



RCRA Corrective Action Cleanup + Productive Use

Economic Profile

Sulfco

Savannah, Georgia

BEFORE

Pigment manufacturer and sulfuric acid plant

AFTER



Renovated Acid Plant



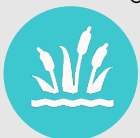
Steam Turbine



Industrial Complex



Solar Farm



Protected Wetlands

The Sulfco site includes a former titanium dioxide pigment production facility and an active sulfuric acid plant. After the site's owner declared bankruptcy in 2009, the pigment plant shut down and an environmental trust took ownership of the site and its cleanup under the RCRA Corrective Action program.

Contamination at the site resulted from decades of wastewater runoff from pigment production and other industrial operations. The environmental trust was able to augment the site's cleanup funds by demolishing the abandoned pigment plant and salvaging scrap metal and surplus parts.

The trust continued to operate the sulfuric acid plant, improving its storage tanks and rebuilding a steam turbine to supply power, saving 30 jobs. Profits from the acid plant generated an additional \$11 million for the cleanup.

CLEANUP OVERSEEN BY Georgia Environmental Protection Division



EMPLOYEES

43



ANNUAL SALES

\$4.4 million



ANNUAL WAGES

\$3.9 million

For more information about RCRA and the economic benefits of site reuse, visit www.epa.gov/hw/learn-about-corrective-action





THE AMBITIOUS CLEANUP AND REDEVELOPMENT OF SEAPOINT WILL RESTORE A STRONG ECONOMIC ENGINE IN CHATHAM COUNTY, CREATING NEW HIGH-WAGE JOBS AND OPPORTUNITIES AND IMPROVING THE QUALITY OF LIFE.

Philip Rowland, Vice President of Operations at Dulane Industries

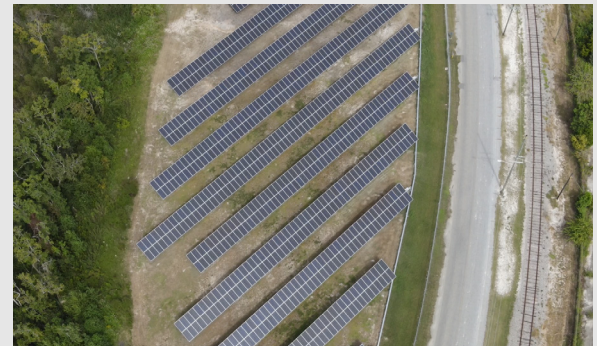
In 2017, Sulfco LLC (a subsidiary of Dulane Industries) purchased the 1,600-acre property. The Georgia Environmental Protection Division oversaw the company's site investigations and approved its cleanup plan. As a result, Sulfco transformed about half the site into the SeaPoint Deepwater Industrial Terminal Complex. Sulfco deeded the rest of the site, a large marshland area, to the state of Georgia – including 26 acres of upland marsh surrounding the Revolutionary War-era Old Fort Jackson.

With a mile-long private deep-water frontage area along the Savannah River, access to a large rail carrier, and steam generation from the acid plant, the SeaPoint complex already has infrastructure in place for industrial and commercial tenants. A 2019 study predicted that the site could eventually provide 3,600 jobs and \$2 billion in investments. Sulfco has also created the Cleantech Campus @SeaPoint, a resource for clean technology companies to develop sustainability initiatives.

In further pursuit of its clean energy goals, Sulfco developed a 5-acre solar array at the SeaPoint Complex. In 2019, the 4,000-panel project was completed and connected to the community grid. It generates enough electricity to power about 240 homes. Sulfco has also added honeybees and native wildflowers next to the array.



The sulfuric acid plant's waste heat powers a steam co-generation system, which has been awarded both the Ecomagination Leadership Award and the Proof Not Promises Award by General Electric.



Sulfco built a solar array on top of a vacant former landfill at the site, providing Savannah with 1.2 megawatts of renewable energy.

Images used with permission of the SeaPoint Industrial Terminal Complex and Greenfield Environmental Savannah Trust LLC.

