

LEGISLATIVE SUMMARY  
Mayor's Office of Capital Projects  
Division of Real Estate

**License Agreement for Air Products to use access road and staging areas adjacent to Former Kennel Building at Clark Field**

**Ordinance No:** 335-2023

**Legislative Purpose:** To authorize the Directors of Public Works and Public Safety to issue a license agreement, for an initial term not to exceed two years, and automatically renewing monthly, to Air Products and Chemicals, Inc. (aka Air Products) to utilize the access road adjacent to the former Kennel building at Clark Field for ingress\egress and staging areas during an expansion of their facility located at 2820 Quigley Road.

**Project Summary:** Air Products and Chemicals, Inc. (aka Air Products) located at 2820 Quigley Road is proposing a major expansion to their facility and are looking for a license agreement to utilize the access road adjacent to the former Kennel building for approximately 20 months (April 2023 to December 2024).

Air Products has been producing and distributing industrial gases in Cleveland since 1959. This significant capital project is being planned in conjunction with the signing of a new long-term contract between Air Products and the Cleveland-Cliffs, Inc. Air Products services Cleveland-Cliffs' industrial gas needs via underground pipelines to its various steelmaking and blast furnace facilities. In addition, the existing Air Products facility also distributes oxygen, nitrogen, and argon in liquid form (via tanker trucks) to other customers located in Cleveland including many hospitals and health care facilities in the region. Their expansion will include the construction of a new Air Separation Unit (ASU), which will produce gaseous nitrogen, gaseous oxygen, liquid oxygen, liquid nitrogen, and liquid argon from the ambient air. The increase in production capabilities is projected to result in a 40% increase in full time employment at this Air Products site (truck drivers, technicians, management roles, and administrative support personnel). Air Products also anticipates adding 100-200 new customers to their current portfolio of 250 customers served from this facility.

Air Products will use the access road daily to shuttle construction employees into and out of the site. Construction employees will be parking off-site on property Air Products is leasing nearby on W. 3<sup>rd</sup> St. Air Products would also like to use a small area adjacent to the access road at W. 7<sup>th</sup> St. as a staging area for pipe and materials. For a 4 to 5 week period (Late Summer or early Fall 2023), Air Products would also like to use an additional 80ft x 260ft area adjacent to the access road west of the former Kennel site to lay down and prep a very large piece of equipment (Cold Box) prior to erecting it on their site.

Air Products' requests will not interfere with the ongoing Clark Field Site Improvements and the recently completed EPA remediation work. Additionally, there will be no impacts to the former kennel building & parking lot.

Air Products has agreed to maintain and repair the access road during the term of the agreement at no cost to the City and to repair & resurface the access road upon completion of their work or at such time deemed appropriate by the City. All other disturbed areas will be restored to current conditions.

<b>Price:</b>	\$1.00 and other valuable consideration
<b>Permanent Parcel No:</b>	Portions of PPN 008-30-001 & 008-29-002
<b>Ward:</b>	3, Councilman Kerry McCormack
<b>Attachments:</b>	Location Map



**Clark Field**

**Former Kennel Building**

**Air Products**



**Mayor's Office of Capital Projects  
Division of Real Estate**

**Former Kennel Building**



**Clark Field**

00829002

00830001

**Short Term Staging Area**

00423091

00829002

**Staging Area**

**Access Road**

**Air Products**

00830002

00830002

00830002

**QUIGLEY ROAD**

00830005

00830003

00830003

00830008

12.8152 AC.

