



City of Cleveland

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Department of Economic Development

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Notice of Public Meeting and Information Repository for an Ohio Department of Development Clean Ohio Fund Grant

The City of Cleveland is applying for a grant of up to \$3,000,000 from the Ohio Department of Development Clean Ohio Revitalization Fund for the cleanup and demolition of the Former Van Dorn Facilities located at 2700 E. 79th St., City of Cleveland, Cuyahoga County, Ohio. The application will be available for review at the Cleveland Public Library, located at 5806 Woodland Ave, Cleveland, Ohio 44104, from January 20, 2012, until March 12, 2012. A public meeting to discuss and solicit comments to the grant application will be held on March 12, 2012, at the Cleveland Public Library, located at 5806 Woodland Ave, Cleveland, Ohio 44104 at 5:30 PM. Any questions may be referred to Liz Forester (City of Cleveland) at (216) 664-3684 or eforester@city.cleveland.oh.us.

Attachment 1
Clean Ohio Revitalization Fund Application Summary
Former Van Dorn Property; 2700 East 79th Street Cleveland, Ohio

1. Goal of the Brownfield project.

The City of Cleveland and its Development Partner, the Orlando Baking Company, are pleased to submit this application to the Clean Ohio Council and to the State of Ohio Department of Development for a Clean Ohio Revitalization Fund (CORF) grant for the purpose of remediating the environmental conditions at the Former Van Dorn Property located at 2700 East 79th Street in Cleveland, Ohio.

The goal of the CORF grant is to conduct cleanup and demolition activities which will address environmental concerns at the property. This will, in turn, allow for the expansion of the Orlando Bakery, and provide employment opportunities and tax revenue to the citizens of the City of Cleveland and Cuyahoga County. Over 300 jobs in the central city will be retained if the bakery is able to expand its current facility, and fifteen (15) new jobs will be created at the former Van Dorn property.

The Orlando Baking Company has operated on the east side of Cleveland since 1904 and at its current Grand Avenue location since 1977. While the neighborhood has suffered post-industrial decline and the City of Cleveland has lost 56% of its population since 1950, Orlando remains a strong presence in the neighborhood and a robust business which has continued to expand.



The Orlando Baking Company needs to expand to accommodate growing national demand for their frozen foods. Orlando owns the entire block between east 75th Street and East 79th Street. The former Van Dorn buildings are adjacent to East 79th Street. Production flows from east to west within the bakery, with raw materials being delivered on the East 79th Street side and delivery trucks departing from the East 75th street side. The bakery needs to make room for additional cold storage on the west side of the existing bakery building. The only way to accomplish this and maintain their efficient east-to-west workflow is to move maintenance and other functions to the former Van Dorn property on the east side of the site.

Orlando is prepared to demolish the current buildings on the former Van Dorn property as soon as possible so that they can begin expansion of the bakery. The operations that will move out of the main bakery building must have a place to relocate before construction on the cold storage facilities can begin. The bakery currently rents off-site freezer space. This is a cost they would prefer to control by expanding cold storage as soon as possible. Demolition and environmental cleanup of the Van Dorn property are the first step toward this \$6-\$10 Million expansion.

American Community Survey (ACS) data results for 2005-2009 showed that the census tract of the subject property had a 57% poverty rate. The poverty rate is 34% for the City of Cleveland as a whole, and 18% for Cuyahoga County for the same period. Poverty and environmental contamination go hand-in-hand in this

neighborhood. The prevailing winds in Cleveland come from the west and southwest, placing this neighborhood immediately down-wind from the industrial valley. Oil refining, steel production and countless other industrial processes have affected air quality in this neighborhood for over 150 years. Although environmental justice was not a concept during the height of Cleveland's industrial prowess, we recognize today that the poor should not unfairly bear the burden of our environmental impacts. Environmental remediation projects such as this one provide an opportunity to address areas which have borne more than their share of negative impacts.

At a wider scale, recent unemployment rates provided by the U.S. Bureau of Labor indicated that the City of Cleveland had an 11.4% unemployment rate in 2010. The direct benefits of this project can therefore be measured in terms of the wages of the approximately three hundred (300) bakery workers that will be retained and the fifteen (15) new jobs that will be created as a result of the bakery expansion. These new jobs are projected to average \$40,000/year in wages.

The expansion of the Orlando Bakery has the support of both the City of Cleveland and Cuyahoga County. Along with the Orlando Baking Company, they have funded environmental assessments at the property through the North Coast Brownfield Coalition. Orlando has a strong relationship with the City of Cleveland, who helped them develop their current facility in the 1970s. Beyond the site itself, the bakery expansion would work hand in hand with other publicly funded projects currently underway in the neighborhood. The Northeast Ohio Areawide Coordinating Agency recently committed several million dollars to rebuild the East 79th Street bridge adjacent to the subject property. The long-discussed Opportunity Corridor roadway connecting I-490 to University Circle is projected to pass directly south of the Orlando property and provide a more direct connection to the interstate system.

Additionally, this project would demonstrate the viability of business expansion in the central city. Environmental assistance programs like CORF often make the difference between retaining jobs in the central city and jobs moving to greenfield sites in outlying communities. This project would assist a company which has proven ties to the community and desires to keep their operations in the central city. This project will build upon the success of other nearby environmental cleanup projects such as the one funded last year by the Clean Ohio Council at the Miceli Dairy on Buckeye Road.

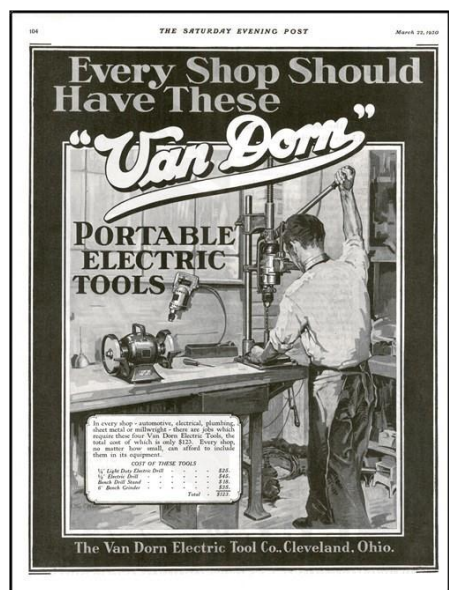
Redevelopment of the subject property will have a positive impact on the surrounding community. However, these benefits cannot be realized unless the environmental conditions at the subject property are addressed. Orlando must ensure the safety of workers and its products. Moreover, banks will not make the necessary loans required for building improvements if the property is not safe. The CORF grant monies will allow for restoration of the subject property, unlocking its potential to improve the city and county's economy and the general welfare of the community. Large, visible cleanup projects help to remove the stigma of contamination associated with the historic use of an area. The private sector cannot make this project financially viable unless the cost of the cleanup is supplemented by the grant; the future of this property and its great potential is contingent upon the receipt of CORF funds.

Without cleaning up this property, Orlando Bakery is essentially landlocked. Given that they must expand in order to grow their business, addressing contamination on the Former Van Dorn Property is vital to keeping this important employer operating at its central city location.

2. History of the project property.

The property has a long industrial history. Beginning in the early 1890s, factories began to operate at this location. The Aurora Vapor Stove company made gas stoves in a facility just west of the current tower building after moving from a site in the flats. The Standard Foundry Company was located roughly where the Orlando bakery is now, but also had warehouses, shipping facilities, and rail spurs on the southern end of the site. The western side of the property was formerly a ravine, which was filled at least partially with foundry sands from the surrounding operations.

The Van Dorn Company constructed the current five story building in 1916. This building contained offices and three floors of factory space which supplemented its operations located across East 79th Street (now the Cleveland Metropolitan Housing Authority facility). Van Dorn also occupied various other factory buildings across the property. The Van Dorn Company was known as a powerhouse of innovation in the fields of plastic injection molding and electric controllers. Many of these innovations were developed on the subject property, where the tower building housed research and development activities. These innovations helped to make power tools both affordable and portable, leading to huge changes in construction and a boom in homeowner do-it-yourself projects.



The Orlando Baking Company presently uses a portion of the five story building for storage and office space. They currently use the remaining one-story shipping building as a repair and fabrication shop for bakery machinery. Another factory building was demolished in the 1990s and is now a gravel lot. The remainder of the subject property is used for parking and equipment storage. In this way, the subject property already serves as a makeshift overflow for functions that do not fit in the main bakery building. CORF funding for the expansion project would allow Orlando to appropriately arrange operations and create a safer, more comfortable environment for their employees.

A Phase I and Phase II environmental assessment was conducted in 2011 to evaluate any adverse impacts to the environmental media resulting from historic practices. These assessments were funded in large part by the Orlando Baking Company.

3. Environmental Improvements and Benefits

Based on the findings and conclusions of environmental investigation, several areas of the former Van Dorn property require remediation to protect bakery workers and the food they produce.

Contaminated soil on the property, especially in areas with foundry sand, is unsafe for direct contact. Elevated levels of several semi-volatile organic compounds were detected in soils site wide at concentrations higher than the commercial/industrial use standard.

Contact with contaminated soil will be prevented through the construction of building slabs comprised of approximately 40,000 square feet, installation of asphalt over the parking areas, and installation of a cap of two feet of clean soil in miscellaneous landscaped areas not covered by buildings or asphalt. This combined method of capping will protect future site users from direct contact with contaminated soils.

Several contaminants were detected in groundwater samples from the site. There are no potable water users nearby. Therefore, groundwater use restriction to prohibit use of groundwater from the site is the only remedial action necessary to address groundwater contact at this site.

Volatile contaminants in the soil and groundwater are likely to migrate through the soil and into enclosed buildings. This will be prevented by the installation of a vapor barrier and venting system under any future buildings on site. Additionally, an Operations & Maintenance Plan will include provisions for the maintenance of the system.

Orlando's expansion plan sets aside space for stormwater management on the west end of the building near the proposed cold storage.

4. Project's Readiness to Proceed if Funded

The Development Partner has been preparing for the redevelopment of the subject property for several years. Orlando already owns and controls the property. With soil and groundwater sampling complete, the remedial activities necessary for the subject property have been identified. All necessary public infrastructure is in place, and the existing connections to the main bakery only make the property more suited for the development partner's purpose. The City of Cleveland, Cuyahoga County, and Orlando Baking Company are all motivated to convert this presently under-utilized property to its highest and best use. Other than securing the grant, there are no impediments or conditions to be satisfied for this project to proceed.

