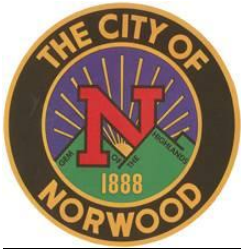


**NOTICE OF PUBLIC MEETING AND INFORMATION REPOSITORY FOR A  
CLEAN OHIO ASSISTANCE FUND GRANT**

The City of Norwood is applying for a grant from the Clean Ohio Assistance Fund for a Phase II Environmental Assessment of the Former American Laundry Facility located at 4935 Section Avenue in Norwood, Ohio. The application will be available Wednesday, January 12, 2011 for review at the Norwood Branch of the Cincinnati Public Library, located at 4325 Montgomery Road, Norwood, Ohio, until Monday, February 28, 2011. A public meeting to discuss the project and solicit comments to the grant application will be held at 2:00 pm on Monday, February 28, 2011 at Norwood City Hall Council Chambers, located at 4645 Montgomery Road, Norwood, Ohio. Application information is also available online at [www.norwood-ohio.com](http://www.norwood-ohio.com). Any questions may be referred to the City of Norwood Building Commissioner at (513) 458-4510.



# CLEAN OHIO ASSISTANCE FUND APPLICATION FOR FUNDING

## FORMER AMERICAN LAUNDRY FACILITY “WEST TRACT”

4935 Section Road, Norwood, Hamilton County, Ohio

### APPLICATION SUMMARY

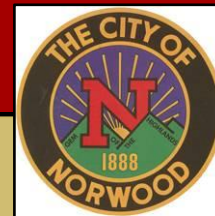
The City of Norwood is requesting a grant from the Clean Ohio Assistance Fund to address the Former American Laundry Facility “West Tract” located at 4935 Section Road in Norwood, Hamilton County, Ohio. The goal of this project is to prepare an Ohio Voluntary Action Program (VAP) compliant Phase II Property Assessment of the facility, which will allow for the pursuit of Clean Ohio Revitalization Funds for environmental cleanup, and will enable redevelopment of this brownfield site.



### HISTORY OF THE FORMER AMERICAN LAUNDRY FACILITY

According to the standard historical resources, The Standard Millwork Company constructed a facility on the Property and the adjoining property to the north in 1898. In 1912, Sears, Roebuck, & Company acquired the facility and renamed it the Norwood Sash & Door Company (Norco). Norco produced doors, windows, a variety of millwork items, and pre-cut materials for homes and garages. In 1946, Norco sold approximately seven acres of the facility, the subject Property, to American Laundry. In 1951, a large warehouse building (Building No. 12) was constructed on the Property to house American Laundry’s pressing and finishing equipment division, d/b/a Ajax. In 2000, American Laundry sold Ajax to Alliance Laundry Systems of Wisconsin. Alliance leased space at the Property until February 2001. The Property was vacated and the buildings razed by 2004. The Property was

## FORMER AMERICAN LAUNDRY FACILITY "WEST TRACT"



*(continued from previous section)*

purchased in May 2004 by Cinelect, Inc., a labor organization, whose intent was to construct a union hall on the Property. The current Property owner, 4949 Section Avenue, LLC purchased the Property in July 2010. The Property is currently vacant.

### **CURRENT USES OF THE PROPERTY**

The current Property owner, 4949 Section Avenue, LLC purchased the Property in July 2010. The Property is currently vacant.

### **ADJACENT PROPERTY LAND USE**

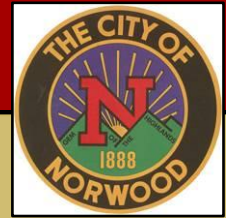
The former Norwood Sash & Door Company facility, a portion of which was destroyed by fire in December 2010, is situated on the adjoining property to the north. After more than 100 years of operation this adjoining property was returned to the lender due to financial hardship of the owner. Norco closed and vacated the site in December 2009; remaining equipment and materials on-site were auctioned in March 2010.

A manufacturing building was constructed north of the Property and directly west of Norco, in 1953. The building was historically occupied by Stengel Sash & Door Co., Loth Budget Office Furniture, and DDD Corporation. This building is currently occupied by Economy Linen & Towel Service and Innovative Woodworking. Another manufacturing building was constructed west of the Property in 1972. This building was historically occupied by Perry & Derrick Decorating Center and is currently occupied by Smyth Automotive (retail auto parts and accessories).

Construction of the initial American Laundry facility on the adjoining property to the east, across Section Avenue, began in 1902. Additions in 1916, 1926 and the late 1930's expanded the facility to 329,000 total square feet. The buildings housed administrative, sales, research, engineering, manufacturing and warehouse operations of American Laundry's heavy equipment business. Chlorinated solvents, such as tetrachloroethene (aka PCE), are known to have been used in various activities at the facility.

In 1999, American Laundry sold its heavy equipment business, located on the adjoining property to the east, to the Jensen Group, a Swiss laundry equipment manufacturer. Jensen vacated the adjoining property to the east in approximately 2003. Portions of the buildings were razed and the balance was redeveloped as LEED certified Class A office space. Various office tenants currently occupy the renovated building. A manufacturing building was constructed south of the Property in 1913 and was historically occupied by a lumber warehouse, The Clopay Corp. (moth proof bag and shade warehouse), and

## FORMER AMERICAN LAUNDRY FACILITY "WEST TRACT"



*(continued from previous section)*

Product Presentation Displays. The building was razed by the early 1970s. A rubber manufacturing facility was constructed on the adjoining property to the south prior to 1922. This facility was also razed, and the property was redeveloped circa 1995 as a self-storage facility.

### EXISTING PROPERTY STRUCTURES

The former American Laundry Property structures were razed in 2004; evidence of remaining building foundations and areas of industrial fill are still visible on the Property.

### PREVIOUS SAMPLING ACTIVITIES

A number of previous environmental investigations have been completed at the Property for private entities. These reports generally include:

- Report of Phase I Environmental Property Assessment, March 2001 (SRW)
- Report of Phase II Environmental Property Assessment, March 2001 (SRW)
- SRW Memorandum, April 2001 (SRW)
- Stage One Environmental Assessment, June 2001 (The Payne Firm, Inc.)
- Ohio Voluntary Action Program Feasibility Assessment, November 2001 (Payne)
- Transmittal of LandBank Due Diligence Data, February 2003 (The LandBank Group)
- Soil and Groundwater Investigation and Remediation Report, June 2003 (Payne)
- Phase I Environmental Site Assessment, September 2005 (Civil & Environmental Consultants)
- Hydrogeologic Technical Review of the Former American Laundry Machinery Site, January 1, 2010 (Terran)

During the course of the environmental investigations conducted at the Property between 2001 and 2009, soil borings and monitoring wells were installed at the Property to assess and delineate impact by chlorinated solvents. In 2002 and 2003 The Payne Firm conducted in situ bioremediation in areas of high impact. Analytical data from soil and groundwater sampling conducted in November 2009 indicated that concentrations of chemicals-of-concern at the Property have rebounded to levels equal to those prior to conducting remediation.

### PROPERTY REDEVELOPMENT POTENTIAL

The Property's proximity to 562 (Norwood Lateral), combined with its central location to both Interstate 75 and Interstate 71, create a very unique development opportunity. In addition, new development at the Property will benefit from the momentum created by the upcoming Urology Group project, which is breaking ground across Section Avenue in March 2011.

Unfortunately the environmental condition of the Property has made it economically unfeasible to complete the necessary investigations and take on a

## FORMER AMERICAN LAUNDRY FACILITY “WEST TRACT”

(continued from previous section)

cleanup while the costs remain unknown. Neyer Properties (the local developer who recently acquired the adjoining Norco site and is implementing a CORF-funded cleanup there) intends to undertake redevelopment of the Property in conjunction with the former Norco site project. This approach will create a more cohesive 10-acre development that will provide long term economic benefits for the City of Norwood and great access and visibility from State Route 562 for multiple end users.



*Preliminary view of the Former American Laundry Facility “West Tract” and the Former Norco Property as a fully integrated and LEED-Certified development project.*

### **SITE REDEVELOPMENT AS AN OPPORTUNITY FOR END USERS, PROPERTY INVESTMENT, & JOB CREATION**

The construction planned for the Property will include a 50,000 square foot two-story office/medical office building and a single story 29,700 square foot office/industrial flex building. This represents an estimated private investment of \$8,000,000. Upon full build out of the entire development project, which includes the Norco site, it is anticipated to create approximately 300 quality jobs with a total private investment of nearly \$13,000,000. Neyer Properties has engaged multiple potential end users who have expressed interest in occupying the Property upon the successful remediation of the site as necessary.

### **ALIGNMENT WITH MASTER PLAN**

The subject Property has been placed under the City’s Community Reinvestment Area. Passed in 2009, this ordinance provides businesses and developers with the ability to accept a 49% tax abatement for commercial or industrial new construction for 15 years specifically encouraging brownfield cleanup and the utilization of LEED design principles, both of which would be exemplified by this planned site redevelopment.

### **OTHER FUNDING SOURCES**

Based on the findings of the Phase II Property Assessment and the remediation activities identified as necessary for Property redevelopment, the City of Norwood will work with the Property owner and potential Development Partner to evaluate additional funding sources to accomplish the cleanup and site redevelopment objectives.