

**NOTICE OF PUBLIC MEETING
& INFORMATION REPOSITORY FOR A
Clean Ohio Assistance Fund Grant**

The City of Mansfield (City) is applying for a grant from the Ohio Department of Development's Clean Ohio Assistance Fund for a Phase II Environmental Assessment of the Rable Machine property located at 137 Touby Court, Mansfield, Ohio 44902.

The application is available for review at the Mansfield/Richland Public Library, 43 West Third Street, Mansfield, Ohio until Wednesday, April 7, 2010.

A public meeting to discuss and solicit comments to the grant application will be held on Tuesday, April 6, 2010 at Mansfield City Hall, City Council Chambers, 30 N. Diamond Street, 3rd Floor, Mansfield, Ohio 44902 at 6:30 p.m.

Application information is also available online at www.ci.mansfield.oh.us. If you have any questions, please contact Mr. Tim Bowersock, Director of Economic Development, City of Mansfield at 419-755-9794.

**Public Meeting in Support of the City of Mansfield's
Ohio Department of Development
Clean Ohio Assistance Fund Application
for the**

Rable Machine Inc. Project

Tuesday, April 6, 2010

6:30 p.m.

Mansfield City Council Chambers

30 N. Diamond Street, 3rd Floor

Mansfield, Ohio

Please provide our office 48 hours notice if you need an interpreter for the Hearing-Impaired or for non-English speaking Persons. TDD/TDY: 419-755-9712. This public meeting will be held in a Handicap Accessible Building with restrooms.

Attachment 1

Application Summary

History of the Project Property

The seven (7) parcels comprising the Project Property consisted of residential land use from the earliest recorded land records (late 1800s) until different times in the 20th century, depending on the parcel. Industrial land use, in the form of automobile repair shops, were present on the Project Property as early as 1929. Other parcels continued as residential properties until as recently as the 1990s, when all parcels comprising the Project Property were purchased by Rable Machine, Inc.

According to interviews with site personnel, Rable Machine, Inc. (previously Rebel Screw Machine) first operated at the Project Property in 1940, with several additions to the original building over the years. The last parcel to be purchased by Rable Machine, Inc. was formerly owned and used by Applied Technologies, Inc. Currently, the seven (7) parcels owned by Rable Machine, Inc. and defined as the Project Property include two (2) buildings used for precision metal machining operations.

Current Uses of the Property and Current Businesses Occupying the Property

The Project Property consists of two (2) manufacturing buildings, surrounded by grass and wooded areas, asphalt and gravel driveways, parking areas, and is secured by a gated chain-link fence. The original manufacturing building was constructed in 1940, with additions to this structure over the years. According to Sanborn Fire Insurance Maps the area where the original manufacturing building is currently located was used for residential purposes until approximately 1940. The Project Property is approximately flat, with the exception of the southern portion of the Project Property where Touby Run is located, which flows to the east.

The Project Property is currently occupied by Rable Machine, Inc., which manufactures precision-made metals. Both buildings located on the Project Property house a variety of machinery used in the precision metal machining operations currently conducted. Chemicals currently stored and used at the Project Property include cutting and cooling fluids, both water and oil-based. Currently, Rable Machine, Inc. is a small quantity generator of hazardous waste.

Surrounding Uses of Adjacent Properties

Adjacent properties to the north of the Project Property consist of mixed use. Light industrial and commercial properties are located along the north side of West 6th Street. Vacant, commercially-zoned properties (also owned by Rable Machine, Inc.) are also located north of the Project Property, along the south side of West 6th Street. Vacant and occupied residential properties are also located along the south side of West 6th Street and immediately north of the Project Property. Wooded properties and Touby Run (a tributary to the Rocky Fork of the

Mohican River) are located to the west and south of the Project Property. A former school property and residential properties are located south of the Project Property and south of Touby Run. Miller Street and residential properties are located east of the Project Property.

Number of Buildings and Current Condition

Currently, there are two (2) commercial/industrial buildings located at the Project Property. Both buildings are occupied and maintained by Rable Machine, Inc. The condition of both buildings appears to be good, although extensive evaluations of building conditions not related to environmental factors was not performed.

Previous Sampling Activities

Chem-Tech Consultants, Inc. prepared a report titled *137 West 6th Street Soil Investigation Results*, for Rable Machine, Inc. and dated January 28, 2008. According to this report, the basis of the investigation was determined by the historical site use of the former Applied Technologies property (the northern portion of the Project Property) as a machine shop. Three (3) soil borings were installed to a depth of 10 feet below grade on January 16, 2008. Boring 1 was located approximately five (5) feet off the southeast corner of the building; boring 2 was located approximately five (5) feet off the south wall of the central portion of the building; and boring 3 was located approximately five (5) feet off the southwest corner of the building. Soil samples were logged and screened with a photoionization detector (PID) continuously to the terminal depth. Based on visual observations and PID readings, three (3) soil samples were submitted for laboratory analysis of RCRA Metals and VOCs. RCRA Metals analyses were performed on near-surface samples and VOC analyses were performed on soil samples obtained from above the water table. One (1) groundwater sample was collected for analysis of VOCs.

According to this report, RCRA Metals concentrations detected in the three (3) soil samples (one each from boring 1, boring 2, and boring 3) did not exceed VAP generic soil standards for commercial/industrial land use. Chloroform was detected in soil at boring 2 at a concentration of 0.013 milligrams per kilogram (mg/kg) and trichloroethene was detected at boring 3 at a concentration of 0.017 mg/kg. Groundwater, which was sampled from boring 2, had concentration of benzene detected at 3.4 micrograms per liter (ug/l) and trichloroethene at 8.9 ug/l. Based on these results, four (4) additional soil borings were recommended by Chem-Tech, which were installed on January 24, 2008.

Boring 4 was installed in the vicinity of the former machine shop, borings 5 and 6 were installed to the west and northwest of the building, and boring 7 was installed inside the former Applied Technologies building. All soil samples analyzed by the laboratory had VOC concentrations below detection limits, and borings 6 and 7 had concentrations of trichloroethene detected at 4.1 ug/l and 2.4 ug/l, respectively, in groundwater.

Following the site reconnaissance portion of a Phase I Environmental Site Assessment by McCabe Engineering & Contracting (McCabe) in October of 2008, limited subsurface investigation activities were performed at the Project Property to provide screening-level information regarding the extent of impact to the Project Property from manufacturing operations. Six (6) soil borings were installed to a depth of approximately 12 feet below ground surface (BGS), logged, and field screened by McCabe. Based on field observations and field screening, certain soil samples were submitted for laboratory analysis of chemicals of concern (COCs), which included a combination of the following: volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs) or polynuclear aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH) carbon ranges 10-20 and 20-34, polychlorinated biphenyls (PCBs), and Resource Conservation and Recovery Act (RCRA) Metals.

Laboratory analytical results indicated certain VOCs, SVOCs, PAHs, TPH, and RCRA Metals were detected in soil above laboratory detection limits. Groundwater, which was encountered in each soil boring at a depth of approximately eight (8) feet BGS, was sampled at each location. VOCs were detected in groundwater in excess of laboratory detection limits and unrestricted potable use standards (UPUS) promulgated under the Voluntary Action Program (VAP). While installing SB-1, located south of the scrap metal hopper south of the main building, light non-aqueous phase liquid (LNAPL) was observed.

Redevelopment Potential of the Property

The Project Property is an industrial site with two (2) buildings. The proposed plan is for a local metal fabricating company to acquire the property to accommodate their plans for expansion. Their projections are to add 20 full time employees as part of the project.

The redevelopment of the site as an industrial property is consistent with the City's master plan.

The City of Mansfield has paid for a VAP Phase I Property Assessment and anticipates using local revolving loan funds to assist with the acquisition of the property. The end user will contribute to the overall project through the purchase and renovation of the property.