

## **FUNDING / LIABILITY / INSURANCE, April 9**

### **CERCLA Continuing Obligations Emerge as Real Issue for Brownfield Redevelopment**

**Mark J. Quimby:** (Senior Project Consultant, SME) Mark Quimby is a project manager at SME specializing in brownfield redevelopment projects. Mr. Quimby and SME provide brownfield, environmental, geoscience, and facilities engineering consulting services to clients throughout the Midwest. Mr. Quimby helps clients overcome financial, logistical, regulatory, and environmental risk hurdles to make deals happen. Mark has over nine years of experience navigating the complex interplay between regulations, brownfield site conditions, incentive procurement and management, and implementation of remediation/construction activities. Mark manages projects through preliminary incentive packaging, site characterization and cleanup, and environmental/construction integration. Projects have included redevelopment of state, RCRA, TSCA, and RACER Trust sites into award-winning residential, commercial, and industrial uses.

Mark has a B.S. in Physics from the University of Windsor.

### **Environmental Insurance as a Critical Element of Successful BF Redevelopment**

**Bob Hallenbeck** is Senior Vice President, Sales and Marketing, for XL Insurance, Environmental Unit. He joined the Company in 1994 and has served in a variety of Senior Management Sales, Business Development and Marketing and Underwriting Management functions.

As the leader of the Sales and Marketing unit, Bob's responsibilities include the planning and execution of XL Environmental sales strategies and marketing campaigns, the development of strategic alliances with other insurance carriers, and the development and closure of large real estate and corporate transactional opportunities.

Bob's team has successfully completed dozens of transactions of all types, including mergers and acquisitions, property divestitures, liability buyouts, balance sheet relief, and purchase-and-sale transactions for all types of commercial, industrial and residential properties.

Bob has been engaged in the Base Realignment and Closure (BRAC) market since 1996 and has been instrumental in the placement of environmental insurance products at more than three dozen different former military bases across the United States.

Bob earned a BA in Political Science from Union College, where he was President of Delta Phi Fraternity and Captain of the Baseball Team. He was awarded a Juris Doctor degree from the Albany Law School. Bob has served on the Board of Directors of the Foundation for Free Enterprise Education and is currently a member of the Board of Directors of the Association of Defense Communities.

## **Environmental Insurance - Data Requirements, Coverage and Cause and Origin for Successful Claims**

**Joseph Berlin:** (PE, CP, President, BLDI Environmental Engineers) Joseph Berlin is a founding member of BLDI and in his role as President is responsible for overseeing all facets of Environmental Due Diligence (EDD), Brownfields Redevelopment, remediation and forensic assessments. BLDI has provided EDD, environmental risk management (ERM) and remediation and forensic services to private parties, lenders and their advisers throughout our primary footprint of Ohio, Michigan, Kentucky and Indiana since 1991. Mr. Berlin has held positions at The Boeing Company Test Lab, State of Wyoming and other consulting firms prior to founding BLDI.

Mr. Berlin has a B.S in Civil Engineering from Michigan State University, an M.S. in Civil Engineering-Water Resources from Montana State University and an MBA from Grand Valley State University. Mr. Berlin is a licensed engineer in Ohio and several other states, a VAP Certified Professional (CP #351), Professional Geoscientist in Louisiana, and member of the National Academy of Forensic Engineers (NAFE). Mr. Berlin regularly works on forensic engineering/environmental forensic cases with recent cases in Texas and Michigan. Mr. Berlin regularly provides training in the areas EDD, ERM and forensics.

**David Dybdahl** is the founder and president of American Risk Management Resources Network, LLC, in Middleton Wisconsin. He specializes in environmental risk management and insurance serving as an independent wholesale insurance broker/technical resource/consultant/expert witness. He has over thirty years of hands on experience in the placement of environmental insurance including; creating the first Contractors Pollution Liability policy in 1986, placing insurance wrap-ups on the decommissioning of nuclear weapons facilities in the United States and on the containment of the Chernobyl nuclear disaster well as the environmental insurance on hundreds of less famous places. His work today involves designing and making environmental insurance placements, insurance consulting, and providing expert and fact witness services in cases involving environmental insurance and claims. His past clients include the US EPA, US Justice Department and the Army Corps of Engineers.

He is a co-author of the Society of Chartered Property and Casualty Underwriters (CPCU) text on environmental insurance and the Associate in Risk Management (ARM) text on controlling environmental losses. He is a member of the consensus drafting committees of the IICRC S500 and S520 professional standards for water and mold remediation.

He has both bachelors and masters degrees in Risk Management and Insurance from the University of Wisconsin-Madison and an MBA in Finance. He holds the prestigious Chartered Property and Casualty Underwriter and the Associate in Risk Management professional designations.

## **Financial Incentives to Clean and Green Your Brownfield Site**

**Sandra Kosek-Sills:** (Environmental Specialist, Ohio Lake Erie Commission) Sandra Kosek-Sills is the Ohio Balanced Growth Program Coordinator for the State of Ohio. Balanced Growth is a voluntary, incentive-based strategy to protect and restore Lake Erie, the Ohio River, and Ohio's watersheds to assure long-term economic competitiveness, ecological health, and quality of life in Ohio communities. The goal of the program is to link local land-use planning to the health of watersheds and major water bodies. The program provides incentives, grants, and technical assistance to local communities and regional organizations for land use planning and project implementation and serves as an information clearinghouse for land use related state programs. Sandra has provided staff support for the Balanced Growth Program since 2005. In this time period the program has served over 100 local communities in the Lake Erie watershed and an additional 165 communities in the Ohio River watershed.

Prior to taking a staff position at the Ohio Lake Erie Commission, Sandra worked as a planner for the ODNR Office of Coastal Management where she coordinated the Coastal and Estuarine Land Conservation Program and was part of the project team for the award-winning Ohio Coastal Atlas project. She has a PhD and MLA in landscape architecture and an MS and BS in biology from the University of Michigan.

**Erin R. Hazelton:** (Section Supervisor, Ohio Development Services Agency) Erin serves as the Environmental Incentives Section Supervisor in the Office of Energy and Redevelopment. She has been with the Agency since January of 2010 and oversees economic development incentives including the Ohio Brownfield Loan Fund. She began her career in 1996 at ODNR, working at three State Parks and the Division of Natural Areas and Preserves.

Erin received her B.A. from Wittenberg University in biology and a M.S. from Miami University where she researched phytoremediation techniques on brownfields.

**Brian Mitch:** (ODOT Project Manager, ODNR) Brian Mitch currently serves as the ODOT Project manager within the ODNR Office of Real Estate. Brian is responsible for coordinating ODNR comments on all ODOT projects, locating, designing and monitoring mitigation projects, developing a pilot stormwater treatment program for transportation projects, and oversight of special environmental projects.

Brian has worked at ODNR since 2004 in various positions within the Division of Real Estate, the Division of Engineering, the Division of Wildlife and the Office of Real Estate performing duties associated with 404/401 permitting, stormwater treatment, endangered species protection, project management and environmental review. Brian has a B.S. in Environmental Science with a specialization in aquatic resources from The Ohio State University.

**John Mathews** is the stormwater manager with the Ohio Department of Natural Resources, Division of Soil and Water Resources. John is responsible for maintaining and updating the specifications for erosion control, stormwater management and stream protection that are used during development. He provides training and develops resources in the areas of stream dynamics, stormwater management, and erosion & sediment control. He has worked on water resource and conservation issues for over 24 years in both urban and rural areas while working for the Ohio Department of Natural Resources, the Franklin County Soil and Water Conservation District and the USDA Natural Resource Conservation Service. John also is a board member of the Ohio Stormwater Association. He has a B.S in Agronomy from the Ohio State University.

**Martin Smith** has been with Ohio EPA as an Environmental Specialist since joining the agency in 2000. He has previously worked for Ohio EPA's Voluntary Action Program (VAP) and Division of Hazardous Waste Management (DHW). His duties in these positions included review of VAP no further action letters, closure plan review for the DHWM, and technical assistance related to risk assessment for both the VAP and the DHWM. He currently works for the Site Assistance and Brownfield Revitalization (SABR) section at Ohio EPA where he coordinates the state's Targeted Brownfield Assessment program and oversees the 128(a) Brownfield grant provided by US EPA.

Prior to joining Ohio EPA, he worked as a hydrogeologist for an environmental consulting firm near Atlanta, Georgia. Mr. Smith received his M.S. in Hydrogeology from the University of Kansas and his B.S. in Geology from the Lyman Briggs School at Michigan State University.

**Ildi Pallós** has been the technical writer in the Division of Environmental Response and Revitalization for almost 13 years. Her current duties include preparing newsletters, annual reports, brochures and fact sheets for the Site Assistance and Brownfield Revitalization unit, coordinating the Certified Professional (CP) initial training and assisting Certified Professionals with certification issues, marketing funding opportunities for brownfield cleanup and revitalization, and updating summaries of sites that received a covenant not to sue (CNS) from the agency.

Prior to joining DERR, Ildi worked in various divisions at Ohio EPA, most extensively in the planning unit of the Division of Solid and Infectious Waste (now Materials and Waste Management) for 10 years. Her favorite duty in that capacity was providing assistance to residents on proper management and disposal of household hazardous waste.

Ildi received her M.A. in human experimental psychology/human factors from The Ohio State University and a B.A. in psychology from Auburn University with minors in mathematics and German.

**Verne Ord: (Assistant Bureau Chief, Ohio Department of Commerce, Division of State Fire Marshal, Bureau of Underground Storage Tank Regulations)** Verne is the Assistant Bureau Chief for the Bureau of Underground Storage Tank Regulations (AKA "BUSTR"). He has over 24 years with the agency starting in January 1990. Mr. Ord has held many positions during his tenure that include Environmental Specialist, Emergency Response Coordinator Supervisor, Environmental Supervisor, Office Manager for the former Dayton and Twinsburg field offices, Assistant Bureau Chief starting in 1997 and Acting Bureau Chief. He was the group leader responsible for the current risk based corrective action rule that is required for use by the petroleum underground storage tank community. Mr. Ord was also an active member of the generic standards work group and Ohio Department of Commerce designee to the steering committee for the original Ohio Environmental Protection Agency, Voluntary Action Program ("VAP"). Other experiences by Verne include 10 years with American Electric Power's fossil fuel division as a mine foreman in Southeast Ohio.

Verne holds a Associate Degree in Mining Technology from the University of Pikeville and a BS in Geology from Marietta College in Ohio. He lives in Pataskala, Ohio.

**Scott Sigler: (Corrective Action Supervisor, Ohio Department of Commerce, Division of State Fire Marshal, Bureau of Underground Storage Tank Regulations)** Mr. Sigler is a Corrective Action Supervisor for the Bureau of Underground Storage Tank Regulations (AKA "BUSTR"). He has over 11 years with the agency starting in March of 2003. Prior to becoming a corrective action supervisor, Mr. Sigler was a site coordinator for BUSTR managing sites in both eastern and western Ohio. Prior to working at BUSTR, Mr. Sigler was a project manager for a local environmental consulting firm for 10 years.

Mr. Sigler holds a Bachelors of Science degree in Environmental and Hazardous Materials Management from The University of Findlay.

**Juliet Denniss: (Environmental Supervisor, Ohio Department of Transportation)** Julie Denniss currently serves as an Environmental Supervisor for the Ohio Department of Transportation, Office of Environmental Services. Ms. Denniss' duties include developing and implementing ODOT's policies and procedures for environmental site assessment and material management, reviews National Environmental Policy Act (NEPA) documentation for regulated materials and drinking water resources, resolves acquisition issues, regulatory issues and/or legal issues with ODOT Districts, Office of Real Estate and Office of Chief Legal Services, and assists with injection well permits for mine remediation.

Ms. Denniss has a B.A. in Geology from the University of Toledo. Julie provides training concerning environmental site assessment and waste management to ODOT personnel, environmental consultants and public entities.

### **Ohio-Indiana Cooperative Brownfield Project**

**Monte Poling** is the City Manager for the City of Union City and is responsible for the day to day operations of the city. Poling does comprehensive planning for the city, grant administration, and is the brownfields coordinator for the coalition grant. Poling has held his current position for seven years.

Poling is a certified public manager through Ball State University. Poling is also a certified grant administrator for the State of Indiana and has extensive experience in administering state and federal grants. Poling has been involved in a number of brownfield assessment and remediation projects.

**Marc Saluk** is the Economic Development Director for Darke County, Ohio. Mr. Saluk leads a public-private initiative composed of 73 entities in six counties over two states that collaboratively serve the development needs of Darke County and surrounding region. This 'Partnering for Progress Initiative' has developed a state recognized business retention and expansion model. In recent years, the effort has yielded a fast-growing workforce development initiative that, through elaborate partnerships between the regions' schools, businesses, and neighboring counties in West Central Ohio, has changed the way workforce programs are operated.

Prior to coming to Ohio, Mr. Saluk has a background as a consultant in public and legislative affairs and in business management.

**Keith Egan:** (Ohio Certified Professional, Soils and Materials Engineers) Keith Egan is a Senior Consultant and Certified Professional with Soils and Materials Engineers and is responsible for overseeing all brownfield assessments the company conducts in Ohio and many in surrounding states. In addition to brownfields, Mr. Egan directs assessments of CERCLA and RCRA sites recently completing the transformation of a 1,000 acre RCRA TSD facility into a mixed use development that one the 2013 Brownfield Renewal Magazine award for best project in the Environmental Impact category. Soils and Materials Engineers provide environmental services to over 8,000 clients throughout the world. Earlier in his career, Mr. Egan performed research at the National Oceanic and Atmospheric Administration (NOAA) and was also the director of the Organic Geochemistry Laboratory at the University of Oklahoma Geology Department.

## **You Want to Buy What? Lessons Learned When Municipalities Purchase Brownfields**

**Christopher J. Lipson:** (Senior Development Specialist, Office of Economic Development, City of Dayton, Ohio): Chris has been with the City of Dayton for over 15 years and specializing in brownfield redevelopment and land revitalization since 1999. On a daily basis, his responsibilities include grant writing and management, project planning and design, site development coordination and contract management in the areas of demolition, remediation, infrastructure and new construction. Chris is proud to be part of a team of agencies and individuals dedicated to revitalizing Dayton's economy. Chris received his Master's in City and Regional Planning from Ohio State University.

**Christine Russell:** (Director of Development Services, Hull & Associates, Inc.) As Hull's Director of Development Services, Christine Russell specializes in the planning and implementation of brownfield redevelopment projects. Christine has expertise in strategic economic development planning, grant writing, and project management. She has managed multi-million dollar environmental remediation and brownfield redevelopment projects and has over 21 years of diverse experience in the environmental field.

Christine is a Registered Environmental Manager with the National Registry of Environmental Professionals and is a LEED AP (Leadership in Energy and Environmental Design Accredited Professional). She holds a Master of Science in environmental management from the University of Findlay and a Bachelor of Art in environmental studies from Brown University.

**Samuel J. Stephens:** (Senior Development Officer, City of Cincinnati) Sam J. Stephens currently serves as a Senior Development Officer and Brownfield Redevelopment Project Manager for the City of Cincinnati's Department of Trade & Development. Stephens is responsible for overseeing the Strategic Program for Urban Redevelopment (SPUR) program, which utilizes an interdepartmental team of experts to advance complicated brownfield redevelopment projects in Cincinnati. He has held this position since 2005. Over its 11 year existence, the SPUR team has contributed to remediation and redevelopment efforts on 150 acres of property and is actively managing nearly 170 acres of projects. Stephens is a career bureaucrat, serving also as Neighborhood Business Development Liaison and previously as Small Business Services Manager for the City of Cincinnati.

Stephens has a B.A. in International Affairs from Xavier University. He is a certified Economic Development Finance Professional and has perfect attendance at every Ohio Brownfield Conference to date.

**Joshua Smith:** (City Manager, City of Hamilton, Ohio) Joshua Smith serves as the City Manager of the City of Hamilton, Ohio. As the Chief Executive Officer of the City, he is responsible for a \$320 million All Funds budget and oversight of 650 City employees. Mr. Smith is passionate about urban development, and brings that passion and commitment to the economic growth and revitalization of the City of Hamilton. Mr. Smith serves on a host of boards in Hamilton and the Greater Cincinnati area.