



TARGETED BROWNFIELDS ASSESSMENT SK HAND TOOL 135 HICKORY STREET

Defiance, Ohio

January 2018

The United States Environmental Protection Agency's Targeted Brownfields Assessment, or TBA, Program assisted Defiance County, Ohio by completing a TBA at the former SK Hand Tool facility. Completion of the TBA helped toward redevelopment of the property. The property consists of six parcels of non-contiguous land totaling about 8.245 acres and is currently vacant. Prior to 2010, the facility was used for manufacturing for at least 65 years. The most recent operating entity, SK Hand Tools, functioned as a manufacturing plant for the production of hand tools. The tools were manufactured from raw bar stock to finished goods. Processes conducted by SK Hand Tools included forging, die sinking, blanking, machining, broaching, polishing, heat treating, plating and coating of steel.

Previous property environmental investigations included a Phase I Property Assessment, or Phase I PA, completed in May 2014. Findings of the Phase I PA concluded that contamination could be present at the property due to previous site activities. It determined that groundwater underneath the site could also potentially be contaminated due to previous on-site activities.



Former SK Hand Tool facility.

REUSE/REVITALIZATION

A commercial real estate developer plans to use a Jobs Ohio grant to demolish onsite structures and clean up asbestos-containing material and contaminated soil. These activities are anticipated to begin in the spring of 2018. The property is then projected to be redeveloped as a warehousing and/or logistics facility.

DETAILS OF U.S. EPA'S SITE ACTIVITIES

The purpose of the TBA was to complete a Phase II PA to investigate the property for the presence of hazardous substances and petroleum products. U.S. EPA took samples of soil and groundwater. The Phase II PA was completed in general accordance with the Ohio EPA Voluntary Action Program, or VAP.

CONTACT US

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REPORT/INVESTIGATION FINDINGS

Findings of the TBA indicated that property soil contained levels of contaminants above state standards. Detections of contaminants found in groundwater at the property were at levels considered acceptable for drinking water.

What is a Targeted Brownfields Assessment?

U.S. EPA's TBA program provides technical assistance to states, communities and non-profit organizations, to minimize the uncertainties of contamination on brownfield sites. U.S. EPA, at no charge to the community, will characterize a brownfield to determine the nature and extent of contamination. For more information on TBAs or to request a TBA go to: <https://www.epa.gov/brownfields/brownfields-and-land-revitalization-illinois-indiana-michigan-minnesota-ohio-and>