

COAF Attachment 1 Application Summary

By 1904, the Zanesville Malleable Company had developed the Property as an industrial foundry. Following the 1933 bankruptcy of the Zanesville Malleable Company, the Property was occupied by the Rubin Bros. Footwear Company from 1934 to 1944. Between 1945 and 1988, the National Battery Company, Gould-National Batteries, Inc., and GNB, Inc. manufactured storage batteries on the Property. The most recent use of the Property includes the Bee Wear cutting and sewing textile operations, and Grief Bros. cardboard storage. The Property is currently owned by Bee Holding, Inc. and is vacant.

The Property is located between Moxahala Avenue and the Muskingum River in an industrially developed area of southern Zanesville. The municipal waste water treatment plant is immediately south of the site. Land to the north is occupied by a military training facility, and the land west of the site is occupied by an industrial belt manufacturer and two shipping companies. The Property is occupied by six buildings of which have been damaged by former foundry and battery manufacturing operations and are in poor condition.

Previous environmental investigations occurred on the Property in the late 1980's. Upon becoming aware that the GNB facility was closing, the City of Zanesville requested OEPA assistance in assessing the possible contamination of the Property. The OEPA inspected the property and suggested that soil samples be taken. A 1988/1989 inspection report provides laboratory results for the soil samples. Based on the data, the on-site soil contains lead levels that exceed Voluntary Action Program commercial/industrial standards.

The City of Zanesville is the potential end user of the Former GNB Property. The City hopes that completing the remaining assessment and remediation work required at the site will assist in the redevelopment of the property. The City is planning on expanding the adjacent waste water treatment plant onto the Property. With the OEPA indicating that the Zanesville waste water plant is intended to serve as a regional plant, the need for expansion of the plant will become a necessity as the existing facility already utilizes every available square foot the current property allows. This will create economic growth and possible employment opportunities for the community. The assessment, cleanup, and reuse of the former GNB property is a top priority for the City of Zanesville. The City's Land Use Plan supports the reuse of this historical industrial area of southern Zanesville by stating that this area is suitable for such a use due to it being isolated from other incompatible land uses. Other sources of funding that will help this project succeed include the possible Targeted Brownfield Assessment Bio-criteria Survey requested from the Ohio EPA, and City Funds being applied toward the Phase I Property Assessment.