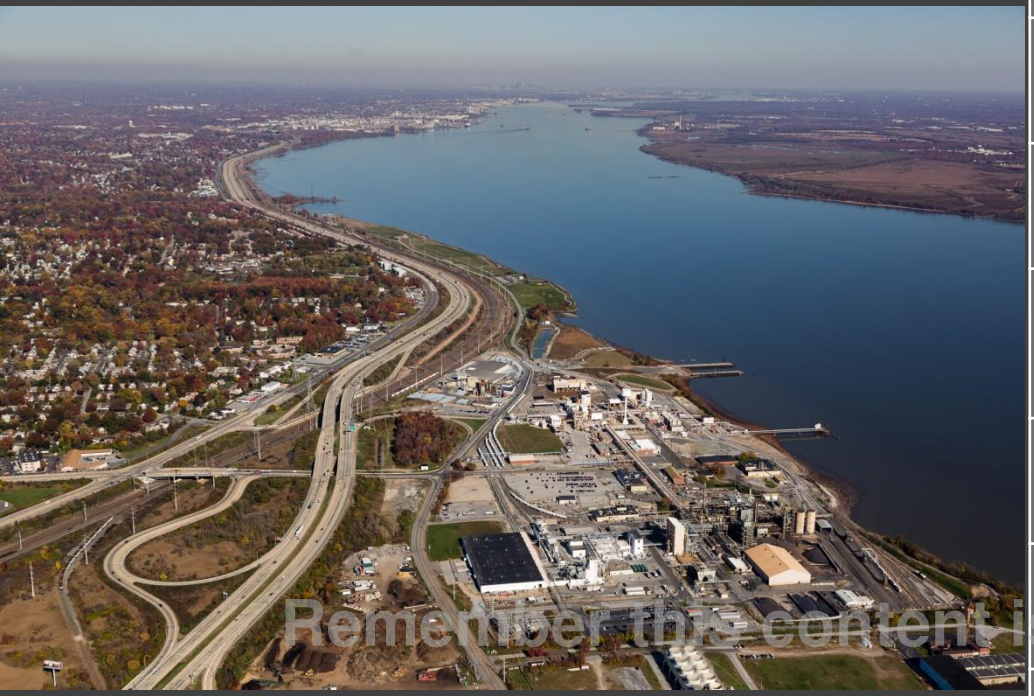
Edgemoor



Edgemoor Site along the Delaware River

Site Address	104 Hay Rd Wilmington, DE 19809 USA
Property Size	~114 acres
Former Uses	Titanium dioxide manufacturing plant
Current Uses	Future container terminal to support the Port of Wilmington
Project Partners	Diamond State Port Corporation, Delaware Department of Natural Resources, City of Wilmington, State of Delaware
Start Date	Construction expected to start by 2022
Completion Date	TBD
Future Completion Date	TBD

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Historic Barn

- Located in the historic Delaware River region, the property's early history included farming and residential land uses.
- The property has a long history of industrial use dating back to the late 1800s. Edgemoor Iron Company, manufacturer of railroad and highway bridges, was the first recorded industrial user of the property. Landmark rail and bridge infrastructures, including the suspension super-structure of the Brooklyn Bridge, were reportedly built on the site.
- Ellierslie Mansion, built on-site in early 1800s, was leased by F. Scott Fitzgerald in the 1920s. The mansion was demolished in the 1970s.
- The land was once owned by William Penn, and served as a residence and farm from the late 1680s to the late 1800s.
- In the 1930s, the property was purchased by an entity which later became a subsidiary of E. I. du Pont de Nemours and Company (DuPont). Titanium dioxide was manufactured on the site for nearly eight decades.

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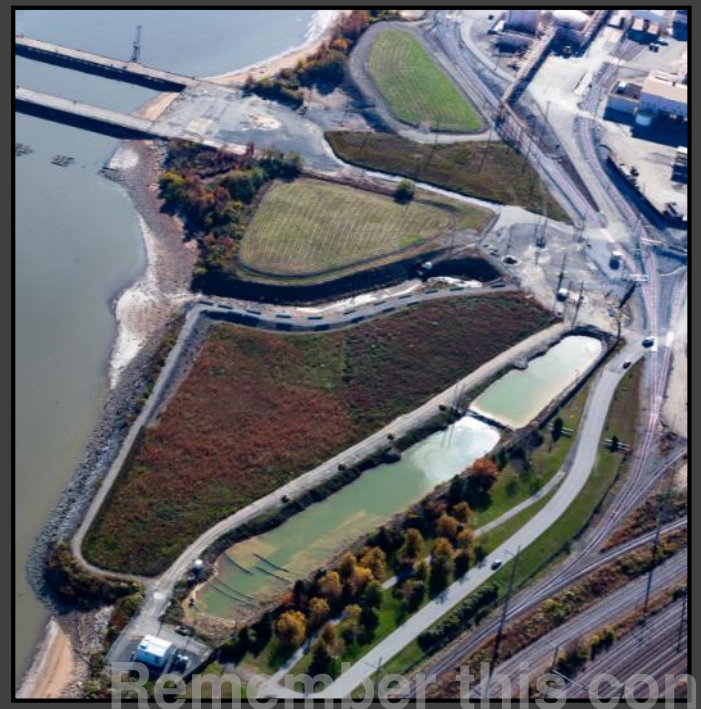

Closed Ponds B, C and D

- The site is regulated under the Resource Conservation and Recovery Act (RCRA) under the Delaware Department of Natural Resources and Environmental Control (DNREC).
- Twenty-nine (29) SWMUs and areas of concern were originally identified at the site.
- The Phase I and II RCRA Facility Investigations concluded that 27 areas required no further investigation or no further action.
- SWMU #6, (Ponds B, C and D) were properly closed with land use restrictions and ongoing maintenance and monitoring requirements.
- At the time of property sale, the effluent holding basin remained in use.
- A final RCRA Correction Action and Closure Plan was developed at the time of site decommissioning. The Closure Plan outlined ongoing maintenance and monitoring of closed ponds, as well as ongoing groundwater monitoring responsibilities.

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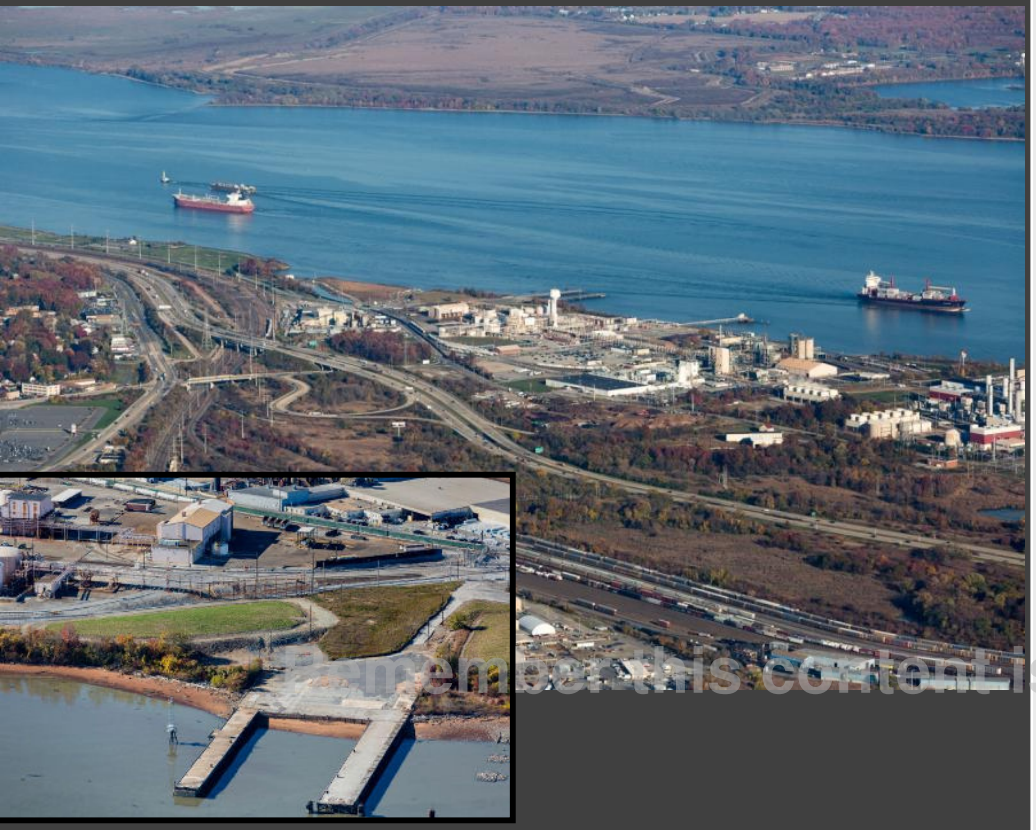
Edgemoor



Edgemoor Delaware River Waterfront

- With substantial frontage on the Delaware River, close proximity to the 45' deep shipping channel, excellent access to and a dedicated highway exit from Interstate 495, and an active and well-maintained on-site Norfolk Southern rail spur, the site was ideally suited for port operations.
- Diamond State Port Corporation (DSPC), operator of the full-service deep-water international Port of Wilmington, acquired the property to serve as an expansion area for the seaport.
- The proposed redevelopment of the Edgemoor property as a container terminal will include removal of the majority of the remaining buildings and structures and restoration of the two existing vessel piers.
- Operations for the expanded port will be managed by a third-party organization. In September 2018, Gulftainer, a UAE-based port operator, won a 50-year concession to operate and develop the Port of Wilmington.
- Preliminary plans call for a 2,000-foot berth to be serviced by eight of the largest cranes on the river. The expanded port is also expected to include a new 1.2 million TEU (twenty-foot equivalent units) container terminal.

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Edgemoor Site, Delaware

- Repositioning the Site prior to decommissioning ensured that key infrastructure remained intact and viable, ultimately attracting specialized end users.
- Broad outreach to both public and private developers and end users created a competitive environment attracting multiple interested parties.
- Site was dispositioned prior to final RCRA closure due to the strength of the buyer and the unique assets associated with the Site.

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Edgemoor

Key Indemnity Provisions	•
Key Liability Provisions	• Buyer assumed ongoing environmental monitoring and management responsibilities in the Post Closure Care Plan and (ii) all ongoing environmental monitoring and management responsibilities, including pond closures, arising from Chemours' closing of the site ~ $4 Million in value to Chemours.
Third Party Claims	• Seller transferred the property "as is where is", avoiding completion of site D&R activities, worth > $15 Million in value to Chemours.
Parent Guarantee	•
Coverage Insurance	• Buyer obtained Pollution Legal Liability (PLL) insurance policy for the site and added Seller as second named insured, at no cost to Seller. • Seller assigned and transferred Title V emissions credits related to the property to Buyer, at no cost to Buyer.

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