ABOUT DELTA INSTITUTE

Established in 1998, Delta Institute is a Chicago-based nonprofit organization that works to build a resilient environment and economy through sustainable, market-driven solutions. Since our founding, we have engaged in community-driven redevelopment of vacant sites and brownfields, and we are a national leader in supporting coal plant communities in the transition away from coal.

We help communities plan for the closure and potential reuse of their coal plants in ways that promote environmentally sustainable and socially equitable economic development. We do this work in broad partnership with community-based organizations, environmental justice organizations, coal plant owners, electric utilities, private foundations, local government agencies, elected officials, federal agencies, and labor organizations. We have worked with coal plant communities across the country from New York to Montana.

Visit online at www.delta-institute.org.

Our coal transition work, including this document, is made possible with support from the Just Transition Fund. Learn more about their efforts at www.justtransitionfund.org.
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Due to a changing energy market and mounting community pressure, coal-fired power plants are shutting down across the country. One of the tensions in the country’s transition away from coal is the potentially destructive economic and social impact that coal plant closures can have on local communities. As the U.S. energy market shifts away from coal, impacted communities are making their own local changes.

Delta Institute works with cities and counties across the country as they redevelop their communities and coal plant sites and improve their environmental and economic outlook. Here, we share stories from U.S. communities in the trenches of coal transition, and the challenges and successes that can help others navigate the process. This compilation is intended to help communities by providing real examples of how sites are being repurposed, what funding sources are being used, and why comprehensive redevelopment planning is important.

These stories are drawn from a variety of sources, including media releases, environmental groups, and site owners, as well as from our own work on the ground in coal plant communities. We gathered information and data from municipal government records, the National Register of Historic Places, and local newspapers. As we value the transparency and integrity of our work, we have provided citations for all of the information we present.

*Please note:* the stories in this document represent a selection of coal plants from different stages in the redevelopment process and do not represent a complete listing of all redevelopment activities on coal plant properties.
In our work with coal plant communities, we have learned that the redevelopment process is more efficient when there is early planning and strong community engagement. In some of the following cases, planning for closure started years in advance. In some cases, closure came without significant warning, and others, communities chose to react to the impact rather than plan for the future.

The value of early planning can be seen at the municipal level in anticipating tax losses, job losses, and indirect impacts, such as housing value decline and supply chain impacts. People who work at the power plant and in the supply chain of coal also benefit from early notification, allowing them to find other employment, seek training, or move.

The closure process can be long, sometimes characterized by the gradual shutdown of generating units and an extended staff relocation or layoff process. These examples are included to show the range of issues, actors, and processes that have occurred in communities of varying sizes for the benefit of other communities facing coal plant closure.

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Bridgeport Harbor Station, Connecticut’s last coal-fired plant, has been running for almost five decades.¹ As Bridgeport’s third-highest taxpayer and a high sulfur dioxide and nitrogen oxide emitter,² this plant illustrates the common tension between community health concerns and economic needs. The National Association for the Advancement of Colored People (NAACP) labeled Bridgeport Harbor Station as one of the 2012 Top Environmental Justice Offenders, because of its high emissions and location in the second poorest city in Connecticut, where primarily people of color live.³

This plant has received local pressure from the Healthy CT Alliance of Bridgeport to decommission and work toward sustainable redevelopment.⁴

Bridgeport Harbor Station is located within a mile of six schools,⁵ and has been the target for closure by the Sierra Club, Connecticut Fund for the Environment, and Conservation Law Foundation for allegedly violating the Clean Air Act.⁶

STATUS

The coal plant, located on the waterfront, is currently still in service, but PSEG announced its plans to close the plant by 2019.⁷ PSEG plans to build a natural gas plant at the same site, and upon completion, will decommission the coal plant. This plan will cost $550 million.⁸ According to a press release from Bridgeport’s mayor, the conversion will create 350 construction jobs and 20 permanent jobs.

According to a local newspaper, this plant will add $5 million to Bridgeport’s tax base.⁹ An agreement between the city council, community groups, and environmental organizations has been crafted to provide $2 million annually, directed at appointing a community liaison at PSEG, creating environmental benefits in Bridgeport, and promoting local hiring.¹⁰

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² NAACP, “Coal Blooded: Putting Profits Before People.”
³ NAACP, “Coal Blooded: Putting Profits Before People.”
⁵ NAACP, “Coal Blooded: Putting Profits Before People.”
⁷ https://www.pseg.com/family/power/fossil/stations/connecticut/bridgeport-harbor-cc-project.jsp
⁸ https://www.pseg.com/info/media/newsreleases/2016/2016-02-11.jsp#.WYdo6jytPY
¹⁰ http://www.bridgeportct.gov/highlights/?FeedID=2366
The Elmer Smith plant serves and is run by the City of Owensboro. The City of Owensboro announced it would close the plant in March 2017, after deliberating the decision for years. Unit 1’s closure had already been announced prior to this decision, with Owensboro Municipal Utilities (OMU) CEO Terrance Naulty, citing the closure as a “pure economic decision.” The Sierra Club identified this plant as one of the dirtiest carbon emitters per megawatt hour in their 2007 Environmental Integrity Project.¹

The announcement came after OMU realized it would need to spend $37 million on upgrades to comply with federal regulations. OMU had previously begun to burn tires for fuel at this facility, following a $454,276 capital equipment investment from the State of Kentucky.² The best option financially, according to OMU, would be to buy power from a proposed natural gas plant in nearby Henderson County.

During this consideration process, OMU employees conducted a study which recommended closing Elmer Smith by 2023 and transitioning to natural gas. The study also discussed building out their own natural gas capacity.³

OMU commissioned another outside study which, according to the chairman of the City Utility Board, “made it even more apparent that we need to stop burning coal.”⁴ The Institute for Energy Economics and Financial Analysis (IEEFA) has conducted their own study, which favors OMU not making significant investments into natural gas, but rather analyzing the costs and benefits of renewables, and buying from the wholesale market in the meantime.⁵

OMU announced a tentative decommission date of 2022 and 2023. OMU also stated their intent to move to natural gas, but has yet to release details.⁶

⁴ http://wkms.org/post/half-owensboro-s-coal-fired-power-plant-will-retire-2021
BACKGROUND

DTE’s River Rouge plant opened in 1957 with two generating units of 260 MW each, the largest in the world at the time.¹ The River Rouge plant is another example of a coal plant site subject to both economic and environmental concerns as it reaches closure.

This plant was named as one of the 2012 Top Environmental Justice Offenders by the NAACP, in an effort to label plants that disproportionately affect low-income people of color.² This plant was cited as an offender in part because of its sulfur dioxide and nitrogen oxides emissions, 14,614 tons and 4,861 tons per year respectively.

STATUTORY

In 2016, DTE announced plans to close this plant by 2023 as part of an effort to modernize their energy production.³ River Rouge’s mayor expressed concern about the indirect economic impact of closure on his community.⁴ River Rouge is an industrial suburb near Detroit with a median income of $13,037, just 59% of the state average.

Delta Institute assisted the Downriver Community Conference to apply for and receive funding from the US Economic Development Administration (EDA) for economic planning assistance. Five downriver communities are participating in this grant-funded work (River Rouge, Riverview, Ecorse, Trenton, Wyandotte). DTE contributed $ 50,000 toward EDA grant match money.

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¹ http://newsroom.dteenergy.com/index.php?s=26810#sthash.IMbbZkLD.dpbs
³ http://newsroom.dteenergy.com/index.php?s=26817&item=137044#sthash.WUCibhD0.dpbs
BACKGROUND

Trenton Channel is uniquely located on a small island in the Detroit River. The plant became operational in 1924 and was the first plant in the U.S. to use electrostatic scrubbers to decrease fly ash releases to the environment.¹ ² Fly ash is a coal combustion product that primarily consists of silica.³ Trenton Channel, due to its effort to preserve surrounding habitat, won the Wildlife Habitat Council’s Corporate Habitat of the Year Award in 2004.⁴

STATUS

This plant is now experiencing a gradual shutdown. DTE closed two of the remaining three units of Trenton Channel in 2015 and 2016, and has plans for full retirement by 2023. DTE stated that there would be no layoffs associated with the first two units’ closure, partially delaying the employment loss in Trenton. Trenton Channel is the city’s largest tax payer.⁵

Concern over changes in tax base is a common economic issue for coal communities in transition. Delta assisted Trenton in applying for EDA funds as part of the Downriver Community Conference to support an economic recovery strategy as the city planned for coal plant closure.

The funds will be used to help Trenton and four other downriver communities write a plan to diversify their economy, connect residents with employment opportunities, and plan for the impacts of a shrinking industrial presence. DTE contributed $50,000 as match money to the EDA grant. Trenton was a partner in the EDA funded grant to the Downriver Community Conference.

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² https://babel.hathitrust.org/cgi/pt?id=mdp.39015023185914;view=1up;seq=286
³ https://www.epa.gov/coalash/frequent-questions-about-coal-ash-disposal-rule
⁴ DTE Energy. ‘Wildlife Habitat Council’
Located in Michigan’s Upper Peninsula (UP), on Lake Superior, the Presque Isle Power Plant is in the process of shutting down. Units 1 through 4 of this site were decommissioned between 2006 and 2009, and the remainder are set to close by 2020.¹ This staggered shut down is representative of many paths to closure.

WE Energies was originally able to continue operating this coal-fired plant under a System Support Resource Agreement with Midcontinent Independent System Operator (MISO), which allocated monthly funds for plant operation and pollution upgrades.²

After closure was set, elected officials began to plan what the next phase of energy generation would look like in the UP. In 2014, the local state representative recommended natural gas, renewables, and localized distribution, over proposed transmission lines from Wisconsin.³

In the end, WE Energies chose closure and support for natural gas.

**STATUS**

In 2016, WE Energies’ parent company WEC Energy Group and Cliffs Natural Resources, operators of an iron ore mines in Michigan and Minnesota, reached an agreement that would replace the loss of energy from closure. Two natural gas engine power plants will be built in the U.P. to replace the Presque Isle Power Plant by 2020. About 100 employees currently work at the plant, 40 of whom will not be at retirement age by closure.⁴,⁵

At the time of publishing, a plan for meeting the UP’s energy needs had not been finalized.

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¹ [https://www.eia.gov/electricity/data/eia860m/](https://www.eia.gov/electricity/data/eia860m/)
The Killen and Stuart generating stations are both located in Adams County, Ohio, and operated by Dayton Power and Light (DP&L). The plants occupy a total of seven miles of Ohio riverfront, and DP&L owns 5,500 acres in total between the two plants in Adams County. The Stuart plant has nine coal ash ponds and two landfills. The Killen station has 4 coal ash ponds, two of them unlined. These unlined sites may pose more risk considering the sites are immediately adjacent to the Ohio river and the drinking water supply for the community. Past research has indicated that unlined sites may pose increased risk to human health and the environment. All are immediately adjacent to the Ohio river and the drinking water supply for the community. Taxes from Killen and Stuart site owners represent 32% of the county’s general fund, 51% of the Machesney Local School Districts funds.

The large 2,400MW Stuart plant ranks 11th in the nation for surface impoundments, where the waste from coal combustion is stored, generating 2.5 million pounds of surface impoundment releases in 2006. OSHA found violations at the Stuart Generating Station, and in January 2017, six people were injured at this plant after an explosion.

According to a local newspaper, People’s Defender, the stations provide 200 direct and indirect jobs in Adams County.

**STATUS**

DP&L announced the closure of both plants in 2017, with the potential for DP&L to invest in solar along with this closure. DP&L stated the stations would not be economically viable after 2018 and marked June 2018 as the closure dates for both facilities. DP&L has not yet announced what they plan to do with the facilities after closure. Local officials are already planning ahead, Charles Shreve, Superintendent of a local school district, is speaking with legislators in Columbus on budget loss and Adams County commissioner Ty Pell is planning for job loss and retraining. The Voinovich School at Ohio University, collaborating with Adams County Economic and Community Development, will be using EDA grant funds to analyze how these closures will affect the community and the regional economy and identify jobs for those who currently work at the plants.
TRANSITIONAL SITES

The time period between plant decommissioning and site redevelopment can be lengthy and depends on existing contamination, stakeholder collaboration, site ownership, and available resources. The planning process may involve the utility, local government, and citizens, as well as labor, philanthropic, environmental, and civic organizations. Examining sites in transition helps to understand the steps in the redevelopment process both for the site and the community as a whole from announcement of closure to a redeveloped site. Sites in this section are categorized by their current status: Closed, Remediation, Planning, or Redevelopment.

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In June 2015, Google announced plans to build its 14th global data center at the former home of the Tennessee Valley Authority (TVA)-owned Widows Creek Coal Power Plant located in Jackson County, Alabama. One of TVA’s largest plants, Widows Creek released 1.8 million pounds in surface impoundments in 2006. TVA was required to either update or close this plant as a result of a compliance agreement with the US EPA, after a lawsuit arguing TVA had “failed to install required pollution controls when it made modifications to its plants.”

Google’s data center will be powered by 100% renewable energy and is estimated to create 75 to 100 jobs. The 360-acre site is an example of an adaptive reuse of a portion of the site. The site’s infrastructure and location, particularly its water supply and transmission lines, make it well positioned for cooling and data connections for the new center. According to the Times Free Press, Alabama’s elected officials were intent on bringing in a major data center, and Google will receive significant investment credit and tax abatements. TVA plans to begin demolition in late 2017, and the surface impoundments storing coal ash will be closed off at the site, not removed.
Colbert Power Plant, run by TVA, ended its service on March 23, 2016 after 61 years of operation. The plant had a capacity of 1,000 MW. According to TVA, after reviewing new regulations for mercury and air toxins, the company decided against installing pollution controls, citing that retiring the plant was more cost effective. However, the US EPA had previously issued an administrative compliance order alleging that TVA had updated some of its plants without adhering to pollution control regulations. The compliance agreement between the two parties stated the TVA must install proper pollution controls to Colbert, or shut down. TVA employees were offered positions at other TVA fossil fuel plants.

TVA closed Colbert, its last coal-fired facility in Alabama, in 2016. TVA announced plans to tear down the plant later that year, and redevelopment plans have yet to be decided. In April 2017, TVA began capping the last coal ash impoundment at the site. According to Times Daily, TVA decided not to move the coal ash away from the river site, which environmental groups spoke out against, citing that the unlined impoundment’s location along waterfront as an environmental risk.

1 https://www.tva.com/Energy/Our-Power-System/Coal/Gone-But-Not-Forgotten
2 https://www.tva.gov/Newsroom/Colbert-Fossil-Plant-Ends-61-Years-of-Electrical-Generation
BACKGROUND

These two plants, once operated by Midwest Generation, are located on Chicago’s west side among a densely populated residential area. Fisk and Crawford, built in 1903 and 1925 respectively, had a combined generation capacity of 868 MW.¹

For many years, local grassroots campaigns and national environmental organizations had led public campaigns to put pressure on Midwest Generation, concerned about the health impacts of pollution in the surrounding Little Village and Pilsen neighborhoods. The Fisk and Crawford plants closed in 2012 after Midwest Generation decided not to invest in pollution abatement upgrades. Forty employees retired with severance packages negotiated by their union, 15 employees were laid off, and 95 employees were transferred to other plants.²

In an effort to address the future uses of the sites, the Mayor of Chicago appointed a task force to develop guiding principles for the redevelopment of the sites. Delta Institute acted as the facilitator³ during this process. This task force included site owner NRG, ComEd, the distribution utility, community organizers, organized labor, two aldermen, and the City’s Department of Housing and Economic Development. These stakeholders were able to engage with the public and ultimately stated prioritizing living wage jobs and building a healthy community among the guiding principles that emerged from this process.⁴

STATUS

In 2015, a plan was proposed to use the Fisk plant as a Chicago Transit Authority bus garage, park, and nature walk. NRG, the current owner, and CTA, explored the site’s potential. The City of Chicago and CTA received an Economic Development Administration grant to pursue site redevelopment planning, but this effort was later scrapped as City budget priorities changed. No future plans for the Crawford site have been determined.

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BACKGROUND
The State Line Plant was built in the 1920s along Lake Michigan and had a generating capacity of 515 MW. The NAACP ranked State Line as 5th on their list of Environmental Justice Offenders, with 10,326 and 7,885 tons of SO₂ and NOₓ respectively emitted on average per year.¹ As a result of increased environmental regulations and decreasing profits, its owner Dominion Resources decided to decommission the plant in 2010, completing the process in June 2012.

Dominion then sold the site to Texas-based demolition company BTU Solutions. Dominion paid $3.4 million for a civil penalty and provided an additional $9.8 million for remediation. Both Dominion and BTU were evasive on community engagement around the future uses of the site while the National Resources Defense Council and the Environmental Law and Policy Center actively advocated for independent evaluations and community involvement.

While remediation was still underway, BTU Solutions sold a large portion of the site to Sam Townline Development, Inc., a development company whose owners also possess a petcoke storage facility in Indiana.

STATUS
State Line has been demolished, but Sam Townline has yet to announce a redevelopment plan for the site. Community members are concerned the site may be used to store petcoke now, a form of refinery waste.²,³

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¹ NAACP. “Coal Blooded: Putting Profits Before People.”
Montaup Station is located in Somerset, MA on the Taunton River. The coal plant began operation in 1959. The plant closed in 2010 and Somerset received $1 million in state funds to assist in the Montaup closure.¹ Massachusetts Clean Energy Center (MassCEC) did a reuse study of this site, along with another local coal plant, Brayton Point. Through engaging with the community and experts, MassCEC developed reuse options. MassCEC outlined principles to guide reuse ideas, including favoring a “sustainable tax base” and “improving quality of life,” through lowering air and noise pollution. The sites remaining contamination limits reuse options.

Montaup also falls within at State Designated Port Area, meaning reuse options should target water-dependent uses.

MassCEC proposed three two redevelopment options for Montaup, a cargo port or green energy hub, both of which include a two-acre park.²

**STATUS**

The current owners have not opted to carryout MassCEC plants currently. Montaup was purchased by Somerset Riverside LLC, which later sold half the site to National Grid, an energy company active both in the U.S. and the UK.³ National Grid has discussed plans to rebuild the substation here.⁴ A small portion the Montaup site is now home to a car shipping business.⁵

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⁴ http://www.masspoliticalnews.com/article/20150609/NEWS/150606077
BACKGROUND
Brayton Point is located in Somerset, MA. Brayton Point is the largest coal-fired plant in New England, created nearly half a million pounds of surface impoundment releases in 2006, and is also Somerset’s largest taxpayer.

Massachusetts Clean Energy Center (MassCEC) did a reuse study this site and another local coal plant, Montuap Station. Through engaging with the community and experts, MassCEC developed reuse options. MassCEC outlined principles to guide reuse ideas, including favoring a “sustainable tax base” and “improving quality of life,” through lowering air and noise pollution. The sites remaining contamination limits re-use options. Brayton Point also falls within at State Designated Port Area, meaning reuse options should target water-dependent uses.

MassCEC proposed three site redevelopment options for Brayton Point: 1) natural gas conversion; 2) a “green energy hub” that includes solar, offshore wind, and anaerobic digesters; and 3) a combination of clean energy and marine-industrial uses.

STATUS
Brayton closed in this year and redevelopment has not begun. The Massachusetts Department of Energy Resources has provided at least two payments of $3 million dollars in Regional Greenhouse Gas Initiative funds to the community as they deal with this closure.

### BACKGROUND
After over 67 years of operation, the B.C. Cobb Plant in Muskegon, Michigan closed its doors in 2016. The site was named after Bernard Capen Cobb, the company president from 1915 to 1934.1 Located on Muskegon Lake,2 this site was one of Muskegon’s highest property tax payers. Consumers Energy disputed property tax assessments leading up to closure, arguing that three units had been taken out of operation and therefore did not have value. This was a hit to Muskegon, but Tim Paul, Muskegon Finance Director at the time, said they had controlled for this loss in budget.3 The site’s closure and subsequent cessation of freighter activity could impact other port shipping operations in the area, since the US Army Corps of Engineers only upkeeps deep-water channels that reach a certain threshold of activity.4 After the closure was announced, the Consumers Energy-owned plant opened for a public tour which had not been available since the late 1990s. According to a Michigan newspaper, more than 300 people toured the facility, and Muskegon residents expressed feelings of nostalgia around this local landmark’s closure.5

### STATUS
Forsite Development Inc. plans to take ownership of the plant and demolish it, but the sale must be approved by Michigan Public Service Commission first.6 According to MLive Media, Consumers Energy already spent $22 million to shut down the plant and intends to pay Forsite $1 million to take ownership of the site. Consumers Energy’s recommended end uses for the site include: an expanded deep water port, an agribusiness center, and a sustainable manufacturing center.7 Forsite’s current plan is to create the expanded deep water port, capitalizing on the site’s existing 1,000 foot dock.8 This could help mitigate the indirect economic effects of closure.

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<td>Current Owner:</td>
<td>Consumers Energy</td>
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<td>Employees at Time of Closure</td>
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<tr>
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<tr>
<td>Closure Cost</td>
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<tr>
<td>Closure Funder</td>
<td>Consumers Energy</td>
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</table>

Consumers Energy retired the plant, along with units at two of their other oldest coal-fired plants in Michigan, in an effort to transition to clean energy sources.6 The remaining 65 employees were to retire or move to another plant.7

6 https://new.consumersenergy.com/company/7-coal-plants-retire
7 http://woordtv.com/2016/04/16/b-c-cobb-power-plant-shuts-down-for-final-time/
10 http://www.forsiteinc.com/april-7-2017-consumers-energy's-b-c-cobb-has-buyer-is-slated-for-demolition/
BACKGROUND
Located on Lake Erie in the small town of Luna Pier, J.R. Whiting was Consumers Energy’s smallest generating station and also its oldest. The plant began generating power in 1952 and cost $80 million to construct. In 2014, the plant contributed $723,260 in property taxes, according to company representatives. At the time of closure in 2016, J.R. Whiting employed 70 people.

According to Consumers Energy officials, the plant closed due to new emissions standards and its old infrastructure. Consumers Energy worked through the closing process with Monroe County Business Development Corp., who helped facilitate conversations among stakeholders.

Consumers Energy also hired a consulting firm, AMEC Foster Wheeler, to help determine reuse options, and they proposed a wildlife preserve and soybean processing facility as the best end use for the site.

STATUS
As of August 2017, the structure still stands, but Consumers is working toward an agreement with Forsite Development Inc., an industrial real estate development company, who will reportedly remove the structure within two years. Forsite plans to take advantage of the site’s proximity to a highway by converting it into a rail-to-truck terminal and distribution center.

J.R. WHITING
Luna Pier, MI

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<td>Forsite Development Inc.</td>
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</table>

3 http://monroecountybdc.org/jr-whiting-end-era/
**BACKGROUND**

The Mighty Marysville, located on the St. Clair River, began operation in 1922 and was decommissioned in 2011.¹ DTE Energy sold the site to Commercial Development Company in 2014.

Cleanup planning for this 30-acre site was funded through an EPA Brownfields Assessment Grant awarded to the St. Clair County Redevelopment Authority. According to Envirologic, who helped with the remediation process, the site had a complex set of issues, including coal ash storage, fill that contained industrial debris, leaking underground storage tanks, and ash slurry disposal.²

In October 2015, the City of Marysville and Commercial Development Company announced their plan to redevelop the site. The redevelopment project is intended to improve waterfront views and access.³ After environmental remediation and site demolition is complete, the concept includes a new public marina, and riverfront promenade, including office and retail space and a fitness center.⁴

**STATUS**

Commercial Development Company is carrying out environmental remediation and horizontal development to prepare the site for the Marysville Riverfront Master Plan.⁵ The City of Marysville and Commercial Development Company are both looking for developers.⁶ The site was imploded in 2015 and is yet to be redeveloped.⁷,⁸,⁹,¹⁰

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¹ http://www.pennenergy.com/articles/pennenergy/2014/05/dte-energy-sells-historic-marysville-coal-fired-power-plant.html
² http://www.envirologic.com/former-dte-power-plant-greenwood-oil-terminal
⁴ Commercial Development Company. “City of Marysville Unveils Robust Waterfront Redevelopment Concept” October 2015.
¹⁰ Commercial Development Company. “City of Marysville Unveils Robust Waterfront Redevelopment Concept” October 2015.
BACKGROUND

Reid Gardner is located in Southern Nevada, 40 miles outside of Las Vegas. The plant, now operated by Nevada Power Co., was built along the Muddy River, next to the Moapa River Reservation. The four-unit plant had a capacity of 600MW and began generation in 1965.

The Moapa Band of Paiutes filed several lawsuits calling for the closure and cleanup of this plant, stating that the plant caused adverse health effects and water pollution. The Sierra Club also joined this legal battle. At the same time, the Senate passed a bill calling for retirement of 800 MW of coal fired energy by NV Energy.

Three units closed in 2014, and the final unit closed in March 2017. According to a NV Energy press release, the majority of the 40 employees left at Reid Gardner will be transferred to other facilities.

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<thead>
<tr>
<th>Status</th>
<th>Closed</th>
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</thead>
<tbody>
<tr>
<td>Closure Date:</td>
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</tr>
<tr>
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<td>NV Energy</td>
</tr>
<tr>
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</tr>
<tr>
<td>Proposed End Use</td>
<td>None</td>
</tr>
<tr>
<td>Closure Cost</td>
<td>Unknown</td>
</tr>
<tr>
<td>Closure Funder</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

NV Energy is replacing Reid Gardner’s generating capacity with natural gas and renewables.

STATUS

The Moapa River Reservation received $4 million in a settlement to aid with the health impacts of pollution from Reid Gardner. The money will be used for: a health center, air monitoring, water rights purchasing, and technical assistance to help with clean-up. Right after the coal plant closed the Moapa Southern Paiute Solar Project launched, which was led by the Moapa Band of Paiutes, and created 115 construction jobs on a site nearby. According to NV Energy officials, the Reid Gardner site may be a good site for solar as well.

2 http://mesquitelocalnews.com/2017/03/reid-gardner-generating-station-shut/
3 http://ieefa.org/nevada-coal/
4 http://www.bizjournals.com/buffalo/blog/morning_roundup/2016/03/nrg-energy-officially-retires-tonawanda-huntley.html
9 http://www.tulalipnews.com/wp/tag/moapa-band-of-paiutes/
BACKGROUND

The Huntley Generating Station, now over a half a century old, is located along the Niagara River in Tonawanda, NY. The plant originally had six units and just over 800MW of generating capacity, but began a staggered closure of units in 2005. The closure of the final two units, 218MW each, was announced in 2015. Seventy-nine people were employed at the plant at the time. All former employees either retired or were transferred to other facilities.

NRG cited unfavorable market conditions as the reason for closure. A report from the Institute of Energy Economics and Financial Analysis stated the plant was unlikely to be financially viable due to low natural gas prices, flat power demand, and coal prices that were uncompetitive. The report also stated that Huntley was operating at a $1,000,000 loss on average between 2009 and 2012. The plant contributed over $6 million in tax revenue.1 The Clean Air Coalition of Western New York spearheaded a campaign to help the community adjust to plant closure and created a collaboration of unions, government agencies, and community members, ultimately winning passage of a new law that would backfill tax losses and protect jobs during a 7-year phase in period. New York State’s Electric Generation Facility Cessation Mitigation Fund2 provided funds to help replace this loss in tax revenue.3,4,5,6,7

STATUS

The Research Foundation of State University of New York received a grant from the U.S. Economic Development Administration to aid Tonawanda in planning for the economic loss.8 Delta Institute provided technical assistance throughout a comprehensive planning process that produced Tonawanda Tomorrow, a document with a clear blueprint for implementing positive change with a strong focus on future growth in the community.

3 https://esd.ny.gov/electric-generation-facility-cessation-mitigation-program
5 http://buffalonews.com/2015/12/22/nrg-to-start-huntley-layoffs-in-march/
6 http://www.bizjournals.com/buffalo/blog/morning_roundup/2016/03/nrg-energy-officially-retires-tonawanda-huntley.html
BACKGROUND
The Lake Shore Power Plant, owned by FirstEnergy, became active in 1911 and closed in 2015. Located along Lake Erie, the plant served as the primary power source in Cleveland during the industrialization of the area and World War II. FirstEnergy closed this coal-fired plant instead of adhering to new standards required by federal regulation.1,2

The City Planning Commission of Cleveland voted in January 2016 to let FirstEnergy demolish the site, despite local interest in preserving the structure.3 The final structure of the site was demolished in February 2017 at a total cost of $15 million to First Energy.4 This sum funded the removal of asbestos and lead for the building and coal ash from the boilers.

STATUS
FirstEnergy and its planning consultant presented five potential reuse options for the site and is actively marketing the site. In the near term, the area will be re-sodded with grass and one substation will be left untouched.5 Cleveland Neighborhood Progress, the community development corporation in Cleveland, is working with Delta Institute to engage the City, the utility, and the local neighborhood in transition discussions.

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BACKGROUND
An example of a public-private partnership, Hull & Associates, Inc. consulting firm has been a major player in the redevelopment of the Erie Street coal gas manufacturing plant in Toledo, Ohio. This site was originally a coal gas manufacturing plant owned by Toledo Gas Light & Coke Company, operating until 1918. The coal gas manufacturing site was demolished and replaced with office and warehouse space in the 1940s, but contamination remained. In 1963, Columbia Gas of Ohio purchased the plant and used it for natural gas redistribution until 2010.1

Hull & Associates purchased the site in 2011 and began remediation with $5.5 million in funding from the Clean Ohio Revitalization Fund and Columbia Gas of Ohio. Funding was used for asbestos abatement, demolition of an old building on site, as well as remediation of contaminated soil and groundwater. The remediation process wrapped up in 2012.1

STATUS
In 2015, Hull started constructing their offices on the site. The 25,000 square foot two story office building will cost and estimated 2.8 million. Plans include a rooftop solar array and LEED certification. The remainder of the site will be marketed to private developers and may be used by the nearby Erie Street Market for a sustainable local foods business.3,4,5

<table>
<thead>
<tr>
<th>Status</th>
<th>Planning</th>
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<tr>
<td>Closure Date:</td>
<td>1918</td>
</tr>
<tr>
<td>Current Owner:</td>
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<tr>
<td>Proposed End Use</td>
<td>LEED certified building, river walkway</td>
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<tr>
<td>Projected Redevelopment Cost</td>
<td>$5.5 million</td>
</tr>
<tr>
<td>Redevelopment Funder</td>
<td>Clean Ohio Revitalization Fund and Columbus Gas of Ohio</td>
</tr>
</tbody>
</table>

1 http://www.hullinc.com/brownfields-portfolio-projects?portid=8
2 https://development.ohio.gov/cleanohio/
5 http://www.hullinc.com/brownfields-portfolio-projects?portid=8
The Moran Municipal Generating Station has been inactive since 1986. Now on the National Register of Historic Places, the Moran was constructed in 1954 for $4 million and was named after a previous mayor of Burlington, J. Edward Moran. The Moran sat vacant under the ownership of the Burlington Electric Department but in 1990, ownership was transferred to the City of Burlington where a series of mayors proposed and then failed to execute redevelopment plans.

The plant had an original generating capacity of 30MW and was constructed to meet the electricity needs of Burlington. Later, the Moran Municipal Generating Station “became a source of angst for those who lived and worked downwind of it” due to soot and reported respiratory problems. By 1979, the majority of the plant was powered by woodchips, due to a rise in cost for petroleum products. In 1986 Moran was decommissioned and has since remained vacant.

The City of Burlington took ownership of the site in 1990 and started redevelopment plans in 2010. In March 2014, the City of Burlington signed a memorandum of understanding with New Moran Inc., a nonprofit which evolved from a Kickstarter campaign from University of Vermont students.

New Moran, Inc. plans to redevelop the structure. According to VT Digger, a local news outlet, they have scaled back from an original plan costing over $33 million to one with an estimated cost of $15.4 million, which includes a local market and a community space for concerts and cultural festivals. This project would be funded through tax increment financing, private donations, and historic tax credits.
The Potomac River Green Generating Station, formally owned by GenOn Energy, closed in 2012 after long-term pressure from residents and the city government. This plant had a generating capacity of 482 MW and, according to the City of Alexandria’s website, was the largest source of air pollution in Northern Virginia.\(^1\)

The American Clean Skies Foundation created a redevelopment plan for this site with a statement of support from the Sierra Club.\(^2\) Their plan includes new housing along the riverfront and a new energy center and would create and estimated 2,200 new jobs.\(^3\)

As of today, the future of the Potomac River Generating Station is unresolved. After closure, NRG had issues with two underground storage tanks leaking, but have since developed and enacted a remediation plan. The site is still yet to be redeveloped.\(^4\)

\(^1\) https://www.alexandriava.gov/GenOn
\(^3\) http://www.potomacrivergreen.org/wp-content/uploads/2016/01/Pages-from-PRG_RedevBook_08.04.11_v2.pdf
The Blackhawk Generation Station, located on Rock River, became operational in 1913. This once small station expanded twice, along with a rise in energy consumption. It was originally owned by Beloit Water, Gas & Electric Co., then Wisconsin Power & Light, and now Alliance Energy. The plant converted to natural gas in 1986, and in 2009, Wisconsin Power & Light announced closure, citing declining electricity sales. It shut down in 2010 after almost 100 years of generation.

Beloit College, a small liberal arts school nearby, took interest in redeveloping the site after closure and now has a formal agreement with Alliance Energy for redevelopment. Beloit College intends to convert the plant into a student union and fitness center. Chicago-based architecture firm Studio Gang designed the redevelopment plan, which includes sustainable elements, such as geothermal technology to maintain the building’s temperature. Beloit College has raised over $25 million so far for this donor-funded project.

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2  https://www.beloit.edu/powerhouse/timeline/
3  http://magazine.beloit.edu/?story_id=245181&issue_id=245012
5  https://www.beloit.edu/campus/assets/Berkooz_Power_Plant_Reuse.pdf
REDEVELOPED SITES

Coal plant sites have been repurposed for a variety of uses, often depending on the existing infrastructure and degree of environmental contamination as well as available financing. End uses can be public spaces, private uses, or both. Some sites capitalize on existing infrastructure and begin using alternate energy sources, and others are rebuilt from the ground up.

23. Homan Square Powerhouse, Chicago, IL .............. 31
24. The Ottawa Street Power Station, Lansing, MI ..... 32
25. Elk River Generating Station, Elk River, MN ........ 33
26. Municipal Power House, St. Louis, MO ............... 34
27. Chester Power, Chester, PA .............................. 35
28. Seaholm, Austin, TX ....................................... 36
BACKGROUND
Built in 1905, the Homan Square Powerhouse provided power to the surrounding 55-acre Sears headquarters. The power plant provided power to the original Sears tower and a 3 million square foot printing plant, the largest business complex at the time. The site was active until 1973 and then minimally active until 2004 when it was decommissioned.

The development of Homan Square began in 1989, when a new vision for the building that would support the surrounding community of North Lawndale was proposed by developer Charlie Shaw, Sears chairman Edward Brennan, and retired Sears Vice President Charley Moran. In 1995 the nonprofit Foundation for Homan Square was created to help move redevelopment forward.

OUTCOME
The new Homan Square Powerhouse earned LEED Platinum certification and is continually managed by the Foundation for Homan Square. This building combines past and present elements, retains original building features, and has a geothermal heating and cooling system. The final site includes mixed-use housing, a community center, and the Henry Ford Academy Charter School, known as “Powerhouse High.” Powerhouse High closed in June 2015, and DRW College Prep is now located in the building and serves the former students of Powerhouse High.
BACKGROUND

Located on the Grand River, the publically-owned Ottawa Street Power Station was constructed between 1937-1939 for $4 million. Another historic landmark in the Lansing, Michigan area, the Ottawa Street Power Station is now a repurposed office complex. The Station was in service for 53 years, decommissioned in 1992, and sat vacant for 16 years.1

AF Group purchased the site with the intention of redeveloping it for a new national headquarters. The site had a number of barriers to redevelopment, including: soil and groundwater contamination; urban fill consisting of bricks, concrete, and wood; as well as hazardous building materials, such as asbestos and lead paint. SME, an engineering and consulting firm, and the City of Lansing formed a public-private partnership to help make this possible.

SME received a loan from the city’s EPA Brownfields Revolving Loan Fund Grant to help with remediation costs. AF Group also partnered with the Christman Company, a local developer, to bring overall investments in the site to $180 million.2,3

OUTCOME

This historic structure is now renovated with some additions: a 105,000 square foot addition and a 1,000-space parking deck. According to SME, who helped redevelop the site, this complex is “considered one of the largest power plant reclamations on record.”4 The structure is used as the national headquarters of AF Group.5,6

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1 http://www.sme-usa.com/project/historic-undertaking-abandoned-1930s-power-plant-transform
2 http://www.leelanau.cc/downloads/mike_gifford_presentation_on_rlf_grant.pdf
4 http://www.sme-usa.com/project/historic-undertaking-abandoned-1930s-power-plant-transform
5 http://www.afgroupinsurance.com/about-afgroup/timeline/
6 http://www.sme-usa.com/project/historic-undertaking-abandoned-1930s-power-plant-transform
Elk River Station was built in 1950 as a coal- and oil-fired facility by the Great River Energy Co-Op located 35 miles northwest of Minneapolis. After just nine years of operation, the plant was modified into a nuclear facility. In 1968 it was converted back to a coal- and oil-fired power plant. Finally, in 1989, it was once again converted, this time to a refuse-derived fuel power plant using municipal waste from approximately 25,000 homes in five counties. The 29 MW power plant has since been diverting approximately 300,000 tons of municipal solid waste from landfills each year.

Comprised of 28 member cooperatives, Great River Energy is one of the largest customer-owned cooperative energy generators in the country. The refuse-derived fuel facility is considered a renewable source under Minnesota regulations, helping Great River Energy meet the aggressive State Renewable Portfolio Standard of 25% by 2025. Elk River is credited with avoiding emissions of 140,000 tons of CO₂ each year as compared to the original coal- and gas-powered facility.¹

¹ http://www.greatriverenergy.com/makingelectricity/biomass/elkriverstation.html
Built in 1928, the Municipal Power House provided coal-fired steam heat to a dozen buildings in St. Louis. This power house was part of a larger Municipal Service Building, which simultaneously housed a Fire Department Training school, a repair shop for city vehicles, and a parking garage. According to the building’s record for the National Register of Historic Places, the power house closed in 1968 “due to the prohibitive cost for conversion from high sulfur coal” as required by new clean air legislation.

This space remained vacant until Cannon Design purchased the site in 2007. Cannon Design remodeled the interior of the site while keeping the exterior of this recognized historic landmark intact.

The Municipal Power House is now the home of Cannon Design. The building still has its original steel frame and the plant’s boilers are now used as exposed walls in conference rooms. The building is fitted with a number of sustainable features, a large urban garden and a rainwater collection system and has a LEED Gold Certification.
BACKGROUND

Chester Power Station was built on the Delaware River in 1916 in Chester, Pennsylvania to accommodate power needs during World War I.1

The site was decommissioned in the 1970s, and remediated by Exelon Corporation. Exelon later sold the site to Preferred Real Estate Investments (PREI) for $1, under an agreement that PREI would continue remediation efforts. Redevelopment involved removing boilers, turbines, and coal bunkers while keeping the historic structure sound.2 The project cost $80 million.

OUTCOME

The former coal plant became office space for Wells Fargo, Synergy, a tech consulting firm, among other companies. The site includes three buildings, including a turbine hall, which in addition to becoming the headquarters for Synergy, also includes concert and party space. “The Wharf at Rivertown” is an award-winning brownfield success that is a major part of a larger waterfront economic redevelopment strategy that included two marinas, a river walk, and restaurants.3,4 This project brought 1,500 jobs to Chester.5,6,7

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3 http://files.dep.state.pa.us/EnvironmentalCleanupBrownfields/BrownfieldRedevelopment/BrownfieldRedevelopmentPortalFiles/success_stories/0100-fs-dep4149.pdf
4 http://www.westonsolutions.com/pdf_docs/Adaptive_Reuse_Redevelopment_Weston.pdf
6 http://www.delcotimes.com/article/DC/20110107/NEWS/301079934
7 http://www.ecmag.com/section/miscellaneous/repurposing-power-house
BACKGROUND
Austin Energy’s Seaholm Power Plant was once the main power supplier for the City of Austin. The plant closed in 1989, in part due to pressure from a local citizen activist group due to environmental concerns. After sitting vacant and unused for many years, the plant received EPA’s first “Ready for Reuse” designation in 2006.¹

The City of Austin created the Seaholm Reuse Planning Committee to hold public meetings and publish reports on community input to the City Council. After this public engagement process, the City moved forward with redevelopment plans that would preserve the architectural style of the building while providing a functional community space and mixed-use development.

The City collaborated with Seaholm Power LLC, a development partnership of five local companies, and provided the developers with a $27.5 million loan. The private developers are covering the remaining costs of redevelopment with the total price of the project estimated to be around $130 million.²

The site plan included a 22-story residential and hotel structure, 60,000 square feet for retail and restaurants, over an acre of new green space, and two large public spaces for hosting community gatherings and activities. The development project was projected to create 200 new full-time jobs and bring in $2 million in sales tax revenue.

OUTCOME
Development plans moved forward in 2015, as Athenahealth moved into the site in 2015, and residences at Seaholm power nearly sold out that same year. The structure is now a LEED Gold Facility and houses tech companies and a restaurant.³,₄,₅

² http://www.seaholm.info/
⁵ http://www.seaholm.info/
ACTIVE SITES

This section contains a selection of two active coal plants. One is partially closed and demonstrates the decision-making process of closure. The other highlights how certain challenges can keep communities from proactively addressing contamination.

29. Shawnee, Paducah, KY ...........................................38
30. Bruce Mansfield, Greene Township, PA .................39
The Shawnee Fossil Plant, located on the Ohio River, has been in operation for 63 years. Unit 10 of this plant was retired in 2014, but Shawnee still has nine operating units. Shawnee stores its coal ash on-site in ponds, generating about a half a million pounds of surface impoundment releases in 2006, and is considering creating a dewatering facility. If pursued, the water may be repurposed by the plant or discharged into the river. Environmental and compliance organizations have brought up evidence of Shawnee contaminating groundwater in the past.

TVA has closed some of their coal plants, but opted to keep Shawnee open. TVA decided to invest in this site by installing pollution abatement equipment, citing that abatement cost was lower and the plant is in better condition than other facilities. However, Shawnee installed the equipment after a settlement with the US EPA for allegedly violating the Clean Air Act.
BACKGROUND

One of the largest unlined coal ash impoundments in the nation is Little Blue Run, located in Greene Township in Beaver County, Pennsylvania. Famous for its bright blue color, potentially due to calcium sulfite, this site’s trademark color has paled in recent years.¹

The Bruce Mansfield Plant and the associated Little Blue Run coal ash impoundment are owned by FirstEnergy. Bruce Mansfield is FirstEnergy’s largest coal-fired plant, able to produce 2,490 MW of electricity and paying $1.5 million in property taxes.² Coal ash is a byproduct of coal combustion and can contain harmful contaminants, such as arsenic, lead, and cadmium.

Nonprofit organizations, Little Blue Run Action group and Environmental Integrity (EI), sought to address the documented local groundwater contamination caused by the coal ash impoundment. Through a consent decree, First Energy was ordered to provide potable water to all residents with contaminated drinking water wells. To comply with this order, FirstEnergy had been supplying water to some and buying out residents’ land in other cases. The result was a community that was emptying out and structures demolished in roughly concentric circles around the contamination sites.

A working group was formed to make decisions about how and if Greene Township could apply for federal funding to conduct an engineering study to obtain potable water on a permanent basis. Both a feasibility study for finding other sources of clean drinking water and a new master plan that expands to the four-township region were discussed as possible uses for grant funds.

STATUS

After a slow response from FirstEnergy, difficulty finding matching money for grants, and internal disagreement at the township level, the effort was ended. Greene Township elected to continue to accept buyouts and potable water from FirstEnergy in lieu of identifying an alternative source of drinking water for the future.

While the future of this site has not been determined, its current situation highlights some of the challenges that can keep communities from proactively addressing remediation and redevelopment.

² [https://www.firstenergycorp.com/content/dam/corporate/generationmap/files/Bruce%20Mansfield%20Plant%20Facts.pdf](https://www.firstenergycorp.com/content/dam/corporate/generationmap/files/Bruce%20Mansfield%20Plant%20Facts.pdf)
# Announced Coal Plant Closures (EIA May 2017 Data)

List of coal plants where all units have a closure date.

<table>
<thead>
<tr>
<th>Operator</th>
<th>Plant Name</th>
<th>Year Retiring</th>
<th>County</th>
<th>Plant State</th>
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</thead>
<tbody>
<tr>
<td>JEA</td>
<td>St Johns River Power Park</td>
<td>2018</td>
<td>Duval</td>
<td>FL</td>
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<tr>
<td>Midwest Generations EME LLC</td>
<td>Will County</td>
<td>2018</td>
<td>Will</td>
<td>IL</td>
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<tr>
<td>GenOn Mid-Atlantic LLC</td>
<td>Dickerson</td>
<td>2021</td>
<td>Montgomery</td>
<td>MD</td>
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<tr>
<td>Brayton Point Energy LLC</td>
<td>Brayton Point</td>
<td>2017</td>
<td>Bristol</td>
<td>MA</td>
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<tr>
<td>Wisconsin Electric Power Co</td>
<td>Presque Isle</td>
<td>2019</td>
<td>Marquette</td>
<td>MI</td>
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<tr>
<td>Kansas City Power &amp; Light Co</td>
<td>Montrose</td>
<td>2018</td>
<td>Henry</td>
<td>MO</td>
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<tr>
<td>KCP&amp;L Greater Missouri Operations Co</td>
<td>Sibley</td>
<td>2018</td>
<td>Jackson</td>
<td>MO</td>
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<tr>
<td>PSEG Fossil LLC</td>
<td>PSEG Mercer Generating Station</td>
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<td>Dayton Power &amp; Light Co</td>
<td>J M Stuart</td>
<td>2018</td>
<td>Adams</td>
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<td>South Carolina Electric &amp; Gas Company</td>
<td>McMeekin</td>
<td>2028</td>
<td>Lexington</td>
<td>SC</td>
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<td>TransAlta Centralia Gen LLC</td>
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<td>2025</td>
<td>Lewis</td>
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<td>Appalachian Power Co</td>
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<td>WV</td>
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<td>OH</td>
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<tr>
<td>Portland General Electric Co</td>
<td>Boardman</td>
<td>2021</td>
<td>Morrow</td>
<td>OR</td>
</tr>
<tr>
<td>City of San Antonio - (TX)</td>
<td>J T Deely</td>
<td>2018</td>
<td>Bexar</td>
<td>TX</td>
</tr>
<tr>
<td>AES Hawaii Inc</td>
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<td>2022</td>
<td>Honolulu</td>
<td>HI</td>
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</table>
ANNOUNCED PARTIAL CLOSURES (EIA MAY 2017 DATA)
List of plants that are only partially run on coal currently and all coal fired units have a closure date.

<table>
<thead>
<tr>
<th>Operator</th>
<th>Plant Name</th>
<th>County</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Service Co of Colorado</td>
<td>Valmont</td>
<td>Boulder</td>
<td>CO</td>
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<tr>
<td>Otter Tail Power Co</td>
<td>Hoot Lake</td>
<td>Otter Tail</td>
<td>MN</td>
</tr>
<tr>
<td>KCP&amp;L Greater Missouri Operations Co</td>
<td>Lake Road (MO)</td>
<td>Buchanan</td>
<td>MO</td>
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<tr>
<td>City Utilities of Springfield - (MO)</td>
<td>James River Power Station</td>
<td>Greene</td>
<td>MO</td>
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<tr>
<td>Duke Energy Progress - (NC)</td>
<td>Asheville</td>
<td>Buncombe</td>
<td>NC</td>
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<tr>
<td>Tennessee Valley Authority</td>
<td>Johnsonville</td>
<td>Humphreys</td>
<td>TN</td>
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<tr>
<td>Virginia Electric &amp; Power Co</td>
<td>Yorktown</td>
<td>York</td>
<td>VA</td>
</tr>
<tr>
<td>Southern Indiana Gas &amp; Elec Co</td>
<td>A B Brown</td>
<td>Posey</td>
<td>IN</td>
</tr>
</tbody>
</table>

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