

BROWNFIELD BASICS, April 9

Montgomery County Land Bank's Role in Re-Using the Former LaStar Building

Keith Klein: (Senior Development Specialist, City of Dayton Office of Economic Development) Keith Klein currently serves as a project manager for the City of Dayton. He is involved in a wide range of programs such as brownfield development, business incentives, marketing, landbanking, and annexation. Klein has successfully obtained four Clean Ohio grants, representing over \$3 million of investment, and assisted with several other brownfield projects. The City of Dayton Office of Economic Development has a staff of twelve people who oversee Dayton's strategic initiatives, including the Tech Town project and the new Ohio Aerospace Hub of Innovation. Klein has been with the City since 2001. Prior to joining the City, he worked for the Montgomery County Department of Job and Family Services as a contract negotiator.

Klein has a B.A. and M.A. in Communication from the University of Dayton. Keith is certified as an Economic Development Finance Professional (EDFP) by the National Development Council, and is a graduate of the City's 2010 Leadership Development program. He is a member of the International Economic Development Council (IEDC) and the I-70/75 Development Association.

Matthew Wagner is the Ohio Office Manager at KERAMIDA, Inc. Mr. Wagner assists public and private brownfield stakeholders with redevelopment initiatives in their communities. He provides guidance to entities on prioritizing redevelopment projects; identifying potential financial and technical resources; preparing financial assistance proposals; fostering community involvement and participation; cultivating local corporate enterprise relationships; and developing solutions for the technical and unique challenges that face the redevelopment team. Mr. Wagner has 15 years of environmental experience. Mr. Wagner has worked with a variety of clients from Fortune 500 companies to independent retail facility owners with environmental remediation issues. Mr. Wagner has assisted several companies in the Midwest with underground storage tank issues and Brownfield redevelopment projects. Mr. Wagner successfully assisted 11 Clean Ohio Revitalization Fund projects obtain grant funding, 15 Clean Ohio Assistance Fund projects, including three JobsOhio projects. Mr. Wagner is involved with the Urban Land Institute and serves on the Ohio membership committee. Mr. Wagner serves on the Manufacturing Educational Council committee for the Midwest Environmental Symposium held each year in Cincinnati. Mr. Wagner serves on the Board of the Camp Washing Business Association as Secretary. He is Cub Master for Cub Scout Pack 867.

Mike Heitz is a partner at Garrett, LLC. Established in 2002, Garrett LLC seeks out and acquires commercial properties for redevelopment, specializing in brownfields. Garrett has acquired over two million dollars in grants from the State of Ohio for brownfield assessments and cleanup. Prior to Garrett, LLC Mike ran International Machinery Movers and other business ventures. Mike has a B.S. from West Virginia University, and he resides in Lexington, KY with his wife. His son Cory and daughter Jordan both work with Garrett LLC.

Field of Hope - Tips for a Successful Brownfield Grant Experience

Kevin Dennis: (Project Director, Field of Hope) Kevin Dennis currently serves as Project Director for the Field of Hope Community Campus (FOHCC). He directs all cleanup and revitalization activity on the 47 acre property and numerous building structures of the former North Gallia High School campus that is now the Field of Hope. He managed the successful remediation of asbestos and petroleum contamination by working with Cardno ATC, Environmental Demolition Group, and Safety Kleen under an EPA Brownfields grant. The FOHCC is a faith based non-profit outreach to the greater southeast Ohio community.

Kevin currently serves as a member of the FOHCC Board of Directors and holds the office of Secretary. The FOHCC has a vision for an expanded food pantry that served over 8000 area residents last year, a youth center, and a 24 hour substance abuse rehabilitation center with life skills and job skills training. Prior to his work with the Field of Hope, Dennis worked for 8 years with the Goodyear Tire and Rubber company and 32 years with American Electric Power doing chemical systems, environmental, and industrial hygiene project and operations work.

Dennis has a B.S. in chemistry from the Ohio State University and has had many certifications in asbestos, hazardous waste, industrial hygiene, environmental regulation, and chemical safety fields. He is an experienced trainer and presenter in his fields of expertise.

The Best BANG for the Buck? Using Implosions as Part of Demolition Work

William J. Burkett, RS: Bill Burkett is the Commissioner of Economic & Business Development for the City of Toledo. He has over 20 years of development experience working in both the private and public sectors. He has managed many large scale premiere projects, including the 1997 campaign to Keep Jeep in Toledo. He has initiated and negotiated several public-private development agreements. His project management experience includes the development of construction specifications, contracts, budget analysis, and scheduling. He has considerable experience working with local, state and federal regulatory and funding programs. Bill was a Senior Project Manager at Hull & Associates, Inc. from 1998 until 2014.

Bill is a Registered Sanitarian in Ohio and holds a Master of Science in Biology from Bowling Green State University. He has authored publications ranging from Project Management to Infectious Disease Investigations and has given numerous presentations at Development Conferences, Transportation Summits and Health Symposiums.

Power Plant Decommissioning Issues and Opportunities

Ed Malley, Vice President of TRC Solutions, Manager RE POWER™ program

Mr. Malley has 25 years of technical, financial and legal experience in the energy, chemicals and environmental sectors. He leads TRC 'S RE POWER™ Program for transforming obsolete power plant sites. He also managed TRC's Exit Strategy program in the greater NYC area, and completed two major brownfield development projects on 30 acres of water front sites. His qualifications include planning and execution of major brownfield redevelopment projects and value creation for corporate real estate portfolios. His background includes service to energy, petroleum and chemical companies as well as real estate developers.

TRC has touched twenty-two RE POWER™ Projects to date, including five as a Prime Contractor, fifteen as an Owner's Engineer and two as an Environmental Consultant.

Amy Alduino, Land Redevelopment Strategist, TRC Solutions

Ms. Alduino develops value added solutions and innovative public private partnerships. Her new focus is developing resilient assessment and financing tools to prepare communities and businesses for extreme weather. Her knowledge of deal making, how governments think, how incentives work and how regulations are interpreted gives her a unique perspective on identifying opportunities for land use and reuse.

Amy is a scientist dedicated to creating economic value through applying business principles to land reuse issues. She spent 10 years at the Ohio Department of Development where she was the manager of the Clean Ohio Revitalization Fund.

Sue Netzley-Watkins, Ohio EPA DERR

Susan Netzly-Watkins has been with Ohio EPA for 23 years. She has been involved with the Voluntary Action Program (VAP) since 1994 and currently works on brownfield redevelopment projects in Northeast Ohio in Ohio EPA's Division of Environmental Response and Revitalization. Susan earned a bachelor's of science in both natural systems and communication arts from Defiance College and is a certificated paralegal from Capital University.

Making an Old Icon New Again: Keeping the Character and Enhancing the Environment at the Akron Airdock

Jennifer Krueger, P.G., Principal Consultant, URS Corporation

Jennifer Krueger is a Professional Geologist in several states and an Ohio Certified Professional under the Voluntary Action Program. Since 2007, she has served as a Principal Consultant with URS Corporation in the Cincinnati, Ohio office. URS is a fully integrated engineering, construction and technical services organization with offices worldwide. The Company's business is focused on five key market sectors: Federal, Oil and Gas, Infrastructure, Power and Industrial. URS maintains five full-service offices in Ohio (Akron, Cleveland, Columbus, and Toledo, in addition to Cincinnati).

Jennifer has a B.S in Geology from Cleveland State University and an M.S. in Geology from University of Cincinnati. She has worked in the environmental consulting field since 1984.

Vanessa Steigerwald Dick, PhD, Environmental Scientist/Risk Assessor, Ohio EPA, Northeast District Office

Vanessa Steigerwald Dick is a risk assessor/toxicologist and site coordinator for the Division of Environmental Response & Revitalization (DERR) in Ohio EPA's Northeast District Office. She works on projects in the Division's Enforcement Program, Voluntary Action Program (VAP), and Clean Ohio Fund. Her primary responsibilities include providing technical assistance on issues related to both human health and ecological risk assessments, reviewing VAP No Further Action Letters, coordinating the investigation and remedial activities at DERR enforcement sites, assisting in the development of risk assessment criteria and standards, and developing program rules and guidance.

Vanessa has a B.S. in Environmental Science and a Ph.D. in Microbiology from The Ohio State University, with an emphasis in environmental microbiology and biochemistry. She has extensive training in both human health and ecological risk assessment.

Steve Vardavas, Environmental Safety and Health Manager, Lockheed Martin

Since 2008, Steve Vardavas serves as the Environmental Safety and Health Manager for Lockheed Martin in Akron and is responsible for overseeing several facilities including Akron, Baltimore/MD, Marion/MA, Bothell/WA, Ventura/CA, Marinette/WI and Juarez/Mexico. Lockheed Martin is the largest U.S. defense contractor for the Department of Defense. From 2007 to 2008, Steve served as Lockheed Martin's Industrial Hygienist who was responsible for coating the Airdock interior and as the local lead for the Haley's Run project.

Steve has a B.A. in Architecture from The Ohio State University and an M.S. in Environmental and Civil Engineering from Youngstown State University. In his 20-year career, Steve has had a wide range of experience in the Automotive, Retail, Nano research and the Defense industries.

Sarah Ryzner, Director of Projects, Western Reserve Land Conservancy

As the Director of Projects for Western Reserve Land Conservancy's Thriving Communities Institute, Sarah works to integrate Thriving Communities Institute's urban agenda with the Conservancy's traditional land protection programs by managing projects that promote green space and the repurposing of vacant land within northern Ohio. Sarah has both a Juris Doctor and master's degree in Urban Planning Design and Development from Cleveland State University, and a bachelor's degree in Urban Studies from Cleveland State University.

Matt Lascola, P.E., LEED-AP, Project Manager and Chief Civil Engineer, GPD Group

Matt Lascola is a professional engineer serving as chief QA/QC engineer for GPD Group. Matt has over 20-years of land development experience and is currently a project manager focusing on site redevelopment, watershed retrofit, and ecological restoration project types. Matt serves as the engineering lead for design-build restoration projects in partnership with RiverWorks.

Matt has a B.S in Engineering from Youngstown State University. He has worked in the site development field since 1993.

Joel Bingham, Restoration Group Manager, EnviroScience, Inc.

Joel Bingham is the restoration group manager where he manages and coordinates stream and wetland restoration services through RiverWorks, a partnership between restoration biologists, engineers and construction specialists. His background in biology, morphological assessment, restoration design and implementation experience makes him a unique team leader. Joel has completed Rosgen Applied Fluvial Morphology through Level IV and is certified by OEPA as a Level 3 Qualified Data Collector for fish sampling and QHEI. He is intimately involved with each stage of restoration projects including the construction implementation. He has been designing and implementing restoration projects for over 13 years.