



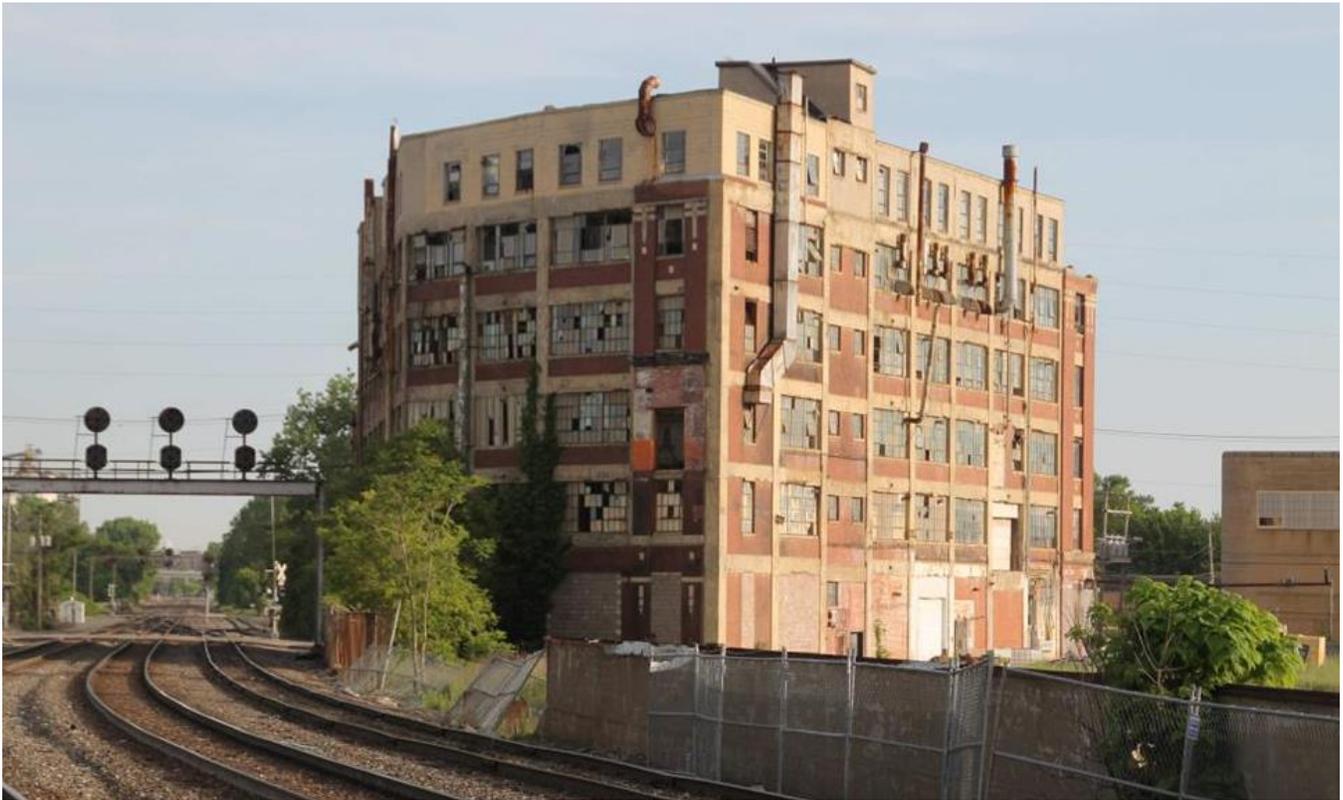
Richland County Land Bank

Court House, Lower Level One
50 Park Avenue East
Mansfield, Ohio 44902
419-774-5623

7/6/2022

To whom it may concern;

RE: Westinghouse Demolition & Revitalization



Location:

The Westinghouse “A” building is located at 201 E. 5th Street plus it’s adjoining concrete covered parcels and 2 accessory buildings in Mansfield, Ohio totaling approximately 14 acres and is situated in Census Tract 31, Richland County, Ohio. The Westinghouse neighborhood is located northeast of downtown and is bounded by North Main Street, East Sixth Street, Orange Street, Ashland Road and Park Avenue East. The neighborhood developed around the massive Westinghouse industrial complex and the entire site is within these boundaries.

Population & Median Household Income:

According to the 2020 census, which is the most recently published data, Census Tract 31 is designated as a Qualified Census Tract (“QCT”) with a median household income of \$18,693. According to the same data, the population for Census Tract 31 is currently estimated at 2,249.

Description of the harm needed to be addressed:

The Westinghouse Company, once a major manufacturer employer in Mansfield, ceased operations in 1991. Since that time, much of the Westinghouse property has fallen into significant disrepair, creating a number of worsening challenges for the surrounding neighborhood. This site is located entirely within a QCT that was disproportionately impacted by the negative health and economic impacts of COVID-19. Living near abandoned and vacant property is correlated with worse physical health and mental health outcomes. According to the Richland County Community Health Assessment, mental health is identified as a significant problem impacting the overall health in the community. Abandoned industrial properties are associated with higher rates of crime, and such properties pose both an environmental hazard and a barrier to economic recovery. The vacant industrial Westinghouse A building is in such a state of significant disrepair that it unnecessarily creates a public health and safety hazard and suppresses property values for the property owners and 2,249 residents, already disproportionately impacted by poverty, living in this QCT.

Explanation of why a capital expenditure is appropriate:

Demolition and remediating environmental contaminants at the vacant and abandoned Westinghouse industrial building will create a safer and healthier neighborhood, leading to improved public health and economic outcomes for the residents of this census tract. Importantly, this demolition will not reduce affordable housing stock in this neighborhood as the Westinghouse A building is old industrial and otherwise uninhabitable. The demolition, remediation, and subsequent greening and/or possible future redevelopment will have a positive impact on combating mental and physical health struggles in this neighborhood that have been exacerbated by the negative impacts of COVID-19. These Capital Expenditure funds will be used towards the 20% match for the Ohio Department of Development’s “Brownfield Remediation Program.” The Westinghouse remediation and demolition estimated total cost is 4M and Richland County Land Bank was recently awarded a 3M grant through the Ohio Department of Development’s “Brownfield Remediation Program” for this project.

Neighborhood Revitalization Strategy:

Multiple planning partners have identified the Westinghouse neighborhood as a target for strategic revitalization through demolition, remediation and greening or other improvement. Downtown Mansfield, Inc. is a non-profit membership organization that has been active for over two decades, and the organization has specifically identified the Westinghouse neighborhood as a targeted area of revitalization.¹ The Mansfield Rising Downtown Investment Plan has also recognized the Westinghouse property as a site for future community improvements, which begins with demolition of the old industrial structures.² Additionally, Mansfield's Enterprise Opportunity 360 Measurement Report, which includes the entirety of Census Tract 31, promotes the strategy of demolition and greening or improvement, stating the following: "The physical quality and safety of a neighborhood can have an enormous impact on residents' outcomes. Pollution, crime, vacant and/or dilapidated buildings and even the risk of natural threats, like flooding, can affect residents' health, housing stability and safety."³ Accordingly, the State of Ohio has recognized this demolition, remediation, and revitalization project as meritorious pursuant to the guidelines of the state program.⁴

Both the local community and the State of Ohio are supportive and desire this demolition and revitalization plan as evidenced by the significant funding that has been secured to move this initiative forward. This project will have the greatest effect on census tract 31 with its 2,000+ residents, but the positive impact will be felt by all 125,000 residents of Richland County.

Comparison of Proposed capital projects against at least two alternative capital expenditures and demonstration of why the proposed capital expenditure is superior:

OCie Hill

Another project considered for capital expenditure include funds use as match to demolish OCie Hill, a City of Mansfield school, remodeled and added onto in the 1950's. While the demolition of the school is estimated to be well over 1/2 M there are no other contaminates making this site a Brownfield. This site is located in the North End of Mansfield in Census Tract 7, which shares many of the same characteristics as Census Tract 31. The Land Bank Board chose the Westinghouse over OCie Hill because demolition funds are easier to come by then Brownfield funds. We did not know if a Brownfield grant such as this

¹ Mansfield Historic Preservation Plan 2015 (p. 43)

² Mansfield Rising Downtown Investment Plan 2019 (pp. 54-55)

³ Enterprise Opportunity 360 Measurement Report (p. 10)

⁴ See, Ohio Revised Code Section 122.6512 Building demolition and site revitalization program

would ever become available again. The Land Bank is continuing to look for future funds to demolish this building.



Denver Roof

The third project we considered asking for a capital expenditure was the Denver Roof property. (Denver Roof was the name of the property owner). This property started its life out as farm implement manufacturer in the early 1900's. Over the past few decades, it was a trailer manufacture and a warehouse. Denver Roof purchased the property in 1994 and has been renting portions of the property out as storage. He passed away late last year. This property went up for auction and was sold to an adjoining property owner who wishes for us to assist him in the remediation of this property. We expect the demolition and remediation cost to be north of 1M, this site is located in Census Tract 9 which is not a QCT. While the Land Bank is going to continue to work on finding funding for this project was not selected because of its location.



RICHLAND COUNTY LAND REUTILIZATION CORPORATION

Board Member

Date

Board Member

Date