

SLUM CLEARANCE

urban redevelopment in columbus

4/27/55



PROGRESS REPORT



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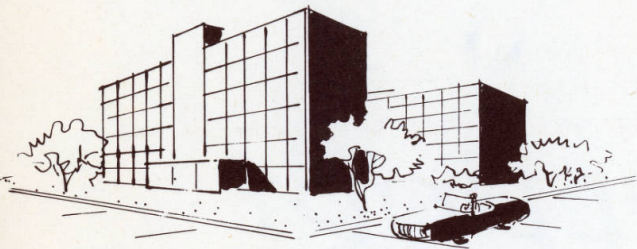
redevelopment authority

407 city hall

columbus, ohio

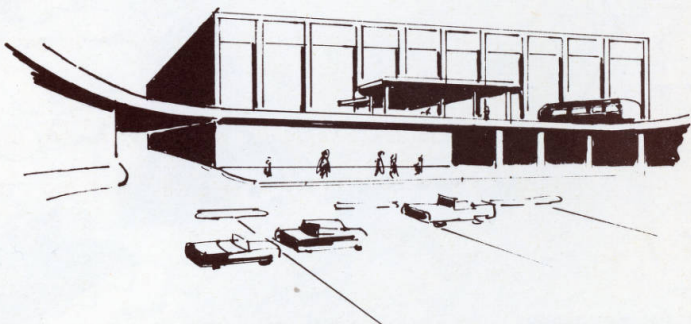
replacing blighted areas

BLUM CLEAR

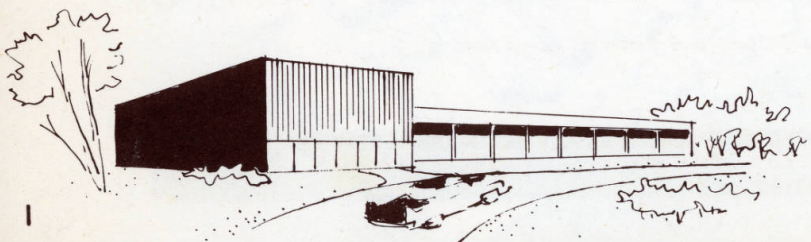


with desirable residential communities
near downtown employment

with modern commercial areas



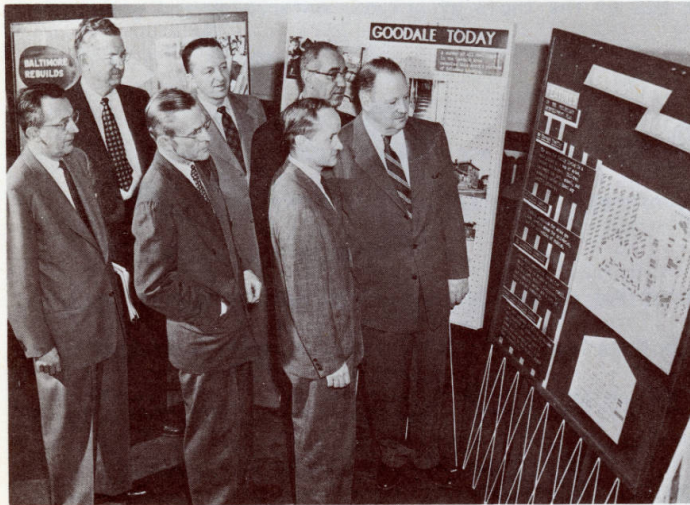
with efficiently planned
industrial expansion



this is urban redevelopment

- URBAN REDEVELOPMENT IS THE COOPERATIVE USE of the tools of private enterprise and government to eliminate blight in our cities.
- IT IS AN ORGANIZED METHOD OF PLANNING AND REBUILDING worn out industrial, commercial and residential sections of our cities in conformity to an overall Master Plan.
- ONLY WHEN NECESSARY, IT WILL USE THE MUNICIPAL GOVERNMENT'S POWER OF EMINENT DOMAIN to procure land at a fair market price for both private and public rebuilding projects that will better the community both socially and economically.
- IT IS THE PARTICIPATION OF MUNICIPAL AND FEDERAL GOVERNMENTS in financing the difference in the acquisition, clearance cost and the resale value of the properties at the rate of 1/3 Municipal and 2/3 Federal.
- IT IS A PROGRAM TO INCREASE FUTURE TAX YIELD of redevelopment properties to eventually more than pay the initial investment by Municipal and Federal governments.
- URBAN REDEVELOPMENT IS THE ONLY COMPREHENSIVE ACTION RESULTING IN URBAN RENEWAL BY ECONOMIC AND SOCIAL IMPROVEMENT OF OUR COMMUNITIES.

urban redevelopment commission



JOB AHEAD FOR THE URBAN REDEVELOPMENT COMMISSION IS VIEWED IN PICTURE FORM BY MEMBERS. IN FRONT ROW, LEFT TO RIGHT, ARE W. RAY SPEER, LEIGH KOEBEL AND ELLIOT WHITAKER. IN REAR ARE HARRISON SAYRE, NOVERRE MUSSON, HERBERT LEVY AND WENDELL BEGGS.

BOARD MEMBERS APPOINTED TO ROTATING TERMS, IN ORDER TO GIVE THE MAXIMUM EFFECT OF A NON-POLITICAL NATURE TO THE ADMINISTRATION OF THE PROGRAM, ARE ALL PROFESSIONAL MEN WELL EXPERIENCED IN WORK RELATING TO URBAN REDEVELOPMENT.

- M. E. SENSENBRENNER, Mayor of Columbus; Chairman, Urban Redevelopment Authority Board.
- W. RAY SPEER, Vice-Chairman, Urban Redevelopment Authority Board; Vice-President, Columbus Bolt and Forging Company; President, Columbus Good Will Industries.
- LEIGH KOEBEL, Realtor; Past President, Columbus Real Estate Board; Treas., Columbus District Nurses Association.
- HERBERT LEVY, Vice-President, Treasurer, The Union Company; Board of Trustees, United Appeals.
- NOVERRE MUSSON, Member of Architectural Firm of Tibbals, Crumley and Musson, architects for new telephone company building.
- HARRISON SAYRE, President, Columbus Hospital Federation; member of Executive Committee of the Franklin County Regional Planning Commission.
- ELLIOT WHITAKER, Director, School of Architecture and Landscape Architecture, Ohio State University.
- WENDELL BEGGS, Realtor, M.A.I.; President, Beggs Building Corporation.

preparing for progress

January, 1952. THE FIRST STAFF MEMBERS HIRED. Federal check arrives. Complete analysis of blight started. Work program laid out.

June, 1952. COMMISSION APPOINTMENTS COMPLETED by Mayor James A. Rhodes. Dr. Eugene Van Cleaf, planning authority and Ohio State University professor; Attorney Robert E. Teaford; Trent Sickles, F & R Lazarus Company; and Elmer Keller, Service Director are commission members.

July, 1952. BLIGHT SURVEY OF GOODALE AREA STARTED by Health, Fire and Building Departments inspection of each structure in Goodale.

September, 1952. CITY OFFICIAL AND CIVIC LEADERS inspect redevelopment in Pittsburgh, Baltimore and Philadelphia.

October, 1952. BLIGHT SURVEY OF GOODALE COMPLETED. Physical inspection of each structure completed.

November, 1952. BLIGHTED AREAS LOSS IN REAL ESTATE TAXES CITED. Report shows drop of \$120,000 in annual receipts because of valuation slump.

February, 1953. URBAN REDEVELOPMENT FOUND CONSTITUTIONAL. The Ohio Supreme Court ruled that urban redevelopment is within the home-rule powers.

April, 1953. GOODALE BLIGHT SURVEY REPORT ISSUED. Shows 684 buildings violate city code.

May, 1953. MARKET-MOHAWK BLIGHT SURVEY STARTED using inspectors from Fire, Health and Building Departments. Preliminary planning on Goodale completed.

July, 1953. CITY COUNCIL PLACES PROGRAM UNDER HOME-RULE -- follows second favorable Court ruling.

August, 1953. CITY AND REGIONAL PLANNING COMMISSIONS AGREE TO WORK ON MASTER PLAN.

October, 1953. U.S. FUNDS FOR FINAL PLANNING OFFERED. U.S. offers to advance \$40,505 for final planning phase on Goodale.

December, 1953. MASTER PLANNING STARTS. City and Regional Planning Commissions sign contract with Harland Bartholomew and Associates for consulting services on urban Master Plan.

January, 1954. "HOME-RULE" COMMISSIONERS APPOINTED. Present 7 member commission takes office.

February, 1954. TOUR BLIGHTED AREAS. Commission members, city officials take long tour of the extensive blighted areas in Columbus.

March, 1954. MOVES ON HOUSING CODE. Commission meets with Mayor and citizen groups urging minimum housing code.

April, 1954. MARKET-MOHAWK BLIGHT REPORT ISSUED. 166 page report shows 93% of buildings substandard.

June, 1954. REDEVELOPMENT PLAN OF GOODALE COMPLETED. Would provide 1,008 apartments, parks, neighborhood shopping and expanded industrial area.

July, 1954. BOND ISSUE for City's investment in redevelopment financing of Goodale and other projects to be offered voters in November election.

columbus has blighted areas

**goodale
study area**

**leonard ave.
proposed**

**children's hospital
proposed**

**market-mohawk
study area**

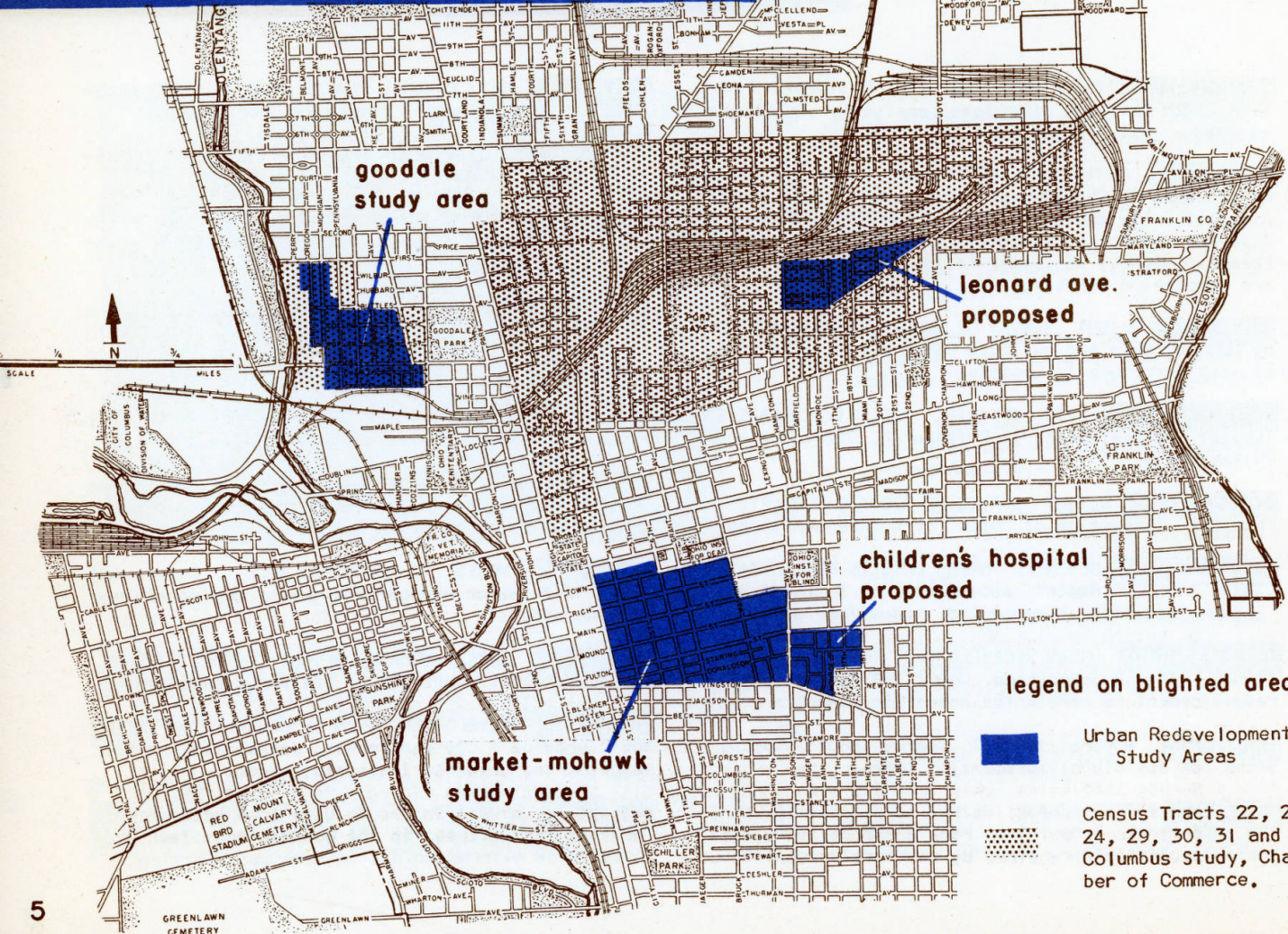
legend on blighted areas



Urban Redevelopment
Study Areas



Census Tracts 22, 23,
24, 29, 30, 31 and 32.
Columbus Study, Cham-
ber of Commerce.



chamber of commerce's columbus study

"Like most of our cities, Columbus is rotting out at the core -- the general conditions prevailing in Census Tracts 22, 23, 24, 29, 30, 31 and 32 and parts of some others, are not doing the city of Columbus any good. Neither are these tracts very useful to their industries or inhabitants." (Columbus Study by the Econometric Institute for the Columbus Chamber of Commerce).

"cost of a slum area" by john c. alston

"The net cost of maintaining the area (Goodale in 1940) amounted to \$122,158. The per capita income from the City was \$16.72 and from the area -- \$10.30. The per capita expense of the city was \$14.70 while for the area it was \$24.93."

united states census (1950)

In Columbus, 19,248 dwelling units are dilapidated or without private bath.

blight survey

In the Goodale Area, according to the house to house blight survey prepared by the Urban Redevelopment Authority, 85% of the structures have 6 or more serious violations of the building, fire or health regulations, or are dilapidated.

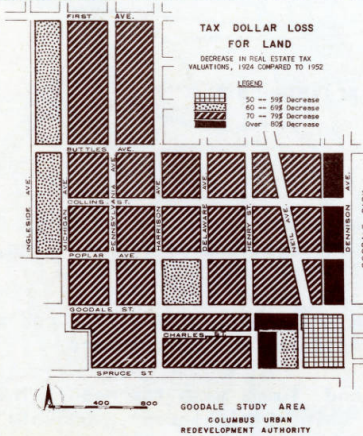
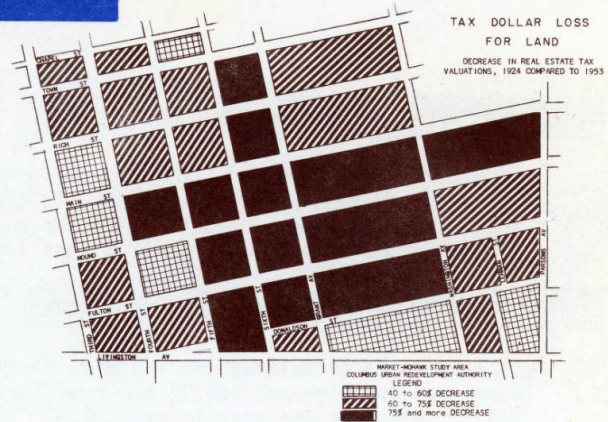
From the Urban Redevelopment Blight Survey of the Market-Mohawk Area, only 2.0% of the residential structures are in standard condition, and 98.0% are either dilapidated or sub-standard.

"When a fire starts, overcrowding causes tremendous smoke and fumes with the result that most people die of suffocation rather than burns". (Columbus' Fire Chief Strickfaden). Goodale Area Survey Statistics show that 692 structures presently have defective wiring; 469 structures presently have defective chimneys; only 10.2% of the present structures in the Goodale Area have been determined "Safe, No Fire Hazard"; and 53% of the present structures in the Goodale Area lack a second exit required by the Fire Prevention Code.

blight costs you more in taxes

market-mohawk area

- The deterioration of the Market-Mohawk Area is costing the city a loss of \$125,000 in taxes each year.
- The entire area has shown a decrease of 40% in tax values between 1924 and 1953.



goodale area

- The tax assessment valuation of land in the Goodale Area has dropped from \$787,130 in 1924 to \$202,750 in 1952.
- Land tax values have decreased 70% from 1924 to 1952.

Tax losses are not the only cost to the city. There are more fire runs, juvenile delinquency, crime, tuberculosis patients and other communicable diseases in blighted areas than the equivalent population in any other section in the city.

redevelopment increases tax receipts

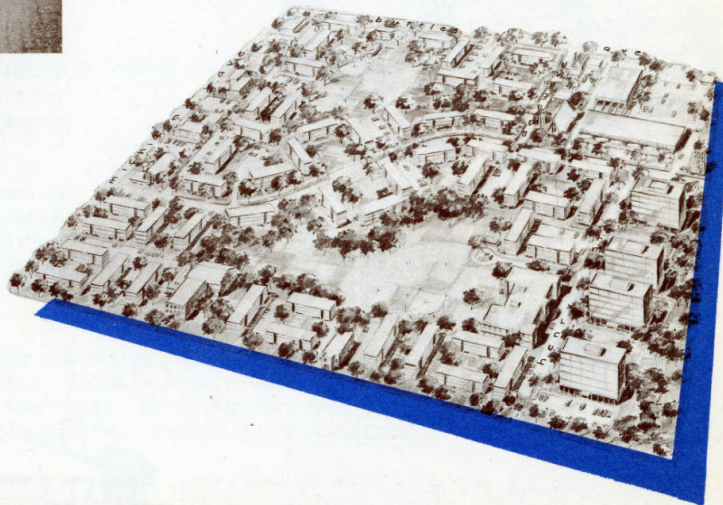


goodale today

384 Structures
602 Dwelling Units
511 Families
\$1,006,469 Taxable Valuation

goodale tomorrow

80 Structures
1008 Dwelling Units
1008 Families
\$3,343,058 Taxable Valuation



URBAN REDEVELOPMENT NOT ONLY INCREASES TAX REVENUE FROM REDEVELOPMENT AREAS,
BUT IT ALSO
STABILIZES REAL ESTATE VALUES IN ADJOINING NEIGHBORHOODS.

relocation

urban redevelopment is the only public works program that places human values equal to property values



from this ...

RELOCATION OF FAMILIES TO
DECENT
SANITARY
DWELLING UNITS
INSURES THE CITY AGAINST
TRANSPLANTING BLIGHTED AREAS

Section 5 of Columbus City Ordinance No. 756-53 states the city's obligation for relocating displaced families from blighted areas and requires the following:

"Each redevelopment plan shall include plans with respect to the relocation of families displaced from the project".

Local organizations and agencies have pledged support and cooperation in an effort to help launch a successful Relocation Program.

Relocation survey reports compiled by the Urban Redevelopment staff are available for distribution to the public as well as all interested groups and organizations upon request.



to this ...

urban redevelopment is a sound investment

Money invested by the city for redevelopment will be returned in tax revenue as blighted areas are rebuilt with structures of higher valuation. Financing any difference in the acquisition-clearance cost and the resale price of the property in the blighted areas will be shared two-thirds by the Federal government and one-third by the city.

goodale area example shows how this financing works

Gross Costs of Acquisition and Clearance.....	\$4,829,425.
Estimated Resale Price.....	<u>1,903,425.</u>
Net Total Cost or Write Down.....	\$2,926,000.

NET COST OR WRITE DOWN SHARED AS FOLLOWS:

Federal Government (2/3).....	\$1,950,666.
City of Columbus (1/3).....	975,334.

It is necessary to authorize the city to expend up to \$5,000,000 to cover the gross costs of the Goodale Area. After clearance and resale of the land, funds received from this land resale and federal matching funds will reduce this expenditure so that actually only \$1,000,000 in bonds to cover net costs to the city need be issued.

A tax of thirty-two cents per year on the average residence will amortize any 3%, 30-year bond issue to cover the approximate \$1,000,000 investment in the Goodale Area. When the other project areas are completed and the entire \$5,000,000 invested, the tax will be \$1.58 per year, per residence. This is the maximum amount of tax because it does not consider any tax revenue increase coming from the blighted areas when they are redeveloped.

it can be done

pittsburgh adds \$34,000,000 in taxable property by removing blight



before

Pittsburgh's "Golden Triangle" was a mass of antiquated rail yards and obsolete buildings.

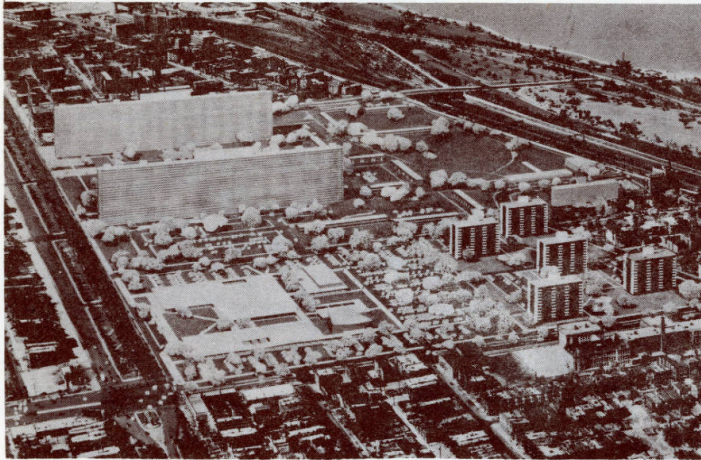
after

Point area was cleared, new buildings erected. Park landscaping in progress. New bridges next.



Pittsburgh has completed two other sections for industrial expansion and is currently working in "Lower Hill" area to provide sites for civic and cultural center plus many downtown apartments.

162 cities are redeveloping



from out of the rubble

lake meadows, u.s.a.

In this striking aerial photo, an architect's sketch of Lake Meadows, a 101 acre suburb-within-a-city, has been superimposed over the area of Chicago's Near South Side it will replace. The modern, tree-shaded community is expected to yield five times the tax income the area now pays. (COMMERCE Magazine, Sept., 1952)

- **NORFOLK, VIRGINIA:** First project of entire program for bettering housing conditions of 2,900 families involves 500 families. Area being cleared will be re-used for construction of new and widening of major highways for central section of city, plus light industrial and residential re-uses.
- **ST. LOUIS, MISSOURI:** First and key project is clearance of 16 acres of blighted and unsanitary commercial and residential structures in downtown St. Louis. After clearance, land will be made available to private enterprise and proposed that 1,150 apartment units be constructed in area.
- **KANSAS CITY, MISSOURI:** Redeveloping 10 acres just north of central business district and adjacent to proposed expressway to provide sites for commercial off-street parking which is part of Kansas City's overall parking program.
- **BALTIMORE, MARYLAND:** Eight areas selected for redevelopment. One completed. Another substantially cleared.
- **WASHINGTON, D. C.:** Clearance commenced to provide sites for predominantly residential re-use. First project, 76 acres near nation's capitol.
- **ST. PAUL, MINNESOTA:** Redeveloping adjacent to Capitol Building to provide space for state office buildings and downtown apartments. Involves two projects, total 104 acres.
- **CLEVELAND, OHIO:** Passed \$7,000,000 bond issue for three areas.
- **NASHVILLE, TENNESSEE:** Capitol Hill Redevelopment of 65 acres to replace slum pressing against the State Capitol with a State Government Center, commercial and light industrial use and rearrangement of streets near central business district.

financial statement

Department of Urban Redevelopment
January 1, 1952 - June 30, 1954

expenditures

GOODALE

Preliminary Planning

Administration, Overhead,	
Travel and Publications.....	\$24,358.78
Office Furniture and Equipment.....	3,022.57
Survey and Planning.....	15,872.65
Appraisals.....	1,300.00
Relocation Planning.....	440.00
Total.....	\$44,994.00

Final Planning

Administration, Overhead,	
Travel and Publications.....	\$10,435.00
Survey and Planning.....	7,460.41
Total.....	\$17,895.41

MARKET-MOHAWK

Preliminary Planning

Administration, Overhead,	
Travel and Publications.....	\$ 9,113.80
Equipment.....	57.46
Survey and Planning.....	10,428.84
Total.....	\$19,600.10

city council

The Columbus Urban Redevelopment Authority
is a Commission of the City under the
jurisdiction of the Mayor and City Council.

Dr. O. J. Fillinger, Council President

Albert B. Gregg	Walter R. Snider
Joseph R. Jones	Jerry Spears, Jr.
Roland A. Sedgwick	Dr. D.J. Whitacre

staff

Lawrence M. Irvin.....	...Director
Wm. C. Anderson.....	Community Relations Officer
James H. Neidigh.....	Senior Planner
Carl Nissen*.....	Senior Research Analyst
Alver H. Jacobsen*.....	Senior Research Analyst
Willis Frazee*.....	Senior Research Analyst
Alice J. Southworth*.....	Research Assistant
Wilda C. Crum.....	Research Assistant
Norma J. McIntyre.....	Senior Stenographer

* Former Staff Members Who Have Completed
Special Research Projects.

Is Upheld 18 Children Live in Goodale Tenement

By Court

Property Taking For Clearance Project Held Constitutional

The Ohio Supreme Court Wednesday upheld the constitutionality of the slum clearance law. The decision places work already underway in Columbus on a firm constitutional footing. **Columbus Dispatch.**

Slums Can Kill and Warp People And It's Time to Wipe Them Out

Much has been written about the needless slaughter on our lawless streets. Today everyone is aware of the sacrifices made daily to try to kill the slum. Now America is slowly awakening to, and slowly doing something about, another killer—slum housing. Here is a shocking killer that sneaks into people's lives at night to strike them down, but from long range. It is an improperly ventilated room, that brings from the dead to children and old people trapped in the tissue of impopular slums. Here is a killer that sneaks through Fifth Street and decimates the people who live there. It kills the child, the woman, the man, the man who will not be contented with the slum. The auto cannot be contented with the slum. Mr. McCoy in Columbus point to the slum. In the last 10 years in this area, to date here four deaths, only one of the deaths took place in the slum. As classified as "housing death." The slum area structures are slum buildings owned by the housing trust.

LARGE-SCALE PLANNING

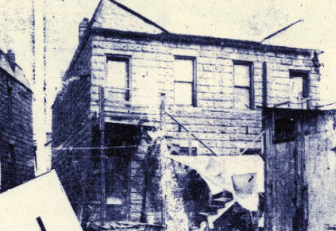
Viewed as Soution To Future Traffic Congestion

NEW YORK, June 10.—Note to American cities. To meet traffic congestion due to auto-saturated cities, with good traffic circulation and lots of parking space. That is the suggestion of a leading architect, Robert Jacob of Kahn & Jacobs. He says you can plan new areas on the traffic.

20 Free Slum Area Perilous Hazes

THE JOURNAL EDITORIALS

Up a City Slum Area in End



IN CHILDREN in four families live in the allegedly structure. Repairs ordered include removal of frame sps to be replaced with steel.

THE JOURNAL EDITORIALS

SATURDAY, DECEMBER 12, 1953

Redevelopment of Market Area Offers Numerous Benefits

SERIOUS consideration should be given the proposal that the Columbus Market district be redeveloped. Along modern lines, the Market district is redeveloped. Lawrence

SEE PAYOFF IN CLEARING SLUMS

Any doubt that there is a payoff in clearing slums is removed by the fact that the city is now receiving a large amount of money from the sale of the cleared area. The payoff is in the form of a large amount of money from the sale of the cleared area.

SLUM CLEARANCE BONDS A BARGAIN

Issue, on Nov. 10

2 Tots Died Nov. 11 In Nearby Blaze

Twenty persons were ferred the like. From their homes Saturday night. Two of the children were killed. The blaze was caused by a gas stove.

FHA Assures Goodale Area Building Funds

By NORMAN HOWARD

Speedy rebuilding of the Goodale St. area, once its slum structures are removed, seemed assured yesterday when the site won federal approval for mortgage insurance.

The Federal Housing Administration gave the "green light" for such loans when District Director Karl W. Kumlter urged the Right to Buy program. The program is a loan program for the purchase of a home. The program is a loan program for the purchase of a home.

90 Per Cent Of Slum Area 'Dilapidated'

Redevelopment Means Progress

Urban redevelopment means progress. It means the replacement of old, dilapidated buildings with new, modern structures. It means the improvement of the city's appearance and the betterment of the lives of its citizens.

Some Light on Redevelopment

URBAN redevelopment is becoming increasingly a major project of many of Ohio cities but is nearly all-tripartite center of the nation. Thousands of citizens are being benefited by the program.

Slum Study Of Hospital Area Is Considered

A study of the hospital area is being conducted by the city. The study is to determine the extent of the slum problem and to develop a plan for its redevelopment.

Urban Redevelopment Pays

Pittsburgh has done a sensational job of salvaging its central business area from the decay of slums. The city has been able to do this by the use of urban redevelopment funds.

Area Offered To City

The city has been offered a large area of land for redevelopment. The area is currently a slum and is in need of a complete renovation.

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Advertisement for 'THE SLUM STORY' featuring a large illustration of a tenement building and text promoting the book. The text includes the title 'THE SLUM STORY', the subtitle 'City Can't Afford To Pay That High Cost of Squalor', and a list of authors: 'By EDWIN L. MCCOY, Editor of THE JOURNAL EDITORIALS, and other contributors'. The advertisement also mentions 'CITE REALTY TAX VALUATION HIKES' and 'SEE PAYOFF IN CLEARING SLUMS'.

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Goodale St Rebuilding Is Outlined

The rebuilding of Goodale Street is being planned by the city. The plan includes the construction of new buildings and the improvement of the street's appearance.

Apartment, Stores, Industries Proposed

Plans for the redevelopment of the Goodale area include the construction of apartment buildings, stores, and industrial buildings. The plans are designed to improve the area's appearance and provide better housing and employment opportunities.

SOME OF THEIR OFFSPRING

The children of the slum are being educated in the city's schools. The schools are providing a better education for these children and helping them to overcome the challenges of their environment.

Area Laid Out

The layout of the Goodale area is being planned by the city. The plan includes the construction of new buildings and the improvement of the street's appearance.

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The Columbus Citizen

The Columbus Citizen is a newspaper that provides news and information to the citizens of Columbus. The newspaper is committed to providing accurate and timely news to its readers.

Private Industry's Big Chance

Private industry has a big chance to contribute to the redevelopment of the Goodale area. The industry can provide the capital and expertise needed to build new buildings and improve the area's appearance.

Both the city and private industry must work together to achieve the goals of the Goodale redevelopment project. The city can provide the land and the industry can provide the capital and expertise.



APARTMENT BUILDING AREA LAID OUT

Push Urban Redevelopment

The city is pushing for urban redevelopment in the Goodale area. The city believes that redevelopment is the best way to improve the area's appearance and provide better housing and employment opportunities.

The city is seeking the support of private industry and the public to fund the redevelopment project. The city believes that everyone has a role to play in making the Goodale area a better place to live.

The city is committed to the redevelopment of the Goodale area and will continue to work with private industry and the public to achieve the goals of the project.

