

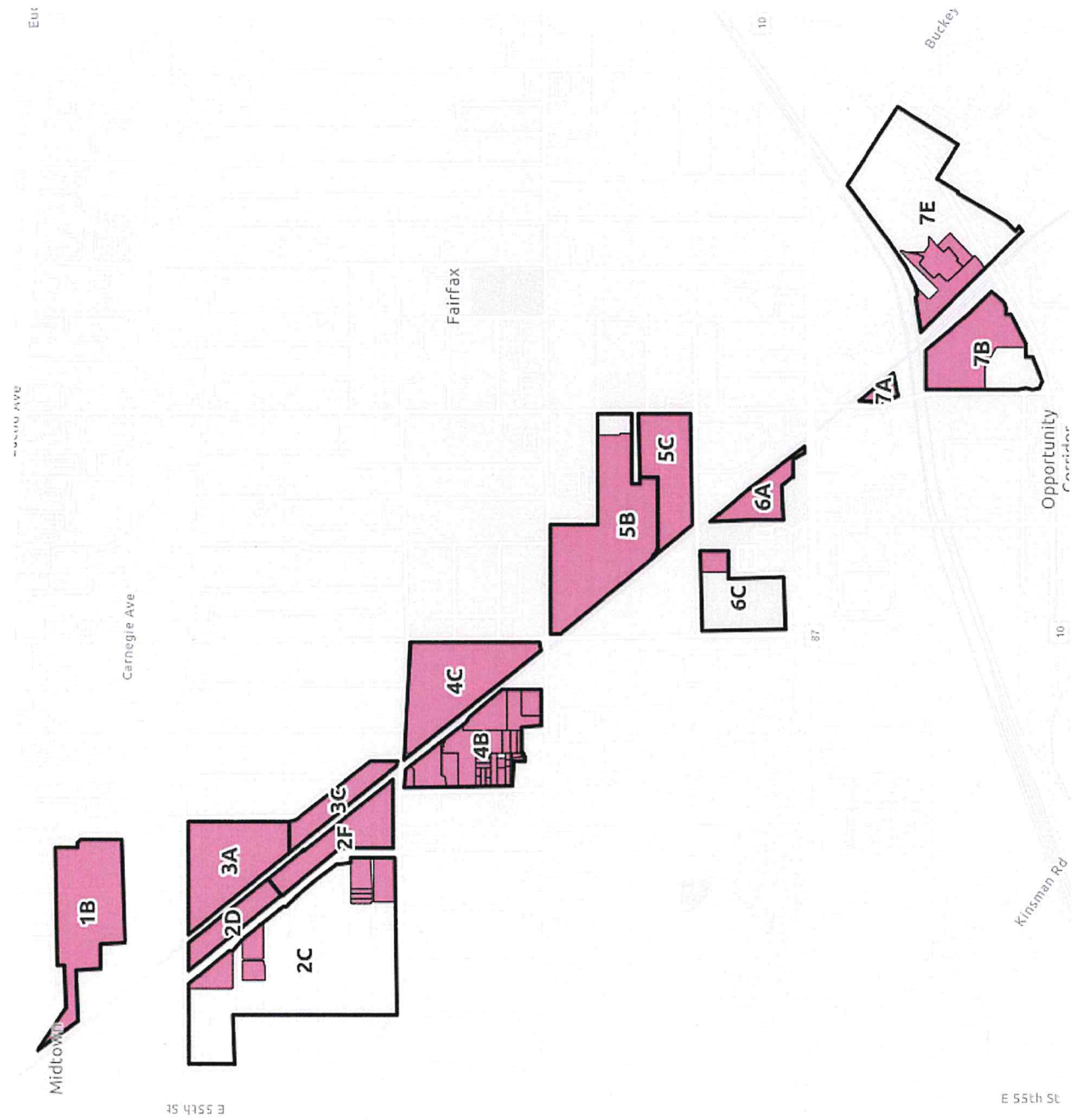
DEPARTMENT OF DEVELOPMENT

SUMMARY FOR THE LEGISLATIVE FILE

ORDINANCE NO: 401-2026

Project Name	Designation of Priority Investment Area for Ohio Department of Development Brownfields Program
Project Site	Along Midline Development Area
Project Manager	John Fahsbender, Brownfields and Site Coordinator
Ward/Councilperson	5/Starr, 6/Griffin
City Assistance	N/A.
Project Summary	The City has identified the Midline Development Area as a major project for industrial redevelopment in the City. The Midline Development Area is a historically industrial area that stretches along the Norfolk Southern rail line passing through the Central and Fairfax neighborhoods. To qualify projects in this Area for state brownfields funding, Council wishes to establish the Midline Development Area as "Priority Investment Area," as defined in Ohio Rev. Code § 122.161. To create Priority Investment Areas in Cleveland, City Council must pass an ordinance or resolution that includes: (a) clear geographic boundaries of the area proposed for designation, (b) a statement that the qualifying property within the area will be exempt from taxation for five years under Ohio Rev. Code § 5727.76, and (c) evidence demonstrating that the property is a potential brownfield. For the proposed Midline Priority Investment Area, a clear geographic boundary is established by the attached map and parcel list. Furthermore, Council declares that under Ohio Rev. Code § 5727.76, qualifying property installed within the Midline Priority Investment Area will be exempt from taxation for the first five years of service. Finally, property within the Midline Priority Investment Area are all potential brownfields, as demonstrated by numerous environmental assessments performed at the properties.
PPNs	See attached file
Attachments	Parcel list Location map Environmental due diligence summary

Map of Proposed Midline Priority Investment Area



List of Parcels
Proposed Midline Priority Investment Area

118-31-012	118-31-023	118-31-036
118-20-001	124-10-036	118-17-011
118-31-033	118-21-001	118-19-002
118-31-010	126-20-027	118-12-015
124-09-021	126-26-001	118-31-024
118-31-032	118-32-002	118-31-034
118-31-007	118-31-042	118-31-011
118-31-006	126-20-026	118-31-019
118-31-013	118-21-002	118-19-046
118-31-015	126-19-009	118-19-044
118-31-014	126-20-025	118-19-006
118-31-008	118-31-001	118-19-045
118-31-002	118-31-044	118-19-018
118-31-004	118-20-004	118-19-047
118-31-026	124-11-011	
118-31-005	118-31-009	
118-31-043	118-20-005	
118-31-020	124-08-001	
118-31-031	118-31-041	



Property Brownfield Demonstration
Environmental Due Diligence Summary
City of Cleveland Priority Investment Area Designation Request

Area	Property Name	Parcel Number	Addresses	Previous Industrial Uses & Historical Occupants	Database Listings	Previous Report Information	Public Records
1B	American Sugar	11812015	6501, 6515, and 6519 Carnegie Ave	The Oster Mfg Co., The Aluminum Casting Co. (Aluminum & Brass Foundry), residential, the A.B.C. Castings Co., Crane Co, auto painting & repair, Perfection Spring & Equipment Co., Monmouth Products, automobile fender factory, the Carnegie Body Company, Cleveland Graphite Bronze Co., American Sugar, Hart Ignition Co., Quality Body & Top Repair Co.	EDR HIST AUTO - Auto repair shop in 1935 and from 1969 to 1986, RGA LUST; FINDS LUST (NFA - 1995), LUST- Midtown Commerce Park (Closure of 10 UST's - NFA 1994), RCRA-VSQG, SPILLS (2009 - water-based ink & hydraulic oil), Hist Auto Repair (2041 E. 65th) 1955-1961 EDR HIST AUTO - Auto repair shop in 1935	2025 TRC PH I RECs: Historical operations: aluminum and brass foundries, machine shops, grinding, stamping, and painting; potential gasoline UST; several transformer and oil houses; chip house; auto painting and repainting; former foundry; known TCE in soil near rail spur 2026 TRC PH II: Pb>Cf and C/E; cisDCE, VC, BaP, As, Co, Mn>UPUS; VI exceeds Cf cumulative risk.	BUSTR: UST upgrade (dispenser & lines) completed in July 1994 for 10,000-gallon diesel UST system. Upgrade granted NFA status - August 1995. No record of UST removal/closure.
			6535 Carnegie Ave				
			2162 Ashland	Cleveland Railway Co - battery house, Virden Corp	RCRA-LQG 7 SQG (chlorinated solvents), COAF grant - assessment, RCRA - electropasting WWT sludges (1980-Virden), RCRA-NonGen/NLR (CLE Growers)	2024 MSG PH I - Past Industrial Use; Subject Property REC & Surrounding Sites REC, 2024 MSG PH II - soils>VAP GDCSS, chlorinated VOCs>UPUS, TCE>IA Cf, and IA Cf exceeds cumulative risk.	
2C	Ashland Neighborhood	11819002	0 Longfellow Ave	Previous industrial use - Previous Phase I REC; Parking lot. Sold with 2162 Ashland	No Listings		Historical address for parcel 11819018 Historical address for parcel 11819018
		11819006	0 Longfellow Ave	Previous industrial use & parking lot	No Listings		
		11819018	6219 Central	Machine shop/fabrication shop; American Industrial Products Steel Warehouse	No Listings		
		6215 Central Ave		Gasoline Station, Warehouse, Residential	Hist Auto - gasoline station 1935 (2 gas tanks 1951 Sanborn)		
		6217 Central Ave		6305 - Miller-Becker Co., Henderson Fabricating	E Manifest - CESQG		
		11819044	6304 Hawthorne	V&J Enterprise; Automotive junkyard	No Listings		
2D	Ashland & Cedar	11819045	0 Hawthorne	V&J Enterprise; Automotive junkyard	No Listings		2020 MSG PH I - Past Industrial Use REC, 2024 MSG PH II - soils>VAP GDCSS, metals & chlorinated VOCs>UPUS, TCE>IA Cf, and IA Cf exceeds cumulative risk.
		11819046	6310 Hawthorne	V&J Enterprise; Automotive junkyard; Solid/dirt/fill piles located on-site	No Listings		
		11819047	6410 Hawthorne	V&J Enterprise; Automotive junkyard; Buckeye Brass & Mfg	FINDS		
2F	Hashem	11820001	2175-2187 Ashland	E. Cleveland Railroad Co., Kurtzner Radiator Co. (mfg), Cleveland Ice Co., Cleveland Automatic Machine, Westinghouse Electric & Mfg Co., TAPCO/TRW, Sandusky Solutions	CRO - 1997, SEMS - Not on NPL, removal only - 2015, EPA ID=OHN000306072, BF - asbestos survey PRP - A WORLD WASTE SOLUTIONS COMPANY LLC	2024 MSG PH I - Past Industrial Use REC & Surrounding Sites REC	
3A	TRW	11821002	2196 Clarkwood/6500 Cedar/6504 Cedar Ave	Cleveland Machine Screw Co., Cleveland Automatic Machine, The Cleveland Sall Co., Thompson Products, Midtown Central Recyclers, CLE Concrete Recycling	CRO - no info, ICIS - NOV Air 2016, US AIRS, FINDS, and ECHO	2025 TRC PH I RECs: Historical operations: electroplating, japanning, polishing, milling, welding, hardening, blacksmiths, painting, machine and forge shops, and pickling; transformers and oil houses; incinerator; up to 14 potential USTs 2026 TRC PH II: Pb>C/E; TCE, BaP, Hg, TPH>C/E and Cf; TCE & Mn>UPUS; PCE & TCE in SG but does not exceed VISIs or cumulative risk.	
3C	Clarkwood & Cedar	11820004	2224 Clarkwood	Standard Sewing Machine, Grant Ball Co., Cleveland Gas Meter Mfg Co, The Ohio Forge Co., Steel Products, Standard Coal & Coke Co., Thompson Products, Aluminum Precision Products, TRW Clarkwood Plant, TRW Valve Division, Clarkwood Industries LLC	6500 Cedar - RCRA NonGen/NLR, SQG - 2006, LQG 1990 - 2005, SPILLS - cutting oil solution 1994 (quantity not specified) EDR HIST AUTO - gas station in 1935	OEPA Memo, October 2018: Low levels of TCE and PCE in soils. cVOCs ND in GW. Not in excess of VISIs. 2006 H&W PH II: As>UPUS and Res. PAHs>Res and C/E. PCE exceedance in soil (unknown conc). 2003 EA Group PH II - IDCE and TCE< res	
		11820005	2248 Clarkwood	Cleveland Woolen Mills, Ohio & Pennsylvania Coal Co., Stevens Dishwasher Mfg Co., The Electric Welding Products, The Collings Taylor Co., Taylor-Lockwood Co., LB Lockwood, CEI Clarkwood Yard, TRW, Clarkwood Junkyard, Cuyahoga Rivet & Screw Co	VAP TA, COAF Phase II (also reported at 2255 E. 68th St)		



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4B	Bolan	11831042	6700 Central	Cleveland Co-operative Stove Co. (foundry), National Safe & Lock Co., Grand Industries, St. Clair Metal Products Co	No listings	2024 MSG Ph I RECs: Heavy and varied industrial usage of the Subject Property and all adjacent properties for at least the past 100 years. Elevator shaft with black, potential oil staining.	
		11831001	2323 E 67th	Grand Industries Inc, Cleveland Co-operative Stove Co., Former Tin Shop, Core Shop			
		11831002	2335 E 67th	Interior Steel Equipment Co, Cleveland Co-operative Stove Co., Former Foundry, Former Enameling Plant,			
		11831004	0 E 67th	Interior Steel Equipment Co.			
		11831005	0 E 67th	Interior Steel Equipment Co.			
		11831006	0 E 67th	Interior Steel Equipment Co.			
		11831007	0 E 67th	Interior Steel Equipment Co.			
		11831008	0 E 67th	Interior Steel Equipment Co.			
		11831009	2355 E 67th	Interior Steel Equipment Co			
		11831010	2359 E 67th	Interior Steel Equipment Co			
		11831011	0 E 67th	Interior Steel Equipment Co., Sheet Metal Mfg			
		11831012	0 E 67th	Interior Steel Equipment Co., Sheet Metal Mfg			
		11831013	6707 Endeavor Ct	Interior Steel Equipment Co., Sheet Metal Mfg			
		11831014	0 Endeavor Ct	Florist (Greenhouses), Moses Auto Service			
		11831015	0 Endeavor Ct	Sheet Metal mfg			
		11831019	0 Quincy Ave	Interior Steel Equipment Co., Sheet Metal Mfg			
		11831020	0 Quincy Ave	Interior Steel Equipment Co.			
		11831023	2363 E 69th	Interior Steel Equipment Co., Hot Steam Heater Co., AES Fabricating, LB Cleveland Mfg Co., Sydnor Printing,			
		11831024	0 Quincy Ave	Interior Steel Equipment Co., Hot Steam Heater Co.			
		11831026	2349 E 69th	Interior Steel Equipment Co, National Safe & Lock Co., R9W Industries			
		11831031	0 E 69th	Interior Steel Equipment Co.			
		11831032	0 E 69th	Interior Steel Equipment Co.			
		11831033	0 E 69th	Interior Steel Equipment Co.			
		11831034	2352 E 69th	National Safe & Lock Co., the Grant Lees Machine Co., Interior Steel Equipment (Inst Furniture Mfg)			
		11831036	0 E 67th	Interior Steel Equipment Co.			
		11831041	0 E 67th	Interior Steel Equipment Co.			
		11831043	0 E 67th	Interior Steel Equipment Co.			
		11831044	0 E 67th	Interior Steel Equipment Co.			

BUSTR: N01: Removal/closure 4,000-gallon xylenes UST (outside) - June 1992. NFA granted August 2015.
N02: Removal/closure two (2) 10,000-gallon oil USTs (inside building) - June 1992; however, based on documentation, it is not clear whether these USTs were removed, and this incident was reported in September 2015. The incident status is "Reported".
Documentation references a former oil/water separator in the building.



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4C	7000 Central	11832002	7000 Central	Stone Brothers Shoddy Mill, Feil and Stone Scrap Iron Yard, Standard Tool Company, E. G. Krause & Co. Coal Yard, Wellman Seaver Morgan Company, Wellman Engineering, Cleveland Graphite Bronze Company, Cylindrical Fabrications, Cleveland Track Material Inc.	NDPES, US AIRS, FINDS, ECHO, E MANIFEST (Phase II IDV)	2024 Partners VAP PH I - 13 onsite IAs: bio-remediation area; USTs; transformer house; oil house; staining; compressor room; AST/drums; boiler house; pattern storage; paint shop; oil storage; 2024 Partners Ltd PH II - soil - TCE>GDCSS C/E & TPH DRO>soil sat, TCE/1-methylnaph>UPUS<VISL, SSV<VAP IA C/I, 2024 Partners ACM Survey & Lead Paint Inspection- minor quantities of ACM and PACM; 45 samples tested positive for lead above 1 mg/cm2	
5B	PDC	12408001	7500 Sherman 7600 Sherman Ave	Miller Brothers Varnish Works, the Brightman Machine Co., J. Palon & Co. (iron shingle bank mfg), Plomo Specialty (paints & oil mfg), National Screw & Tack Co., Natl Acme Mfg Co.,	US Brownfields - started October 2008; completion date not provided; Hazardous & Petroleum (grant type); City of Cleveland (recipient); soil/GW (affected media); Lead Other Metals PAHs VOCs (contaminants) FINDS Spills - May 2016; Spill Number = 1605-18-1009; orphan drum (substance); unknown amount released	2024 H2W PH I - 3 onsite historical use RECs & 1 offsite (south) REC, 2003 H&A PH II - surficial soils Ar, Pb, Cr, PAHs>GDCSS C/I, deeper soils <GDCSS C/I, MW-9 - LNAPL (likely diesel), Cr, Ar, Cd, Pb, Se, BTEX, dist.2-DCE & TCE>UPUS Historical address; included in 12408001 parcel consolidation	
5C	Cleveland Clinic	12409021	2466 E. 79th 2500 E. 79th	Cleveland Cooperative Stove Co., Cleveland Malleable Iron Co. (whrse), residential (east), the Cleveland Foundry Co., the National Malleable Castings Co. (whrse), the Perfection Stove Co. (mfg), Firestone Tire & Rubber (whrse), MetroHealth medical bldg	US Brownfields - started August 2009, completed October 2009; Hazardous & Petroleum (grant type); City of Cleveland (recipient); soil/GW (affected media); FINDS; DERRS - site assessment; DERRS ID = 218003688 FINDS	2024 H2W PH II proposal: up to 8 USTs gas, naphtha, kerosene, fuel oil, cutting oil (no records of removal), known landfilling/sand mining. 2024 H2W Geophysical Survey; mult subsurface anomalies id'd.	Historical address; included in 12409021 parcel consolidation
6A	Woodland Land Bank	12411011	0 Woodland	Edwards Brothers Coal Yard, residential, John R. Edwards Sr. Coal Yard, Wm Dewald Coal Yard, Pennsylvania RR Woodland Freight Station (multiple rail spurs)	No listings		
6C	Platt Ave	12410036	7300 Platt Ave	Cleveland Foundry Co., Perfection Stove	No listings		
7A	E. 79th Triangle	12619009	2625 E. 79th	American Washboard Co., Federal Foundry Supply Co., the Cleveland Foundry Co., ravine	No listings		
7B	Opal	12626001	2685 E. 79th	Van Dorn Iron Works (mfgs of jalls & jail furniture), Van Dorn Plastic Machinery Co.	FTTS and HIST FTTS - June 1989; EPCRA, Enforcement, SEE Conducted (investigation type); Inspection Number = 19890608AV007 1 RCRA-NONGEN/NLR - LOG in 1990 and 1992; several violations reported in 1988 (resolved that year); EPA ID: OHDD004208641 Asbestos - Demos and abatements from 2020 to 2022; Opal Industrial Group, Inc and Ohio Department of Transportation listed as owners FINDS and ECHO	2024 BUSTR NFA, 2024 Partners VAP PH II: chlorinated VOCs >UPUS>VISL C/I, chlorinated VOCs in SG>VAP IA C/I, 3 AULs: C/I land use, no GW potable use, VII remedy or exposure demonstration, RMP for C/E. Ohio EPA: VAP NFA Letter issued December 10, 2024, the CNS has not been granted yet. Remedy dependent on Environmental Covenant: 1) restricts land use to C/I, 2) restricts groundwater use, & 3) Building Occupancy Limitation (BOL) - future buildings must have a sub-slab vapor extraction (SVE) system. Property subject to Risk Mitigation Plan (RMP) for construction/excavation workers.	



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7E	Micellis TwoDOT	1262027	0 Lisbon Rd	Glidden Varnish Company and the Pennsylvania Refining Company	RCRA historical generator of over 50 waste codes with violations. Open LUST incident regarding a former 500-gallon gas UST.	2026 TRC PH I: Cleaning products and chemical manufacturing. Multiple storage tanks of benzene, naphtha, turpentine, solvents, and lubricating oils.	BUSTR: UST closure report, which revealed high levels of soil contamination, was submitted to BUSTR on 3/15/99. Contaminants of concern included TPH and BTEX. It appears that BUSTR has had no success in contacting the responsible party, and the assessment and cleanup process has idled.
		12620026	2740 Grand Ave	The Cleveland Rubber Company, Mechanical Rubber Company, Peerless Manufacturing Company, Peerless Motor Car Company, Sawyer Belling Works, and Strong Cobb & Company Inc. (pharmaceutical manufacturer), ravine.	E MANIFEST and PFAS ECHO	2026 TRC PH I: Historical operations included manufacturing with oil storage noted on historical maps.	
		12620025	2654 Lisbon Rd		No Listings	2026 TRC PH I: Historical operations: brass foundries, clothing winder manufacturing, bicycle manufacturing, automobile manufacturing, machine shops, painting, steam drying, sewing, finishing, and drug manufacturing; former ravine; transformer house; rail spur.	