

# SABR News

A Publication for the Brownfield Interested Party List

August 2012

## Ohio Brownfields Conference 2012 a Success!



*“Great conference. Looking forward to next year.”*

*“The presenters were very knowledgeable and offered a great deal of insight.”*

*“Jay Williams (the first day’s keynote speaker) was great!”*

*“Great job!”*

The SABR staff was happy to read these and other positive comments on the conference evaluations from this year’s Ohio Brownfield Conference. Held this year at the Columbus Convention Center, the conference attracted more than 360 attendees and 45 exhibitors.

With five breakout sessions, there were presentations that appealed to almost everyone whether the attendee was a local government development official looking for assistance on writing a winning brownfields grant proposal or a consultant looking for the latest information on innovative cleanup technologies.

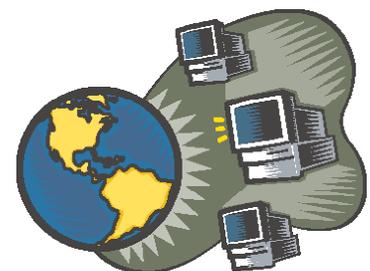
In addition, SABR was pleased to have two high-ranking federal government officials: Jay Williams, the executive director for the federal Office of Auto Communities and Workers, and Mathy Stanislaus, a U.S. EPA assistant administrator.

As a result of the suggestions for improvement received from participants, the following changes will likely be implemented at the next Ohio Brownfield Conference:

- » hold every two years instead of every 18 months;
- » hold at a location that allows all exhibitors to be located right next to the session rooms to maximize visibility;
- » schedule longer breaks to allow attendees to comfortably get to the next session on time; and
- » shorten the conference to one and one half days to allow attendees to attend the entire conference and beat rush hour traffic

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**We're on the Web!**  
[www.epa.ohio.gov/derr/](http://www.epa.ohio.gov/derr/)

[SABR/sabr.aspx](http://SABR/sabr.aspx)

## Seven Ohio Communities Receive U.S. EPA Brownfield Grants

On May 24, during the Ohio Brownfields Conference 2012, U.S. EPA Assistant Administrator Mathy Stanislaus announced that seven communities in Ohio would receive grants for assessment or cleanup. These grants are part of the \$69.3 million in grants U.S. EPA awarded to 245 communities and tribes throughout the United States to help with assessment or cleanup of brownfields or to develop a revolving loan fund to provide loans for brownfields cleanup.

“Restored brownfield properties can serve as cornerstones for rebuilding struggling communities. These grants will be the first step in getting pollution out and putting jobs back into neighborhoods across the country,” said U.S. EPA Administrator Lisa P. Jackson.

“Clean, healthy communities are places where people want to live, work and start businesses. We’re providing targeted resources to help local partners transform blighted, contaminated areas into centers of economic growth.”

Ohio EPA’s Division of Environmental Response and Revitalization congratulates these communities and wishes them well as they work on assessing and cleaning up their brownfield properties.

<b>U.S. EPA Brownfield Grant Recipients</b>		
<i>Community</i>	<i>Project</i>	<i>CORF Grant</i>
Village of Lockland	Assessment	\$200,000
Lorain Port Authority	Assessment	\$400,000
City of Newark	Assessment	\$200,000
Northeast OH Four County		
Reg. Planning & Development	Assessment	\$600,000
Ottawa County	Assessment	\$400,000
City of Toledo	Assessment	\$800,000
Vinton Baptist Church	Cleanup	\$200,000
	<b>Total</b>	<b>\$2,800,000</b>

## Updates to the Technical Guidance Compendium (TGC)

Two of the Technical Guidance Compendium documents relevant to CP initial training requirements and continuing education requirements have been updated to reflect the revisions to the CP rule (OAC 3745-300-05) that became effective on April 23, 2012. The major change that was implemented in the CP PDHU requirements involved reducing from 24 hours to 12 hours the number of Professional Development Hour Units (PDHUs) that must be earned during a certification period in order for CPs to renew their certification. In addition, the option of carrying over additional PDHUs to the next certification period was eliminated. CPs are also being encouraged to get preapproval for courses to facilitate the renewal application process. These changes are updated in TGC VA30005.12.002

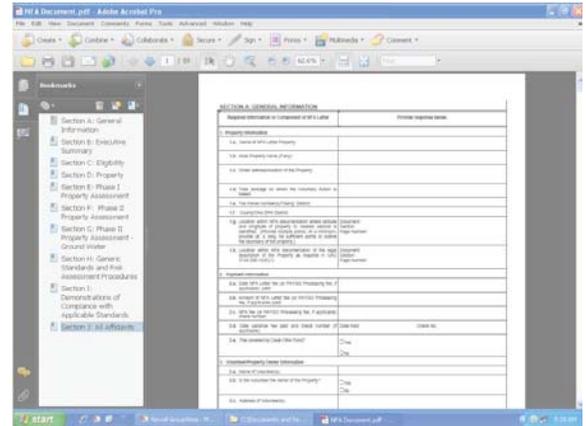
TGC VA30005.12.001 clarifies when CPs need to take the initial training when applying for initial certification as well as when renewing their certification. Those CPs who have not submitted NFA letters to Ohio EPA requesting CNSs in the previous four years must take the initial training as part of their PDHU requirement in order for their applications for certification to be complete. The document includes examples of submittal dates of NFA letters in request of a covenant and latest date the training was taken related to when the training needs to be taken when applying for renewal.

The TGC documents will be discussed at the next CP coffee, which will be held in Twinsburg in our Northeast District Office on July 31st and will be available on the VAP Website at [epa.ohio.gov/portals/30/vap/tgc/TGC\\_Index.pdf](http://epa.ohio.gov/portals/30/vap/tgc/TGC_Index.pdf) soon after.

## Submission Requirements for Electronic Copies of VAP NFA Letters

When submitting an NFA Letter in request of a CNS, an electronic copy on compact disc is also required as part of the submittal. The formatting of these documents should be as follows:

- » Documents should be submitted in PDF format only.
- » Each PDF must be bookmarked or indexed by section. Instructions for bookmarking are online at [epa.ohio.gov/portals/30/vap/docs/Electronic%20Submittals.pdf](http://epa.ohio.gov/portals/30/vap/docs/Electronic%20Submittals.pdf).
- » Each PDF should be no larger than 150,000 KB.
- » DO NOT submit each document as a separate PDF.
- » Documents should be combined into as few PDFs as possible, without exceeding the 150,000 KB limit.
- » When creating PDFs, please compress the size of the files whenever possible. (This is especially needed for photos.)
- » When naming documents:
  - » DO NOT use any special characters (i.e., \*, <, >, /, |, ?, etc...)
  - » Only letters, numbers, dashes (-) and underscore (\_) should be used.
  - » Names should not exceed 25 characters.
  - » Names should be indicative of the contents of the document (i.e., NFA Form.pdf, Lab Results.pdf, etc...) for ease of reference.
  - » Refrain from using only internal project numbers as the name of documents.



The submittal of an NFA Letter is not considered complete until the electronic copies comply with these standards. Any electronic copy submitted not adhering to these standards may be returned for correction and review of the NFA Letter will be delayed until the electronic copy is determined to have been submitted correctly.



## Check the Web for VAP Covenant Site Profiles

Profiles of sites that have received VAP covenants are now available on DERR's webpage at [epa.ohio.gov/derr/sabr/CNS\\_Projects.aspx](http://epa.ohio.gov/derr/sabr/CNS_Projects.aspx). The profiles include information about historical use of the site, types of contamination, applicable standards, remedies or land use restrictions, any state cleanup funds received, plans for redevelopment, and a photo.

Profiles are included for sites that received a CNS from 2008 to 2012. Plans are to include a profile for all the sites in the VAP. Click on any county on the map in the link to see a list of sites organized alphabetically by city and by site name.

## Public-private Partnerships Driving Flats East Bank Development



### Public Partners

#### *Local/State Government*

City of Cleveland  
Cleveland-Cuyahoga County Port Authority  
State of Ohio  
Cuyahoga County  
Cleveland Municipal Schools  
Northeast Ohio Regional Sewer District  
Summit County Port Authority  
Army Corps of Engineers

#### *Federal Government*

Department of Commerce  
Department of Housing and Urban Development  
Department of Transportation  
Department of Development  
U.S. Environmental Protection Agency

### Private Partners

Wells Fargo  
Ohio Carpenters Pension Fund  
Cleveland International Fund  
Rubenstein Partners  
First Merit Bank  
Charter One Bank  
National City Bank  
Tri-State Capital Bank

### Civic Partner

Greater Cleveland Partnership/  
Cleveland Development Advisors

The Flats in Cleveland was named for its topography along the banks of the Cuyahoga River and served as the location for the original settlers who soon moved to higher ground out of the swamplands.

The opening of the Ohio and Erie Canal paved the way for a huge expansion in lake shipping. In the mid-19th century, the railroads and steel mills moved in.

The area was primarily industrial until industries grew less dependent on water and rail transportation in the 20th century.

In the 1970s and 1980s, the area saw a resurgence as an entertainment destination, with bars and restaurants opening up along Old River Road.

Three drowning deaths in 2000, along with a city crackdown on fire and health code violations, led to the closing of many bars, and the area began to struggle.

In 2005, Scott Wolstein and Iris Wolstein, local developers, unveiled plans to tear down most of the old buildings and create a new neighborhood that would include mixed use living and working spaces, a movie theatre, shopping, a grocery store and riverwalk.

The former industrial property was heavily contaminated with volatile organic compounds, polyaromatic hydrocarbons and metals from its industrial past. In addition, many of the old buildings contained asbestos.

In 2005, the Cuyahoga County Department of Development received a \$3 million CORF grant for the Flats East Bank Project in Cleveland for cleanup and remediation of the contaminants, demolition and limited infrastructure improvements.

In 2008, Cuyahoga County received \$4 million in HUD funding to redevelop a portion of the neighborhood. Half of the HUD funding was in the form of a federal Brownfield Economic Development Initiative (BEDI) grant and other \$2 million was in Section 108-guaranteed loan funds from HUD. The grant and the loan were used to establish a debt reserve in the early stages of the project as well as for site cleanup and construction costs.

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The developers' plans were sidelined by the recession of 2008. Plans were put on hold and modifications made to the proposed redevelopment. In 2009, the city of Cleveland received a \$3.2 million urban redevelopment loan from the Ohio Development Financing Advisory Council for the project. These funds, combined with \$1.5 million from the Cuyahoga County Brownfield Revolving Fund \$1.25 million loan from the city of Cleveland an additional \$24 million through a combination of sources, completed financing for the first stage of site work.

The \$270 million first phase of the development is estimated to create more than 800 construction-related jobs and \$1 million in tax revenues and keep more than 600 employees in downtown Cleveland with a new office tower and other new amenities including a hotel, retail, restaurants, entertainment venues and 14 acres of parks and green space. In June a topping-off ceremony took place at the site when the final steel beam of the 23-story office building was hoisted into place. Phase II of the project will include a 140-unit residential complex and a boardwalk.

## References

- » <http://development.cuyahogacounty.us/en-US/flats-east-bank-neighborhood.aspx>
- » <http://www.flatseast.com/documents/press-releases/>
- » [http://www.cleveland.com/business/index.ssf/2012/04/flats\\_east\\_bank\\_project\\_lines.html](http://www.cleveland.com/business/index.ssf/2012/04/flats_east_bank_project_lines.html)
- » [http://www.newsnet5.com/dpp/news/local\\_news/cleveland\\_metro/Focal-point-of-Clevelands-Flats-East-Bank-project-marks-topping-off](http://www.newsnet5.com/dpp/news/local_news/cleveland_metro/Focal-point-of-Clevelands-Flats-East-Bank-project-marks-topping-off)
- » <http://ech.cwru.edu/ech-cgi/article.pl?id=F3>
- » [http://en.wikipedia.org/wiki/The\\_Flats](http://en.wikipedia.org/wiki/The_Flats)

## Clean Ohio Council Awards Nearly \$20 Million

The Ohio Development Services Agency (ODSA) and the Ohio Environmental Protection Agency (Ohio EPA) recently concluded the Clean Ohio Revitalization Fund's (CORF) twelfth and final grant round competition. On May 18, 2012, the Clean Ohio Council awarded 11 Ohio communities cleanup and revitalization grants ranging from \$96,700 to \$3 million, for a total of \$19,853,995. The grant funds will be used to clean up, acquire property and improve infrastructure on and around brownfield sites throughout the state and are expected to create and retain 879 jobs.

<b>Cleanup and Revitalization Fund Projects</b>		
<i>Community</i>	<i>Project</i>	<i>CORF Grant</i>
City of Twinsburg	Cornerstone Business Park (former Twinsburg Stamping Plant)	\$3,000,000
City of Dayton	Aviation Heritage Project	\$3,000,000
City of Sandusky	Former Sandusky Cabinets Project	\$952,608
Franklin County	Grandview Crossing Project	\$3,000,000
City of Kent	AMETEK Industrial Products	\$1,084,403
City of Cleveland	Former Van Dorn Property	\$1,263,135
City of Fostoria	Thyssenkrupp Crankshaft Project	\$1,142,544
City of Campbell	Sherman International Property	\$1,881,024
City of Xenia	Veteran's Children's Home Project	\$2,774,655
City of Mt. Vernon	American National Can Project	\$1,658,926
City of Steubenville	Grand Theater Project	\$96,700

## Praise for SABR's Brownfield Funding Workshops



SABR has been offering brownfield funding workshops, known as “State and Federal Resources to Redevelop Blighted Properties,” around the state for about the past three years. We’ve held workshops in cities and towns such as Lancaster, Maumee, Painesville, Sidney and Waverly. The purpose of these workshops is to gather development officials from small and rural towns and villages for a day and present information on how to access grants, loans and free technical assistance from state and federal programs, such as U.S. EPA’s Brownfield Grant Program and Ohio EPA’s Targeted Brownfield Assessment Program.

SABR recently received high praise from one of the attendees of the workshop held in Waverly, Ohio. Kevin Dennis, the project director for the Field of Hope Community Campus near the village of Vinton found the workshop to be very helpful. The 47-acre campus contains a number of buildings used for various purposes, such as a food pantry, a community youth center and a job training center. The Field of Hope property is contaminated with asbestos and petroleum products and needs help with assessment and cleanup.

Kevin had the following to say about the training: “The OEPA folks have been so helpful during the Brownfield assistance process that I cannot imagine making progress without them! We had completed the Phase 1 assessment with the help of Martin Smith, Erin Hazelton, and others.

We were looking to apply for the Phase 2 cleanup grant when the funding workshop became available in Waverly, Ohio. One huge factor in taking the grant application process to completion and being awarded a U.S. EPA cleanup grant in 2012 was listening to the training topics and following through.

The training team provides invaluable information and tips for navigating the sometimes complicated and technical mine fields of the guidance document and other resources needed for a successful grant application. My advice to you as a potential Brownfield grant writer is to attend the free training that is offered and to stay for the entire training. It is a super value! “

SABR is planning to hold another workshop in the Cincinnati area on September 25. Stay tuned for more information once the agenda is final.

### SABR News

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