



# From Brownfields to Greenfields

- Why we care
- Process and goals
- Funding options
- Creative partnerships
- Brownfield strategy
- Future projects





# Brownfield Definition

- *Abandoned, idled, or underused industrial and commercial facilities/sites where expansion or redevelopment is complicated by real or perceived environmental contamination.*





# Why We Care

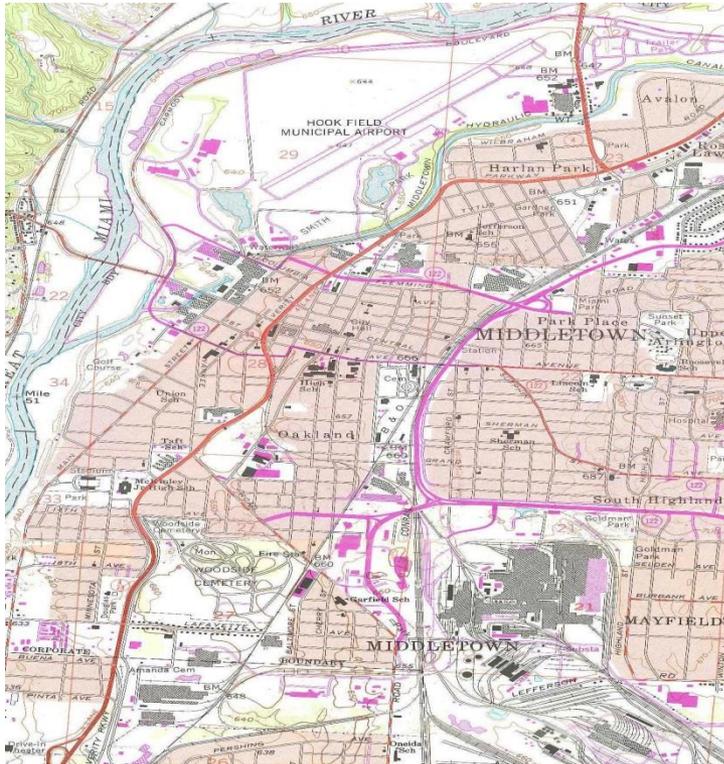


## Brownfield Redevelopment:

- *Sites are often in urban areas with good location and infrastructure*
- *Putting site back into productive use creates jobs and tax revenue for municipalities*
- *Help is available—federal and state funding*



# Brownfield Strategy



- Inventory Analysis
  - 2005 Master Plan identified sites
  - 2008 Resurgence Consulting Analysis
  - 2014 Cardno Update; Brownfield Committee Review



# First Steps

- Phase I Environmental Site Assessment (ESA)
- Asbestos Inspection
- Sampling and Analysis Plan
- Phase II ESA
- Remedial Action Plan





# Process and Goals

- Assessments are prepared for:  
Lenders , companies, and property owners  
Remediation funding requests  
Demolition—asbestos assessment analysis
- Liability Limitation Goal
  - Covenant Not to Sue through Ohio's Voluntary Action Program



# CNS Successes

- CNS achieved for Vail Rubber Property at 605 Clark Street October 20, 2011
- CNS achieved in 2014 for Advanced Design Property at 1701 Reinertz



# Creative Partnerships

- Gaining control of the site
  - Deals, donations
- Grants: TBA, Clean Ohio, USEPA
- Building partnerships
  - Companies operating while building remediated
- Match repayment techniques





# Remediation Projects

- Midwest Engineering /Vail Rubber Facility
  - \$750K Clean Ohio Assistance Fund grant
- STM/Wren
  - Assessed via USEPA; remediated through a \$1.6M Clean Ohio Fund grant
- Miami Packaging
  - \$650K Clean Ohio Assistance Fund grant
- Aeronca Land
  - \$3 million CORF grant



# USEPA Grants

- USEPA Brownfield Grants:
  - 2005: \$400K (*Malcolm Pirnie*)
  - 2011: \$400K (*ATC Associates – now Cardno ATC*)
  - *Funding strategy- balance economic development potential with clean-up needs*





# USEPA Grant Accomplishments

- More than 25 properties assessed
  - Phase I ESAs: 24
  - Asbestos Inspections: 15
  - NEPA studies: 2
  - SAP/Phase II ESAs: 12
  - RAPs: 3



# STM/Wren

- Demolition of a dilapidated factory/paper mill
  - Property was donated
  - Assessed using USEPA grant
  - Clean-up using CORF grant
  - Asbestos abatement, building demolition, soil remediation
- Green space near Great Miami River/commercial site





# Miami Packaging

- Creative deal structuring
- Assessed using USEPA grant; remediated with Clean Ohio Funding
- Asbestos abatement, soil remediation
- Facility occupied by Advanced Design Solutions (ADS), automotive industry supplier
- Over 45 jobs





# Sites Assessed

- Aeronca, AEP Flexo, Middletown Paperboard
- Akers Expansion, Miami Packaging
- Journal Building, Rose Furniture
- Sorg Opera House, Goetz Building, CGE, Rogers
- Wausau Property, Ligon Property , Elwood Lots
- Reyton Inn, Mad River Land



# Future Focus—What Next?



- Reviewed inventory with the Brownfield Committee
- 19 South Clinton TBA
- Manchester Hotel  
Asbestos grant application
- Considering Area Wide Planning Grant-riverfront



# Summary

- We've accomplished a **lot**, but still have work ahead of us
- Brownfield reuse is a key revitalization tool for Middletown

