



RE: Goodrich/ Daisy

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Dale Kroop o Jeanethe Falvey

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Contaminated industrial plant gets a good scrubbing

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Left to right - Richard Pearce, president of the Hamden Economic Development Corporation, Eric West, Economic Development Corporation member, Karen Way, On-Scene Coordinator for the EPA, and Dale Kroop, Hamden Director of Economic & Community Development, tour the former Globe Metal Finishing, a brownfield site on Goodrich St. in Hamden. (Arnold Gold/Register)



The former Globe Metal Finishing, a brownfield site on Goodrich St. in Hamden. (Arnold Gold/Register)



Dale Kroop, Hamden Director of Economic & Community Development, leads a tour the former Globe Metal Finishing, a brownfield site on Goodrich St. in Hamden. (Arnold Gold/Register)



The former Globe Metal Finishing, a brownfield site on Goodrich St. in Hamden. (Arnold Gold/Register)

By Ann DeMatteo, Assistant Metro Editor

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Richard Pearce, left, president of the Hamden Economic Development Corporation, and Dale Kroop, Hamden Director of Economic & Community Development, tour the former Globe Metal Finishing, a brownfield site. (Arnold Gold/Register)

There were 45 tons of debris, thirty tons of scrap metal and 95,000 gallons of water.

All of that and more has been hauled, pulled and pumped from one of the nastiest and most hazardous industrial sites in town.

The former Globe Metal Finishing Co., which straddles the New Haven and Hamden line, is now safer and cleaner as the first-phase cleanup of the former metal-finishing company nears completion.

The U.S. Environmental Protection Agency has been at 386-400 Goodrich St. since February, pulling out debris and hazardous waste. Though not an official Superfund site, work is being done through a contractor under the EPA's Superfund Removal Program.

The 9,850-square-foot concrete and cinder block building close to the corner of Goodrich and Dixwell Avenue is on about a half-acre that's parallel to the Farmington Canal Green-way.

"You have no idea how much stuff was in there," said Dale Kroop, executive director of the Hamden Economic Development Corporation.

Separate from the town of Hamden, the nonprofit corporation shields the town from liability when it comes to working on brownfield projects. The Hamden Economic Development Corp. owns the tax liens for the property and will take title just before final remediation.

If the corporation didn't intervene, taxpayers would be liable for the cleanup. Kroop, who also is Hamden's director of economic and community development, **considers the Goodrich Street site to be Hamden's most complicated brownfield.**

"We contacted EPA last April and here we are," he said during a recent tour for corporation members, pointing to various parts of the building that were filled with debris and more than 100

vats.

The building's concrete floor is uneven in spots, and there are trenches in the front section of the building. Kroop expects that test borings will be taken in the future to determine subsurface contamination.

Since February, about 45 tons of nonhazardous debris has been taken to the Republic Landfill in Niagara Falls, N.Y. Thirty tons of scrap metal were taken to Sims Metal Management in North Haven.

About 150 light fixtures that contained mercury and polychlorinated biphenyls also have been removed, according to EPA officials. Ten drums of floor sweepings and vat scrapings were disposed of at New England Disposal Technologies in Sutton, Mass.

Officials working on the project had worried that water in the basement and vats were going to be tainted, but it was just 95,000 gallons of rainwater that had seeped in over the years. The water was pumped into the sanitary sewers, after testing found that it was safe to do so. Air monitoring has taken place throughout the project.

The property was abandoned more than 10 years ago and the remediation is six years in the making, according to Kroop. Community activist Carolyn Smith had been contacting town officials about the building, and so began the inquiry.

"Everybody ignores a building in a low-income neighborhood where people were living and doing illicit things," Kroop said.

"It was toughest on the people who live on the street," said Kelly Murphy, New Haven's economic development administrator. "It was abandoned and overgrown. No one was taking care of it and that affects property values and activities that are sometimes illegal."

Because the property owner, Joseph Manganello, had died, Hamden was unable to collect \$150,000 in back taxes. Similarly, New Haven couldn't collect the \$100,000 it was owed. Hamden agreed to sell the tax liens on the property to the economic development corporation, which foreclosed on old mortgages. New Haven plans to convey the Daisy Street side of the property to the Hamden corporation so that it can be remediated and sold to a new user, Murphy said. Once the transfer of the New Haven side of the property takes place, the New Haven tax liability will disappear.

The EPA expects to finish its work on Friday. After that, an environmental consultant will analyze what has been done and what remains beneath the ground. **It is believed that lead, arsenic and cadmium are in the ground. A remedial action plan will be developed and a final remediation will follow, Kroop said.**

Cyanide and chromium were taken out in 1997 when the EPA declared 400 Goodrich St. a Superfund site. The EPA at the time used \$750,000 to remove 169 drums and 49 boxes of hazardous materials and waste water in vats sitting in the plant.

The EPA has put \$1.2 million toward the current above-ground cleanup, Kroop said. The Regional Growth Partnership has received \$373,000 from another EPA program for below-ground remediation, which will take place in late summer. RGP also has committed \$75,000 on the next assessment of the property.

After the corporation takes possession of the property, it is expected to be transferred to Tri-Con Construction Managers LLC, a construction management company that leases space on Wallace Street in New Haven. “Our goal is to get the building to a certain condition and to sell it to them for expenses,” Kroop said.

“It will be a low-tech use of the building, a very good fit,” he added.

“We’re looking to improve the neighborhood and become a good corporation member of Hamden and New Haven,” said Larry M. Stewart, one of three members of Tri-Con. “We’re looking forward to it. We’ll hopefully expand the business and our market.”

Tri-Con is now working through the zoning process in both communities. The corporation plans to have its corporate office on Goodrich Street and will lease space to other contractors, Stewart said.

“We’re leaning toward a green building. We’re now working on the design,” he said.

The building will have to be completely gutted and will need a new roof, mechanicals and an electric system. A sales price is being negotiated. The corporation will sell the property at a cost equal to its soft cost expenses, Kroop said.

“The EPA was glad that it could take action on this site to assist in community cleanup,” said Michael Barry, an EPA on-scene coordinator, who thanked officials from Hamden, the state departments of Environmental Protection and Public Health for their help on the project.

Globe Metal Finishing opened in 1955. It became Metropolitan Metal Finishing in 1994 under a new owner, then ceased operations in April 1996.

The company had used materials such as zinc, chromic acid, alkaline cleaner and cyanide solutions in its manufacturing operation. It plated small metal parts for the automotive industry and lamp and drapery hardware.

EPA officials in 1997 and now have said the facility posed no immediate public health or safety hazards, though Kroop has said the rest of the remediation will eliminate materials that could expose the neighborhood to groundwater contamination.