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Springfield Body Plant Property Receives Covenant Not to Sue under Ohio EPA's Voluntary Action Program

Through the voluntary efforts of the city of Springfield, another brownfield has undergone investigation and remediation through Ohio EPA's Voluntary Action Program (VAP), and is ready for redevelopment. Ohio EPA issued a covenant not to sue to the city for the 58-acre International Truck & Engine Corp. Springfield Body Plant property. Issuance of the covenant is a significant milestone in the redevelopment of this brownfield, located at 7069 Lagonda Ave. in Springfield.

The property may be developed for commercial, industrial or restricted residential use. Future use has not been determined.

The city chose to follow a track of the VAP that includes more Ohio EPA involvement, such as notice of entry into the program, approval of certain documents and work plans and greater public involvement. Participants who conduct these additional steps have the added comfort of knowing that the cleanup is being conducted under a program that U.S. EPA has reviewed and determined to be adequate.

The property was originally developed in the 1880s and housed buildings that made agricultural equipment. International Harvester Co. purchased the property in 1902. In the 1920s, the company began to manufacture and assemble trucks at the property. That work continued until approximately 2002. International began demolishing structures on the property in 2003 and completed the work in 2011. The city of Springfield now owns this land.

Following standards developed by Ohio EPA, the volunteer hired a certified environmental professional to assess the site, identify any areas of concern and remediate the contamination on the property to a level that allows for redevelopment.

The environmental investigation identified 67 areas of concern. Chemicals of concern included polyaromatic hydrocarbons, metals, petroleum-based hydrocarbons, PCBs, volatile and semi-volatile organic compounds, benzene, toluene, ethylbenzene, and xylene-volatile aromatic compounds, MTBE and asbestos-containing materials. The project, which received funding from the Clean Ohio Fund, included soil removal as the largest portion of the remediation.

In the 16 years since Ohio EPA issued the first covenant under VAP, more than 6,000 acres of blighted land have been revitalized at more than 300 sites across the state.