

December 23, 2009

TO: The Repository
500 Market Avenue S
Canton, Ohio 44702

BILL: City of Canton
Development Department
218 Cleveland Avenue S
Canton, Ohio 44702

Please publish the following LEGAL NOTICE in the January 7, 2009 edition of The Repository.

LEGAL NOTICE

The City of Canton, Ohio is applying for a grant from the Clean Ohio Revitalization Program for remediation of the former Canton Drop Forge Property, 1100 Market Avenue S. The application is available for review at the Main Branch of the Stark County District Library, 715 Market Avenue North until February 28, 2009. A public meeting to discuss the request will be on February 27, 2009 at 11:30 AM in Canton City Council Caucus Room, 218 Cleveland Avenue S. Application information is also available online at www.cityofcanton.com/. Any questions may be referred to Bruce Williams, Assistant Director, Department of Development at 330-489-3258.

Repository
1-7-2009

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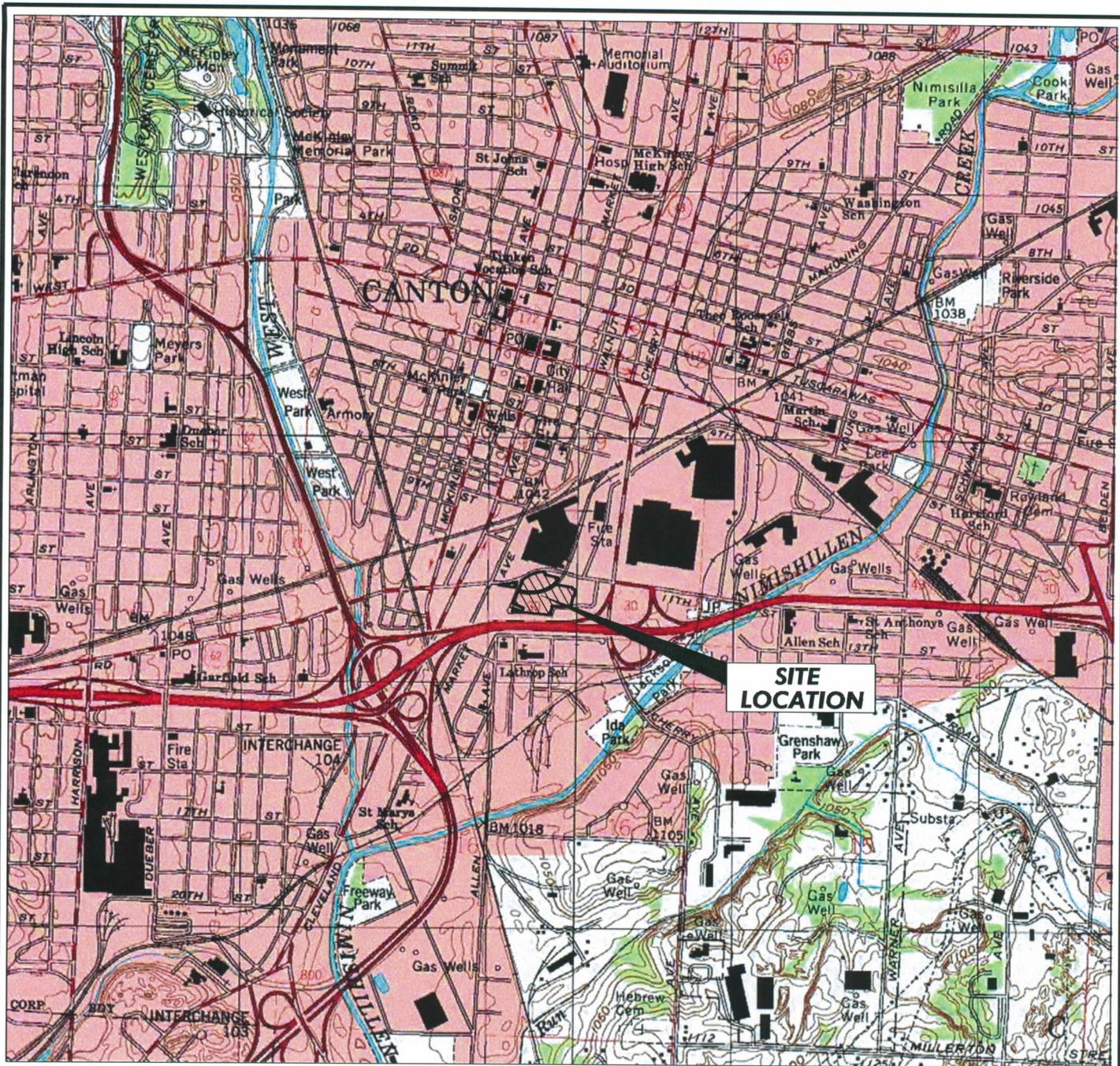
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ATTACHMENT A-1
APPLICATION SUMMARY DOCUMENT

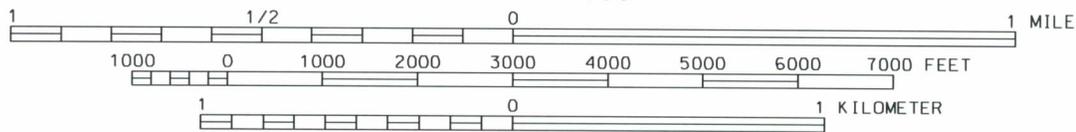
PROPERTY: FORMER CANTON DROP FORGE, STARK CO. OHIO

(must not exceed four pages, including 8.5"x11" graphics)

1. The goal of the Former Canton Drop Forge Brownfield project is to redevelop this brownfield to attract a first class corporate headquarter tenant.
 - a. The economic benefit of this project includes the tenant generating better than average income in addition to the complimentary employment.
Redevelopment Ready: The Property is located in a vacant and stagnant part of downtown Canton. The area is in proximity to municipal infrastructure and awaits redevelopment. Target markets focused on office space, retail, and/or restaurants will greatly increase the marketability of this property.
 - b. This project compliments the City of Canton redevelopment plan based on the focused reuse of this brownfield property. This project will benefit the low-income residents and/or impoverished communities by offering prospective employment to 550 persons during the construction and approximately 1,000 permanent positions in the future.
 - c. Other funding sources that are anticipated to support this project include match dollars from the owner of the property.
2. The Property has been occupied by historical residential lots and several commercial/industrial companies (e.g., a roofing supply company, a steam engine tractor manufacturer, a cardboard box manufacturing facility, a cigar factory, a metal forge, and a metal works) since the turn of the century. However, the Former Canton Drop Forging and Manufacturing and the Canton Iron & Metal Company facilities operated on the majority of the property from approximately 1914 through 1970. The structures were razed in 1988/89.
3. The environmental improvements and benefits of this project include but are not limited to the removal and/or engineering controls for soil and solid materials exhibiting elevated levels of contaminants (e.g., lead) and a possible deed restriction to prevent the use of ground water for potable purposes.
4. The clean up of the Former Canton Drop Forge Property is ready to begin if funded. For details, see the attached correspondence from a representative of White Motors, LLC.



SCALE 1:24,000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE LOCATION



GEOGRAPHIC COORDINATE-
LATITUDE: 40° 47' 25.890"
LONGITUDE: 81° 22' 35.51"
HORIZONTAL DATUM: NAD83



1000 S. Cleveland–Massillon Rd.
Suite 106
Akron, OH 44333
Phone: (330) 668-4600
Fax (330) 668-8464

USGS 7.5 MINUTE SERIES (TOPOGRAPHIC)
QUADRANGLE:

CANTON WEST,
OHIO 1994

CANTON EAST,
OHIO 1994

Figure 1 –Site Location Map

Former Canton Drop Forging & Manufacturing
1100 Market Avenue South, Canton, Ohio

Prepared by: U.S.G.S. | Date: September 2008 | Project No. 06003

January 4, 2009

To Whom It May Concern
Ohio Department of Development
Office of Urban Development
77 S. High Street, 26th Floor
Columbus, OH 43216

To Whom It May Concern:

If the Former Canton Drop Forge Site located at 1100 Market Avenue South, Canton, Ohio 44707-3802 is funded with a Clean Ohio Revitalization Fund (CORF) Grant, White Motors LLC plans to invest more than Fifty Million Dollars (\$50,000,000) to develop approximately 200,000 square feet of Class A Corporate Headquarter Office Space and 35,000 square feet of first floor retail and restaurant space. Conversations with potential users are currently taking place.

Based on conversations with prospective tenants, our hope is that development will occur within five years from the CORF grant agreement Effective Date assuming completion of the "Remediation Project" and "No Further Action Letter" has been issued within three years of the Effective Date. This will most likely result in approximately 550 person years of employment during construction at an average annual wage of \$40,900 and more than 1000 permanent employees on site after the project has reached stabilization. The intent of the development is to attract a first class corporate headquarter tenant which should generate significantly better than average income in addition to the complimentary retail and restaurant employment.

We have also attached a Sources and Uses for the project.

The project will not contain any residential uses.

We have not included any letter from interested lenders given the current state of the market, but we are confident that given a strong tenant and the time necessary for remediation, this project is achievable and will move forward.

Sincerely,

Andrew Goldman, Authorized Representative
White Motors LLC

Witness



2020's: All ideas, arrangements, and plans indicated or represented by the above drawings are property of ka inc. and were created for the sole use in connection with the specified project.
 No part of the drawings, arrangements, or plans herein shall be duplicated or used in whole or part for any other purpose, whatsoever without the expressed written permission of ka inc.

Conceptual Site Plan

Cormory
DEVELOPMENT

PROPOSED DEVELOPMENT
HERCULES FACILITY, CANTON, OHIO

ka
KIMLEY-HORN & ASSOCIATES, INC.

SK-1
January 01, 2019
LAW 08350-02