



RCRA Corrective Action

Cleanup + Productive Use

Economic Profile

American Hoist & Derrick Co.

Portland, Maine

BEFORE

Metal forging

AFTER



Hotel



Brewery and Taproom



Parking Garage



Mixed-Use Commercial

CLEANUP OVERSEEN BY
Maine Department of Environmental Protection

From the mid-1950s until 1986, the American Hoist & Derrick Company forged and finished metal products at this 4-acre facility in Portland, Maine. Manufacturing waste containing heavy metals was generated and stored at the facility. Site activities contaminated soil and groundwater. The Maine Department of Environmental Protection oversaw the company's cleanup of the facility.

With its location in the East Bayside neighborhood near the waterfront, entertainment venues, restaurants and breweries, the facility was an ideal location for mixed-use commercial redevelopment. The site now hosts a brewery and taproom, a hotel, a parking garage and other businesses, employing over 200 people and generating nearly \$35 million in revenue per year.



EMPLOYEES

213



ANNUAL SALES

\$34.8 million



ANNUAL WAGES

\$15 million

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





THE REMEDIATION AND TRANSFORMATION OF WHAT WAS ONCE A BLIGHTED INDUSTRIAL PROPERTY INTO NEW DEVELOPMENT, NEW TAX REVENUE, GROWING BUSINESSES AND MANY JOB OPPORTUNITIES HAVE ALL FED PORTLAND'S STRENGTHENING ECONOMY OVER THE YEARS.

Kate Snyder, Mayor of Portland

Cleanup of the facility included removing contaminated soil and underground storage tanks, which paved the way for the site's redevelopment. Cleanup also addressed contaminated groundwater by installing a groundwater extraction and treatment system on site. Additionally, to further protect human health, restrictions were put in place to prevent the future use of groundwater.

A locally-owned business, Shipyard Brewing Company, purchased the property and completed the cleanup in the mid-1990s. The Shipyard brewery opened at the site in 1994. In addition to brewing beer and craft soda, Shipyard has a retail store and tasting room. Shipyard also brews Capt'n Eli's sodas – craft sodas made with 100% natural cane sugar.

The site now hosts a variety of businesses, such as the Residence Inn Portland Downtown/Waterfront which opened in 2008. Additionally, a 720-space parking garage provides much-needed parking for employees and visitors in the downtown area. Overall, the site's 213 jobs provide more than \$15 million in estimated employee income per year.

In 2020, Shipyard partnered with Cambria Hotels to redevelop a remaining vacant portion of the site into another hotel. The hotel will feature upscale amenities including an exclusive craft beer selection provided by Shipyard and locally sourced dining options. The hotel will also feature a green roof alongside an indoor-outdoor rooftop bar.

What was once a hot spot for industry and heavy metals is now one of the most sought-after commercial business districts in Portland. With its proximity to the beautiful Atlantic seacoast and vibrant businesses, it is a destination for locals and visitors alike.



Tilson Technology is the largest employer on site, providing network deployment and information system services to telecom, construction, utility and government clients.



The site hosts an array of commercial businesses including an upscale sushi restaurant, brewery, hotel and private commercial offices.