

**Notice of Public Meeting and Information Repository for a  
Clean Ohio Revitalization Fund Grant**

The City of Twinsburg is applying for a grant from the Clean Ohio Revitalization Fund for environmental remediation and demolition activities for the CornerStone Business Park at the Former Twinsburg Stamping Plant at the primary address of 2000 East Aurora Road in Twinsburg. The application is available for review at the Twinsburg Public Library located at 10050 Ravenna Rd. in Twinsburg from January 20 until March 15. There will also be a public meeting to discuss the grant application and to solicit comments on Thursday, March 15 at 7:00 p.m. in the Twinsburg Government Center – Council Chamber, 10075 Ravenna Road, Twinsburg. Application information is also available online at [www.mytwinsburg.com](http://www.mytwinsburg.com). Any questions may be referred to Larry Finch at (330) 963-6154.

**Project Contact:**

Larry Finch  
Director of Community Planning & Development  
City of Twinsburg  
Twinsburg Government Center  
10075 Ravenna Road  
Twinsburg, Ohio 44087  
(330) 963-6154  
(330) 963-6285 fax  
[LFinch@TWINSBURG.oh.us](mailto:LFinch@TWINSBURG.oh.us)



Application for 2012 Clean Ohio Revitalization Funds – Round 12  
Twinsburg, Ohio  
CornerStone Business Park at the Former Twinsburg Stamping Plant



**Attachment A1**  
**Application Summary Document**



**1. Project Goals**

The City of Twinsburg requests a \$3 million Clean Ohio Revitalization Fund (CORF) grant to complete remediation and demolition activities at the 167-acre CornerStone Business Park at the Former Twinsburg Stamping Plant to prepare the site for new industrial uses. This property has a long and prosperous history in the City of Twinsburg. The Chrysler Stamping Plant opened here in 1957 and

closed in August 2010. The plant had 2.4 million square feet of floor space and at one time had about 4,000 employees (though this number decreased over the years due to automation). The plant provided about 13% of the City's income tax revenue. The plant closing was a monetary loss and an emotional loss to our community.

With this CORF award, the Clean Ohio Council can help us transform this facility into a new modern business park that will become the new cornerstone of commerce in Twinsburg. This grant will help fund impacted soil removal, asbestos abatement and demolition activities. A CORF grant request was a specific task recommended in the Twinsburg Chrysler Stamping Plant Recovery Action Plan prepared by the City of Twinsburg and our local partners with funds provided by the U.S. Department of Commerce, Economic Development Administration, to help us transition and recover from the plant closure. Reusing this property for new industrial activities is imperative for our community and state funding assistance is necessary to help accelerate and maximize its redevelopment.

*a. Economic Benefit:* With new ownership and a strong redevelopment plan, the City of Twinsburg and our development partners, Twinsburg Industrial Properties, LLC and Twinsburg Industrial Properties I, LLC, are on track to return this massive property into productive use. Conservative estimates show that this redevelopment could result in nearly 3,200 employees, \$128 million in wages, \$2.5 million in local income tax revenue, and \$4.5 million in state income tax revenue.

 **GRUBB & ELLIS.** Real Estate Brokerage  
From Insight to Results 1350 Euclid Avenue, Suite 300  
Cleveland, Ohio 44115



**VISIT**  
[CornerStoneBusinessPark.com](http://CornerStoneBusinessPark.com)



Application for 2012 Clean Ohio Revitalization Funds – Round 12  
Twinsburg, Ohio  
CornerStone Business Park at the Former Twinsburg Stamping Plant



Performance Food Group/Vistar (PFG) is the committed end user in this grant application. PFG will lease 137,000 square feet of new industrial space at the CornerStone Business Park through a 10-year triple net lease with two five-year renewal options. PFG is one of the largest food service distributors in the United States. Their current Twinsburg location is too small for continued operations and is not suitable for expansion due to site limitations. Twinsburg Industrial Properties will invest \$7.8 million to construct a new industrial distribution facility and PFG will invest \$1.5 million for furnishings, fixtures and equipment. PFG will retain its 50 jobs in Twinsburg and will move them all to this new facility and will create 10 jobs. These 60 jobs have an average hourly wage of \$16.93.

This is just the first of many new end users that will locate at the CORF property. CornerStone Business Park offers an abundance of available land ideal for businesses in need of custom built offices and warehouses. This property has convenient highway access, Norfolk Southern rail service, and robust utilities. These world class property attributes will certainly result in the significant establishment of new jobs and investment that will benefit our City and the State of Ohio.

*b. Community Benefit:* The City of Twinsburg is in the process of implementing the recommendations outlined in the October 2011 Twinsburg Chrysler Stamping Plant Recovery Action Plan. This strategic plan was prepared by the City of Twinsburg, the Summit County Department of Community and Economic Development, and the Northeast Four County Regional Planning and Development Organization (NEFCO) with funds provided through the U.S. Department of Commerce, Economic Development Administration, Economic Adjustment Assistance program to help us recover from the plant closure.

The Recovery Action Plan contains goals, action items and financial considerations for the City and other local and regional economic development efforts specific to the CORF property redevelopment and the entire region. Goals outlined in this plan for the Twinsburg Chrysler Stamping Plant include re-purposing the stamping plant property for contemporary industrial development and establishing a comprehensive and coordinated marketing process focused on attracting businesses to the site. These goals are supported by short-term activities such as this CORF grant request and the ODOD Job Ready Sites grant (currently under agency review) request to help fund site remediation and infrastructure development. Long-term activities that support these goals include targeting specific companies for occupancy in the CornerStone Business Park that enhance the region's strongest manufacturing/business clusters, such as advanced materials, biomedical/life sciences, chemicals and chemical manufacturing, glass and ceramics, manufacturing, and printing/publishing.



Application for 2012 Clean Ohio Revitalization Funds – Round 12  
Twinsburg, Ohio  
CornerStone Business Park at the Former Twinsburg Stamping Plant



Approximately 2,230 people live within Summit County Census Tract 5301.05 (the tract in which this property is located). Of those people, 51.6% are white and 37.2% are black or African American. Within this area, 9.1% of those actively seeking employment are unemployed, and 33.2% of individuals live below the poverty level<sup>1</sup>. This CORF grant will help create new employment opportunities for some of these residents. The final build-out of this new business park will allow Twinsburg to continue to maintain and grow our committed workforce with its diverse skill set, education and training backgrounds.

*c. Other Funding Sources:* Twinsburg Industrial Properties, LLC and Twinsburg Industrial Properties I, LLC committed \$2,016,988 in match to this CORF grant. These funds are dedicated to site remediation and demolition activities that were recently completed, that will be completed prior to the execution of the grant agreement, and that will be completed throughout the CORF project period. The funding sources for this match are owner equity and/or private conventional financing. Our development partners have an excellent credit rating and the owners have solid track records for fulfilling their financial commitments.

## **2. Property History**

Chrysler Corporation began its stamping plant operations at this site in 1957. Chrysler operated this plant from 1957 – 2009, it was one of the largest in the nation and was always one of Twinsburg's biggest employers. By 2006, the plant had 2.4 million square feet of floor space, and produced stampings and assemblies for minivans, Pacifica, Aspen/Durango, Ram, Dakota, and Jeep with the help of 228 robots and 1,760 people. Chrysler declared bankruptcy in May 2009, and despite many attempts to maintain operations at the Twinsburg site, the company closed the stamping plant. The site went to auction and was acquired by Canadian-based salvage/liquidation company, Maynard Industries, in March 2010. In July 2011, the property was sold to the current owners.



## **3. Environmental Improvements and Benefits**

*Cleanup Benefits:* This CORF grant will help protect human health and the environment. It will fund cleanup of impacted soil with chemicals of concern that exceed VAP generic direct contact standards, exceed cumulative

<sup>1</sup> 2006-2010 American Community Survey 5-Year Estimates



Application for 2012 Clean Ohio Revitalization Funds – Round 12  
Twinsburg, Ohio  
CornerStone Business Park at the Former Twinsburg Stamping Plant



exposure standards, exceed TPH soil saturation standards, and which have the potential to leach to groundwater. Approximately 5,593 cubic yards of impacted soils will be removed from the property and safely managed. A CORF grant will also fund removal and disposal of asbestos-containing materials that include mudded pipe fittings, components of drywall systems, floor tiles, and roofing. This grant will help fund the removal and management of universal wastes, building demolition, and approximately 13,333 cubic yards of construction and demolition debris.

*Sustainability:* Twinsburg Industrial Properties, LLC and Twinsburg Industrial Properties I, LLC are incorporating sustainable practices throughout the project cleanup and redevelopment phases. Concrete demolition materials are being crushed at the property and will be used as fill material on-site. While most of the equipment in the stamping plant has been sold and is being reused in plants throughout the world, the owners will continue to identify any new opportunities for recycling or reusing materials from this plant deconstruction.

An Ohio EPA-compliant stormwater pollution prevention plan will be prepared and implemented as part of the cleanup and demolition activities. New drainage improvements incorporating sustainability principles will be installed during redevelopment, including stormwater retention areas that will include a walking path and dedicated green space and picnic areas for use by employees at the business park. Site owners will consider opportunities to incorporate additional sustainable concepts at the property such as the potential for incorporating renewable energy facilities. The current redevelopment concept plan shows 11 acres reserved as an alternative energy zone. The City recently requested that this site be listed as a Property Assessed Clean Energy (PACE) District conforming to the provisions of Ohio Senate Bill 232. This district would enable alternate energy improvements to be financed by a bond issue. Individual properties may incorporate alternative energy improvements in their lot or improvements may be constructed to benefit all site users.

#### **4. Project's Readiness to Proceed**

Twinsburg Industrial Properties, LLC and Twinsburg Industrial Properties I, LLC are ready to move forward with CORF-funded activities as soon as the City executes its agreement with the state. They plan to complete some of the match-dedicated demolition and asbestos abatement activities this spring and summer.

For the activities to be completed during the CORF project period, all remediation and demolition activities are expected to be finished by fall 2013. The No Further Action Letter will then be prepared and submitted to Ohio EPA by August 2015.