

Coe Mfg. Site – Painesville, Ohio

An Untimely Brownfield Success Story

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Site Location – Painesville, Ohio





THE COE MANUFACTURING COMPANY

A Classic Story of Engineering Know-How and Marketing Genius

NO. 21

in a series of monographs on the history of plywood manufacturing



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Coe Manufacturing - Site History

- Manufacturing began in 1852
- Steam Engines, machinery for sawmills and grist mills
- Introduction of the rotary lathe in 1857 – veneer and barrel staves
- Foundry operations began in 1901
- Invented veneer dryer in 1902
- In the 1920s made veneer lathes, veneer clippers, knife grinders and board dryers
- Many press pit operations and press maintenance
- Solvents were used for degreasing of equipment
- Operations continued until ~2010

LCOPEDA & City History

- In 2001, City begins discussions with Coe on acquisition
- 2004 - UNSR acquires Coe – no issues!!
- 2004 – 2011 the Dark Ages – USNR Demolition Phase
- 2011 – LCOPEDA acquires site
- 2011 - LCOPEDA & City request JRS allocations
- 2013 – JRS funds allocated
- 2014 - 2015 remediation occurs
- 2015 - NFA submitted
- 2016 – CNS pending

Let's Begin with the End in Mind

- 2001-2016 It's a long time
- 2014-2015 - LCOPEDA received and disbursed JRS funds
- 2015 LCOPEDA began leasing site to 2 tenants, creating >30 jobs
- LCOPEDA incorporated B&N's remedy into site development
- At the end, we have an economic redevelopment creating payroll tax increases to the City and a revitalized property tax assessment

Site Identified Areas

- 18 VAP Identified Areas
- Maintenance Shop
- Press pit, Tool and die operations
- Solvent degreasing operations and “disposal areas”
- Foundry sand, oh and did I say FOUNDRY SAND (20-70 feet of it)

What do CPs and Engineers think about when addressing the need to remedy a site?



Seep looking uphill pre-remediation



Seep looking downhill pre remediation



Delineating PCB impacts



Soil sample during delineation phase



Field test kit for PCBs



Site clearing



Reroute storm drain–Don't forget about Stormwater!!!



Getting ready to start excavating



Excavating the first 12 feet and stockpiling



Stockpiling first 12 feet



Ready to start excavating and hauling impacted soils



Fill materials in excavation



Removing contaminated materials



Bottom of Excavation



Excavation sampling grid



Adding backfill to excavation – wood chips, molasses for fertilizer and gravel



Compacting backfill in excavation using remote powered equipment sensitive soils



Compacting backfill



Final grade



Trees Planted to Address PCBs in Seep



Site seeded, stabilization fabric and Phytoremediation



What does it look like immediately after a remedy is in place?



Post remediation 2015



Post remediation showing steepness of slope



Excavation location March 17, 2016



Laying out grid for Vapor Mitigation system (VMS)



Saw cutting floor for VMS system



VMS pipe installation



VMS plastic riser



Final concrete work for VMS



Finished VMS



We began with the End in Mind

- 2001-2016 was a long time
- 2014-2015 - LCOPEDA received and disbursed JRS funds for Remediation and submitted an No Further Action Letter
- Waiting on the Covenant Not to Sue!!..... TCE Issue?.... No
- 2015 LCOPEDA began leasing site to 2 tenants, creating >30 jobs
- At the end, we have an economic redevelopment creating payroll tax increases to the City and a revitalized property tax assessment
- **Questions! And Thanks!!!**