

City of Warren, Ohio

Clean Ohio Revitalization Fund Round 6

The Mahoningside Power Plant has been an eyesore and a public health threat to the community for decades as well as a major block to any economic development efforts in the immediate and adjacent areas. The City of Warren Ohio is requesting assistance from the Clean Ohio Revitalization Fund in the form of a \$1,246,922.10 grant to complete the remediation of the Mahoningside Brownfield site. The City of Warren will match the Clean Ohio Revitalization Fund with \$478,103.38 for a total project cost of \$1,725,028.48 (plus a fuel contingency cost of \$111,685.00)

The City of Warren is seeking to market the land as a clean site available for either commercial or industrial use. It's proximity to the river, to the RiverWalk Green Way Trail, and to the downtown historic district makes this a very attractive property for future economic development.

When completed, a once unsightly and contaminated site will be returned to productive use for both economic and recreational opportunities.

History

The former Mahoningside Power Plant had been in industrial use since the beginning of the 20th century. The earliest use was the production of electric lamps and bulbs by the Sterling Electrical Manufacturing Company. But the most consistent use of the site was for generation of electricity. The Warren Electric Light and Power Company was established in the early 1900's. In 1904 it consolidated with the Warren Water and Light Company and a few years later merged with the Peerless Electric Company, resulting in the establishment of the Hydro-Electric & Gas Company. In 1911 it became Trumbull Public Service Company and then in 1932 the Ohio Public Service Company. In 1950 it merged with Ohio Edison Company. Ohio Edison placed the plant on stand-by status in 1961 for use only to supplement power needs when necessary.

In 1997 Ohio Edison leased the plant to Summit –Warren Industries and in 1980 Ohio Edison sold the property to William Marsteller and Dr. Nestor Stychno.

By this time the physical conditions of the existing buildings had deteriorated to a point where they posed a public health hazard. The owner reportedly was dismantling the buildings and salvaging the structural steel. As a result the stability of the buildings was compromised and they began to fall apart. Weather elements over time added to the further decay causing asbestos materials, which were in the ceilings and walls of the buildings, to leak down into the basement structures. Those basements were connected to the Mahoning River by channels and canals which were used when the plant was producing hydroelectric power. Thus the asbestos, as well as other possible contaminants

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were freely flowing into the Mahoning River, a cause of great concern for the public and environmental health of not only Warren, but all of the communities downstream.

In 1998 the City of Warren succeeded in gaining title to the property and demolished the main plant in 1999.

In March 2000, PCB contamination exceeding 50 ppm was discovered in the basement of the facility. The City of Warren authorized response actions to control and contain PCB contamination. But by mid June 2000, the City of Warren depleted its available funding and in July officially requested USEPA assistance to complete the removal. On August 4, 2000 the USEPA initiated an emergency removal action and from October 2000 through February 2001 USEPA and its contractors conducted a time-critical removal of the PCB contamination from the site. In March 2001 the USEPA referred the site back to Ohio EPA for further assessment.

Ohio EPA conducted their assessment of the site in July 2001 and discovered samplings in a portion of a debris pile outside of the basement area with PCB concentrations as high as 159 ppm.

On January 24, 2003, the City of Warren again requested USEPA assistance to remove and dispose of the contaminated debris at the site and in 2005 the USEPA removed disposed of an additional 3700 tons of PCB decontaminated debris and an additional 15,000 tons of asbestos contaminated debris.

With the financial assistance of both the private and public sector, especially the in-kind services provided by the City of Warren, the Ohio EPA, and the USEPA, a total of over 20,000 tons of contaminated soil were removed from the site – more than 4,000 tons containing PCB and 15,000 tons containing asbestos.

Economic Benefit

Mahoningside is located just $\frac{3}{4}$ of a mile from Courthouse Square in downtown Warren and is adjacent to the City's historic district. Its location is directly on the Mahoning River abutting the Summit Street Bridge to the South, which connects the east and west sides of the city and a commercial rail line to the North. The site is located directly on State Rt. 45 only $2\frac{1}{4}$ miles from State Rtes 5/82 which leads to the Ohio turnpike (6 miles to the west), State Rt. 11(6 miles to the east), and the Youngstown Warren Regional Airport (9 miles to the east).

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The property is served by the city's sanitary sewer, water, and storm water utilities; an active rail line; gas and electric services.

With an ideal location near downtown Warren, its proximity to the river, and the infrastructure in place, this site has generated quite an interest over the years by prospective purchasers and developers. But the barriers to any commitment by an end user has been the fear of continued liability, the costs of remediation, and especially the time frame of the cleanup activity needed to make the site redevelopment ready. With the assistance of CORF, the remediation of the site will finally be completed thus greatly improving the viability of marketing efforts.

What was viewed as the most significant barrier in Warren's brownfield progression is now nearly under control. This remediation will have a significant positive impact on the viability of the community by attracting both new business and an increase in recreational activities along the river. It will strongly complement Warren's aggressive approach to development of the Mahoning River and act as a catalyst to attracting increased economic activity in our community.

Community Benefit

The Mahoningside site is part of a planned linear redevelopment zone running north and south through the center of the city along the Mahoning River. The zone is approximately 5 miles long and represents a mix of residential, commercial and light manufacturing. This development has been accepted by the City of Warren as part of its Riverwalk plan. The first phase of the RiverWalk has been completed up to the Mahoningside site (including the construction of the Warren Community Amphitheater on the banks of the river and the historic restoration of the Kinsman House). The next northern phase will have the RiverWalk cross the Mahoningside property as it continues following the river to the northern city boundary.

The RiverWalk will eventually be Warren's major link in the Great Ohio Lake- to-River Green Way Trail, which will run from Ashtabula Harbor at Lake Erie to the Ohio River at East Liverpool.

Warren has experienced more than its fair share of economic problems over the past couple of decades with 20% of the population of the city living below the poverty level. In the area immediately surrounding the Mahoningside property there is a 28% minority population, a 27.8% poverty rate and a housing vacancy rate of 17%.

The situation at the Mahoningside site has greatly contributed to the blighted conditions of this section of the city. The remediation and cleanup of this site will be the catalyst to

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halting the deterioration of these neighborhoods, and a direct health and environmental threat will be mitigated.

Funding.

The City of Warren is committing a total match of \$478,103.38 for the CORF project. The match includes expenditures of \$133,103.38 from the US Brownfield Pilot Grant to conduct the Phase II and remediation plan; \$165,000 from the City's Department of Water Pollution Control for the treatment of the water in the basement of the demolished power plant; \$170,000 in clean soil for fill at the site; and \$10,000 for Certified Professional services

The overall investment in the cleanup of the Mahoningside site to date is estimated to be well over \$4 million dollars in cash and services: The City of Warren has expended \$2.5 million in cash and approximately \$200,000 in in-kind services; a \$250,000 donation was received from Ohio Edison; \$170,000 in the form of a USEPA Brownfield Pilot Grant; two major PCB cleanups conducted by the USEPA; and technical assistance from the Ohio EPA

Environmental

The required remediation at the site for closure of the project includes: excavation and disposal of contaminated soil; sealing of all pipes and channels to prevent accidental exposure or environmental impacts from any material that may remain; removal and disposal of residual sludge and water generated from washing of the AST area; dewatering of the basements; capping the entire project site to an elevation of at least 2 feet above current elevation; erosion control; demolition of two remaining building on site; and the sealing of underground tunnels and channels that carry water from the site to the river.

The City of Warren will then file a No Further Action letter and request a Covenant Not to Sue for commercial and/or industrial purposes.

Project Readiness

The City of Warren has ownership and control of the property. A remediation plan has been developed and bid specs for the demolition and remediation of the area will begin immediately upon receiving notice of an award by the State of Ohio. If funded, the City of Warren is ready to proceed immediately and is expected to complete all remediation work by the end of 2010.

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Attachment 19 can be found in separate binder