



Inner Harbor Redevelopment American Bag & Metal



City of Syracuse, New York

American Bag & Metal is a scrap metal business located on two parcels bordering Onondaga Creek in Syracuse, New York. Polychlorinated Biphenyl's (PCB's) were discovered on one parcel by the New York State Department of Transportation while repairing a bridge over the creek.

The prior owners of the property were contacted by New York States Department of Environmental Conservation (NYSDEC) regarding the PCB contamination. Because of the severity of the contamination, NYSDEC wanted to list the property as a Class 2 Inactive Hazardous Waste Site, which would obligate the owners (who were also the polluters) to cleanup the site in accordance with NYSDEC oversight and costs structures. NYSDEC was agreeable to holding on the site listing if the owners could find a volunteer to take the liability.

S&W Redevelopment of North America, LLC (SWRNA) negotiated acquisition of the property which included taking responsibility for cleanup of all contamination. During the acquisition due diligence period, SWRNA discovered almost an entire acre of paint waste buried on the site. This, combined with the PCB contamination and metals from the scrap yard business made the property's cleanup cost exceed market value. Because of this, SWRNA was able to negotiate a one-time contribution from the site owners to offset the cost of remediation and allow them to permanently walk away from their liability.

The property was entered into NYSDEC's Voluntary Cleanup Program (VCP) in 2001 and transitioned to the Brownfield Cleanup Program (BCP) in 2004. Extensive investigation of the site confirmed the presence of PCBs, metals in soil, and extensive volumes of paint waste from a historic manufacturing operation.

Remediation of the property commenced in August 2005, and was completed in December 2005. Site restoration is complete and a Certificate of Completion (COC) was issued from the State in December 2006. Interest in the property is substantial and the site will likely be sold by early 2007.

