Ohio's Voluntary Action Program (VAP) and Brownfield Incentives Ohio EPA Provides

Division of Environmental Response and Revitalization (DERR)

Site Assistance and Brownfield Revitalization (SABR)

Vladimir Cica, Ohio EPA

Ohio EPA Brownfield Incentives

- Grant Funded Technical Assistance
- Targeted Brownfield Assessments (TBA)

Grant Funded Technical Assistance

Voluntary Action Program (VAP) grant funding is available to cover costs associated with VAP technical assistance (TA). In general, the volunteer determines the scope of VAP TA review and what questions or issues are evaluated during VAP TA. This assistance can include:

- Guidance on technical or legal issues related to potential NFA letters or urban setting designation (USD) requests
- Pre-NFA document review (i.e., review of draft NFA Letters where CNS has not yet been requested)
- Assistance determining whether the site is eligible for the VAP

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 (including OEPA mobile laboratory)
  - 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 knowledgeable about the property
  - Site walk over (i.e., visual inspection of property and any buildings on property)
  - 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 to CERCLA)
- These amendments created a landowner liability protection from CERCLA (i.e. Superfund) for bona fide prospective purchasers ("BFPP")
- TBA Phase 1 can be both ASTM E1527-13 (AAI) and VAP compliant – depending on community's need

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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
  - The report documents the 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

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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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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

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 (Currently Turnkey and Tetra Tech)
  - Ohio EPA's contract laboratories

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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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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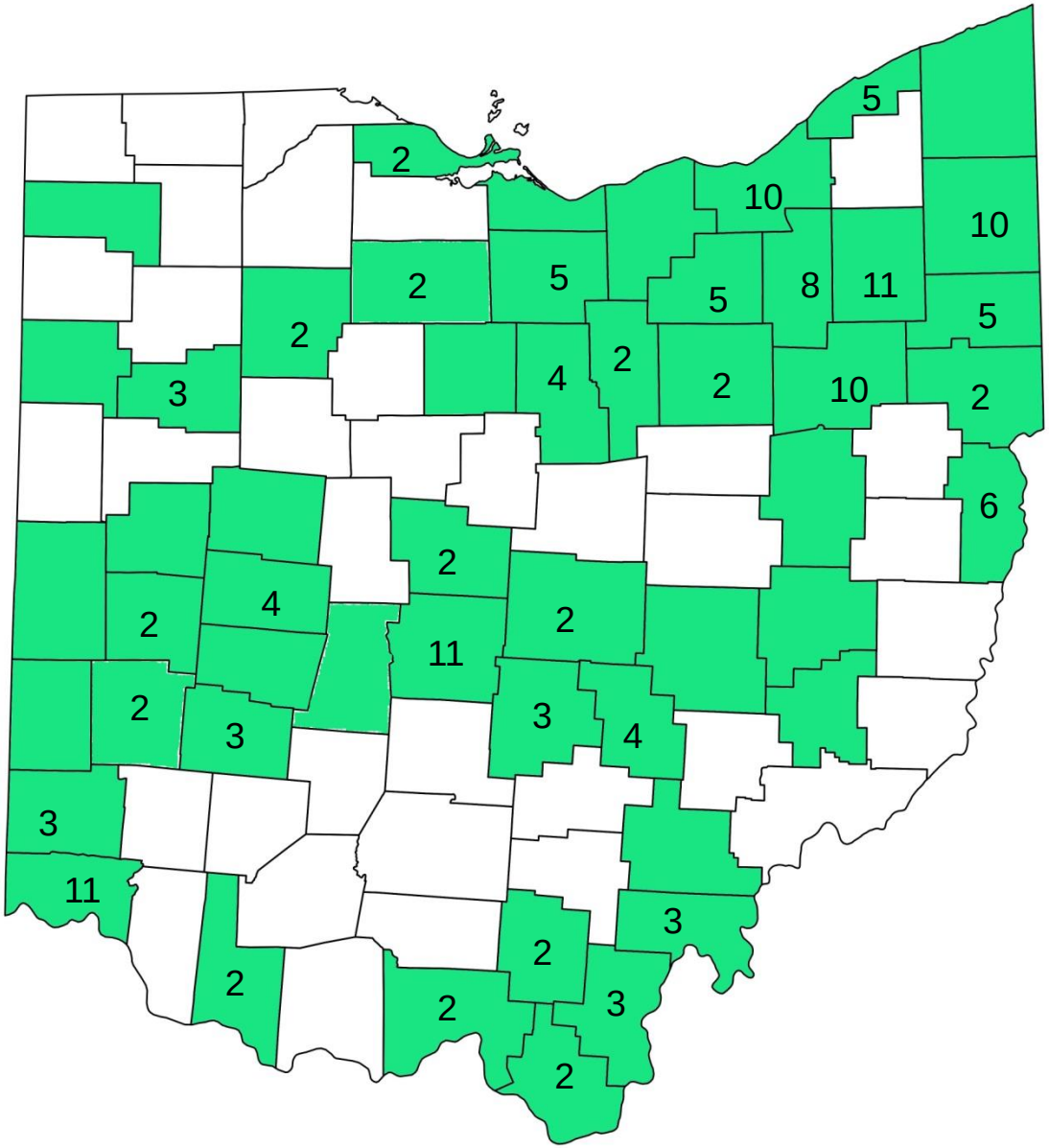

Vital Statistics

- 52 Counties
- 131 Sites
- 173 Projects
- Type of Projects
  - 70 Phase 1's
  - 19 Asbestos surveys
  - 84 Phase 2's

** Green 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 2014 TBAs

- Funding for Targeted Brownfield Assessments
  - 128(a) Funded: $235,594 (16 sites)
  - State Funded: $100,000 (8 sites)
- Phase 1 Property Assessments (11 sites)
  - With Asbestos Inspection (2 sites)
- Phase 2 Property Assessments (13 sites)
  - Stream Water Quality Surveys (2 sites)
  - Screening Assessments (2 sites)
  - Supplemental Assessments (8 sites)
  - Petroleum UST Site (1 site)

2015 TBA Funding

- 2015 Funding for TBA projects
  - 128(a) Funds: $480,235 (Double of past year. Now 50% of Ohio's Annual Brownfield Grant from U.S. EPA)
  - State Funds: $100,000

- What will we do with all this money?? Currently SABR is having discussions with ODSA and U.S. EPA and will soon be seeking input from BUSTR, community brownfield and economic development officials, brownfield developers and other interested parties.

2015 TBA Funding

- Potential Plans
  - Continue to provide Phase Is (inc. asbestos inspections), particularly to smaller communities that do not have the resources to send out RFPs, select a consultant and review the completed Phase I to determine if it meets ASTM and/or VAP standards
  - Work with larger communities to conduct Phase Is in areas, e.g. city block or corridor, where they have a city/community plan for spurring redevelopment.
  - Provide a limited number of full Phase IIs
  - Partner with ODSA and BUSTR to provide communities with a TBA/Low-Interest Loan "package" where it makes sense.

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For More Information

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