



# Integrating Cleanup and Redevelopment

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## FMC Experiences

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**Robert T. Forbes**  
**FMC Corporation**

# FMC Cleanup and Redevelopment Experience

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- Meadville, PA
  - FMC's first Brownfields experience
- San Jose/Santa Clara, CA Sites
  - Property values facilitate cleanup and reuse
- S. Charleston, WV
  - First Site thru WV Voluntary Cleanup Program

# FMC Cleanup and Redevelopment Experience, continued

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- Avtex Fibers Superfund Site, Front Royal, VA
  - National Model for Redeveloping Superfund Sites
- Princeton, NJ R&D Facility
  - Navigate complex NJ property transfer law to redevelop site
- Baltimore, MD
  - Green energy redevelopment integrated into site clean up

# Meadville, PA

## “FMC’s First Brownfields Experience”

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- Former Acetate Film & Fiber Plant
  - Operated 1929-1986, heavy industrial area in decline
  - Fly ash and PCB-impacted soils
- FMC Cleanup under new PA Brownfields Program
  - Then-Congressman Tom Ridge championed project; enacted PA Act 2 as Governor in part modeled on Meadville
  - Cleanup designed to facilitate reuse of existing buildings
  - Local Redevelopment Authority facilitated 27 commercial/light industrial businesses, creating 1000 jobs
  - 685,000 sq feet leased of 1,200,000 sq feet total







**Crawford County  
Industrial Park  
Meadville, PA**



# San Jose/Santa Clara, CA Sites

## “Property Values Facilitate Cleanup & Reuse”

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- Birthplace of FMC in 1880's!
- Farm machinery and defense equipment
  - Gradual shutdown of facilities, 1984-1998
  - Soils and GW impacted by VOCs, metals and PCBs
- Brokaw Rd/Coleman Ave Properties
  - Diversified Commercial/Retail, 1998
- Julian Street Property
  - Technology Office Campus, 2000

Coleman Avenue

**333 West Brokaw Road**

**1982**

**FMC Defense Vehicle  
Production Facilities**





# 333 West Brokaw Road

San Jose Airport

## 2000

Coleman

Avenue

CTC



STAPLES

United Defense

Plant 12

**COSTCO**

**FedEx**  
Express

Water  
Supply  
Tank

Santa Clara  
Substation





# 333 West Julian Street



HWY 280 NORTH

W. SANTA CLARA STREET

SAN JOSE ARENA

JULIAN STREET

HWY 87

SITE

MARKET STREET



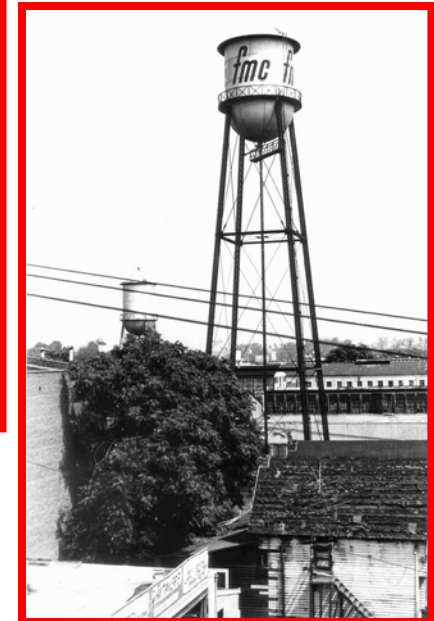


Food Machinery Corporation  
at 333 West Julian Street . . .  
*. . . the Birthplace of FMC*

Early 1900's



1930's



1950's





**FMIC**

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**River Corporate Center  
3 Building Campus  
460,000 Total Sq. FL.**

**Phase I  
145,000 Sq. FL  
5 Story Office/ R&D  
Available Spring 2000**



**SOBRATO**

(DEVELOPMENT CONTINUED)

**408/ 446 0700**

# South Charleston Site

## “First Site thru WV Voluntary Cleanup Pgm”

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- Former Chlorine-based Chemical Plant on Kanahwa River
- Operated from 1925 to 1984, soil and GW impacted by carbon tetrachloride and other chemicals
- 27 acres of “flat land”, valuable in WV!
- First Site to enter WV Voluntary Cleanup Program (VCP)
- First Portions of Site completed VCP in 2002, and were redeveloped
  - Physical Therapy Center, Drug Store, Automobile Dealership and Service Center



East Plant  
S. Charleston, WV  
State VCP







**South Charleston  
Site Remediation  
August 2002**

**Holland Chevrolet  
Service Center  
March 2003**







**Governor Bob Wise  
Ground-Breaking Ceremony  
June 2002**



**West Virginia's First  
Voluntary Remediation Site  
June 2002**



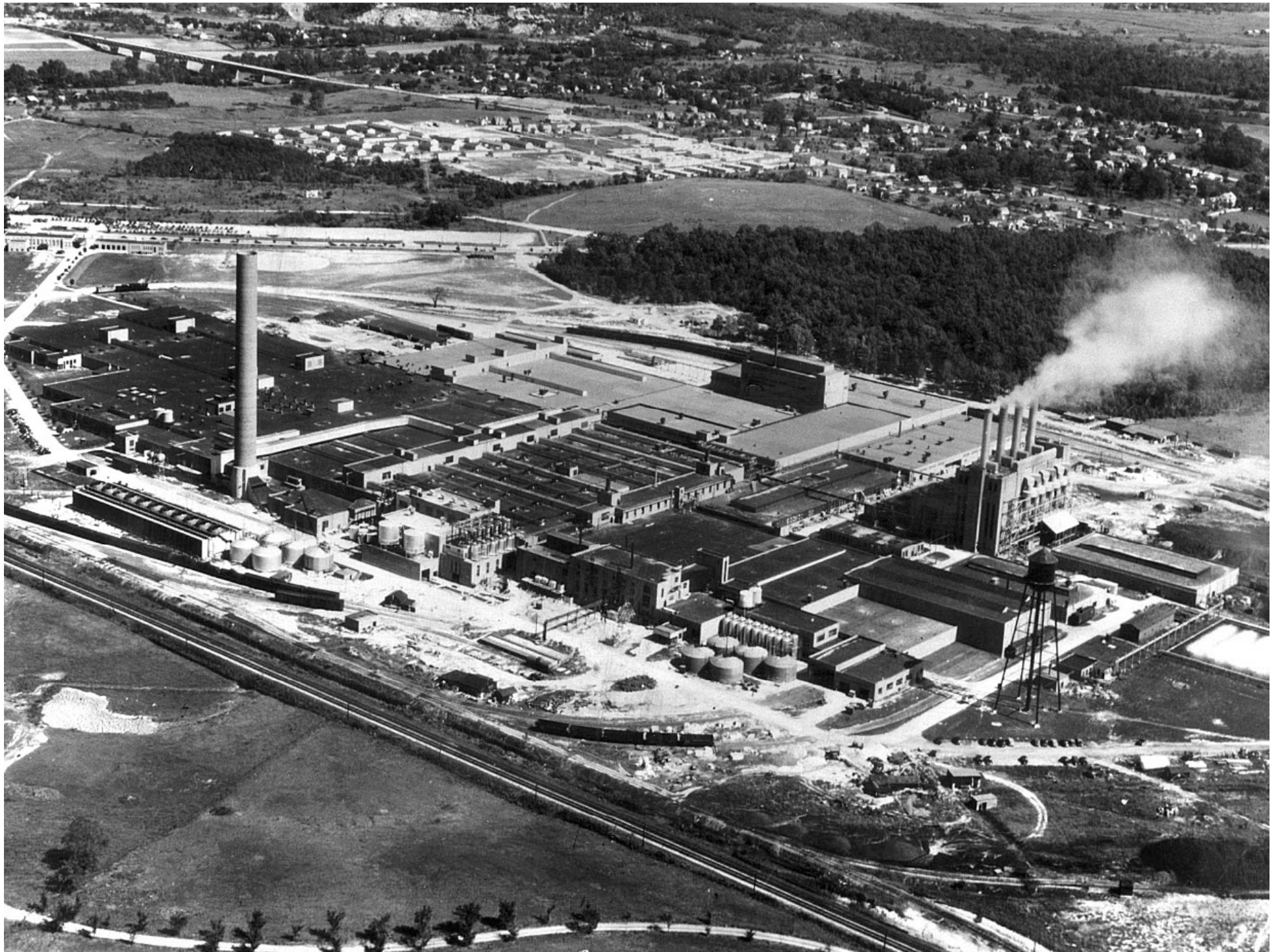
# Avtex Fibers Site, Front Royal, VA

## “Model for Redeveloping Superfund Sites”

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- Former viscose rayon plant, 1940-1989, on Shenandoah River; FMC owned 1963-76 sold to Avtex Fibers, Inc.
- Environmental and financial problems led to Avtex bankruptcy & abrupt shutdown in 1989
- 120 acres of waste impoundments, 60 acres of abandoned chemical plant buildings
- 2000 jobs lost in small community
- FMC, EPA and local leaders “planted seeds” for future redevelopment of Avtex!







# Partnering for Redevelopment

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- Local EDA agrees to take property from bankruptcy trustee - Prospective Purchaser Agreement (PPA) provided to EDA
- Carol Browner announces Superfund Redevelopment Initiative in July 1999 at Avtex
- Reuse Plan adopted by Town and County
  - 160 acres commercial/light industrial
  - 40 acres recreation (soccer fields)
  - 240 acres conservancy park





**Reuse Master Plan**  
**Avtex Fibers Superfund Site**





[www.avtextfibers.com](http://www.avtextfibers.com)



# FMC Princeton

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- Corporate Chemical Research & Development Center
- Agricultural chemical pilot plant, test farm
- 1970s coal gasification research
- 160 acre underutilized, inefficient infrastructure, located on US Route 1 corridor
- Princeton Health Care Systems had outgrown its current hospital, was land-locked, and needed to expand
- New Jersey's Industrial Sites Redevelopment Act triggers site-wide investigation & remediation with property transfer















# FMC Cleanup & Redevelopment

## Summary of Experiences

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- Each Property has unique circumstances – no two projects are alike
- Redevelopment Opportunities are generally constrained by Market and “attributes” of property (including in-place environmental remedies)
- Projects progress more expeditiously if Cleanup and Redevelopment plans are integrated
- Cleanup in support of redevelopment works under any State/Federal cleanup program – including Superfund
- Active Stakeholder Input improves quality of Master Plan and timeliness of project

# FMC Pocatello Opportunity

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- Redevelopment agreement with PCDA
- Opportunity for solar power development
- Economics enhanced with currently available stimulus money
- Stimulus incentives requires commitment of funds and start of construction by year end
- Solar development may hinge on timely cleanup decisions
  - Phase I: Ready for Reuse parcels NOW
  - Future phases as remediation completed



# FMC Pocatello Opportunity

