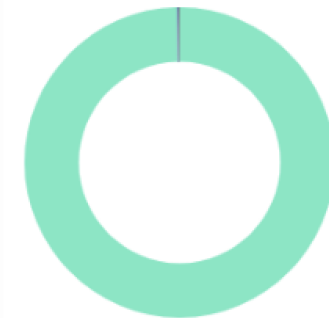
22

18

Viewed Email
United States: 2,191
Foreign: 48
Unknown: 0



USER TYPE



99.7%
Principals

0.2%
Brokers

0.0%
Lenders

0.1%
Other

Sent Email Viewed Email Viewed Summary Viewed Agreement Executed Agreement Approved Entered VDR Downloaded Documents



Real Estate Activity



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- Working with City on taking LOI to Purchase Agreement
- Active discussions with developers on main site and rail yard
- Revised Parcel Plan to privately redevelop Transformer Building – There has been interest in the building
- Working with City/County on pursuing grants for site restoration, bike path and daylighting Powdermaker Creek
- National marketing thru press, national meetings and industry events