



Voluntary Action Program 2013 Legislative Report



Calamityville® Cemex Town Plant Redevelopment –City of Fairborn and Wright State University

Division of Environmental Response and Revitalization
October 2014

Voluntary Action Program Annual Report to the Legislature

Summary of Activities in 2013

- 56 No Further Action (NFA) letters were issued by certified professionals (CPs).
- 48 covenants not to sue (CNS) were issued by Ohio EPA.
- 919 acres were cleaned up for possible redevelopment.
- Two 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 2013 was \$2.9 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 (covenant not to sue or CNS) that no more cleanup is needed. Prior to the creation of this program, valuable land sat idle because fears of immense liability and cleanup costs deterred potential developers, businesses and banks. Some developers had 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

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.

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 2013. Contact VAP at (614) 644-2924 with questions.

48 Properties Receive Covenants Not to Sue

During 2013, Ohio EPA issued 48 CNSs. The following are some examples of sites that received a CNS.

Former Ironton Ironworks – Ironton (Lawrence County)

This 24.3-acre property has been home to ironworks since 1909, including the manufacture of iron doors, farm plows and iron castings. Ironton Iron operated the iron foundry until 1984, when the property was purchased by Intermet, which cast metal automotive products from 1988 to 2000. The majority of the buildings were razed in 2000.



In 2007, the City of Ironton was awarded a \$2,499,200 Clean Ohio Revitalization Fund (CORF) grant for demolition of the former foundations and slabs as well as environmental cleanup. Approximately 3,800 tons of impacted soil were removed and disposed of off-site and around 1,300 tons of VOC-

impacted soil was treated in-situ with chemical oxidation. After various treatment methods failed to bring the ground water into compliance with potable use standards, the city requested and was granted an Urban Setting Designation.

The site is limited to commercial and industrial use, ground water use is restricted, and any future building construction must meet engineering controls for vapor intrusion or demonstrate that property complies with indoor air standards. The city provided matching funds of \$900,000 for adjacent infrastructure improvement, including roads and stormwater management. The property cleanup allowed the city to purchase the property and it is being marketed for redevelopment. There is rail access adjacent to property and the site is within 500 feet of the Ohio River.

Calamityville® Cemex Town Plant Redevelopment – Fairborn (Green County)

The Wright State University National Center for Medical Readiness operates a 54-acre state-of-the-art training and research facility for civilian and military medical communities called Calamityville®. “Disaster” scenes are simulated offering a variety of training experiences from classrooms and labs to technical training zones. Training simulations include complex vehicle situations involving Humvees, school buses and heavy mobile equipment; confined space entry; hazardous material tanker scenarios; a collapsed village; an aircraft crash site; and standing/moving water simulations. This learning lab rose from an abandoned cement plant on the east side of Fairborn as the result of cooperative efforts by Wright State University and the City of Fairborn.



In 2009, Fairborn received \$3 million in grant funding from the CORF to clean up the property. Southwest Portland Cement, located at 506 East Xenia Avenue, initially developed the property for cement production in the 1920s. Plant operations ceased in 2004 and the main cement manufacturing plant was subsequently demolished. Large cement silos remain and are the centerpiece of

Calamityville’s® disaster simulation area. Former utility tunnels have been cleaned up and also incorporated into the training area. The last owner, Cemex, Inc., donated the property to the city in 2009. Over \$1 million in matching funds was provided by Wright State University for assessment and remedial activities.

Twenty-two identified areas were designated during the Phase I site assessment and included various petroleum underground- and above-ground storage tanks, hydraulic lifts, coal storage area, equipment storage, an historic spill, transformers, drum storage and utility tunnel system. Phase II studies indicated impacts to surface soil with arsenic and PAHs from past operations and a small area of ground water impacted with trichloroethene. CORF funds were used to remove 22,000 tons of impacted soil and treat the impacted ground water. Asbestos abatement activities were conducted in preparation for building renovations. Remaining asbestos found in a utility tunnel system and debris from historic demolition activities was also

removed. Asbestos-impacted soils were removed to depths of two feet and replaced with clean backfill. A risk mitigation plan was created to protect future construction workers from exposures to asbestos in the soil that may be present below the two-foot point of compliance.

Kinnear Road Redevelopment – Columbus (Franklin County)

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., which manufactured electro-magnets for use in railroad equipment from the 1970s 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 (COAF) 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. A \$2,342,190 CORF grant 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.

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 ground water 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 prevent migration of VOCs into indoor air.

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.

Chardon Rubber Company – Chardon (Geauga County)

Chardon Rubber Company, located at 373 Washington Street, was one of the largest manufacturers in the area from 1930 until 2009, when the company filed for bankruptcy. The remaining business was sold to Chardon Custom Polymers. In 2010, the City of Chardon was awarded a \$1.44 million CORF grant to complete remediation and demolition activities at the



property. The county and the property owner provided a \$612,000 match for site assessment, demolition, cleanup and infrastructure.

The grant was used to remediate impacted ground water, remove asbestos and waste, and demolish a portion of an existing building. A total of 4,200 square feet of PCB-impacted concrete and 190 tons of TPH-impacted soil was removed and disposed

off-site. The site is restricted to commercial and industrial use and a ground water use restriction is in place.

Roughly 100,000 square feet of the Chardon Rubber plant was demolished and 1.5 acres of the western portion of the property and former rail spurs is being converted to green space and a bike path. A new, more modern facade was added to the front of the remaining structure facing Washington Street. The loading/shipping docks were relocated from Washington Street to the rear of the building to improve traffic flow.

Chardon Custom Polymers re-established manufacturing in 2010 with 14 employees. The company continues refurbishing the building for rubber compound processing with a \$2 million investment in building updates. The remainder of the property will be marketed for office, warehouse, commercial or retail development. The redevelopment will result in the creation of 52 jobs and the retention of 14 positions.

Tiffin Redevelopment – Tiffin (Seneca County)

The former Rosenblatt Steel site has gained new life as housing and an athletic facility for Tiffin University. The property has been in use for industrial purposes since the 1850s. Consolidated Gas & Light Company operated on the northeast portion of the 8.9-acre property using

generators, super heaters, scrubbers, purifiers, oil tanks and a gas holder. From 1926 to 2006, the property operated as a scrap yard.

In 2004, the city received a \$289,000 grant from the COAF to conduct a phase II assessment at the property. Contaminants of concern in the soil were SVOCs, PCB, TPH and lead, and VOCs and SVOCS in the ground water. The city received a COAF cleanup grant of \$750,000 in 2006. The grant funds and matching \$1,415,000 from the developer were used for asbestos abatement, demolition of all the buildings, soil removal, engineering controls and soil cover.

Building slabs and paved surfaces were established with the construction of the athletic facilities to prevent direct contact with the impacted soil. Each field house includes a vapor barrier and sub-slab depressurization system to eliminate vapors to indoor air. Green space areas were covered with at least two feet of clean fill to protect visitors to the facilities and construction worker exposures. In addition, restrictions are in place for ground water use and basement or other subsurface construction. The north parcel is limited to commercial and

industrial use and the south parcel to restricted residential use.



Tiffin University invested \$9.7 million constructing a 46,000-square-foot field house and 33,000-square-foot practice facility. The new facilities and new housing resulted in a projected growth of 20 new faculty and five facility employees. University redevelopment of the scrap yard will return the neighborhood to residential zoning.

Summary of Covenants Not to Sue Issued in 2013

NFA # Type	Site Name	Address	EPA District	Date Received	Date CNS Issued	CP	Volunteer	Acres
12NFA485 90 Day	7000 Euclid Site	6900-7000 Euclid Ave, Cleveland, Cuyahoga	NE	10/12/2012	4/17/2013	Douglas Wetzell, CP333	7000 Euclid LLC, Hemingway Development LLC	2.16
13NFA505 90 Day	American Ind Bldgs & Art Metals Former Cleveland	12401 & 12369 Euclid Ave, Cleveland, Cuyahoga	NE	3/18/2013	10/16/2013	Eric Wilburn, CP306	The Medical Center Company, Cuyahoga County	6.34
13NFA510 90 Day	Buckeye Sports Ctr.	4610 State Rd. Peninsula, Summitt	NE	4/26/2013	5/16/2013	Ihor Melnyk, CP147	City of Cuyahoga Falls	30.5
13NFA500 90 Day	Calamityville Cemex Town Plant Redevelopment	506 E Xenia Dr, Fairborn, Greene	SW	2/14/2013	8/13/2013	Donald Fay, CP254	City of Fairborn	53.93
12NFA467 90 Day	Chardon Rubber Co	373 Washington St, Chardon, Geauga	NE	6/26/2012	6/3/2013	John Garvey, CP118	Chardon Property Development LLC, City of Chardon	11.52
13NFA491 90 Day	Emerald Alliance VII	9431 Lorain Ave & 3147 W 95th St, Cleveland, Cuyahoga	NE	1/2/2013	10/15/2013	Dan Brown, CP127	Emerald Alliance VII LP	0.55

NFA # Type	Site Name	Address	EPA District	Date Received	Date CNS Issued	CP	Volunteer	Acres
12NFA465 90 Day	Empire Detroit Steel Former/Diesel Repair Shop	600 River Ave, New Boston, Scioto	SE	6/19/2012	1/14/2013	Mark Butler, CP137	Southern Ohio Port Authority (SOPA)	7.83
11NFA443 90 Day	Flats East Bank Neighborhood	1016-1041 Front Ave, Cleveland, Cuyahoga	NE	12/29/2011	10/4/2013	Michael McKim, CP249	Flats East Development LLC, Cuyahoga County	5.27
12NFA468 90 Day	Ford Motor Lorain	5401 Baumhart Rd, Lorain, Lorain	NE	6/27/2012	1/18/2013	Michael Momenee, CP236	City of Lorain, IRG Lorain, LLC	77.73
12NFA487 30 Day	Ford Motor Lorain, Trademark Development Property	5401 Baumhart Rd, Lorain, Lorain	NE	11/15/2012	1/28/2013	John Zampino, CP280	IRG Lorain, LLC	20.71
12NFA484 90 Day	Ford Motor Stamping Plt	920 Illinois Ave, Maumee, Lucas	NW	10/5/2012	3/15/2013	David Regalbuto, CP235	Ford Motor Company	69.19
12NFA474 90 Day	Frank Z Chevrolet Auxiliary Lot	1600 & 1620 Brown St, Dayton, Montgomery	SW	8/3/2012	2/25/2013	David Mustafaga, CP183	MVO Building Solutions III LLC	1.5

NFA # Type	Site Name	Address	EPA District	Date Received	Date CNS Issued	CP	Volunteer	Acres
13NFA498 90 Day	Goodyear Tire & Rubber Co, Akron, Martha Ave, Bldg 116	150 & 200 Innovation Way formerly 200 S Martha Ave, Akron, Summit	NE	2/8/2013	11/25/2013	Eric Wilburn, CP306	City of Akron, IRG RC 4	5.95
13NFA497 90 Day	Gowdy North	Olentangy Riv Rd, 3rd Ave, CSX RR, Goodale Ave, Columbus, Franklin	C	2/8/2013	12/4/2013	Atul Pandey, CP224	Gowdy Partners III LLC, Franklin Co. Board of Commissioners	7.2
13NFA495 90 Day	Hexion Specialty Chemicals	630 Glendale Milford Rd, Cincinnati, Hamilton	SW	1/18/2013	12/24/2013	Daniel Distler, CP344	Garrett Wood LLC, Momentum Specialty Chemicals Inc., City of Woodlawn	13.97
13NFA512 90 Day	Ironton Iron Works, Former	2520 S Third St, Ironton, Lawrence	SE	5/1/2013	11/18/2013	Ihor Melnyk, CP147	City of Ironton	24.3
13NFA508 90 Day	Jefferson Smurfit Paper Mill, Former	401 W Mill St, Circleville, Pickaway	C	4/23/2013	10/4/2013	Atul Pandey, CP224	CircleGreen LLC, City of Circleville	24.79

NFA # Type	Site Name	Address	EPA District	Date Received	Date CNS Issued	CP	Volunteer	Acres
13NFA503 90 Day	Kahns Sara Lee Property	3241 Spring Grove Ave, Cincinnati, Hamilton	SW	3/7/2013	11/13/2013	Keith Egan, CP259	Vestige Redevelopment Group, County Commissioners of Hamilton County	16.86
12NFA460 90 Day	Kimball Midwest Former, Columbus	580 W Goodale St, Columbus, Franklin	C	5/18/2012	5/8/2013	Bruce Savage, CP265	582 W. Goodale LLC, City of Columbus, Wagenbrenner Development, Goodale Apartments LLC	3.35
12NFA477 90 Day	Kinnear Redev.	811 Kinnear Rd, Columbus, Franklin	C	8/31/2012	2/26/2013	Bruce Savage, CP265	Kinnear Redevelopment, Franklin Co Finance Authority	2.39
12NFA469 30 Day	Kirby Tire, Former	3137 Hwy 231, Sycamore, Wyandot	NW	6/29/2012	3/13/2013	Timothy Miller, CP334	Wyandot Co. Board of Commissioners	131.64
12NFA446 90 Day	Land Bank Lot #92	3542 E 71st St, Cleveland, Cuyahoga	NE	2/9/2012	7/24/2013	Michael McKim, CP240	City of Cleveland	1.19
12NFA458 90 Day	Landoll Fac, Former	825 Orange St, Ashland, Ashland	NW	5/8/2012	4/17/2013	Steven Gross, CP192	Pentair Pump Group Inc	0.1

NFA # Type	Site Name	Address	EPA District	Date Received	Date CNS Issued	CP	Volunteer	Acres
13NFA494 90 Day	Linden Place	W Columbia St, Marion, Marion	NW	1/11/2013	10/31/2013	Shawn Fiore, CP154	City of Marion	2.08
12NFA475 30 Day	MetroHealth Skilled Nursing Fac	4310 Richmond Rd, Highland Hills, Cuyahoga	NE	8/9/2012	5/23/2013	Michael McKim, CP240	Cuyahoga Community College	41.82
12NFA480 30 Day	NCR Training Ctr.	9391 Washington Church Rd, Miami Twp, Montgomery	SW	9/13/2012	2/6/2013	Cara Henegar, CP321	Legacy Ministries International, Miami Township	43.57
13NFA49 90 Day	NCR World HQ/Univ of Dayton REDI	1700 S Patterson Blvd, Dayton, Montgomery	SW	1/2/2013	10/3/2013	David Mustafaga, CP183	East Aqua Development LLC - affiliate of University of Dayton	26.45
12NFA479 90 Day	Nestaway, Former	9501 Granger Rd Garfield Heights, Cuyahoga	NE	9/13/2012	5/8/2013	John Garvey, CP118	Blue Sky Campus Inc	12.28
12NFA481 90 Day	Newark Processing Co	160 Everette Ave, Newark, Licking	C	9/21/2012	8/13/2013	Jeffrey Hullinger, CP214	City of Newark	65.84

NFA # Type	Site Name	Address	EPA District	Date Received	Date CNS Issued	CP	Volunteer	Acres
13NFA493 90 Day	NIBCO Foundry, Former	1800 McCall St, Dayton, Montgomery	SW	1/10/2013	8/12/2013	Cara Henegar, CP321	City of Dayton	7.93
12NFA482 90 Day	Norwalk Foundry, 53 Newton St	53 Newton St, Norwalk, Huron	NW	9/21/2012	5/20/2013	Joel Hunt, G46 CP185	City of Norwalk	2.45
12NFA486 90 Day	ODOT Dist 11	1072 W High St, New Philadelphia, Tuscarawas	SE	11/8/2012	5/29/2013	Matt Knecht, CP105	Tuscarawas Port Authority	7.84
12NFA471 90 Day	Ohio Logistics	700 N Pratt St, Ottawa, Ottawa	NW	7/11/2012	1/14/2013	Steven Gross, CP192	Phillips Electronics North American Corporation	18.63
12NFA473 90 Day	Red Bank Crossing	4400 - 4460 Red Bank Expy Cincinnati, Hamilton	SW	7/18/2012	3/12/2013	Cara Henegar, CP321	Red Crossing LLC	6.2
11NFA424 90 Day	Ricerca Biosciences	7528 Auburn Rd, Concord, Lake	NE	7/12/2011	3/19/2013	Milind Pradhan, CP108	Ricerca Biosciences LLC	45.91
13NFA516 30 Day	Seiberling Office Bldg	345 Fifteenth St, Barberton, Summit	NE	5/10/2013	9/13/2013	Ronald Clark, CP101	City of Barberton, Planning Dept	1.71

NFA # Type	Site Name	Address	EPA District	Date Received	Date CNS Issued	CP	Volunteer	Acres
11NFA449 0 Day	Slavic-Morgana East	*Along Broadway Ave & W&LE RR, Cleveland, Cuyahoga	NE	12/14/2011	5/8/2013	Michael McKim, CP240	FBE Inc	4.89
13NFA502 90 Day	Southern Portion of Parcel 791-01-010	24700 Miles Road, Bedford Heights, Cuyahoga	NE	3/1/2013	10/16/2013	Matt Knecht, CP105	Marotta Glazer Realty Company LLC	18.57
12NFA476 90 Day	Stein Industrial Park/Lead Smelter	1501-1551 Belden Ave SE, Canton, Stark	NE	8/24/2012	8/15/2013	Jim Smith, CP121	City of Canton	7.43
13NFA496 30 Day	Summit St Redev	237 N Summit St, Toledo, Lucas	NW	2/6/2013	8/5/2013	Michael Coonfare, CP298	Eyde Company, City of Troledo	1.15
12NFA450 90 Day	Surrey Square Mall	4524 Montgomery Rd, Cincinnati, Hamilton	SW	3/9/2012	9/4/2013	Gregory Hilty, CP282	Brixmore Surrey Square LLC	16.71
12NFA459 90 Day	Tenacity Mfg Co, Former	801 S Cooper Ave, Lockland, Hamilton	SW	5/8/2012	2/12/2013	Jennifer Krueger, CP274	Xerox Business Services LLC, Xerox Corporation	4.03

NFA # Type	Site Name	Address	EPA District	Date Received	Date CNS Issued	CP	Volunteer	Acres
12NFA470 90 Day	Tiffin Redevelopment, 322 Miami St	322 Miami St, Tiffin, Seneca	NW	6/29/2012	5/7/2013	Michael McKim, CP240	Tiffin University	8.89
13NFA509 90 Day	Toledo Coke Corp 2 Property	2563 Front St, Toledo, Lucas	NW	4/23/2013	10/8/2013	Bradford White, CP146	Toledo Lucas Port Authority	32.09
12NFA478 90 Day	Toledo VA Outpatient Clinic	1200 S Detroit Ave, Toledo, Lucas	NW	9/10/2012	6/24/2013	Robin Clark, CP282	Toledo VA Company LLC, City of Toledo	10.46
12NFA464 90 Day	Trinity Bldg Cleveland, 9203 Detroit Ave	9203 Detroit Ave, Cleveland, Cuyahoga	NE	6/13/2012	8/28/2013	Matt Knecht, CP105	City of Cleveland	5.5
13NFA504 90 Day	Weatherby Coat Factory, Youngstown	461 E Federal St, Youngstown, Mahoning	NE	3/11/2013	8/21/2013	Ron Clark, CP101	City of Youngstown	2.32
12NFA489 90 Day	White New Idea/AGCO Former, Coldwater	123 W Sycamore St, Coldwater, Mercer	NW	11/21/2012	5/29/2013	Mark Butler, CP137	Village of Coldwater	5.01

Ohio EPA Districts:

C = Central District (Columbus); NE = Northeast District (Twinsburg); NW = Northwest District (Bowling Green);
SE = Southeast District (Logan); SW = 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. Two properties entered the MOA Track in 2013. 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 on the program Web page at

<http://epa.ohio.gov/portals/30/vap/docs/MOA%20Track.pdf>

Properties that Entered the MOA Track in 2013

Property Name, Address	Volunteer	Date Entered MOA Track
Dayton Racino Development Project 3100 Needmore Road, Dayton, Montgomery	Dayton Real Estate Ventures LLC	11/26/2013
Wheeling Pittsburgh Steel Corp, Yorkville Plant, 219 Public Road, Yorkville, Belmont/Jefferson	OCRC Realty, LLC	1/3/2013

Audits of No Further Action Letters

Ohio EPA annually audits at least 25 percent of all No Further Action (NFA) letters submitted to the Voluntary Action Program in each calendar year. These audits can be limited to a review and analysis of the documents pertaining to the NFA letter to determine compliance with program requirements (Tier I Audit), or be expanded to include sampling and analysis of soils, surface water, air, sediments or ground water (Tier II Audit). Audits are conducted to determine if the properties meet applicable standards after completion of the remedial activities. Audits also are conducted to ensure that CPs and certified laboratories that performed work in support of the NFAs possess the qualifications necessary to perform work under the VAP and that their work results in NFAs that are consistent with applicable standards.

OAC 3745-300-14 describes the procedures for selecting and conducting audits of NFA letters. The rule establishes three “pools” of NFA letters to prioritize their selection for audits. These are the mandatory, priority and random audit pools. The *mandatory audit pool* includes NFA letters meeting one of six criteria that provide reason to believe the NFA letter was issued fraudulently or that performance of the CP who issued the NFA letter or the certified laboratory that performed analyses in support of the NFA letter was inadequate. The *priority audit pool* includes NFA letters that included a risk assessment or employed an engineering control (such as a vapor barrier system) or institutional control (such as a deed restriction) as a remedial activity. The *random audit pool* includes all other NFA letters, including those from the priority audit pool that are not selected during the initial random selection as described below. Properties were selected according to criteria and procedures described in OAC 3745-300-14.

In addition to auditing all NFA letters in the mandatory audit pool, OAC 3745-300-14 requires Ohio EPA to audit at least 25 percent of NFA letters for properties where remedial activities occurred and 25 percent of those where no remedial activities occurred. Letters are randomly selected from the priority audit pool and the random audit pool to meet the 25 percent quota.

In 2013, the VAP initiated audits of 17 of the NFA letters requesting a CNS that were submitted to Ohio EPA during the previous year (2012). 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 2012 Selected for Audit in 2013

Property Name	Address	NFA No.	Ohio EPA District	Audit Pool	Complete
DOD Defense Fuel Supply	4820 River Rd, Cincinnati	12NFA453	SWDO	Priority	No
Surrey Square Mall	4524 Montgomery Rd, Cincinnati	12NFA450	SWDO	Priority	No
Stearns and Foster	E Wyoming Ave, Lockland	12NFA466	SWDO	Priority	No
ITT Jabsco Facility	501 W Liberty St, Springfield	12NFA488	SWDO	Priority	No
Kinnear Road Redevelopment	811 Kinnear Rd, Columbus	12NFA477	CDO	Priority	Yes
Red Bank Crossing	4400 - 4460 Red Bank Expy, Cincinnati	12NFA473	SWDO	Priority	Yes
Nestaway	9501 Granger Rd, Garfield Hts	12NFA479	NEDO	Priority	No
Shoppes at River Ridge	4305-4335 W Dublin Granville Rd, Dublin	12NFA455	CDO	Priority	No
Ford M. Lorain IRG	5401 Baumhart Rd, Lorain	12NFA468	NEDO	Priority	No
Mahoningside	3542 E 71st St, Cleveland	12NFA447	NEDO	Random	No
Tiffin Redevelopment	322 Miami St, Tiffin	12NFA470	NWDO	Random	No
Chardon Rubber	373 Washington St, Chardon	12NFA467	NEDO	Random	No
Federal Reserve Building	105 W 4th St, Cincinnati	12NFA483	SWDO	Random	Yes
Newark Processing Co.	160 Everette Ave, Newark	12NFA481	CDO	Random	Yes
Delphi-GMC Fisher Guide	200 Georgesville Rd, Columbus	12NFA451	CDO	Random	Yes
Trinity Building	9203 Detroit Ave, Cleveland	12NFA464	NEDO	Random	No
General Clay - Hocking Brick	550 Zanesville Ave, Logan	12NFA457	SEDO	Random	Yes

VAP Expenditures for Calendar Year 2013

Personnel		2013
Fund 4R9 - VAP Fund	\$	661,290.23
Hazardous Waste Management Fund (505)	\$	1,410,993.63
Environmental Protection Fund (5BC)	\$	52,485.11
U.S. EPA Grants (Federal dollars)	\$	98,822.54
Total Cost of Personnel	\$	2,223,591.51
Maintenance of the Program		
Fund 4R9 - VAP Fund	\$	211,581.40
Hazardous Waste Management Fund (505)	\$	251,478.50
Environmental Protection Fund (5BC)	\$	182,181.89
U.S. EPA Grants (Federal dollars)	\$	406.19
Total Cost of Maintenance	\$	645,647.98
Equipment		
Fund 4R9 - VAP Fund	\$	4,306.75
Hazardous Waste Management Fund (505)	\$	1,283.98
Environmental Protection Fund (5BC)	\$	-
U.S. EPA Grants (Federal dollars)	\$	-
Total Cost of Equipment	\$	5,590.73
Contractual and Other		
Fund 4R9 - VAP Fund	\$	7,647.66
Hazardous Waste Management Fund (505)	\$	9,750.00
Environmental Protection Fund (5BC)	\$	6,767.92
U.S. EPA Grants (Federal dollars)	\$	-
Total Cost of Contractual and Other	\$	24,165.58
Total VAP Program Cost	\$	2,898,995.80

VAP Revenues for Calendar Year 2013**VAP Administration Fund Revenue**

Certified Professional Fees	\$	223,016.20
Certified Laboratory Fees	\$	72,440.79
No Further Action (NFA) Fees	\$	91,210.00
Technical Assistance Cost Recovery	\$	594,349.25
CP Training Reimbursements	\$	4,112.26
AGO Collected	\$	-
Misc. - Intra-governmental, photocopying, etc.		
Total VAP Administration Fund Revenue	\$	985,128.50

Tax Abatements in 2013

According to Ohio Revised Code 5709.87, parcels that are issued a No Further Action (NFA) letter from Certified Professionals 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 Certified Professionals and enter into agreements with a municipal corporation or county. The following is a list of the counties in which are located properties with parcels eligible for tax abatements and the amount of taxes exempted.

County	# of properties listed	\$ amount of taxes exempted
Allen	3	\$1,976.34
Ashland	4	\$9,193,000.00
Ashtabula	3	\$0.00
Athens	1	\$23,511.82
Butler	7	\$21,195.52
Carroll	1	\$0.00
Champaign	1	\$0.00
Clark	7	\$75,142.80
Clermont	1	\$0.00
Columbiana	2	\$12,373.79
Coshocton	1	\$0.00
Cuyahoga	62	\$1,115,715.23
Darke	1	\$0.00
Delaware	1	\$0.00
Erie	3	\$6,487.61
Fairfield	1	\$0.00
Franklin	29	\$1,494,197.45
Geauga	2	\$0.00
Greene	2	\$35,599.91
Hamilton	31	\$1,669,730.52
Hancock	1	\$0.00
Henry	1	\$0.00
Hocking	2	\$2,437.82
Huron	2	\$993.75
Jackson	1	\$1,714.76
Jefferson	1	no data provided
Knox	1	\$10,132.52
Lake	2	\$0.00

County	# of properties listed	\$ Amount of taxes exempted
Lawrence	3	\$13,161.00
Licking	1	\$3,894.00
Lorain	3	\$0.00
Lucas	15	\$1,142.80
Mahoning	9	\$2,719,750.00
Marion	1	\$469.16
Mercer	1	\$0.00
Miami	2	\$92.66
Montgomery	15	\$5,965.97
Perry	2	\$0.00
Pickaway	1	\$0.00
Putnam	1	\$0.00
Portage	2	\$0.00
Richland	3	\$88,870.00
Ross	2	\$51,327.24
Scioto	5	\$9,959.57
Seneca	2	\$0.00
Stark	7	\$0.00
Summit	17	\$317,590.00
Trumbull	6	no data provided
Tuscarawas	2	\$0.00
Van Wert	1	\$0.00
Vinton	1	\$0.00
Warren	4	\$159,542.00
Wayne	1	\$0.00
Williams	1	\$310.00
Wyandot	1	\$0.00
Total	283	\$17,033,846.42



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