

## COAF - Attachment 1 Application Summary

a) History of the project property.

Historical documentation indicates that the Property was largely undeveloped until circa 1885, when an industrial steel mill was constructed on the Property. The Property was occupied by steel producing and fabricating operations over time. Wean United ceased operations circa 1985.

b) Current uses of the property and any current business(es) occupying the property.

The Property is occupied by Youngstown Pipe and Supply, a partially-active heavy industrial complex with office areas. The south and west portions of the Property are not currently in active use. Areas of storage are present in the parts of the facility that are not currently used for production. The surrounding area is comprised of vacant land, light industrial facilities, and commercial buildings in a developed part of downtown Youngstown.

c) Describe surrounding uses of adjacent properties.

Areas to the south of the facility include a roadway, which underlies the Market Street Bridge that borders the south Property boundary, as well as vacant land used for vehicle parking. To the west of the site are vacant land, rail lines, and the Mahoning River. North and east of the site is commercially developed land as a part of downtown Youngstown

d) Indicate number of buildings on the property and their current condition.

Four main buildings comprise the on-site complex. The northern buildings are in good condition. The partitioning in the main building was recently constructed. The buildings on the southern portion of the complex are in deteriorated state. Overall, the buildings are in good condition.

e) Describe any previous sampling activities that may have occurred on the property.

Previous soil, groundwater, and rain sampling was done on the Property. Phase II investigation reports were given to BRG and are as follows:

- Innerscope Technical Services, Incorporated, in 1996
- Sanborn, Head & Associates, Phase I/Phase II Environmental Site Review of Ohio Alloy Steel, also in 1996
- A March 1996 report titled 'Supplemental Phase II site Review'
- A 1996 Phase II investigation
- A May 1997 report titled 'Remediation Construction Services'
- A May 2001 report titled 'Assessment of Free Product Removal Activities'

Previous Environmental Investigations suggest that future environmental investigations are recommended on the Property.

- f) Describe the redevelopment potential of the property and proposed plans for reuse of the property.
- i. Potential end users, investment on the property, and number of jobs

Potential end users the City is considering are those of "Green Industry": new environmental technologies (assembly and manufacturing), research and laboratory space, and a template for state-of-the-art urban agriculture. There is a current \$100,000 investment for a new roof on the main facility. A conservative estimate for the number of on-site jobs is 125.

- ii. How does this project fit with the master plan?

The Youngstown 2010 plan aims at revitalizing and re-imagining Youngstown, Ohio for the 21<sup>st</sup> century by creating city-wide "green" networks, revitalizing competitive industrial districts, developing viable neighborhoods, and establishing a vibrant urban core. The cleanup of the Wean United Building serves all the themes of the 2010 plan. Its placement adjacent to the Mahoning River and possible use as a "green" manufacturing center would be a cornerstone not only of an environmentally progressive Youngstown, but would also spur the advancement of "green" technology along the nine-city Mahoning River corridor. Furthermore, the transformation of the Wean Building into a healthy industrial center would directly tie into the burgeoning industrial districts on the South Side of the City, as well as downtown. This development could not only stabilize existing neighborhoods on the South Side, but could potentially create a robust housing market in the downtown area. This housing market, along with high paying jobs in research and manufacturing, could open the way for the development of retail and commercial space downtown, creating a vibrant urban core.

- iii. Describe other sources of funding that will help this project succeed

Alternative sources of local funding include float loans for up to \$2 million at 0% for 18 months, a 10 year 75% real and personal property tax abatement, and site development grants for up to \$2.00/sq.ft. for new construction. Other sources of state funding include the 166 Direct Loans, Rapid Outreach Grants, Capital Access grants, and the Ohio Grow Now fund.