

**Application Summary – Attachment A-1
Sherman International Project
Campbell, Mahoning County**

Goals of the Brownfield Project:

The City of Campbell's application for the Sherman International Property requests \$1,881,024.75 in funds from the Clean Ohio Revitalization Fund. The overall goal of the project is to remediate on-site soil contamination, ground water contamination, abate the on-site asbestos, demolish the existing structures, and redevelop the site.

Economic Benefits of the Brownfield Project:

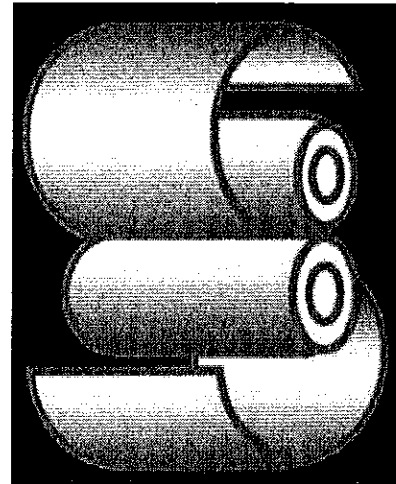
The Sherman International Corporation is the current Property owner. A state of the art Cold Rolling Mill Complex will be built by Sherman Metal Technologies, LLC which is the known end user. Sherman Metal Technologies, LLC and Sherman International have a common owner but are separate companies. The cleanup and reuse of local Brownfields is a priority to the City of Campbell and Sherman International. A COAF Assessment Grant Application is currently under review at the Ohio Department of Development for land located immediately west of the Property. The objective of the future on-site industrial facility – referred to as Sherman Metals Technologies (SMT) is an on-site Cold Mill Complex which will supply thin gauge steel in support of the construction, automobile, white goods, and HVAC industries. This redevelopment project is expected to generate approximately 300 positions anchored to the on-site facility. The average hourly wage is calculated to be \$18.00 per hour.

Sherman Metal Technologies, LLC estimate the total project costs to be approximately \$300,000,000, including all construction and start-up expenditures.

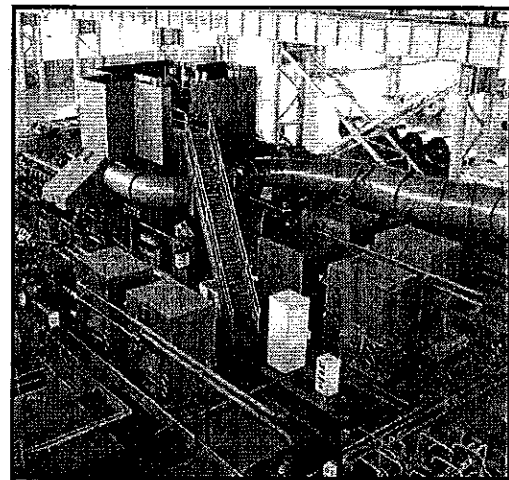
It is expected that approximately \$280,800 of income tax and approximately \$3,325,000 in real estate tax will be generated annually as a result of this project.

Community Benefits of the Brownfield Project:

This project supports the common goals of Mahoning County, the City of Campbell, the Mahoning River Consortium, and the Mahoning



Sherman International Corporation is the development partner and Sherman Metal Technologies, LLC is the known end user for this project.



Photograph of a 6 High Reversing Cold Mill to be used at the new on-site facility.

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River Corridor of Opportunity as they work together to produce jobs along the river while achieving a proper balance between environmental needs and benefiting overall economy including the low-income residents. The local community will reap the benefits of new job opportunities located on a remediated property.

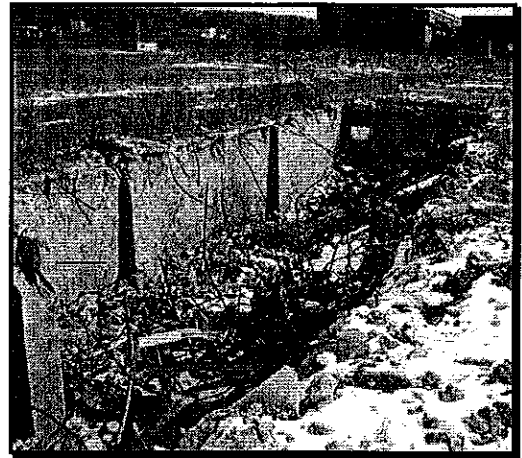
Other Funding Sources:

The construction of a new sanitary lift station at the southeast corner of the Property along with a forced main within the east Property boundary, and the extension of Casey Drive along the eastern boundary of the Property will be a source of approximately \$543,708 match dollars for this worthwhile project. These infrastructure improvements are funded with Ohio Public Works Commission grants and ODOD 629 funding. Sherman International, the owner of the Property will cover additional match dollars for this total \$2,508,033 CORF remediation project.

History of Project Property:

The Property and surrounding area along the Mahoning River were developed circa 1900 for commercial/industrial purposes. The industrial operations that have occupied the Property include, but are not limited to, heavy industrial steel manufacturing, including quenching and smelting operations. The current Property owner, Sherman International Corporation, gained ownership of the target Property in 2002.

Multi-building industrial on-site operations have included the Youngstown Sheet & Tube Company, Campbell Works and LTV Steel. An electric substation, along with several industrial production buildings were located in the area of the historic on-site Seamless Tube Mill. Areas for threading and welding, warehouses, boiler shop and galvanizing departments were also located within the on-site Campbell Works facilities. A large network of tracks identified as the New York Central Railroad Pittsburgh & Lake Erie



View of one of the existing concrete pits that will be demolished and filled in during the clean-up of the site



Looking west across the Property at remnant items strewn about a majority of the former building footprints located on the west and central portions of the Property.

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Division serviced the facility. Rail lines surrounded the Property and a roundtable was located north of the Property. To the west of the Property, nearby facilities have included the Republic Iron & Steel Company Coke Works, the Akron Soap Company (Rendering Works) and the Youngstown Hide & Tallow Company. Residential development was historically located to the southwest of the Property.

The Youngstown - Warren metropolitan area of Ohio was once the third largest steel producing area in the nation. The economy of the area was devastated by the loss of the steel mills in the 1970's and the local communities have been struggling to deal with the impact of the mill closings for 30 years. The Sherman Metal Technologies redevelopment project will revive the industrial base of this Property.

Environmental Improvements and Benefits:

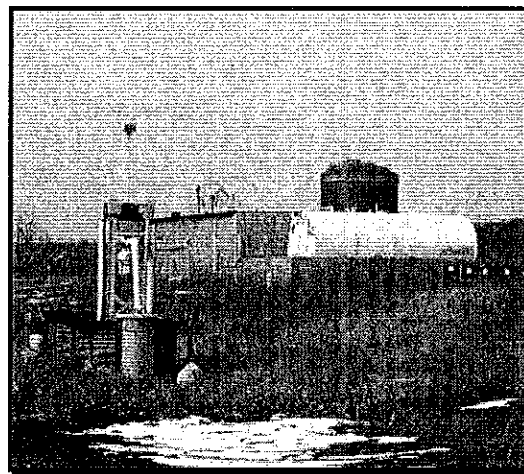
The City of Campbell and the Development Partner are committed to eliminate the ongoing threats to public health, safety and the environment posed of brownfield sites of this nature. The VAP Phase II Property Assessment performed on the Property has determined that soil and groundwater contamination above commercial use standards exists on the Property. Currently, the ground water table contains free floating oil product and petroleum contamination is being released from the site and into the Mahoning River.

Cleanup Benefits:

On-site cleanup activities include asbestos abatement and demolition of a small office building, replacing the obsolete ground water treatment system to collect the oil product from the ground water table, removing contaminated soil, and slip-lining the storm sewer to prevent petroleum contamination from infiltrating the sewer and discharging into the Mahoning River.



View of the existing on-site office building to be demolished during the site clean-up.



View of the outdated ground water treatment system located on the Property.

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Sustainability:

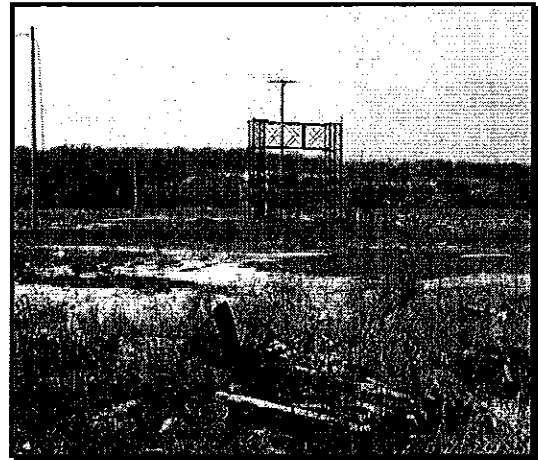
This project incorporates sustainable activities during the cleanup and redevelopment activities, including, but not limited to:

- The City of Campbell and the Development Partner will recycle as many demolition materials as possible. The demolished concrete foundations will be crushed and used on-site as clean engineered fill. Non-structural items (e.g., windows and doors) will also be salvaged for recycling.
- The City of Campbell's storm water manager will be on-site to assure there are no run-off issues. The City will minimize storm run-off impacts from the site during and after remediation activities by incorporating a rain garden, and other erosion control measures.

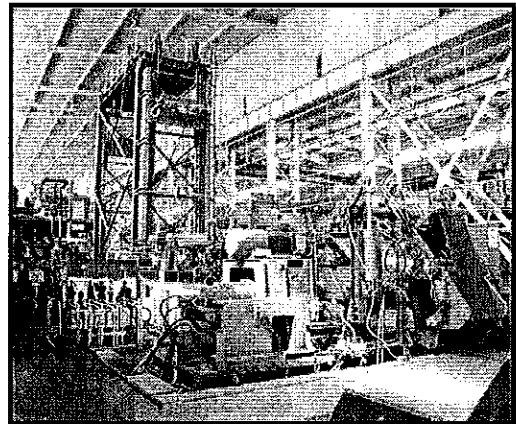
Project's Readiness to Proceed if funded:

The City of Campbell, Mahoning County, and Sherman International Corporation have worked toward redeveloping this Property for many years. The applicant will administer the grant, while following the team's plan to balance the environmental and economic needs of the community. This project Property is vacant and ready to proceed immediately following the receipt of the grant agreement.

Sherman International plans to hold the groundbreaking ceremony in early 2013. The on-site Cold Mill Complex is expected to be completed within 36 months of the executed grant contract. Infrastructure work applied to the required match (that was not conducted prior to the submission of the application) will be completed before the Grant Completion Date.



View looking south from the north portion of the Property. Visible in the photograph is an existing electrical tower that was connected to the former substation building.



Photograph of a Continuous Color Coating machine to be used at the new on-site facility.

Vindy.com - The Valley's Homepage

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Displaying Ads 1 through 1

Legal Notices

LEGAL NOTICE

Re: Sherman International, Campbell, Ohio

**Notice of public meeting and information repository for
a Clean Ohio Fund Grant**

The City of Campbell is applying for a \$1,881,025. grant from the Clean Ohio Revitalization Fund for the cleanup of the Sherman International Property located 1,600 feet northwest of the Walton Avenue Bridge over the Mahoning River. The application is available for review at the Campbell Library, located at 374 Sanderson Avenue, Campbell, Ohio until March 12, 2012. A public meeting to discuss and solicit comments to the grant application will be held on March 12, 2012 at the Campbell Municipal Building located at 351 Tenney Avenue, Campbell, Ohio at 2:00. Application information is also available online at www.campbellohio.gov/grants_projects
Any questions may be referred to Jack Dill, City Administrator at (330) 755-1451.

Start Date: 01/18/2012 End Date: 01/18/2012