



# EPA's Brownfields Success in New England

• Land and Community Revitalization •



## FORMER METROPOLITAN METAL FINISHING CO, HAMDEN, CT

PROPERTY DETAILS	<b>Address:</b>	400 Goodrich Street Hamden, CT 06517
	<b>Size:</b>	0.75 acres
	<b>Former Use:</b>	metal finishing facility
	<b>Contaminants:</b>	Cyanide, chromium, PCB, arsenic, lead, mercury
	<b>Current Use:</b>	office and warehouse for construction company
PARTNERS	<b>Owner:</b>	Tri-Con Construction Managers, LLC
	Regional Economic Xcelleration (REX) Development (formerly Regional Growth Partnership); Town of Hamden	

FUNDING DETAILS	<b>EPA Removal Actions:</b>	\$1,800,000
	<b>EPA RLF Grant:</b>	\$373,000
	<b>REX Development:</b>	\$155,000
	<b>Tri-Con construction managers:</b>	
	Purchase Price:	\$100,000
Construction:	\$300,000	
<b>Total:</b>		<b>\$2,728,000</b>
HIGHLIGHTS	<ul style="list-style-type: none"> <li>Abandoned former electroplating facility site turned into a new commercial business</li> <li>Site cleanup activities begun by EPA's Removal program then completed under EPA's Brownfields program</li> </ul>	

**Motivation for Redevelopment:** Hamden is a suburb of New Haven, one of the largest cities in Connecticut, and is home to Quinnipiac University. The former Metropolitan Metals Finishing Site is on the border of Hamden and New Haven, with 69% of the property located in Hamden and 31% located in New Haven. It is also part of the Newhall Neighborhood Remediation Area, one of the largest remediation projects in the state. The area involved in this remediation was affected by industrial wastes in the soil originally placed in wetlands and low-lying areas of the neighborhood in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The neighborhood includes 18 blocks of mostly residential properties, two town parks, and a former middle school.

Since its abandonment in 1996, when the death of its owner left \$255,000 owed in taxes, the building had been considered an eyesore and a hazard to the local community. Beyond public health concerns, the neglected structure was an attractive nuisance and center of criminal activity. Although the zoning issues, tax arrearage, and contamination made this property difficult to restore, taking action was clearly necessary for the good of the community and of Hamden as a whole.

**Property History:** The site was originally built in 1948 as an auto repair garage. It became a metal finishing facility in 1955 when it was purchased by Metropolitan Metal Finishing Corp. It continued to function as such for over 40 years, until it shut down in 1996. The building remained abandoned for a decade, and the property's industrial legacy led to contamination in the building and soils by chemicals often used in metal processing as well as other hazardous building materials. Due to roof damage, the basement had also filled with contaminated rainwater.

**Project Results:** Cleanup efforts were initiated in 1997 when the U.S. Environmental Protection Agency (EPA) conducted a time critical removal action to remove 169 drums and 49 boxes of hazardous

waste, including cyanide and chromium EPA conducted a second time critical removal action in 2010, resulting in the removal of 45 tons of debris, 30 tons of scrap metal, 75,000 gallons of water, two heating oil tanks, and 150 light fixtures.

The disposition of this property was complicated by the tax arrearage and its owner's death. The solution came when the City of Hamden was able to sell tax liens to Hamden Economic Development Corporation (HEDC). From there, HEDC was able to foreclose old mortgages and other debts on the property, and fully take over the sale and remediation of the brownfield in 2007.

REX Development provided funding from its Brownfields Revolving Loan Fund to HEDC starting in 2010. This final phase of the cleanup, including remediation of soils contaminated with PCBs and other contaminants, was completed in 2012. Tri-Con Construction Managers, LLC, which had formerly been renting a smaller space in New Haven, purchased the building on June 12<sup>th</sup>, 2012, and moved its business there in April 2014. This move has doubled the size of the business, and is projected to do the same with their number of employees. The owner of Tri-Con hopes the presence of this minority-owned firm will inspire others in the community.

TIMELINE	
<b>1997:</b>	EPA completes 1 <sup>st</sup> Removal Action
<b>2005:</b>	Phase I ESA completed
<b>2007:</b>	HEDC takes ownership of property
<b>2007-2008:</b>	Phase II & III ESAs completed
<b>2010:</b>	EPA completes 2 <sup>nd</sup> Removal action
<b>2010-2012:</b>	Cleanup completed with Brownfields funds
<b>June 2012:</b>	Building bought by Tri-Con Corps., LLC
<b>April 2014:</b>	Tri-Con completes building renovations