

Attachment A1 Application Summary Document

1. Goal of the brownfield project.

The goal of the City of Kenton and its Development Partner, Tice Enterprises, Inc., for this brownfield project is to redevelop the vacant former King Ohio Forge property ("Property") for warehousing or light industrial use through the use of a \$1,114,964.00 Clean Ohio Revitalization Fund (CORF) Grant. Tice Enterprises, Inc. is in contract to purchase the property for \$1.00 contingent on their commitment to remediate the property and redevelop it. Tice Enterprises, Inc. has identified a number of potential tenants for the property and will construct a new building or buildings to meet the needs of future tenants. Tice Enterprises, Inc. has experience with the construction and leasing of other warehouse facilities and is confident in its ability to successfully complete this project.

The City of Kenton has identified this project as a "high priority project" that will not only eliminate the ongoing threats to public health, safety and the environment, but provide a much needed source of new jobs and tax revenues for the community.

The Property is located less than a quarter mile from State Routes 31, 53, 67, 68 and 309. It is also less than a quarter mile from a CSX rail line. Tice Enterprises, Inc. has committed to the construction of a new rail spur to connect the Property to this rail line (see attached site development plan). The Property is served by gas, electric, water and wastewater utilities. The size and location of the Property make it amenable for redevelopment in a commercial or light manufacturing use.

Tice Enterprises, Inc. will use the cost of the new rail spur to provide \$369,542.00 as matching funds for the CORF Grant. In addition to these funds, as part of a settlement agreement reached between the State of Ohio on behalf of Ohio EPA and King Ohio Forge, Inc. ("King Ohio") (the current owner of the Property), \$6,250.00 will be available to the City of Kenton and Tice Enterprises, Inc. to pay for the RCRA Closure Plan necessary for the closure of former hazardous waste storage areas on the Property.

The City of Kenton has previously utilized a \$299,566.00 Clean Ohio Assistance Fund Grant to complete the Phase II Environmental Assessment and asbestos survey that are now being used as part of the CORF Grant application.

2. History of the project property.

The former King Ohio Forge site is generally triangular and consists of four parcels totaling 8.65 acres. The Property was first developed in 1902-1903 as

Application for Clean Ohio Revitalization Funds

the Champion Iron Company, consisting of a foundry and structural iron works. Champion Iron initially manufactured architectural iron railings and fences, then cranes, shears, and scissors. From 1947 to 1986, it was known as the Phillips and Davies Company. It was then purchased by Broderick Forging Company, Inc., which manufactured flood gates. King Ohio purchased the property out of a bankruptcy in 1993. King Ohio sold off most of the equipment and has not used the property for manufacturing since acquiring it.

Ohio EPA conducted a RCRA inspection of the Property in 2001 and discovered containers holding what Ohio EPA termed to be waste materials. King Ohio removed the containers of waste, but retained containers of other materials.

In April 2006, Ohio EPA inspectors re-visited the Property, which led to the filing of a RCRA enforcement action in October 2006. During the enforcement action, King Ohio agreed to remove and properly dispose stored waste from the site, without admitting that the wastes were subject to RCRA. In July 2008, King Ohio and Ohio EPA filed a stipulation with the Court that all wastes had been properly removed.

In 2008, King Ohio removed three petroleum underground storage tanks (USTs) and remediated the property in accordance with BUSTR requirements. BUSTR issued a No Further Action letter (NFA) for these USTs on June 24, 2008.

On July 19, 2010, the State of Ohio and King Ohio settled the pending enforcement action through the execution of a Consent Order that has been filed with the Hardin County Common Pleas Court.

3. Environmental improvements and benefits.

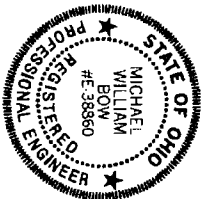
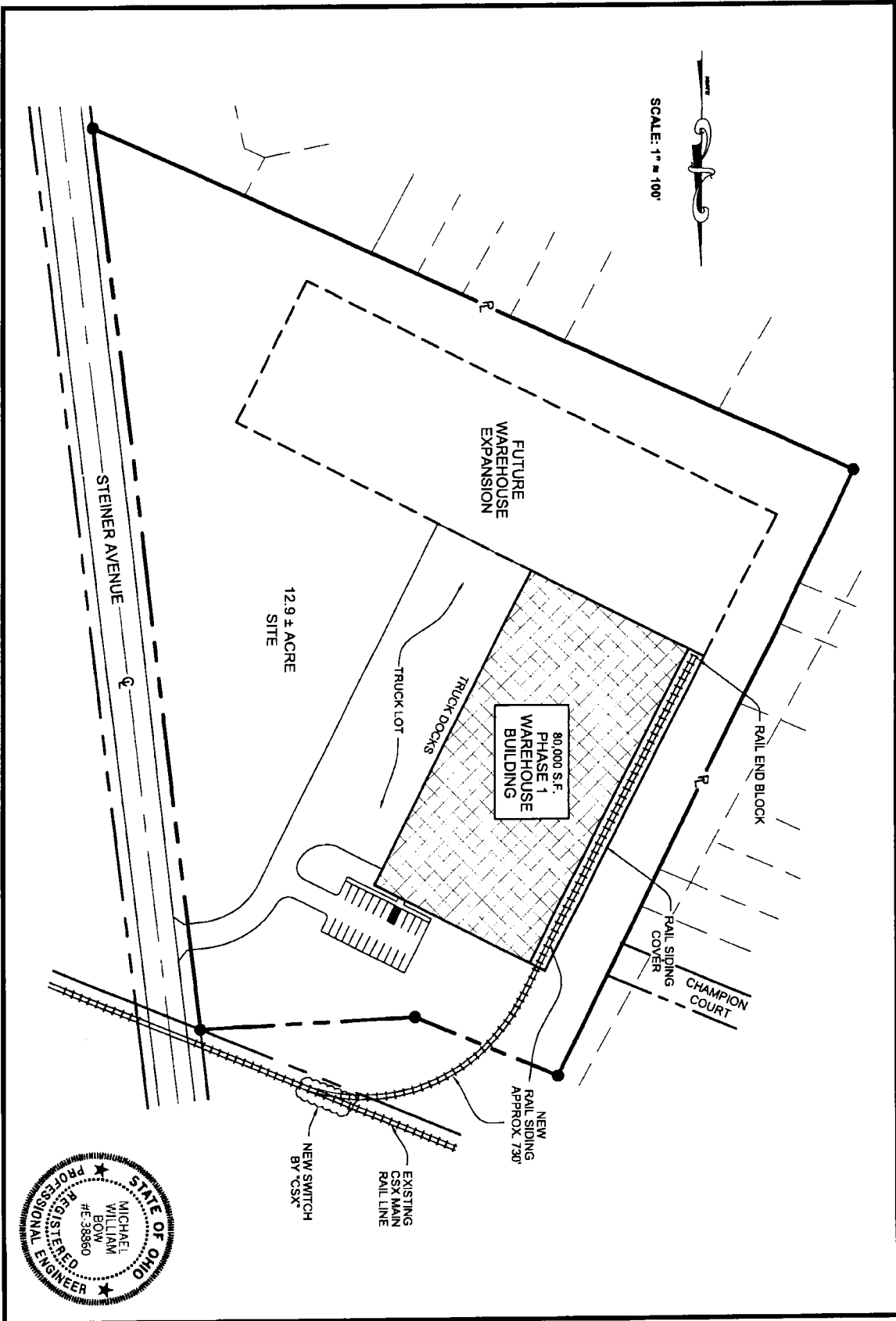
- a. Cleanup Benefits: This site has long been considered to be a public nuisance by the City of Kenton and the neighboring homeowners due to the dilapidated buildings from which roofing material and other debris has surrounding properties. Cleanup activities include the abatement of asbestos, demolition of all existing buildings and the excavation and proper disposal of contaminated soil to the extent necessary to meet commercial/industrial standards. The low levels of contamination in the shallow groundwater will be managed through the use of a restriction against the use of groundwater. This will result in a safe, development-ready site that is no longer a blight on the surrounding properties
- b. Sustainability:
 - i. Scrap steel and other metals will be salvaged and recycled. Concrete and brick will be crushed and used as backfill and/or aggregate, e.g. ballast for construction of the new rail road spur.
 - ii. A Stormwater Pollution Prevention Plan will be developed as part of the initial remediation of the site and post-construction stormwater

Application for Clean Ohio Revitalization Funds

controls will be implemented as part of the design of the new warehouse or light industrial use for which the property will be marketed.

4. Project's readiness to proceed if funded.

This project is ready to proceed immediately upon award of funding.



1
SHEET

REDEVELOPMENT - CONCEPT PLAN
FORMER KING-OHIO FORGE
 820 STEINER AVENUE
 KENTON, OHIO 43326

THE M & K ENGINEERING CO.
 408-B EAST MAIN STREET P.O. BOX 1457
 RUSSELLS POINT, OHIO 43348
 TEL: 637-845-2696 FAX: 637-842-2697