

## APPLICANT INFORMATION

**Amount Requested**      \$237,690

**Applicant Name**              City of Warren

**Address**                              418 Main Avenue SW, Warren, Ohio 44481

**CEO Name**                              Michael J. O'Brien, Mayor

**Phone Number**                      (330) 841-2601

**Email Address**                      rferris@warren.org

**Fax Number**                              (330) 841-2676

**Project Contact  
(must be member of  
Applicant's staff)**              Mr. Michael Keys, Director, Community Development

**Phone Number**                      (330) 841-2595

**Email Address**                      mkeys@warren.org

**Fax Number**                              (330) 841-2643

**Development  
Partner**                                      N/A

**Project Contact**

**Address**

**Phone Number**

**Email**

**Fax Number**

**PROJECT INFORMATION**

**Project Name  
City, State, Zip**

Former Warren City Gasification Plant Property,  
Warren, Ohio, 44483

**County**

Trumbull

**Former or Other  
Property Names**

**Property Address**

326 Main Avenue SW, Warren, Ohio 44483

**Longitude/Latitude  
(center of property)**

41° 14' 00.75"N 80° 49' 16.68"

**Acreage**

3.xxxx acres (western property boundary is to top of  
the river bank)

**Census Tract(s)**

9205, Block Group 1. Trumbull County, Ohio

**Parcel Numbers**

39-161970  
39-161971  
39-161972  
39-528725

**Name of Current  
Owner of Property  
(at time of  
application)**

City of Warren

<b>Time to complete project once funded (in months)</b>	8 months
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<b>Ohio House District</b>	64
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<b>Ohio Senate District</b>	32
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<b>US Congressional District</b>	17
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**Attachment A 1**  
**Application Summary Document**

**A. History of the Project Property**

The Property was first known to be developed in the late 1800s by the Warren Gas Works Company, for use as a coal gasification plant. The Property was reported to be first developed with a residence, coal shed, three railroad depots, a gas holder tank and warehouses. The coal gas plant produced gas for the heating and lighting industry. The gasification plant operated under multiple owners until its closure in 1933 when the property was purchased by the Fierer-Gordon Corporation. Fierer-Gordon Corporation used the Property for iron and metal scrapping operations. By the mid 1950s multiple buildings and structures were on the Property for use as scrapping operations.

**B. Current uses of the Property and current businesses occupying the Property**

The Property is currently used for illegal dumping and is vacant and overgrown with vegetation in some areas. There are no buildings on the Property.

**C. Surrounding uses of adjacent properties**

The Property is located in the central portion of the City of Warren in a mixed land use area that primarily includes commercial properties. The Property is bound to the north by South Avenue, followed by a City of Warren Administrative building; to the west by the Mahoning River; to the east by Main Avenue SW followed by Raptis Coffee and Kidz by the Riverside daycare (former drycleaner); and to the south by a Baltimore and Ohio (B&O) rail line and an empty warehouse.

**D. Number of buildings on the Property and their current condition**

There are no buildings located on the Property.

**E. Previous sampling activities that have occurred on the Property**

In May 2010, a VAP Phase I was conducted by Tetra Tech EM Inc. as part of an Ohio EPA Technical Brownfield Assistance (TBA) grant for the property, and the following IAs were documented:

- IA No. 1 – Former Ammonia Well: According to the Phase I report, the Ammonia Well consisted of subsurface tanks where tar was allowed to settle. The separated tar would then be piped into separate holding tanks prior to sale. These tanks were susceptible to releases to the soil and groundwater beneath the Property.

- IA No.2 – Former Tar Well: According to the Phase I report, the Tar Well consisted of subsurface tanks where tar was allowed to settle. The separated tar would then be piped into separate holding tanks prior to sale. These tanks were susceptible to releases to the soil and groundwater beneath the Property.
- IA No. 3 – Former Gas Holder: The former gas holder was a large expandable tank used to store gas. The gas holder consisted of a circular pit dug into the ground where fresh gas was piped into and allowed to cool. Coal tar would condense as the gas cooled and settle in the bottom of the pit. Leakage of the tar from the pit into the surrounding soil was common.
- IA No. 4 – Illegal Dumping of Debris Piles: Aerial photographs reviewed during the Phase I show evidence that illegal dumping has occurred historically at the Property. Debris piles were also noted during the Property reconnaissance. The exact contents of the various debris piles that are on or have been on the property are unknown. It is possible that the soil and/or shallow groundwater may have been impacted from the unknown materials in the piles.
- IA No. 5 – Former Coke and Coal Storage: According to the Phase I report, a coke and coal storage area existed on the western side of the property.
- IA No. 6 – Leachate Seeps: Contaminated leachate is emanating from the Property and entering the Mahoning River. GT believes that the leachate is emanating directly from a portion of a former Pennsylvania and Ohio Canal system that existed on the southwestern corner of the Property. Therefore this IA should include the former canal as well.
- IA No. 7 – Scrapping Operations: The exact location of the operations are unknown, therefore the entire Property is considered an IA.
- IA No. 8 – Site-Wide Groundwater Contamination: Groundwater beneath the Property should be evaluated for all chemicals of concern.

Since the May 2010 VAP Phase I Property Assessment, the City of Warren's environmental consultant reviewed additional historic information provided by the City, and established the following additional IAs:

- IA No. 9 – Adjacent Historical Commercial and Industrial Activities: Significant industrial and commercial activity, including leaking underground storage tanks (LUSTs) and former dry cleaning operations occurred on the nearby properties to the north, northeast, east and southeast of the Property. This includes activities along the railroad tracks found along the southern property boundary and former rail lines on the northern end of the Property.
- IA No. 10 – Former Hydro-Electric Plant and Electrical Equipment: A former hydro-electric plant was shown on the east central portion of the Property on a 1915 Sanborn Fire Insurance Map. An electrical panel is situated on the east central portion of the Property.

**F. Redevelopment Potential of the Property and the proposed plans for reuse of the Property**

- i. The project fits in with the City's plan offering land and business location opportunities for new businesses and the revitalization of a former industrial site. This will also help to eliminate the potential danger and blight that exists on and around this Property.