

Notice of Public Meeting and Information Repository for a Clean Ohio Revitalization Fund Grant

The City of Huron is applying for a grant from the Clean Ohio Revitalization Fund to clean up the former ConAgra Facility located at 41 East Cleveland Road. The application is available for review beginning January 15 at the Huron Public Library located at 333 Williams Street until March 10, 2010. A public meeting to discuss the project and solicit comments on the grant application will be held on March 9, 2010 at 5:30 p.m. in Council Chambers at the City of Huron Municipal Building, 417 Main Street. Application information is also available online at www.cityofhuron.org. Any questions may be referred to Andrew White, (419) 433-5000.

Project Contact:

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Attachment A1 Application Summary Document

1. Project Goal

The City of Huron requests a \$2 million Clean Ohio Revitalization Fund (CORF) Redevelopment Ready grant to clean up a 10.7-acre waterfront parcel formerly home to a ConAgra grain milling and shipping operation located on the Huron River near its mouth at Lake Erie. A CORF grant will allow the City to remediate and demolish the now industrial complex prominently located and visible in our beautiful lakefront community. The City's planned mixed-use development will capitalize on this prime waterfront location by creating condominiums, retail and passive green space development opportunities. A CORF grant award will allow the City to address environmental issues and remove development obstacles to create a place of destination that will improve the quality of life atmosphere for City residents, businesses and visitors.



The former ConAgra Facility has 13 buildings that include an imposing 35,640 square-foot brick grain warehouse, large sheds, grain storage dome, and grain silos. A CORF Round 8 grant will help the City complete soil remediation, asbestos abatement, and demolition that will result in the completion of a No Further Action Letter under the Ohio Voluntary Action Program (VAP).

Our CORF project area is part of the original 19.5-acre property purchased by ODNR in 2006. It is due north of ODNR's \$1.86 million project which includes a four-lane boat ramp with floating docks, access road, parking lot, and public restrooms. This project was completed in late 2009. The City's redevelopment plans on the CORF project area will complement and support this major state investment. ODNR purchased the entire property from ConAgra in 2006 for \$3.25 million and conveyed a portion of the property to the City as part of a Memorandum of Agreement to jointly construct and operate a public recreational facility.



c.

a. Economic Benefit – The City's redevelopment plans include the construction of condominiums, restaurants, retail space, and public green space. The City of Huron commissioned the Danter Company and Pizzuti Solutions to complete the "Evaluation of Redevelopment Potential for ConAgra Site." The December 2008, 162-page report detailed analyses and recommendations for the best uses at this property. The study concluded the best uses for a

traditional development would be 32-42 attached condominium units; up to 9,500 square feet consisting of one full service restaurant, one bar and grill; approximately 3,000 square feet of retail space such as a coffee shop, convenience mart, small business office or art studio; and community passive green space with access to water

views and picnic and outdoor gathering spaces. The City of Huron anticipates that this Redevelopment Ready CORF cleanup project will attract new developers and end users to this waterfront property. The City does not yet have any projections on the number of jobs or revenues generated from this redevelopment, but we are confident that there will be a great return on investment.

b. Community Benefit – The ConAgra property is one of the most prominent features in the City of Huron. Right off of U.S. Route 6 and across the river from downtown, everyone traveling in or through Huron sees this very large, vacant complex. Environmental conditions and demolition expenses have prevented redevelopment. A CORF grant will provide the necessary funds to allow us to address real environmental issues and help us transform this facility into a vibrant, mixed-use redevelopment that reflects our community spirit.



View to west from ConAgra property

Our redevelopment plans help fulfill the commitment we made with ODNR in our Memorandum of Agreement when this property was conveyed to the City. Our plans complement nearby businesses and public infrastructure that include several marinas, a boat basin and amphitheater that are located west of the Huron River. We are confident that our plans for residential, retail, and recreational uses are needed amenities in our community based on the 2008 end use feasibility and marketing study. This project will improve the quality of life for City residents and will help our existing businesses thrive. The City has received tremendous support from our residents to pursue this redevelopment project and we know it will also be well received by many Lake Erie boaters and tourists.



View to north from ConAgra property

Huron City Council passed a resolution in December 2009 to recommend and support the designation of the former ConAgra facility as a high priority initiative reinvestment project for the City of Huron. This resolution also reaffirmed the recommendations outlined in the City's Long Range Plan and the traditional uses recommended in the 2008 site-specific end use evaluation completed by the Danter Company and Pizzuti Solutions. This grant will also help jumpstart the City's Huron River Waterfront Redevelopment District plans.

c. Other Funding Sources – The City of Huron requests a \$2 million grant. Our 25% match includes recent infrastructure investments made by ODNR on and at the project

area and funds provided by the City. ODNr's match investment of \$584,553.18 was provided by "5P II Funds" from the US Fish & Wildlife. This program is supported through an excise tax of 1/8 of 1% on gasoline sales and fishing licenses and the monies are considered the responsibility of the state where they are collected. The City of Huron recently spent \$63,943.32 on Phase I and Phase II environmental assessments, regulated building material surveys, and demolition evaluations. The City commits to spending an additional \$33,556.68 for match-eligible cleanup and remediation activities.

Our redevelopment plans capitalize on our property's unique location and will help maximize the state's \$3.25 million acquisition investment and \$1.86 million boating infrastructure investment on the adjacent property. This project also builds upon the investment made by ConAgra to decommission this site. ConAgra operated on the property for many years and invested significant resources to clear the buildings of materials and equipment used in their manufacturing processes and to cover and/or repair floor openings left from equipment removal. These investments took place well before the last two years so they are not eligible to document as a responsible party matching contribution.

2. Property History

Pillsbury originally constructed this facility in the 1950s and it has been used for grain milling and shipping since its development. The property is currently occupied by 13 buildings including the warehouse (storage of product), train shed (loading and unloading of rail cars), former fumigant shed/pump house (pest control), electrical control shed (transformer storage and electrical supply control), old storage shed (miscellaneous storage and drum storage), flour mill (grain milling), truck grain dump (receiving of dump from over the road truck), boiler house (steam supply for the property), shop/maintenance building (vehicle maintenance), dryer house (drying of grain), load out shed (loading of ship with product), grain elevators and grain dome (grain storage). Many rail spurs exist on the property. This property was vacated by ConAgra in 2006, purchased by ODNr in 2006, and a portion of the project area was transferred to the City of Huron in 2007. It is currently vacant.

3. Environmental Improvements and Benefits

a. Cleanup Benefits - A CORF grant will allow the City of Huron to clean up this property by removing materials that could impact human health and the environment. We need the state's help to complete soil remediation, asbestos abatement and demolition activities. Concentrations of benzo(a)pyrene and arsenic in soil exceed direct contact soil standards for residential land use and concentrations of arsenic in groundwater exceed VAP generic unrestricted potable use standards. This grant will help fund soil excavation and disposal of the top four feet of soil in the impacted areas, estimated at 22,890 cubic yards of material. It will also help remove asbestos containing material in several buildings. Institutional and engineering controls may be required to facilitate residential use of this property. Institutional controls include a restriction on potable use of groundwater.

b. Sustainability – CORF activities will incorporate several sustainable practices. Brick and concrete demolition materials will be crushed at the property and will be used as fill material and road and parking lot base material. A stormwater pollution prevention plan will be prepared and implemented in compliance with Ohio EPA requirements to help protect the Huron River and Lake Erie. Site development and new building construction practices will be very green. The City of Huron passed a resolution on September 22, 2009 stating that buildings constructed on this property will be required to follow Leadership in Energy & Environmental Design (LEED) standards. The City will ensure that the new buildings incorporate many sustainable practices and that LEED-certified architects will appropriately design these buildings.

4. Project's Readiness to Proceed if Funded

The City is anxious to begin this work as quickly as possible. In fact, to demonstrate this commitment we are completing demolition for several buildings this spring. We anticipate having an executed grant agreement with the state by August 2010 and plan to have a consultant contracted by then following the state's required procurement practices. We will immediately begin pre-construction work that includes bid specification preparation and contractor procurement. Demolition and asbestos abatement work will begin in the fourth quarter 2010 and will take place through July 2011. Soil remediation will be conducted in the second quarter of 2011. All grant-funded work will be completed within 15 months and a VAP NFA Letter will be submitted in November 2011.

The City has and will continue to market this property to end users, though efforts will be much more productive once funding is secured to complete cleanup and demolition activities. The City anticipates that we will finalize sale or lease negotiations for the end users in fall or winter 2011, near the completion date for CORF remediation activities. Utility tie-ins will be completed by November 2011 and shoreline improvements are expected to be completed by the third quarter of 2012. New building construction is planned for 2012 and 2013. We expect the property to be operational by December 2013.