

# Triumph in Toronto: Brownfield to Bulldog A Brief History

Hancock Manufacturing Co., Inc. began operating at 709 North Fifth Street in Toronto (Jefferson County) in 1945. The company manufactured oil filter casings, compressor housings and similar products. The property was first developed in the early 1900s by the American Clay Manufacturing Co., American Sewer Pipe Co. and American Vitrified Products.

Hancock Manufacturing Co. used the chemical trichloroethylene (TCE) to clean oils from finished metal products prior to painting them. The TCE was delivered to a tank located outside of the building and was used in various locations inside the building. In 1986, Hancock Manufacturing Co. notified Ohio EPA about TCE contamination in a ground water production well located on its site. Under orders from Ohio EPA, Hancock Manufacturing Co., Inc. conducted a remedial investigation to identify locations of contaminated soil and ground water and determine the extent of the contamination. The company entered Ohio EPA's Voluntary Action Program to work on cleaning up the site.

Hancock Manufacturing Co. was forced to cease operations in 2002, after it lost a major contract for stamping metal parts to a foreign competitor. After the company closed in 2003, it was no longer able to continue work in Ohio EPA's Voluntary Action Program. The case was referred to the Ohio Attorney General's Office for enforcement. Negotiations stalled when Hancock Manufacturing Co. indicated that it had insufficient funds to complete the cleanup.



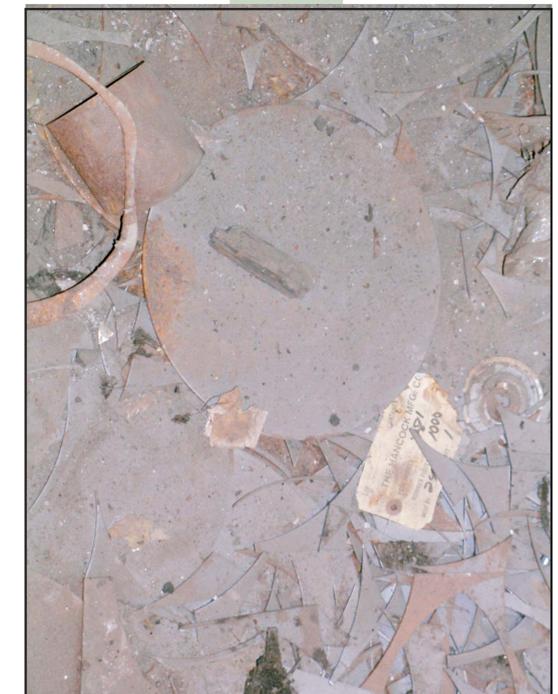
The former Hancock Manufacturing Company's building as viewed from the railroad (November 2006).



Trichloroethylene (TCE) was once used by Hancock Manufacturing Co. to degrease metal products



This batch degreaser inside Hancock Manufacturing Co. once contained TCE and was used to clean metal parts.



Rusted remnants of the metal stamping process (March 2009)



The former Hancock Manufacturing Co. facility (March 2009).



Following detection of TCE in this on-site ground water well in 1986, the well became an integral part of the ground water cleanup at the site.

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## A Brief History

As a result of its closure, the former Hancock Manufacturing Co. site was classified as a “brownfield” (an abandoned, idled or under-used property). In 2007, Ohio EPA conducted additional investigations at the site using a Targeted Brownfields Assessment grant from U.S. EPA. The results of this assessment were used by the city of Toronto to apply for a Clean Ohio Assistance Fund grant. The Ohio Department of Development awarded the city \$700,000 for its "Fifth Street Industrial Redevelopment Project" in 2007.

The Ohio Department of Development also awarded a \$482,505 Industrial Site Improvement Fund grant in 2007 to the Community Improvement Corp. of Steubenville. This grant paid for much-needed repairs, including roof replacement.

The Clean Ohio Assistance Fund grant paid for the implementation of the remedy prescribed by Ohio EPA in 1996, including the removal of contaminated soils and the installation of a soil vapor extraction (SVE) system. Since its installation in November 2008, the SVE has successfully removed more than 700 pounds of TCE. The grant is also paying for the continuation of a pump-and-treat process which has been active since the late 1980s to address ground water contamination. Cleanup is expected to be complete within three years.



Little was left of the former Hancock Manufacturing Co. facility after the plant shut down and much of the equipment was sold at auction.



The ISIF grant (\$482,505) was awarded in 2007.



Ohio EPA staff use a GeoProbe ® rig to obtain soil and ground water samples outside the former Hancock Manufacturing Co. facility.



An Industrial Site Improvement Fund (ISIF) grant from ODOD paid for much-needed roof repairs.



Ohio EPA staff use a GeoProbe ® rig to obtain soil and ground water samples from beneath the floor of the former Hancock Manufacturing Co. facility.

# Small Town, Big Success: “Clean Ohio” Here at Home Bulldog Takes Bite out of Brownfield, Brings in Business

Chemicals like TCE naturally evaporate into the air spaces around soil particles. Soil vapor extraction (SVE) is an environmental cleanup method used to remove volatile organic compounds, like TCE, from soils. The SVE system is constructed using pipes and a vacuum unit designed to remove contaminated air from the soil. The air is then filtered through two large vessels filled with activated carbon. The clean air is safely released to the atmosphere, while the TCE is captured in the carbon. The system is regularly monitored. Periodically, the carbon is removed from the system and replaced with fresh carbon to ensure the SVE system performs optimally. The spent carbon is taken off site and regenerated.

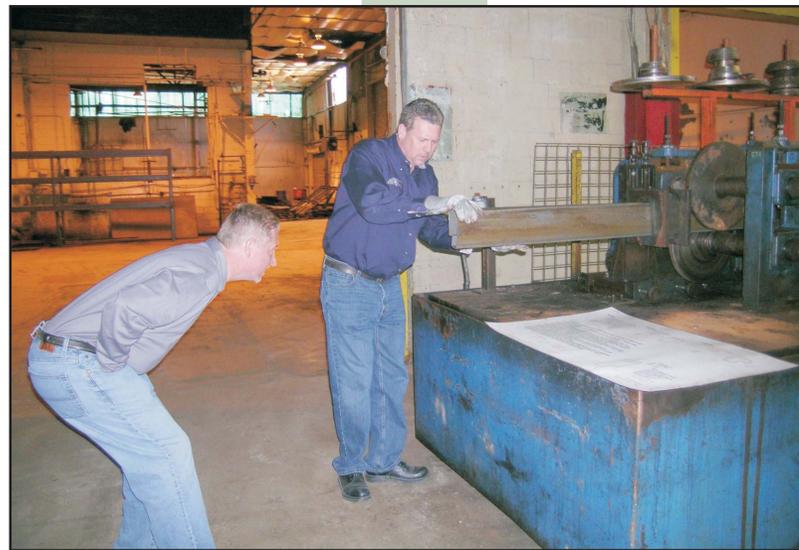


As part of the soil vapor extraction system, a series of slotted pipes were installed vertically where contaminated soils had once been identified. The pipes were then connected to a vacuum system to remove TCE.



The soil vapor extraction system at the former Hancock Manufacturing Co. A vacuum unit removes contaminated air from the soil. The two cubes contain activated carbon, which is used to capture the TCE.

In the spring of 2009, the Weirton, WV-based company, Bulldog Rack Co., initiated operations in Toronto as part of its expansion. The company specializes in full service storage rack systems. Bulldog Rack Co. has already hired several full-time employees to develop its Toronto facility and expects to create even more jobs in the future.



Von Kurty, President of Bulldog Rack Co., and Mike Moore, Vice President of Manufacturing, inspect a roll form machine recently installed in the Toronto facility. The machine is used to manufacture storage rack systems for the company.



This roll form machine is used to manufacture storage rack systems for Bulldog Rack Co.



Von Kurty, President of Bulldog Rack Co., points to some rack systems stored at the Toronto facility. His Weirton, WV-based company recently began operating in Jefferson County.

“As the state of Ohio continues to suffer the loss of jobs in this difficult economy, it is wonderful to know that there are people in state government who are working to make things better by putting Ohioans back to work, even in small towns like Toronto.”

- Mayor John Geddis of Toronto