

Application Summary
Former Republic Steel Facility
410 and 411 Oberlin Avenue SW
Massillon, Ohio

1. Goal of the Brownfield

The former Republic Steel facility located at 410 and 411 Oberlin Avenue SW, Massillon, Ohio (subject site) is uniquely positioned to be successful for oil and gas related companies, as well as any manufacturing facility. During the past few months, numerous companies involved in the oil business have approached the current property owners expressing their desire to occupy the property. The subject site is strategically located within close proximity to the Akron-Canton Airport, Interstate 77 and State Route 21; and State Routes 30 and 62 provide east/west access through Ohio's oil and gas areas. It is also closely located to the already established East Canton oil field, meaning the area of the subject site may become the most productive oil field for Utica oil in the area if the theory of "oil follows oil" is true. Two (2) railroads, the Norfolk Southern and the R.J. Corman based in Kentucky, with access to CSX and the intermodal, provide needed logistics in operating a manufacturing and/or an oil/gas related business. In addition, six on-site water wells are able to provide 8 million gallons of water per day.

The site is also serviced by a 36-inch Dominion East Ohio gas line that is located adjacent to an Ohio Edison substation which provides superb power and utility service. Cable and internet connectivity is available at the site as well as a parking and storage lot that can provide a tenant the necessary room to operate completely from one location at a cost savings verses operating from several sites.

The comfort of knowing that the site is proceeding through the Clean Ohio Revitalization Fund (CORF) and will receive a No Further Action letter will provide the level of comfort that is needed for a tenant to move onto the subject site.

According to the Stark County 2020 Land Use Plan, the redevelopment of the former Republic Steel site would spur economic development. The Land Use Plan indicates that employers continue to seek out suitable suburban areas such as planned industrial parks, mixed retail/commercial office complexes and highly visible freeway interchange sites. At the same time, abandoned "brownfield" industrial sites will present opportunities for urban economic revitalization and jobs for inner-city workers in Alliance, Canton and Massillon. The site meshes with the Stark County 2020 Land Use Plan and redevelopment of the site would bring in much needed jobs and revenue.

The subject site was previously occupied by former steel manufacturing facilities which have since closed down and some have filed for bankruptcy. The current property owners have since assessed the site through two (2) Clean Ohio Assistance Funds that were awarded to the City of Massillon. In addition, the property owners (and for the

purposes of this CORF application, the Development Partners) have spent \$1,850,968 removing solid waste from the site that was left behind after the steel manufacturers moved out. This solid waste removal needed to be completed before remediation could occur on the Property. The Development Partners are dedicated to making this 393-acre site productive and prosperous for the City of Massillon.

2. History of the Subject Site

The subject site is triangular in shape and consists of five parcels on approximately 393 acres situated along Oberlin Avenue SW to the north and the Tuscarawas River to the east. Commercial/industrial properties and a transformer substation are located to the west of the property. The project property has been utilized by steel manufacturers since the late 1800s, early 1900s. The property was acquired by the current owners in 2006. Prior to that time, the Property consisted of a large idle steel mill complex owned by Republic Engineered Steel (formerly Republic Steel Company). The facility had been idle since 2001. Between approximately 1913 and 2001, the Property was occupied by a “fully integrated” steel manufacturing facility, meaning that – during at least a portion of the site’s history – all phases of steel making were conducting on-site, from melting iron ore in blast furnaces to casting and finishing (pickling, annealing, etc.). This included a “coke plant” where coal was heated in an anoxic environment to produce coke for use in blast furnaces where raw iron ore was melted. Steel manufacturers associated with the project property have included Republic Steel, LTV Steel, Enduro Stainless, Massillon Rolling Mill, Central Steel Company, Lukens Inc., Washington Steel Corp., and Mercury Stainless Inc. The facilities have operated as a steel rolling, pickling, and milling plant prior to 1959 and more recently as a hot forming mill and coke plant where alloy, stainless and carbon billets and bars, and coke were produced. In addition, the Enterprise Aluminum Company was present on the site from at least 1927 through 1981, and the American Stamping and Enameling Company was present in 1927 and was gone sometime before 1947. Subsequent to 2002 the Property has been actively mined for sand and gravel. The majority of the buildings previously situated on the Property have been razed while the foundations remain. In addition, a land-locked parcel is situated in the northern portion of the Property which was also developed as a strip mill since at least 1927 through approximately 2006.

3. Environmental Improvements and Benefits

The proposed cleanup activities, as indicated in the Remedial Action Plan, include:

- ◆ To remove from the Property those soils that contain concentrations of chemicals of concern (COCs) that exceed Voluntary Action Plan (VAP) applicable standards for soil direct contact for both commercial/industrial land use and future construction/excavation activities (**the soil direct contact pathway**);
- ◆ To remove from the Property those soils that contain concentrations of COCs that pose a vapor intrusion risk based upon screening values derived in accordance with the Ohio Environmental Protection Agency’s guidance document for vapor intrusion (**the vapor intrusion pathway**); and

- ◆ To remove free phase product from groundwater on the Property and demonstrate that COCs present in groundwater at concentrations that exceed VAP Generic Unrestricted Potable Use Standard (GUPUS) or Risk-Derived GUPUS will not migrate beyond the Property boundary and/or exceed VAP applicable standards for the use of groundwater associated with future exploitation of groundwater on the majority of the Property (**the groundwater use pathway**).
- ◆ To confirm that soil corrective action activities have reduced the concentrations of COCs in soil to levels that do not exceed VAP soil direct contact risk levels;
- ◆ To confirm that soil corrective action activities have reduced the concentrations of volatile organic compounds (VOCs) in soil to levels that do not exceed VAP vapor intrusion risk levels;
- ◆ Pursue a Covenant Not to Sue under the VAP Memorandum of Agreement (MOA) following the evaluation and assimilation of the post-remediation data set into appropriate VAP MOA track documents (Phase I and Phase II Property Assessments, and – as warranted – a Property Specific Risk Assessment report).

The proposed remedial activities are intended to address all affected media and pathways necessary to achieve compliance with applicable standards under the VAP (and the VAP MOA Track).

4. Projects Readiness to Proceed

There is nothing that would impede the immediate remediation of the Property, should a CORF grant be awarded. The Development Partners already own the Property and have, at their own expense, prepared the site to be ready for remediation activities.