

RE Powering America's Land: Siting Renewable Energy on Potentially Contaminated Land and Mine Sites Former Maytag Appliances Plant, Newton, Iowa Success Story *Small town redevelops as wind energy manufacturing hub*



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EPA is encouraging the development of renewable energy facilities on potentially contaminated land and mine sites. This series of stories highlights successful projects and the benefits of siting renewable energy facilities on potentially contaminated land and mine sites.

Site History

For nearly a century, the Maytag Corporation was the largest employer in Newton, Iowa. When Whirlpool acquired Maytag, liquidated and closed the plant in 2006, 1,800 people were out of work in the town of 16,000, located in Jasper County 35 miles east of Des Moines. Maytag's departure also left 1.9 million square feet of manufacturing space, warehouses and other buildings on its 175-acre site. The Whirlpool Corporation agreed to take responsibility for cleanup at the Maytag site when it acquired the company. Cleanup activities included removal and treatment of soil and ground water contaminated with chromium and chemical solvents. By 2008, 154 acres of the site were ready for reuse. An U.S. Environmental Protection Agency (EPA) order in 2009 will establish continual monitoring and institutional controls at the site.

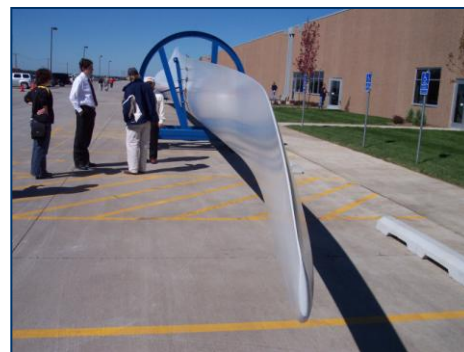
Renewable Energy Manufacturing

The city of Newton acted quickly to retain many of the jobs associated with the Maytag Corp. operations by attracting investment in renewable energy. The city, county and property manager IRG Acquisitions began marketing the Maytag site to investors. Various developers were interested in the Maytag site and bringing renewable energy manufacturing to the city. Newton representatives met TPI Composites, a wind turbine blade manufacturer at the 2007 American Wind Energy Association conference. TPI considered siting its facility in the former Maytag plant, but the plant buildings were too short to house the 140-foot blades. The city of Newton worked with TPI to complete construction of a new 316,000-square-foot, \$56 million facility in 2008, creating 500 jobs. The plant makes fiberglass blades for GE Energy, which sells its 1.5 megawatt (MW) turbines to customers within a 500-mile radius of the facility.

In April 2008, a second developer, Texas-based Trinity Structural Towers, announced it would invest \$21 million to retrofit 300,000 square feet of the Maytag plant for the production of steel and concrete wind turbine towers. The facility opened in February 2009, and will employ 140. Trinity Towers saw its first tower section roll out of the facility, which just a year earlier produced Maytag washers and dryers. At the end of 2008, Trinity had a \$1.6 billion backlog of orders for the towers it will make in Newton.

Economic Development Strategies

The incentives offered by the City of Newton and State of Iowa were important factors in siting both projects. With the expectation that 500 manufacturing jobs will be created by 2010, the city and state provided a combined tax incentives package of \$6 million to encourage development of the TPI facility. Trinity Towers received a \$580,000 grant from the state of Iowa to assist in retrofitting the Maytag plant, in addition to local and state tax incentives. Although TPI considered a site in Mexico with low labor costs, Newton's location and existing infrastructure were ideal for the project. Rail lines and Interstate 80 connect the plant to wind power generation sites in the Great Plains region, where the turbines are needed but expensive to transport. In addition, former Maytag employees were eager to fill the new manufacturing positions. Iowa plans to grow the wind power industry as part of its strategy for state energy independence and economic development. The state expects new wind installations over the next decade to produce \$500 million in local tax revenue, and \$100 million in royalty payments for landowners. Iowa is currently working with 25 wind energy manufacturers and suppliers considering investment in the state.



ABOUT THE SITE:

Location:	EPA Region 7, Jasper County, Iowa
Property Size:	175 acres, 1.9 million ft ² buildings
Available for Reuse:	154 acres
Site Ownership:	Whirlpool Corp., IRG Acquisitions
Former Use:	Maytag appliance plant
Contaminants:	Chromium, PCE, TCE
Project Type:	RCRA
Infrastructure:	Electricity, water, sewer, gas, active rail
Supported Use:	Manufacturing, warehousing

RENEWABLE ENERGY MANUFACTURING:

RE Activity:	Wind turbine support towers
Incentives:	\$580k grant, state/local tax incentives
Dollars Leveraged:	\$21 million
Jobs Leveraged:	140
Key Partners:	City of Newton, Jasper County, EPA Region 7
Current Status:	Plant operational February 2009

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For more information, visit: www.epa.gov/renewableenergyland or contact cleanenergy@epa.gov

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