



INDUSTRIAL | COMMERCIAL
LAND BANK
Trinity Building
9203 Detroit Avenue, Cleveland, Ohio

The Trinity Building Project Fact Sheet

City of Cleveland, Ohio

August 2008

BACKGROUND

The former Monarch Aluminum/Trinity Building property is located at 9203 Detroit Avenue in Cleveland, Ohio. The 5.6-acre site is owned by the City of Cleveland's Industrial-Commercial Land Bank. The City is expending nearly \$3 million toward the demolition and remediation of the site to make it *shovel-ready* for new businesses and jobs.

PROJECT GOAL

The City of Cleveland created the Industrial-Commercial Land Bank in 2005 to address the abundance of obsolete buildings, and vacant and polluted properties—legacies of Cleveland's industrial past. The goal of the Land Bank is two-fold: 1) provide land for companies seeking to expand in or relocate to Cleveland; and 2) redevelop hazardous, unproductive and underutilized properties.



Over the past 20 years, the Trinity Building has been an eyesore and hazard for Cleveland residents

Once a location of major employment for Cleveland's Cudell neighborhood residents, the Trinity Building is now a brownfield. The City of Cleveland and its partners, the local community development corporation, non-profits, Cuyahoga County, the State of Ohio and the United States Environmental Protection Agency (U.S. EPA), have allocated nearly \$3 million since 2005 for the demolition and remediation of the building and land. By eliminating the blighting effects of the vacant building and removing the environmental contamination, new businesses will be able to locate onto the property, create new jobs, and revitalize the neighborhood.

PROJECT HISTORY

For over 50 years, the site was the home of Club Aluminum/Monarch Aluminum Products, which employed over 500 people. The company manufactured aluminum consumer products (such as pots, pans, and serving trays), and various industrial products and materials. An out-of-state company purchased the operation and moved it to the South in the 1980's, leaving the building to deteriorate. For the past 20 years, the building was used predominantly for automobile and materials storage. By the mid-90's, the building posed a serious fire risk.

A massive fire destroyed a large portion of the building in 1998. After many failed attempts to assist the property owner in bringing the building up to code and numerous ignored violations, the City of Cleveland arrested the property owner citing "imminent peril" to public health and safety. The years of neglect, criminal activities, blight, illegal dumping and unpaid taxes eventually led to the City's involuntary ownership of the Trinity Building. The property went into foreclosure and was not sold at the sheriff auction. It reverted to the City in November 2004 so the building could be demolished and the land remediated.



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ENVIRONMENTAL IMPROVEMENT

To redevelop the Trinity property, 450,000 sf of buildings and several acres of concrete slabs had to be demolished. All hazardous building components including fluorescent light bulbs and ballasts, mercury thermostats, and materials containing chlorofluorocarbons (CFCs) were removed. In addition, thousands of feet of asbestos containing building material had to be removed prior to demolition. The City also has to address several large underground storage tanks (USTs) installed at the site and areas of contaminated soil and groundwater.

Due to the environmental conditions, the City enrolled the site in the State of Ohio’s Voluntary Action Program (VAP). By participating in the VAP, the City will receive a No Further Action Letter.

CURRENT STATUS/U.S. EPA RESPONSE

During the spring 2007 demolition and cleanup, the City discovered unforeseen PCB (polychlorinated biphenyl) contamination in the concrete slabs. The extent of PCB contamination was beyond the City’s capacity, expertise, and available resources. The City requested the assistance of U.S. EPA Region 5 Emergency Response program to assess the contamination risk posed to local residents and perform interim response actions to protect the public and the environment.



The City commenced building demolition in early 2007

Throughout the spring and summer of 2007, U.S. EPA conducted assessment and cleanup activities. On June 4, 2008, U.S. EPA, Region 5 entered into an Agreement and Order on Consent (AOC) for Removal Action with a *Responsible Party*. Under the AOC, the Responsible Party is removing contaminated material from the site. The City is cooperating with the removal actions and expects to have a shovel-ready site in 2009.

FUNDING

Below are the City’s sources of funds for demolishing the Trinity Building and remediating the land since 2005. Prior costs from other entities or the City’s fire, police and code enforcement activities are not identified.

City Of Cleveland	\$2,082,629
U.S. EPA Brownfields Assessment Grant Funds, City of Cleveland	129,237
U.S. EPA Brownfields Assessment Grant Fund, Cuyahoga County	35,000
<u>Ohio Department of Development, Clean Ohio Assistance Fund Grant</u>	<u>750,000</u>
Total	\$2,996,866

For more information, call: **Anthony Thornton** (216) 664-2832
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