

# Brownfields

## Success Story

### 'Erie' Assessments in Two Abandoned Facilities

#### *Erie County, Pennsylvania*

The County of Erie, Pennsylvania, is the largest in the Commonwealth by combined water and land area. The area attracts large industries for its prime location along Lake Erie and short travel between major cities, including Pittsburgh, Cleveland, and Buffalo. With a shift in manufacturing, legacy employers left their massive footprint scattered throughout the county. Former Erie Malleable Iron and the Former Quin-T Tech Paper and Boards are two of those manufacturing brownfields taking up precious industrial space while creating contamination concerns.

Erie County Industrial Development Authority (ECIDA) acquired the Former Erie Malleable Iron and Former Quin-T brownfields with the mission to transform these past industrial sites into the businesses of tomorrow. The projects also aim to improve the quality of life for residents, including communities impacted by environmental justice concerns surrounding the target area.

#### The Opportunity

Uncertainties surrounding the contamination of the properties left an obstacle to redevelopment. ECIDA sought out the EPA Brownfields Program and other external funding to determine contamination levels on the properties and to prepare for site reuse. In 2019, ECIDA received a \$526,000 EPA Brownfields Assessment Grant to perform assessment activities of the two priority brownfields along with ten other properties of interest.

#### Former Erie Malleable Iron

The Former Erie Malleable Iron site is a high priority for the ECIDA. Addressing the collection of 800 drums of industrial waste across the street from a school and removing the hazards of this brownfield could not be done soon enough.

EPA Assessment Grant funding aided ECIDA in determining the level of contamination throughout the 200,000 sq. ft. building complex. Characterizing the waste pushed forward the cleanup action of the drums and other remnants of the previous owners. The building's leftover debris is still undergoing cleanup through Pennsylvania's Voluntary Cleanup Program with the recent removal of an 80,000-gallon storage tank.



Waste drums and chemical laboratories discovered in the Former Erie Malleable Iron site.

#### EPA Grant Recipient:

Erie County Industrial Development Authority

#### Grant Type:

FY19 EPA Assessment Grant – \$526,000

FY22 EPA Assessment Grant – \$500,000

#### Former Uses:

Foundry, Waste Disposal, Manufacturing, Other Heavy Industrial Uses

#### Current/Future Uses:

Mixed Industrial, Office Space, Green Space



Former Erie Malleable Iron site after the Assessment grant triggered the characterization of waste drums and other contaminants that were removed.



Rendering of the redevelopment plan for the Former Erie Malleable Iron site.



Former Quin-T manufacturing site before grant funding.

“Just as a human being this was the most important project. There were children playing in there.”

– Ti Sumner,  
Brownfields Specialist & Grant Manager,  
Erie County Industrial Development Authority



Former Quin-T manufacturing site after grant funding.

**For more information:**  
Visit the EPA Brownfields website at [www.epa.gov/brownfields](http://www.epa.gov/brownfields) or contact Brett Gilmartin at (215) 814-3405 or [gilmartin.brett@epa.gov](mailto:gilmartin.brett@epa.gov)

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## Former Quin-T

The Former Quin-T used asbestos as a primary manufacturing component for roofing tar paper, making the site a major concern for the community. Affordable housing surrounds the blighted property. Prioritizing the site for cleanup and redevelopment will improve the quality of life for the most underserved in the community. Ti Sumner of ECIDA explains, "Just as a human being, this was the most important project. Children were playing in there". The site riddled with exposed asbestos, waste drums, and deteriorating mortar created endless hazards for the neighborhood.

Funding from the EPA Assessment Grant jumpstarted ECIDA’s ability to leverage funds from other entities including the City of Erie’s American Rescue Plan Funding, creating a safer space for the community. Work on the property included the demolition of structures, including a 210-foot high smokestack.

## Future

The Former Erie Malleable Iron redevelopment plan includes preserving approximately 78,000 ft of the original facility. 100,000 sq. ft. of new construction will accompany the restoration effort to construct a new business park. The new space will incorporate sustainable features to lower environmental impact, including green roofing and solar panels. ECIDA will change office locations into the revitalized site along with new technology and light manufacturing companies. The project has leveraged over \$2,000,000 towards the demolition and remediation of the property. Recently, an additional \$3,000,000 in Congressional funding from the 2023 fiscal budget will also support the new business park.

As for the Former Quin-T site, options are still under evaluation with community engagement throughout the process. A remediation plan for the site still needs to be developed. Stakeholder ideas range from a manufacturing facility to a new park for the nearby residents when the remediation is complete.

To continue addressing Brownfield sites in Erie County, ECIDA was awarded a \$500,000 EPA Brownfields Assessment Grant in October 2022 to continue assessing brownfields along the 12th Street Corridor. This target area was originally the primary industrial zone during Erie's manufacturing boom. Now scattered with brownfields, ECIDA has made the 12th Street Corridor part of their master plan for Erie County redevelopment. Assessment of these brownfields will continue the momentum in leveraging funds to push forward the community revitalization effort.