

Attachment 1 Application Summary

Property History: The COAF project area consists of approximately 104 acres of commercial and industrial property owned and used by Goodyear Tire and Rubber Company. Automobile tire production began in 1899 and by 1916 Goodyear was the world's largest tire and rubber company. Goodyear used this property for a variety of business operations to support its rubber product development, manufacturing, sales and distribution, including manufacturing, mixing operations, and office space. This project area includes Goodyear's research center, medical center, company stores, and recreation areas, including a large gymnasium and theater. While Goodyear owns the entire project area now, over the years several small businesses occupied portions of the property as auto filling stations, machine shops, clay products manufacturing, and lumber milling.



Current Property Uses: Goodyear Tire and Rubber Company currently occupies the property. There are approximately 35 buildings in this large project area comprising 1.1 million square feet of space, including:

- Current Goodyear Headquarters;
- Goodyear Hall (including employee recreation areas and additional office areas);
- Research Center (laboratory and testing areas);
- Medical Center run by CHD Meridian for current and former employees and their families; and
- Mix Center where materials are mixed including oils and carbon black to make the rubber for different tire specifications.

Much of the production facilities in the Goodyear complex are vacant and most of the older portions of the facilities are obsolete in terms of modern day industrial production methods. Newer production facilities are on one floor rather than the multi-storied buildings found at this site. Because its space is no longer suitable for manufacturing or high tech office needs, the Goodyear Tire and Rubber Company is moving all of its facilities off of this project area to a new campus south of I-76.

IRG Rubber City LLC has a purchase agreement with Goodyear to buy the existing headquarters property in fall 2008. The existing headquarters facilities in this project area will be converted to an office campus and mixed-use village that includes residential, retail, and commercial/government offices. Investments on the property will include renovations of the existing space to meet the needs of the potential tenants and new building construction. IRG currently estimates that this project area could support over 3,000 jobs generating payroll of over \$225 million.

Surrounding Land Uses: This 104-acre project area is in the eastern corridor of Akron. Major residential neighborhoods surround the project site, including Goodyear Heights., Joy Park, Ellet, and Middlebury. Adjacent north of the central portion of the property is the East Akron Cemetery. This project area surrounds the YMCA and Akron Public Library. The Port carved these parcels out of the project area because they are thriving operations. Goodyear Junior High School is adjacent east of the property; the long term status of this school is currently unknown. Interstate I-76 borders the property to the south.

This project is in a distressed area that has the highest unemployment and poverty rates in the City of Akron. Census 2000 showed about one-third of the population represents minority groups (similar to the rest of the City) and has a lower level of educational attainment than the City as a whole. The assessment activities proposed in this COAF application will lead to the redevelopment or demolition of many of the obsolete buildings near these residential areas. The redevelopment plans will eventually reduce the environmental impacts on minority and low-income populations in the City and will help to address this very real environmental justice issue by improving the standard of living and quality of life of many disadvantaged citizens.

Buildings: Approximately 35 buildings, some interconnected, are located in the project area. Most buildings are in good condition and the majority of the buildings are currently occupied.

Previous Sampling Activities: A Phase I Environmental Site Assessment was completed for 435 acres that includes this project area in September 2007. This assessment identified 19 VAP identified areas in the project area that will be assessed through this COAF grant. Previous sampling efforts were associated with the former tank farm area south of the Mix Center Buildings (Buildings 31, 32 and 33) in the northwest portion of the property. Monitoring wells were installed and a ground water remediation system once operated in the area. Additional sampling activities will be conducted near that tank farm as part of the proposed COAF scope of work.

Redevelopment Plans: The Goodyear Tire and Rubber Company is moving all of its facilities off of this project area to locate south of I-76. IRG Rubber City LLC has a purchase agreement with Goodyear to buy this property. They currently plan to acquire the property in fall 2008. This project area will be converted to an office campus and mixed use village that includes residential, retail and commercial/government offices. Investments on the property will include renovations of the existing space to meet the needs of the potential tenants as well as new building construction. IRG currently estimates that this project area and its 1.1 million square feet of existing space could support over 3,000 jobs generating payroll of over \$225 million.



Just south of this project area, IRG is currently completing the necessary studies and plans to construct the new \$600 million Goodyear Tire and Rubber Company North American and Global Headquarters. IRG will have a long-term lease with Goodyear. Goodyear is the City of Akron's largest employer with 2,900 local employees. It has an annual payroll of \$260 million

and an indirect annual economic output of over \$745 million to the region and state of Ohio.

There is also a planned retail town center that will include a hotel, cinema, restaurants, office space, stores, and shops. An industrial park is planned for the property at the southeastern portion of the redevelopment area. This entire 600-acre, \$800 million redevelopment project has a variety of uses that are complementary and help to create a space that will contribute significantly to the quality of life for those living in the City of Akron by creating true employment opportunities while increasing the local tax base.

Maintaining Goodyear in Akron is of the highest importance to the Summit County Port Authority as well as the City of Akron, Summit County, and State of Ohio. Redeveloping the existing headquarters facilities is one of the essential components of the overall redevelopment plan and is a large part of the City of Akron's Eastgate Urban Renewal Area.

The Eastgate Urban Renewal Area Plan outlines specific issues affecting east Akron and identifies goals to eliminate blight, encourage orderly new development, establish plans to guide development, and encourage community reinvestment. This COAF project area is within the focus area for this urban renewal plan. The plan recommends acquisition and clearance of property, the sale or lease of land for redevelopment, construction of supporting infrastructure, and additional actions to support a mix of industrial, commercial, retail, office, and residential facilities. It also recommends the encouragement of private investment and mixed-use development, investment to rehabilitate and adaptively reuse existing business property, and to create opportunities for new construction of retail, office and residential structures. The plan identified the need for environmental assessment, remediation, and cleanup of the properties identified in the renewal plan, including the subject property. The assessment activities planned in this COAF application will lead to the direct implementation of the recommendations made by the City's Urban Renewal Plan.

The Port Authority needs the State of Ohio's financial assistance to help complete environmental assessment activities. This COAF grant program is a perfect fit for the project needs and project schedule to help to better understand the current environmental conditions of the property. Once this COAF Phase II assessment work is complete, the Port will work closely with IRG and the City of Akron to determine the best next steps to address any impacted areas. IRG has a strong record of redeveloping impacted sites to ensure compliance with state and federal regulations and the protectiveness of human health and the environment. IRG also has an excellent reputation for creating property reuses that are critical to community redevelopment plans.

The Summit County Port Authority is proud to serve as a project partner to help keep Goodyear in Akron and to help create a mixed use complex to support the surrounding redevelopment activities. The proposed assessment activities and eventual property redevelopment in and near the project area will result in new investment and will lead to new opportunities for employment, housing and recreation. Some of these employment opportunities will be high paying professional and manufacturing positions that will help bring many of the region's skilled professionals and laborers back to work. New development on these brownfield properties will lead to improved conditions in nearby neighborhoods and increased tax revenues for the Akron Local School District, City of Akron, Summit County, and State of Ohio.

NOTICE OF PUBLIC MEETING FOR THE SUMMIT COUNTY PORT

NOTICE OF PUBLIC MEETING FOR THE SUMMIT COUNTY PORT AUTHORITY'S CLEAN OHIO ASSISTANCE FUND GRANT REQUEST The Summit County Port Authority is applying for a Clean Ohio Assistance Fund grant for a Phase II environmental assessment at multiple parcels of the Existing Goodyear Headquarters Area Redevelopment project in the vicinity of 1144 E. Market Street, Akron. The application is available for public review from May 23, 2008 - July 14, 2008 at the Akron-Summit County Library, Goodyear Branch Library, 60 Goodyear Boulevard, Akron OH 44305. It will also be available at the Summit County Port Authority's Office at One Cascade Plaza, 18th Floor, Akron. A public meeting to discuss and solicit comments to the grant application will be held on Monday, July 14, 5:30 p.m. at the Oliver R. Ocasek Building Auditorium, 161 South High Street, Akron. The public is encouraged to attend this meeting to learn more about the project plans and provide comments about the grant application. The public meeting minutes and any public comments will be incorporated into the new application. A summary of the project is posted at www.summitportauthority.org. For more information about this meeting or the project, contact Ms. Norma Fox Horwitz, Summit County Port Authority (330) 762-4776. May 23

Appeared in: **Akron Beacon Journal** on Friday, 05/23/2008

Powered by myPublicNotices.com