

Brownfield Redevelopment Summary – Wagner Property, Sidney, Ohio

Background:

The Wagner Property, located on Fair Road and S. Wilkinson Avenue in Sidney has been tax delinquent and abandoned for more than 20 years. The 5.4 acre site was once an aluminum foundry where Wagner Cookware was manufactured. More than two decades ago, the Wagner assets were purchased by Master Vision Polishing, a corporation that eventually closed operations and has been dissolved for many years.



The US EPA carried a round of emergency clean up at the site and the Ohio EPA has conducted some air-quality monitoring in the neighborhood. We anticipate the environmental cleanup to be a manageable burden, but the physical demolition and cleanup could easily be in the more than \$1 million.

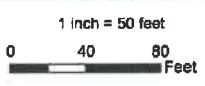




Legend

	Parcel Boundaries
	Right-of-Way
	Utility Easements

Lot Numbers
 Lot Dimensions
 ROW Dimensions
 Parcel Dimensions



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In 2013, it was estimated that it would cost about \$560,000 to demolish (leaving the slabs and foundations) and about \$435,000 for soil clean up. The total cost to remove the blight will easily exceed one million dollars.

The County Auditor reports that the property has been tax delinquent since 1999 and the total delinquency is more than \$241,000.

The Shelby County Land Bank had the ability to foreclose on the property and deal with the tax assessments, but needs the financial resources to begin the cleanup and demolition. The community wants to move forward, but lacks the capital necessary to remediate the site.

Recent Activity:

The City of Sidney recently hired Burgess and Niple to update the Phase 1 Environmental on the facility. This work was a necessary step to move forward on the redevelopment.



In addition, the SSEP is exploring the feasibility of developing a mixed-use business incubator on the site. Potential funding sources include USDA Rural Development and the Economic Development Administration.

Sidney-Shelby Business Incubator Co-Working Concept



The proposed building would be similar to the Barry Staff facility (pictured above) and located on East Monument Ave. in Dayton.

A pre-engineered metal building (PEMB) creates a sleek, industrial look for the repurposing of a vacant industrial site. A similar approach could be used for a mixed use incubator, meeting the needs of a broad variety of businesses from technology to advanced manufacturing.

Path Forward:

This is a top priority for the City of Sidney, the Sidney CIC and the Sidney Shelby Economic Partnership (SSEP). Public and private sector leaders are working together to enact a plan to remove the blight within the next several years.

The community is seeking Federal Assistance, State Capital Funds and grant funds to move this important project forward.

Contact:

Jim Hill, Executive Director
Sidney Shelby Economic Partnership
937-498-9554
jhill@choosesidneyshelby.com

Part of Wagner building collapsed Christmas Day

By Melanie Speicher - mspeicher@sidneydailynews.com

12/27/19



An excavator knocks down parts of the old Wagner Ware factory facing Wilkinson Avenue on Friday, Dec. 27. The decision to demolish part of the abandoned factory was made after a partial collapse fell onto the sidewalk breaking through the fence surrounding the property. The debris from the initial collapse can be seen on the sidewalk in front of the excavator.

Luke Gronneberg | Sidney Daily News

SIDNEY — A portion of the Wagner Ware building was torn down after a partial collapse on Christmas Day.

According to Barbara Dulworth, Sidney's community development director, contractors were on site Friday to remove debris from the property.

"The partial collapse that occurred on Dec. 25 spilled debris onto the closed sidewalk, but did not extend to Wilkinson Avenue. A contractor is at the site today (Friday), removing the debris from the sidewalk area, taking down the remainder of the building that partially collapsed, and re-installing the fence along the property line," said Dulworth.

Dulworth said the Ohio EPA was notified Thursday about the emergency demolition.

In April 2008, a three-story brick wall collapsed on the property, said Dulworth in an email. There were other dangerous conditions present and the owner of the Wagner Ware property — Master Vision Polishing — ceased operations and abandoned the building. The city has been monitoring the property since then.

“In the short term, city staff regularly inspect the property to 1) secure the property to the extent possible and discourage trespassers and 2) evaluate the structures for potential collapse which could be a safety risk to the public traveling on the adjacent streets,” said Dulworth.

Dulworth said the city is trying to find a longterm solution to the problem.

“For the long term, the city’s goal is to remove the dangerous and blighted structures and have the property be once again a productive site,” said Dulworth. “The cost of demolishing the structures and remediating the environmental hazards to make the property redevelopment-ready has been roughly estimated \$1.2 million to \$1.5 million.

“Necessary soil remediation is estimated to cost an additional \$350,000 to \$600,000. A formidable amount of money for anyone to fund. Unfortunately, there are limited grant dollars available and many brownfield sites in Ohio and across the nation to compete against for the funds that are available,” she said.

The city, said Dulworth, will continue to identify and evaluate potential grant funds and any other funding sources to take care of the Wager Ware property and, in the meantime, continue to inspect the buildings for any potential hazards to the public.

One of the principal owners of the Master Vision Polishing — Ernie Powers — resides in Sidney, said Dulworth.

“Master Vision Polishing will be invoiced for the cost of the work being done today. If the invoice is not paid, the cost will be assessed to the property through the County Auditor,” she said.

Dulworth said, as far as she knows, the owners of the building haven’t visited the property since 2008.

“No structural elements have been removed, nor would removal of any part of the building structure be allowed without a demolition permits,” she said.

The city has used two grants to complete an assessment of the property.

“The city received a USEPA Brownfield Assessment Grant, \$185,000, and Clean Ohio Assistance Fund Assessment grant, \$200,175, to complete an assessment of the environmental hazards in 2012-2014. No grants for demolition,” said Dulworth.



SIDNEY-SHELBY
ECONOMIC PARTNERSHIP
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101 S. Ohio Avenue, Floor 2, Sidney, OH 45365

November 4, 2020

Dayton Region Priority Development & Advocacy Committee
Dayton Development Coalition
1401 S Main Street
Dayton, OH 45409

RE: Wagner Mixed-Use Incubator – Sidney Shelby Economic Partnership Submission

To Whom it May Concern:

I am writing on the behalf of the Sidney Shelby Economic Partnership's application to redevelop the former Wagner Manufacturing Brownfield into a modern, mixed-use business incubator in the City of Sidney, Shelby County, Ohio.

Entrepreneurship and new businesses creation is a critical element for communities and regions seeking to establish long-term sustainability. We have the unique opportunity to transform the Wagner Manufacturing brownfield into a new business and job creation tool that would serve entrepreneurs in Shelby, Auglaize, Darke, Miami and Mercer Counties. From the economic development perspective, we see a great benefit to creating a new "Job Center" that will provide opportunities to workers in the neighborhoods adjacent to the site.

Ohio must help rural and suburban communities compete in the new economy. Investment in this redevelopment project will help our region compete in the global economy. If you have any questions, please contact me at 937-498-9554.

Sincerely,

A handwritten signature in black ink that reads "James A. Hill". The signature is written in a cursive, flowing style.

James A. Hill
Executive Director



Jeff Raible, President
jraible@sidneyshelbychamber.com

Sidney-Shelby County Chamber of Commerce
101 South Ohio Avenue
Floor 2
Sidney, OH 45365

November 4, 2020

Dayton Region Priority Development
& Advocacy Committee
Dayton Development Coalition
1401 S Main Street
Dayton, OH 45409

RE: Wagner Mixed-Use Incubator

To Whom it May Concern:

Today I'm writing in support of the Sidney Shelby Economic Partnership application to redevelop the former Wagner Manufacturing brownfield site into a modern, mixed-use business incubator in the City of Sidney.

Where once operated a vibrant manufacturing company producing some of the finest cookware in the world, is today the site of a blighted neighborhood safety hazard in desperate need of a new and meaningful purpose. Business and civic leaders in Sidney and Shelby County are actively seeking the means to convert this site into a new business and job creation resource that will effectively serve entrepreneurs in Shelby, Auglaize, Darke, Miami and Mercer Counties. This new Center has the potential to be transformative for those looking to start a business and we implore the State of Ohio to help us fulfill this vision.

Sincerely,

Jeff Raible
President
Sidney-Shelby County Chamber of Commerce



**SHELBY COUNTY
BOARD OF COUNTY COMMISSIONERS**

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ANTHONY J. BORNHORST

JULIE L. EHEMANN

ROBERT A. GUILLOZET

PAMELA STEINKE, Clerk of the Board

November 4, 2020

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Dayton, OH 45409

RE: Wagner Mixed-Use Incubator – Sidney Shelby Economic Partnership Submission

To Whom It May Concern:

I am writing on behalf of the Sidney Shelby Economic Partnership's application to redevelop the former Wagner Manufacturing site into a Mixed Use Incubator to be located in Sidney, Ohio.

The Wagner Manufacturing Company was a family-owned manufacturer of cast iron and aluminum products based in Sidney, Ohio, US. It made products for domestic use such as frying pans, casseroles, kettles and baking trays, and also made metal products other than cookware. Wagner was active between 1891 and 1952, and at one time dominated the cookware market, selling in Europe and the US. Unfortunately, the site closed long ago and is a contaminated brownfield occupying a large swath of lots in the heart of the City. It is surrounded by residences and is a safety hazard for the children living in the area.

The City of Sidney has conducted several remediation efforts to address the more apparent contamination issues, but lacks the resources to conduct a full scale cleanup and redevelopment of this area.

Support for this project would create multiple benefits for the City and the region at a time when the community is making great strides in redeveloping its downtown and surrounding area.

I urge you to consider the Wagner Mixed-Use Incubator for a Jobs Ohio Community Vibrancy grant.

Please do not hesitate to contact me with any questions.

Sincerely,

Julie L Ehemann
Commissioner
Shelby County