# **EVRAZ**

### **Supplemental Conditions Survey**



August 5, 2019



### 1.0 INTRODUCTION

On November 12, 2018 City Council approved Resolution No. 14074 thereby determining an area commonly referred to as "the Old Coke Plant" was blighted and approved an the Evraz Urban Renewal Plan to begin the process of redeveloping the site. Today, due to the sheer size of the Long Rail Mill that is being custom designed, it is not physically possible to build the new plant on the Evraz property within the City limits and within the boundaries of the existing Evraz Urban Renewal Plan. Because of this impediment, Evraz has filed applications to the City to annex three (3) parcels of land adjoining the Evraz Urban Renewal Plan Area. In order to realign all of the legal descriptions for the final building site, the subdivided and zoned parcel with the urban renewal area planned to facilitate the Long Rail Mill, it is necessary to repeal the Evraz Urban Renewal Plan and replace it with a plan that reflects the new legally described area. This Supplemental Conditions Survey is intended to be paired up to and effectively update the Evraz Conditions Survey dated October 10, 2018, and attached as Exhibit D. The updated survey confirms that the conditions found in the original Conditions Survey are also found on the three parcels added to the proposed new urban renewal area.

The purpose of a Conditions Survey is to determine if the presence of physical factors in an area of a municipality are sufficient to qualify as a "Blighted Area" as defined in Section 31-25-103(2) of the Colorado Revised Statutes ("C.R.S."). This Conditions Survey was conducted in the area (the "Survey Area") described in Exhibit A and depicted in Exhibit B, both of which are attached to and made a part of this Conditions Survey. If conditions that meet the definition set forth in Section 2.0 of this Conditions Survey are present in the Survey Area, the Survey Area will qualify as an Urban Renewal Area under the provisions of the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 of the Colorado Revised Statutes (the "Act").

The Conditions Survey is based on information contained in various documents related to environmental conditions, historical references, real estate data, county mapping sources, and onsite inspection of the Survey Area conducted by Pueblo Urban Renewal Authority staff and legal counsel experienced with the requirements of the Act.

### 2.0 LEGAL REQUIREMENTS – BLIGHTED AREA

The purpose of this Conditions Survey is to provide information that demonstrates if and to what extent, conditions in the Survey Area match any of the factors that characterize a blighted area as defined in the Act.

According to Section 107(1)(c)(I) of the Act any particular condition found to be present may satisfy as many of the factors listed in the definition of "blighted area" as are applicable to such condition. In this case several of the conditions found in the Survey Area can be listed in multiple statutory categories.

Section 31-25-103(2) of the Act defines "blighted area" as follows:

"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or

constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title non-marketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if and, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

### 3.0 SURVEY RESULTS

CF&I Steel Corporation (CF&I) operated an integrated steel manufacturing facility in Pueblo, Colorado. Built in 1881, it was the first, and only until World War II, integrated iron and steel mill west of St. Louis. During periods of the operation, it was the single largest stationary source of air pollution in the State of Colorado<sup>1</sup>. As part of the steel making process, coal was heated (or "cooked") to create coke. Coke in turn was used as the fuel in the blast furnaces to melt iron ore. Today, Evraz owns the former CF&I Evraz steel mill property, located on the south side of the City of Pueblo, east of Interstate 25, and immediately south of Northern Avenue. Figure 1, depicts the general location of the Coke Plant on the Evraz site within a larger context in the City of Pueblo. Figure 2, outlines the specific 59.16 acre portion of the Evraz site that had been the Coke Plant operation of the CF&I Steel Mill analyzed in this report.



Figure 1

<sup>&</sup>lt;sup>1</sup> Environmental Protection Agency, National Enforcement Investigations Center, Region VIII Denver (May 1977). Coke Plant Survey, CF&I Steel Corporation, Pueblo Colorado



Figure 2

Based on visual observation, historical references, real estate data and county mapping sources the qualifying conditions listed in this Conditions Survey exist within the boundaries of the Survey Area.

The Conditions Survey did not evaluate whether factor (g) listed in the definition above was present in the Survey Area. Evaluation of conditions of title would require more time and resources than available at the time other conditions were being evaluated.

The Survey Area contains approximately 49.97 acres and is described in Exhibit A and depicted in Exhibit B. The property is characterized by dilapidated structures, remnants of demolished buildings and other structures, obsolete rail road equipment, contaminated soil, lack of adequate streets and other public infrastructure. The site is owned by Evraz who has cooperated in this Conditions Survey and proposes to carry out the redevelopment of the site if an urban renewal plan is approved by City Council. Please see Exhibit C for pictorial examples of the conditions described below.

### 3.1 Slum, Deteriorated, or Deteriorating Structures.

There are approximately seven old dilapidated buildings on the property. These buildings are uninhabitable and are currently being used for storage of heavy industrial materials. The roofs, exterior and interior walls are in various stages of disrepair and the buildings are not in condition to be salvaged or repaired. In addition, there are various remnants of demolished buildings, foundations, other structures, and obsolete railroad facilities located throughout the Study Area. There are four large smokestacks approximately 200 feet in height, ten feet in diameter, which must be removed before redevelopment takes place. A large bank of abandoned coke ovens is located on the site. These conditions are distributed over the entire area and must be removed as a first step in redevelopment.

### 3.2 Predominance of Defective or Inadequate Street Layout.

The Survey Area lacks adequate streets and street layout. Internal roadways are rudimentary and do not meet City requirements for heavy industrial traffic and safe pedestrian walkways that are consistent with uses appropriate for a modern industrial employment development. Peripheral roads and streets need to be upgraded to accommodate access to and from new on-site manufacturing uses and heavy truck traffic incidental to such uses. There are no parking facilities to serve workers or visitors to the site.

### 3.3 Unsanitary or Unsafe Conditions.

For many years the Survey Area was the site of a large-scale coke oven operation that included three coke oven batteries, each with a coal bunker. There were approximately 112 separate ovens in operation, which, when fully charged turned approximately 18.7 tons of coal into 11.3 tons of coke. All uses except some storage in deteriorated buildings have been abandoned. There are foundations of numerous buildings in various conditions of deterioration scattered across the Survey Area. There is a large bank of abandoned coke ovens on site as well as the remnants of coal bunkers. Many years of storing and burning coal have resulted in coal ash, coal tars, and coal dust accumulating on the property as well as sulfur oxides and carbon particulates that require extensive and costly environmental cleanup of the site. The costs of removing dangerous structures and environmental cleanup are estimated to exceed \$3 million.

### 3.4 <u>Deterioration of Site or Other Improvements.</u>

All above grade improvements on the property, including deteriorating and deteriorated buildings, foundations, rail facilities, smokestacks, coke batteries, coal bunkers require demolition and clearance. None of the site improvements can be rehabilitated or reconditioned to serve modern industrial uses.

### 3.5 Unusual Topography or Inadequate Public Improvements or Utilities.

There are no adequate water, gas and sewer utilities to serve development of the Survey Area as contemplated by the Comprehensive Plan, including uses as a manufacturing site that creates primary industrial jobs and removes severe conditions of blight. Although the site does not have severe topographical defects that occur naturally, the dangerous environmental conditions of the area require removal of contaminants and ash residue, including extensive grading and recontouring of the site, with the possibility that an impermeable cap may be required as part of a redevelopment plan for the property.

### 3.6 The Existence of Conditions that Endanger Life or Property by Fire or Other Causes.

The empty and dilapidated buildings on site are a fire hazard. The abandoned buildings, smokestacks and coke batteries may be fairly classified as an attractive nuisance. All of the conditions listed in Subsection 3.3 also qualify under this factor in accordance with Section 31-25-107(1)(c)(I) of the Act.

3.7 Buildings that are Unsafe or Unhealthy for Persons to live or Work in Because of Building Code Violations, Dilapidation, Deterioration, Defective Design, Physical Construction, or Faulty or Inadequate Facilities.

The buildings in the Survey Area are all unsafe or unhealthy. They all violate local building codes and are dilapidated, deteriorated, and defective in design and construction. There are no adequate facilities on site that provide a safe, healthy environment for persons to live or work safely. The conditions listed in each of the forgoing Subsections 3.1 through 3.6 also qualify under this factor in accordance with 31-25-107(1)(c)(I) of the Act.

# 3.8 The Existence of Health, Safety, or Welfare Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements.

As set forth in previous Subsections, the existence of dilapidated, abandoned buildings, dangerous conditions, environmental contamination, deterioration and lack of site improvements, inadequate streets and other public infrastructure will require high levels of municipal services and bond proceeds. The deteriorated and unsafe physical condition of Survey Area results in substantial physical underutilization of the site and existing buildings, primarily because of the extensive blight factors that exist throughout the Survey Area.

### 4.0 SUMMARY

The Supplemental Conditions Survey reaffirms that eight (8) of a possible eleven factors listed in the Act are present in the Survey Area. This documentation will support the designation of the Area as a "blighted area" if the City Council elects to designate it as an urban renewal area under the Act.

### **EXHIBIT A**

### LEGAL DESCRIPTION

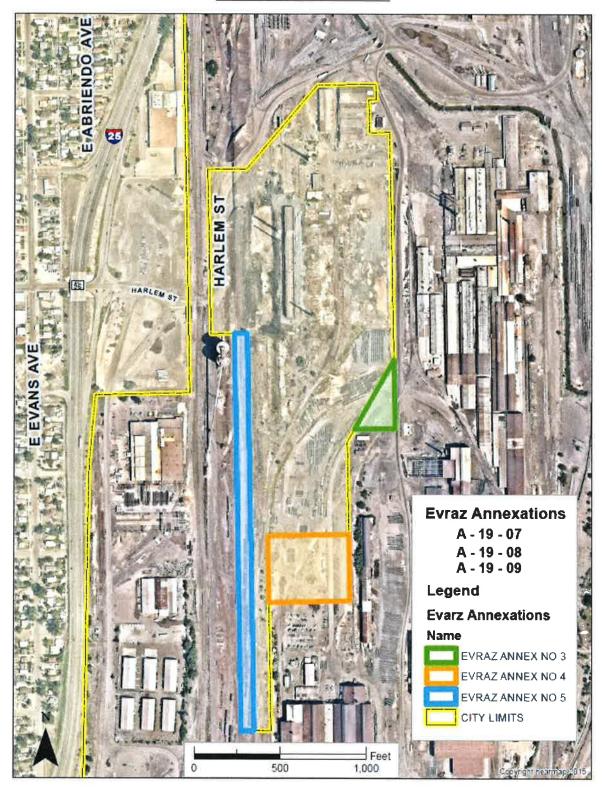
A parcel of land located in a portion of the East one-half (1/2) of Sections 12, and 13, Township 21 South, Range 65 West of the 6th P.M. in the County of Pueblo and State of Colorado, being more particularly described as follows.

Considering the South line of Block 39 in Lake Minnequa Addition as filed for record in the Pueblo County records to bear N. 88°54'21" E. and all bearings contained herein being relative thereto.

Commencing at the Southeast corner of said Block 39; thence N. 88°54′21″ E., a distance of 125.00 feet to the east right-of-way line of the Denver and Rio Grande Railroad as presently located; thence N. 01°04′44″ W. along said east right-of-way line, a distance of 300.00 feet to the Point of Beginning; thence N. 01°04'44" W. continuing along said east right-of-way line, a distance of 950.00 feet; thence N. 88°54'21" E., a distance of 226.00 feet; thence N. 40°24'00" E., a distance of 636.00 feet; thence N. 88°54'21" E., a distance of 342.00 feet; thence S. 01°05'39" E., a distance of 90.00 feet; thence S. 88°54'21" W., a distance of 44.00 feet; thence S. 01°05'39" E., a distance of 190.00 feet; thence N. 88°54'21" E., a distance of 120.00 feet; thence S. 01°05′39″ E., a distance of 1,711.00 feet; thence S. 88°54′21″ W., a distance of 239.32 feet; thence S. 29°59'20" W., a distance of 84.44 feet; thence S. 01°05'39" E., a distance of 918.00 feet; thence S. 88°54'21" W., a distance of 471.00 feet; thence S. 01°05′39″ E., a distance of 737.71 feet; thence S. 88°54′21″ W., a distance of 175.00 feet; thence N. 01°05'39" W., a distance of 2292.65 feet; thence N. 88°54'21" E., a distance of 136.71 feet to to the east right-of-way line of the Denver and Rio Grande Railroad as presently located and the Point of Beginning.

Containing 59.16 acres, more or less

# EXHIBIT B MAP OF ADDED AREAS



# EXHIBIT C PICTORIAL EXAMPLES OF CONDITIONS IN ADDED AREAS

### Annexation Area 3



### Annexation Area 4



### Annexation Area 5



**EXHIBIT D** 

# **EVRAZ**

### **Conditions Survey**



October 10, 2018



#### 1.0 INTRODUCTION

The purpose of a Conditions Survey is to determine if the presence of physical factors in an area of a municipality are sufficient to qualify as a "Blighted Area" as defined in Section 31-25-103(2) of the Colorado Revised Statutes ("C.R.S."). This Conditions Survey was conducted in the area (the "Survey Area") described in Exhibit A and depicted in Exhibit B, both of which are attached to and made a part of this Conditions Survey. If conditions that meet the definition set forth in Section 2.0 of this Conditions Survey are present in the Survey Area, the Survey Area will qualify as an Urban Renewal Area under the provisions of the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 of the Colorado Revised Statutes (the "Act").

The Conditions Survey is based on information contained in various documents related to environmental conditions, historical references, real estate data, county mapping sources, and onsite inspection of the Survey Area conducted by Pueblo Urban Renewal Authority staff and legal counsel experienced with the requirements of the Act.

### 2.0 LEGAL REQUIREMENTS – BLIGHTED AREA

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- (e) Deterioration of site or other improvements;

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- (l) If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if and, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

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of Pueblo. Figure 2, outlines the specific 49.9 acre portion of the Evraz site that had been the Coke Plant operation of the CF&I Steel Mill analyzed in this report.



Figure 1



Figure 2

Based on visual observation, historical references, real estate data and county mapping sources the qualifying conditions listed in this Conditions Survey exist within the boundaries of the Survey Area.

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### 3.1 Slum, Deteriorated, or Deteriorating Structures.

There are approximately seven old dilapidated buildings on the property. These buildings are uninhabitable and are currently being used for storage of heavy industrial materials. The roofs, exterior and interior walls are in various stages of disrepair and the buildings are not in condition to be salvaged or repaired. In addition, there are various remnants of demolished buildings, foundations, other structures, and obsolete railroad facilities located throughout the Study Area. There are four large smokestacks approximately 200 feet in height, ten feet in diameter, which must be removed before redevelopment takes place. A large bank of abandoned coke ovens is located on the site. These conditions are distributed over the entire area and must be removed as a first step in redevelopment.

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### 4.0 **SUMMARY**

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### **EXHIBIT A**

### LEGAL DESCRIPTION

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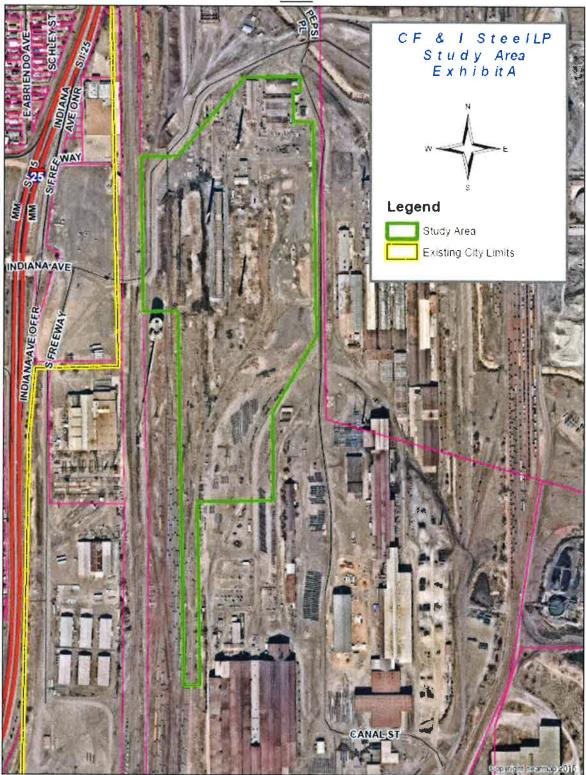
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Containing 49.97 acres, more or less

### **EXHIBIT B**

### <u>MAP</u>



### **EXHIBIT C**

### PICTORIAL EXAMPLES OF CONDITIONS

The first of the coke batteries that operated in the Conditions Survey Area became operational in 1918. In order to support the war effort, an addition battery of coke ovens was built in 1942. By 1972 it became necessary to make substantial improvements such as rebuilding and modifying the batteries to utilize air-quality controls. However, throughout the 1970's CF&I was frequently cited for alleged violations of state and federal air- and water-quality laws. The coke batteries were decommissioned in 1983.



Above is an aerial picture of the Conditions Survey Area. A series of structures assessed and inventoried as part of this work have been labeled on this picture with either a square, circle or triangle to differentiate its type. Within the label is a number identifying the specific structure for reference in the information that follows.

