

Cuyahoga County wants to spend \$5 million remediating former industrial sites: Stimulus Watch

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The former Central High and Intermediate Schools at 2225 E. 40th St. are on the list of possible brown field clean up locations around Cleveland. A developer has applied for a state brownfield grant to clean up the property with a plan to convert it to mixed-income housing.

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Cuyahoga County Council is considering spending \$5 million of COVID-19 stimulus dollars remediating former commercial and industrial sites.

Remediating the 18 brownfields would be paid for by a portion of the county's \$240 million in American Rescue Plan Act dollars. The \$5 million is the county's share of state money, plus private funds that are being used to redevelop land.

Among the projects are plans to clean up a former Cuyahoga County Department of Public Works and Bridge Garage site in Ohio City and build a 16-story building with apartments, a hotel and a bar/restaurant and remove asbestos and contaminated soil from an old manufacturing facility to serve as a new entrance for the zoo.

Ohio legislators set aside \$350 million to remediate brownfields throughout the state; Cuyahoga County's portion is about \$60 million, spokeswoman Mary Louise Madigan said in an email.

Compared to the state's investment, the county is forking over relatively little money. For example, the Ohio Department of Development allocated \$1.1 million to remediate the asbestos and lead-contaminated Empire Junior High School and turn it into affordable apartments. Cuyahoga County's ARPA contribution, if approved, would be under \$188,000.

The \$5 million will be paid out as "loans," but that debt is being forgiven if recipients meet the terms of their agreement with the county, Madigan said. The county held a competitive process for selecting recipients, and those who scored highest in the competitive process received their full request amount, while those who received lower scores received only partial funding, Madigan said.

It's unclear how many jobs will be created through the fund.

Even if the developers are unable to complete the projects, simply remediating the sites will help make the area more attractive to companies, said councilwoman Cheryl Stephens.

"If we can get these projects cleaned up and remediated, that means less contamination in our marketplace and more properties that can get to completion with a project that we might appreciate."

In order for the state to award grants, each project needs to receive 25% of its funding from sources other than state funding, Madigan said.

Here are the projects set to receive county funding:

1. 2168 West 25th St. LLC: \$137,719 to remediate the old Voss Industries building in Ohio City
2. BC Empire School LLC: \$187,569 to remediate the old Empire Junior High School in Glenville and turn the building into affordable apartments
3. Beacon Communities (BC Central School LLC): \$257,070 to turn the old Central High School building into apartments for seniors
4. Bridgeworks, LLC: \$42,465 to clean up a former Cuyahoga County Department of Public Works and Bridge Garage site in Ohio City and build a 16-story building with apartments, a hotel and a bar/restaurant.
5. Cleveland Metroparks: \$110,633 to remove asbestos and contaminated soil from an old manufacturing facility. The property will serve as a new entrance for the zoo.
6. Crooked River Equity Partners: \$546,139 to remediate the former Accurate Plating site in Midtown
7. Foundry Project Arts Incubator, Inc.: \$215,000 to remove asbestos from the former foundry with the intent of making it an arts incubator.
8. Hawthorne Elementary Partners: \$283,000 to remove asbestos from the former school and turn it into apartments and a public park.
9. Kurtz Bros. Inc.: \$276,218 to remove petroleum and lead from the soil of a 40-acre site on Warner Road

10. Spartan Alumni Rowing Association: \$131,537 to create access to the Cuyahoga River in an area that once processed chemicals.
11. Sustainable Community Associates (Friends of Mendelsohn): \$340,000 to remove lead and asbestos from the old Park Synagogue building.
12. Symba & Snap LLC: \$165,000 to remove asbestos from an old Goodwill building on 55th street.
13. TCD OCP Co LLC: \$332,738 to remove multiple contaminants, including lead and “unknown materials” from a ravine at East 55th Street and Woodland Avenue
14. The Great Lakes Brewing Co and 2516 Corp.: \$273,478 to remediate eight acres of the Scranton Peninsula near downtown to create a taproom and brewery.
15. Tungsten Industrial LLC: \$600,000 to remove lead and petroleum-contaminated soil from an old General Electric industrial site. The goal is to redevelop the site into a 40,000 square-foot industrial campus.
16. Vesta Lynette LLC: \$136,292 to remove asbestos from an old apartment building that aims to become affordable senior housing.
17. Warner & Swasey: \$293,143 to remove lead paint and other contaminants from the old Warner and Swasey Co. Building. The goal is to turn the historic building into mixed-income apartments.
18. Westinghouse-Breakwater Properties, LLC: \$672,000 to remove contaminants from the old Paramount Stamping and Welding building. The goal is to create a mixed-use site.

Source: <https://www.cleveland.com/news/2022/11/cuyahoga-county-wants-to-spend-5-million-remediating-former-industrial-sites-stimulus-watch.html>