



Hardin County Brownfields



**Our Beginning Perspective in
Brownfield Redevelopment**

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Overview



- **Our challenges as a rural county and how our experience might be helpful to you**
- **How our inventory of sites was key in building our brownfield program**
- **Lessons learned from a key project**
- **Proactive steps in our first application for EPA funding**

Hardin County Perspective



- **Diverse Agriculture**
 - 842 farms, average size is 300 acres
- **Old Order Amish**
- **Wind**
- **Location**
- **Ohio Northern University**
- **Manufacturing:**
International Paper, Ada Tech Inc.,
Wilson Football, Precision Strip,
Triumph Thermal



Hardin County Brownfield Connection



- Ohio EDA session intro to brownfields
- One of the only Ohio Counties who had never participated in Clean Ohio
- Private developer interested in downtown brownfield property
- One significant property came to the forefront in Sypris Manufacturing



Building a Unique Toolbox



- Cutting edge inventory built by AEP Ohio
 - ProCure©
 - <http://www.e-procuresite.com/>
- HCCBA web-link of available properties
 - <http://www.hardinohio.org>
 - defined property attributes for reuse
- Linkages
 - Ohio One
 - ✦ <http://www.atlasone.atlas-advertising.com>
 - LOIS (Location One Information System)
 - ✦ <http://www.locationone.com>



Brownfield Definition and Opportunity



- **Real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of hazardous substance, pollutant, or contaminant**
- **Local Need: Such improvements create a renewed sense of pride and economic growth in the community**



Our Key Opportunity



- Sypris/Former Rockwell – Applied Partners site
- Rockwell axle manufacturing company
- 1,400 employed in Hardin County
- Impact – tremendous burden
- Impact – tremendous potential
- Connection to Rail Logistics Center investment in infrastructure



Why begin the process?



- **Build inventory, prioritize it to meet collective needs**
- **Collaboration with municipal partners**
- **Partnership with property owners**
- **Sustain infrastructure investment opportunities (Rail/Intermodal)**
- **Readiness for other opportunities**
- **Obtain tools to move properties forward**
- **Educate**
- **Redevelopment, job creation and reuse**

Readiness

U.S. EPA Grant Application



- **County applied for \$400,000 for assessment grant**
- **What will the grant pay for:**
 - Brownfield Inventory
 - Site Eligibility Analysis
 - Phase I Site Assessments
 - Site Specific Sampling Plans
 - Phase II Environmental Site Assessments
 - Remedial Planning and Design
 - Public Outreach
 - Programmatic Administrative Expenses

Key Steps



- **Committee of partners**
 - Hardin County
 - Ohio Northern University
 - Village of Ada
 - Marion Township
- **Identify properties**
- **Education**
- **End use opportunities**



Challenge - Mitigating the Perception of Risk



- **Willingness to understand needs so that our tools can be understood**
- **All documents are public documents**
- **Owner's commitment that County will partner throughout the project**
- **Establishing trust on behalf of all parties**



Sypris Progress



Broderick Progress



Questions



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Cultivating a positive climate for Hardin County prosperity