

# SABR News

A Publication for the Brownfield Interested Party List

April 2015

## Youngstown Urban Core Redevelopment

The YWCA of Youngstown has occupied a half-acre of land in the urban core of downtown Youngstown since 1910. A five-story building with a basement provides transitional housing, recreational facilities, and offers programs consistent with the YWCA's mission to be "a pioneer in race relations, labor union representation, and the empowerment of women." The century-old building has recently undergone a complete renovation and historic preservation as part of the City of Youngstown's plan for the improvement of the Rayen Avenue Corridor.

Environmental assessment of the site indicated that the only remedial activities needed were asbestos abatement activities that were completed in accordance with the Asbestos NESHAP. Otherwise, given no identified areas or off-property source area impacts, the property complies with the applicable standards for unrestricted residential land use.

In addition to the asbestos abatement, other improvements to the building included historic preservation, ADA and universal design, and green technologies. The \$10 million project converted 36 units of dorm-style housing into 30 one-bedroom and efficiency apartments for qualified residents. The historic lobby and two-story historic gymnasium were converted into community meeting spaces with caterer's kitchens which will be used for parties, wedding showers and other special events. The project also includes a first-floor Internet cafe to serve YSU students and the community, several areas for child-care services and meeting rooms which will be used for fitness programs and computer labs.

Funding for the project included Low-Income Tax Credits, Federal and State Historic Tax Credits, Federal Home Loan Bank Funds, Housing Assistance Funds, \$750,000 Clean Ohio Grant, Green Communities Grant, Home Funds and private funds from businesses, foundations and individuals. The partnership with the city was instrumental to the development and execution of the project.

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**We're on the Web!**

[epa.ohio.gov/derr/SABR/sabr.aspx](http://epa.ohio.gov/derr/SABR/sabr.aspx)



## Katie Courtright Joins Ohio EPA/SABR as a Brownfield Coordinator

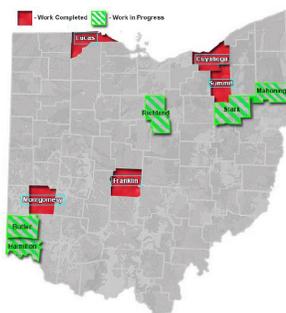
If that name looks familiar to you, it is! It is the same Katie Courtright who worked as an environmental specialist for the Ohio Development Services Agency (ODSA) for the past seven years. If you have worked on any Clean Ohio Revitalization Fund (CORF) projects, you have no doubt met, or been helped, by Katie. In addition to coordinating and conducting pre-meetings with communities who were interested in obtaining Clean Ohio funds to spur redevelopment on a site in their area, Katie also conducted site inspections, provided technical assistance regarding remedial plans and financial strategies and served as a liaison to Ohio EPA, U.S. EPA, JobsOhio, BUSTR and the RACER Trust.

In addition to Katie's ODSA duties listed above, she went above and beyond by helping community grantees with all types of problems that arose when conducting cleanups funded by the CORF, including helping them find additional financing, if needed, through other brownfield incentives such as OWDA low-interest loans and U.S. EPA grants. Those of us who worked with Katie on CORF projects also know Katie to be a top-notch problem solver when a cleanup would hit a roadblock, such as finding unknown or additional contamination at a CORF site while completing a cleanup or even finding bones under a site that were thought to be ancient Native American remains (thankfully, they were not).

As you might imagine DERR, and particularly the SABR staff, are thrilled to have Katie on board. She is a natural fit for our Targeted Brownfield Assessment program and will be helping Megan Oravec out with the TBA Program among other things. Katie's email address is [Kathleen.courtright@epa.ohio.gov](mailto:Kathleen.courtright@epa.ohio.gov). Send her a congrats message and see what she's up to at Ohio EPA (it will no doubt be a lot of good things).



Katie Courtright received the All-Around Excellence Award for Brownfield Redevelopment at the 2014 Ohio Brownfield Conference.



## Summit County Background Report

The Ohio EPA Division of Environmental Response and Revitalization, Site Investigation Field Unit (DERR-SIFU) is currently sampling surficial soils (less than four feet) in several Ohio counties to determine the county specific background metals concentrations. This information is being developed for use with Voluntary Action Program sites. The Summit County soil background report is now complete. The report can be found by following this link: [epa.ohio.gov/portals/30/vap/docs/Evaluation\\_of\\_Background\\_Metal\\_Soil\\_Concentrations.pdf](http://epa.ohio.gov/portals/30/vap/docs/Evaluation_of_Background_Metal_Soil_Concentrations.pdf), and then clicking on Summit County.

## Planning Underway for 2016 Ohio Brownfields Conference

SABR is in the early planning phase for the 2016 Ohio Brownfields Conference. Once we have selected a venue in the central Ohio area, we will send out a save the date email to everyone on our Ohio Brownfield Interested Parties, VAP Certified Professional and VAP Certified Laboratory contact lists. We are looking at dates in April 2016, preferably a Tuesday-Wednesday or Wednesday-Thursday conference. After the venue is selected, conference planning will begin in earnest, starting with preparing our call for presentations web link and marketing to potential attendees and exhibitors. We hope all of you will keep an eye out for conference emails. Also, keep checking the SABR webpage, [epa.ohio.gov/derr/SABR.aspx](http://epa.ohio.gov/derr/SABR.aspx), for updates. We look forward to seeing you next spring.



## Soil Sampling and Decision Making Using Incremental Sampling Methodology - Part 2

May 14, 2015  
Webinar

1 p.m. - 3:15 p.m.

PDHUs: 2.25  
Fee: Free

<http://clu-in.org/conf/itrc/register/default.cfm?title=Soil%20Sampling%20and%20Decision%20Making%20Using%20Incremental%20Sampling%20Methodology%20%2D%20Part%202>

## Updated Documents Online

### Phase II Report Template

Per OAC 3745-300-07(J), the Phase II property assessment report must be written in a format prescribed by Ohio EPA. Since November 2014, a template for a VAP Phase II report has been posted on the VAP website. The VAP expects all Phase II reports to be completed following VAP rules and using the prescribed [report template](#).

### NFA Letter Template

On March 9, 2015, a revised [NFA letter template](#) was posted to the VAP website. Starting immediately, CPs are required to use this new template when issuing an NFA letter and to request a covenant not to sue (CNS) from Ohio EPA.



### Instructions for Submittal of Supporting Documentation After Receipt of a Covenant Not to Sue

These instructions were posted March 20, 2015. The content of the no further action (NFA) letter was streamlined when the new VAP rules became effective August 1, 2014. However, after a covenant not to sue is issued, a certified professional must submit to Ohio EPA documentation evaluated to determine the property meets or will meet applicable standards and that the property was eligible to participate in the VAP (see OAC 3745-300-13(M)). [Instructions for submitting this supporting documentation](#) is provided so that CPs and volunteers understand Ohio EPA's expectations. When Ohio EPA issues a CNS based on the new VAP rules, these instructions will be sent to the CP along with a request for the supporting documentation. The documentation will become part of the public record and will be reviewed by Ohio EPA in the event the NFA letter is selected for audit per OAC 3745-300-14.

To view these and other templates, click on the Program Info/Services tab on the VAP webpage at [epa.ohio.gov/derr/volunt/volunt.aspx](http://epa.ohio.gov/derr/volunt/volunt.aspx). If you have any questions, please contact the Voluntary Action Program at (614) 644-2924.

## Toledo's U.S. EPA Brownfields Area-Wide Planning Grant

### Making Progress in Toledo's Overland Industrial and Cherry Street Neighborhoods

In 2013, the City of Toledo was awarded a U.S. EPA Area-Wide Planning (AWP) grant. The purpose of these grants is to help cities and communities take a holistic approach to the challenges associated with multiple brownfield sites within a defined area. The focus area of the AWP grant project — the Overland Industrial and Cherry Street neighborhoods — is a 664-acre area north of downtown Toledo bounded by I-75 to the north, Cherry Street to the east, Mercy St. Vincent Medical Center to the south and Overland Industrial Park to the west.

Some of the challenges in the focus area include economic distress, population decline, low household income, joblessness, health impacts from environmental contamination and crime. More than half of the children in the area live below the federal poverty line.

The City of Toledo built and relied on many partnerships to ensure the success of this project. Partnerships were formed with planning, environmental and design contractors, several local community groups, non-profits, including Mercy St. Vincent's Medical Center and federal, state and local agencies.

This collective team was broken down into several workgroups to work on the various, often interconnected, issues. The workgroups included Reuse Planning, Neighborhood Improvements, Job Prep and Training, Safety and Youth Engagement. Each workgroup developed key initiatives to be implemented in both the short-term and long-term. The key initiatives were designed to help combat the various problems identified in their problem area of interest. When initiatives identified by one workgroup could help the issues of another, the workgroups shared information and developed a combined plan for moving forward. The workgroups began their work starting in late summer of 2014 and wrapped up in March 2015.

The final Toledo Area-Wide Planning Grant Project workshop was held on March 19, 2015. The workshop gathered all the workgroup members to report on their initiatives. Below is a list of some of key initiatives each workgroup developed, including where they are in the implementation process.

#### Reuse Planning Workgroup

- » Applying for a Community Economic Development Initiative (CEDI) through the Toledo-Lucas County Port Authority to help create a new commercial center in the focus area.
- » Completing environmental site assessments of brownfields using Ohio EPA's Targeted Brownfield Assessment (TBA) funds and U.S. EPA Coalition grant funds.
- » Working with Mercy-St. Vincent Medical Center to affirm the Center's commitment to Area Wide Planning.
- » Obtaining financing by exploring the potential of bonding from the Toledo-Lucas Co. Port Authority; researching the feasibility of obtaining new market tax credits and exploring additional financial assistance they could obtain from the State of Ohio.



This map depicts the City of Toledo (yellow outline) and the Toledo AWP Grant Project Area (red outline).

## Neighborhood Improvements Workgroup

- » A full-time VISTA worker is being assigned to the area to provide training to neighborhood volunteers on communicating with their neighbors on creating a healthier neighborhood environment.
- » The plan for Northern Collingwood Blvd Complete Street Neighborhood Corridor has been completed and implementation of the plan has been scheduled for later this year.
- » Will be coordinating with the Youth Engagement workgroup, neighborhood groups and area churches to increase participation in programs such as yard & property maintenance.

## Job Prep and Training Workgroup

- » Work Ready Lucas County (WRLC) and WSOS (Regional Community Action Agency) are currently scheduling several group meetings with various social service agencies to introduce, promote and engage in the National Career Readiness Certification (NCRC) assessment process.
- » WSOS is beginning to actively seek referrals from schools, churches, community groups and various social service agencies in the target area to identify participants in its job training programs such as the Face Forward Program, United Toledo YouthBuild and Ready to Work.
- » WRLC and WSOS are planning to work with area neighborhood groups to establish a method of getting area residents to participate in NCRC and WSOS job training programs.

## Safety Workgroup

- » Planning to work to reclaim vacant and derelict land that is often a meeting place for gang members and delinquents, for conservation, recreation and economic development.
- » Have started to share a research-based comprehensive approach to reducing crime in inner city neighborhoods, including educating core urban neighborhoods on this approach.
- » Planning to develop a program that will proactively hold landlords accountable for unsafe issues.

## Youth Engagement Workgroup

- » Planning to create a youth services directory and identify gaps in services in the neighborhood.
- » Starting to work in partnership with juvenile court on building a community centered response to youthful behavior that contributes to the restoration of the community and its relationships.
- » Planning to develop community programming for neighborhood youth that combines job training and job opportunities.

Although the U.S. EPA AWP grant is wrapping up and some initiatives have been implemented, there is still work to do to implement many of the medium- and long-term key initiatives. Most, if not all, of the partners are highly invested in this project and will continue to work together to realize the revitalization of the Overland Industrial and Cherry Street neighborhoods.

## CP Training Update

The latest CP training included a workshop on in-situ site remediation, laboratory training for VAP certified professionals, and two CP initial trainings. The CP initial trainings covered the revised VAP rules that became effective on Aug. 1, 2014, and featured updated videos and live presentations by Division of Environmental Response and Revitalization (DERR) staff. The next CP initial training will take place in May at Ohio EPA's Central Office in Columbus. The date will be scheduled mid-April.

On Dec. 2, 2014 we hosted the Advanced Tools for In-Situ Remediation workshop. This day-long, interactive workshop included key experts from academia, government and industry. Recent developments have made in-situ green remediation more feasible. These approaches depend on a new set of advanced tools that provide definitive data in designing and monitoring

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progress at ground water contamination sites. The objective of Advanced Tools is to help participants develop an in-depth understanding of the proper selection and implementation of state-of-the-art tools and strategies for the assessment and documentation of in-situ degradation processes.

On Jan. 29, 2015 DERR hosted Interpreting VAP Certified Laboratory Data and Applying it to VAP Projects laboratory training, which was designed by VAP staff. The objectives of this training include: guidance on communicating your project needs to the VAP certified lab (CL); understanding the lab's needs; and tips for collecting representative samples to ensure proper analysis so lab reports are complete and have a higher likelihood of providing answers to the questions concerning your project. The key theme of this training is creating a team (for example, CP, project manager, lead field technician, CL) with the knowledge and experience to determine what information is needed and utilizing each team members' expertise throughout the VAP Phase II process. A recording of this training is available on the DERR website and can be viewed for 6 PDHUs until July 31, 2015: [epa.ohio.gov/Portals/30/sabr/docs/training/lab/Lab%20Training%20for%20CPs%20Final%20Agenda.pdf](http://epa.ohio.gov/Portals/30/sabr/docs/training/lab/Lab%20Training%20for%20CPs%20Final%20Agenda.pdf)



The spring CP coffee on April 13, 2015 provided DERR program updates and information about important aspects of the new VAP rules. Topics covered included new NFA letters, laboratory reporting limit as the applicable standard, environmental covenant guidance, TGC updates, vapor intrusion guidance updates, and USDA vs. USCS soil classification and effect on VI assessment/modeling. CPs earned 3 PDHUs for attending the event or can view the recording later for PDHUs. The CP coffee presentations are available for viewing on our website on the main DERR page under Training.

## Upcoming Brownfield Funding Workshops

Ohio EPA offers free workshops to inform small and rural communities about various state and federal resources available to assess and redevelop brownfield or blighted properties, including grants, loans and other assistance. The next workshop will held on May 8 in Marietta, Ohio at the Buckeye Hills-Hocking Valley Regional Development District. The speakers will present strategies for identifying and prioritizing brownfield properties; grants, loans and services available to help with brownfield redevelopment; and computer programs for brownfield management and grant writing.

Speakers from Ohio EPA, Ohio Development Services Agency, JobsOhio, U.S. EPA, Great Lakes RCAP and the Technical Assistance to Brownfields (TAB) Program (which provides assistance to small communities through a U.S. EPA grant) will address the following topics:

- » U.S. EPA Brownfield Grants and Technical Assistance to Brownfields (TAB) Program
- » Great Lakes Rural Community Assistance Program
- » Ohio Development Services Agency's (ODSA) Brownfield Program
- » JobsOhio Revitalization Program
- » BUSTR Revolving Loan Fund
- » Ohio EPA's Voluntary Action Program (VAP), Small and Rural Community Brownfield Assistance, and Targeted Brownfield Assessments

Registration information will be available on the DERR Training and Outreach page. To set up a workshop in your community, please visit our website ([epa.ohio.gov/derr/SABR/BrownfieldRedevelopmentWorkshop.aspx](http://epa.ohio.gov/derr/SABR/BrownfieldRedevelopmentWorkshop.aspx)) or contact Megan Oravec at (614) 728-1749 or [megan.oravec@epa.ohio.gov](mailto:megan.oravec@epa.ohio.gov).

### SABR News

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