

Attachment 1 Application Summary

History of the Project Property

The HPM Corporation was founded in 1877, and originally manufactured apple presses. Circa 1903, The Johnson Pottery Co. also occupied a portion of the Property. During World War II, the factory began manufacturing hydraulic presses to build armament, airplanes and ammunition. After WWII, manufacturing operations were modified from hydraulic metal stamping presses to hydraulic plastic molding presses. HPM closed operations and vacated the property in 2002. HPM declared bankruptcy on January 21, 2003 and the site was then purchased by Mid Ohio Recycling in March 2004. The Property was later purchased by LC Rentals and Leasing LLC on May 12, 2005.



Current Uses of the Property

The Property is currently used by Mid Ohio Recycling. The facility is currently underused. Current operations include a mid-transfer station, steel salvage, recycling center, storage, and a cabinet shop.

Surrounding Land Uses

The land surrounding the Property is mixed-use with both residential and commercial/industrial properties. A concrete plant is located to the west of the Property.

Number of Buildings on the Property and their current condition

The Property complex includes one main building and six smaller buildings in poor condition.



Previous Sampling Activities

A Chem-Tech Consultants, Inc. Site Assessment Report was completed in November 1994 for UST removal on the west side of Property. Three soil borings were procured and converted into monitoring wells. Quarterly ground water sampling was then performed by Chem-Tech between October 1995 and December 1996 for a total of five sampling events.



Property Redevelopment Potential

The successful redevelopment of HPM Plant No. 1 site into a safe, income-generating property is the goal for this Property. Following assessment, remediation and demolition, the full potential of the Former HPM Corporation Plant No. 1 Property will be demonstrated with redevelopment. Discussions with viable occupants have begun. Throughout the process, the Village will be working with Morrow County Development and the State of Ohio Development to bring a viable business to this location.

Site Redevelopment as an Opportunity for End Users, Property Investment & Job Creation

The Former HPM Property is located within the Village limits of Mount Gilead. As such, the redevelopment of the former HPM property will provide an outstanding opportunity for the surrounding low-moderate income residents. The existing facility is located proximate to neighborhoods where a disproportionate percentage of the available labor pool resides. The redevelopment of this site will afford the community the opportunity to stimulate new investment and the potential to create as many as 200 or more permanent jobs, with in the Village of Mount Gilead.



Alignment with Master Plan

The redevelopment of the Former HPM Corporation Plant No. 1 Property will provide an economic stimulus specific to this property and one consistent with our Comprehensive Plan. These plans target the elimination of conditions of blight and deterioration in the Former HPM Corporation Plant No. 1. The proposed redevelopment plan for the property includes the potential for light to medium manufacturing or warehousing.

Funding Plan for Success

The Property owners and the Village of Mount Gilead plan on evaluating appropriate measures and funding to complete the clean-up activities, enabling future redevelopment to occur for a commercial or industrial entity. The outcome and the recommendations of the Phase II Assessment will outline the course of remediation necessary for the intended redevelopment of the Former HPM Corporation Plant No. 1 Property.

Summary Attachment

Refer to the attached Identified Area Map which summarizes the areas of environmental concern and supports the proposed Phase II Assessment.

