# Innovative Waterfront Brownfield Transactions

Ohio Brownfield Conference 2012
Greater Columbus Convention Center

Thursday, May 24, 2012

Joel Mazur, City of Toledo
Andy White, City of Huron
Brad White, Hull & Associates, Inc.
Bill Burkett, Hull & Associates, Inc.

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# What Makes Waterfront Redevelopments Attractive?

- Access to Water – Historic Use
  - Rail and Ship Access
- Toledo, Sandusky, Huron
  - Major Ports for Manufacturing, Coal and Grain

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# What Makes Waterfront Redevelopments Attractive?

- Redevelopment of Former Waterfront Sites
  - Mixed Use Commercial / Residential

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# Transaction Considerations and Opportunities for Innovation

- Liability
- Insurance
- Costs
- End Use

# First Energy/Marina District

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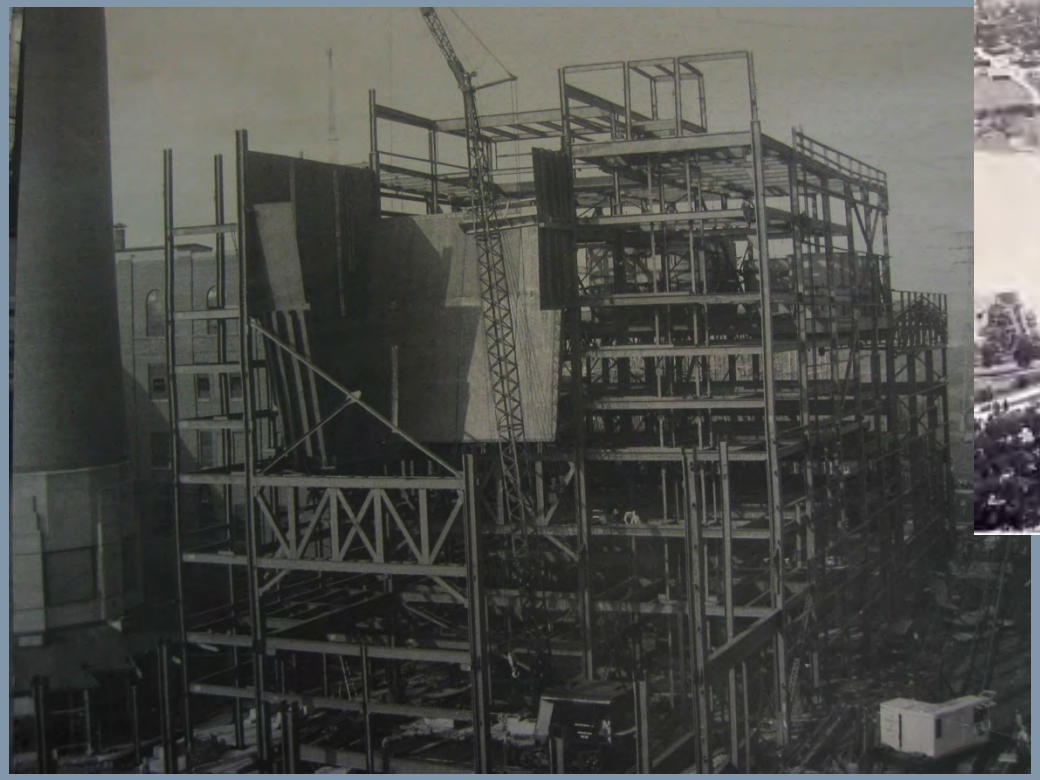
# First Energy – Marina District



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# The Past

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# First Energy – Marina District

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# ConAgra

# ConAgra

- Coal dumping operation from 1895 – 1930s
- Pillsbury Grain Mill constructed in 1950s
- Owned by:
- Miller Milling
- Burdick Grain
- Amber Milling Company
- Cenex Harvest States Milling
- ConAgra

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# ConAgra

- Transaction Info
  - Con Agra closed operations, vacated property in 2006
  - Whole property purchased by ODNR in 2007
  - ODNR approached the City of Huron, portion of property transferred in 2007
    - Public Boat Ramp – 10 acres
    - City to develop remaining 10 acres

# ConAgra

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# ConAgra

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# ConAgra

- General Highlights/Lessons Learned
  - Long Process
  - Planning, Public Input, Financing
  - Clean Ohio Revitalization Fund

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# Libbey Owens Ford/Pilkington

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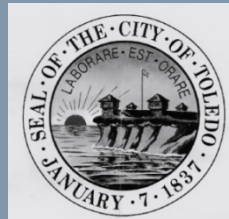


1935

# Libbey Owens Ford - 1925

# Libbey Owens Ford - 2005

River Road Redevelopment October 7, 2009

# RIVER VIEW PARK

SITUATED IN THE CITY OF TOLEDO, COUNTY OF LUCAS, STATE OF OHIO AND BEING PART OF RIVER TRACT NOS. 83, 84 AND 85, TOWN 3, UNITED STATES RESERVE OF 12 MILES SQUARE AT THE FOOT OF THE RAPIDS OF THE MIAMI OF LAKE ERIE

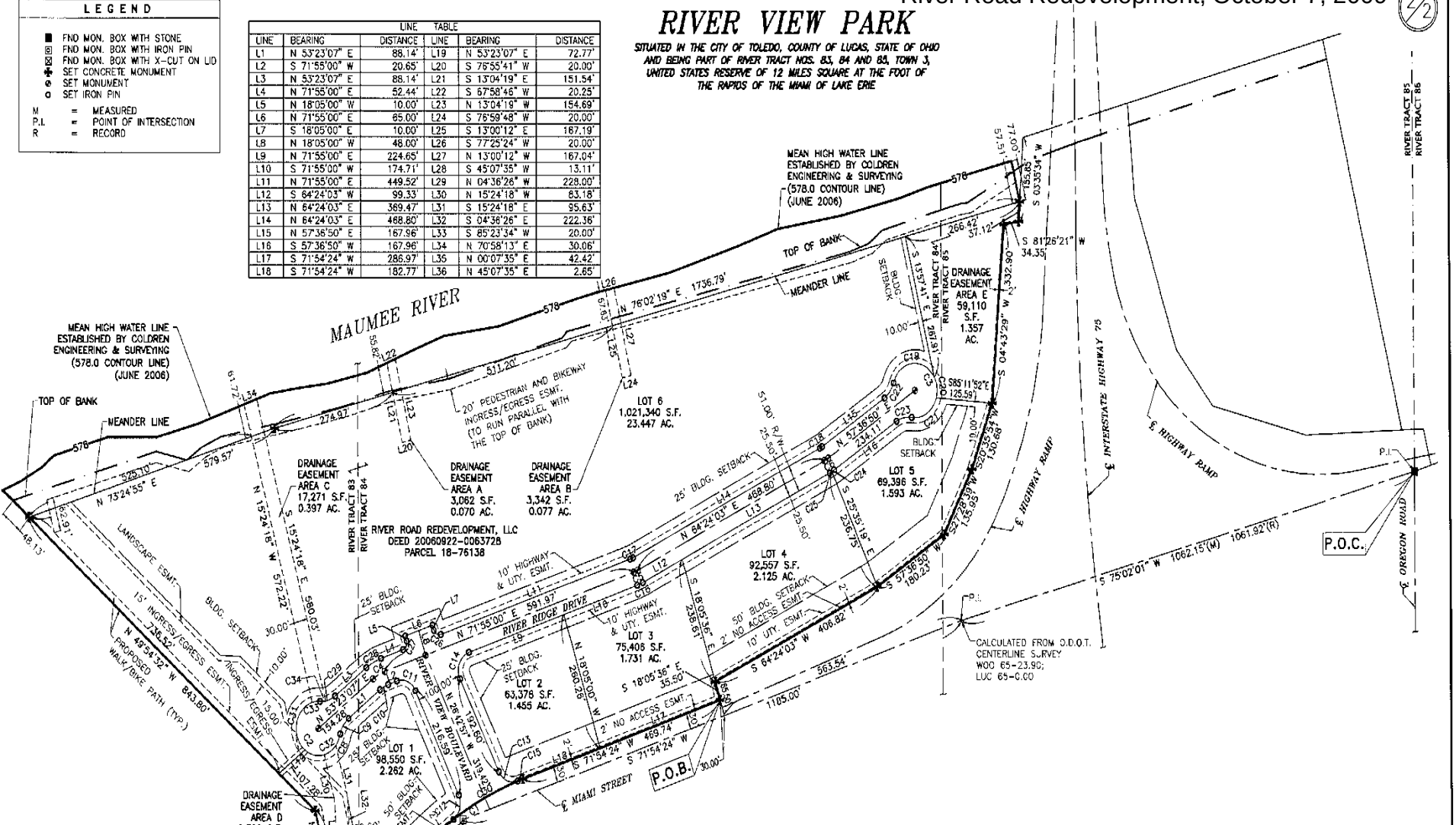
**LEGEND**

- ■ FND MON. BOX WITH STONE
- ⊡ FND MON. BOX WITH IRON PIN
- ⊠ FND MON. BOX WITH X-CUT ON LID
- ✚ SET CONCRETE MONUMENT
- ⊕ SET MONUMENT
- o SET IRON PIN

M = MEASURED
P.I. = POINT OF INTERSECTION
R = RECORD

LINE TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|---|---|---|---|---|---|
| L1 | N 53°23'07" E | 88.14' | L19 | N 53°23'07" E | 72.77' |
| L2 | S 71°55'00" W | 20.65' | L20 | S 76°55'41" W | 20.00' |
| L3 | N 53°23'07" E | 88.14' | L21 | S 13°04'19" E | 151.54' |
| L4 | N 71°55'00" E | 52.44' | L22 | S 67°58'46" W | 20.25' |
| L5 | N 18°05'00" W | 10.00' | L23 | N 13°04'19" W | 154.69' |
| L6 | N 71°55'00" E | 65.00' | L24 | S 76°59'48" W | 20.00' |
| L7 | S 18°05'00" E | 10.00' | L25 | S 13°00'12" E | 167.19' |
| L8 | N 18°05'00" W | 48.00' | L26 | S 77°25'24" W | 20.00' |
| L9 | N 71°55'00" E | 224.65' | L27 | N 13°00'12" W | 167.04' |
| L10 | S 71°55'00" W | 174.71' | L28 | S 45°07'35" W | 13.11' |
| L11 | N 71°55'00" E | 449.52' | L29 | N 04°36'26" W | 228.00' |
| L12 | S 64°24'03" W | 99.33' | L30 | N 15°24'18" W | 83.18' |
| L13 | N 64°24'03" E | 369.47' | L31 | S 15°24'18" E | 95.63' |
| L14 | N 64°24'03" E | 468.80' | L32 | S 04°36'26" E | 222.36' |
| L15 | N 57°36'50" E | 167.96' | L33 | S 85°23'34" W | 20.00' |
| L16 | S 57°36'50" W | 167.96' | L34 | N 70°58'13" E | 30.06' |
| L17 | S 71°54'24" W | 286.97' | L35 | N 00°07'35" E | 42.42' |
| L18 | S 71°54'24" W | 182.77' | L36 | N 45°07'35" E | 2.65' |




CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH | CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|---|---|---|---|---|---|
| C1 | 28°46'57" | 667.27' | 311.91' | N 58°30'56" E | 309.08' | C18 | 06°47'13" | 54.00' | 6.40' | N 61°00'27" E | 6.39' |
| C2 | 262°49'09" | 50.50' | 231.65' | N 36°36'53" W | 75.75' | C19 | 133°26'51" | 50.50' | 117.62' | N 82°55'41" E | 92.78' |
| C3 | 262°49'09" | 50.50' | 231.65' | S 32°23'10" E | 75.75' | C20 | 46°00'31" | 50.50' | 40.55' | S 07°20'38" E | 39.47' |
| C4 | 18°31'53" | 90.50' | 29.27' | N 62°39'04" E | 29.14' | C21 | 83°21'47" | 50.50' | 73.48' | N 57°20'31" E | 67.16' |
| C5 | 07°30'57" | 79.50' | 10.43' | N 68°09'32" E | 10.42' | C22 | 41°24'35" | 49.50' | 35.78' | N 36°54'33" E | 35.00' |
| C6 | 06°47'13" | 79.50' | 9.42' | N 61°00'27" E | 9.41' | C23 | 41°24'35" | 49.50' | 35.78' | S 78°19'07" W | 35.00' |
| C7 | 11°49'11" | 667.27' | 137.65' | S 51°02'03" W | 137.41' | C24 | 03°23'15" | 105.00' | 6.21' | N 59°18'28" E | 6.21' |
| C8 | 115°32'48" | 50.50' | 101.84' | N 69°44'56" E | 85.44' | C25 | 03°23'58" | 105.00' | 6.23' | S 62°42'04" W | 6.23' |
| C9 | 41°24'35" | 49.50' | 35.78' | N 32°40'50" E | 35.00' | C26 | 90°00'00" | 12.50' | 19.63' | S 63°05'00" E | 17.68' |
| C10 | 18°31'53" | 65.00' | 21.02' | N 62°39'04" E | 20.93' | C27 | 90°00'00" | 12.50' | 19.63' | N 26°55'00" E | 17.68' |
| C11 | 81°22'03" | 35.00' | 49.70' | N 67°23'59" W | 45.63' | C28 | 18°31'53" | 116.00' | 37.52' | N 62°39'04" E | 37.35' |
| C12 | 83°39'36" | 35.00' | 51.10' | N 15°06'51" E | 46.68' | C29 | 41°24'35" | 49.50' | 35.78' | N 74°05'24" E | 35.00' |
| C13 | 82°26'07" | 35.00' | 50.36' | S 67°56'01" E | 46.12' | C30 | 13°54'17" | 667.27' | 161.93' | S 63°53'47" W | 161.53' |
| C14 | 98°37'57" | 35.00' | 60.25' | S 22°36'01" W | 53.08' | C31 | 147°16'21" | 50.50' | 129.80' | S 21°09'31" W | 96.91' |
| C15 | 01°03'29" | 667.27' | 12.32' | S 71°22'40" W | 12.32' | C32 | 36°20'57" | 50.50' | 32.04' | S 56°49'26" W | 31.50' |
| C16 | 07°30'57" | 105.00' | 13.77' | N 68°09'32" E | 13.76' | C33 | 20°36'12" | 50.50' | 18.16' | N 84°29'36" E | 18.06' |
| C17 | 07°30'57" | 54.00' | 7.08' | S 68°09'32" W | 7.08' | C34 | 14°32'10" | 49.50' | 12.56' | S 87°31'37" W | 12.52' |

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE FOR THE SOLE PURPOSE OF SHOWING ANGULAR MEASUREMENT.

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Stantec

STANTEC JOB No. T1854

1 / 1 24.4% Find

MAJOR SITE PLAN REVIEW

# 1968 MIAMI STREET HOLLYWOOD CASINO

LEGEND

SITE MAP
N.T.S.

FLOOD NOTE

THE SUBJECT PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INCORPORATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 3009503260 WITH AN EFFECTIVE DATE OF OCTOBER 6, 2000, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SUBJECT PROPERTY
TOLEDO GAMING VENTURES INC
1968 MIAMI ST
TOLEDO, OH 43605
PARCEL # 16-7513B
ZONING: EXEMPT-CASINO

ADJACENT OWNER
LOR FILMS INC
2000 MIAMI ST
TOLEDO, OH 43605
PARCEL # 16-7513A
ZONING: G-GENERAL INDUSTRY

MAIN STRUCTURE
APPROX. 450' x 475' x 84'
MAIN LEVEL = APPROX. 227,000 SF
LOWER LEVEL = APPROX. 218,000 SF
VALET GARAGE – 280 SPACES = 116,000 SF
(EMPLOYEE & OPERATIONS= 100,000 SF)

PARKING GARAGE
APPROX. 600' x 360' x 75'
5 1/2 DECKS @ 216,540 SF EACH = APPROX. 1,215,000 SF

MIAMI ST.

MAUMEE RIVER

PARKING SUMMARY
SURFACE = 642
VALET = 280
PARKING GARAGE
(HANDICAP = 54) = 1,480
TOTAL = 4,389

(EXISTING HORIZONTAL VALET, PATRON & UTILITIES REMOVED)

SEE SHEET 2 OF 3 FOR ADJACENT PROPERTY OWNERS/PROPERTY USE

TOLEDO GAMING VENTURES, INC.

U | D | G
URBAN DESIGN GROUP

DGL
DL Gaulke Group, LLC

CELLAMERICA

MTI

Rudolph Libbe

HOLLYWOOD Casino
TOLEDO

MAJOR SITE PLAN REVIEW
(1 OF 3)

C.SP.A1

Environmental Co... Sent Items - Microso... KINGSTON (D:) R3 NFA Letter Hull Brownfield Over... TO72581617.pdf - A...

HOLLYWOOD

# Columbia Gas

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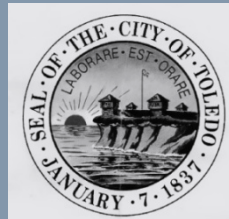

# Columbia Gas – Swan Creek

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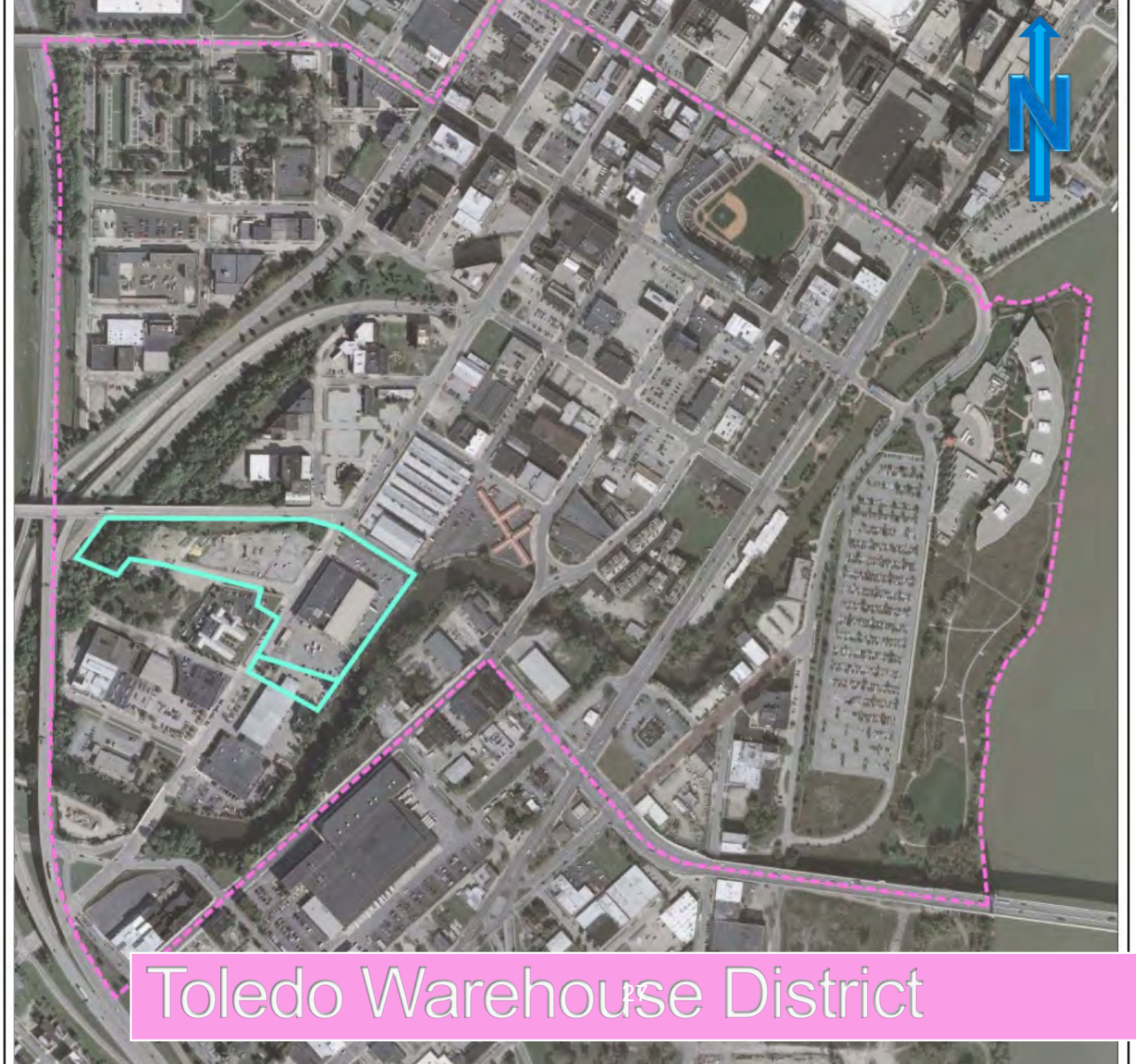
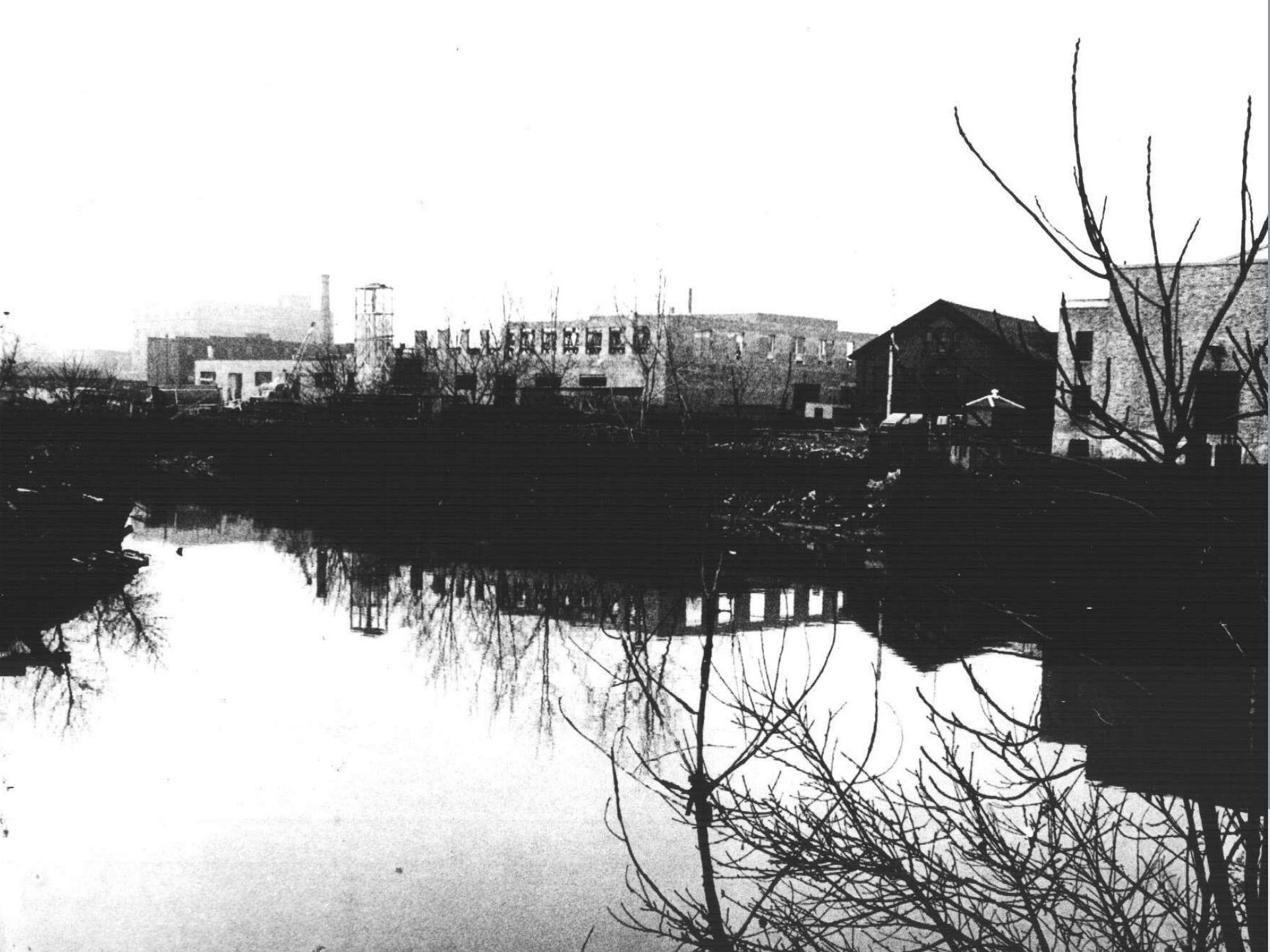
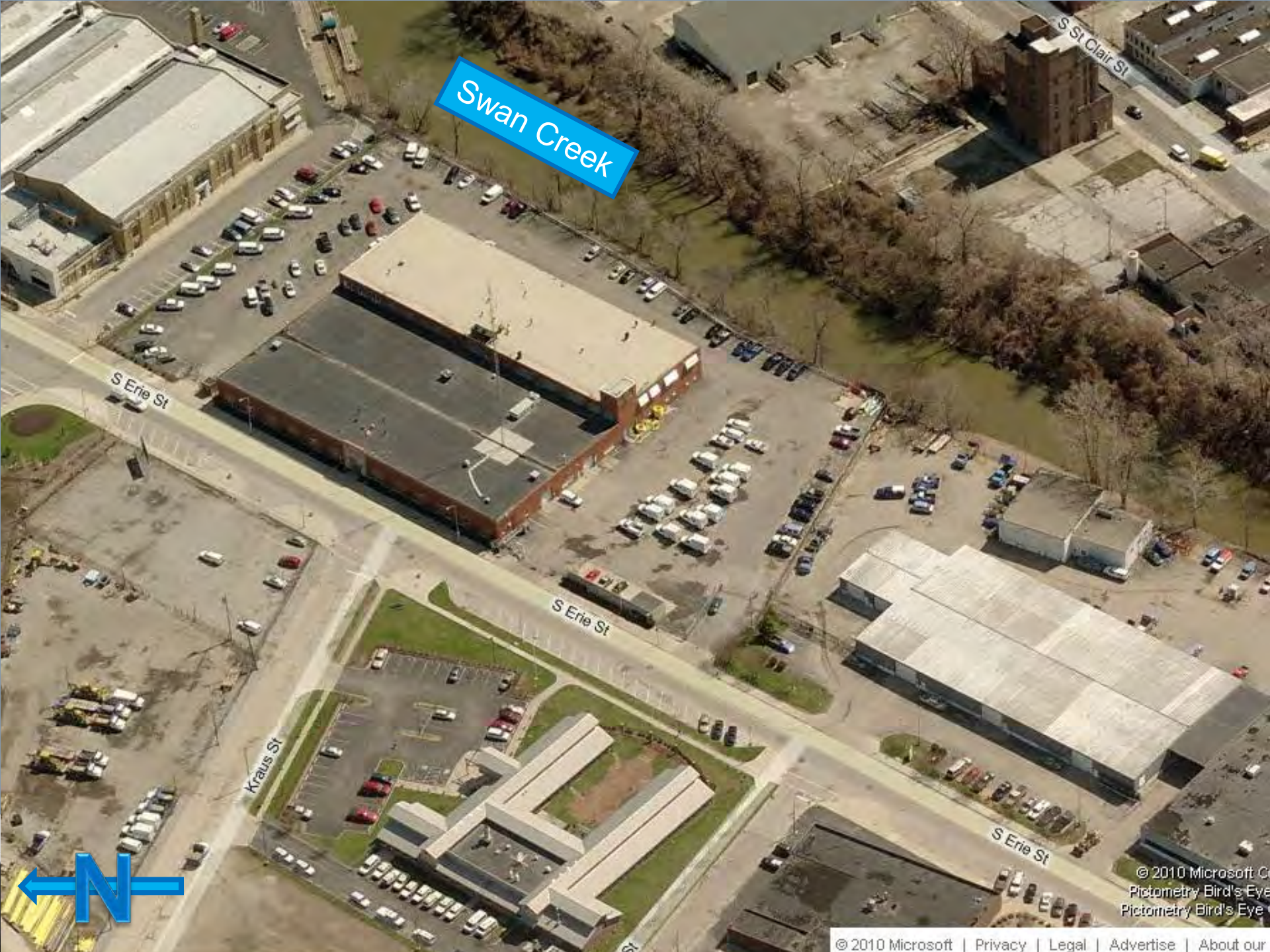



# Toledo Warehouse District




Swan Creek
S St Clair St
S Erie St
S Erie St
S Erie St
Kraus St
N
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Pictometry Bird's Eye
Pictometry Bird's Eye
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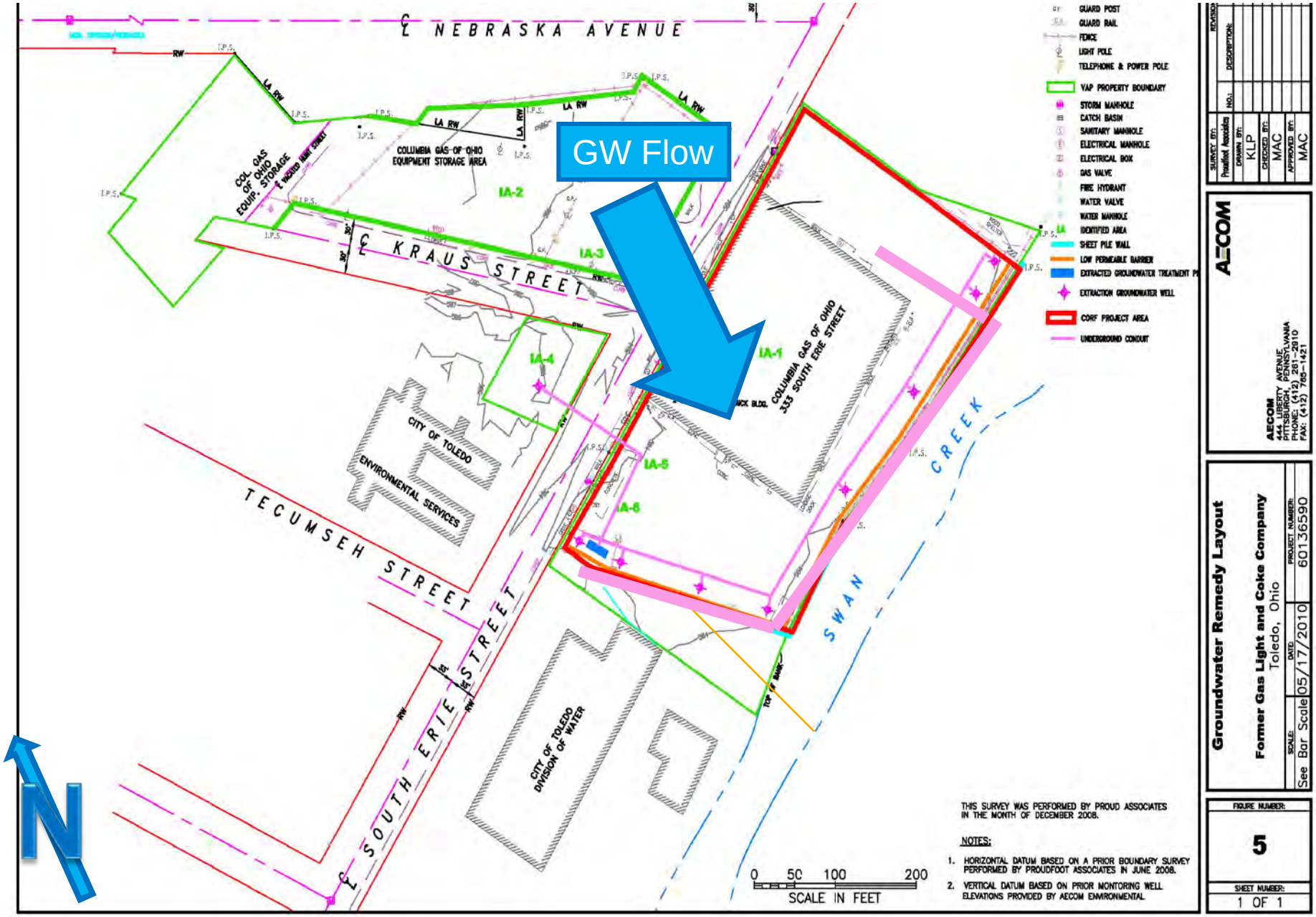
# Groundwater Barrier and Collection System



# Columbia Gas

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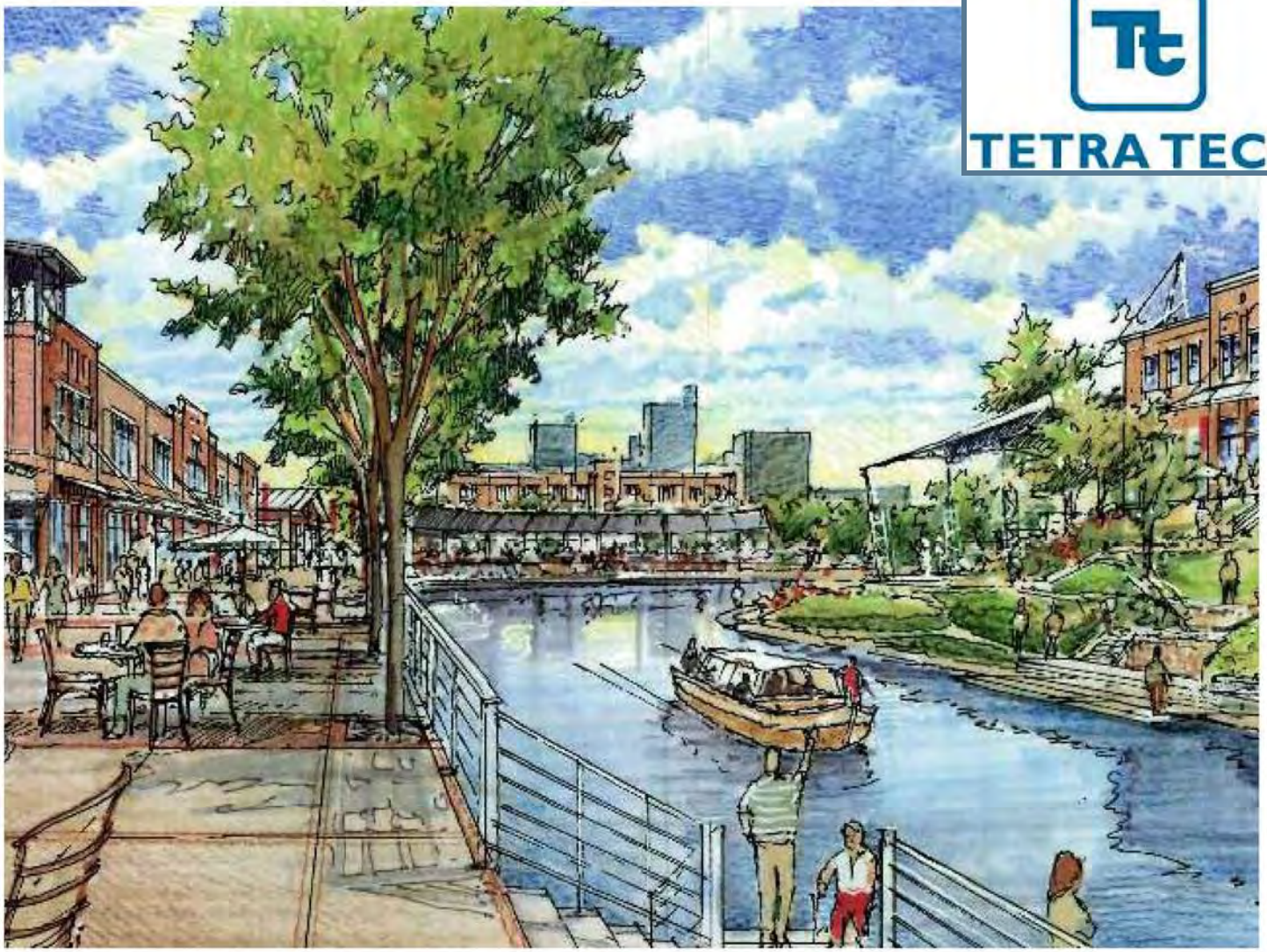

TETRA TECH

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