

Reimagining Shuttered Coal Plants

Breakout Session Planning and Agenda



When: Wednesday, October 16th from Noon - 3:30 pm ET via Zoom

Register: At this [link](#).

Full Agenda: At this [link](#).

Sponsor the Summit: If you are interested in sponsoring the summit, [please see this form](#).

Facilitation Notes:

It will take about five minutes to move people into breakout rooms. Please plan on about 40 minutes for content and discussion. Our current estimate is 15-30 people per breakout room, though it's impossible to guess. Facilitators will be automatically moved into breakout rooms when sessions begin.

[See all breakout session planning and agenda documents](#)

[Tips for Zoom and Jamboard Here](#)

Breakout Description and Title:

Please be in touch asap if you see errors, typos, or other suggested changes for this description.

Site Development Considerations

Jesse Roush, Executive Director, Southeastern Ohio Port Authority will lead a discussion of past and current experience of development of a coal plant site in Washington County, both around challenges and community engagement. Let's talk about the nuts and bolts of redevelopment from the team redeveloping two sites in Southeastern Ohio. What are the considerations in addressing an old industrial site? Aspects discussed will include appraisal, title, underground infrastructure, Insurance considerations/legal considerations.

Sample Agenda/Run of Show:

12:45 - 1:30 - 40 min

12:45-12:50 - 5 min: Entering the room

- Please share introductions in the chat: Name, Organization, Location, pronoun and why you chose this breakout session

12:50-1:30 - 40 min: Conversation and Presentations

Draft Questions to consider:

- What do you need that these tools don't address?
- Are these useful to you? What's most useful? What's missing?
- We want to be helpful, hopefully this is, but where we?

- Do people have questions about these tools?
- Things the tools aren't covering that you need?
- Potential for future collaboration?
- How can these tools be more useful to you?
- What's missing?
- What are the most important aspects of this research from your perspective?
- What raises a potential red flag or concern?
- What are your priorities for research?
- What is the data your groups would find most useful?
- How do you think your group might use this? Refining the intended use and audience will help us make editing choices.
- Who else should we check in with on these drafts?
- How might the Reimagine research complement and support the work your group is already doing (or hoping to do)?
- "How might this RA research add value to the existing advocacy your group and coalitions you belong to already do?"
- Are there parts of this outline that you have some expertise in that you might want to contribute or help shape?
 - Groups might have special data on a certain point
- Is this paper relevant to the work your group already doing in this area? If not, how can we improve that?

Notes:

- Bryce Custer (Commercial Real Estate Broker): expert in the room
 - Experience in petrochemical and energy services commercial property brokerage
 - From private sector side, biggest site selection advantages associated with legacy steel and coal facilities are:
 - Vicinity to water, barge access
 - Rail access
 - Legacy power infrastructure for distribution into grid
 - Need to keep in mind redeveloping these sites is not a quick process – every facility has unique challenges/nuances
 - Need to answer question at each site whether benefits outweigh downside
 - Major challenge of shuttered coal plants is residual fly ash
 - To remove/ remediate or encapsulate onsite?
 - Regulatory moving target - will EPA change rules?
- Jesse:
 - Governmental (and quasi-governmental) agencies need to ask themselves (when debating whether to acquire brownfield sites) “if not us, then who”?
 - Benefits of public ownership of legacy sites:
 - Isolate risk on behalf of community
 - Good conduit for resources, money and support
 - Some protection and relief from liability if adequate due diligence is performed
- Bryce:

- Rules of thumb for property appraisal and risk assessment:
 - Make sure you're purchasing an asset not a liability
 - Keep liability and environmental risk with government agencies (redevelopment authorities, etc.)
 - Recognize value of existing infrastructure; for example installing new barge cells "takes act of congress" and ~\$1.5MM
 - Place a premium on rail and barge access – especially barge (more rare)
- Jesse:
 - No one-size-fits-all approach to appraising sites
 - "Value is in the eye of the visionary"
 - Appraisal will be dependent on buyer's/developer's vision
- Question: What types of green/clean industries prioritize rail and barge access?
 - Jesse: provided example of organic dog food company using organic soy beans from India (received by barge)
- Bryce:
 - Regarding energy development at shuttered coal and steel plants:
 - Install solar fields on fly ash sites (instead of using greenfields or agricultural lands)
 - All of the above "American made" energy – inherently "cleaner" than energy produced elsewhere in the world
 - Mini-nuclear power plants – small modular reactors ideal for these types of sites
 - Biowaste digesters for renewable natural gas – co-located with industry
 - "Power islands" to support data centers using combination of co-gen, renewable and traditional grid
 - Hydrogen
- Question from Ben Cross: Do we need a vision and agreement for what type of ecosystem we want to guide development decisions?
 - Jesse:
 - Refer to ReImagine Appalachia's newly-published Shuttered Coal Plant Redevelopment Handbook
 - Biggest priorities for SEOH Port Authority (according to stakeholders) are jobs and restored tax base
 - Bryce:
 - If sites remain in public hands, it's possible to develop vision with community input; that's not the generally the case if the site is privately owned by a developer
- Jesse:
 - What types of industry and businesses are expressing interest in developing at shuttered coal plants?
 - Data centers
 - EV battery manufacturers (and their supply chain partners)
 - Reshoring manufacturers
 - International interests
 - Bryce: Seeing tremendous interest from Turkey, Europe, Romania
 - Because they stopped drilling natural gas
 - Disruption in natural gas markets due to Ukraine war
 - Want to bring manufacturing to US for access to natural gas
- Jesse:

- To identify good industrial candidates, examine existing local industrial ecosystems in proximity to site – how to build up and down their supply chains
- Question: Were SEOH Port Authority-owned sites already remediated prior to acquisition?
 - Jesse:
 - Yes – purchased from a liability transfer company who conducted remediation
 - Some land use covenants exist due to residual groundwater contamination
 - Cannot drill potable water wells and cannot build residential housing
 - Ongoing groundwater monitoring and remediation at one location
- Bryce:
 - Need to be patient – going to take years to remediate and identify buyers/developers
- Jesse:
 - SEOH Port Authority has been actively working on remediation and acquisition of both sites for almost a decade
- Regarding labor/workforce:
 - Jess:
 - Area has a ready and capable workforce
 - Great work ethic
 - Workers willing to travel to work – looking at area within 90 min drive
 - Great educational ecosystem/continuum and workforce development partnerships
 - Bryce:
 - Challenge that some sites are somewhat remote, but not a huge barrier
 - Good collaboration with community colleges
- Comments from Sara Walfort: Relevance of transportation infrastructure to these sites is a challenge
 - Infrastructure is a use it or lose it asset – need to think comprehensively about these assets; can lose investment and maintenance dollars; keep competitive advantage by maintaining permits and assets; can be cost-prohibitive to re-establish assets; should be highlighted as a selling point
- Question from Jay Grandis: Has anyone written up your skills infrastructure as a case study? Should RA?
 - Jesse:
 - Maybe Dr. Tasha Weary (?) – Executive Director Building Bridges to Careers
- Jesse:
 - Regarding community engagement:
 - Collaborated with local school systems; brought local students onsite - blended class on agriculture and business
 - Student project to reimagine sites by evaluating Phase I and II environmental site assessments
 - “Real world problem solving” student engagement opportunity