

**Ford Site
Decommissioning
and
Preparing for Market**

November 10, 2014

Ford "Twin Cities Assembly Plant" Site



Aerial Photo 2012

Decommissioning Phases

2011 – Ford Plant closes

2012 – Equipment removal, material abatement and demo prep

2013 – Buildings demolished; corner façade disassembled

2014 – Slab & foundation removal; environmental testing

2015 – Environmental testing; grading and seeding; site “FOR SALE”



Decommissioning Progress



July 2013



August 2013



November 2014

Slab Removal & Disposition



Main assembly plant slab



Removing rebar from concrete



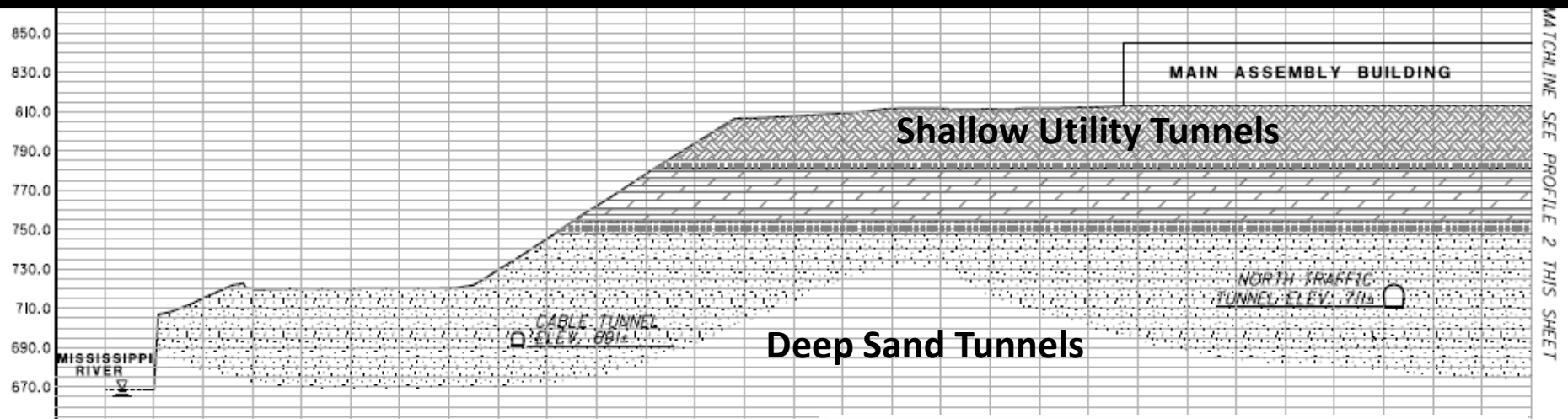
“Impacted” concrete is removed



Good concrete crushed for reuse

Tunnel Decommissioning

- Shallow utility tunnels – in service remain; no service filled
 - Deep sand tunnels – capped and remain



Picture No. 49 – Utility / Cable tunnel near end



Picture No. 25 – Profile of tunnels near area of most intense sand mining

River Property



Waste water treatment plant

- Circa 1980; reuse uncertain

Steam plant

- 1923 Albert Kahn building
- Asbestos / regulated material abated
- Reuse – utility purpose, office, education, dining, condos...?

“Area C” former dump

- 60 foot mound of waste and construction debris
- MPCA requests more testing
- Future uncertain



Site Marketing and Sale

Ford Land plans to sell to a Master Developer
CB Richard Ellis is the property broker

Going to Market 2015
(2nd half) Requires:

- ✓ Sufficient environmental data
- ✓ Clear development options (rezoning)
- ✓ MPCA guidance and review

Final Sale Requires:

- ✓ City approved final zoning
- ✓ City approved plat and site plan
- ✓ MPCA approved remediation plan
- ✓ 2017?