

ATTACHMENT 1
Former United States Steel Property
Village of McDonald, Trumbull County, Ohio

History of the Project Property:

The first known use of the Property was in the 1910s, when a Carnegie Steel Company purchased land including the Property in the Village of McDonald, Ohio. Land use continued as a steel-finishing facility throughout several ownership transfers, most notably Carnegie Steel Company and United States Steel Corporation. Manufacturing operations halted at the facility in the 1980s. The Property is currently owned by United States Steel Corporation.



Current Uses of the Property

The Property is currently vacant and ready to be environmentally assessed. There are trains and train parts located on the southern portion of the Property from the adjacent LTEX train repair facility located south of the Property.

Surrounding Land Uses:

The land surrounding the Property is comprised of industrial/commercial land-use. McDonald Steel Corporation is located adjacent to the western boundary and Larry's Truck and Electric is located adjacent to the southern property boundary.



Number of Buildings on the Property and their Current Condition:

The industrial buildings that once occupied the Property have all been demolished; only the concrete footprints remain on the Property. An approximately five-foot by eight-foot

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by six-foot pump shed, with the pipes and hoses for the lagoon still connected, was found west of the former acid neutralization lagoon on the eastern portion of the Property.



Previous Sampling Activities:

Duncan, Lagnese and Associates, Inc (DLA) performed a Site Assessment, dated January 1989 and commissioned by USX Corporation/Realty (USR), on the Property and adjacent industrial park to the west. This report was performed to determine the extent of environmental liabilities associated with the U. S. Steel – McDonald Works. This report included the collection of background information, site reconnaissance, sampling of suspected asbestos-containing materials (the buildings were still standing at the time of this assessment), inventory of potential surface environmental liabilities, installation of groundwater monitoring wells, boring of test holes, excavation of test pits, hand augering of test holes, and grab samples of soils. Selected samples (asbestos, soil, groundwater, seep water, river water, and storm water outfall samples) were analyzed by the DLA lab. The report also included descriptions of the Primary and Secondary landfill locations, along with the findings of test pits and monitoring wells surrounding these areas. Groundwater contamination was noted in the Primary Landfill area. The report states that all toxic metal concentrations were below the limits listed by the EPA for hazardous waste but were above the limits for drinking water standards for lead, cadmium, and chromium. The report mapped out asbestos sampling locations as well as locations of transformers/capacitors, underground storage tanks, drums/containers, above ground storage tanks, and storm sewers that were located on the Property at the time of this assessment. This report included recommendations for additional soil sampling, asbestos removal, and remediation of the acid lagoon to prevent groundwater contamination.

A Phase II Site Assessment report performed by DLA, dated July 1989, investigated the potential concerns of the previous environmental assessment. The investigation

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concluded that the soil testing performed by DLA characterized the acid lagoon soil as non-hazardous. Also, the quality of on-site shallow groundwater is affected by prior on-site waste management practices at the acid lagoon/Primary Landfill. DLA suggested the installation of an impermeable cap with additional monitoring wells to observe the effectiveness of the remediation. DLA stated that the contribution of the acid trench area to groundwater contamination is unknown, but believed to be minor. They suggest the trench be filled with soil and re-vegetated.

BRG could not locate any documents confirming the remediation of the acid lagoon/landfill area or the asbestos removal and demolition oversight report. According to the owner of the Property, the asbestos removal and demolition was performed in the 2000s under the oversight of URS Corporation.

Property Redevelopment Potential:

The Property is zoned industrial and is currently being incorporated into a larger redevelopment plan within the active McDonald Industrial Park. The property is supported by a network of on-site railroad tracks, electric, natural gas, sewer and water. A related improvement project, the McDonald Industrial Roadway, would support the redevelopment of the Property. This project involves the construction of approximately 7,500 feet of industrial roadway along the east side of the railroad tracks from the bridge area near the Property, between McDonald Steel and the former United States Steel, to the Liberty Street Viaduct.



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

Reuse of the Former United States Steel Property is the goal of the Property owner (United States Steel) and the Village of McDonald. Although there is not a known end-user at this time, the Property will be retained as an industrial property. Once the Property is remediated and available for re-use, the land can be used to expand the currently active McDonald Industrial Park adjacent to the Property. Larry's Truck and Electric have a great desire to obtain the Property when remediated for expansion. The Village has also had conversation with McDonald Steel, Amrod, and Steel & Alloy Specialists about expansion. With the advent of Marcellus and Utica Shale energy

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development this property is uniquely situated for immediate development. The Village of McDonald is committed to working with the owner and making this Property available for new use. Property investment and exact amount of job creation is unknown at this time.

Alignment with Master Plan:

The Village of McDonald, as a partner of the Mahoning River Corridor Initiative (mrci), identifies the Property as an “available development site.” MRCI is a regional brownfield and urban development collaboration in the Mahoning Valley that strives to promote opportunities for economic development that exist in the river corridor communities. The redevelopment of this Property into a revitalized industrial property would encourage growth within the Village and the Mahoning Valley.

Funding Plan for Success:

The owner of the Property is evaluating appropriate measures and funding to complete the necessary environmental activities which will make way for redevelopment.

