

# *Finding the \$\$\$*

## Scrap Yard → Campus Attraction



**Mike McKim, PG, CP**  
Sr. Environmental Manager

**Catherine Palko**  
Economic Development  
Strategist

**Ohio Brownfields Conference**  
January 2011

**URS**

Cleveland, Ohio

# Discussion Focus

---



Creative remedial solutions and financing mechanisms to redevelop a scrap yard into a campus recreational complex & student housing

# Turning this...

---



**URS**

...into this!



# Project Details

---

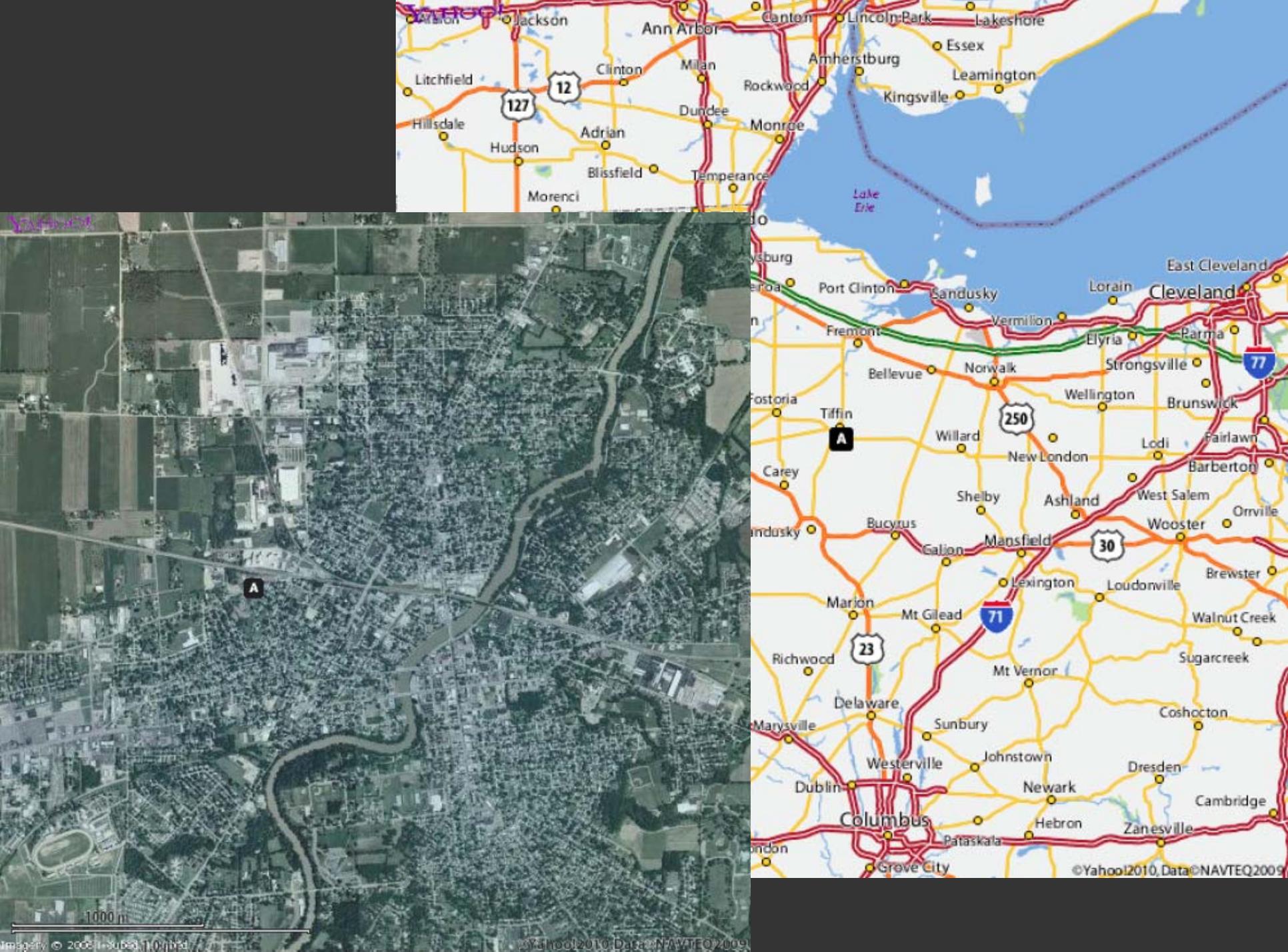
- Tiffin University: \$11 million state-of-the-art Recreation Center complex
- Student attraction
- Increase enrollment
- Capital campaign raised ~\$10 million to date
- URS assistance with assessment & cleanup funding



TIFFIN  
UNIVERSITY  
Real Connections. Real Results.



URS



YAH307



100 m

Imagery © 2008 i-cubed, i-cubed

© 2008 i-cubed, i-cubed

# Project Timeline

---

- 2004 VAP Phase I Assessment
- 2006 Tiffin University purchased property
- 2006 VAP Phase II
- 2009 Property cleanup began



# VAP Phase I Assessment

---

September 2004

- Commercial operations since 1900
- Scrap yard: 1926 – 2007
- Previous uses:
  - Railroad spurs
  - Buildings
  - Dirt parking area
  - Police impound lot

# Historical Sanborn Coverage

## Certified Sanborn® Map Report

**Site Name:** Former Rosenblatt Scrap Yard  
322 Miami Street  
Tiffin, OH 44883  
EDR Inquiry # 2669596.3

**Client Name:** URS Corporation  
1375 Euclid Avenue  
Cleveland, OH 44115  
Contact: Michelle Wolff



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by URS Corporation were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting [www.edr.com/sanborn](http://www.edr.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

### Certified Sanborn Results:

**Site Name:** Former Rosenblatt Scrap Yard  
**Address:** 322 Miami Street  
**City, State, Zip:** Tiffin, OH 44883  
**Cross Street:**  
**P.O. #** 13811895.50000  
**Project:** NA  
**Certification #** 63D6-457A-AAC2



Sanborn® Library search results  
Certification # 63D6-457A-AAC2

### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection













# Phase II Assessment

---

- VAP Phase II: \$289,000 Clean Ohio Assistance Fund awarded to City
- Give back \$30k; no need for deep wells
- Soil & groundwater impacts
  - Petroleum hydrocarbons
  - PAHs
  - VOCs
  - Metals



# Clean up – Take 1

---

- Remove scrap
- \$750,000 Clean Ohio Assistance Fund awarded to City of Tiffin for clean up
- Asbestos abatement & building demolition
- Consolidate/mound contaminated soil
- Engineering controls
  - 2' soil cover across south property & on greenspace on north property
  - Pavement & building slabs

# Ring! Ring!

---

TU started demolition...

“HEY MIKE! WE GOT DIRT!”

Dirt placed on S property

“We’re building Student Housing!”

“Oh wait, we’ve got a pile of dirt...”

“HEY MIKE, MOVE THE DIRT!”

Dirt moved to the N property

TU built Student Housing on S property

# Ring! Ring! (cont'd)

“Let’s clean up for the Rec Center – NOW!”

“HEY MIKE, MOVE THE DIRT!” (part II)

- Dirt consolidated on portion of N property
- Bridge debris brought along with it
- Screened to remove bricks & C/D
- Placed as building sub base

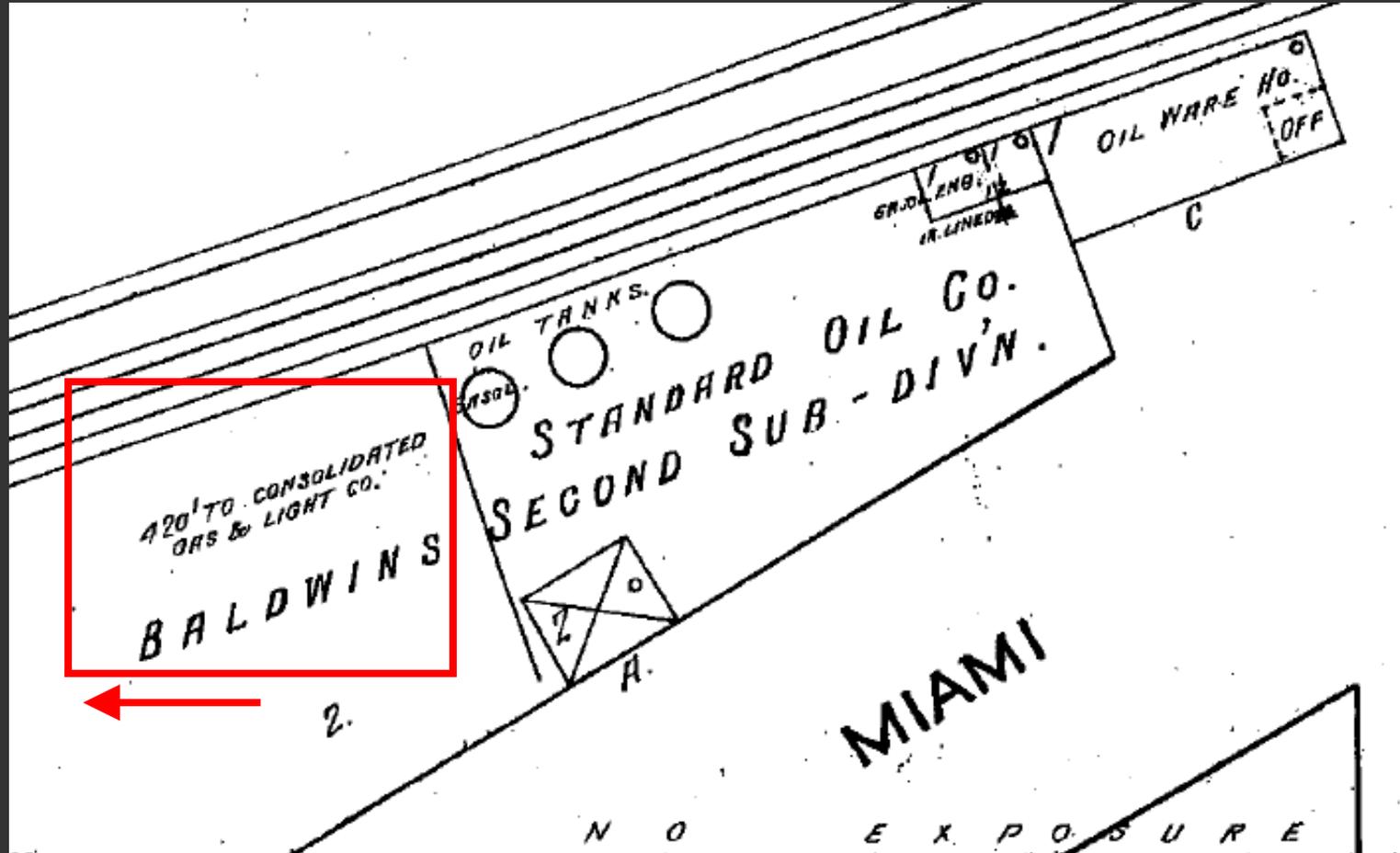
# What Happened Next

---

- Speed clean up to build Rec Center
- Clean up nearly done; Rec Center going up  
Ring! Ring! “Mike, We found something!”
- C.P. visits site... & local historian for Sanborns
- MGP remnants
  - Looks like a gas holder
  - Sanborn shows Manufactured Gas Plant



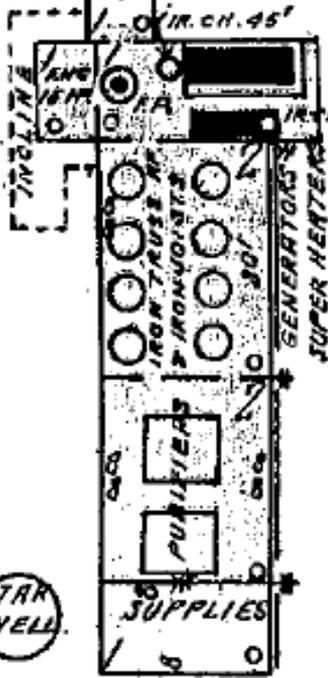
# Historical Sanborn Coverage



B. & O. R. R.  
SIDING



GAS HOLDER  
CAPACITY 60,000  
CUBIC FEET.



420' TO STANDARD OIL CO'S  
OIL TANKS.

**THE CONSOLIDATED GAS & LIGHT CO.**  
(CLOSED)  
MACHINERY IN BUILDING

August 1914





# Further Assessment

---

August – October 2009

- 1 Boring
- 3 Wells
- 2 Test Pits
- MGP-related COCs: benzene, PAHs
- OEPA VAP Technical Assistance reviewed data & clean up strategy

# Clean up Strategy

---

Direct contact with soil

+

COCs leaching into deep groundwater

+

Vapor migration to indoor air

=

\$1 M

# Revised Funding Strategy

- \$1M Revolving Loan from ODOD - USEPA funds
- Re-visit eligibility



# Cleanup Eligibility

---

- Tiffin University did not cause or contribute to previous operations
- However... Tiffin University purchased the property 2 years after the Phase I date
- No AAI Phase I
- Law covers purchaser for up to 6 months
- Needed a different cleanup applicant
- Enter Seneca Industrial and Economic Development Corporation

# Relationship Considerations

---

- Applicant must own the property
- TU in process of constructing Rec Center
- TU costs incurred: purchase, assessment, clearing, demo, design & construction
- TU trusts SIEDC
- Property transferred to SIEDC for \$1
- SIEDC receives \$1 million RLF from ODOD

# Clean Up – Take 2

---

- Removal & disposal of MGP components
  - Coal tar
  - Vaults
  - Gas Holder
- Backfill
- Spray-applied vapor barrier & venting system beneath field house turf
- Engineering controls: Building floor slab, artificial turf, sidewalks, walkways, parking lot
- Groundwater monitoring



# MGP Removal





# Calcement Mixing

# Silver Lining

---

- New applicant found: expanded community knowledge & project support
- CP gained (more) expertise with MGP sites
- Funding found to cover additional cleanup costs
- More work was created for OH companies
- TU additional campus amenities
  - Student Housing at capacity
  - Rec Center construction complete 2011





Questions?