

**Clean Ohio Assistant Fund Grant**  
**Application**  
**Former American National Can Property**

**For more information call**

**City of Mount Vernon**

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Attachment A1  
Application Summary

**Goal of Project**

The City of Mount Vernon is excited at an opportunity to redevelop the former American National Can (ANC) property located at 201 Madison Street as part of their citywide long term plans to redevelop unused industrial properties. Our vision strategy is to clean up the site so that it becomes vibrant again and adds value to the City's economic base which in turn provides for employment opportunities as well as sustained jobs. The ANC property once was the major employer in Mount Vernon but has been decommissioned since 1998 and the buildings razed in 2003. The site, however, once remediated will be an ideal location for redevelopment. Although the application is under Redevelopment Ready, in fact, the City has a potential business that is interested in developing a solar testing facility and perhaps, a manufacturing facility capable of producing electricity via solar technology.

The site is supplied with all the major utilities including electricity, gas, fire and domestic water, storm, and sanitary sewer as well as cable, television, high speed internet and telephone. State Routes 3, 13, 229, and 36 are within a mile of the site with SR 13 running adjacent to the property. Also, the property is bounded on the east by an active Conrail/CSX rail line spur. With minimum work, a new business could be up and running with all the necessary utilities.

Without the cleanup of the property, its value and marketability is limited. Although overall, Mount Vernon is a strong community economically, the ANC site has been identified as an Environmental Justice site as it falls within the census tract of 32 percent of the individuals living below poverty level. A prospective buyer has identified redevelopment of this property into a Bright Field, however any other commercial

endeavor would provide for an immediate social and economical lift to the neighborhoods surround the property. **What is currently an eye sore for the neighborhood, could become a focus point for technology and will illuminate the community.** The work force in the neighborhood once provided over 1,000 jobs to the former companies that operated on this property. As the factory closed and similar factories in town closed, the work force shifted to those companies that remain. Within one half mile of the property is Rolls Royce Energy Systems. This is one of the top two employers in the City and may be a beneficiary to the electricity that maybe produced on the property. The potential end user, has discussed his plans with both AEP and Rolls Royce in providing electrical power to Rolls Royce and any additional power generated would be put back into the electrical grid. AEP's electric power substation is adjacent to the south property line. This joining of forces, would lead to lower utility costs for Rolls Royce and Mount Vernon residents, provide additional power to AEP which might lead to less operating costs for both entities, and ultimately, lead to jobs being retained at Rolls Royce. The operation of the solar field would also create onsite jobs support for the manufacturing of the Low-cost Low-concentration photovoltaic (LC2PV) modules, which would be made in Mount Vernon. Future plans for the site may include manufacturing of the plastic solar modules, which is exciting to the local residents.

The City would like to retain the western part of the property which is described as that west of the levee and east of the Kokosing River. The levee and the ground that falls within this area fits into the City's Master Development Plan created in 2001 which has earmarked the levee as being part of a Citywide trail system that would be used for biking, walking, and jogging and would extend from the current Riverside Park levee just south of the property to the community six miles north of Mount Vernon. The area around Mount Vernon within Knox County supports a major bike path as part of the rails to trails program. The area where industrial operations will commence is zoned for M1-Manufacturing.

Supporting match funding for the project will come from the current property owner, Pechiney Plastics. These matching funds will be earmarked to assist in the clean up along the Kokosing River and associated bank stabilization. Additional funds associated with the project will include the continued support from Mount Vernon in the form of the maintenance of the grounds along the river as well as the levee where repairs are made and the grassy areas mowed and debris removed. The City also provides police and fire protection service to the property.

### **History of the Property**

The Property was initially developed in the mid-1920s by Knox Tire & Rubber. The building was fitted with the necessary mechanical equipment, but the building was never actually occupied. From approximately the mid-1920s through the early 1950s, the Property was occupied by Shellmar Products and Shellmar-Betner Corporation. The Property was purchased in the mid-1950s by the Continental Can Company, which owned the Property until 1979, at which time the Property was purchased by the Ludlow Corporation. The Ludlow Corporation owned the Property until 1987 when

the American National Can Company purchased the Property. The Property was again sold in 1999 to the current owner, Pechiney. The facility was closed, and the buildings were vacated during the end of 1998. All buildings were subsequently demolished in 2003. The concrete building pads and parking areas remain on the Property. Industrial activities at the Property included the manufacture of cellophane products, cans, and plastic products. Solvents, fuel oil, inks, and various other chemicals have been stored on the Property at various locations. Process areas included the printing area, plating equipment, underground storage tanks (USTs), which were used for solvent storage and fuel oil, aboveground storage tanks (ASTs), which contained inks, solvents, and some which were also used for hazardous waste storage, and transformer cabinets.

### **Environmental Improvements and Benefits**

The property consists of 44 acres of which approximately 30 of the acres represent the former manufacturing portion and approximately 14 acres represent the ground making up the levee and the floodplain west of the levee adjacent to the Kokosing River. The property is currently not a valuable piece of land due to the environmental impacts. Although the former manufacturing area has limited negative impacts to the soils, there are several areas that require remediation in order to meet commercial standards under the VAP program. The grounds along the river do require considerable remedial work in order for this area to be functional for a City park or similar recreational area. The clean up levels for this area will be determined by calculating a modified residential standard that will suit the proposed future use. As the Kokosing River is designated as a Scenic River, maintaining this riparian corridor is important to the community as well as the State of Ohio. Much remedial work will be required in this area to remove and/or cap the industrial wastes that were deposited. Near surface soils currently exceed the VAP standards for residents for many samples analyzed. The major chemical of concern is lead, presumably a residual from the incineration of the various wastes that were produced at the former factories that operated on the

property. No volatile or semivolatile organic compounds were identified in the analysis of the soils, groundwater or the industrial waste found here. The recommended remedial option for this area is to remove a large portion of the soil and wastes and provide an engineering control for a smaller area than what is presently identified as fill/waste material.

The property currently has two small well houses on site that are outside the footprint of the main manufacturing facility. Obviously, since the buildings have already been demolished, there will be a limited opportunity for recycling of materials during demolition nor utilizing green building techniques during subsequent construction. However, there is a small area where brick has been stored and used as fill, whereby we will use them as recycled fill. The acreage west of the levee is earmarked for parkland and will be maintained as such. This will consist of a bike path, and mowed areas that will be connected to the City's trail system and Riverside Park which already exists to the south of the property.

BtB, LLC (BtB) is presently working with Pechiney Plastics on a purchase agreement, where BtB would be the ultimate end user for the property that would use the remediated property for testing solar panels for the generation of electricity. The property is particularly interesting to the potential buyer as it has approximately 8 acres of concrete slab. This concrete slab would be used for installing racks called trackers that would house LC2PC modules. The low costs of the LC2PC modules are realized in the manufacturing of the solar cells where plastic would be used in lieu of more expensive silicon cells.

### **Project's Readiness to Proceed**

When the project is funded, the City will be in a position to start the project. The City has been in contact and we are presently working with the Army Corp of Engineers (ACOE) and Ohio EPA in regards to 401/404 permitting and the permitting/authorization of the Kokosing River bank stabilization as well as FEMA regarding floodplain concerns. Moreover, with the concurrence of Pechiney the City is moving ahead in anticipation of an approved CORF application, to receive a Nationwide Permit 38 to perform remedial activities along the floodplain. In this manner, we will not have to spend 4-6 months in preparing a permit application and seek ACOE approval.

As of the January 20, 2012 CORF application date, both BtB and Pechiney have agreed to and have committed to come to an agreement in regards to the purchase of the

Property by BtB. The City will seek proposals from qualified consulting companies using Ohio's Qualifications-Based Selection and prepare the bid documents for remediation. We will work closely with BtB representatives to ensure their input on site readiness is current. In addition, the City has secured the match financing from Pechiney, contingent upon a successful CORF application, whereby Pechiney is prepared to remit invoices with their match dollars.