

## Former GM Plant Transformed into New Tech Town Aerospace Hub, Dayton, Ohio

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EPA Region 5 is working with the City of Dayton and the State of Ohio to address environmental challenges and regulatory barriers to the cleanup and reuse of the former General Motors (GM) Harrison Plant. The property is located just east of downtown Dayton. With EPA's assistance, and funding and assistance from the State of Ohio, the City of Dayton is well on its way to realizing its vision for the site—turning the 30-acre former auto radiator plant into Tech Town, an urban technology campus.

Tech Town is the centerpiece of Dayton's new Aerospace Hub of Innovation & Opportunity—a state designation that targets aerospace and advanced materials technologies companies within the hub for state regulatory, funding, and technical assistance. The Tech Town business park is expected to comprise more than a dozen buildings with up to 400,000 square feet of office and manufacturing space and to support 2,500 jobs.

The cleanup and redevelopment of this property presents environmental challenges, in part because of complicated regulatory issues related to the cleanup of contamination at the site. Old GM, the primary party responsible for contamination at the property, ceased all remedial activity at the property when it filed for bankruptcy. GM was conducting corrective action and closure activities under the federal Resource Conservation and Recovery Act (RCRA) at the time of its bankruptcy.



To ensure the availability of state funding for the property and facilitate state oversight of the cleanup of the property, Region 5 deferred its regulatory oversight of the Tech Town property to Ohio's Voluntary Action Program. One important result of this action is that the City of Dayton now is eligible to receive and use Clean Ohio Fund monies to address contamination at the property. This action also facilitated the growing partnership between the state regulatory program and the City of Dayton as they work in tandem to revitalize this important property.

In addition to the regulatory flexibility provided to the City of Dayton, EPA's Office of Brownfields and Land Revitalization provided Dayton with \$200,000 of Targeted Brownfields Assessment (TBA) assistance to conduct environmental assessment activities at the property. The City of Dayton used this assistance to conduct site characterization and assessment activities, as well as remedial planning activities at the property.

Dayton's Tech Town redevelopment got a significant boost in December 2010, when the federal government and the State of Ohio reached a settlement agreement with the former General Motors Corporation, now named the Motors Liquidation Corporation (MLC). Under the terms of the settlement agreement, MLC will provide more than \$5.3 million for cleanup efforts at the Tech Town site, which includes the land once occupied by the GM Harrison Radiator plant. These cleanup dollars will go to the State of Ohio to assist the City of Dayton in conducting cleanup activities at the site.

This money is in addition to \$39 million in cleanup funds that MLC and the federal government announced for Ohio in October 2010 under the bankruptcy reorganization and settlement agreements with MLC. The settlement agreements are part of a liquidation plan filed by MLC. That plan and the settlement agreements must be approved by the U.S. Bankruptcy Court for the Southern District of New York. Court approval of the liquidation plan is expected in the first half of 2011.