

Attachment 8

Public Participation Documentation



Newspaper Publication of Public Notice

Printed in Cincinnati Enquirer September 10, 2011

75 legal advertising

LEGAL NOTICE
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 Smith and Nixon Manufacturing Facility located at 4817 Section Avenue in Norwood, Ohio. The application will be available Monday, September 12, 2011 for review at the Norwood Branch of the Cincinnati Public Library, located at 4325 Montgomery Road, Norwood, Ohio, until Friday, October 28, 2011. A public meeting to discuss the project and solicit comments to the grant application will be held at 2:00 pm on Friday, October 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. Any questions may be referred to the City of Norwood Building Commissioner at (513) 458-4510. 1001663716

CLEAN OHIO ASSISTANCE FUND

Application for Funding to Support Phase II Property Assessment

of the

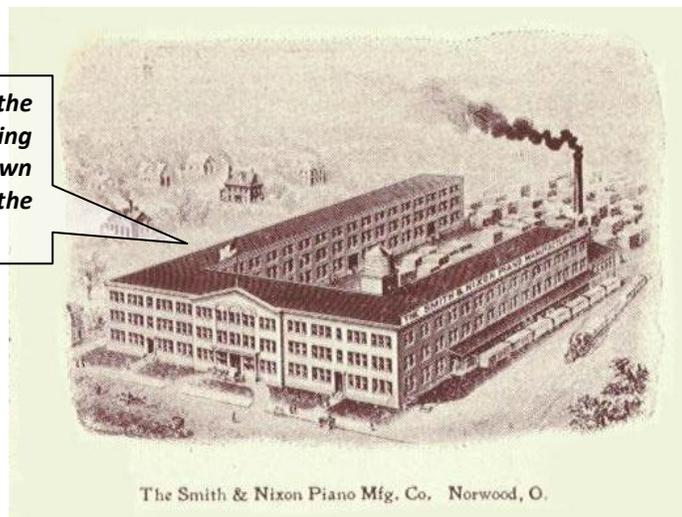
Former Smith & Nixon Manufacturing Facility

4817 Section Avenue, Norwood, Hamilton County, Ohio

APPLICATION SUMMARY

The City of Norwood is requesting a Clean Ohio Assistance Fund grant to investigate the presence and extent of environmental contamination at the Former Smith & Nixon Manufacturing Facility located at 4817 Section Avenue in Norwood, Hamilton County, Ohio. The goal of this project is to complete an Ohio Voluntary Action Program (VAP) Phase II Property Assessment at the former industrial facility, which will allow the City and its potential Development Partner to finalize site redevelopment plans that are protective of future site occupants.

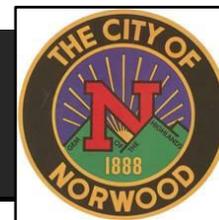
Historic postcard scene of the Smith & Nixon Manufacturing Facility, the first known commercial occupant at the Property



HISTORY OF THE FORMER SMITH & NIXON MANUFACTURING FACILITY

The Property was developed in the early 1900s and was first operated by The Smith and Nixon Piano Manufacturing Company, which later became the Knabe Brothers Piano Company. Historic records indicate that Smith and Nixon manufactured pianos at this factory, which involved activities such as wood-working and cabinet work, assembly, varnishing, finishing, and machining. This use of the Property continued until approximately 1922, at which time the Property was occupied by the Corcoran Manufacturing Company, a manufacturer of Ford auto parts. The manufacturing process also included industrial activities identified as stamping, painting, dipping, machining, and enameling. In 1950, the Property was occupied by Trumbull Electric Manufacturing Company, a manufacturer of switchboards, panelboards, overhead bussing lines, and other electric equipment. During that time site activities consisted of metal stamping, painting and shipping. A distribution and assembly division of General Electric Company acquired Trumbull and continued the facility's operations until approximately 1960.

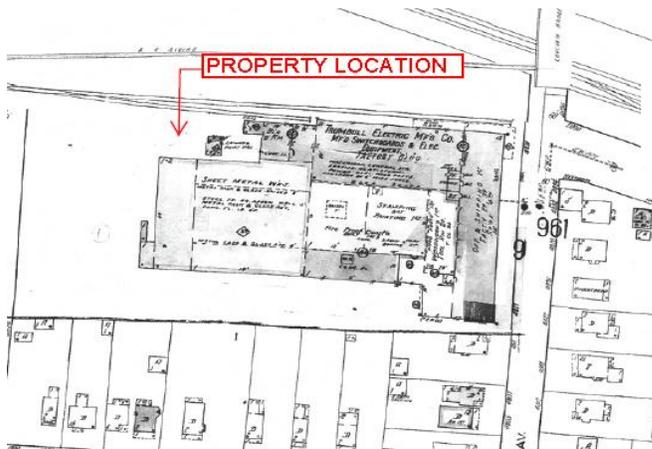
Beginning in the early 1960s and throughout the mid-1990s, numerous tenants located their



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commercial and industrial operations to the site. Tenants during this time period included the Original Tire Co., Checker Stores, a division of GAC merchandise, Richbilt Manufacturing Company (furniture manufacturing), Imperial, a division of US Shoe, AAA Moving and Storage, Mack Shirt Company, Office and Industrial Equipment Company and Kenker Box, a wooden-box manufacturer.



Sanborn Map and historic aerial view of the extensive industrial Property improvements in the 1950s



Over time the original factory structure was expanded and ancillary outbuildings were constructed for overflow and storage space. All the Property structures were razed in 2006. Subsequent to the demolition there was a period of commercial inactivity at the site, and Park National Bank of Southwest Ohio and Northern Kentucky assumed ownership of the Property through foreclosure in February 2010.

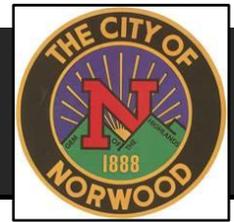
A local entity, 4817 Section LLC, acquired the site from Park National Bank as of September 2011. Along with the City of Norwood, 4817 Section LLC is working to develop a strategy for the site that involves developing a new mixed-use office and light industrial facility to accommodate at least one potential end-user. The first potential end-user is identified and is finalizing agreements with the City for specific property requirements and anticipated employment figures.

CURRENT USES OF THE PROPERTY

The current Property owner, 4817 Section Avenue, LLC purchased the Property in September 2011. The Property is currently vacant.

ADJACENT PROPERTY LAND USE

A manufacturing building was constructed north of the Property in 1913 and was historically occupied at different times by a lumber warehouse, The Clopay Corporation (paper products and other related items) and Product Presentation Displays (advertising displays). The building was razed by the early 1970s. Also, to the north, across what is now the Norwood Lateral Expressway, was the former American Laundry Machine manufacturing complex. The plant was situated on both sides of Section Avenue. American Laundry manufactured and assembled heavy equipment product line for commercial laundries, hospitals, hotels and institutions. Past environmental investigations of this adjoining property have found elevated concentrations of chlorinated solvents, such as tetrachloroethene (aka PCE), trichloroethene (TCE) and their break-down by-products in the soil and groundwater. The buildings located on the “West” tract of American Laundry were vacated and razed by 2004 and the site is currently vacant. The adjoining property to the west was constructed in approximately 1922 as Cincinnati Rubber Manufacturer. This



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facility was razed, and the property was redeveloped circa 1995 as a self-storage facility. The adjoining properties to the south and east have historically been residential and light commercial since the late 1800s.

EXISTING PROPERTY STRUCTURES

The original +100,000 square foot manufacturing building and ancillary structures were razed in 2006, though it is believed that the building foundations and, potentially, demolition debris remain buried at the site. In addition, fill material of unknown origins were reportedly imported to the Property in 2007, which increased the grade by approximately three feet across the site.



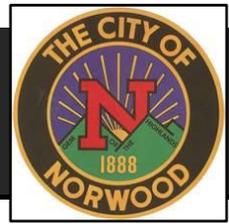
PREVIOUS SAMPLING ACTIVITIES

One subsurface environmental investigation is known to have been completed at the Property during the Park National Bank foreclosure process. The limited non-VAP Phase II assessment was conducted at the Property in May 2010, which revealed that soil and groundwater beneath the northern half of the Property are impacted with TCE, a chlorinated solvent typically used as a metal degreaser. The investigation also revealed that the Property has been graded with over three feet of fill material.

In preparation of this application, 4817 Section LLC had a VAP-compliant Phase I Property Assessment prepared to locate any Identified Areas associated with historic property uses and potential off-site sources of contamination. The historic metal and wood working and associated activities onsite (such as stamping, plating, cleaning/degreasing, varnishing, etc.), and the property's proximity to the former American Laundry facility have resulted in the identification of six "Identified Areas" that require investigation prior to construction and site occupation by end-user groups.

PROPERTY REDEVELOPMENT STRATEGY & POTENTIAL END USER INVESTMENTS

Located immediately south of Ohio 562 (the Norwood Lateral), this site offers visibility and easy access to the area's main transportation thoroughfares, and is central to both Interstate 75 and



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Interstate 71. The recent increase in Clean Ohio-supported development projects along Section Avenue (Former Norco and American Laundry facilities) has also attracted new attention and development interest to this historic industrial corridor of Norwood by high quality office, medical, and light industrial users.

As indicated in the prior section, a potential end-user for this site has already been identified, and that group is interested in occupying the main proposed building at this location if the environmental condition permits such development. Although plans are still tentative, the proposal being negotiated between the City and potential end-user currently includes constructing one single-story 80,000 square foot office/warehouse structure, with landscaping and parking areas. The main building is proposed to be a tilt-up concrete construction, in a similar fashion to the building depicted in the images below. This potential end-user has a current lease expiration date of December 2011, and wishes to have their site construction plans finalized to accommodate occupancy in 2013. This group anticipates creating at least 50 new jobs, representing a new source of tax income and employment opportunities to the City of Norwood.



ALIGNMENT WITH MASTER PLAN

The subject Property is located within 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 are features of his 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 potential Development Partner and End-User to evaluate additional funding sources to accomplish the cleanup and site redevelopment objectives.