

**THE HOWARD PAPER STORY:
WHERE THERE IS A WILL,
THERE IS A WAY.**

DAYTON, OHIO

PRESENTED BY:

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OHIO BROWNFIELD CONFERENCE

MAY 24, 2012

PART 1: HISTORY & CONTEXT

“THE PAST IS NEVER DEAD,
IT’S NOT EVEN PAST”

- FAULKNER

“Passing through the Miami valley a stranger travels but a few miles until he is impressed with the unusual number of paper mills ... Yet seldom is he aware, when he reaches the end of the valley, that he has traveled the most important single paper-making district in the United States and one with a total daily productive capacity of 2500 tons.”

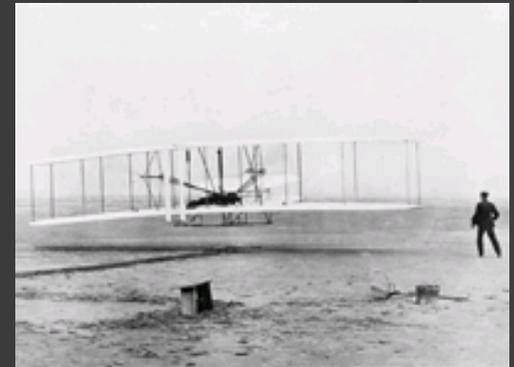
Dayton Daily News

February 26, 1933

Courtesy of DaytonHistoryBooks.com

Dayton's Industrial Legacy

- ⦿ Home of the Wright Brothers & world's first airplane factory
- ⦿ “City of A Thousand Factories”
- ⦿ Historic industries included:
 - Aerospace
 - Printing
 - Automotive Manufacturing
 - Refrigerators
 - Cash Registers



Life in Dayton Today: By the Numbers

People:

- City Population 150,000
- Regional Pop. 1.2 Million
- 42,000 downtown workers
- 40,000 downtown students
- 25,000 WPAFB workers
(Ohio's largest single-site employer)
- 7 million annual visitors

Transportation:

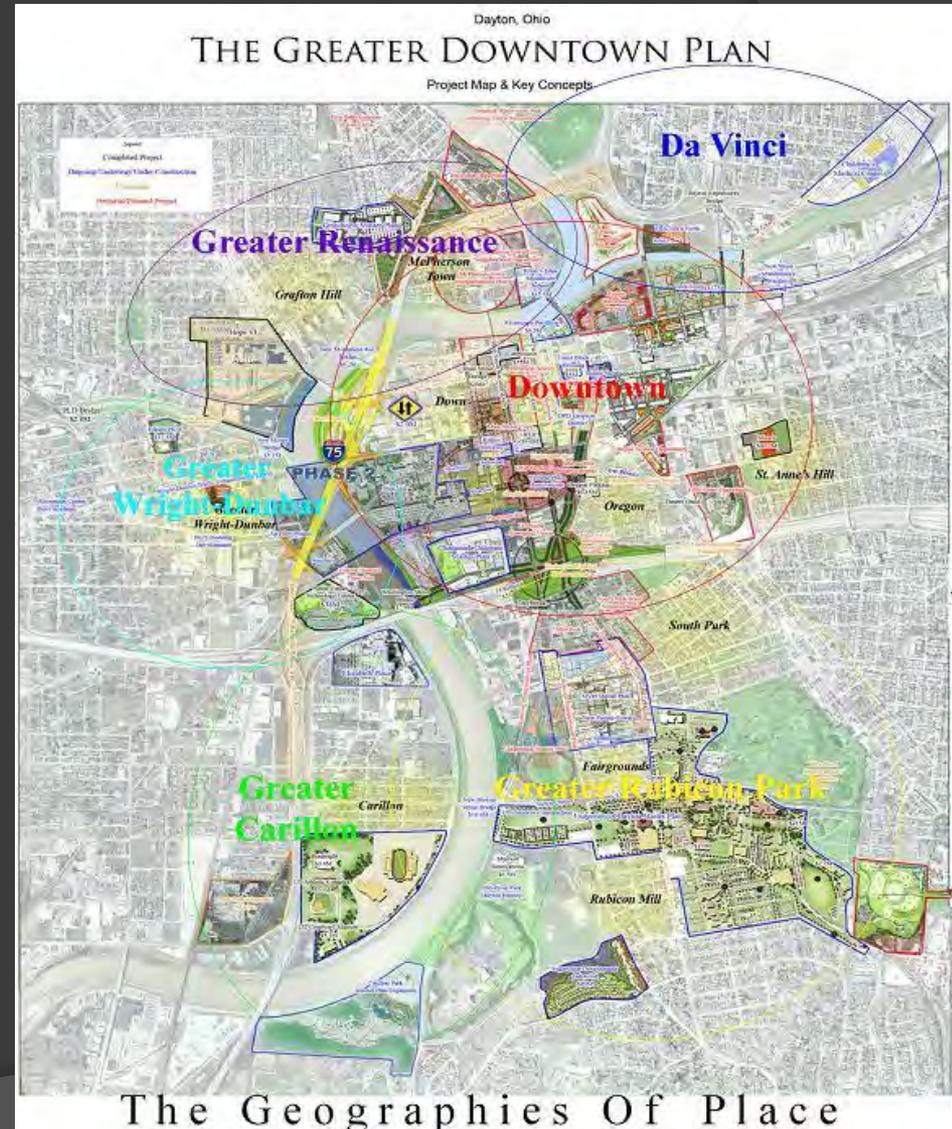
- I-70/75 interchange:
 - 154,000 vehicles a day
- Dayton International Airport
- State Route 4 and U.S. 35
- Active Rail Lines



Dayton's Oregon District

Dayton's Bright Future: A New Vision

- Greater Downtown Plan
- Ohio Aerospace Hub
- Wright-Patterson AFB
- Tech Town Project
- Growing Anchor Institutions
 - Hospitals & Universities
- New Amenities & Parks
- New Business Incentives



Dayton's Great Transition

- ⦿ Like many cities, Dayton's brownfields provide new opportunities for investment and development.
- ⦿ Large anchor properties and legacy sites are key to Dayton's future growth and success.
- ⦿ The sites from the printing and publishing industries provide an interesting glimpse into Dayton's future!

Here are a few...

Mead Tower

- 2nd tallest building in the Dayton region.
- Once a headquarters for one of the world's most-recognized paper companies.
- Now occupied by Key Bank's regional offices and other tenants.



Progressive Printers

- Once a large printing company, and a major downtown employer.
- Now a vacant building.
- Future home of a \$10M LEED HQ for Goodwill Industries of the Miami Valley.
- 2011 Clean Ohio Grant Award of \$2.2 Million.



Dayton Press

- ⦿ Once home to over 6,000 workers who printed magazines.
- ⦿ 10 years of City-led redevelopment.
- ⦿ Now the “Westview Industrial Park.”
- ⦿ 2012 Ohio Job Ready Sites Grant award of \$750,000



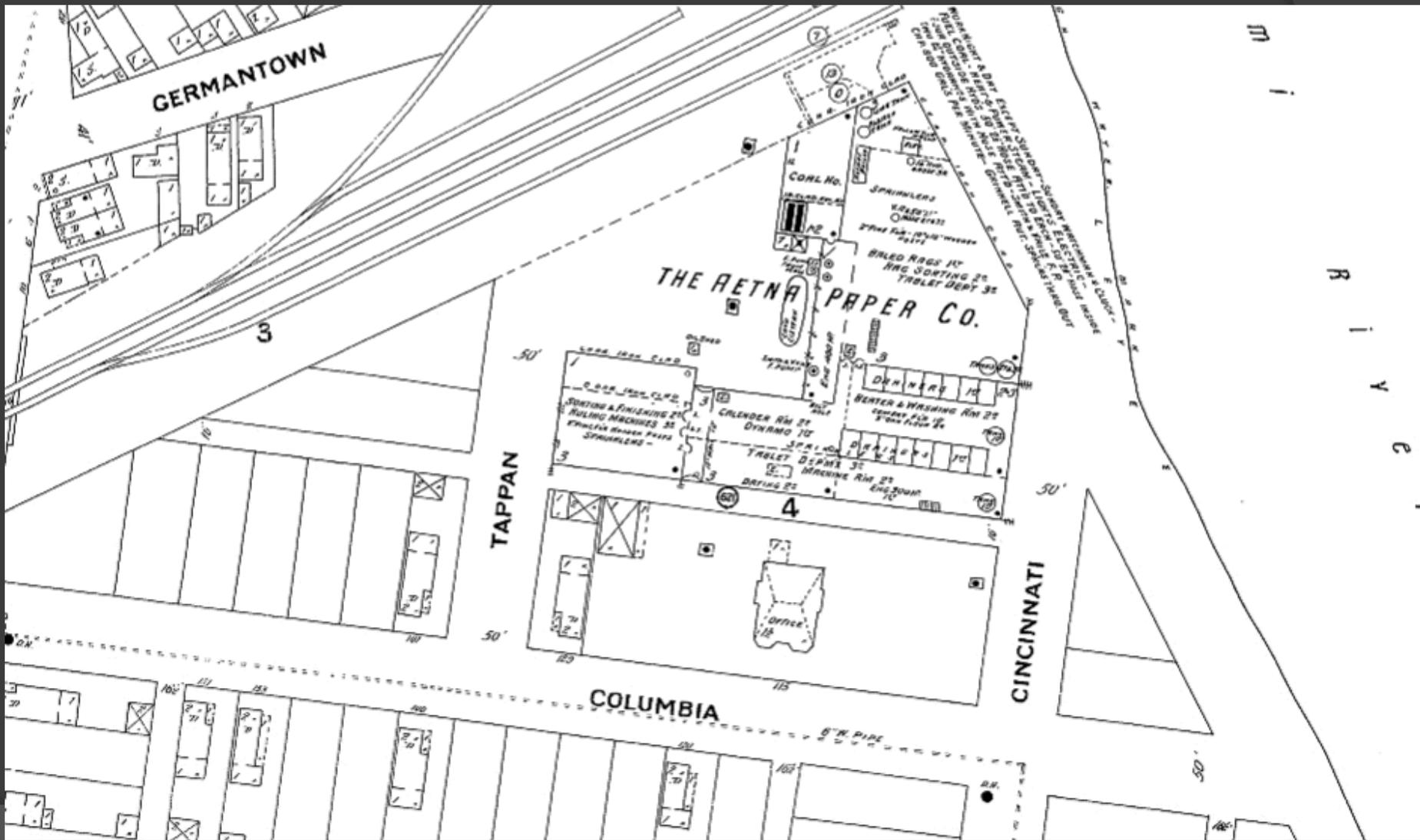
Howard Paper: Beginnings

“The former Howard Paper Company was founded in Dayton in 1897 by Col. Maxwell Howard. ... At one point in time, Howard's business empire stretched to dominate the fine paper market in the eastern United States, with sales offices in the Empire State Building in New York City and the Otis Building in Chicago.

Urbana Daily Citizen
August 30, 2007

Factoid: Col. Howard later became known for owning the famous race horse “Stagehand” that beat “Seabiscuit” in a race at Santa Anita Park.

Sanborn Map, 1897



Great Dayton Flood of 1913

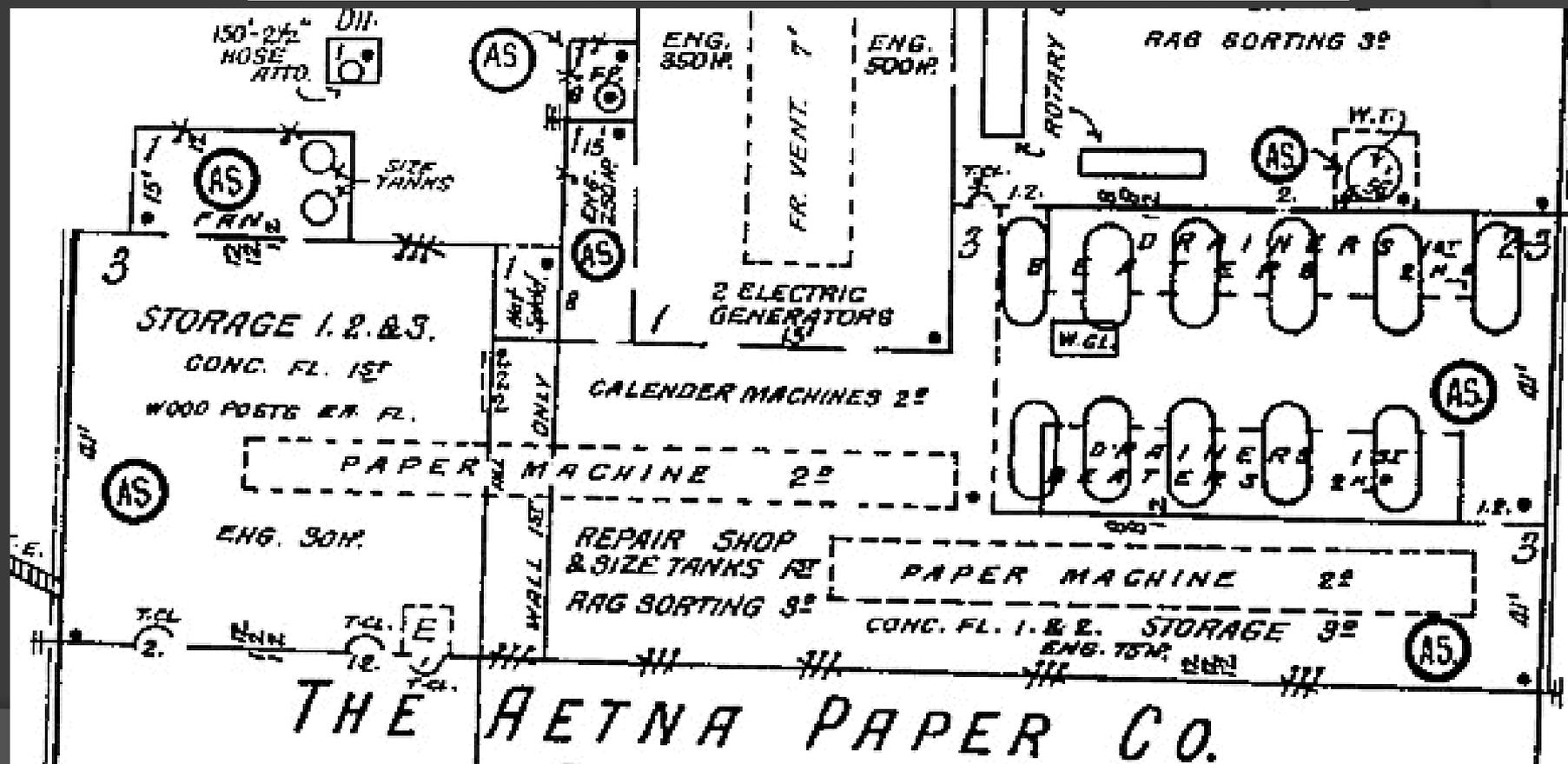


- 360 people died and 65,000 people were displaced.
- 20,000 homes were destroyed
- Damage over \$100 million (equal to \$2.2 Billion today).
- Resulted in Levee system used today.

THE AETNA PAPER CO.

- Run Day & Night -

NIGHT & SUNDAY WATCHMAN - NEWMAN PORTABLE CLOCK
11 STATIONS HOURLY ROUNDS - GRINNELL AUTO. SPRINKLS
WET SYSTEM THROUGHOUT, EXCEPT OFFICE - HEADS SPACED
ABOUT 10' X 10' - PRIMARY SUPPLY - SMITH-VAILE FIRE
PUMP SIZE 16" X 9" X 12" CAPCY. 750 GALS. PER MINUTE



1921

HOWARD BOND

WATERMARKED

Quick-Moving Stock

HOWARD BOND is one paper that you can stock up on freely. It is suitable for so many different uses in a printing plant that you can keep it moving rapidly. Your money is not tied up; rather it becomes an investment of the highest order, for having a stock of HOWARD BOND always on hand will permit you to give quicker service to customers. You don't have to shop around every time you get an order—your stock is there, ready for the press, ready for quick delivery to the customer.

Keep a goodly supply of HOWARD BOND and HOWARD LEDGER on hand for emergencies.

A ream or two of each of the 13 colors, a larger amount of the white, and you will always have the stock on hand to fill orders for forms, letterheads, small enclosures and price lists.

Our handy sample portfolio will help you make a selection. Ask your paper dealer or write us

Compare It! Tear It! Test It!
And You Will Specify It!

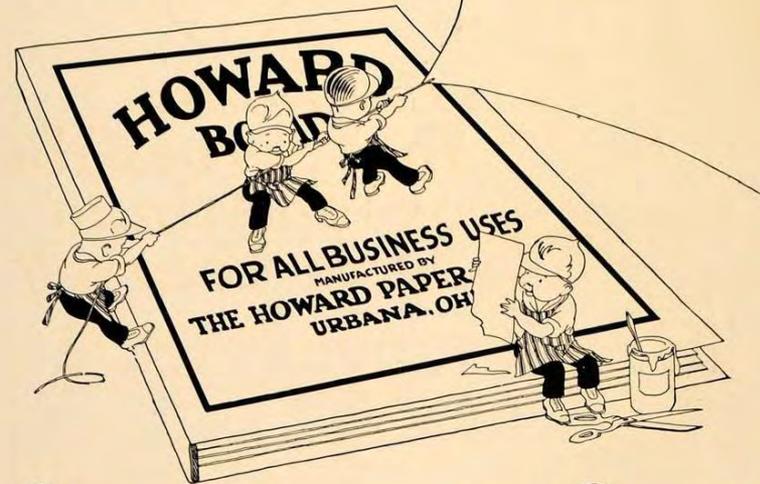
THE HOWARD PAPER COMPANY

URBANA, OHIO

New York Office: 280 Broadway

Chicago Office: 1148 Otis Building

All Printers pull for it



Tear it - Compare it - Test it

and you will - SPECIFY IT

THE unusual strength and clear, brilliant whiteness of HOWARD BOND, together with its low price, make it the ideal paper for all business uses. Printers and lithographers acclaim it the perfect paper for every office requirement.

White and thirteen colors
Will submit sample book upon request

The Howard Paper Company

“To put it in more forceful terms, Dayton printing sales amount to 10% of the total sales of all products manufactured in the city, and the number of persons employed in the printing industry, 3899, is equivalent to 7% of the wage-earning population of Dayton.

The salaries paid these employees in 1931 alone reached the sizable amount of \$7,299,636.”

(Note: Average salary then = \$1,872.18)

Dayton Daily News

February 26, 1933

Courtesy of DaytonHistoryBooks.com

Howard Paper: New Beginnings

“[It] remained a family-owned business until the 1960s, when it was purchased by St. Regis, then acquired by Dr. Ward Harrison, who earned a doctorate degree in paper-making... Harrison renamed the company Howard Paper Mills, Inc., harking back to the company's founders and its best-selling products, Howard Bond and Howard Linen papers... Harrison's heirs sold the business in 1989.”

Urbana Daily Citizen, August 30, 2007

“Since [1991], the Dayton unit has shrunk from a two-plant operation with 350 employees to a single plant with 120 employees.”

Milwaukee Sentinel, December 10, 1993

Changing Hands

- 1989 – sold to Warrior River Company
- 1991 – sold to Fox River Paper Co.
- 1992 – sold to Badger Paper Mills, Inc.
- 1993 – sold to Cross Pointe Paper Co.
- 1995 – plant closed
- 1996 – Cross Point merged with Fraser Papers
- 2001 – Fraser sells plant Brownfield Charities, Inc.

Factoid: Fox River kept the “Howard Paper” brand and the company was later acquired by Neenah Paper. They sell Howard Paper to this day.



The screenshot shows the Neenah Paper website interface. At the top, the Neenah Paper logo is visible on the left, and a search bar, a globe icon, and a 'CHECKOUT' button are on the right. Below the logo is a navigation menu with links for 'Shop Neenah', 'Paper & Products', 'Call for Samples', 'Resources', 'Neenah Green', and 'About Neenah'. The main content area features a large image of a hand holding a red mug of coffee. To the right of the image, the text reads 'HOWARD® Linen Papers Works for you. With its formal, structured linen finish and wide range of weights and colors, this versatile business paper will work as hard as you to make your message memorable.' Below this text is a 'DOWNLOAD SPECIES' button. At the bottom of the page, there is a navigation bar with links for 'Paper & Envelopes', 'Road Overview', 'Printed Promotions', and 'View Specifications'.

Howard Paper: Tragedy

“A 48-year old man who was burned over 40 percent to 50 percent of his body after he apparently attempted to steal wire from a 12,000-volt power line on June 1 has died of his injuries.

Grover Scott died July 7 at Miami Valley Hospital, said Victoria Carr, Dayton Fire Department fire investigation unit supervisor.”

Dayton Daily News
August 11, 2006



Fire Rages

“Soon, there were six engines and four ladder companies fighting the flames, including more than 40 firefighters, fire Lt. John Strukamp said.”

**Dayton Daily News
June 4, 2009**



Justice?

“[Tony] Staub said Howard Paper Co. donated the building and lot to his charity four years ago. Court documents show a short-time later Staub was ordered by the city to demolish the building by August of 2007.

Court documents show Staub is to go on trial July 20 on charges he failed to respond to nuisance violations and failed to comply with a court order to demolish the building.”

Dayton Daily News
June 5, 2009

The screenshot shows the Dayton Daily News website. At the top, the masthead reads "Dayton Daily News" in white text on a blue background. Below the masthead is a navigation bar with links for "Home", "Local News", "Sports", "Business", "Entertainment", "Life", and "Opinion". A "Local Directory" link is highlighted in yellow. On the left side, there is a vertical menu with links for "CLASSIFIEDS", "AUTOS", "REAL ESTATE", "JOBS", and "SHOPPING". To the right of this menu is a small image of a Disney Cruise Line ship. Below the menu is a link to "E-mail this page". The main content area features a headline "Dayton area crime" in a large, bold font. Below the headline is a breadcrumb trail: "Home > Blogs > Dayton area crime > Archives > 2009 > June > 05 > Entry". The article title is "Owner of old paper mill that burned in legal trouble with city" in bold black text. The byline reads "By Lucas Sullivan | Friday, June 5, 2009, 11:08 AM". Under the heading "Related:", there are three links: "Video: Vacant building fire 'suspicious'", "Video: Raw video: Fire at vacant building", and "Photos: Fire breaks out at vacant building". The article text begins with "DAYTON - A fire that consumed an interior room of a long-vacant industrial building Thursday, June 4, was intentionally set, fire officials said Friday." and continues with "It took nearly 50 firefighters from 10 crews to battle the blaze, which started at 4:30 p.m. and wasn't completely".

Nuisance Abatement Case

City used persistent, ongoing pressure...

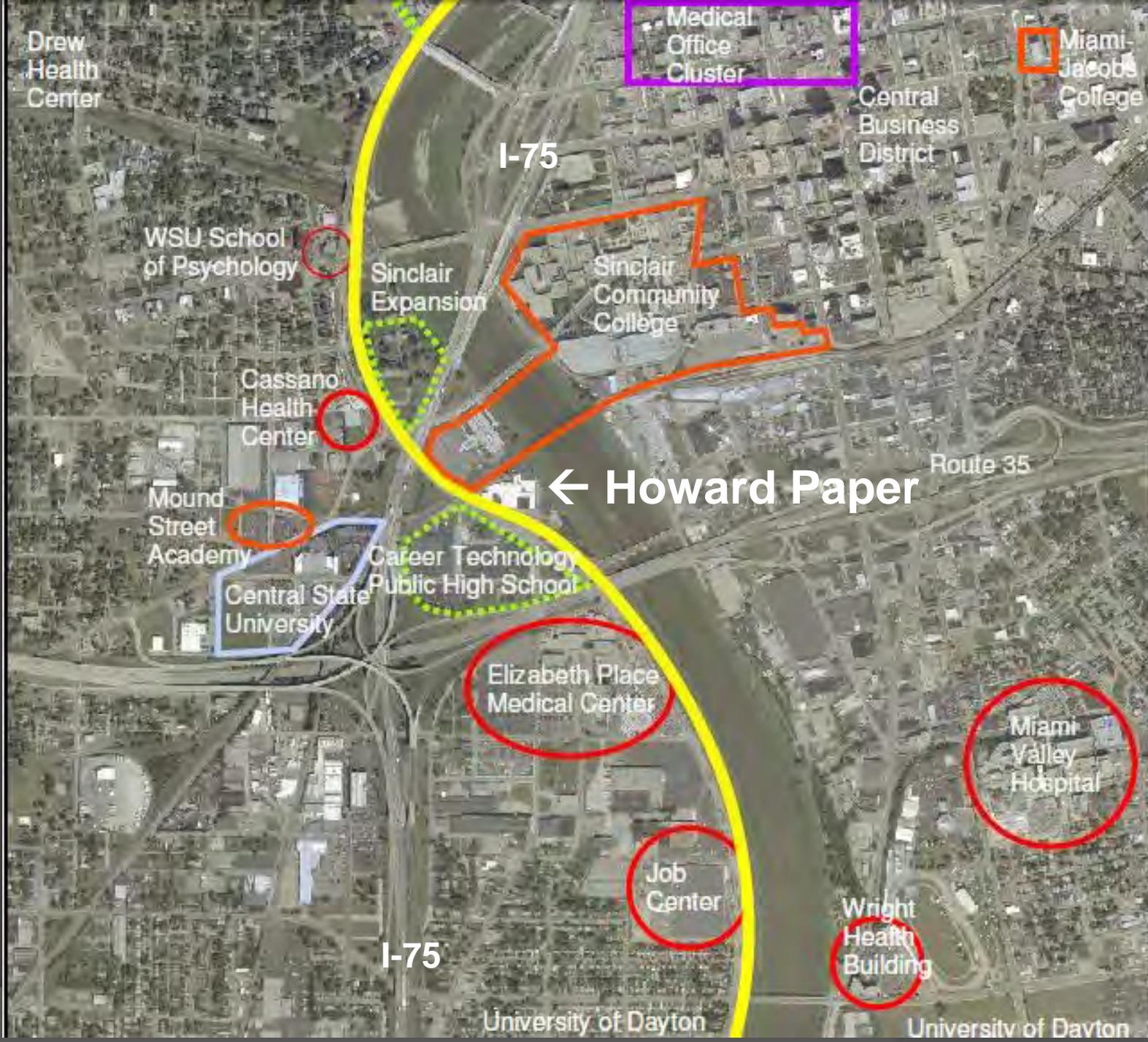
- 12/12/05: City files criminal case against Anthony “Tony” Staub for failure to abate a public nuisance
- 02/28/07: Staub accepts a guilty plea deal.
- 05/08/07: Staub cited for contempt of court.
- 07/18/07: Staub sentenced to 90 days in jail
- 11/06/07: Asbestos report cites many issues
- 07/19/09: Court orders 3 more years probation for ongoing violations

Location, Location, Location



Screenshot from Google Maps

Dayton's
Ed-Med
Corridor



WHIO - Top 10 “Worst Eyesores”

May 16, 2011



whiotv.com

Dayton 60° Partly Cloudy

6 p.m. 57°

8 p.m. 53°

- LIVE 7 PM: NOW
- 5-Day Forecast!
- Doppler 7 Radar

HOME NEWS ELECTION 2012 WHATNEBB7 WEATHER CLOSINGS/DELAYS SPORTS MARKETPLACE

DRIVEN TO DISTRACTION
Bad drivers caught on tape

HOME > NEWS

SLIDESHOW: Miami Valley's Worst Eyesores 1 of 11

A photograph showing the aftermath of a major industrial disaster. A large, multi-story building has been completely destroyed, with its steel framework and debris scattered across the ground. The scene is one of total devastation.

Howard Paper Co. In Dayton





“As one giant industry grew out of the crude little paper machines... there sprang this other modern giant of industrial achievement, this necessary adjunct to all commercial and social life - the printing industry.”

Dayton Daily News

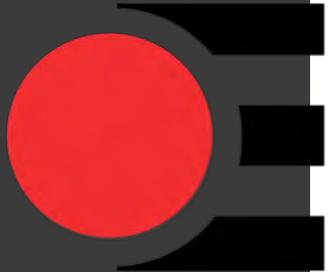
February 26, 1933

Courtesy of DaytonHistoryBooks.com

PART 2: DEMOLISH AND REBUILD

“IF YOU BUILD IT, THEY WILL COME.”

- FIELD OF DREAMS



KERAMIDA

A Global EHS Services Provider

REACHING THE NEXT LEVEL OF EXCELLENCE

Hygienists • Hygienologists • Scientists • Industrial Hygienists • Toxicologists

Keramida



Company Background

- ⦿ Established in 1988, Worldwide Services – Sustainability, environmental compliance, engineering, remediation, health & safety, and crisis management services.
- ⦿ Headquarters in Indianapolis, Indiana with offices in Cincinnati, Ohio; Charleston, South Carolina; Sacramento, California; Athens, Greece, and Abu Dhabi, U.A.E.
- ⦿ Constant growth in both size and capabilities every year.
 - High ratio of National Experts to Staff
 - Over 70 people company-wide
 - Founder and Co-Owner of TECHNIKON, LLC, a Research & Development firm specializing in green manufacturing, light metals research, and green energy technologies validation (2000).
 - Acquired Heritage Engineering & Consulting (2004).
- ⦿ Woman Business Enterprise (certified).

KERAMIDA's Staff and Resources

- ⦿ Senior staff in all areas of practice
- ⦿ 70+ professionals
 - over 20 M.S. and Ph.D. degrees
 - over 30 disciplines and certifications
- ⦿ KERAMIDA and several members of its Senior Staff have won numerous national Business Leadership and Technical Excellence Awards.
- ⦿ Nation-wide network of tested partners under contract to KERAMIDA for quick response to client's needs.

KERAMIDA's Services

Services

- Due Diligence – Phase I, Phase II, Remediation
- Asbestos – Renovation/Demolition
- Lead Based Paint
- Brownfield Redevelopment
- Bulbs and Ballasts
- Storage Tanks – AST and UST
- Dry Cleaners
- Vapor Intrusion
- Sustainability, Energy use, and Carbon Footprint

- Tools and Training
- Web-Based Project Management and Communication Tool
- Webinar Training

Garrett, LLC

- Formed in 2002 by Michael and Cory Heitz. Jordan Hurd joined her father and brother in 2009.
- Company has been involved with environmental remediation and redevelopment since 2005.
- First project: \$1.25M cleanup in Lexington, KY.
- First company in Kentucky to ever receive the Voluntary Environmental Remediation Incentive tax credit.
- Company has completed remediation projects in Kentucky and Iowa, and is currently active in Ohio.
- Working on three Clean Ohio grants totaling over \$2M
 - Cincinnati (Hexion Chemical)
 - Dayton (Howard Paper)
 - Wellston (Frick Gallagher)
- Currently in discussions with other Ohio communities about potential projects.

The Deal

- ⦿ Last owner: Brownfield Charities, Inc.
- ⦿ “There is no asbestos in the building”
- ⦿ Garrett, LLC purchased the site for \$50,000 in July, 2010 - all proceeds went to legal fees and back taxes.
- ⦿ Cooperation with the City of Dayton regarding violations, allowing time for redevelopment

Phase II Study

- ⦿ Based on the findings of the Phase I report, 18 VAP Identified Areas (IAs) were determined to be present.
- ⦿ Potential chemicals of concern (COCs) include volatile organic compounds (VOCs), petroleum-related compounds, metals, and polychlorinated biphenyls (PCBs).
- ⦿ A total of 23 soil borings were advanced at the Site, and seven borings were converted to permanent monitoring wells. Concrete/debris samples were collected for PCB analysis, and one sub-slab vapor sample was collected for VOC analysis.
- ⦿ Two areas of debris comingled with asbestos containing materials (ACM) were required to be abated prior to the implementation of the Clean Ohio grant.

Phase II Identified Areas



Phase II



Phase II



Phase II



Clean Ohio Revitalization Grant

November 19, 2010



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For Immediate Release
November 19, 2010

Patt-McDaniel Announces More than \$21 Million in Clean Ohio Revitalization Fund Grants to Communities

Columbus, Ohio - Ohio Department of Development Director Lisa Patt-McDaniel today announced more than \$21 million in Clean Ohio Revitalization Fund grants to communities across the state. The grants will be used for the reuse and renovation of existing buildings and infrastructure. State Commissioner of Development Lisa Patt-McDaniel said, "These grants are a key part of our strategy to revitalize communities and create jobs."

“The City of Dayton (Montgomery County) will receive a \$1,184,169 Clean Ohio Revitalization Fund grant to complete remediation and demolition activities at the former Howard Paper facility, located at 345 South Edwin C. Moses Boulevard.”

Clean Ohio Project Partners

- Garrett Day, LLC
- State of Ohio
- City of Dayton
- Keramida, Inc.
- Eslich Wrecking Co.
- Cardinal Environmental

Demolition Kick-Off

April 29, 2011



News Weather Video Report It Traffic Sports Health

Home : News : Business :

Photo

Map



Demolition underway at long-vacant industrial site

Updated: Friday, 29 Apr 2011, 1:02 PM EDT
Published: Friday, 29 Apr 2011, 1:02 PM EDT

DAYTON, Ohio (WDTN) - Demolition started Friday morning at the site of the long-vacant Howard Paper Company mill.

The Howard Paper mill last operated at the 4.5 acre site on Edwin C. Moses Blvd. in 1996.

The City of Dayton was awarded \$1.18 million in Clean Ohio Revitalization funds by the Ohio Department of Development to support demolition and environmental remediation.



Demolition



Demolition



Demolition



Remediation

- A total of 263.58 tons of non-hazardous TPH-impacted soil was removed and disposed of off-Site at a properly licensed landfill.
- An additional 20.24 tons of non-hazardous PAH-impacted soil was removed from the area where the MCA exceedence was identified (KB-19) and disposed at the same landfill.
- A total of 16.51 tons of non-hazardous VOC-impacted soil was removed from the area where the sub-slab vapor detection occurred and disposed off-site at the landfill.

Remediation

- ⦿ Although not directly a part of the soil remediation, a total of 97.32 tons of ash from the base of the smokestack was removed and disposed at the landfill.
- ⦿ A total of 24 tons of TSCA contaminated (>50 mg/kg) PCB waste was disposed of at Wayne Disposal Inc in Bellevue, Michigan under manifest number I119167WDI.
- ⦿ A total of 19.94 tons of non-TSCA contaminated (1-50 mg/kg) PCB waste was disposed of at the Waste Management Stony Hollow RDF in Dayton, Ohio.

Remediation



Remediation



Remediation



Smokestack demolition



Smokestack – After Demolition



Garrett Project at Howard Paper

Before



After



Garrett Project at Howard Paper

Before



After



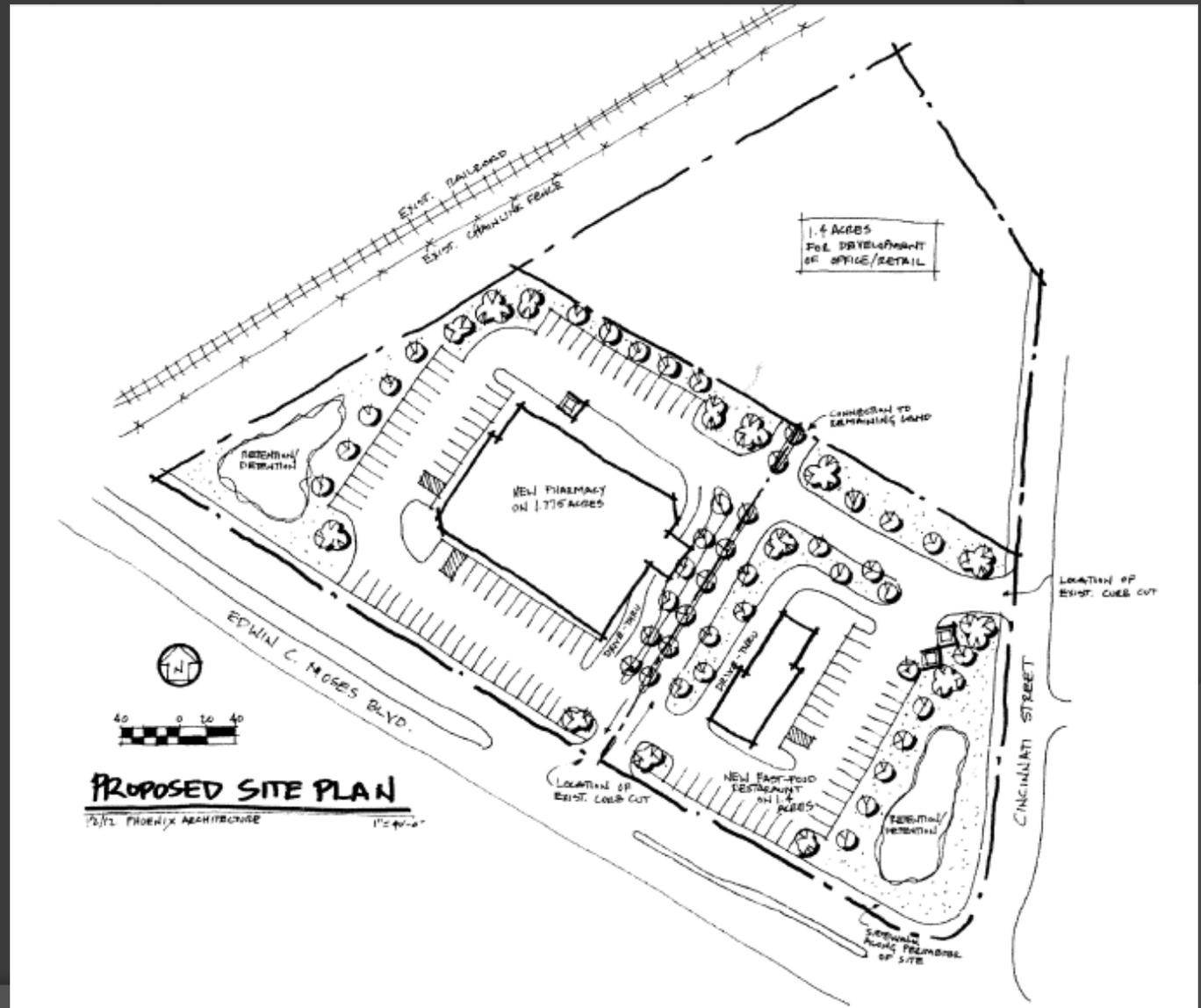
Finished Site



Future Plans

Possibilities:

- Retail
- Educational
- Medical
- Office



Lessons Learned

- ⦿ Legacy sites represent opportunities
- ⦿ Ownership changes may signal distress.
- ⦿ Patience is key, but act quickly.
- ⦿ Use every available tool:
 - Nuisance Abatement
 - Clean Ohio Fund
 - Private Investment
- ⦿ Partnerships drive success!

THANK YOU FOR LISTENING!

CONTACT US:

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