

# Attachment A1 Application Summary

Grand Theater  
115, 121, and 123 South Fourth Street, Steubenville, Ohio

The City of Steubenville, along with community development partner Steubenville Historic Landmarks Foundation – Grand Theater Restoration Project (Foundation), is proud to present our application for a Clean Ohio Revitalization Fund (CORF) to perform asbestos abatement activities at the Grand Theater property in Steubenville, Ohio.

The requested CORF grant funds are just part of the Foundation's ongoing efforts to restore the Grand Theater to its original glory, and return the property to beneficial reuse as a commercial theater and performing arts center and museum. To date, the Foundation has raised over \$200,000 in restoration funds, and have completed property acquisition and property clearance activities, and are actively restoring the Theater itself.

The requested CORF funds are required to perform the abatement of friable asbestos containing materials (ACM) located throughout the theater; the abatement activities must be completed so that restoration efforts can continue.

## 1.0 Project Goals

The overall goal of the City of Steubenville's Brownfield Revitalization Program is to restore abandoned and underused commercial and industrial properties to beneficial reuse. To that end, the Foundation is working to restore and revitalize the historic Grand Theater as a mixed use theater, performing arts center, and museum. The effort is spear-headed by the Steubenville Historic Landmarks Foundation – Grand Theater Restoration Project, a not-for-profit entity staffed entirely by non-paid volunteers. The Foundation estimates the total cost of restoration to be approximately \$6,000,000. Currently the Foundation has collected over \$120,000 and has completed installation of a new roof, gutting of the ballroom ceilings, and clean-up of all areas within the theater building.



The requested CORF grant funds will be used to support the restoration activities by performing ACM abatement tasks, as part of the ongoing effort to restore the Grand Theater to its original use as a performing arts and movie theater for the community.

The property will also house a Performing Arts Museum, a Steubenville History Museum, and a Dean Martin Museum; and will also serve as a community resource for weddings, political events, exhibitions, and many more community functions.



Grand Theater, circa 1925

The Grand Theater restoration is the centerpiece of the Steubenville Revitalization Group's ongoing efforts to revitalize Steubenville's Central Business District. The requested CORF funds would not only remove materials that represent an unacceptable risk to human health, but serve to keep the \$6,000,000 Grand Theater restoration project moving toward completion.

### 1.1 Economic Benefit (Redevelopment Ready)

The Grand Theater project is Redevelopment Ready. The project is located at 115-121-123 South 4th Street in the heart of both the City of Steubenville's Central Business District (CBD) and Commercial Historic District. It is 0.248 acres and only 820 feet from S.R. 43 and 930 feet from S.R. 7. It is located in an area where the City has focused its revitalization efforts and continues to work with the "Steubenville Revitalization Group," a private organization of local businesses, residents, and concerned citizens dedicated to CBD revitalization.

The Property is currently owned by the Steubenville Historic Landmarks Foundation, Grand Theater Restoration Project, LLC, a 501(c)(3) non-profit organization. The foundation's mission is to save, restore and promote historic downtown Steubenville so that all of Steubenville can all enjoy it's nearly 200 years of history.

Once the Grand Theater is fully restored, jobs will be created through museum curators, Theater staff, and the utilization of local catering businesses and part time staff for staffing public events.

This project will not only create jobs but provide a creative outlet for school aged children and local thespians to perform locally. The Property will also have the ability

to serve as an event center for weddings, political events, exhibitions, and many more community functions.

## 1.2 Taxes Generated as Result of Project

Currently, the property is unoccupied and does not generate any revenue through property taxes. The property would be redeveloped as a commercial theater, performing arts center, and museum operated by the non-profit Foundation. Thus, any taxes generated as a result of the project are expected to be minimal.

## 1.3 Community Benefit

The Grand Theater project, by virtue of its prominent location in the CBD, has effects beyond its boundaries. It is surrounded by residential, retail business, office, and governmental activities that typically comprise a small urban city center. Restoration of this historic landmark will pull Steubenville residents and neighboring communities to the downtown area. Local businesses in the area will reap benefit as well, including restaurants and local shops for patrons, vacationers, and theater goers to stop at prior to or after a show or museum trip.

The project will also serve to abate an established risk to human health. There are ACM throughout most of the building. In order to fully restore the Property to its original use, ACM must be removed to prevent the health and safety threats to volunteers conducting work on the property. Without proper removal and disposal the restoration project will come to a halt requiring donation funds to be allocated elsewhere and a delay of work.

## 1.4 Other Funding Sources

The City of Steubenville has leveraged several funding sources for Grand Theater project from the following:

- Jefferson County Regional Planning Commission: Provided the Ohio VAP Phase I ESA using their USEPA Cooperative Brownfield Grant for hazardous substances;
- Jefferson County Regional Planning Commission: Provided the ACM Survey using their USEPA Cooperative Brownfield Grant for hazardous substances; and
- Steubenville Historic Landmarks Foundation, Grand Theater Restoration Project, LLC: The Grand Theater restoration is currently conducting a phased fund raising approach to restore the Grand Theater. Current restoration costs are estimated at \$6,000,000. To date, the Foundation has collected over \$200,000, and has completed trash and debris clearance, installed a new roof, and begun demolition areas in the ballrooms.

## 2.0 Property History

The Property is located in Historic downtown Steubenville, within the heart of both the Central Business District and the Commercial Historic District. It is located in an area where the City has focused its revitalization efforts and continues to work with the Steubenville Revitalization Group, a private organization of local businesses, residents, and concerned citizens dedicated to revitalizing the Central Business District.

The Property was originally developed in the late 1800's, and its early history as a mixed-use property for residential and commercial services, including a tailor, a tinware store, a restaurant, and a saloon. Between 1924 and 1929, the building was expanded to its current footprint and opened as the Grand Theater. The theater closed in 1979 and was later used for storage and a church thrift store. The building is currently vacant, and is being restored to its original use as a performing arts and movie theater for the community, as well as a Performing Arts and Steubenville History Museum and a Dean Martin Museum which will be open year round.

## 3.0 Environmental Improvements and Benefits

Based on the findings and conclusions of the Phase I Assessment and asbestos and lead-based paint assessment, the primary environmental concern for the site is the existence of non-friable (ACM) and lead-based paint surfaces within the theater building.

Cleanup will include proper removal of ACM and lead based paint in accordance with applicable local, state, and federal regulations. The benefits of this project would be the availability of a safe site free of hazards to human health and the environment.

## 4.0 Project's Readiness to Proceed if Funded

If funded, the project is ready to proceed immediately. The City of Steubenville and the Steubenville Historic Landmarks Foundation, Grand Theater Restoration Project, LLC, as the end user and owner of the property, will immediately initiate the consultant selection process followed by solicitation of bids for ACM. The process will be completed as quickly as possible so that the grant funds can be expended and closed out in a timely manner.