Targeted Brownfield Assessments (TBAs)

Division of Environmental Response and Revitalization (DERR)

Site Assistance and Brownfield Revitalization (SABR)

Martin Smith, TBA Coordinator

Ohio Environmental Protection Agency

What is a Targeted Brownfield Assessment (TBA)?

Assessment work provided at no cost to local governments

- Phase 1 Property Assessments
- Asbestos Inspections
- Phase 2 Property Assessments
  - Screening assessments
  - Supplemental assessments
  - Ecological stream surveys

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Application Process

- Applicant must be unit of local government
- Application form must be completed
  - Available online: http://www.epa.ohio.gov/derr/SABR/Grant_Assistance.aspx
  - Basic property and project information
  - Eligibility questions (applicant & property)
  - Requested services
  - Signed access agreement required (templates are included)
- Non-competitive
  - Projects funded as they come to Ohio EPA
  - Federal and State funding sources (renewed annually)

Phase 1 Property Assessment

- Non-intrusive investigation of property's environmental history including…
  - Historical records search
  - Interviews with persons knowledge about the property
  - Site walk over (i.e., visual inspection)
  - Review of surrounding properties
- Identify areas where contamination may exist and sampling is needed

All Appropriate Inquiry (AAI)

- Phase I Property Assessment can provide landowner liability protection
- In 2002, Congress passed the "Small Business Liability Relief and Brownfields Revitalization Act" (Brownfields Amendments)
- These amendments created a landowner liability protection from CERCLA for bona fide prospective purchasers ("BFPP")
- TBA Phase 1 will be both ASTM E1527-05 (AAI) and VAP compliant

Edwin Shaw Hospital
Lakemore, Summit County

Phase I Property Assessment

- 210 acres; 18 buildings
- Possible PCB containing equipment
- Former UST on site
- Asbestos
- Unmarked tank in basement with staining

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Summitville Tiles
Summitville, Columbiana County

Phase 1 property assessment

- 10 acres; Offices and manufacturing
- Asbestos in Kilns
- Potential PCB containing equipment
- Old drums and ASTs with staining on ground
- COAF application for Phase II assessment

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Asbestos Inspection

- What is an asbestos inspection?
  - Inspection conducted by an Accredited Asbestos Hazard Evaluation Specialist
  - Identify and sample suspected Asbestos Containing Material (ACM) for laboratory analysis
  - Report documents amount of ACM in building
- An asbestos inspection does not provide:
  - Significant destructive sampling to find all possible ACM
  - Cost estimate for removal of ACM

Former Hiram Elementary
Hiram, Portage County

Phase I Assessment & Asbestos Inspection

- 5.2 acres; School building and fields
- No issues identified other than asbestos
- Village working with Hiram College to demolish building and reuse property

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Harry's Again Restaurant
Fairport Harbor, Lake County

Phase I Assessment & Asbestos Inspection

- 0.6 arce; Former restaurant
- Asbestos is only issue
- Complete inspection not possible due to poor building condition
- Sampling confirmed ACM in building

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Phase 2 Property Assessment

- What is a Phase 2 Assessment?
  - Sampling and analysis of soil, water, or sediment
  - Ohio EPA pays for the field work and lab testing
  - Report documents field activities and lab results
- Small budget means small-scale assessments
  - Screening level evaluation
  - Supplemental assessments
  - Ecological assessments

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Phase 2 Property Assessment

- Work plan required to do field work
  - Coordinate with your environmental consultant to develop the work plan
  - Ohio EPA can develop the work plan
  - Petroleum sites will also involve assistance from BUSTR
- Implementing the work plan
  - Ohio EPA's Site Investigation Field Unit (SIFU)
  - Ohio EPA's Level of Effort (LOE) contractors
  - Ohio EPA's contract laboratories

Former Mithoff Hotel
Lancaster, Fairfield County

Phase 2 screening assessment

- IAs included former cleaners and old USTs in back
- Geophysical survey to find old USTs
- Installed monitoring wells to look for UST contamination
- Observed trenching w/backhoe to locate USTs; found piping but no USTs
- City considered COAF/CORF but is currently evaluating other options

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White Rubber Corporation
Ravenna, Portage County

Phase 2 Ecological Assessment

- 4.1 acres; Manufacturer of rubber gloves and sleeves for the electric utility industry
- Evaluate site's impact on adjacent stream
- Assessment upstream, down stream and adjacent to site
- All sample locations in non-attainment
- No evidence site is impairing stream
- Completed COAF assessment; received CORF

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GGG Service Station
Seven Mile, Butler County

Phase 1 and Phase 2 Assessments

- 0.25 acres; Former service station w/ 7 USTs
- Operated from 1960 to 1995 as service station
- Worked with Village, County, and landowner to do tank pull
- Ohio EPA assisted with soil sampling
- No contamination found – Site closed by BUSTR

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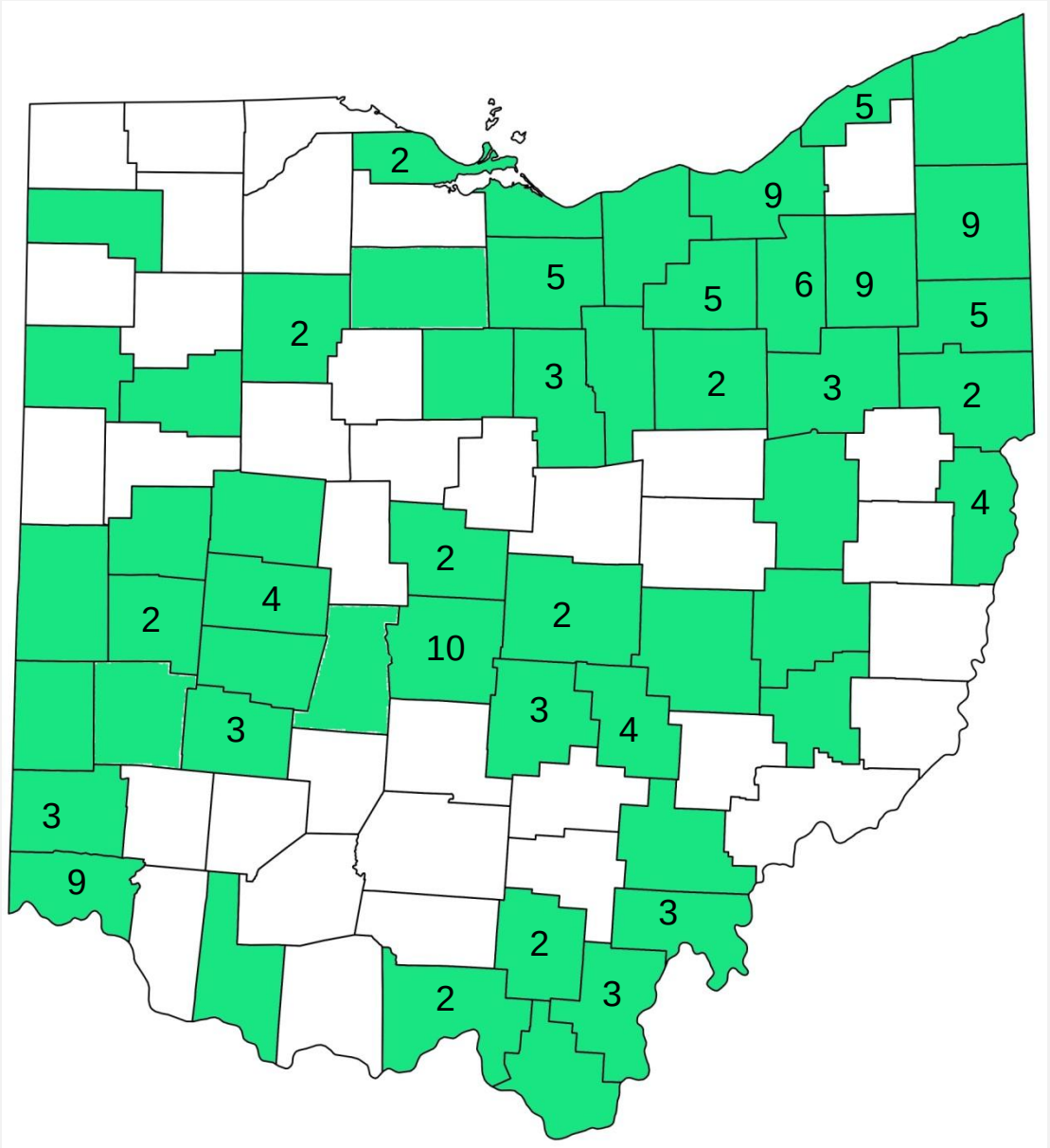

Vital Statistics

- 52 Counties
- 115 Sites
- 150 Projects
  - 111 U.S. EPA funds
  - 39 State funds
- Type of Projects
  - 59 Phase 1's
  - 16 Asbestos surveys
  - 75 Phase 2's

** Highlighted counties have had at least one TBA site.

** Number indicates how many TBA sites, if more than one.

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Summary of 2013 TBAs

- Funding for Targeted Brownfield Assessments
  - 128(a) Funded: $220,000 (18 sites)
  - State Funded: ~$95,000 (11 sites)
- Phase 1 Property Assessments (13 sites)
  - With Asbestos Inspection (3 sites)
- Phase 2 Property Assessments (16 sites)
  - Stream Water Quality Surveys (5 sites)
  - Screening Assessments (2 sites)
  - Supplemental Assessments (7 sites)
  - Petroleum UST Site (2 site)

2014 TBA Funding

- 2014 Funding for TBA projects
  - 128(a) Funds: $235,594
  - State Funds: $100,000
- 128(a) Funded TBAs
  - Committed ~$45,000 for 3 sites
  - $190,600 remaining in budget for FFY 2014 (begins Oct.)
- State Funded TBAs
  - Funded 2 sites for ~$35,000
  - $65,000 remaining in budget for SFY 2014 (ends June)

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For More Information

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