

SABR News

A Publication for the Brownfield Interested Party List

March 2011

Another Successful Conference

Despite the inclement weather on the second day, the 2011 Brownfields Conference held in Dublin in January was another success. Attendees gave positive feedback on the exhibitors, conference sessions and conference location.

In general, attendees found the presentations to be informative, relevant and timely; the various tracks allowed for varied levels of interest and expertise. In particular, the Ironton, Cleveland Flats and landfill redevelopment sessions were well received. Recommendations included providing case studies with more technical information and targeting those attendees with advanced experience in brownfield cleanups.



close to the break and lunch area. This resulted in many more networking opportunities but it also reduced the size of the exhibition area due to the high number of attendees, which was limited to 325. On the plus side, the presentation rooms were well located relative to the exhibitors.

The theme for the SABR booth this year was funding opportunities for small/rural communities interested in brownfield cleanup and redevelopment. It features SABR's website, which presents traditional and non-traditional funding sources by county. This information will be developed into a searchable web application.

Based on input from the last conference, we moved the exhibitors to a central location,

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We're on the Web!
www.epa.ohio.gov/derr/SABR/sabr.aspx

Euclid Avenue Corridor Redevelopment in Cleveland

Every city has a “favored quarter” with a spine that connects the downtown to the wealthiest close-in suburbs.

In Cleveland, it’s Euclid Avenue, which is being reborn for the same reason it attracted wealth in the 19th century. Euclid Avenue’s potential is comparable to that of great streets such as Massachusetts and Wisconsin avenues between Dupont Circle and Bethesda, Md., in the Washington area or Peachtree Street in Atlanta from Midtown to the Buckhead neighborhood. What’s different here is that the catalyst in Cleveland is bus rapid transit, a relatively new idea in the United States. On RTA’s “Silver Line,” as it’s called, diesel-electric buses will move quickly along special lanes with coordinated lights at intersections.

The remaking of Euclid Avenue was initially a transportation project — a \$197 million federally funded effort to improve a major artery and to connect downtown Cleveland to University Circle using a bus rapid transit line. However, despite a challenging financial climate, the renovation has become an economic development engine for the city. More than \$3.3 billion in projects have been in the planning stages, under construction or completed near Euclid during the past two years. Much of the current redevelopment along Euclid involves federal and state tax credits to support the preservation of historic buildings.

In the early 20th century, Euclid Avenue was known as Millionaire’s Row for its concentration of wealth. As Cleveland’s commercial district began to push eastward along Euclid Avenue, families moved east toward University Circle. The Great Depression hastened the decline with the final blow being the construction of the Inner Beltway in the 1950s, which cut through Euclid Avenue between downtown and the rail crossing at East 55th Street.

The Cuyahoga County Brownfield Program was founded in 1998 with a strategy to provide assistance and experience in returning brownfield sites to viable community and economic assets, including protecting the county’s remaining open spaces. There have been 22 county-assisted brownfield projects conducted along the Euclid corridor totaling more than \$7.8 billion, including \$4 million in COAF and CORF grant funding. These projects include the revamping of hotels and office spaces; industry and biomedical expansion projects; and specialty housing needs. Four sites were demonstrated to be cleaned up to VAP environmental standards and received covenants not to sue from the state:

- Baker Electric Building, 7100 Euclid Avenue;
- 4600 Euclid Avenue;
- Cuyahoga County Administration Building, 1010 Euclid Avenue; and
- E. 55th Street and Euclid Avenue.

The city has been partnering with local organizations and fellow governments to bring sites to market and develop opportunities. Its Brownfield Assessment Program partners to provide Phase I/Phase II site assessments, and additional funding for environmental or engineering complications. In 2005, the city created the Industrial-Commercial Land Bank to deliver “shovel-ready” sites for manufacturers and office users in priority economic development areas. Since fall 2008, the city has approved more than \$21 million in loans through its Vacant Property Initiative, which aims to help property owners revive empty lots, vacant buildings and little-used structures. The amount of the loan is tied to job creation, and is partially forgivable to offset the costs of acquiring and modernizing the property.

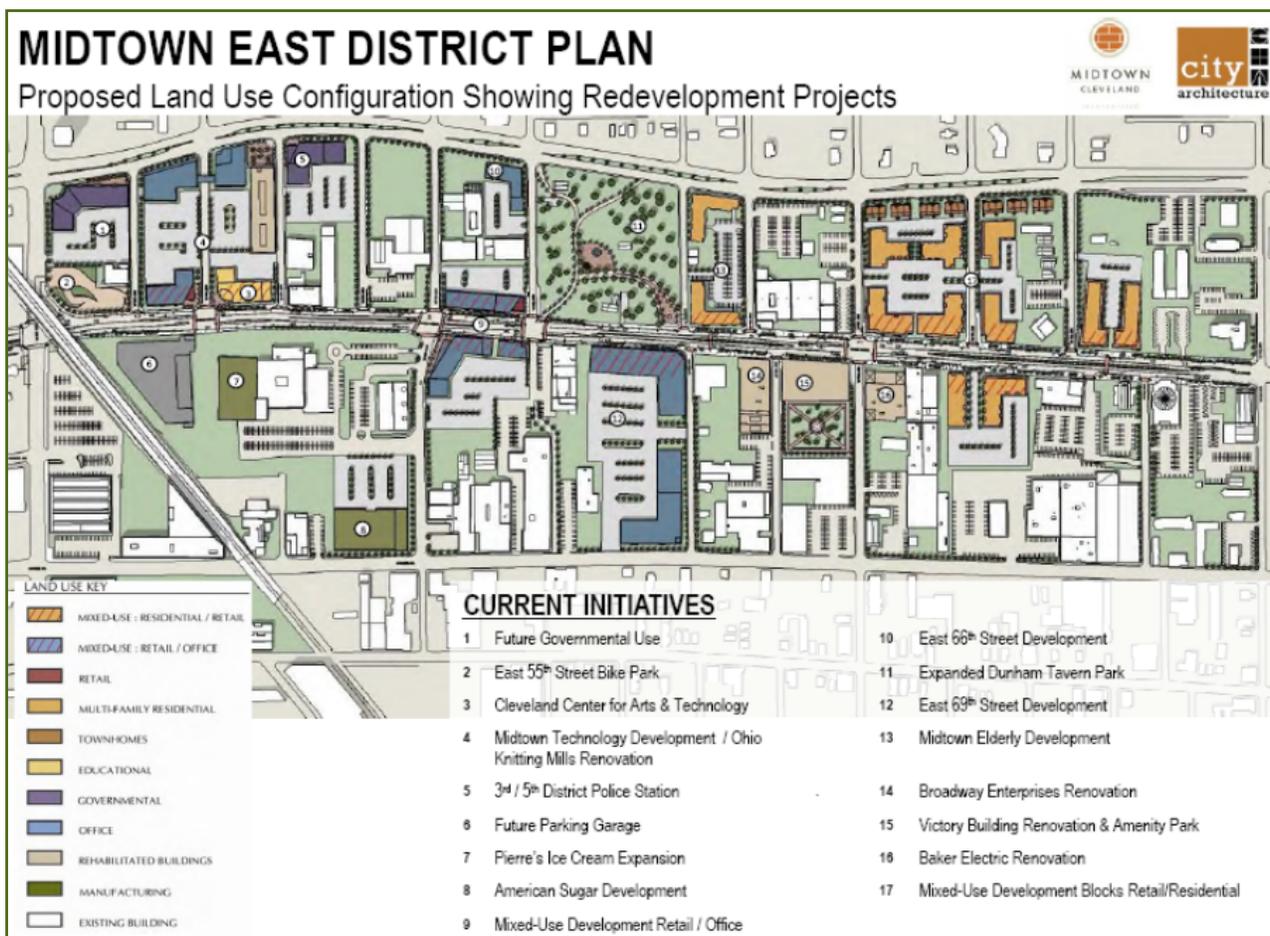


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Euclid Ave. Redevelopment continued from page 2

The initiative allows brownfield sites to be competitive with greenfields. Properties in the Euclid corridor benefitting from the initiative include:

- Cleveland Hearing and Speech Center relocation to 11635 Euclid Ave (\$800,000);
- Uptown planned mixed-use project, Euclid Avenue and Mayfield Road (four loans totaling \$5 million);
- Allegro Realty Advisors relocation to 1936 Euclid Ave (\$500,000); and
- Proxy Biomedical Inc. U.S. headquarters at 7100 Euclid Ave (\$500,000).



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Clean Ohio Council Awards More Than \$21 Million in Grant Funds

The Ohio Department of Development (ODOD) and the Ohio Environmental Protection Agency (Ohio EPA) recently concluded the Clean Ohio Revitalization Fund's (CORF) ninth grant round competition. On Nov. 19, 2010, the Clean Ohio Council awarded 14 Ohio communities cleanup grants ranging from \$730,600 to \$3 million, for a total of \$21,594,240. The grant funds will be used to clean up, acquire and improve infrastructure on and around brownfield sites throughout the state and are expected to create and retain 2,613 jobs.



Community	Project	CORF Grant
City of Chardon	Former Chardon Rubber property	\$1,439,027
City of Cincinnati	Blue Ash Airport	\$1,087,500
City of Cleveland	St. Vincent Charity Medical Center	\$1,950,909
City of Columbus	Former 3M site	\$ 3 million
City of Dayton	Former Howard Paper facility	\$1,184,169
City of Hamilton	1550 Grand Boulevard property	\$1,932,527
Hamilton County	Former Stearns and Foster property	\$1,808,202
City of Kenton	Former King Ohio Forge property	\$ 969,826
City of Lancaster	Former Frick-Gallagher/Ray-O-Vac property	\$1,477,238
City of Lorain	Former RTI property	\$1,030,111
City of Norwood	Former NORCO property	\$ 730,600
City of Toledo	Erie Street Redevelopment property	\$ 3 million
City of Wellston	Former Frick-Gallagher Manufacturing property	\$ 749,541
City of Youngstown	Former Dempsey Steel property	\$1,234,590

Ohio Brownfield Inventory Available on the Web

Ohio EPA's voluntary, statewide inventory of brownfield properties is now available to the public. Prospective brownfield sites must be included in the inventory in order to be eligible for Clean Ohio program grant funding. Local governments and private entities may submit information for inclusion in the online inventory. Information contained in the Ohio Brownfield Inventory includes details such as location; past use; utilities available; and proximity to major roads, airports and public transportation. It also includes Google Maps support to allow you to use Google features such as pan; zoom; MAP Views Terrain/Satellite/Hybrid; and "Street-view." Advanced query grid tools allow for filtering, sorting, grouping and exporting of brownfield property data.



The Ohio Brownfield Inventory database is part of a new Ohio EPA Brownfield Inventory Support website. In addition to the database, this website includes resources for brownfield redevelopment and a media gallery highlighting some of the brownfield success stories. Also included are an application for inclusion in the Ohio Brownfield Inventory and an affidavit for removing a property from the inventory. The new website is located at www.derr.epa.ohio.gov/Home.aspx and is also accessible from DERR's webpage and the SABR webpage.

Clean Ohio Fund Introduces its New Sustainable Investment Pilot Track

This past summer, the Ohio Department of Development (ODOD) introduced a new “pilot addition” to the Clean Ohio Fund family of grants. Named the Clean Ohio Revitalization Fund (CORF) Sustainable Pilot Track, it was developed with the assistance of a subcommittee of Clean Ohio Council members with the purpose of turning brownfields into planned sustainable reinvestment. Like the CORF, the pilot track applies to properties that meet the definition of a brownfield and is open to forms of local government such as cities, villages, counties, port authorities and conservancy districts. Private and other non-profit entities are not eligible applicants; however, they may partner with the applicant as a development partner. The pilot track specifically targets the following end uses:

- Signature parks and green infrastructure;
- Urban waterfronts; and
- Renewable energy (solar and wind).



Under the pilot track, the maximum grant award is \$1.5 million per project. Applications for the pilot track will follow the same timeline as the classic CORF applications and will be awarded in CORF Rounds 10 and 11. (At press time, the CORF Round 10 application deadline had passed and the ODOD received three pilot track applications). Eight million dollars has been made available for the pilot track for Round 10. Seven million dollars has been allocated for Round 11’s pilot track.

As with CORF, pilot grant awardees must conduct property cleanup in accordance with the Voluntary Action Program (VAP) rules and be issued a VAP Covenant Not to Sue within 48 months of finalizing the terms of the grant with ODOD. In addition to cleanup costs, the pilot track grant can also pay for demolition and infrastructure costs. For more information about the CORF Sustainable pilot track, including the pilot track grant application, go to <http://clean.ohio.gov/BrownfieldRevitalization/RevitalizationFundApplication.htm>.

SABR/VAP Training Opportunities

Soil Classification, Training and Logging

The March 1 and March 31 classes filled up within 3 ½ hours of open registration. Additional classes are being scheduled for April and May to accommodate the high level of interest. When dates and locations are finalized, the Certified Professionals (CPs) will receive e-mails to reserve spots for themselves and their staff.

CP Initial Training

The next training will be held in Columbus on Friday, March 11. CPs who have not submitted a No Further Action letter for a covenant not to sue in the past four years, or who took the initial training more than four years ago, need to take it this certification year as part of the continuing education requirement. The training is also required prior to submitting an initial application to become a CP. Registration information is on the VAP webpage: www.epa.ohio.gov/derr/volunt/volunt.aspx.

The training is offered every three months and is scheduled for the convenience of those participants who need to take it to maintain or acquire certification. Sign up to be included on the training interested party link on the VAP training webpage if you wish to be notified of future initial training dates: www.epa.ohio.gov/derr/contact/training.aspx



Spring 2011 Training for VAP Laboratories

SABR will hold its first training event for laboratories certified in the VAP. The training will be held on Thursday, May 5, from 12:30 p.m. to 4:30 p.m., at Ohio EPA's Center for Excellence located at 50 West Town Street, Suite 700, Columbus. More information will be available later.

Spring CP Coffee

The next CP coffee will be held in our Northeast District Office on May 10. Details will be posted on the VAP webpage.

Redevelopment Resources Workshops

The next round of Small/Rural Community Redevelopment Resources workshop is planned for March 28 – April 1. Workshops have been tentatively scheduled for March 29 in Maumee, Lucas County; March 30 in Sidney, Shelby County; and April 1 in Lancaster, Fairfield County. Confirmed dates and locations will be posted on the SABR webpage: www.epa.ohio.gov/derr/SABR/sabr.aspx.

Upcoming PDHU Courses

Material covered, information provided and any opinions expressed in any courses do not supercede Voluntary Action Program statutory language, rule requirements or technical reviews provided by Ohio EPA staff.

Environmental Remediation Technologies

Environmental Response Training Program (ERTP)

March 8-10, 2011

U.S. EPA, 61 Forsyth St., SW Atlanta, GA

Cost: Government and university employees, students, community HAZMAT teams - free.

Personnel not directly employed by a government agency (e.g.. private industry, contractor or unemployed) - \$400
19 PDHUs

www.trainex.org/classdetails.cfm?courseid=2&classid=4903

Brownfields Conference 2011

U.S. EPA, ICMA

April 3-5, 2011

Philadelphia, Pennsylvania Convention Center

Cost: Free

12 PDHUs max (see sessions listed below)

Educational Sessions:

Seeing in 3-D: Put on These Glasses for Faster Cleanups

April 4, 2011, 11 a.m. - 12 p.m. *OR*

Use of Renewable Energy to Power Large-Scale Remediation Systems: Decision Process and Case Studies

April 4, 2011, 11 a.m. - 12:15 p.m.

Auto Brownfields: Unique Challenges and Innovative Strategies

April 4, 2011, 1 p.m. - 2:15 p.m. *OR*

Green and Sustainable Remediation: Policies, Tools, and Social Impacts

April 4, 2011, 1 p.m. - 2:15 p.m.

Implementing Greener Cleanups: Below Ground, above Ground, and within the Grant Process

April 4, 2011, 2:30 p.m. - 3:45 p.m. *OR*

Applying Remediation Technologies in a Green World

April 4, 2011, 2:30 p.m. - 3:45 p.m.

Technical Assistance Network and Knowledgeable Sources (TANKS) for Communities

April 4, 2011, 4 p.m. - 5:15 p.m. *OR*

Increasing Tribal Environmental Cleanup Capacity

April 4, 2011, 4 p.m. - 5:15 p.m. *OR*

Beneficial Reuse of Dredge Materials

April 4, 2011, 4 p.m. - 5:15 p.m.

GIS in Identifying and Redeveloping Brownfield Properties: A Tale of Two Cities

April 5, 2011, 9:45 a.m. - 11 a.m.

Green Remediation: Sustainability and Community Acceptability

April 5, 2011, 11:15 a.m. - 12:30 p.m.

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PDHU Courses

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Green Power Tools: Assessment Tools to Support Green Remediation Goals

April 5, 2011, 1:45 p.m. - 3 p.m.

Peeling the Onion: Discovering Brownfields in Your Backyard

April 5, 2011, 3:15 p.m. - 4:30 p.m. OR

Mine-Scarred Lands: One Million Acres of Opportunity on Brownfields in Appalachia

April 5, 2011, 3:15 p.m. - 4:30 p.m. OR

Training Workshop:

All Appropriate Inquiries - Five Years Later

April 5 - 1:45 p.m. - 3:45 p.m.

www.brownfields2011.org/en/home

Introduction to Groundwater Investigations

Environmental Response Training Program (ERTP)

April 5-7, 2011

U.S. EPA, 61 Forsyth St., SW Atlanta, GA

Cost: Government and university employees, students, community HAZMAT teams - free. Personnel not directly employed by a government agency (e.g., private industry, contractor or unemployed) - \$400

24 PDHUs

www.trainex.org/classdetails.cfm?courseid=6&classid=4904

Advanced Groundwater Investigations

Environmental Response Training Program (ERTP)

April 8, 2011

U.S. EPA, 61 Forsyth St., SW Atlanta, GA

Cost: Government and university employees, students, community HAZMAT teams - free. Personnel not directly employed by a government agency (e.g., private industry, contractor or unemployed) - \$150

7 PDHUs

www.trainex.org/classdetails.cfm?courseid=33&classid=4923

Introduction to Risk Assessment Guidance

Environmental Response Training Program (ERTP)

June 7-9, 2011

U.S. EPA, 61 Forsyth St., SW Atlanta, GA

Cost: Government and university employees, students, community HAZMAT teams - free. Personnel not directly employed by a government agency (e.g., private industry, contractor or unemployed) - \$300

17 PDHUs

www.trainex.org/classdetails.cfm?courseid=24&classid=4905

Introduction to Environmental Geophysics

Environmental Response Training Program (ERTP)

June 14, 2011 - June 16, 2011

Columbus, OH (field site TBA)

Cost: Government and university employees, students, community HAZMAT teams - free. Personnel not directly employed by a government agency (e.g., private industry, contractor or unemployed) - \$400

21 PDHUs

www.trainex.org/classdetails.cfm?courseid=28&classid=4910

Highlighting State and Federal Resources for Brownfield Redevelopment

On Nov. 12, 2010, Ohio EPA offered a workshop, targeted to small communities, highlighting state and federal resources available for brownfield redevelopment. The half-day workshop included speakers from Ohio EPA, Ohio Department of Development (DOD), U.S. EPA and Kansas State University (which provides assistance to small communities through a U.S. EPA grant).

The workshop was held in the historic Hellriegel's Inn in Painesville, OH. Workshop participants included representatives from the cities of Painesville, Wickliffe, Willoughby, Eastlake and Mentor; Growth Partnership for Ashtabula County; and the Lake County Port Authority. Several VAP certified professionals provided their insights into the brownfield redevelopment process.

Presentations covered the following topics:

- Introduction to Ohio EPA's Voluntary Action Program - Amy Yersavich, Ohio EPA.
- Overview of the ways Ohio DOD can help with brownfield redevelopment planning through the Clean Ohio Fund and the Brownfield Revolving Loan Fund - Erin Hazleton, ODOD.
- Targeted Brownfield Assessments that Ohio EPA provides to local governments through funding provided by a U.S. EPA grant - Martin Smith, Ohio EPA.
- State Historic Tax Credit program (provides a tax credit for the rehabilitation expenses to owners of historically significant buildings), ODOD - Mark Lundine, ODOD.
- Ohio EPA's voluntary, statewide inventory of brownfield properties - ODOD Sydney Poole, Ohio EPA.
- Overview of draft outline of local sources for brownfield assistance and funding for small and rural communities Ildi Pallos, Ohio EPA.
- Overview of the U.S. EPA Brownfield Grants - Karla Auker, U.S. EPA Region 5.
- Technical Assistance to Brownfields (TAB) Program and the assistance they can provide to small communities through a U.S. EPA grant - Sabine Martin, Kansas State University.

"[We] loved the fact that we were able to get a whole summary of all the grants, programs and resources in one day," Cathy Bieterman, Economic Development Coordinator with the City of Painesville, said of the workshop. "It made it so easy to understand and see how each program can fit with different projects we have going on throughout the area."

To schedule a workshop for your community, contact Sydney Poole, (614) 644-3751 or Amy Yersavich, (614) 644-2285.



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