

BROWNFIELD UPDATE

Winter 2003

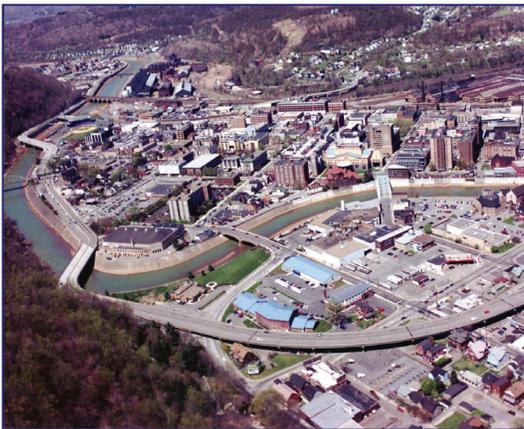


"resurrecting the past ... building the future while working towards a safe, friendly cleaner and enhanced community."

JOHNSTOWN REDEVELOPMENT AUTHORITY'S BROWNFIELD PROGRAM:

In its first 40 years the Johnstown Redevelopment Authority concentrated on removing substandard housing and building a central business district which is without equal among the smaller steel and coal communities of Appalachia. During that time the operation of the primary industry in the region was left to the Bethlehem Steel Company and the United States Steel Corporation, both of which had major plants employing thousands of people. These steel industry giants began their permanent abandonment of Johnstown following the flood of July 1977. Efforts of local industrial development groups, our local Congressman, John Murtha and civic leaders brought replacement industries, but obviously a return to the job levels at height of coal and steel production is hard to overcome.. In 1990 with the assistance of then State Senator William Stewart the Johnstown Redevelopment Authority began a small scale "Brownfields Project" which was one of the first in the country. In a nutshell, the concept of the Brownfield Project is to reuse abandoned industrial sites that have

become blighted eyesores. Although these properties may have environmental concerns, they are not insurmountable, and the Redevelopment Authority is working to change the negative perception of "Brownfields." With the partnering of private investment and government, many of these sites are capable of being reclaimed. The process utilizes public resources and incentives to remedy significant environmental problems on a site and negotiate with regulatory agencies to allow new industries to utilize old industrial sites without substantial added expense for environmental compliance that would not be necessary on a "greenfield site". Older industrial sites generally have advantages related to transportation, central location, basic infrastructure and generally are less costly when compared with new construction costs. With assistance on environmental assessments and any necessary remediation, new industries can find these sites attractive. In 1998, the USEPA awarded the Johnstown Redevelopment Authority a \$200,000 grant under their initial



COMMUNITY BENEFITS OF BROWNFIELD REDEVELOPMENT:

- The new industry occupies abandoned deteriorating facilities or demolishes and rebuilds ridding the community of the serious nuisances associated with abandoned buildings.
- The urban tax base is revitalized
- Serious environmental problems are dealt with rather than being ignored and abandoned
- New jobs are created for local citizens

Brownfields Assessment Demonstration Pilot Program. An additional \$200,000 supplemental grant was awarded in 2001.

The Johnstown Redevelopment Authority currently has 51 sites listed on the Pennsylvania Department of Environmental Protection's Pennsylvania Brownfields Directory (www.pasitefinder.state.pa.us)

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GREATER JOHNSTOWN HIGH SCHOOL PROJECT GETS NATIONAL RECOGNITION FROM THE EPA:



U.S. EPA Region 3 Brownfields *Mid-Atlantic States*



Program Grants
Providing Assessment, BCRLF &
Job Training Funding

The Mission
Rebuilding Communities

Green Redevelopment Initiative
Redeveloping Brownfields
Sustainably

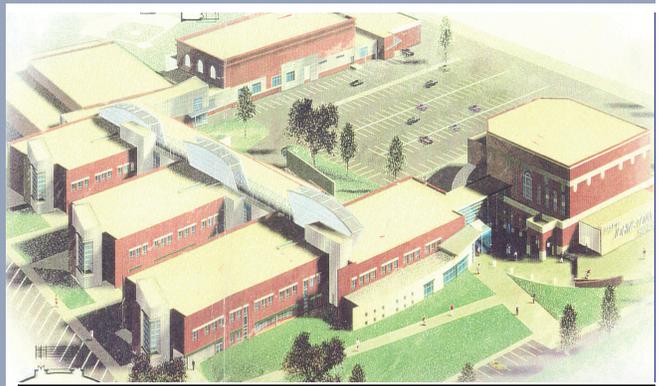
Building Partnerships

Funding Assessments and Cleanup Activities

Providing Technical Assistance

Issuing Grants to Communities

Assess Potential Contamination at
a High School in Preparation for
Redevelopment and Expansion
Johnstown, Pennsylvania



GREATER JOHNSTOWN HIGH SCHOOL KEY FACTS:

- \$40 million dollar project
- On schedule - Could be open as early as the start of the 2003 School Yr.
- Will include 3,500 seat stadium
- Priority Regional Brownfield Site Re-use and Preservation
- EPA Showcase Project
- Cochran Auditorium to be Updated



CAMBRIA IRON WORKS REVITALIZATION:

In 2001 the Johnstown Redevelopment Authority acquired three buildings of the Lower Cambria Works for commercial and industrial reuse from the Bethlehem Steel Company.

The immediate project involves 3 key buildings, The Machine Shop, Carpenters Shop and Blacksmith's Shop. The buildings are being retrofitted to accommodate 21st century business, while still retaining the historic significance of these National Historic Land-



marks. The first phase of rehabilitation included the Carpenter and Machine Shop, which addressed certain building contaminants and remediated them. They are both slated to be complete later this Spring. The Machine Shop already has a proposed tenant- Rollock Industries, which will use the 40,000

sq. ft. building for its ferromanganese operation.

The Blacksmith's shop is one of the remaining original buildings and still contains the famous steam



power hammers and other tools used in the original mill before the Civil War to form the first iron products. The Blacksmith shop will be renovated into a historical exhibition of the birth place of the modern steel industry, with the assistance of the Johnstown Area Heritage Association.

The City and Redevelopment Authority are developing a master Re-use Plan for the balance of Bethlehem Steel property surrounding the Cambria Iron Works. Meetings are

scheduled with Bethlehem's purchaser, ISG, to discuss the City's interests in acquiring the sites.

The Redevelopment Authority has been working with the Army Corp of Engineers on a Urban Greenway Trail that will connect the downtown to Cambria City via the Cambria Iron Works. On your next trip down 56, take a look across the bridge and see the positive changes underway!

CYPRESS AVE. SCHOOL & KEYSTONE OPPORTUNITY ZONES:

In November the Former Asphalt Campus of the University of Pittsburgh was abated for asbestos and torn down to make way for a residential or commercial future. This is a joint project of the City and the Johnstown School District.

Cypress Ave. School is one of nine Keystone Opportunity Zones (KOZ) in the Greater Johnstown Region. The others include: Rose-dale, CSX Railyard, Triangle Brick, Hudson Street School, Coopersdale School, Franklin High School, Johnstown Planing Mill and Flood City Brass and Electric..

A KOZ is a state designated area, tax except from state and local taxes for the next decade. This program was introduced to encourage community and economic development in areas that would not be developed without this added incentive.

Cypress Ave. School Prior to building demolition:



BROWNFIELD FUNDS FOR JOHNSTOWN:

COMMUNITY MEETING NOTICE:

- **When:** Thursday March 13, 2003
- **Where:** Council Chambers, 4th Floor
Public Safety Building, 401 Washington St.
- **Time:** 6PM

The Johnstown Redevelopment Authority has been selected by the US EPA to apply for Assessment & Remediation funds in its efforts to restore former Bethlehem Steel properties - cleaning up the environment and creating jobs. Your comments on this proposal are invited.

RECYCLING REAL ESTATE INTO INVESTMENT OPPORTUNITIES:

Brownfields are defined as "abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination." Brownfield property translates into investment opportunity for buyers and sellers alike.

The Johnstown Redevelopment Authority can assist you in efforts to cleanup and reuse these Brownfield properties. If you have one of these properties and are interested in more information or would like to attend an information session about this topic please contact:

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We're on the web!
Johnstown-
redevelopment.org

SHEETZ CHOOSES BROWNFIELD SITE FOR NEW BROAD STREET LOCATION:



The former Bethlehem Steel Billet Yard is now home to the latest Sheetz convenience store. The Cambria City store moved from 400 Broad Street to its new location at 1000 Broad Street. The new Sheetz uses 2 of the 7 acres of the Bethlehem Steel 10 Yard Site. The remaining 5 acres are still prime for redevelopment! Contact the Johnstown Redevelopment Authority if you have any interest in the site.