

SABR News

A Publication for the Brownfield Interested Party List

July 2014

2014 Ohio Brownfields Conference a Success

This year's Ohio Brownfield Conference, held at the Renaissance Columbus Downtown Hotel, was another success, attracting more than 375 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.

SABR was pleased to have phenomenal plenary session speakers, including former Ohio Attorney General Betty Montgomery, Ohio EPA Director Craig Butler, Ohio EPA Assistant Director Laura Factor, U.S. EPA Brownfields and Land Revitalization Director David Lloyd, and Ken Brown, Executive Director of the National Association of Local Government Environmental Professionals (NALGEP).

SABR was thrilled to receive many positive comments, including:

“Good conference – adequate time to socialize, engaging and unique topics”

“Great effort! Enjoyed topics and location”

“Very well organized and information conference. Thank you!”

“Great location and set-up. Best one yet!”

We would like to thank everyone who attended and exhibited at the 2014 conference and we are looking forward to the next one! All presentations from the conference can be found on Ohio EPA's website: epa.ohio.gov/derr/Brownfield_Conference2014/Presentations.aspx.

In This Issue:

- » 2014 Ohio Brownfields Conference a Success
- » VAP Background Values Now Available for Toledo and the Rest of Lucas County
- » Latest Brownfield Funding Workshop in Sandusky
- » New VAP Rules Bring Important Changes to PDHUs
- » Bureau of Underground Storage Tank Regulations Has a New Revolving Loan Fund
- » Kinnear Road Redevelopment
- » Free Internet Seminars Approved for PDHUs



We're on the Web!
epa.ohio.gov/derr/SABR/sabr.aspx



VAP Background Values Now Available for Toledo and the Rest of Lucas County

Ohio EPA's Division of Environmental Response and Revitalization (DERR) recently sampled and analyzed surface soils at Lucas County properties for background concentrations of arsenic, barium, chromium, lead, mercury, nickel and thallium.

VAP rules require that volunteers meet standards for hazardous chemicals that exist in the soils, ground water, surface water and sediments on the property so that humans are protected from the unacceptable risk of cancer or other diseases caused by contamination. In some areas of Ohio, the naturally occurring background levels of certain metals, such as the ones mentioned above, exist at greater concentrations in the soil than the VAP standards. In such cases, the VAP allows the volunteer to meet the background level instead of the standard because those metal concentrations existed in the area prior to any human industrial/commercial activity.

Background concentrations can be calculated by a VAP-certified professional using the strict requirements in the VAP rules. Recently DERR has been conducting background studies in Ohio counties. This work makes it easier for the certified professional to determine whether they need to meet the VAP standard or the VAP background value for a particular metal, since they no longer have to conduct time-consuming, often expensive analyses to determine naturally occurring background values.

In Lucas County, soil samples were taken for each soil type encountered at 11 properties in the county. These properties were specifically selected because they have no current or past history of activities that could have caused or would potentially cause contamination, for example park or state forest properties. When the sampling was complete all samples were sent to a VAP-certified laboratory for analyses.

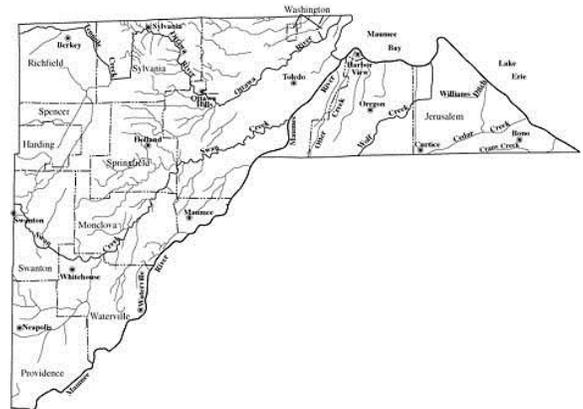
Statistical evaluations were performed on all samples taken to ensure that representative and accurate background concentrations could be calculated for each metal. Background soil values were calculated in accordance with the VAP rules. Results were found to be dependent upon the predominant soil type on the property, so background values for the county are generally segregated into soil types either greater, or less than or equal to 50 percent sand content. Because of this, geotechnical testing must be conducted at VAP sites that are being investigated and cleaned up in Lucas County before the metal concentrations at the site can be compared to the background values.

To access the background values for Lucas County, along with the other Ohio counties that already have published background values (Franklin and Cuyahoga), go to epa.ohio.gov/portals/30/vap/docs/Evaluation%20of%20Background%20Metal%20Soil%20Concentrations.pdf. Background value determination studies are currently being conducted in Summit County (Akron area), Montgomery County (Dayton area) and Hamilton County (Cincinnati area), so look for those reports to show up in the future on our background webpage.

Latest Brownfield Funding Workshop in Sandusky

Ohio EPA offers free workshops to inform small and rural communities of the state and federal resources available to help redevelop brownfields, or blighted properties. These workshops are designed to inform smaller or rural communities of grants, loans and other assistance available to assess and redevelop brownfield properties.

The latest workshop was held Thursday, June 19, in Sandusky, Ohio. The speakers presented strategies for identifying and prioritizing brownfield properties; grants, loans and services available to help communities with brownfield redevelopment; and computer programs for brownfield management and grant writing.



continued on page 3...

Speakers from Ohio EPA, Ohio Development Services Agency, JobsOhio, U.S. EPA, Great Lakes RCAP, Ohio Lake Erie Commission and the Technical Assistance to Brownfields (TAB) Program (which provides assistance to small communities through a U.S. EPA grant) addressed the following topics:

- » U.S. EPA Brownfield Grants and Technical Assistance to Brownfields (TAB) Program
- » Great Lakes Rural Community Assistance Program
- » Ohio Balanced Growth Program
- » Ohio Development Services Agency's (ODSA) Brownfield Program
- » JobsOhio Revitalization Program
- » BUSTR Revolving Loan Fund
- » Ohio EPA's Voluntary Action Program (VAP), Small and Rural Community Brownfield Assistance, and Targeted Brownfield Assessments

The workshop also included a tour of three of Sandusky's brownfield sites: the former Wisteria Hill Farms, a bakery and creamery; the Bayfront Paper District redevelopment project and the former Sandusky Cabinets site. These properties are in various stages of cleanup and redevelopment,

Additional workshops are tentatively planned in Canton and the Cincinnati area for fall 2014. For more information on brownfield funding workshops, or to set up a workshop in your community, please visit our website (epa.ohio.gov/derr/SABR/BrownfieldRedevelopmentWorkshop.aspx) or contact Megan Oravec at (614) 728-1749 or megan.oravec@epa.ohio.gov.



New VAP Rules Bring Important Changes to PDHUs

The new VAP rules, filed with JCARR on April 24, 2014, will go into effect on Aug. 1, 2014. For more information and to view the rules, go to epa.ohio.gov/derr/derrrules.aspx. Updated initial training will be offered on the following dates:

- » July 28, 2014 ODOT Central Office on Broad Street, Columbus
- » Aug. 25, 2014 ODOT Central Office on Broad Street, Columbus
- » Sept. 29, 2014 Department of Administrative Services on Surface Road, Columbus

Under the new rules, CPs will need to earn at least six of the 12 PDHUs annually by attending courses offered by Ohio EPA (for example, CP coffees, CP annual training, vapor intrusion, soil classification or ground water training). If you will not have met this requirement once the rules become effective, you will not be able to renew your certification unless you submit a complete renewal application prior to August 1. If your certification has not expired prior to July 28, you will be able to take the CP initial training offered on that date to meet this requirement.

Contact

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Bureau of Underground Storage Tank Regulations (BUSTR) Has a New Revolving Loan Fund



This summer, BUSTR will begin accepting applications for their new revolving loan fund (RLF). This fund will provide financing to enable political subdivisions to address the removal of abandoned underground storage tank (UST) systems and other UST assessment and closure activities. The BUSTR rule that establishes this RLF and sets eligibility requirements became effective in February.

Under the rule, any political subdivision, including Community Improvement Corporations, can apply for a no-interest loan provided they have title to the property on which a UST is located and did not operate the UST. In addition, application can be made to clean-up a petroleum release from a UST provided the political subdivision is not a responsible party for that release. Finally, the political subdivision must provide at least five percent toward the assessment and closure costs for property (for instance, five percent matching funds).

In order to be eligible for loans for closure activities, the site must be located within the political boundaries of the political subdivision and the subdivision must be the property owner. Eligibility for assessment loans of previously existing BUSTR releases also require that the site be within the political subdivision boundaries and, in addition, there must be proof that a viable responsible party(ies) for the site no longer exists.

Repayment schedules can vary but cannot exceed 10 years. Any unused loan award dollars must be returned to BUSTR. Once finalized, the loan application will be posted on the State Fire Marshal's website at com.ohio.gov/fire/. BUSTR expects the application to be available in July 2014.

If you have any questions about this new funding opportunity, please contact Verne Ord, Assistant Bureau Chief with BUSTR at (614) 752-7095.

Kinnear Road Redevelopment

This section of Kinnear Road, near the Ohio State University located between a residential subdivision and the Lennox Town Center shopping center in Columbus, has been an area of industrial use since the 1920s. Manufacturing operations included Lennox Company and National Electric Co. Walker National Inc. manufactured electromagnets for use in railroad equipment from the 70s until 2006. This area is now considered part of the 315 Research and Technology Corridor.

The city received \$300,000 in Clean Ohio Assistance Funds to conduct a Phase II assessment on the property. Chemicals of concern were VOCs and PAHs in the soil and benzene and TCE in the ground water. \$2,342,190 Clean Ohio Revitalization funds and \$1,367,000 in matching funds from the developer were used for acquisition, asbestos abatement, demolition of all buildings and soil and ground water cleanup.



continued on page 5...

Approximately 9,600 tons of impacted soil and 1,850 gallons of impacted, perched ground water was removed and disposed off-site. Additionally, VOC-impacted ground water was treated in-situ with biodegradation compounds. A cut-off wall composed of soil, bentonite and cement was installed along the western and southern perimeters to prevent any contaminant migration on and off the property. In addition to ground water use restrictions, there is a restriction on the construction of basements and other sub-surface structures. Vapor barriers were included under each apartment building as an added safety measure.

To capitalize on the property's proximity to OSU and Battelle, 120 market-rate apartments built to LEED standards have been constructed targeting graduate students and young professionals for about \$9.5 million in redevelopment costs.

Free Internet Seminars Approved for PDHUs

LNAPL Characterization and Recoverability - Improved Analysis - Part 2

July 15, 2014

2 p.m. — 4:15 p.m.

2.25 PDHUs

<http://www.clu-in.org/conf/itrc/register/default.cfm?title=LNAPL%20Characterization%20and%20Recoverability%20%2D%20Improved%20Analysis%20%2D%20Part%202>

Incorporating Bioavailability Considerations into the Evaluation of Contaminated Sediment Sites

July 17, 2014

11 a.m. — 1:15 p.m.

2.25 PDHUs

<http://www.clu-in.org/conf/itrc/register/default.cfm?title=Incorporating%20Bioavailability%20Considerations%20into%20the%20Evaluation%20of%20Contaminated%20Sediment%20Sites>

Evaluating LNAPL Remedial Technologies for Achieving Project Goals - Part 3

July 22, 2014

2 p.m. — 4:15 p.m.

2.25 PDHUs

<http://www.clu-in.org/conf/itrc/register/default.cfm?title=Evaluating%20LNAPL%20Remedial%20Technologies%20for%20Achieving%20Project%20Goals%20%2D%20Part%203>

Ground Water Statistics for Environmental Project Managers

Aug. 26, 2014

2 p.m. — 4:15 p.m.

2.25 PDHUs

<http://www.clu-in.org/conf/itrc/register/new.cfm?date=630>

SABR News

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