

Attachment 1

Application Summary Document

History and Current Status of the Project Property

(1a) Historical documentation indicates that steel goods were manufactured on the 26-acre Property from 1908 to 1920. After 1920, the Property was used as a steel finishing facility. The Property formerly housed the Deforest Sheet and Tin Plate Company and the Republic Iron & Steel Company (subsequently LTV Steel) plant works. LTV Steel sold the Property to Niles Properties, Inc. in 1988 and Gearmar, Inc. took ownership in 2003. BR Group Property, LLC has owned the Property since 2008 and the current occupant is BRT Extrusions Inc.

Former on-site operations have included pickling, annealing, metal stamping and fabrication. The buildings were most likely used continuously for steel finishing until the steel-finishing operation ceased in 1976. Current operations include aluminum extrusion and stamping, and industrial storage.

Number of Buildings on the Property and their current condition

(1b) The Property is supported by infrastructure and occupied by four structures including a main building complex, a general storage building and former locker room, and a small natural gas building that houses gauges and piping belonging to the gas company. In the last three years, most of the buildings have been upgraded to good condition by the current owner.

Current Uses of the Property

(1c) Since 2004 the Property has been occupied by BRT Extrusions Inc. supporting operations including aluminum extrusion, fabricating, finishing as well as maintaining on-site warehouses. Currently, the western portion is vacant and slated for possible redevelopment. Open land, greenspace, and areas covered by gravel and pavement surround the buildings. Future intended land use will remain industrial as BRT Extrusions Inc. expands their successful operations. BR Property Group, LLC and the City of Niles have an access agreement supporting this worthwhile remediation project.

Surrounding Land Uses

(1d.i.ii.iii.) The former Republic Steel and current BRT Extrusions Property is located along the west side of North Main Street in Trumbull County within the corporate boundary of the City of Niles and bordering Wethersfield Township. Main Street is located along the front of the Property (northeast boundary) and a set of railroad tracks is located along the rear of the Property (southwest boundary). Vacant land borders the Property on its west, south, and north boundaries. The east boundary abuts several commercial businesses. Adjacent to and southeast of the Property is an active auto parts manufacturing facility. The Mahoning River meanders south and

west of the Property. Local area economics reflect 20.8% of persons living in the City of Niles are living below the poverty line compared with 15.4% in the State of Ohio and the median household income for the City of Niles is \$34,939 compared to \$48,246 for the State of Ohio (Quick facts US Census 2008-2012).

Known or Potential Project Impediments

(1e) Assessment work completed to date indicates that the Property has been impacted by the past industrial steel facility use. Media of concern evaluated during a Property assessment include soil, ground water, and soil vapor. Elevated levels of arsenic, lead, poly-aromatic hydrocarbons (PAHs), and total petroleum hydrocarbons (TPH) for diesel- and oil-range organics were detected in soil exceeding applicable VAP direct contact soil standards (DCSS).

An asbestos survey performed on the existing structures identified asbestos containing material (ACM) primarily in the form of non-friable roofing; however, potentially friable ACM is also present. Friable ACM with the potential to impact soil and/or ground water and human receptors is planned to be abated in accordance with applicable state and federal regulations. 'Deteriorating factors' have rendered some non-friable category ACM into potentially friable materials. However, no evidence has been found that indicates that the environmental media has been impacted to date, thus asbestos is not a VAP COC.

Goals and anticipated outcomes of the project

(2a.i.ii.) The planned removal of soil exceeding applicable standards and a ground water use restriction on the Property will allow industrial redevelopment and expansion to occur. The Property owner intends to maintain the existing structures located on the Property; therefore, demolition activities are not contemplated under the remedial action plan. Abatement of friable asbestos containing material will need to be addressed as deemed applicable. At this time, sustainability items include metal recycling.

(2.a.iii.) The City of Niles and the owner of the Property are evaluating appropriate measures and funding to complete the necessary environmental activities which will make way for redevelopment. The Applicant is requesting \$634,680 in remediation grant funding and the current Property owner is providing a match of 25% of the Total Project Cost. On-site remediation work and improved infrastructure will provide support in making this a successful project.

(2a.iv.) The City of Niles and BRT Extrusions Inc. are prepared to begin this remediation when the brownfield grant contract has been awarded.

Redevelopment Potential and Goals

(2b.i.) Following the soil remediation, the redevelopment plan for this property includes new and improved infrastructure (\$200,000), new employee work spaces, product warehouse space as well as shipping/receiving dock areas (\$300,000).

This industrially zoned Property is already supported by electric, natural gas, water service, and storm and sanitary sewer services. The City of Niles and the owner of the Property have made expansion of the on-site industrial operation a local priority and are prepared to begin this project upon grant approval. Sustainability concepts will be considered where possible. The full redevelopment potential of this Property will take place once remediation and regulatory filing activities have been completed.

Site Redevelopment as an Opportunity for End Users, property Investment & Job Creation

(2b.ii.) BRT Extrusions has consistently upgraded this Property and reinvested into the on-site aluminum extrusion business since 2004. Soil remediation is required to mitigate legacy contamination and support a finding of No Further Action in order to protect the significant investment in this property and to confidently expand the quantity of employees required to support this growing business.

(2b.iii.) BRT Extrusions plans to create at least 15 new full-time jobs at the project location within three years. The created payroll for all new positions will be \$275,000 exclusive of benefits with a city income tax rate of 1.5%.

Timeline for Redevelopment

(2b.iv.) Bid preparation, solicitation and selection will occur over approximately three months. The active remediation work is expected to be finalized within seven months and the NFA preparation should be completed within eleven months. Property improvements and increased on-site employment will allow for expanded operations within 36 months following the grant award.