

# First Time Lessons on U.S. EPA Grants



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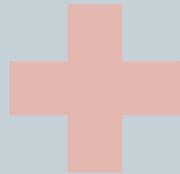


# Success! U.S. EPA Assessment Award

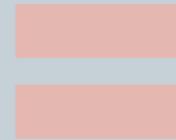


## U.S. EPA Brownfields Assessment Grant

\$200,000 for  
Petroleum  
Assessment



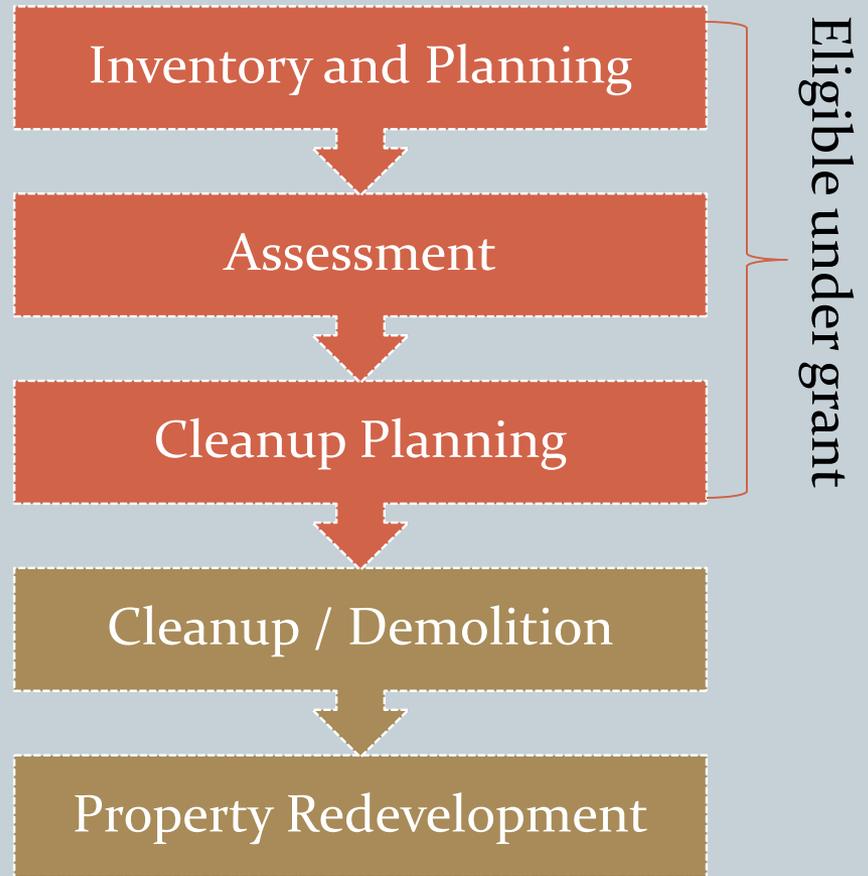
\$200,000 for  
Hazardous  
Assessment



\$400,000  
Total  
Community  
Grant

# What will the grant actually pay for?

- Community-wide GIS inventory of brownfield sites
- Area-wide master planning for targeted area
- Quality Assurance Project Plans
- Phase I and II Site Assessments
- Site Specific Sampling Plans
- Asbestos Surveys
- Remedial Action Plan and Design (cleanup planning)
- Programmatic expenses – personnel costs and staff
- 10% monitoring public health



# Grant Budget for Implementation



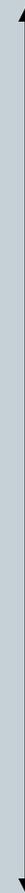
HAZARDOUS ASSESSMENT GRANT BUDGET (\$)									
Budget Categories	Task 1 RFQ	Task 2 Inventory	Task 3 QAPP	Task 4 Phase I	Task 5 Phase II	Task 6 RAP	Task 7 Outreach	Task 8 Reports	Total
Personnel							10,000	5,000	15,000
Travel							5,000		5,000
Equipment									
Supplies		5,000					1,000		6,000
Contractual		7,500	5,000	80,000	300,000	75,500	5,000		473,000
Other	500						500		1,000
<b>Total</b>	<b>500</b>	<b>12,500</b>	<b>5,000</b>	<b>80,000</b>	<b>300,000</b>	<b>80,500</b>	<b>16,500</b>	<b>5,000</b>	<b>500,000</b>

PETROLEUM ASSESSMENT GRANT BUDGET (\$)									
Budget Categories	Task 1 RFQ	Task 2 Inventory	Task 3 QAPP	Task 4 Phase I	Task 5 Phase II	Task 6 RAP	Task 7 Outreach	Task 8 Reports	Total
Personnel							10,000	5,000	15,000
Travel							5,000		5,000
Equipment									
Supplies		5,000					1,000		6,000
Contractual		7,500	5,000	80,000	300,000	75,500	5,000		473,000
Other	500						500		1,000
<b>Total</b>	<b>500</b>	<b>12,500</b>	<b>5,000</b>	<b>80,000</b>	<b>300,000</b>	<b>75,500</b>	<b>21,500</b>	<b>5,000</b>	<b>500,000</b>

# Grant Implementation Steps



- Grant awarded
- Contract with US EPA
- Competitive Procurement to select a consultant
- Quality Assurance Project Plan
- Conduct first public meeting
- Select targeted sites, work with owners for access agreements
- Complete Site Eligibility Determinations
- Conduct Phase I ESAs on sites
- Complete Site Sampling Plans for Phase II work
- Conduct Phase II ESAs on sites
- Conduct second public meeting
- Perform risk assessments
- Perform remedial planning and design
- Plan for cleanup and redevelopment of properties
- Redevelopment of a site



3 years

# Compliance in Contracts with Consultant



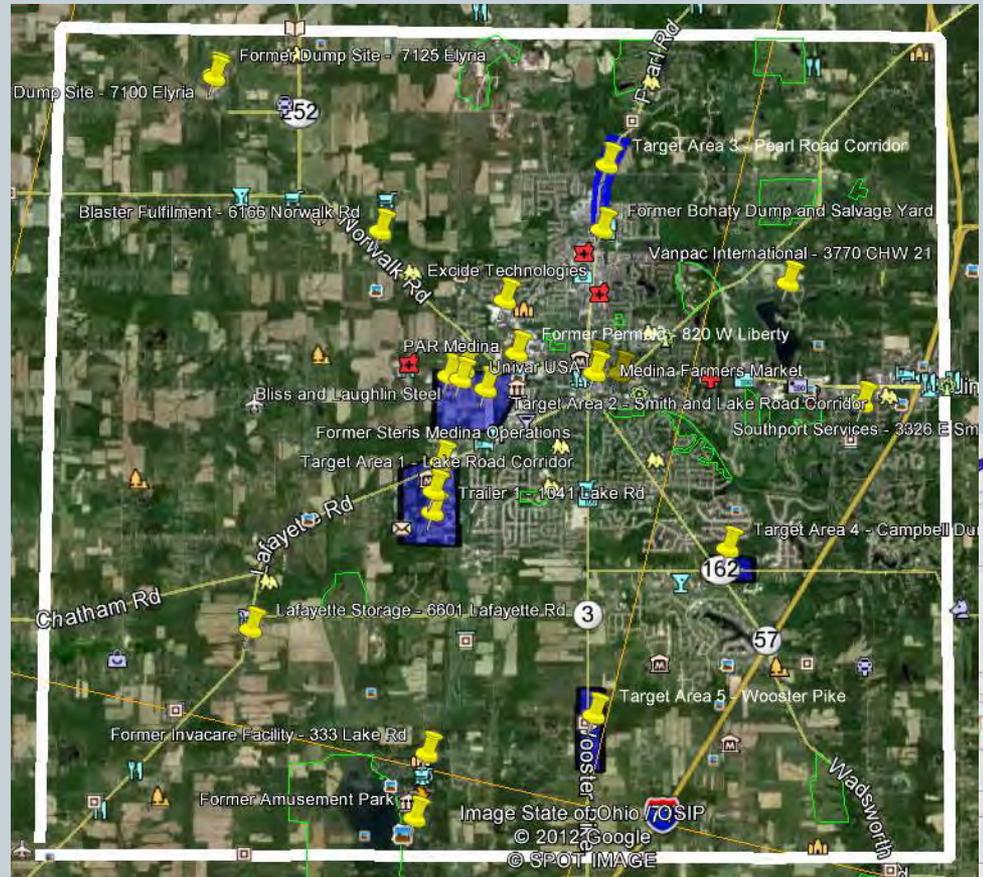
- Lump sum and then task based where the city issues a task, consultant gives a cost, city reviews task and approves
- Certain percentage of the work must be DBE, consistent with State requirements: (e.g.)
  - MBE – Construction .7%, Supplies 3.7%, Services 1.2%, Equipment 1.2%
  - WBE - Construction 7.6%, Supplies 4.6%, Services 16.5% , and Equipment 1.1%
- No penalty for non-compliance, but effort must be documented – use subs for drilling, laboratories, survey



# Lesson I

## Prioritizing Projects

- Ways to select projects
  - Local developers picked projects, not city
- Cessation of Regulated Operations Databases
- Site Prioritization Tool –
- BASE – Brownfields Attribute Scoring Evaluation - rank projects for a community



# Lessons: GIS and Inventory as a Redevelopment Tool



- Existing GIS could be easily adapted
- Infrastructure/water models in cities has GIS layers for roads, water lines, elevation contours and could easily download other layers
- Each individual parcel could be available in the GIS
  - Include data set with property info
  - Track status of assessments
  - Generate interest in sites
  - Redevelopment tool
  - Add Brownfields Committee factors to help prioritize sites

1:61,303

Task: Create New Feature Target:

Network: Flow Analysis Trace Task: Find Common Ancestors

Flip

- Layers
  - Misc
  - Brownfields
    - EPA BROWNFIELDS
    - BUSTR
  - Hydrography
  - Land Use
  - Transportation
    - Centerlines
    - Railroads
    - Erie\_co\_Bikeways
    - Highways
    - LakeErieCoastalByway
    - PreliminaryBikeway
    - Railroad\_Names
    - StreetNames
  - Parcels
    - Zoning
    - Parcels
    - Districts
  - Municipal
    - City
    - Boundary
    - County
    - sandusky-6in-12.sid



Display Source Selection

Drawing

Arial 10 B I U

**Layers**

- Misc
- Brownfields
  - EPA BROWNFIELDS
  - BUSTR
- Hydrography
- Land Use
- Transportation
  - Centerlines
  - Railroads
  - Erie\_co\_Bikeways
  - Highways
  - LakeErieCoastalByway
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  - Railroad\_Names
  - StreetNames
- Parcels
  - Zoning
  - Parcels
  - Districts
- Municipal
  - City
  - Boundary
  - County

**Identify Results**

Layers: <Top-most layer>

Location: (1911717.565661 649352.384193)

Field	Value
OBJECTID	42741
Shape	Polygon
Parcels.SERIALNO	11172
Parcels.PermParNum	57094410025
Parcels.TaxIDNum	5704757000
Shape_Length	568.625396
Shape_Area	16438.307472
Parcels.taxZP	5704757000
BUSTR_SANDUSKY.ID	6222
BUSTR_SANDUSKY.FacilityID	22000061
BUSTR_SANDUSKY.FacilityName	D & A SUNOCO
BUSTR_SANDUSKY.Address	812 COLUMBUS AVE
BUSTR_SANDUSKY.PIN	5704757000
BUSTR_SANDUSKY.City	SANDUSKY
BUSTR_SANDUSKY.State	OH
BUSTR_SANDUSKY.Zip	44870
BUSTR_SANDUSKY.County	Erie
BUSTR_SANDUSKY.BusinessName	DAVID DOBSON
BUSTR_SANDUSKY.OwnerAddress	214 SOUTHWEST ST
BUSTR_SANDUSKY.OwnerCity	BELLEVUE
BUSTR_SANDUSKY.OwnerState	OH
BUSTR_SANDUSKY.OwnerZip	44811
BUSTR_SANDUSKY.TankID	T00001
BUSTR_SANDUSKY.InstDate	1989-11-01 00:00:00
BUSTR_SANDUSKY.Content	Gasoline
BUSTR_SANDUSKY.Capacity	4000
BUSTR_SANDUSKY.TankType	Cathodically Protected Steel
BUSTR_SANDUSKY.Status	CIU



# Lesson 2: Petroleum Funding Track Flexibility



- Qualify both when applicable
- If up to 40% - can call a petro site
- Coordination with local petroleum agency on eligibility issues
- Ability to pull tanks as part of assessment project



# Lesson 3:

## Quality Assurance Project Plans (QAPPs)



- Include a "suite" of laboratories from the get go to allow for flexibility and cost competitiveness
- Obtain info, sops, etc. for ALL potential parameters, so you are covered just in case
- Be careful to include Ohio VAP language and protocols into QAPP (they are not provided in region-wide template)
- Turn around draft quickly as one of first tasks so QAPP approval does not slow down getting into field for phase IIs
- Annual updates – Budget allocation

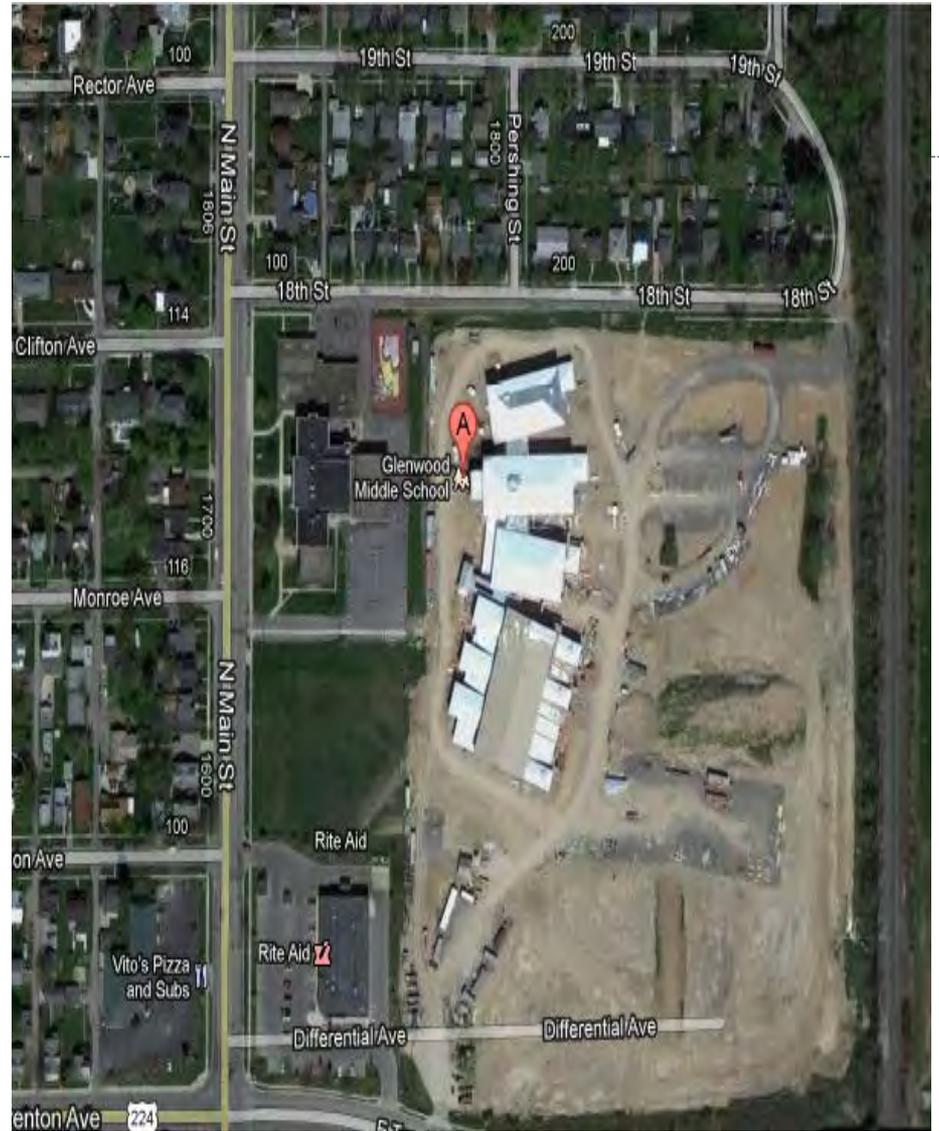
# Lesson 4: Access – Working with Private Property Holders



- Get Sample Access Agreements – access should be for the life of your grant and “assessment” not just Phase I or II
- All documents public
- Owner has to accept that grant funds outweigh self pay for activities
- Owner’s “Acceptable Level of Risk”
- Tackle one small successful project first – use as an example







# Lessons 5: U.S. EPA Factors

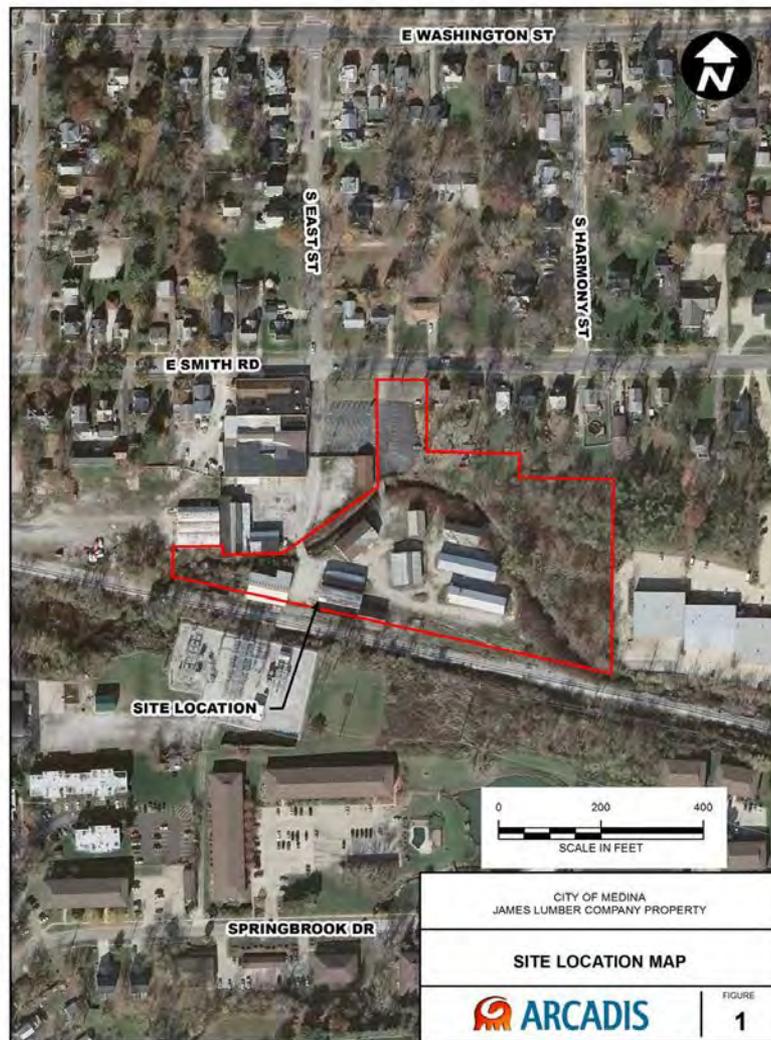


- 1 Project Manager may oversee over 10+ communities in multiple states
- Makes your role more important and follow-up essential
- Frequent, clear communication
- Former Emergency Response, RCRA staff
- U.S. EPA sensitivities for consultant contact
- Compliance on reporting is critical – ACRES database, quarterly and annual reporting



# Lesson 6: State VAP Program Coordination

- Involve local EPA staff in project early
- Ohio VAP vs. enforcement
- AAI required Standard for Phase Is and template compliant with Ohio VAP



# Lesson 7: Public Outreach



- Stakeholder “Goldilocks”
- Press Releases
- Facebook links, tie social media to program
- Establish public sites as means to access data
- Customize materials to ensure landowner sensitivity
- Build upon existing schools, churches, and civic organizations



# Public Participation, Cont.

- Fact sheets and web materials available for every step in the process
- Youth Newsletter - several high school students "cover" the brownfields program for the county, writing articles on progress.



**CITY OF BARBERTON, OHIO**



**U.S. EPA Brownfields Assessment Grant**

**Fact Sheet**

"Promoting positive community development"

**What is a brownfield?**

...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Brownfield sites include residential, commercial and industrial properties, and may be contaminated by hazardous substances or petroleum products.

**What grant did Barberton receive?**

The City received a \$200,000 Brownfield Assessment Grant from U.S. EPA to assess, identify characterize, and plan response activities for hazardous substances at potentially contaminated sites targeted for redevelopment.

**What will the grant be used for?**

The grants will be used to assess the old Barberton High School Complex, which has been identified as the preferred location for the new Community/Senior Center. Specifically, Barberton plans on completing the following:

- Phase I Env. Site Assessments
- Phase II Env. Site Assessments
- Remedial Planning & Design
- Community Outreach

**What are the City's overall goals?**

- Convert 6 acres of vacant, blighted property to a beneficial reuse.
- Consolidate the community center, senior center and public pool
- Promote downtown redevelopment and discourage urban sprawl
- Provide the impetus to bring in new business & grow the local economy

**What happens next?**

- Development of Site Specific Sampling & Analysis Plan and Health & Safety Plan
- Limited and Full Phase II Environmental Site Assessments
- Development of Alternatives for Site Remediation
- Apply for grants for clean up
- Additional community outreach

Key steps in the grant process:

<ul style="list-style-type: none"> <li>• City receives grant</li> <li>• Contract with U.S. EPA</li> <li>• Competitive procurement to select consultant</li> <li>• Workplan / Quality Assurance Plans</li> <li>• Phase I site investigations</li> <li>• Public meeting &amp; community outreach</li> <li>• Site Sampling Plans</li> <li>• Phase II site investigations</li> <li>• Second public meeting</li> <li>• Remedial planning and design</li> <li>• Plan for cleanup and redevelopment</li> </ul>	<div style="font-size: 0.8em;"> <p>October 1, 2004</p> <p style="font-size: 2em; margin: 0;">↓</p> <p>Sept 30, 2006</p> </div>
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**For additional information contact:**

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Acting Planning Director

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FX: (330) 848-6649

EMAIL:  
planning@cityofbarberton.com

WEBSITE:  
www.cityofbarberton.com

**How can I participate?**

Interested parties can stay up to date on Barberton's brownfields efforts through several public participation opportunities:

- Attend future public meetings
- Check out the city website
- Provide your comments to the Planning Department



## Lesson 8 : Outreach = Innovation Athens County Initiative



The County's location (Appalachia), centers of learning, and diversity of industries make for an interesting economic environment:

- University and College presence
- Emerging Artisan sectors; specialty foods/arts/
- Long-standing Industry
- Emerging technologies and Entrepreneurship



# Our Economic Driver - *INNOVATION*



- Strong Entrepreneurial Spirit
- Innovative Systems of Support for Start - Ups
- Ecosystem is here supporting entrepreneurial activities:
  1. *Resources to turn an idea into a business; Voinovich School, SBDC, Tech GROWTH, Angel Investors, ED Professionals, Revolving Loan Funds.*
  2. *Incubation available for the process.*
  3. *Graduation – want ideas formed & incubated here to stay here.*
  4. *Need choice locations for company graduation to keep the emerging businesses in the County.*

# Challenge: Debunking the Myths



- Athens County/ Appalachia – long held inaccuracies or inflated stories about the region.
  - “Party Town”
  - Halloween
  - Spring “Fests”
  - Haunted Athens
  - Not Business Friendly



# Start It Up Athens!



**The Goal:** *Modify the perception by changing what is out there.*

**The Strategy:** *Flood the internet with positive stories about the true spirit of Athens through social media, and other interactive mediums. Let the people who live, work and play here tell that story.*

# The Contest: Two Components



**\$10,000 Business Grant:** new or existing companies have the opportunity to present a business idea via a You Tube Video linked back to [StartitupAthens.com](http://StartitupAthens.com) for the chance to win. Must spend the awarded funds in Athens County in 2013.

START  
IT↑UP  
ATHENS

# The Contest: Continued



\$5,000 Story Telling and Spirit Competition: Past, present, and future Athens area residents and students are challenged to tell the best Athens County story. “Stories” may be told through blog post, video, and/or photos. They must be published online and linked back up to the [Startitupathens.com](http://Startitupathens.com) web-site.

*Both components will be judged on engagement (likes, shares, clicks), and by a panel of professionals.*

# The Outcome



*It is our hope that this competition will:*

1. Result in one new business choosing to locate or expand in Athens County in 2013.
2. Spur the creation of hundreds of new pieces of online content about Athens County, giving the viewer a more accurate vision of what we are really about.
3. Provide original content for our web-site.

# Planning & Partnering



- County
- City of Athens
- Ohio University
- Athens Co. Port Authority
- City of Nelsonville
- Local Business Incubators
- SBDC
- Hocking College
- TechGROWTH Ohio
- JobsOhio
- Local Realtors
- Private Investors
- Regional Partners
- Voinovich School
- Community Improvement Corporation

# Want To Learn More?



- [www.BusinessRemixed.com](http://www.BusinessRemixed.com)
- [www.StartItUpAthens.com](http://www.StartItUpAthens.com)
- [Todd@businessremixed.com](mailto:Todd@businessremixed.com)



Todd Shelton, Director  
Athens County Economic Development Council

# Questions?



Betsy Bowe

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