

# Sustainable Redevelopment Projects

Environmental Remediation and Sustainable Redevelopment  
Through Environmental Liability Assumption

# ELT Group of Companies

ENVIRONMENTAL LIABILITY TRANSFER, INC.



- Est. 1991
- Mid-Major Real Estate Acquisition & Development Firm
- Targeting Former Industrial Sites
- Portfolio Exceeds 65 million sq/ft under roof

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



- Est. 2004
- Nation's Leading Environmental Liability Assumption Firm
- \$1.4 Billion of Environmental Liabilities Acquired

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



- Est. 2008
- Environmental Consulting Firm
- Over 275 Active Clean-up Projects
- Over \$350 Million in Environmental Trust

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

# ELT Footprint

**175+ Sites**  
U.S. Portfolio

**175+ Sites**  
Canada Portfolio

**10,000+**  
Acres Accumulated

**50 Million+**  
Sq/Ft Under Roof

**Over \$1.4 Billion USD**  
Environmental Liabilities Assumed



ENVIRONMENTAL LIABILITY TRANSFER, INC.

ENVIRONMENTAL  
LIABILITY TRANSFER  
C O O O O

# Recent Notable ELT Projects

# Tanners Creek: 725-Acre Retired Coal-Fired Power Plant

ENVIRONMENTAL LIABILITY TRANSFER, INC.

In October 2016, Commercial Development Company, Inc. (CDC) purchased the 725-acre, retired "Tanners Creek" coal-fired power plant from Indiana Michigan Power. Environmental Liability Transfer, Inc. (ELT) assumed the legacy environmental liabilities at the site.

- ***Real Estate Purchase***
- ***Environmental Risk Assumed***
- ***Environmental Cleanup Underway***
- ***Major Port Development Planning***

***Catalyst for Redevelopment:*** Immediately following the ownership transfer, the Ports of Indiana identified this site as a favorable location for the development of a major inland port. This project has received tremendous support from state leadership, including Gov. Mike Pence who said this development "could unleash enormous economic investment throughout the southeast region of our state." Environmental remediation is currently underway to prepare the site for reutilization.



*"While I&M's expertise in generating power is no longer needed at this site, ELT will use their talents to prepare the site for potential future use and continued benefit to the community."*

*– Paul Chodak III, President and COO of I&M*



# Sparrows Point: Environmental Liability Assumption

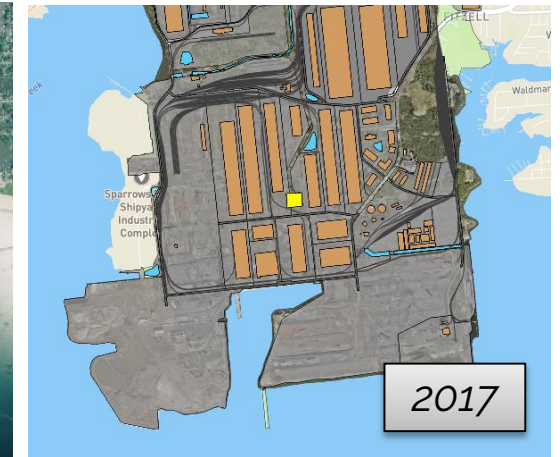
ENVIRONMENTAL LIABILITY TRANSFER, INC.

Poor market conditions resulted in an RG Steel bankruptcy and the largest brownfield development project in North America

In 2014, ELT purchased 14 MSF of buildings on 3,100 Acres at Sparrows Point. ELT assumed the environmental liabilities, and signed consent orders with the EPA and MDE.

ELT subsequently sold the real estate, yet retained the environmental liabilities. Environmental issues include Soil & groundwater impacts from 100+ years of steel manufacturing

**Catalyst for Re-development:** Our environmental remediation work at Sparrows Point will prepare this distressed property for the development of "Tradepoint Atlantic" – the largest deep-water logistical hub and industrial tract on the eastern seaboard. Construction currently underway.



*"The potential for redevelopment could yield as many as 10,000 jobs within 10 to 15 years."*  
– Baltimore Sun

# Shell Global: ELT Assumes Large Risk Portfolio

ENVIRONMENTAL LIABILITY TRANSFER, INC.

ELT is currently managing remedial activities at 150+ sites formerly owned and operated by Shell Global. Located across ten Canadian provinces/territories and 3 U.S. states, these sites were impacted by petro-hydrocarbons due to past oil services operations.

Shell determined that managing environmental contamination was outside their core business and decided to transfer environmental liabilities to ELT. CDC provided fair market value for the real estate assets.

This transaction subsequently jumpstarted the environmental clean-up process. Today, 40% of the impacted sites have been brought to regulatory closure. The remaining sites are on track to achieve regulatory closure prior to predetermined timeline goals.



## ***This ELT transaction enabled Shell to:***

- 1. Divest Non-Core, Contaminated Real Estate*
- 2. Transfer Significant Liabilities to ELT*
- 3. Secure Environmental Clean-up with Fully-Funded Remedial Trust*
- 4. Reallocate capital and man power to core operations*



# Evraz Steel: Acquisition Leads to Development

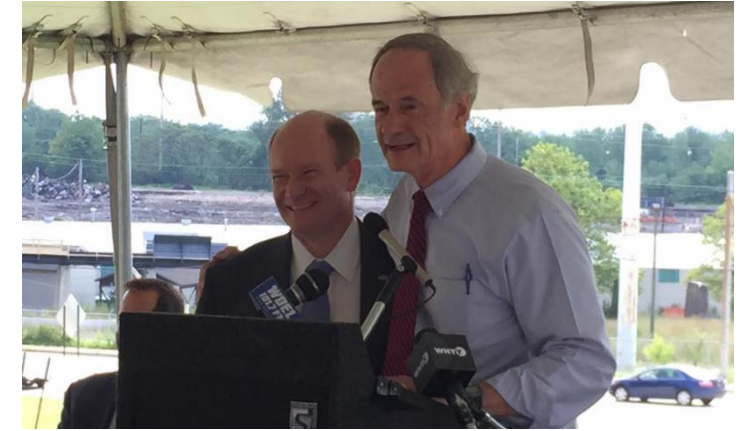
ENVIRONMENTAL LIABILITY TRANSFER, INC.

In 2015, CDC acquired and began redevelopment plans for a 425-acre, environmentally-distressed former Evraz steel mill in Claymont, DE. ELT assumed environmental liabilities and initiated environmental clean-up efforts.

Following demolition and environmental remediation, CDC is currently working to reposition this site for new development.

In July 2016, the site received a \$10 million federal TIGER grant toward a new transportation center, expected to "ignite growth in Claymont".

**Catalyst for Re-development:** Estimated to bring 5,000 jobs to the local area, the "First State Crossing" development initiative is slated to break ground following environmental remediation in 2017.



(Above) U.S. Senators Carper and Coons announce federal funding for new transportation development project July 29, 2016





# Picway Power Plant: American Electric Power (AEP)

ENVIRONMENTAL LIABILITY TRANSFER, INC.

In July 2016, CDC purchased the 468-acre, retired "Picway" coal-fired power plant from AEP.

ELT assumed responsibility for the environmental liabilities at the site. While operational, the plant generated 100 MW and used over 220,000 tons of coal annually.

Environmental impact from decades of coal plant operations prohibited a traditional real estate transaction. An environmental liability transfer and remediation plan proposed by CDC will now enable this site to be cleaned and redeveloped.

**Catalyst for Re-development:** Prior to ELT's acquisition and assumption of liability, this 468-acre retired power plant was a source of blight and progressive atrophy. Today, the site is on a fully-funded pathway to remediation and redevelopment.



# Asarco: Retired Metals Smelting Facility

ENVIRONMENTAL LIABILITY TRANSFER, INC.

In 2009, ELT purchased a 250,000 SF retired smelting facility on 70-acres in Perth Amboy, NJ and assumed legacy environmental liabilities at the site.

Working with New Jersey's Voluntary Clean-up Program, EAG oversaw environmental remediation and demolition of existing structures on the site.

CDC, partnering with Bridge Development, developed a plan to redevelop the site into a 2 million SF logistical center with deepwater port and rail access. This plan was approved by the mayor and the local development agency.

Construction of Perth Amboy's "BridgePort" is slated for 2017.

*"Today is a new day in Perth Amboy, this sustainable project will carry the city into a successful future."*

**-- Wilda Diaz, Mayor of Perth Amboy**





# Des Peres Quarry: 20-Year Urban Reclamation Project

ENVIRONMENTAL LIABILITY TRANSFER, INC.

Commercial Development Company (CDC) purchased this 180 foot deep rock quarry in 1995, with the intention to reclaim the environmental hazard for new use. CDC hauled in approximately 6,250,000 cubic yards of inert fill material to transform this site into one of the largest infill development tracts available in St. Louis County.

**Catalyst for Re-development:** Today, the 26-acre site is being transformed into a new economic hot spot in St. Louis County - a mixed-use development consisting of an assisted living facility, luxury apartments, hotel, and office complex. Construction is currently underway.



**1994:** 180 ft deep rock quarry, environmental hazard



**2014:** CDC completes environmental restoration



**2016:** New construction underway, major mixed-use development



# Des Peres Quarry: Ongoing Construction Activity

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# DTE Energy: Retired Coal-Fired Power Plant

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After 80 years of operations, the "Mighty Marysville" closed in 2011 and quickly became a local hazard/eyesore. DTE Energy sought a buyer that would not only remove the liability from its balance sheet, but also reposition the site for its highest and best use in the community.

In 2014, ELT purchased the power plant and agreed to indemnify DTE Energy from all future environmental concerns.

**Status:** With environmental remediation and demolition in final stages and an end user under contract, this site is on track to be repurposed as a new community asset in 2017.

***Long after operations cease, the legacy and brand of the Seller remains in the community. Following environmental clean-up, redevelopment plans attract new users and sparks new life for shuttered facilities.***



2015: CDC Imploded the 500,000 sq./ft. Power Plant



# ELT's Core Environmental Services

ENVIRONMENTAL LIABILITY TRANSFER, INC.

## Environmental Liability Transfers

ELT can underwrite and contractually assume any and all legacy environmental liabilities for its clients – providing a comprehensive and sustainable “walk away” option for legacy environmental liabilities.

## Environmental Liability Transfer + Real Estate Purchase

ELT will combine the negative value of liabilities with the positive value of real estate to achieve a more economically favorable solution for the Seller.

## Sale Leaseback and Creative Capital Solutions Available

To maintain operations, ELT will acquire contaminated holdings while providing leaseback options to the Seller.

## Guaranteed Fixed Price Remediation (GFPR)

Through affiliate company EnviroAnalytics Group (EAG), we have the ability offer clients a variety of cost-controlled remediation options, including guaranteed fixed price.



# Contact

ENVIRONMENTAL LIABILITY TRANSFER, INC.

For more information on anything in this presentation, or to schedule a confidential call regarding your corporate environmental liabilities, please contact us.

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