



Legislation Text

File #: 1002-2011, **Version:** 1

BACKGROUND: The purpose of this ordinance is to authorize the Director of the Columbus Department of Development to enter into an agreement of understanding with Wagenbrenner Development, Inc. in conjunction with a Clean Ohio Revitalization Fund (CORF) Round 11 grant application of up to \$3 million, and to authorize the Columbus Department of Development to submit the application to the Ohio Department of Development for site cleanup at the former Timken site at 1025 Cleveland Avenue in the Milo-Grogan neighborhood of Columbus. An agreement of understanding, along with this ordinance, is required for the application of Clean Ohio grant funds.

The former Timken site is approximately 30 acres and was used for manufacturing rail car wheel bearings for nearly 100 years when operations closed in 2001. Shortly after closing, the Timken Company razed the site where it has since remained vacant and has been a blighting influence in the Milo-Grogan neighborhood of Columbus.

The site was recently acquired by Wagenbrenner Development, Inc. who plans to invest approximately \$12 million to clean the site and construct a mixed use development consisting of approximately 25,000 square feet of retail/restaurant space and 125,000 square feet of flex office/warehouse space with a projected minimum employment potential of approximately 100 jobs. The Milo-Grogan community has and will continue to have extensive input into this project as it moves forward.

Environmental remediation activities will include excavation of contaminated soil and engineering controls such as clean fill capping with vapor barriers and venting systems where appropriate.

The agreement of understanding sets forth the essential roles of both the developer and the Columbus Department of Development in undertaking site cleanup and subsequent redevelopment. The agreement of understanding does not subject the City to liability for any site contamination which may exist at or near the redevelopment site.

This legislation is submitted as an emergency to meet the Clean Ohio Program Round 11 grant application deadline of July 18, 2011.

FISCAL IMPACT: There are no costs to the City of Columbus associated with applying for Clean Ohio Round 11 grant funding. If the application is approved by the State, the City of Columbus will receive up to \$3 million in grant funding for environmental clean up at this site.

To authorize and direct the Director of the Columbus Department of Development to enter into an agreement of understanding with Wagenbrenner Development, Inc. in conjunction with a Clean Ohio Revitalization Fund Round 11 grant application of up to \$3 million, and to authorize the Columbus Department of Development to submit the application to the Ohio Department of Development for site clean up at the former Timken site at 1025 Cleveland Avenue in the Milo-Grogan Neighborhood of Columbus; and to declare an emergency.

WHEREAS, the State of Ohio, Clean Ohio Program will award up to \$3 million per project to communities throughout Ohio for the purpose of clean up and redevelopment of contaminated or abandoned properties known as "brownfields"; and

WHEREAS, the City of Columbus contains brownfield properties which may qualify for Clean Ohio cleanup and redevelopment grant funding; and

WHEREAS, the Columbus Department of Development has been involved with brownfield redevelopment since 1999 through its administration of the Columbus Brownfields Redevelopment Program; and

WHEREAS, Clean Ohio grant funding will greatly complement the efforts of the Columbus Department of Development in helping to clean up and redevelop brownfield properties in Columbus; and

WHEREAS, the Columbus Department of Development has identified a brownfield property which may be eligible for Clean Ohio Program Round 11 grant funding at the site formerly known as the Timken site in the Milo-Grogan neighborhood of Columbus and Wagenbrenner Development, Inc. has agreed to partner with the City to clean up and redevelop the site for commercial and light industrial use; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to submit said application described herein in order to meet the Clean Ohio Program Round 11 grant application deadline of July 18, 2011, all for the preservation of public health, peace, property, safety and welfare; **Now, Therefore,**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Director of the Columbus Department of Development is hereby authorized and directed to enter into an agreement of understanding with Wagenbrenner Development, Inc. for the redevelopment of the former Timken site at 1025 Cleveland Avenue in the Milo-Grogan Neighborhood of Columbus and is authorized to submit an associated application for Round 11 grant funding, of up to \$3 million, to the Ohio Department of Development for cleanup at the site under the Clean Ohio Revitalization Fund Program.

Section 2. That for reasons stated in the preamble hereto, which is hereby made a part hereof, this resolution is declared to be an emergency measure and shall take effect and be in force from and after its adoption and approval by the Mayor, or ten days after adoption if the Mayor neither approves nor vetoes the same.