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Portsmouth EM Site Specific Advisory Board

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GREG SIMONTON

SUPPORT SERVICES
EHI CONSULTANTS
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EMAIL: JULIE@PORTS-SSAB.ORG

WASTE DISPOSITION AND RECYCLING SUBCOMMITTEE

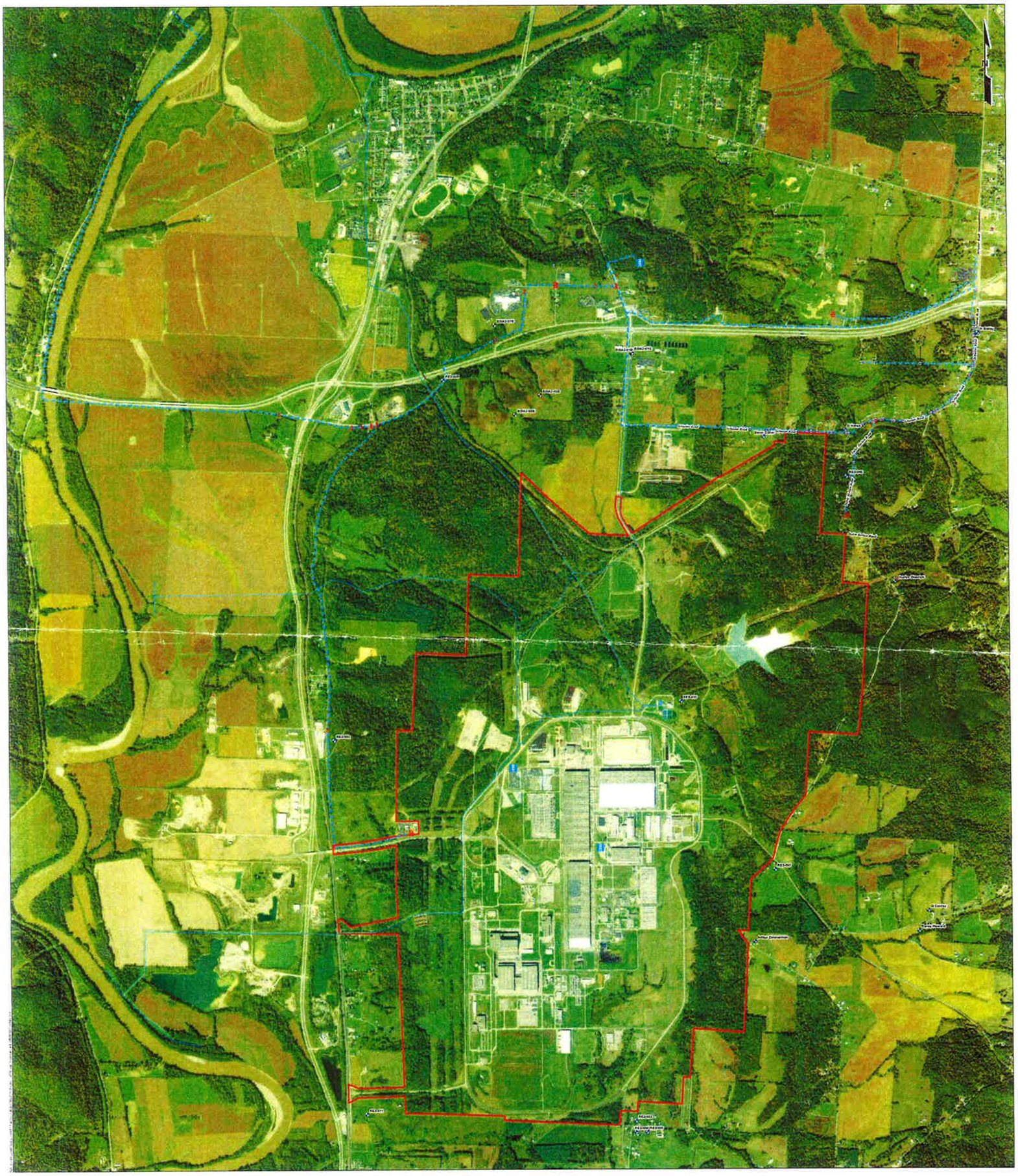
MONDAY APRIL 8, 2013 @ 4:00 P.M.

THE PURPOSE OF THIS MEETING IS FOR THE SSAB SUBCOMMITTEE TO DISCUSS LONG-TERM PLANNING

AGENDA

- REVIEW OF THE MARCH MEETING
- UPCOMING TEST PAD ACTIVITIES - J.D.CHIOU, FLUOR-B&W PORTSMOUTH (FBP)
- DISCUSSION OF RECOMMENDATION 13.02
- LONG TERM PLANNING - MIKE GRAUWELMAN, PRESIDENT-MIAMISBURG MOUND COMMUNITY IMPROVEMENT CORPORATION (MMCIC)
- DISCUSSION

ADJOURN



DRAFT Schuster Road Water Line and Additional Pike Water Inc. Water Lines

0 850 1,700 3,400 5,100 6,800 Feet

Note: Pike Water Inc. line and connections generated from hand drawings provided by Pike Water Inc. No coordinates or exact measurements were provided. All segment and node locations associated with Pike Water Inc are only approximate. Northwest section running west, turning north accross Scioto River running into Pike Water Inc. POTW approximated per FFE

Legend

- DOE Reservation Boundary
- Pike Water Inc. Line (approx)
- Connection Pointer
- DOE Water Line to OSU
- Water Connection
- Valve
- Hydrant and Valve
- Water Tower
- Residential Well
- BSIA Well

Figure 3-1. On-Site Clay Borrow Source "Area D" Plan

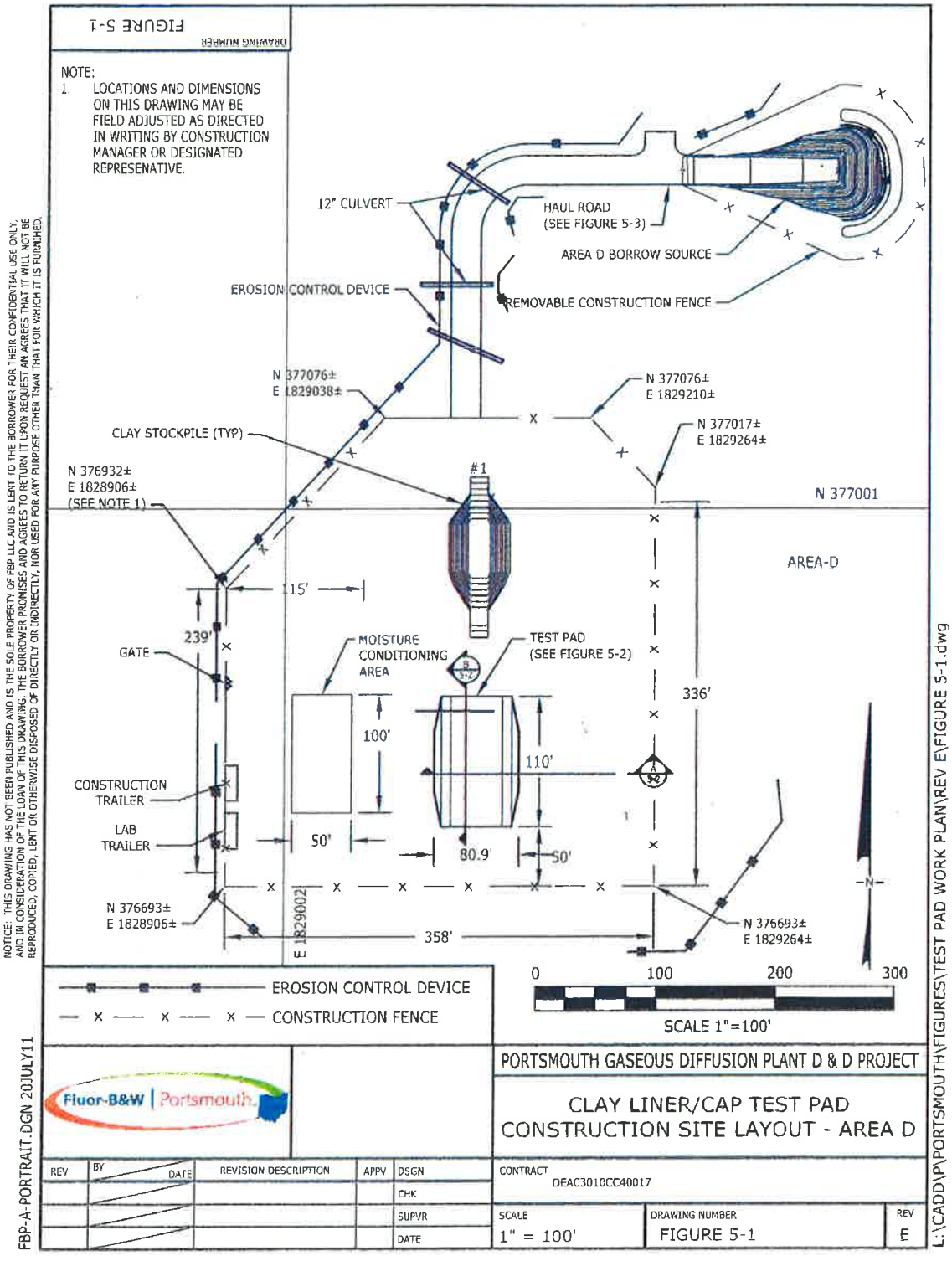


Figure 5-1. Clay Liner/Cap Test Pad Construction Site Layout – Area D

Mound
DEVELOPMENT CORP

REDEVELOPMENT USDOE MOUND FACILITY
MIAMISBURG, OHIO

MIKE GRAUWELMAN
MOUND DEVELOPMENT CORPORATION

AGENDA

- Mound Background
  - DOE History
  - Organizational Structure
  - Redevelopment Plan
- Economic Development
  - Site Improvements
  - Job Creation

MOUND SITE

Site Information:

- Founded 1948
- Manhattan Project
- 306 Acres
- 1.3M Sq. Ft. Buildings
- Topo Variance 180’
- Buried Valley Aquifer

Workforce Information:

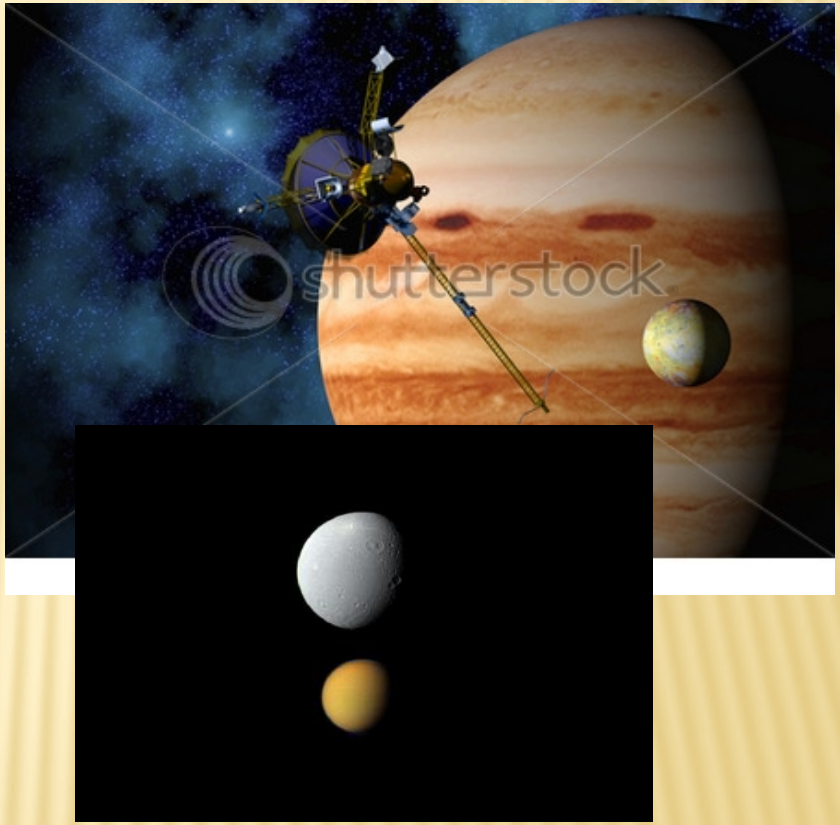
- Peak Employment: 2,400
- 25% PhD’s

MIAMISBURG Mound COMMUNITY IMPROVEMENT CORP

MOUND MISSIONS

Former DOE Missions

- Department of Defense
  - Nuclear Detonators
- NASA



Recent Missions

- Environmental Remediation
- Economic Development

ENVIRONMENTAL REMEDIATION

Structuring Community Involvement – CRO

Basic Goals

- Prevent waste abandonment
- Mitigate job loss
- Reuse assets

Redevelopment Structure

- City of Miamisburg - Political voice
- MRC Community involvement
  - 17 Members
  - Environmental & Land Use Focus

Redevelopment Structure

- MDC –Community Agent
  - Cleanup
  - Economic Development

- Structure
  - 501 (C) (4) Not-for-profit
  - Board of Directors

MDC Mission Statement

To achieve the community's environmental and redevelopment vision for the Mound Advanced Technology Center.

Redevelopment Structure

- MDC
  - Cleanup
    - Remedy Technical Oversight
    - Proposed Plan & ROD Review
    - Funding Acquisition
    - Community Technical Support
  - Protect Community Interests

Redevelopment Structure

- Business & Economic Development
  - Strategic Planning
  - Marketing
  - Site Owner / Landlord /Leasing
  - CRP Planning & Implementation
  - Land development / redevelopment
  - Facility development/ renovation
  - Incubator, equipment, lending

Advocacy For Community Interests

Setting a Direction

Comprehensive Reuse Plan

Vision Statements

INITIAL VISION:

To establish the Mound Advanced Technology Center as an:

economically viable,

privately owned,

industry & technology park.

REVISED VISION:

To establish an:

Emerging National Center of Excellence for Emerging Energy, related Advanced Manufacturing, and Materials Processing...

Miamisburg Mound Community Improvement Corp

Preparation for Redevelopment

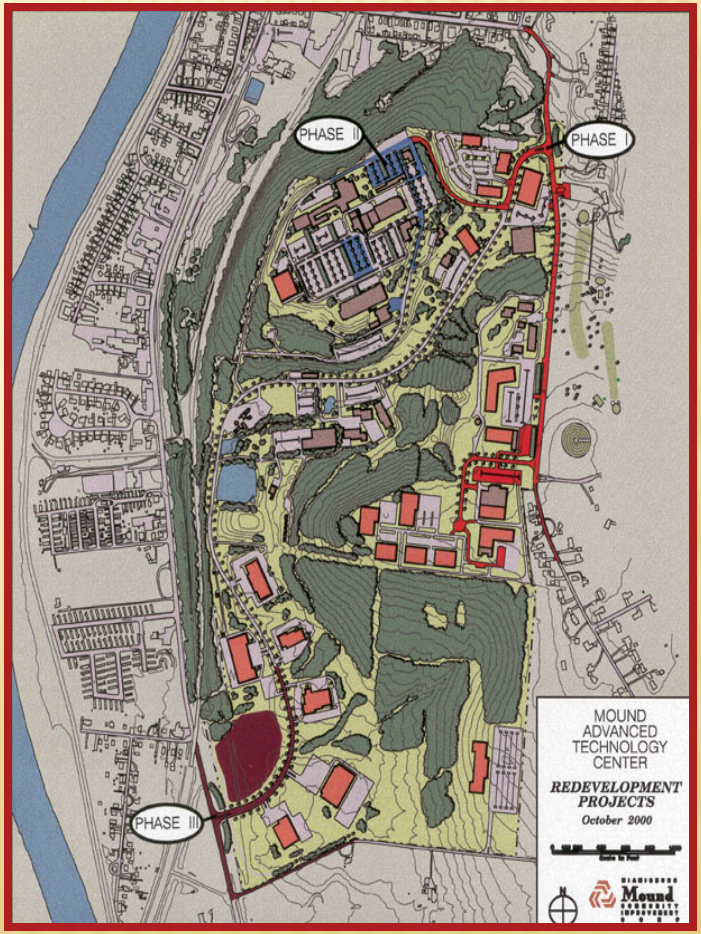
- Legislation
- Comprehensive Reuse Plan
- Agreements
- Marketing

Legislation

- Leasing Authority
- Indemnification

Comprehensive Reuse Plan

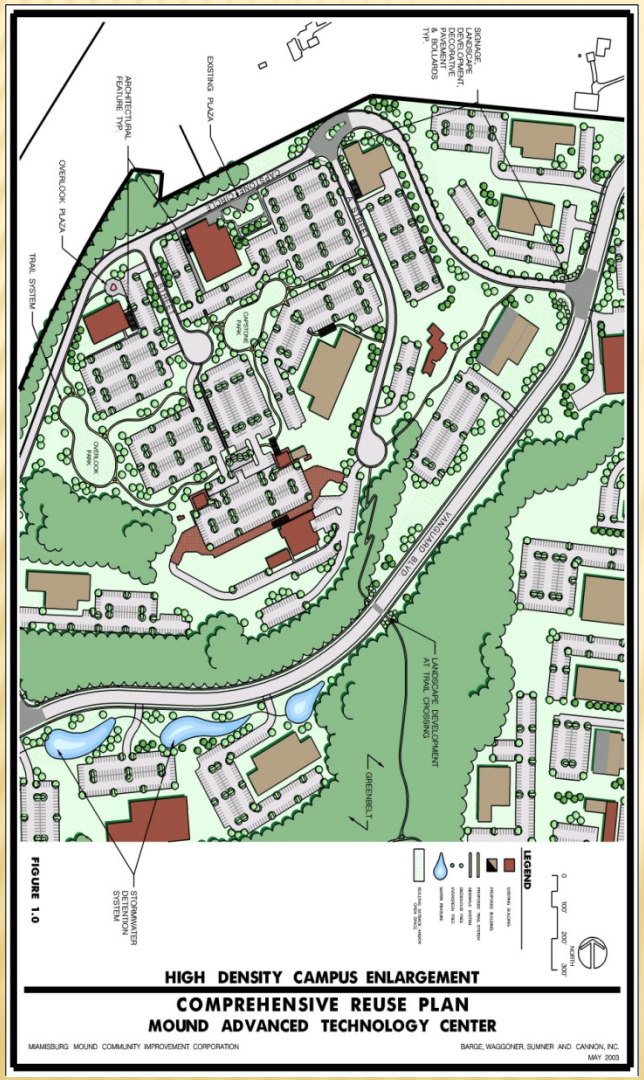
- 9-month process with community involvement
  - Amended/revised through Public Hearing Process
- Concludes that site viability hinges on…
  - environmental restoration
  - $55M in improvements
  - successful marketing



Agreements

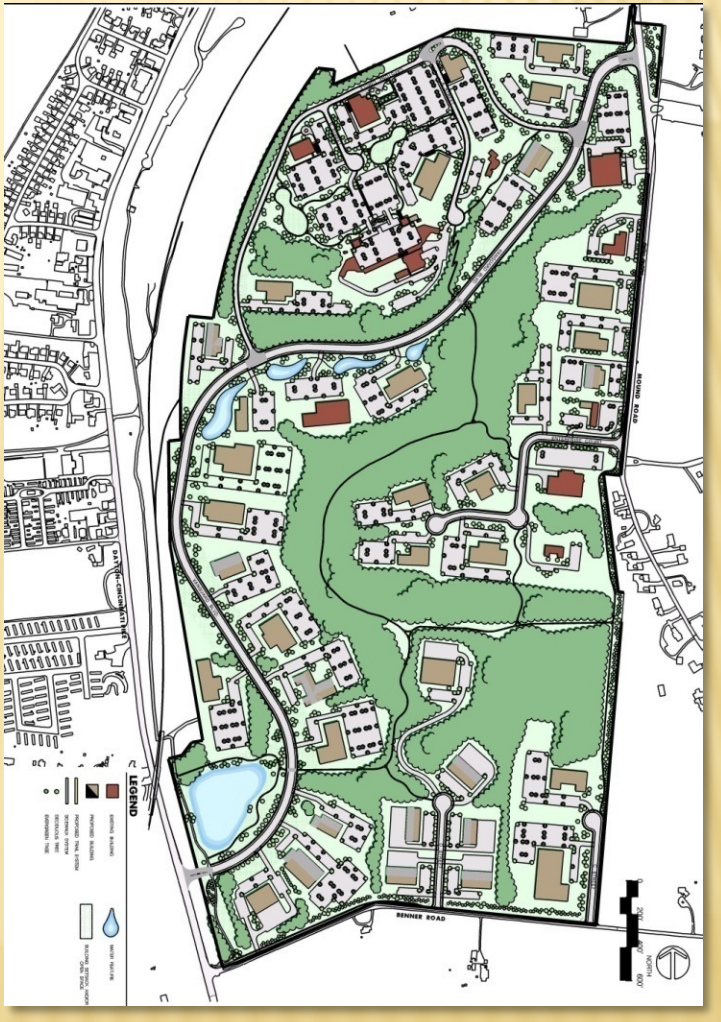
- Sales Contract
- Memorandum of Agreement
  - MDC to seek $18 M
  - DOE to provide $15 M
  - Partners to seek $15 M in cost efficiencies
  - Cleanup efficiencies (MOAs)
  - Establishes Partnership Council
- Interim Utility Agreement
  - Transition of facilities/utilities to commercial standards.

Marketing – Total Solutions in Site & Technology



VISION STATEMENT

- Mound will be a thriving Scientific Technology and Business Park Recognized as a Center of Innovation for Emerging Energy, Advanced Manufacturing, Materials, and Information Systems, employing 2,400 employees.



Master Plan

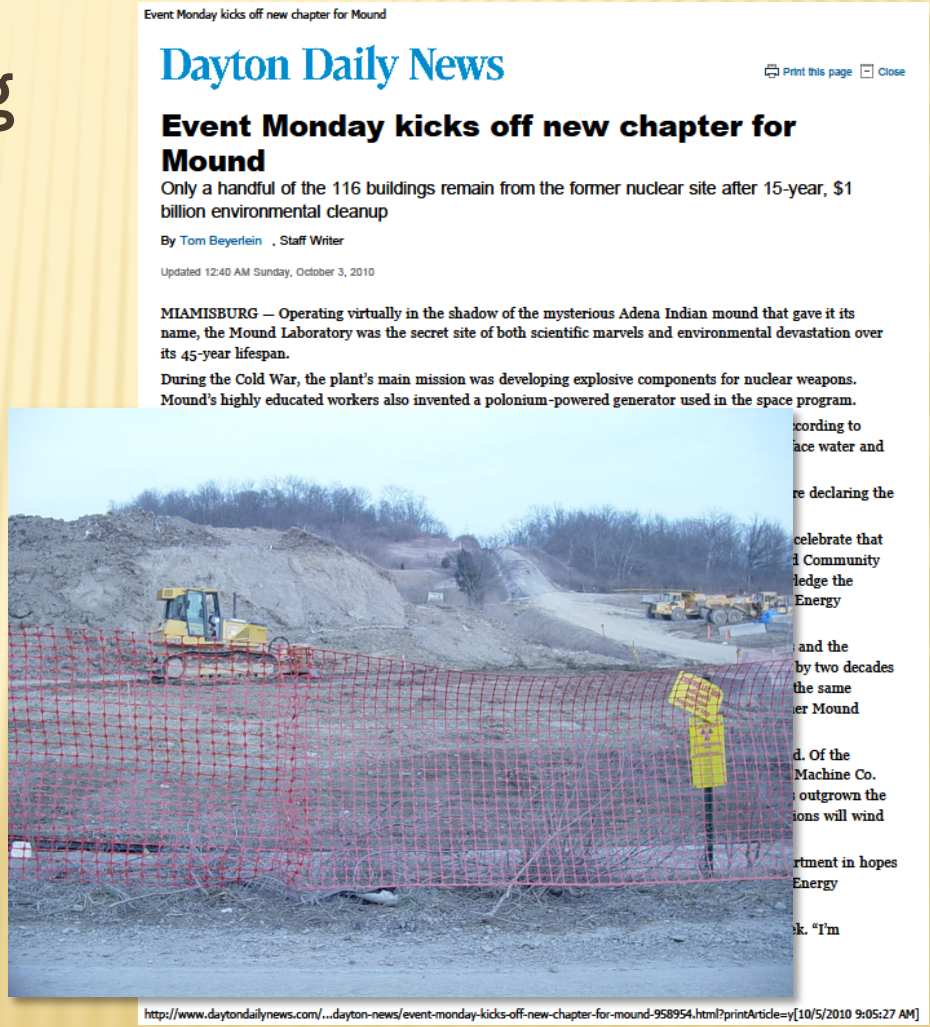
MIAMISBURG Mound COMMUNITY IMPROVEMENT CORP

ENVIRONMENTAL REMEDIATION

- Final Cleanup Funding
  - 2007 $30M Earmark
  - 2008 $5M Earmark
  - 2009 $20M ARRA

Total Cleanup Cost $1B

2010 Completion



Event Monday kicks off new chapter for Mound

Dayton Daily News

Print this page Close

Event Monday kicks off new chapter for Mound

Only a handful of the 116 buildings remain from the former nuclear site after 15-year, $1 billion environmental cleanup

By Tom Beyerlein , Staff Writer

Updated 12:40 AM Sunday, October 3, 2010

MIAMISBURG — Operating virtually in the shadow of the mysterious Adena Indian mound that gave it its name, the Mound Laboratory was the secret site of both scientific marvels and environmental devastation over its 45-year lifespan.

During the Cold War, the plant's main mission was developing explosive components for nuclear weapons. Mound's highly educated workers also invented a polonium-powered generator used in the space program.

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MANY GOOD THINGS HAPPENING……

Dayton Daily News Sunday, July 29, 2012

E | BUSINESS

News: DaytonBR@coxnh.com or 937-225-2420 | Delivery: caytonds.lynews.com/subscribe or 937-222-5700

Mound technology center attracting business, jobs

$50 million in public funding aids ex-nuclear weapon site's new life

By Larry Budd
Staff Writer

Two companies plan to bring 45 new jobs to the Mound Advanced Technology Center, the latest good news at the former nuclear weapons site where more than $50 million in public funding has or is to be spent fueling a commercial rebirth.

The 300-acre site reopened in 2010 after a $1 billion cleanup, erasing environmental hazards left by work done there as part of the nation's development of nuclear weapons.

"We had to decide at that point what do we want to do," said Chris Fine, Miamisburg economic development director. "Do we want to leave it a mothballed defense facility, or do we want to make it an asset?"

Miamisburg City Council agreed July 17 to commit $25,000 toward expanding Excelitas Technologies Sensors and moving BOI, a high-tech marketing firm, to the commerce park on the edge of the downtown.

It is Excelitas' second expansion, which is expected to result in the retention of more than 80 jobs and creation of 30 new ones. The expansion also culminates about $20 million in public and private investment in the company's growth at the center.

Excelitas is part of a global company that provides high-tech lighting, detection and defense-related products.

BOI, started in Washington Twp., is expected to spend more than $1.1 million in public and private funds moving from rented space on Byers Road in Miamisburg to a new building at Mound.

Mound continued on E7

Two companies expect to add 45 jobs and invest more than $4.5 million at the Mound Advanced Technology Center, once a nuclear weapons site.

Economic Development

Site Investments

SITE INVESTMENTS

- Federal $15.8M
- State $2.4M
- Local $3.3M
- Private $10.6M

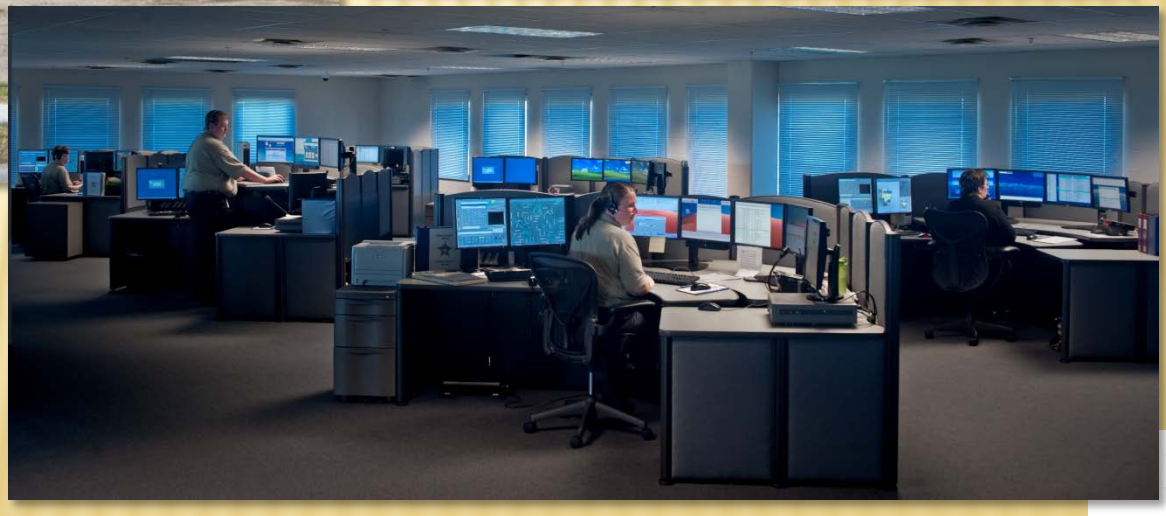
Total: $32.1M

Miamisburg Mound Community Improvement Corp

SITE INVESTMENTS

- **Recent Investments:**
  - Vanguard Blvd. - $4.5M
  - Energy Efficiency - $1.2M
  - Excelitas I & II - $1.2M

SITE INVESTMENTS



MIAMISBURG
Mound
COMMUNITY
IMPROVEMENT
CORP

SITE INVESTMENTS

Utilities and Sidewalks

Parking Lots

MIAMISBURG Mound COMMUNITY IMPROVEMENT CORP

SITE INVESTMENTS

Road and Utilities

Building Demolition

ECONOMIC DEVELOPMENT

- Business Incubation / Innovation
  - Mound Workforce
- Business Services
  - Leverage Mound Assets
    - Real and Personal Property
  - Promotion
  - E.D. Networks
  - Grant and Project Management
- Education
  - B2B Energy
  - STEM

TECHNOLOGY BASED INNOVATION

Markets

- Advanced Manufacturing
- Emerging Energy Technologies
- Material Processing
- Information Systems
- Environmental Safety & Health

INNOVATION

- Energy
  - Hydrogen Fuel Cells
  - Nuclear - Detectors
  - Wind Turban -Sensors
  - Battery - Carbon Nano-Fiber
- Advanced Manufacturing
  - Laser Welding Explosives
  - Material Joining
  - Nano-Scale

- DoD Small Business Innovative Research (SBIR) fund a billion dollars each year in early-stage R&D projects at small technology companies -- projects that serve a DoD need and have commercial applications.
- DoE Advanced Research Projects Agency – Energy (ARPA-E) the development and deployment of transformational and disruptive energy technologies and systems.
- Ohio Third Frontier, a technology-based economic development initiative that is successfully changing the trajectory of Ohio's economy by supporting industries that are transforming themselves with new globally competitive products and fostering the formation and attraction of new companies in emerging industry sectors

ENERGY MARKET

Renewable Demonstration

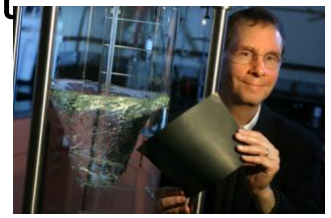
Business Support

Dayton B2B
Your Local Business News Source
TECHNOLOGY

Area company looks to 'charge' future

By Thomas Gnau
Staff Writer

Inorganic Specialists Inc. of Miamisburg is working on a key element of the batteries and cells of tomorrow.



David Firsich, president of Inorganic Specialists, holds a piece of carbon nanofiber paper that can improve the performance of lithium ion batteries and fuel cells. He is next to a glass reactor that creates a vortex for processing the carbon nanofibers. The business is located at the Miamisburg Mound Corp.

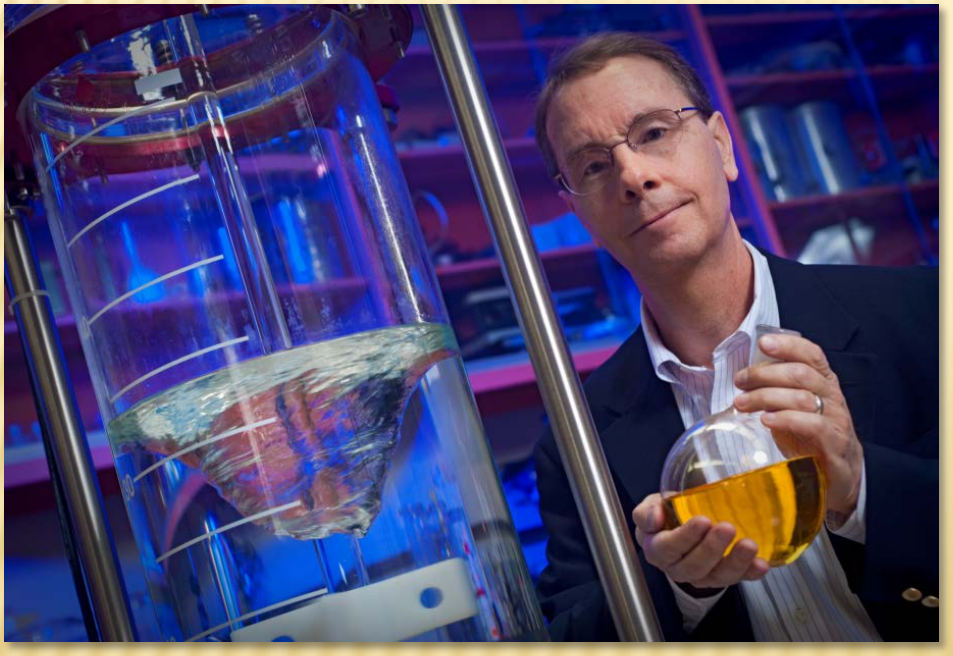
Leadership Roundtables

Energy B2B

ECONOMIC DEVELOPMENT

Inorganic Specialists

.....Carbon Nano Fiber Materials



- Incubated Business
- Founded By Mound Emp.
- From 1 to 3 Employees

- Financial Support:
  - $1M OTFP
  - $2M DOE-ARPA-E
  - $1M OTFP

- Tech Support:
  - Paper Co.
  - Applications Co.

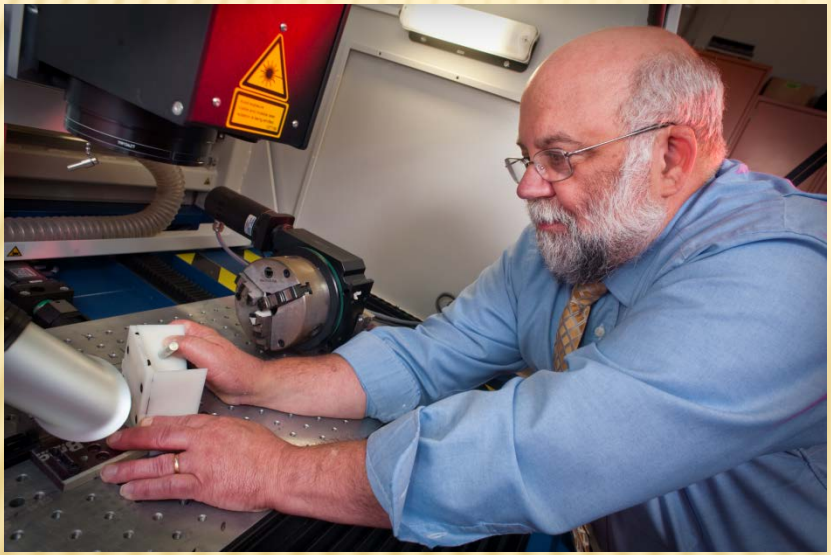
- Market Support
  - Battery Co.

MIAMISBURG Mound COMMUNITY IMPROVEMENT CORP

ECONOMIC DEVELOPMENT

Mound Laser & Photonics

.....Military R&D to Medical Applications



Dayton Daily News

Mound Laser to hire at least 10 and expand locally

The company uses lasers to make tools and equipment, such as small medical devices.

By Thomas Orsa, Staff Writer

Updated 1:03 AM Tuesday, May 3, 2011

Mound Laser & Photonics Center will add at least 10 employees and more than 3,000 square feet of space to its lab facilities by the end of the year, the company said Monday.

Due to its work in the medical devices market, the company doubled its sales in 2010 and plans to do the same in 2011, the firm said in a statement from the Mound Advanced Technology Center, the former U.S. Department of Energy campus in Miamisburg where Mound Laser operates.

The company uses lasers to cut and shape tools and devices, including small medical devices. Hiring another 10 employees would bring its total employment to 40.

In July 2010, Larry Dosser, Mound Laser owner, told the Dayton Daily News believes his company will need a new facility to conduct its growing business.

Mound has about 140 customers who are spread across 19 states, but its top five commercial customers are in California, mostly the Silicon Valley, Dosser has said. Mound's No. 1 government customer is the U.S. Air Force Research Laboratory, based at Wright-Patterson Air Force Base. Of the company's $1 million in government-related revenue, most is tied to the local base.

Dosser could not be reached for comment Monday.

Contact this reporter at (937) 225-2390 or tgnau@DaytonDailyNews.com.

Find this article at:

- Incubated Business
- Founded By Mound Emp.
- From 1 to 45 Employees
- Building $4M Facility

ECONOMIC DEVELOPMENT

Mound Technical Solutions

.....Hydrogen Technology

- Mound Employee Startup
- Markets
  - Fuel Cells
  - Nuclear Energy
  - Weapons Production

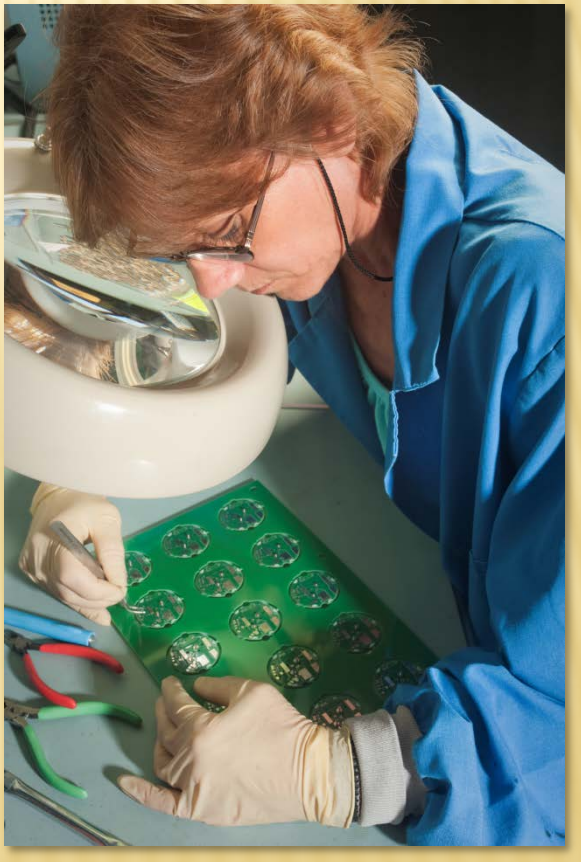
MIAMISBURG Mound COMMUNITY IMPROVEMENT CORP

ECONOMIC DEVELOPMENT

Excelitas.

.....energetic safety systems, opto-electronics

- Mound Employee Startup
- From 4 to 90 Employees
- Core Mound Competency



Miamisburg Mound Community Improvement Corp

JOB CREATION

Dayton Daily News

Local company to assure product safety for Nigeria

Iya Technology Labs will help prevent sale of counterfeit products.

By Lawrence Budd, Staff Writer
10:43 PM Monday, July 11, 2011

MIAMISBURG — A Miamisburg company plans to hire 30 workers and contract with other companies to ensure Nigerians buy safe and effective products and Nigerian companies receive sound products and raw materials.

"Nigerian importers have suffered colossal loss of revenue, while consumers have paid dearly, some with their very lives," said Joseph Odumodu, director-general and CEO of the Standards Organization of Nigeria (SON), Monday at the Mound Advanced Technology Center.

Iya Technology Labs signed a contract Monday with Nigerian officials to help the country prevent

ECONOMIC DEVELOPMENT

boi solutions

…virtual marketing product research /simulation

- First Mound Land Sale

ECONOMIC DEVELOPMENT

- Jobs Facilitated: 835
- Current Bussiness:12
  - 5 PhD Owned
- 2 Dayton Chamber Soin Awards

Dayton Daily News Sunday, July 29, 2012

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Mound continued on E2

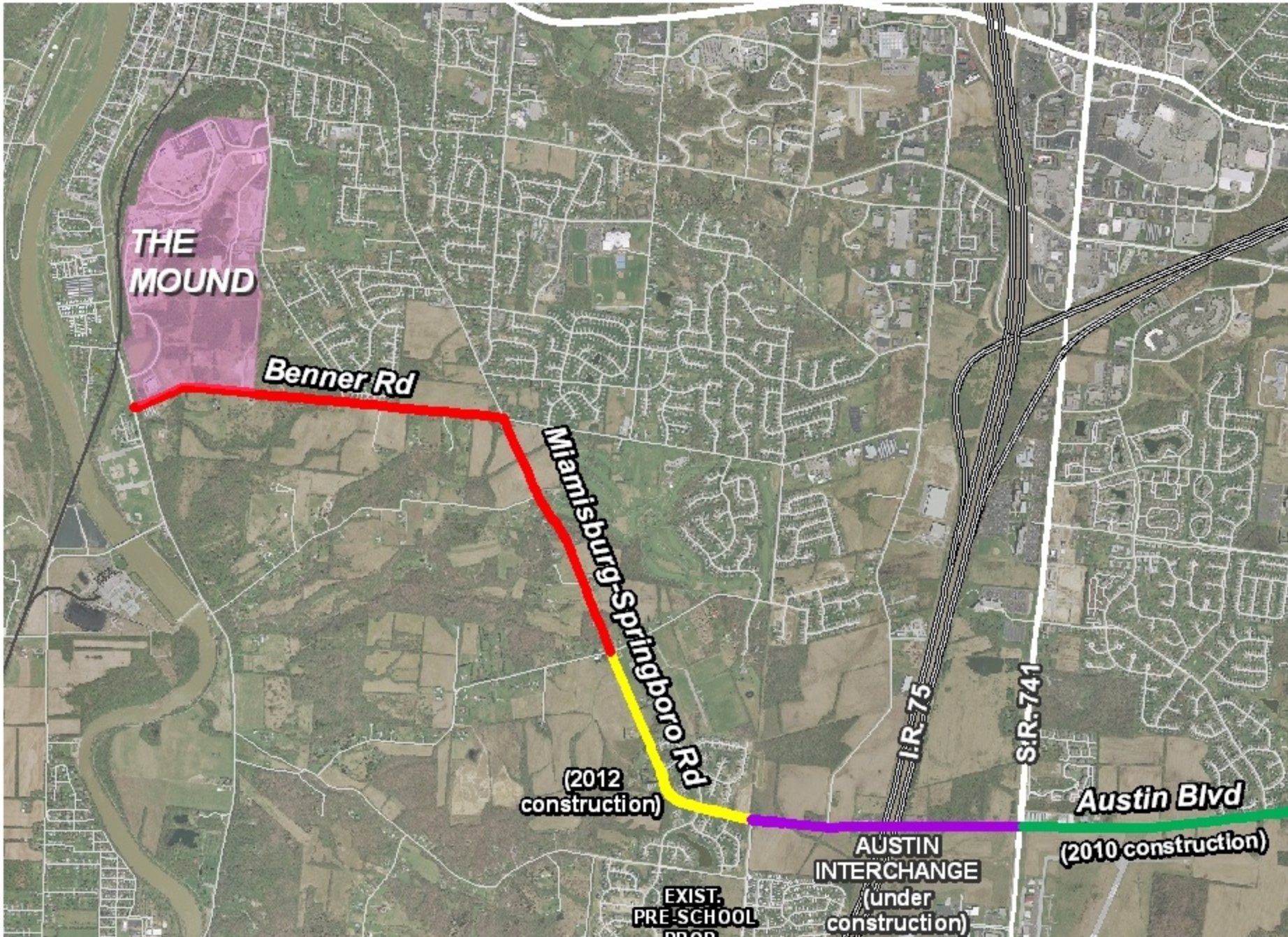
Two companies expect to add 45 jobs and invest more than $4.5 million at the Mound Advanced Technology Center, once a nuclear weapons site. STAFF PHOTO BY LISA POWELL

CHALLENGES

- **Global**
  - Market Uncertainty
    - Economy
- **Regional**
  - High Inventory Space

- **Mound**
  - Unique Product
    - Target Marketing
  - Env. Perception
    - Branding
  - Access / Visibility
    - Austin Pike Imp.

AUSTIN CENTER PROJECT


THE MOUND
Benner Rd
Miamisburg-Springboro Rd
(2012 construction)
I-R-75
S.R.-741
Austin Blvd
(2010 construction)
AUSTIN INTERCHANGE (under construction)
EXIST. PRE-SCHOOL

ADDITIONAL OPPORTUNITIES
480 VANTAGE POINT

- Office
- 89,200 SF on 5.22 Acres
- Raised Floor
- Auditorium
- Conference Room
- Cafeteria
- T-1 / Fiber Line
- Parking: 285 spaces
- Brick/Block
- Offered by: CBRE

Mound
DEVELOPMENT CORP

Additional Information:

- www.mound.com
- mikeg@mound.com
- Office: 937.865.4462