



# Voluntary Action Program

## 2015 Legislative Report



Division of Environmental Response and Revitalization  
April 2016

# Voluntary Action Program Annual Report to the Legislature

## Summary of Activities in 2015

- 35 No Further Action (NFA) letters were issued by certified professionals (CPs). Two of these were issued with no covenant not to sue (CNS) requested.
- 51 CNSs (for a total of 744 acres) were issued by Ohio EPA.
- Four properties notified VAP of entry into the Memorandum of Agreement (MOA) track.
- The program staff initiated audits of 17 NFA letters.
- The total program cost for 2015 was \$3.4 million.

## Overview

Ohio's Voluntary Action Program (VAP), created in September 1994, was fully implemented in early 1997. The program was created to provide companies a way to investigate possible environmental contamination, clean it up if necessary, and receive a promise from the State of Ohio (via a CNS) that no more cleanup is needed. Prior to the creation of this program, valuable land sat idle because fears of immense liability and clean-up costs deterred potential developers, businesses and banks. Some developers abandoned plans to clean up their contaminated properties because Ohio EPA, which must focus its efforts on the worst sites, could not make those properties a priority. By creating this program, Ohio recognized the need to remove the environmental and legal barriers that stalled redevelopment and reuse of contaminated properties.

This report provides an update of the program activities for 2015. Contact VAP at (614) 644-2924 with questions.

### Definitions

**VAP (Voluntary Action Program)** — A program created to allow companies to undertake a cleanup project without direct oversight and be assured the property meets specific environmental standards developed by Ohio EPA. Once cleanup is complete, the company receives a promise from the State of Ohio that no more cleanup is needed.

**NFA letter (No Further Action)** — Describes any environmental problems found at the site, how those environmental problems were investigated and how the site meets applicable standards.

**CP (Certified Professional)** — A qualified, experienced professional such as an engineer, geologist or environmental scientist, who is certified by Ohio EPA to issue NFA letters.

**CNS (Covenant Not to Sue)** — Legal action issued by the director of Ohio EPA that protects the property owner or operator and future owners from being legally responsible for additional investigation and cleanup.

**MOA (Memorandum of Agreement)** — Agreement signed with U.S. EPA stating that sites cleaned under Ohio's VAP also receive comfort that U.S. EPA would not ask for additional cleanup if the volunteer incorporates public involvement and upfront oversight from Ohio EPA.

**USD (Urban Setting Designation)** — Designation granted by the director exempting the cleanup of ground water to drinking water standards in urbanized areas which rely on community water systems to supply residents with safe drinking water. Other possible exposures to contaminated water such as to wildlife or streams in the area still must be addressed.

## Fifty-one Properties Receive Covenants Not to Sue

During 2015, Ohio EPA issued 51 CNSs. The following are some examples of sites that received a CNS.

### Timken Company Interior Property, Columbus, Franklin County



The 29-acre property had previously been used as an industrial facility, beginning in 1919 by the Timken Company. The company produced industrial and automotive bearings. Chemicals of concern included TPH, PCBs, PAHs and VOCs.

The volunteers, including the City of Columbus, received a \$3 million Clean Ohio Revitalization Fund (CORF) grant in 2012 for demolition and remediation activities and infrastructure improvements. Remediation included the excavation and removal of soils exceeding cleanup standards. An approximately 28-acre portion of the property is restricted to commercial or industrial use, and a

ground water use restriction is in place. The property is located within the Former Timken Bearing Plant and Select Adjacent Properties Urban Setting Designation (USD) boundary approved by the director on March 8, 2005. The USD was verified in March 2015 by the certified professional to remain valid and protective for the potable use pathway for the property.

Upon remediation, the Strait and Lamp Group plans to expand its facilities and operations onto the property, creating six jobs and retaining 17 positions. Coulter Properties LLC intends to build a Rogue Fitness manufacturing facility for workout equipment on the property. Wagenbrenner Development plans to invest \$10 million to redevelop the remainder of the property into retail and warehouse buildings.

### Cuyahoga River Corridor (High Bridge Glens) – Cuyahoga Falls, Summit County

From 1879 to 1910, the 7.48-acre site served as the location for an amusement park. Later, it was used for various commercial and industrial uses including a lumber company, auto repair and sales, and multiple machine shop facilities. Chemicals of concern were VOCs, metals, PCBs, PAHs, SVOCs and TPH.

In 2007, the City of Cuyahoga Falls was granted \$2,381,440 in CORF to redevelop the site. Watermark Village, a mixed-use development with lower level commercial and upper level residential, has been constructed on the west side of Front Street. A park has been constructed on the east side of Front Street. A ground water use restriction is in place with unrestricted land use.



### UpTown Signature Park – Toledo, Lucas County



UpTown is located between downtown Toledo and the Old West End neighborhood. The neighborhood has been improving over the past 20 years, facilitated by the addition of a new 2.6-acre park. The property originally contained three commercial buildings. The City of Toledo received a \$1.5 million CORF grant for infrastructure, demolition and remediation activities. Two of the buildings were demolished with asbestos-containing materials removed. Additional chemicals of concern were VOCs, PAHs, metals and PCBs.

A 2.43-acre portion of the property is limited to restricted residential; that is, the property may be used for recreational purposes, but not for residences, day-care facilities, schools, colleges, nursing homes or other long-term health care facilities. The existing building has been renovated into art studios and offices. The new park includes public art and play areas.

### Alpha Portland Cement, former (Ice Creek Land Company) – Ironton, Lawrence County

The 31-acre property was previously used as an industrial facility for the production of Portland cement from prior to 1904 until the early 1970s. In 2009, Lawrence County received \$239,534 from the Clean Ohio Assistance Fund (COAF) for a Phase II assessment. In 2011, they received an additional \$794,565 for demolition and remediation activities from the CORF. Chemicals of concern included VOCs, SVOCs, PAHs, TPH, PCB, metals and asbestos. Soils exceeding commercial and industrial standards were excavated and removed; the existing buildings were demolished with asbestos-containing materials removed. The site is restricted to commercial and industrial use.



The Ice Creek Land Company plans to redevelop the location into industrial, commercial and residential space. Marietta Industrial Enterprises will occupy a 30,000-square-foot distribution center on six acres of the property, creating 10 jobs.

## Ohio Veterans Children's Home – Xenia, Greene County



In 1869, the Grand Army of the Republic established the Ohio Soldiers' and Sailors' Orphans' Home to provide housing for orphans of American Civil War soldiers. Eventually, the State of Ohio opened the institution to orphans of all military conflicts and the children of all veterans. In 1998, the State of Ohio sold the Ohio Veterans' Children's Home's buildings to Legacy Ministries International, which leases the site to different businesses and organizations.

The City of Xenia received a \$199,998 COAF grant to conduct a Phase II assessment and \$2,774,655 CORF grant to conduct remediation work. Chemicals of concern included VOCs, SVOCs, metals, pesticides, PAHs, PCBs and various petroleum compounds. Remedial activities included asbestos abatement and excavation and removal of soils exceeding cleanup standards for disposal off-site. Approximately 0.2-acres of the 190-acre property is restricted to commercial and industrial use; otherwise, the use is residential.

The site now contains a retirement community, a Christian school and the international headquarters of Athletes-in-Action, among other businesses. There are plans to build a community arts center.

### Summary of Covenants Not to Sue Issued in 2015

NFA # Type	Site Name	Address	Ohio EPA District*	Date Received	Date CNS Issued	CP Name (#)	Volunteer	Acres
14NFA576 90 Day	1550 Grand Blvd. Redevelopment	1550 Grand Blvd., Hamilton, Butler	SWDO	7/17/2014	5/26/2015 (amended 10/8/15)	Hunt, Joel (185); Cox, Craig - amended CNS (189)	City of Hamilton	7.03
15NFA619 90 Day	550 N. 3rd St. Redevelopment Hamilton	550 N. 3rd St., Hamilton, Butler	SWDO	4/27/2015	7/23/2015	Pandey, Atul (224)	City of Hamilton	4.61
15NFA614 30 Day	Alliance Community Hospital, former	145 E. College St., Alliance, Stark	NEDO	2/18/2015	7/14/2015	Knecht, Matt (105)	Alliance Community Hospital; Stark County Port Authority	3.64
14NFA568 90 Day	Alpha Portland Cement, former (Ice Creek Land Project)	89 County Road 181, Ironton, Lawrence	SEDO	6/11/2014	11/6/2015	May, Michael (350)	Lawrence County Commissioners; Ice Creek Land Company, Inc.	31.14
14NFA579 90 Day	Apex Manufacturing Facility, former	1643 First St., Sandusky, Summit	NEDO	7/30/2014	5/26/2015	Garvey, John (118)	Famous Realty of Cleveland, Inc.; City of Sandusky	13.75
14NFA584 30 Day	Buckeye Pipeline Co.	Salisbury and Butz Rd., Maumee, Lucas	NWDO	8/4/2014	5/22/2015	Fay, Donald (254)	Buckeye Pipeline, L.P.	17.7
14NFA565 90 Day	CASTLO Industrial Park - West	100 South Bridge St., Youngstown, Mahoning	NEDO	5/29/2014	7/14/2015	Smith, Jim (121)	CASTLO Community Improvement Corporation	41.88

NFA # Type	Site Name	Address	Ohio EPA District*	Date Received	Date CNS Issued	CP Name (#)	Volunteer	Acres
14NFA607 90 Day	Cincinnati Die Cast, former	4524 W. Mitchell Ave., Cincinnati, Hamilton	SWDO	11/12/2014	7/23/2015	May, Michael (350)	B&R Fabricators & Maintenance, Inc.; Garrett Wood, LLC; City of Cincinnati	1.71
13NFA527 30 Day	CSU Viking Hall Block	2112 and 2130 Euclid Ave., Cleveland Cuyahoga	NEDO	9/18/2013	3/27/2015	Conway, Stephen (319)	Cleveland State University	1.73
13NFA520 90 Day	Cuyahoga River Corridor (High Bridge Glens)	1783, 1817, 1839 and 1840-1854 Front St., Cuyahoga Falls, Summit	NEDO	7/1/2013	1/21/2015	Henegar, Cara (321)	City of Cuyahoga Falls	7.4
14NFA598 90 Day	Dayton Racino Development Project	4701 Wagner Ford Rd., Dayton, Montgomery	SWDO	8/19/2014	4/16/2015	Mignery, Thomas (125)	Dayton Real Estate Ventures, LLC	119.45
14NFA586 90 Day	Duke Riverside Drive Property	2601 Riverside Dr., Cincinnati, Hamilton	SWDO	8/4/2014	3/25/2015	Fiore, Shawn (154)	Duke Energy Ohio, Inc.	6.2
14NFA608 90 Day	Eastern Portion of the Former Transport International Pool Site	4663-4667 Van Epps Rd., Brooklyn Heights, Cuyahoga	NEDO	12/8/2014	8/12/2015	Iden, Ben (312)	Transport International Pool, Inc.; General Electric Company, Inc	2.8
15NFA611 90 Day	Estate Stove, former	845 East Ave., Hamilton, Butler	SWDO	1/14/2015	8/25/2015	Henegar, Cara (321)	Weinkam Realty & Investments, Ltd.; City of Hamilton	4.02
14NFA583 90 Day	Flood Company, former North Property	1221 and 1275 Barlow Rd., Hudson, Summit	NEDO	8/4/2014	4/2/2015	Knecht, Matt (105)	LTC Realty Development, LLC	32.45

NFA # Type	Site Name	Address	Ohio EPA District*	Date Received	Date CNS Issued	CP Name (#)	Volunteer	Acres
15NFA617 30 Day	Ford Motor Batavia Transmission Plt Former - Office Building Parking Lot	1981 James E Sauls Sr. Dr., Batavia, Clermont	SWDO	3/16/2015	9/25/2015	White, Bradford; Edwards, Tracy (146; 358)	IRG Batavia I LLC	18.12
14NFA577 90 Day	Frick Gallagher Mfg.	330 S Ewing St., Lancaster, Fairfield	CDO	7/28/2014	3/3/2015	Gross, Steven (192)	City of Lancaster; Lancaster Port Authority	5.08
14NFA585 90 Day	GE Electromaterials Property, former	1350 S. 2nd St., Coshocton, Coshocton	SEDO	7/30/2014	11/6/2015	Schultz, Troy (244)	SABIC Innovative Plastics US, LLC	59.19
14NFA578 90 Day	Goodrich Landing Gear Div., former	8000 Marble Ave., Cleveland, Cuyahoga	NEDO	7/1/2014	11/12/2015	Garvey, John (118)	Goodrich Corporation	13.25
14NFA567 90 Day	Goodwill Easter Seals	652 S. Main St., Dayton, Montgomery	SWDO	6/10/2014	1/12/2015	White, Bradford (146)	Goodwill Easter Seals Miami Valley; City of Dayton	5.83
14NFA593 90 Day	Goodyear Tire - Veyance Technologies Facility	1115 S. Wayne St., Saint Marys, Auglaize	NWDO	8/13/2014	8/5/2015	Butler, Mark (137)	The Goodyear Tire & Rubber Company	101.28
14NFA580 90 Day	Grimes Aerospace, former	4200 Surface Rd., Columbus, Franklin	CDO	7/30/2014	11/18/2015	Cox, Craig (189)	Honeywell International, Inc.	19.66
14NFA572 90 Day	Hooven & Allison Cordage Co., former	677 Cincinnati Ave., Xenia, Greene	SWDO	7/2/2014	11/25/2015	Franz, Barry (119)	City of Xenia	21.11
14NFA547 90 Day	Imperial Electric/ XXth Century	84 Ira Ave. and 1250 Edison Ave., Akron Summit	NEDO	1/2/2014	2/24/2015	Franz, Barry (119)	City of Akron	8.65

NFA # Type	Site Name	Address	Ohio EPA District*	Date Received	Date CNS Issued	CP Name (#)	Volunteer	Acres
14NFA554 90 Day	Key Gas Components Former (East 66th Midtown redevelopment)	1966 E. 66th St., Cleveland, Cuyahoga	NEDO	3/14/2014	6/10/2015	Wilburn, Eric (306)	Sixty-Six, LLC; City of Cleveland Department of Economic Development	1.79
14NFA589 90 Day	King Ohio Forge	820 Steiner Ave., Kenton, Hardin	NWDO	8/5/2014	9/15/2015	May, Michael (350)	City of Kenton; Tice Enterprises; MAT Enterprise, LLC	11.94
15NFA612 30 Day	LC RiverSouth Redevelopment Phase II	203-213 and 221 S. High St., Columbus, Franklin	CDO	1/16/2015	8/5/2015	Savage, Bruce (265)	The Annex at RiverSouth II, Ltd; City of Columbus	0.54
14NFA582 90 Day	Mapa Pioneer Corp., Former	302 Lemmon St., Attica, Seneca	NEDO	8/1/2014	5/4/2015	Bremer, Dan (311)	Mapa Spontex, LLC	4.06
14NFA569 90 Day	Middlebury East Properties	895 and 903 E. Exchange St.; 16 S. Arlington St., Akron, Summit	NEDO	6/24/2014	7/14/2015	Clark, Ronald (101)	City of Akron	2.49
15NFA630 90 Day	New Community Place Property	7700 Woodland Ave., Cleveland, Cuyahoga	NEDO	8/17/2015	11/18/2015	Vince, Richard (352)	New Community Place LP	6.5
14NFA560 90 Day	NORCO Facility, former	4953 Section Ave., Norwood, Hamilton	SWDO	4/22/2014	11/2/2015	Melny, Ihor (147)	City of Norwood; 4953 Section Rd Investments, LLC	3.28
13NFA543 90 Day	NuTone Facility	4820 Red Bank Rd., Cincinnati, Hamilton	SWDO	12/31/2013	5/26/2015	Luessen, Michael (267)	City of Cincinnati; RBM Development Co.; Medpace, Inc.	29.14

NFA # Type	Site Name	Address	Ohio EPA District*	Date Received	Date CNS Issued	CP Name (#)	Volunteer	Acres
14NFA603 90 Day	Ohio Veterans Children's Home	690 Home Ave., Xenia, Greene	SWDO	9/18/2014	5/18/2015	Henegar, Cara (321)	Legacy Ministries International, Inc.; Campus Crusade for Christ, Inc.; City of Xenia	189.9
15NFA625 90 Day	Paxar Facility, former	170 Monarch Ln., Miamisburg, Montgomery	SWDO	6/17/2015	11/18/2015	Gallagher, Paul (270)	Avery Dennison Retail Information Services LLC (RISNA)	31.36
14NFA558 90 Day	Peabody Barnes	50 W. Longview Ave., Mansfield, Richland	NWDO	4/14/2014	5/4/2015	Butler, Mark (137)	Tenneco Automotive Operating Company, Inc.	31.85
13NFA506 90 Day	Penguin Cleaners	5637 Mayfield Rd., Lyndhurst, Cuyahoga	NEDO	4/9/2013	9/10/2015	Bennett, Montgomery (295)	WXZ Retail Group/Lyndhurst, LLC; City of Lyndhurst	0.83
15NFA615 90 Day	Piqua Municipal Power Plant, former	919 S. Main St., Piqua, Miami	SWDO	2/20/2015	12/15/2015	Butler, Mark; Smith, Jim (137; 121)	Miami County	1.5
14NFA605 90 Day	RG Steel - COAF Study Area	440 S. 3rd St., Steubenville, Jefferson	SEDO	10/2/2014	10/20/2015	Kreeger, David (330)	City of Steubenville	6.60
14NFA575 90 Day	Röchling Glastic Composites Property	4185 and 4321 Glenridge Rd., South Euclid, Cuyahoga	NEDO	7/10/2015	12/30/2015	Gross, Steven (192)	Kobe Steel USA, Inc.	16.56
15NFA616 30 Day	Sandusky Cabinets Former	513 E. Washington St., Sandusky, Erie	NWDO	3/12/2015	7/16/2015	Gladwell, Sally (335)	City of Sandusky	1.73

NFA # Type	Site Name	Address	Ohio EPA District*	Date Received	Date CNS Issued	CP Name (#)	Volunteer	Acres
14NFA562 90 Day	Shell Oil Terminal	246 N. Cleveland Ave., Mogadore, Summit	NEDO	5/13/2014	7/23/2015	Bennett, Montgomery (295)	Equilon Enterprises, LLC	19.51
14NFA592 90 Day	Southern Tier Whittier Peninsula Property	400 W. Whittier St., Columbus, Franklin	CDO	7/31/2014	12/30/2015	Mignery, Thomas (125)	Columbus and Franklin County Metropolitan Park District	59.03
14NFA573 90 Day	Sunarhauserman Inc.	6551 Grant Ave., Cuyahoga Heights, Cuyahoga	NEDO	7/10/2014	7/30/2015	Garvey, John (118)	5301 Grant, LLC; Village of Cuyahoga Heights	20.87
14NFA549 90 Day	Swan Cleaners Olentangy Plaza	867 Bethel Rd., Columbus, Franklin	CDO	1/23/2014	3/25/2015	Krueger, Jennifer (274)	Olentangy Plaza 450 LLC	4.19
13NFA511 90 Day	Swift Cleaners, former	8220 Carnegie Ave., Cleveland, Cuyahoga	NEDO	4/29/2013	5/26/2015	Conway, Stephen (319)	PNC Bank National Association	0.36
15NFA634 90 Day	Timken Company Interior Property	1047 Cleveland Ave., Columbus, Franklin	CDO	9/24/2015	12/23/2015	Savage, Bruce (265)	City of Columbus; Wagenbrenner Development, Inc.; 1047 Cleveland LLC; The Timken Company; Coulter Properties LLC	29
14NFA595 90 Day	True Temper Sports Inc.	193 N. Cedar St., Geneva, Ashtabula	NEDO	8/14/2014	11/23/2015	Smith, Larry (133)	City of Geneva	12.90
15NFA626 90 Day	U.S. Kobe Steel former RTI Coke Plant Redevelopment	3000 E. 28th St., Lorain, Lorain	NEDO	6/22/2015	11/6/2015	Hunt, Joel; Showalter, Eric (185; 278)	City of Lorain	27.02

NFA # Type	Site Name	Address	Ohio EPA District*	Date Received	Date CNS Issued	CP Name (#)	Volunteer	Acres
14NFA557 90 Day	University of Dayton balance of West Campus	SW Corner of Stewart St. and Main St., Dayton, Motgomery	SWDO	4/14/2014	2/2/2015	Mustafaga, David (183)	East Aqua Development, LLC; River Park Development II, LLC	11.33
15NFA610 90 Day	UpTown Signature Park	1810 Madison Ave. & 311 18th St., Toledo, Lucas	NWDO	1/13/2015	7/30/2015	Gladwell, Sally (335)	City of Toledo	2.59
14NFA564 90 Day	Winzeler Stamping Company Plant 1	129 W. Wabash Ave., Montpelier, Williams	NWDO	5/21/2014	2/20/2015	Momenee, Michael (236)	Winzeler Stamping Company	10.04

\*Ohio EPA Districts:

CDO = Central District (Columbus); NEDO = Northeast District (Twinsburg); NWDO = Northwest District (Bowling Green); SEDO = Southeast District (Logan); SWDO = Southwest District (Dayton)

## VAP Memorandum of Agreement Track

The MOA track program incorporates public involvement and up-front oversight into the existing VAP process. Volunteers who follow this track of the VAP obtain both a CNS from Ohio EPA and assurance that U.S. EPA will not require any additional cleanup at the site. Four properties entered the MOA track in 2015. The original VAP process, known as the classic VAP track, is also available to volunteers who are not seeking federal assurance and prefer not to incorporate up-front Agency oversight or public involvement into the voluntary cleanup process.

VAP staff created procedures and documents to assist volunteers and CPs through a voluntary action that meets both the traditional VAP requirements and the additional public involvement and Ohio EPA review requirements for the MOA track. Detailed information about the VAP's MOA track process, including a copy of the MOA between Ohio EPA and U.S. EPA, can be found at [epa.ohio.gov/portals/30/vap/docs/MOA%20Track.pdf](http://epa.ohio.gov/portals/30/vap/docs/MOA%20Track.pdf)

### Properties that Entered the MOA Track in 2015

Property Name, Address	Volunteer	Date Entered MOA Track
GMC Powertrain - City of Parma Parcel, 5520 Chevrolet Blvd., Parma, Cuyahoga	City of Parma	6/5/2015
GMC Powertrain - Terminal Properties, 5520 Chevrolet Blvd., Parma, Cuyahoga	Terminal Properties LLC	7/15/2015
Goodyear Plant Tire & Rubber Plant 2 Chemical Plant, 200 Martha Ave., Akron, Summit	Goodyear Tire & Rubber Co	8/3/2015
Warren Steel, 999 Pine Ave. SE, Warren, Trumbull	BDM Warren Steel Holdings LLC	7/27/2015

### Audits of No Further Action Letters

The VAP is required to audit at least 25 percent of the NFA letters submitted to Ohio EPA during the previous calendar year. In addition, NFA letters may be audited on a discretionary basis. Ohio Administrative Code 3745-300-14 defines the audit pools and the selection process. The random audit pool and discretionary audit pool are established annually from the previous year's NFA letters that requested a CNS. Another audit type, a compliance audit, may be conducted at any time for any NFA letter with a CNS.

NFA letters selected for audit from the random audit pool must follow the audit review procedures of a Tier I/Tier II audit outlined in the rule. Both the discretionary audits and compliance audits follow the procedures of a Tier I/Tier II audit, but the program also has the flexibility within the rule to deviate from those procedures.

The Tier I audit involves the review and analysis of the NFA letter and supporting documents, and includes a property walkover. The Tier II audit is a physical inspection and field investigation of an NFA letter property in order to determine if applicable standards are met, which may include sampling and analysis of one or more of the following media: soils, surface water, air, sediments or ground water. A Tier I audit of NFA letter supporting documents must be completed prior to conducting a Tier II audit.

In 2015, the VAP initiated audits of 17 of the NFA letters requesting a CNS that were submitted to Ohio EPA during the previous year (2014). The following table summarizes the name and address of the properties audited, the NFA number, the basis for selecting the property for audit and the status of the audit.

### NFA Letters Received in 2014 Selected for Audit in 2015

Property Name	Address	NFA #	Ohio EPA District	Audit Pool	Complete
Techneglas, Inc.	727 East Jenkins Ave., Columbus, Franklin	09NFA373	CDO	Compliance Audit	N
Apex Manufacturing	1643 First St., Sandusky, Erie	14NFA579	NWDO	Random	N
Brammer/Ironton Wharf	101 Etna St. & 101 Center St., Ironton, Lawrence	14NFA574	SEDO	Random	N
Buckeye Pipeline Co. (ROW)	Salisbury and Butz Rd., Maumee, Lucas	14NFA584	NWDO	Random	N
Calmege West Expansion	419 Poplar St., Cincinnati, Hamilton	14NFA556	SWDO	Random	N
Former Koppers Wood Treating	1273 Burton City Rd., Orrville, Wayne	14NFA597	NEDO	Random	N
Former True Temper Sports	185 Water St., Geneva, Ashtabula	14NFA595	NEDO	Random	N
Franklinton Warehouse	433, 435 and 451 W. State St., Columbus, Franklin	14NFA566	CDO	Random	Y
Hooven & Allison Cordage	677 Cincinnati Ave., Xenia, Greene	14NFA572	SWDO	Random	N
J&L Steel Lagoons	1500 W. Main St., Louisville, Stark	14NFA588	NEDO	Random	N
Mapa Pioneer Corp	302 Lemmon St., Attica, Seneca	14NFA582	NWDO	Random	N
Miami Packaging Co., former	1701 Reinartz Blvd., Middletown, Butler	14NFA551	SWDO	Random	N
Moen Incorporated	377 Woodland Ave., Elyria, Lorain	14NFA553	NEDO	Random	N
Peabody Barnes	50 W. Longview Ave., Mansfield, Richland	14NFA558	NWDO	Random	N

---

Property Name	Address	NFA #	Ohio EPA District	Audit Pool	Complete
Providence North	Findlay St. & Providence St., Cincinnati, Hamilton	14NFA587	SWDO	Random	N
Van Epps Road Property	4463 & 4667 Van Epps Rd., Brooklyn Heights, Cuyahoga	14NFA608	NEDO	Random	N
Middlebury East COA Development	16 S. Arlington St., 895-903 E Exchange St., Akron, Summit	14NFA569	NEDO	Random	N

## VAP Expenditures for Calendar Year 2015

<b>Personnel</b>	
Fund 4R9 - VAP Fund	\$ 852,025
Hazardous Waste Management Fund (505)	\$ 1,620,674
Environmental Protection Fund (5BC)	\$ 88,156
USEPA Grants (Federal dollars)	\$ 120,136
<b>Total Cost of Personnel</b>	<b>\$ 2,680,992</b>
<b>Maintenance of the Program</b>	
Fund 4R9 - VAP Fund	\$ 211,460
Hazardous Waste Management Fund (505)	\$ 231,041
Environmental Protection Fund (5BC)	\$ 212,936
USEPA Grants (Federal dollars)	\$ 1,477
<b>Total Cost of Maintenance</b>	<b>\$ 656,914</b>
<b>Equipment</b>	
Fund 4R9 - VAP Fund	\$ 2,071
Hazardous Waste Management Fund (505)	\$ 3,907
Environmental Protection Fund (5BC)	\$ -
USEPA Grants (Federal dollars)	\$ -
<b>Total Cost of Equipment</b>	<b>\$ 5,978</b>
<b>Contractual and Other</b>	
Fund 4R9 - VAP Fund	\$ 5,548
Hazardous Waste Management Fund (505)	\$ 20,398
Environmental Protection Fund (5BC)	\$ 5,095
USEPA Grants (Federal dollars)	\$ -
<b>Total Cost of Contractual and Other</b>	<b>\$ 31,042</b>
<b>Total VAP Program Cost</b>	<b>\$ 3,374,927</b>

---

## VAP Revenues for Calendar Year 2015

### VAP Administration Fund Revenue

Certified Professional Fees	\$	259,243
Certified Laboratory Fees	\$	46,197
No Further Action (NFAs) Fees	\$	260,373
Technical Assistance Cost Recovery	\$	690,756
CP Training Reimbursements	\$	-
AGO Collected	\$	-
Misc. - Intra-governmental, photocopying, etc.	\$	4,900
<b>Total VAP Administration Fund Revenue</b>	<b>\$</b>	<b>1,261,468</b>

## Tax Abatements in 2015

According to Ohio Revised Code 5709.87, parcels that are issued an NFA letter from CPs are exempt from increases in assessed value. Ohio Revised Code Section 709.88 similarly allows the exemption of a negotiated portion of the increase in the assessed value of parcels related to new buildings and improvements that are issued NFA letters from CPs and enter into agreements with a municipal corporation or county. The following is a list of the counties in which properties with parcels eligible for tax abatements are located and the amount of taxes exempted.

County	2015 # of properties listed	\$ Amount of taxes exempted in 2015
Allen	3	\$1,882.88
Ashland	4	\$9,260,540.00
Ashtabula	5	\$0.00
Athens	1	\$23,551.22
Auglaize	1	\$0.00
Butler	10	\$11,537.49
Carroll	1	\$0.00
Champaign	2	No report provided
Clark	7	\$133,967.21
Clermont	1	\$0.00
Clinton	1	\$18,740.61
Columbiana	2	\$12,360.82
Coshocton	2	\$15.38
Cuyahoga	71	\$3,419,232.03
Darke	1	\$0.00
Delaware	2	\$0.00
Erie	4	\$25,588.00
Fairfield	2	\$0.00
Franklin	38	\$1,364,327.14
Geauga	2	\$0.00
Greene	4	\$131,153.28
Hamilton	30	\$12,336.15
Hancock	1	\$0.00
Hardin	1	\$0.00
Henry	2	\$2,691.86
Hocking	1	\$3,678.84
Huron	1	\$0.00
Jackson	2	\$2,905.64
Jefferson	3	\$0.00

County	2015 # of properties listed	\$ Amount of taxes exempted in 2015
Knox	1	\$10,088.32
Lake	4	\$0.00
Lawrence	3	\$13,926.80
Licking	1	\$0.00
Lorain	5	\$49,979.48
Lucas	14	\$0.00
Mahoning	9	\$2,701,220.00
Marion	1	\$473.28
Mercer	1	\$0.00
Miami	4	\$0.00
Montgomery	16	No report provided
Perry	3	No report provided
Pickaway	1	\$0.00
Portage	3	\$7,757.15
Putnam	1	\$0.00
Richland	3	\$0.00
Ross	2	\$51,786.88
Sandusky	1	\$71.48
Scioto	5	\$10,480.34
Seneca	3	\$0.00
Stark	7	\$0.00
Summit	20	\$44,206.63
Trumbull	4	No report provided
Tuscarawas	1	\$0.00
Van Wert	1	\$0.00
Vinton	1	\$0.00
Warren	3	\$98,959.68
Williams	3	\$315.06
Wyandot	1	\$0.00
Total	327	\$17,413,773.65



Ohio Environmental Protection Agency  
P.O. Box 1049  
Columbus, Ohio 43216-1049  
(614) 644-3020  
[www.epa.ohio.gov](http://www.epa.ohio.gov)

*Printed on Recycled Paper*

*Ohio EPA is an Equal Opportunity Employer*