

SABR News

A Publication for the Brownfield Interested Party List

June 2013

Save the Date! The 2014 Ohio Brownfield Conference 2014 will be April 23-24 in Downtown Columbus

The U.S. EPA National Brownfield Conference has just concluded and Ohio EPA is starting to gear up for its 5th Ohio Brownfield Conference! Once again, the conference is being held in Columbus as the centralized location works well for attendees who may need to travel to and from the conference each day. The conference will be two full days and Ohio EPA encourages all brownfield practitioners and interested parties to attend the entire conference.

The conference will be at the Renaissance Columbus Downtown Hotel, located in the heart of downtown at 50 North 3rd Street. The hotel conference space layout will allow for morning plenary sessions as well as late morning and afternoon breakout sessions that can accommodate all attendees easily and comfortably. In previous years, some vendors have expressed frustration that some of the booths were located in low-traffic or hard-to-get-to areas. In deciding on a conference venue, finding an exhibitor area that could provide good visibility and traffic to all vendors was one of our top priorities. The conference room exhibitor space is quite large and will accommodate up to 45 booths located right next to all the plenary and breakout sessions.

As in the past, the agenda will have four to five breakout tracks that will provide interesting and relevant presentations for anyone who is new to brownfield development or has been working on brownfield cleanups and redevelopment since the inception of Ohio's Voluntary Action Program in late 1994.

Ohio EPA's brownfield conference workgroup is determining the appropriate session tracks and other details related to developing a first-class agenda that will provide something for all attendees. Breakfast will be provided both days along with the morning plenary session. A conference reception will be held in the exhibitor area after the first day of sessions. All of this, including lunches and morning and afternoon snacks will be provided in the registration cost.

Stay tuned to our website and this newsletter for more information about the conference, which will include a call for presentations in late summer. Registration for conference attendees and exhibitors will open at the beginning of 2014 if not sooner.

For more immediate updates, be sure to sign up for our SABR email group.

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We're on the Web!

epa.ohio.gov/derr/SABR/sabr.aspx

Summary Report – Evaluation of Background Metal Soil Concentrations in Cuyahoga County – Cleveland Area

This summary report applies to Cuyahoga County and Cleveland-area brownfield properties being assessed and remediated under the Ohio Voluntary Action Program (VAP). For the purposes of this investigation, “Cuyahoga County — Cleveland area urban soils” means surficial soils within the City of Cleveland or adjacent municipalities, including suburban areas and metro parks within urban or suburban areas.

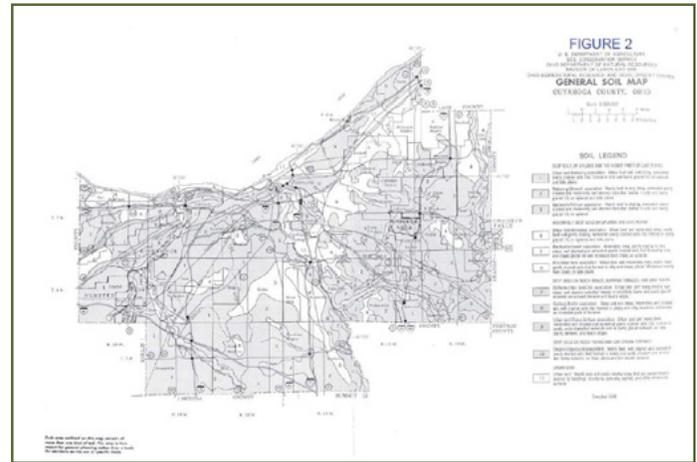
The report summarizes the evaluation of background metal concentrations conducted by Ohio EPA staff in urban surface soils to provide a dataset that may be used as a reference to help satisfy the requirements of, in part, Ohio VAP rules (OAC Chapter 3745-300).

Ohio EPA DERR staff sampled and analyzed surface soils at 10 Cleveland-area properties for background concentrations of Resource Conservation and Recovery Act (RCRA) metals (As, Ba, Cd, Cr, Pb, Hg, Se and Ag). Soil sample locations met the location restriction requirements of OAC 3745-300-07(H)(1)(b).

Evaluation of metals in soils for the assessment and remediation of brownfield sites often requires determination of background concentrations. Background metal concentrations are typically attributed to the natural composition of soil and not from the impact of hazardous substances or petroleum, hazardous or solid wastes or wastewater. Background concentrations are assumed to be largely dependent on soil texture and composition (for example, the percentages of sand, silt and clay; the specific mineral components present; and the naturally occurring organic matter present) and also the types of geologic material from which the soil has been derived (for example, sand and gravel outwash; shale bedrock; till).

Background metal concentrations in urban soils are challenging to characterize. Urban soils often have been subjected to decades of various unregulated anthropogenic activities that can elevate background metal concentrations. For example, aerial deposition of particulate matter from fuel combustion or industrial activities in urban areas may increase the concentrations of lead, arsenic, zinc and certain other metals in soils. Construction and demolition activities and surface water runoff from roofs and paved areas may also increase soil metal concentrations.

Download at [epa.ohio.gov/portals/30/vap/docs/Cleveland Background Summary Report \(2\).pdf](http://epa.ohio.gov/portals/30/vap/docs/Cleveland_Background_Summary_Report_(2).pdf).



Guide to the Ohio Brownfield Inventory
Cleaning up our past....Enhancing our future.



Join the Inventory

By providing information for the brownfield inventory, you will introduce developers and other potential buyers to your property.

To be eligible for Clean Ohio program grant funding, prospective brownfield sites must be included in the inventory.

Go to www.derr.epa.ohio.gov to check out the inventory. For assistance, or to submit your property information, call (614) 6442924.

JobsOhio/Clean Ohio Interim Program

On March 6, the Clean Ohio Counsel approved policy changes to usher in the Clean Ohio Fund Interim Program. The Interim Program is being funded by a one-time appropriation made in the 2012 Mid-Biennium Budget Bill after the final round of the Clean Ohio Fund occurred in early 2012. This \$15 million appropriation set aside \$12 million for cleanup grants and \$3 million for assessment grants.

JobsOhio, the lead economic development organization in the state, will be the lead for the new era of brownfield cleanup and redevelopment funding. JobsOhio will work closely with Ohio EPA and the Development Services Agency to implement and operate the new JobsOhio Brownfields Fund. Policies are currently being developed and the program expects to begin taking applications this summer.

In the meantime, JobsOhio, the Development Services Agency and Ohio EPA are operating the Interim Program a bit differently than the previous twelve rounds of the Clean Ohio Revitalization Fund. This change in policies and operation allows JobsOhio to be involved in the partnership and uses this Interim Program as a bridge between the Clean Ohio Fund and the new JobsOhio Brownfields Fund.

Under the Interim Program, the JobsOhio Network serves as the starting point for all brownfield funding requests, including assessment grants, cleanup grants or low-interest loans. (See jobs-ohio.com/images/clean_ohio_v3.pdf for a list of all the JobsOhio Network Partners.) After a request is received, JobsOhio staff review information concerning the site's redevelopment plans to determine the most beneficial type and amount of brownfield funding for the project. JobsOhio consults with Development Services Agency and Ohio EPA staff to determine if the site meets the eligibility criteria in the Clean Ohio Fund statute and policies. If the site is eligible, the JobsOhio managing directors approve or disapprove the funding type and amount. If funding is approved, Ohio EPA and the Development Services Agency meet with the applicant and help them complete a JobsOhio/Clean Ohio Fund application. As with the Clean Ohio Fund, the application must be filed in the applicant's public library and go through a 45-day public comment period. At the end of the comment period, funds of up to \$1 million are awarded through the Clean Ohio Assistance Fund. For cleanup grants up to \$3 million, funding is through the Clean Ohio Revitalization Fund and the Clean Ohio Counsel must first approve project.

To date, three assistance fund projects have been approved, an almost \$400,000 grant for cleanup at the former Tru Temper facility in the City of Geneva, a \$1 million cleanup grant for the former RG Steel facility in Steubenville and a \$183,000 assessment grant for the Seaforth Mineral and Ore Company in Columbiana County. The JobsOhio managing directors have also approved funding for assessments or cleanups at another twelve brownfield sites.

Courses pre-approved for PDHUs

To renew certification, a certified professional must demonstrate completion of a minimum of twelve professional development hour units (PDHUs), as set forth in paragraphs (C)(7) through (C)(11) of rule 3745-300-05, of relevant continuing education during the previous certification year.

Certified Professionals are encouraged to attend CP Coffees (3-4 hour training sessions held 2-3 times a year), the VAP Annual Certified Professional Training Session in the fall of each year (typically a full-day session), and/or the Ohio Brownfield Conference presentations that are pre-approved for PDHUs. In addition, technical courses covering issues such ground water sampling and soil classification, are offered on a periodic basis. Current courses being offered can always be found under "Upcoming Outreach and Training Sessions", and it will be noted if the courses qualify for PDHUs or not.



In addition, there are several technical webinars, seminars and conferences related to investigation and remediation techniques that DERR/SABR staff approve on a regular basis for PDHUs. For the latest version of pre-approved courses, see below.

If you have any questions regarding whether a course you plan to take will qualify for PDHUs, or if you have questions about documentation for PDHUs for purposes of your renewal application, please feel free to contact a SABR Certified Professional Coordinator at (614) 644-2924.

12th International Symposium on Electrokinetic Remediation

June 24—25, 2013

Boston, MA

\$600 (Regular) \$200 (Student)

PDHUs — 12.75

northeastern.edu/erem2013/

Integrated DNAPL Site Strategy

Jul 18, 2013

11 a.m. — 1:15 p.m. EDT

Internet Seminar

Free

PDHUs — 2.25

clu-in.org/training/

Development of Performance Specifications for Solidification/Stabilization

June 25, 2013

2 p.m. — 4:15 p.m. EDT

Free

PDHUs — 2.25

clu-in.org/training/

Green & Sustainable Remediation

July 23, 2013

2 p.m. — 4:15 p.m. EDT

Internet Seminar

Free

PDHUs — 2.25

clu-in.org/training/

Management and Remediation of Contaminated Sediments

July 17—18, 2013

Kirkland WA

Internet Seminar

Before June 29:

\$645 (Standard) \$595 (Govt., Student, Non-Profit)

After June 29:

\$695/\$645

PDHUs — 13

nwetc.org/chronological-course-offerings

Principles of Groundwater: Flow, Transport, and Remediation

August 12—14, 2013

Columbus, OH

Members:

On/before Jul 12: \$995 Starting Jul 13: \$1,095

Nonmembers:

On/before Jul 12: \$1,145 Starting Jul 13: \$1,245

PDHUs — 24

info.ngwa.org/servicecenter/Meetings/Index.cfm

Ohio's Community Gardening Toolbox



Last October, the Brownfields Focus Group of the Association of State and Territorial Solid Waste Managers (ASTSWMO) produced a manual that focuses on issues to consider when gardening on sites that are or may be contaminated. The manual was published in a toolbox format which allows each state and territory to add “personalized” information such as recommended laboratories or state-specific cleanup numbers for contaminants.

Thanks to the hard work of Sue Netzly-Watkins and Martin Smith of Ohio EPA's Division of Environmental Response and Revitalization, Ohio's Community Gardening Toolbox is now complete. The intended audience is state and local community officials with brownfield knowledge and experience. The ASTSWMO Brownfields Focus Group wanted to target this specific audience because they are the ones that typically receive questions from community gardening groups regarding the safety of working at certain sites and growing food at those sites.

The toolbox is divided into the following six sections which walk the reader through issues that should be considered before selecting and developing a garden site.

- » Intro/Purpose and Focus of the Toolbox — designed for use by state and local community officials with brownfield redevelopment experience.
- » Getting Started — commonly asked questions and where to find the answers in the document.
- » Utilizing an Urban Property for Gardening — importance of AAI/Phase I if you are thinking of buying the property.
- » Know Your Property — how to easily conduct some of the Phase I-type historical reviews without having to hire an environmental consultant. This section also gives information on U.S. EPA assessment grants and state assessments that are conducted free of charge.
- » Sampling and Other Considerations — potential contaminants to be concerned about depending on what the property was used for. Which areas to sample, remediate or avoid if sampling/remediation is too costly. Also contains information about direct contact with contaminated soils and uptake of contaminants into plants.
- » Risk Management Practices — gives examples of different zoning and ordinances some cities have employed to ensure safe urban gardening. Also contains information about alternative gardening approaches, such as soil augmentation and raised beds, which help ensure contaminants do not cause harm to gardeners or those who eat the vegetables and fruit.
- » Common Sense Practices — inexpensive and easy to implement practices that will help ensure safety of the gardeners and those who eat the vegetables and fruit.
- » Case Studies — learn from successes (and a few failures) at other community gardening sites.

To download a copy of the Ohio Community Gardening Toolbox, go to epa.ohio.gov/derr/volunt/volunt.aspx#LiveTabsContent119213. If you have questions, please email Amy Yersavich at amy.yersavich@epa.ohio.gov or Martin Smith martin.smith@epa.ohio.gov.

Clean Ohio Revitalization Fund - A Success Story in Columbus The Former Columbus Coated Fabrics Facility

In 2007, the City of Columbus received a \$3 million Clean Ohio Revitalization Fund (CORF) grant to clean up and demolish the former Columbus Coated Fabrics Facility. Located in the Weinland Park neighborhood between The Ohio State University District and Columbus' Short North District, the Wagenbrenner Development Company, along with Campus Partners, the JP Morgan Chase Foundation and The Columbus Foundation, began redeveloping the 20-acre site and several surrounding properties with plans to construct up to 500 market-rate housing units and renovate several existing homes.



Columbus Coated Fabrics

The City of Columbus used Clean Ohio Revitalization Fund (CORF) money to clean up and demolish this 20-acre site in the Weinland Park neighborhood.

Combined with \$12 million appropriated for additional public improvements and a potential for \$80 million in private investment, the total financial infusion for the area, which will provide space for up to 500 market-rate housing units, could reach nearly \$100 million.



For more than a century, the property was used for industrial purposes and was a major employer in Columbus. The Columbus Elastic Waterproof Company operated on the property beginning in 1901. The company made horse and wagon covers, buggy goods, upholstering goods, hospital goods, window shades and water-proof cloth. By 1922, the Kilbourne and Jacobs Manufacturing Company and Lumber Yard were present on the property along with the National Ice and Storage Company Plant No. 2. In 1937, the Columbus Coated Fabric company began operating on the site. Decorative Surfaces International entered bankruptcy and closed the facility in 2001.

Cleanup and redevelopment of the site began moving forward in 2007 when the City secured the CORF grant. Wagenbrenner acquired the property the following year. Along with the CORF grant, the City appropriated about \$12 million for additional public improvements for the site and surrounding area. With a potential for \$80 million in private investment, the total financial infusion for this area could reach nearly \$100 million.

SABR News

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