

# Ohio's Abandoned Gas Station Program

## A Cooperative Initiative



**Ohio**

Development  
Services Agency



# Abandoned Gas Station Cleanup Grant

- Turns property into developable land and a community asset
- Coordinates with Ohio EPA, and the Bureau of Underground Storage Tank Regulations (BUSTR)
- Eligibility
  - BUSTR Class C site with documented petroleum release
  - Local governments (or jointly with private landowner)
  - No Responsible Parties!



# Abandoned Gas Station Cleanup Grant

## Fast Track

- Up to \$100,000 for BUSTR No Further Action (NFA) letter, site clearance

## Competitive funding rounds

- Up to \$100,000 for assessment
- Up to \$500,000 for cleanup



# Abandoned Gas Station Cleanup Grant

## **Eligible activities include:**

- Costs to empty and remove underground tanks
- Cleanup of non-petroleum contaminants, such as asbestos, lead paint, etc.
- Demolition of existing building and site preparation

## **Ineligible costs include:**

- Property acquisition
- Back taxes or liens

# Abandoned Gas Station Cleanup Grant

- Priority to vacant gas or service stations with greatest environmental, community and economic impact
  - Solid waste
  - Geographic diversity
  - Community planning efforts
  - Private funds invested



# Abandoned Gas Station Cleanup Grant

## PLEASE NOTE:

- Only one application per entity, per competitive round will be allowed.
- The Ohio Development Services Agency will not reimburse for professional fees, other than those incurred for environmental professional services. Environmental professional fees are capped at 15% for cleanup grants.
- Completion timeline of one year for Fast Track and Assessment grants and two years for Cleanup grants.

## Where to begin?

- Letter from BUSTR confirming eligibility
- Recent VAP Phase I environmental assessment
- Agreement between local government and property owner, if applicable

# Property Eligibility

- ODSA webpage
  - [https://www.development.ohio.gov/cs/cs\\_agsc.htm](https://www.development.ohio.gov/cs/cs_agsc.htm)



The screenshot shows the Ohio Development Services Agency website. The main content area is titled 'Abandoned Gas Station Cleanup Grant'. The left sidebar contains a navigation menu with the following items: Application, Guidelines, **BUSTR Class C list** (circled in red), Ohio EPA's Targeted Brownfield Assessment Program, BUSTR's Class C determination form, General Resources, and Contact. The main content area includes an overview, eligibility criteria, and application information.

**Ohio Development Services Agency**

Home Business Minority Community Individual News Reports Rules Contact

Community | Community and Economic Development Programs

**Abandoned Gas Station Cleanup Grant**

**Overview**

Ohio Development Services Agency, in partnership with Ohio EPA and the Department of Commerce, Bureau of Underground Storage Tank Regulations (BUSTR), has a resource to help clean up abandoned gas and service stations throughout Ohio.

The Abandoned Gas Station Cleanup Grant will provide funding to assess and clean up BUSTR Class C sites (underground storage tanks with documented petroleum releases). Local government entities who own the eligible property or who have an agreement with the landowner may apply. The applicant and property owner cannot have contributed to the prior release of petroleum or other hazardous substances on the site.

**Eligible Properties**

Property with a documented petroleum release that has been classified by BUSTR as "Class C", meaning the responsible party is not able to pay for cleanup costs. Property must be vacant or contain an abandoned structure. Funding will be prioritized for former gas and/or service stations with the greatest potential for environmental, community, and economic impact, as determined by the application and scoring matrix.

**Eligible Applicants**

Political subdivisions are eligible to apply for funding through the program. If a political subdivision does not own the project property, the property owner and the political subdivision must apply jointly for the program. All applicants must sign an affidavit certifying that neither they nor the current property owner caused or contributed to any prior release of petroleum or other hazardous substances on the site.

**Contact**

**April Stevens**  
Environmental Specialist 2  
Office of Community Assistance  
(614) 466-4007

Fast Track applications accepted on an on-going basis

**Round 1 Schedule**

- Application period opens: March 2, 2016
- Applications due: April 1, 2016

**Round 2 Schedule**

- Announced in July, 2016

# Property Eligibility

Property must be a Class C with a documented release of petroleum.

- LTF = 1
- Sometimes LTF = 6 are eligible

Release Information			
RPT Date	10/15/2015	CON Date	-
Coordinator	<input type="text"/>	Rules	2012
Priority	2	Ref Date	-
Status	SCK: Site Check	Class	C
Sub Status	Submitted	Owner	<input type="text"/>
Due Date	-	Date of Last Review	10/19/2015
Date of Last Change	10/19/2015		
LTF	1 SUS/CON from regulated UST		

# Property Eligibility

- What if the property is not listed in OTTER?
  - Register with BUSTR
- What if the property is not a Class C?
  - Class C determination form
- What if there is not documented release of petroleum?
  - Sampling
  - Ohio EPA Targeted Brownfield Assessment

# Site Assessment

- Property must have a recent VAP Phase I property assessment

The screenshot shows the Ohio Development Services Agency website. The header includes the Ohio logo, the agency name, and a search bar. A navigation menu lists: Home, Business, Minority, Community, Individual, News, Reports, Rules, Contact. The main content area is titled 'Community | Community and Economic Development Programs' and features two images of gas stations. Below the images is a sidebar with a list of links: Application, Guidelines, BUSTR Class C list, Ohio EPA's Targeted Brownfield Assessment Program (circled in red), BUSTR's Class C determination form, General Resources, and Contact. The main content area contains the following text:

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# TBA Program

- Mission– Promote brownfield redevelopment by providing free environmental assessment services to local communities and governments.



- Purpose – To assist community leaders and property owners with their goal of transforming blighted properties into economic and community assets.

# TBA Eligibility

- Applicant must be a governmental or quasi-governmental entity (e.g. port authorities).
- Applicant cannot be a “cause or contributor” to the suspected contamination.
- Property must be a brownfield.
  - Residential is eligible if more than 4 units
- Property cannot be under federal CERCLA orders or on the NPL.

# TBA Eligibility – Ownership

- Applicant does NOT need to own the property. A private entity may own the property, but must partner with the governmental entity and grant legal access to Ohio EPA and our contractors.
- Foreclosed/forfeited properties are eligible. County Auditor acts as an “agent of the state” and grants access (see ORC 5721.09).

# TBA Products that can Assist Potential AGS Grant Program Applicants

- VAP Phase I Assessments
- Asbestos Surveys
- Geophysical Surveys to determine if UST systems are present
- Determining release from UST closure/assessment
- Assistance completing BUSTR Class C Release Form
- BUSTR Tier I and limited Tier II Evaluations



# VAP Phase I Assessments



- Non-intrusive investigation of historic records, interviews of former employees, site walk-over, and review of surrounding properties.
- Identify areas of known or suspected contamination

# Asbestos Surveys

- Licensed asbestos inspector identifies and samples suspected asbestos containing materials (ACM).
- Final report documents the amount of ACM material present, its condition, and any recommendations.
- Includes cost-estimates for abatement.
- This information is usually required if demolition is planned.

# Geophysical Surveys and Sampling to Determine Class C Release

- Geophysical Surveys – use of various instruments to indirectly determine if USTs and/or UST Systems are present
- Sampling for Class C Releases – limited sampling of soil and ground water in former UST areas to determine the presence of petroleum compounds (or for completion of a BUSTR closure assessment)

# Application Process

- Application form online:  
[http://www.epa.ohio.gov/derr/SABR/Grant Assistance.aspx](http://www.epa.ohio.gov/derr/SABR/Grant_Assistance.aspx)
- Basic property information, eligibility section, requested services, signed access agreements
- SABR usually follows-up with applicant to discuss scope/timing
- Non-competitive funding and rolling applications

# Typical Timeframes

- VAP Phase I reports – 4-5 months
- Asbestos surveys – 3 months
- Class C Release and Geophysical Surveys – site specific
- BUSTR Tier I and Limited Tier II Evaluations – site specific
- Class C Application Assistance – TBD

# Contacts

Ohio EPA's

Division of Environmental Response and  
Revitalization (DERR)

Site Assistance and Brownfield Revitalization  
(SABR) Section

[Amy.Yersavich@epa.ohio.gov](mailto:Amy.Yersavich@epa.ohio.gov)

[Megan.Oravec@epa.ohio.gov](mailto:Megan.Oravec@epa.ohio.gov)

[Katie.Courtright@epa.ohio.gov](mailto:Katie.Courtright@epa.ohio.gov)

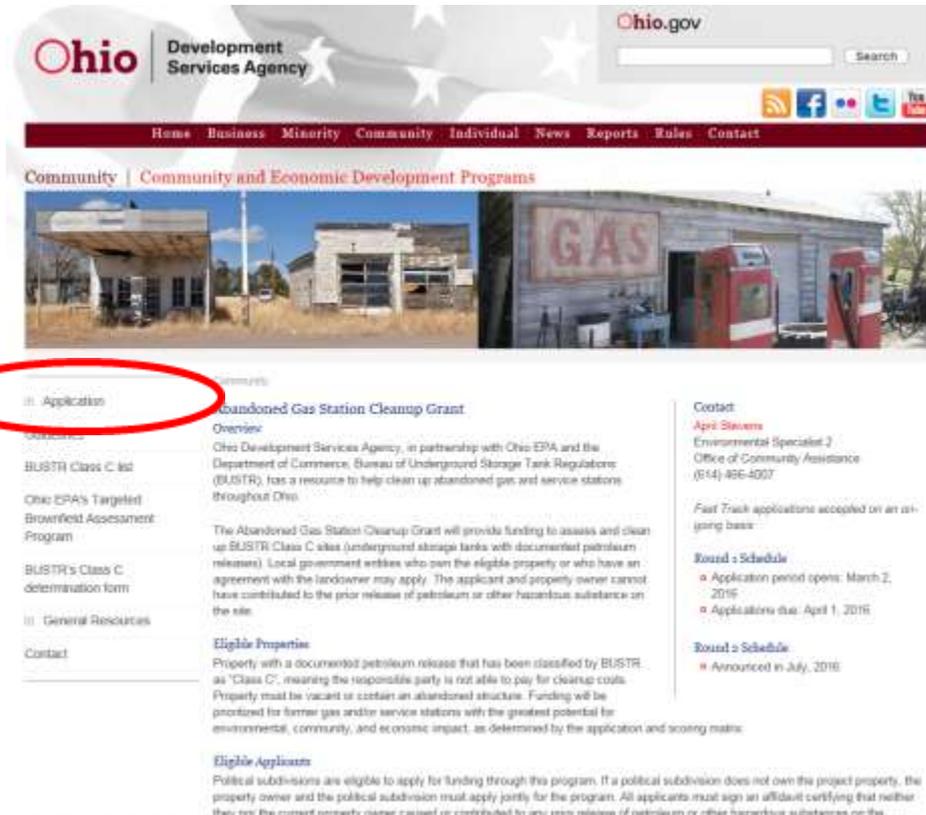
[Daniel.Tjoelker@epa.ohio.gov](mailto:Daniel.Tjoelker@epa.ohio.gov)



# How to Apply

- ODSA webpage

- [https://www.development.ohio.gov/cs/cs\\_agsc.htm](https://www.development.ohio.gov/cs/cs_agsc.htm)



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Ohio.gov

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**Application**

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**Contact**  
**April Slavens**  
Environmental Specialist 2  
Office of Community Assistance  
(614) 456-4007

Fair Truck applications accepted on an on-going basis.

**Round 2 Schedule**

- Application period opens: March 2, 2016
- Applications due: April 1, 2016

**Round 3 Schedule**

- Announced in July, 2016

## How to Apply

- First competitive round closed on April 1, 2016.
- The second competitive round will be open in late summer of 2016.
- Fast Track application will be accepted on an ongoing basis.

# Contact Information

Ohio Department of  
Commerce

Division of State Fire  
Marshal

**Verne Ord**

Assistant Chief

BUSTR

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