Ohio Brownfields Conference 2016

A Blight to (Bright?) Story: The Former American National Can Property in Mount Vernon

April 7, 2016

BURGESS & NIPLE
Engineers ■ Environmental Scientists

EMS™

Presentation Overview

- **Introductions**
  - Bruce Markey, Director, Construction Development, EMS
- **History and Background**
  - Tom Mignery, CP, Partner, B&N
- **Assessment and Remediation**
  - Scott Dailey, Project Manager/Senior Geologist, B&N
  - John Ehrnfelt, Assistant Director, Constructions Services, EMS
- **Future of the Property**
  - Scott Dailey
- **Questions?**

History and Background

- Property is comprised of 44+ acres located along the Kokosing River in Mount Vernon.
- The site supported various industrial operations dating back to the 1920s, and was once home to the American National Can Property, which closed in the 1990s.
- Pechiney and Rio Tinto committed to work with the City of Mount Vernon to clean up the site.

American National Can

B&N EMS

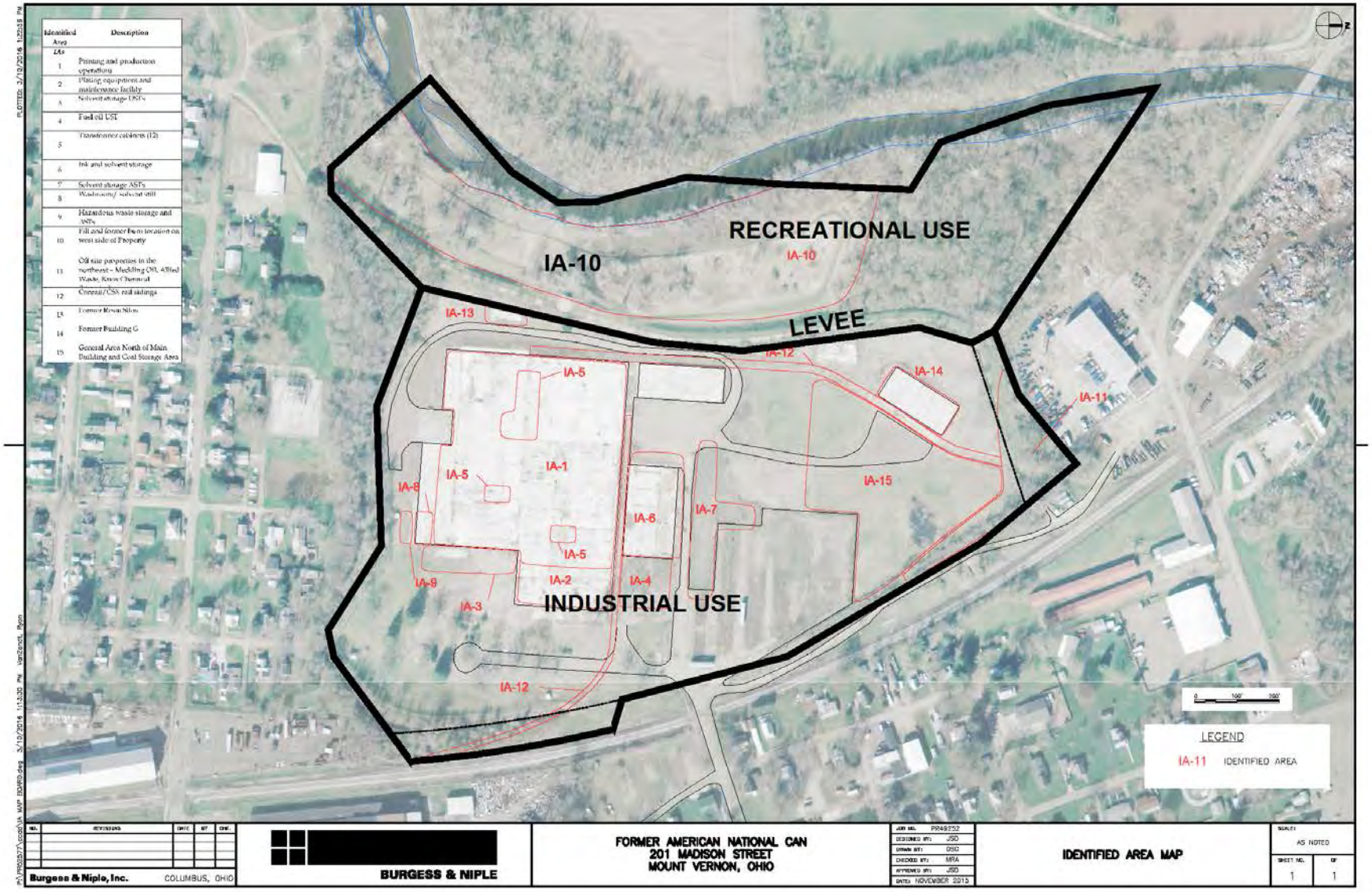
History and Background

THE SHELLMAR FACTORY, C. 1965–66. This State of Ohio photo shows workers leaving the Mount Vernon plastic packaging factory. B.W. Martin and K. Shellaberger moved their operation from Wisconsin in 1935, and by 1939, it had doubled in size. (Photograph courtesy of Sip's Coffee House in downtown Mount Vernon.)

History and Background

- **Burgess & Niple (B&N) worked with the City of Mount Vernon to prepare successful COAF Phase II and CORF applications to address the site.**
- **The City teamed with Environmental Management Specialists, Inc. (EMS) and B&N to treat and dispose of approximately 9,000 cubic yards of hazardous soil as part of remediating the overall site.**

History and Background



History and Background

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Assessment

- **Phase II Property Assessment**
  - Soil Borings
  - Groundwater Sampling

Assessment

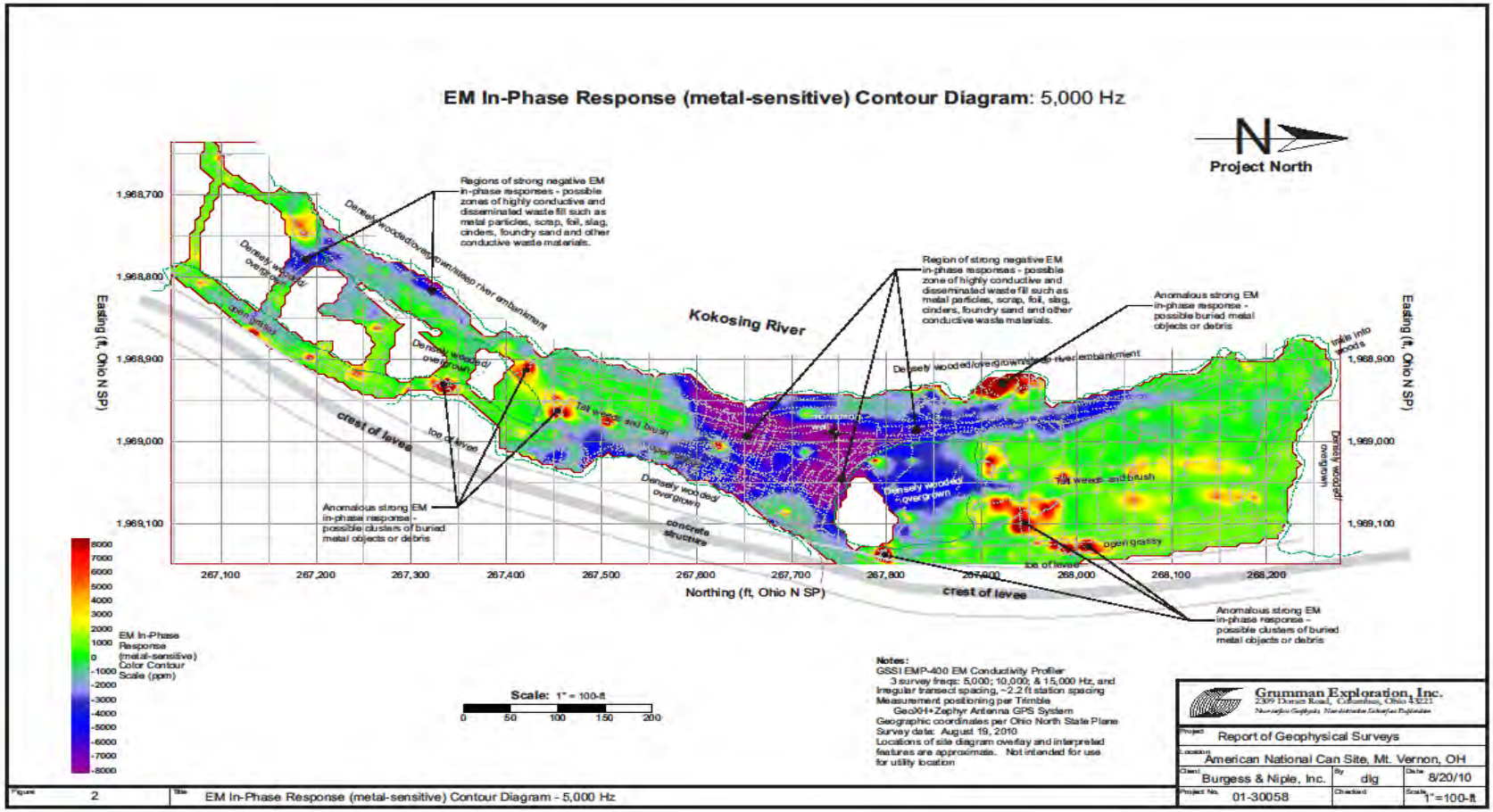
- **Phase II Property Assessment**
  - Waste Characterization
  - Test Pits

Assessment

- **Phase II Property Assessment**
  - Solid Waste Assessment
  - Sediment Sampling
  - Surface Water Sampling

Assessment

- **Geophysical Survey**



Assessment and Remediation

- **Administrative Tasks/Permits**
  - OAC 3745-27-13 (Rule 13, 2 Permits)
  - Section 404/401 Permits (2 Permits)
  - Indiana Bat Habitat Evaluation
  - Floodplain Considerations
  - Stormwater Pollution Prevention Plan

Assessment and Remediation

- **Administrative Tasks/Permits**
  - Property Transfers
  - Weather Issues
  - In-situ Metals Treatment
  - Budget/Funding

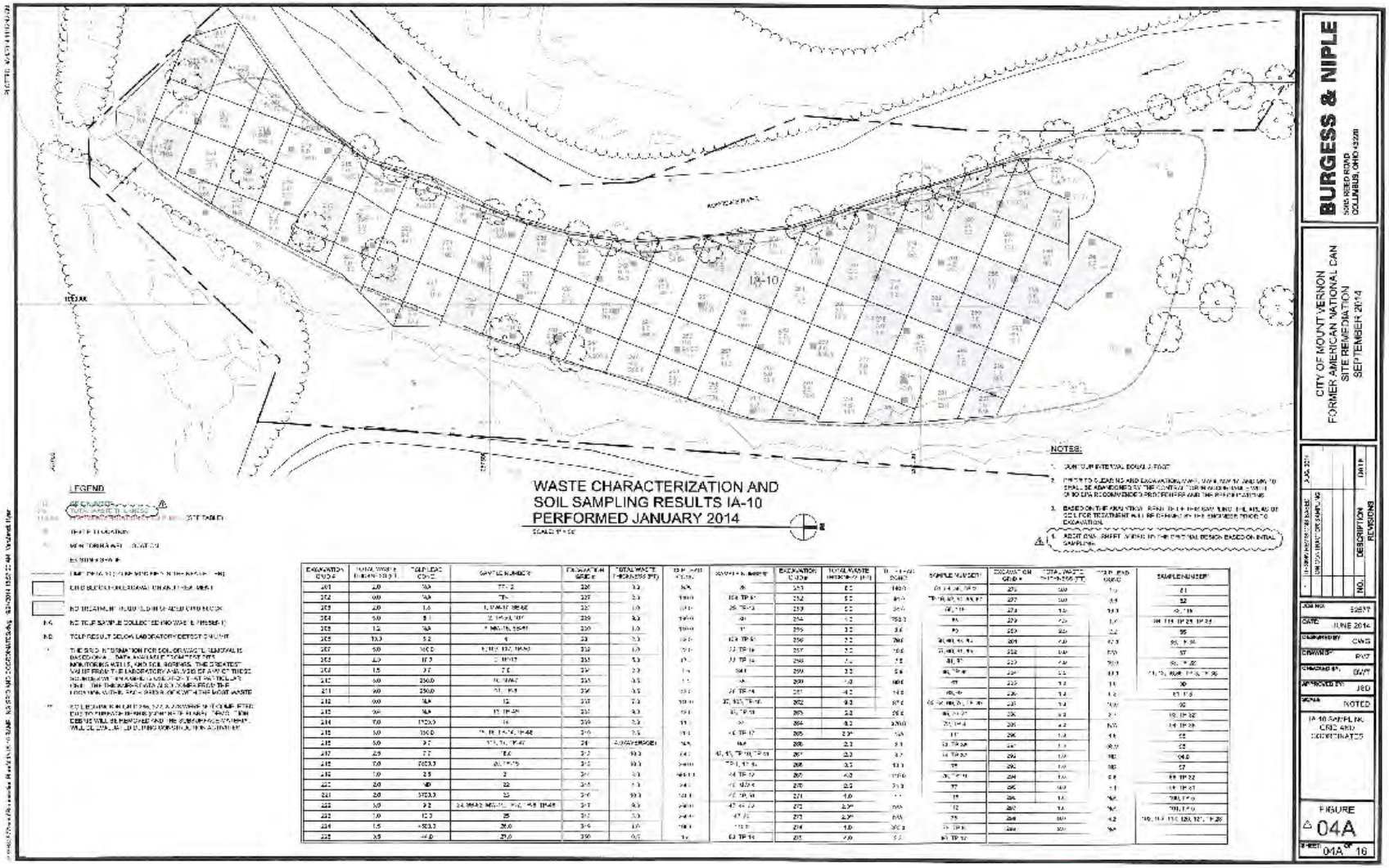
Cost Analysis

- **16 different cost scenarios were developed and analyzed.**
- **Four main categories were:**
  - Treatment and removal of all waste
  - Treatment and removal of all waste, with the exception of limited deep areas
  - Treatment and removal of the top four feet of waste
  - Treatment and removal of the top two feet of waste
- **Each of the four main categories were further analyzed under various conditions.**
  - Targeted removal of hot spots as hazardous waste
  - Aggressive and conservative treatment dosage rates

Cost Analysis

- **B&N led communication with the client and assessment of cost scenarios.**
- **Determination was made to treat all waste to non-hazardous concentrations and remove the top two feet of waste.**

Cost Analysis



Remediation

- Site clearing
- In-situ soil treatment
- Excavation and off-site disposal
- Bank restoration
- Placement of soil cap
- Topsoil placement and landscaping

Remediation

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Future of the Property

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Contact Information

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