

COLUMBUS COATED FABRICS PROJECT
APPLICATION SUMMARY

1. Goal of the brownfield project.

The goal of the City of Columbus and its Development Partner, Campus Partners for Community Urban Redevelopment (Campus Partners) for the Columbus Coated Fabrics project is to utilize a \$3,000,000 Clean Ohio Revitalization Fund grant as a catalyst for the re-development of the vacant former Columbus Coated Fabrics industrial Site along Grant Avenue between 5th Avenue and 11th Avenue in the Weinland Park neighborhood of Columbus, Franklin County, Ohio into a residential community with an accompanying greenspace (see attached Development Plan). This project will remove one of a handful of remaining industrial uses from this predominantly residential neighborhood and eliminate the ongoing threats to public health, safety and the environment associated with the abandoned buildings and soil contamination at the Site.

Upon completion of remediation, the 21.5 acre Site will be re-developed by the Wagenbrenner Company, the developer of Harrison Park (also known as the A.C. Humko CORF Project), into approximately 20 acres of new homes and apartments with approximately 1.5 acres of greenspace and a community center. The community center will include a work-out room with exercise equipment, a kitchen, and meeting rooms/areas for use by the occupants of the development, as well as for the Weinland Park Civic Association's monthly meetings. The existing streets of the Weinland Park neighborhood will be extended through the Site to provide a development that is consistent with the vision of the Weinland Park Neighborhood Plan, the strategic plan adopted by the City of Columbus for this area. The estimated total cost of the Columbus Coated Fabrics project is \$47,500,000, with a total construction cost that is expected to exceed \$35,500,000.

2. History of the project property.

The first industrial use of the southern 17.4 acre portion of the Site began prior to 1900, when the Columbus Elastic Waterproof Company began operation in an abandoned church on Grant Ave. This company manufactured wagon covers, buggy goods, window shades and waterproof cloth. In 1902, the Columbus Elastic Waterproof Company was succeeded by the Columbus Oil Cloth Company, which was located at Seventh and Grant Avenues. On March 17, 1917, the Columbus Oil Cloth Company merged with the Union Oil Cloth Company to form the Columbus-Union Oil Cloth Company. Among other things, this company made fabric-backed wall coverings. In 1929, the name of the corporation was changed to Columbus Coated Fabrics Corporation. At that time the company began making products coated with nitrocellulose and pyroxylin. During World War II, the company made life vests, life rafts and other war materials. On July 27, 1961, Columbus Coated Fabrics Corporation signed a "Plan of Reorganization and Agreement" with Borden Inc. and became a division of that corporation. During this period, the company made vinyl wall coverings and other vinyl substrate products. In May 1998, Decorative Surfaces International (DSI) purchased the 17.4 acre southern

portion of the Site from Borden. DSI ceased operations on July 22, 2001 and filed for Chapter 11 bankruptcy protection on March 19, 2002. On March 26, 2004, Ohio EPA requested assistance from U.S.EPA for the removal of hazardous wastes left on the Site when DSI ceased operation. Fires and other hazards at the Site presented an immediate threat to public health safety and the environment. Between July and November of 2004, U.S.EPA spent \$1,043,358 to remove solid and hazardous waste from the Site. After U.S.EPA completed its work, the abandoned buildings continued to pose a threat to the neighborhood and the Columbus Fire Department personnel who responded to frequent fires at the Site. In order to address this continuing threat, in December 2006, the City of Columbus purchased the 17.4 acre portion of the property out of the DSI bankruptcy and, working with Campus Partners, has secured contractors to remove asbestos and bring the buildings down to grade.

The northern 4.1 acres of the Site, currently under contract for sale by Columbus Thermal, LLC to Campus Partners, has historically been used for coal and ice storage, an engraving company and an automobile fuel and service station. Companies formerly located on the property included Viking Engraving, Triangle Oil Co., Economy Oil Co., Co-op Coal & Supply Co., Blue Star Coal, Ninth Ave. Coal and Hoffman Auto Body Service. Columbus Thermal, LLC purchased the property from Borden Inc. in 2000.

3. Project's readiness to proceed if funded.

On December 21, 2006, the City of Columbus purchased the southern 17.4 acre portion of the former Columbus Coated Fabrics Site for \$385,000 and has contracted with Campus Partners for the abatement of asbestos and the demolition of above-ground structures on this portion of the Site that is scheduled to begin in April 2007. This will remove the most serious public health and safety threats and jump-start the project. The balance of the demolition and the removal of contaminated soil can proceed upon award of the CORF grant.

Campus Partners is in contact to purchase the 4.1 acre northern portion of the Site from Columbus Thermal, LLC for \$300,000, contingent only on the award of the CORF grant. The City, Campus Partners and Wagenbrenner are prepared to proceed with the acquisition, demolition and remediation of the Columbus Thermal, LLC property and construction of new infrastructure throughout the Site upon award of the requested \$3,000,000 CORF grant. Construction of new homes and apartments will begin once the remediation is completed.

4. Economic benefit.

The Columbus Coated Fabrics project will result in an estimated \$35,500,000 in new construction of homes and apartments at the property. The estimated annual increase in real property taxes associated with this project is \$499,652. The environmental cleanup, removal of the blighted existing industrial structures and the construction of new homes and apartments, reconnecting the Site with the neighborhood, is also expected to significantly increase property values throughout the Weinland Park neighborhood.

In addition to the new construction jobs that Wagenbrenner will bring to the Site, they are also committed to creating four new permanent jobs: a sales agent (\$100,000 +/- per year), a project manager (75,000 +/- per year), a property manger (60,000 +/- year) and a sales assistant (\$20,000 +/- per year).

5. Environmental improvement.

The Remedial Action Plan for the Columbus Coated Fabrics project calls for the abatement of asbestos, demolition of the buildings and the remediation of hazardous substances and petroleum. Contaminants of concern include metals, plasticizers and semi-volatile organic compounds. This vacant factory, less than 50 feet from homes on the other side of Grant Avenue, has or has had numerous multi-storied buildings with open pits and associated safety hazards.

All environmental, health and safety hazards will be removed from the Site and/or capped at the required point of compliance for residential use. Upon completion of the demolition and remediation of the Site, confirmatory sampling will be performed in order to demonstrate that the Site has been cleaned up to meet standards that will be protective of the residents in the new condominiums and apartments, as well as the adjacent neighborhood.

6. Match: how the required match will be obtained and used.

Campus Partners and the City have already spent more than \$500,000 for the necessary environmental assessments and \$385,000 for the purchase of 17.4 acre southern portion of the 21.5 acre Site. The City has committed to provide \$1,559,911 for the removal of asbestos and initial demolition of buildings that is scheduled to begin in April 2007. The City has also provided a commitment for \$3,900,000 to be used for infrastructure improvements. Hexion Specialty Chemicals, Inc., a successor to Borden Inc., has committed to provide \$900,000 to be used for environmental cleanup. Upon award of funding by the Clean Ohio Council, Wagenbrenner has committed to provide \$1,896,936 in matching funds, which will be used towards acquisition, demolition, cleanup and the construction of new infrastructure. Collectively, there will be more than \$9,000,000 in public and private matching funds (75%) for the \$3,000,000 CORF grant.

7. Benefit to low-income residents and communities.

The Columbus Coated Fabrics project will result in an estimated \$35,500,000 in new construction of houses and apartments at Site. This will provide construction-related jobs to the benefit of low-income residents and communities. The estimated annual increase in real property taxes associated with this project is \$499,652, which will also provide a benefit to low-income residents and communities. The elimination of the blighted industrial structures, environmental cleanup, and the construction of new homes and apartments, reconnecting the Site with the neighborhood, is also expected to significantly increase property values throughout the Weinland Park neighborhood to the benefit of all residents, including low-income residents.