

# **Brownfield Redevelopment Resources: An Overview**

**Martin Smith, Ohio EPA**

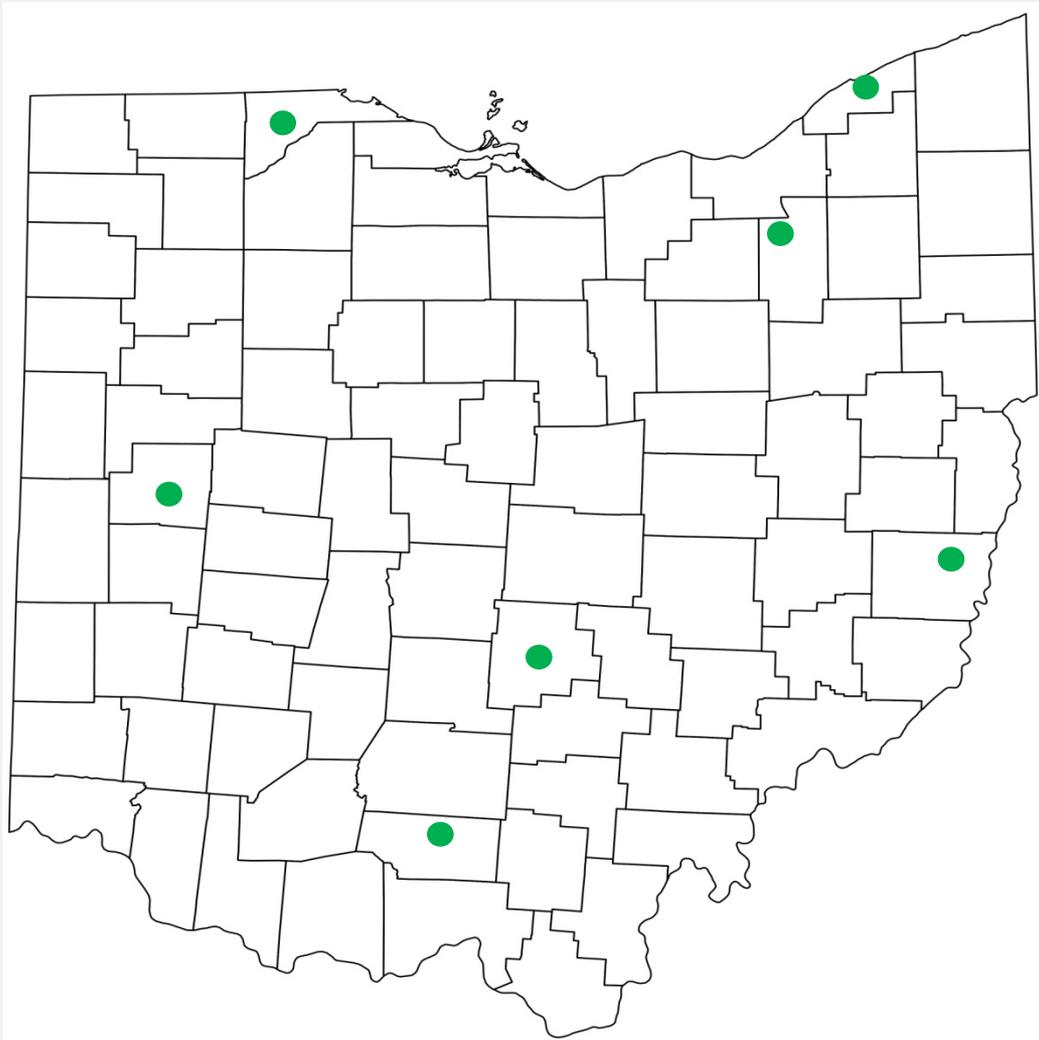
**Sue Netzly-Watkins, Ohio EPA**

**Erin Hazelton, Ohio DOD**



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# State and Federal Resources to Redevelop Blighted Properties



## Workshop Locations

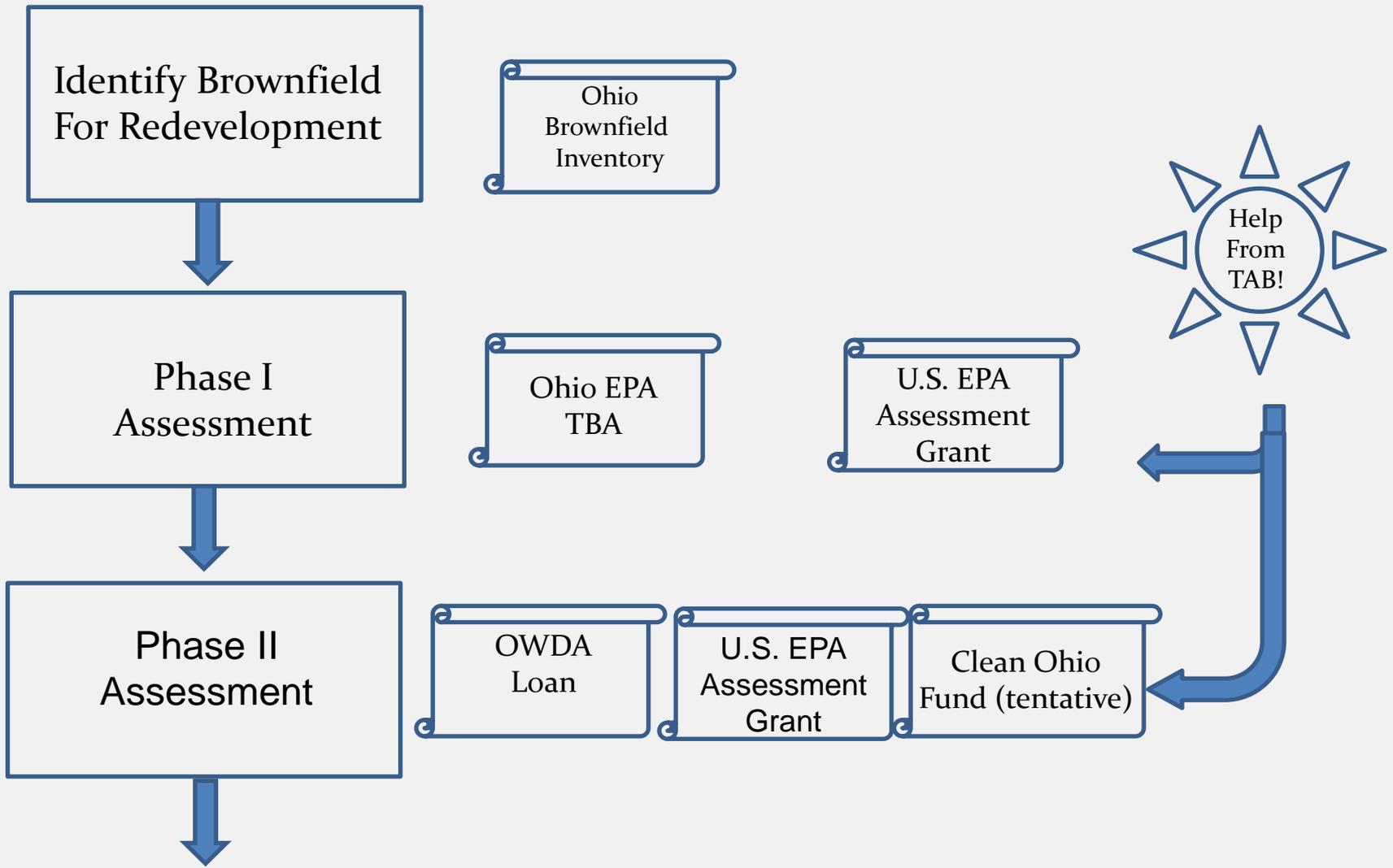
- Painesville (Lake County)
- Maumee (Lucas County)
- Sidney (Shelby County)
- Lancaster (Fairfield County)
- Waverly (Pike County)
- St. Clairsville (Belmont County)
- Richfield (Summit County)

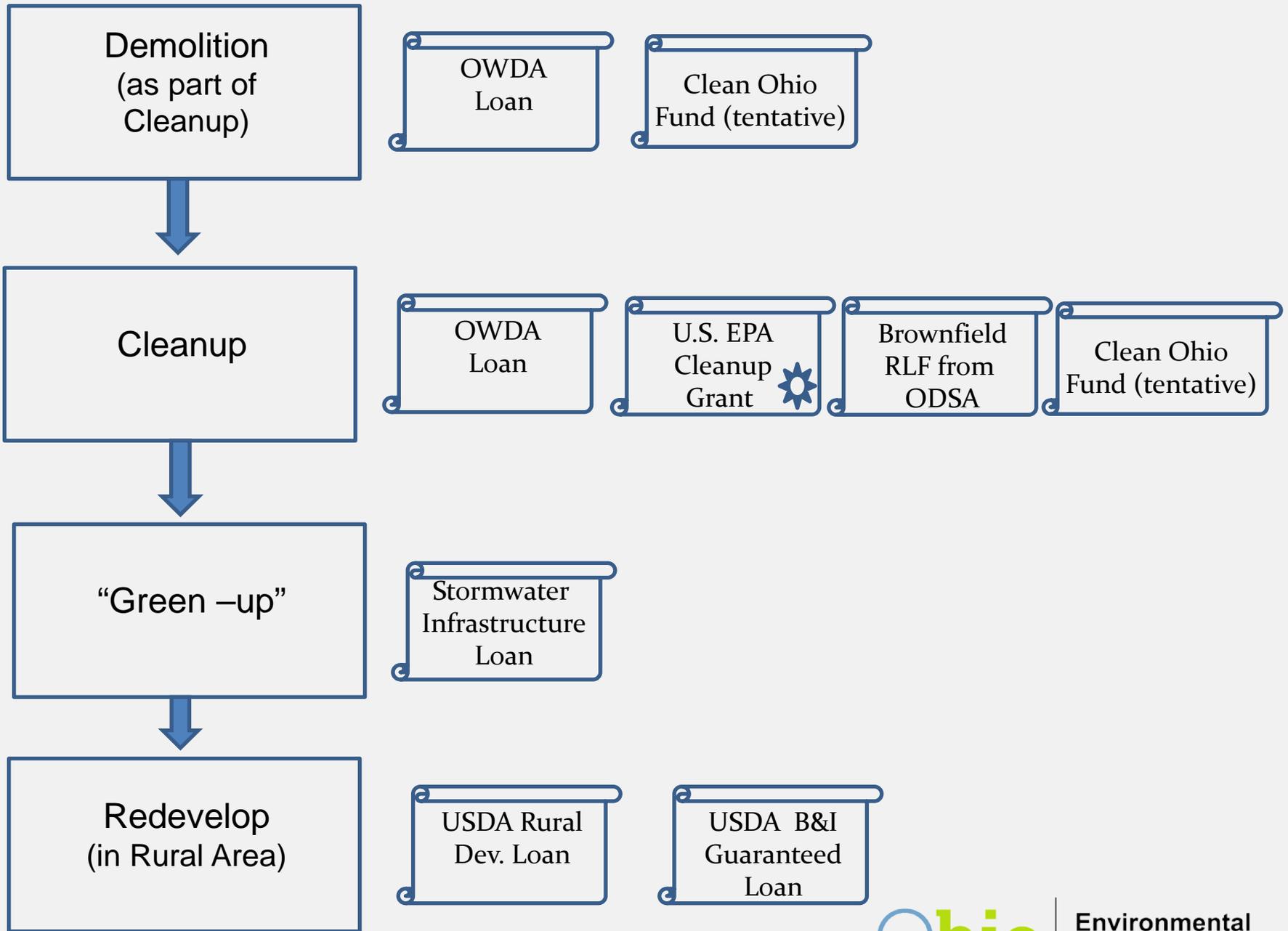


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# Community Workshops

- Experts come to you...
  - Ohio Environmental Protection Agency
  - Ohio Department of Development
  - U.S. Environmental Protection Agency
  - U.S. Department of Agriculture
- Discussion topics
  - Grants / Loans / Technical Assistance
  - Site Investigation / Cleanup / Redevelopment
  - Other Resources and Information

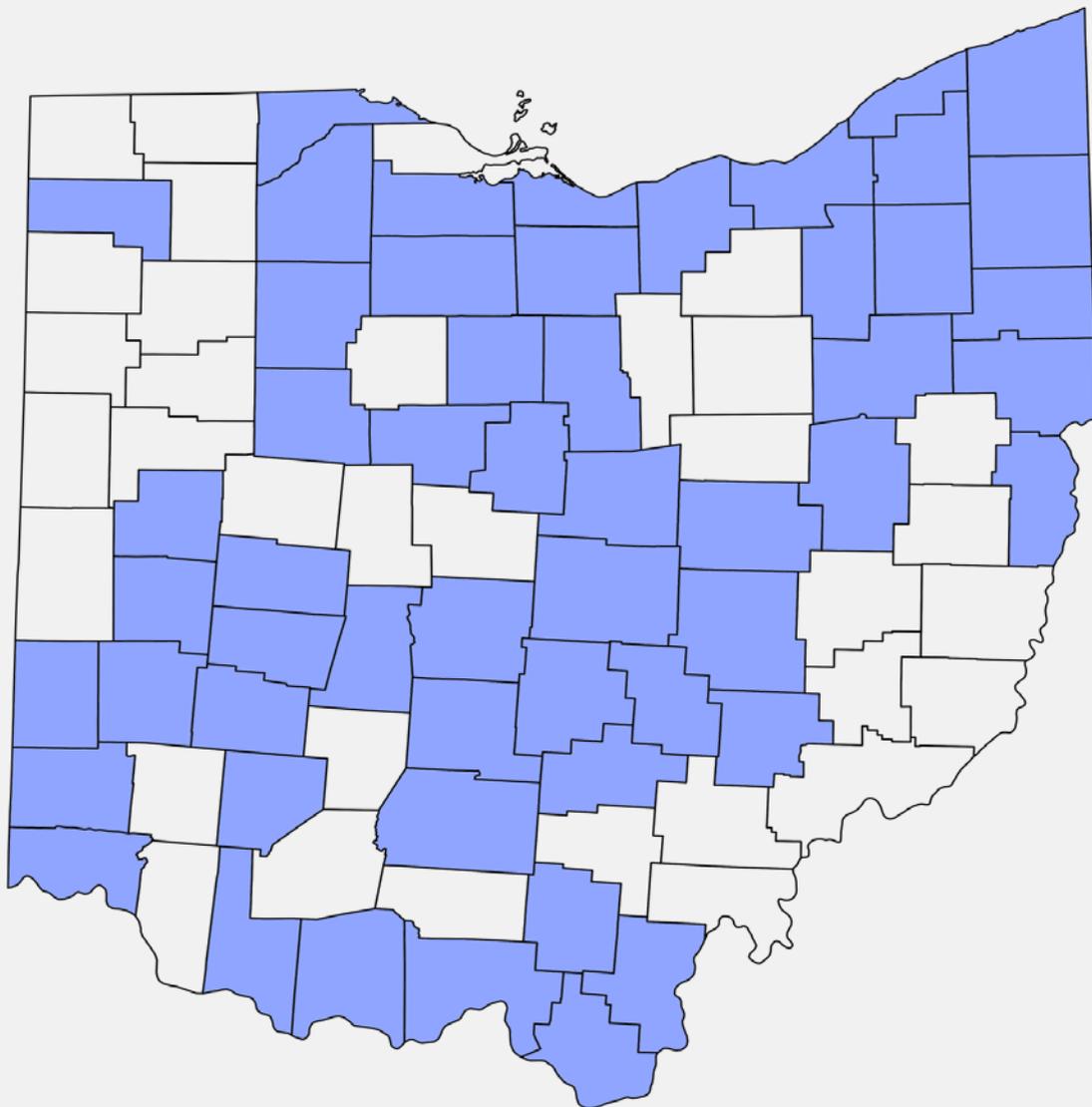




# Ohio EPA's Brownfield Inventory

- Statewide voluntary listing of brownfield property
  - Not a complete listing (tip of the iceberg)
  - Local communities also keep their own inventories
- Properties in various stages of assessment and cleanup
- Required for Clean Ohio Fund applicants
- Free marketing tool to increase property exposure to potential developers
- Can be removed from inventory at anytime

# Brownfield Inventory County Representation



## Vital Statistics

- 266 Properties
- 54 Counties
- 97 Cities / Villages

# Phase 1 Property Assessment

- Non-intrusive investigation of property's environmental history including...
  - Historical records search
  - Interviews with persons knowledge about the property
  - Site walk over (i.e., visual inspection)
  - Review of surrounding properties
- Serves two primary purposes
  - Provides legal liability protection
  - Identify areas where contamination may exist and sampling is needed

# Asbestos Inspection

- What is an asbestos inspection?
  - Inspection conducted by an Accredited Asbestos Hazard Evaluation Specialist
  - Identify and sample suspected Asbestos Containing Material (ACM) for laboratory analysis
  - Report documents amount of ACM in building
- An asbestos inspection doesn't typically provide
  - Significant destructive sampling to find all possible ACM
  - Cost estimate for removal of ACM

# Phase 2 Property Assessment and Remedial Action Plan

- Phase 2 Property Assessment
  - Sampling and analysis of soil, water or sediment
  - Compares contaminant levels to clean up standards
  - Identifies areas that need some type of remedy
- Remedial Action Plan
  - Plan to clean up property making it safe for reuse and the environment
  - Redevelopment / reuse plans often determine possible remedies

# Assistance from U.S. EPA

## U.S. Environmental Protection Agency

- U.S. EPA Assessment Grants
- U.S. EPA Clean Up Grants
- Brownfield Revolving Loan Fund (RLF)
- Job Training Grants
- Targeted Brownfield Assessments (TBAs)
- Technical Assistance to Brownfield (TAB) Communities

[Link - http://www.epa.gov/r5brownfields/#grants](http://www.epa.gov/r5brownfields/#grants)



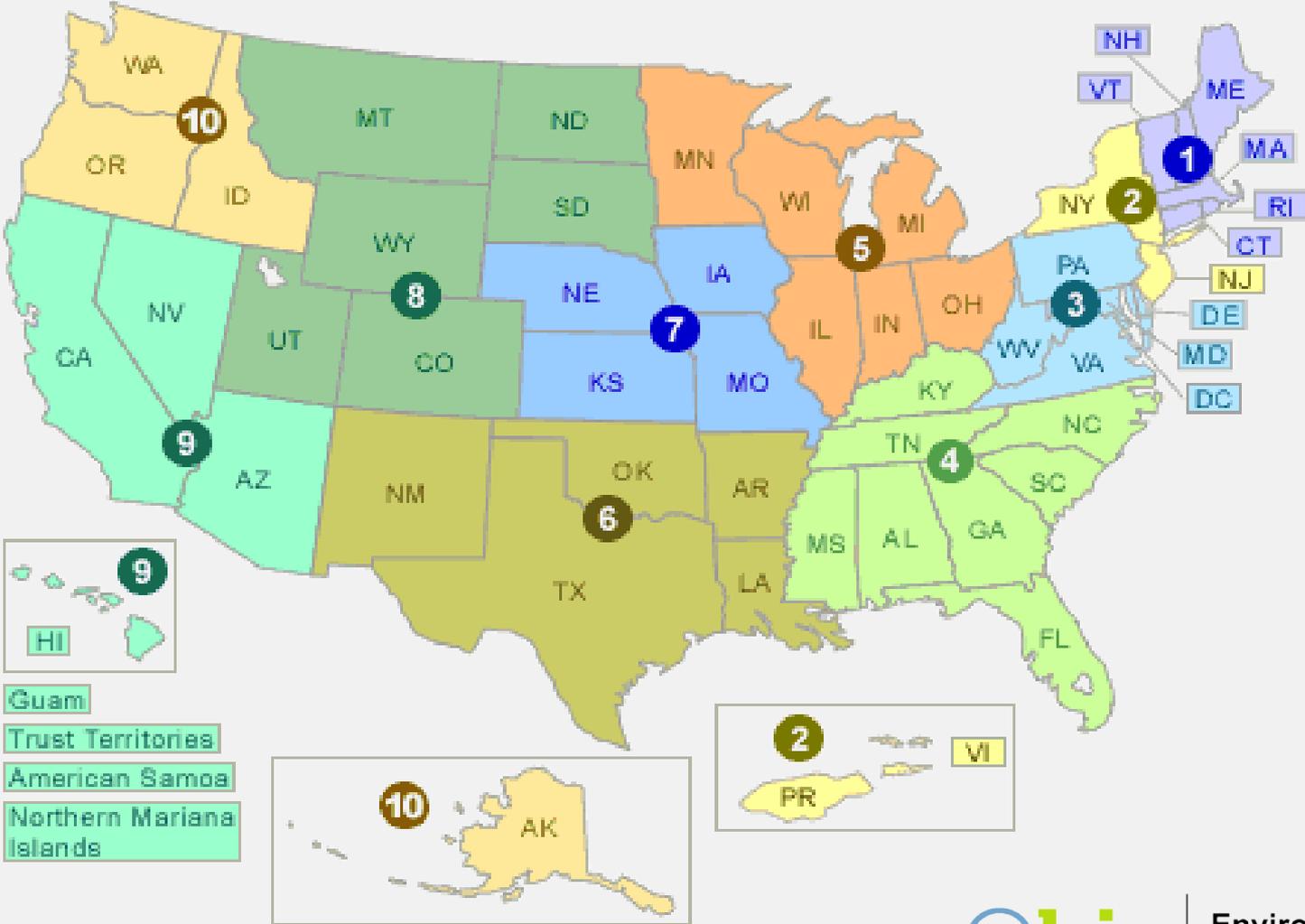
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# Technical Assistance to Brownfield (TAB) Communities

- A national program funded by U.S. EPA
- Grants to 4 different entities
- Kansas State University assists communities in EPA Regions 5 and 7
- **Free** technical assistance to communities
  - Stakeholder sessions / community outreach
  - Review of EPA and other grant applications
  - Review of technical reports / RFP help
  - Educational workshops



# U.S. EPA Regions



# More Sources of Funding

- Ohio Environmental Protection Agency
  - Targeted Brownfield Assessments (TBAs)
  - Grant funded technical assistance for the Voluntary Action Program (VAP)
- Ohio Department of Development \*\*
- U.S. Department of Agriculture
  - Rural Development Loans
  - Business and Industry Guaranteed Loans
- Small/Rural Community Brownfield Assistance List
  - Link - [http://www.epa.ohio.gov/derr/sabr/Small\\_Rural\\_Community\\_Brownfield\\_Assistance.aspx](http://www.epa.ohio.gov/derr/sabr/Small_Rural_Community_Brownfield_Assistance.aspx)

\*\* Ohio DOD staff will present later



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# What is a Targeted Brownfield Assessment (TBA)?



Assessment work provided at no cost to local governments

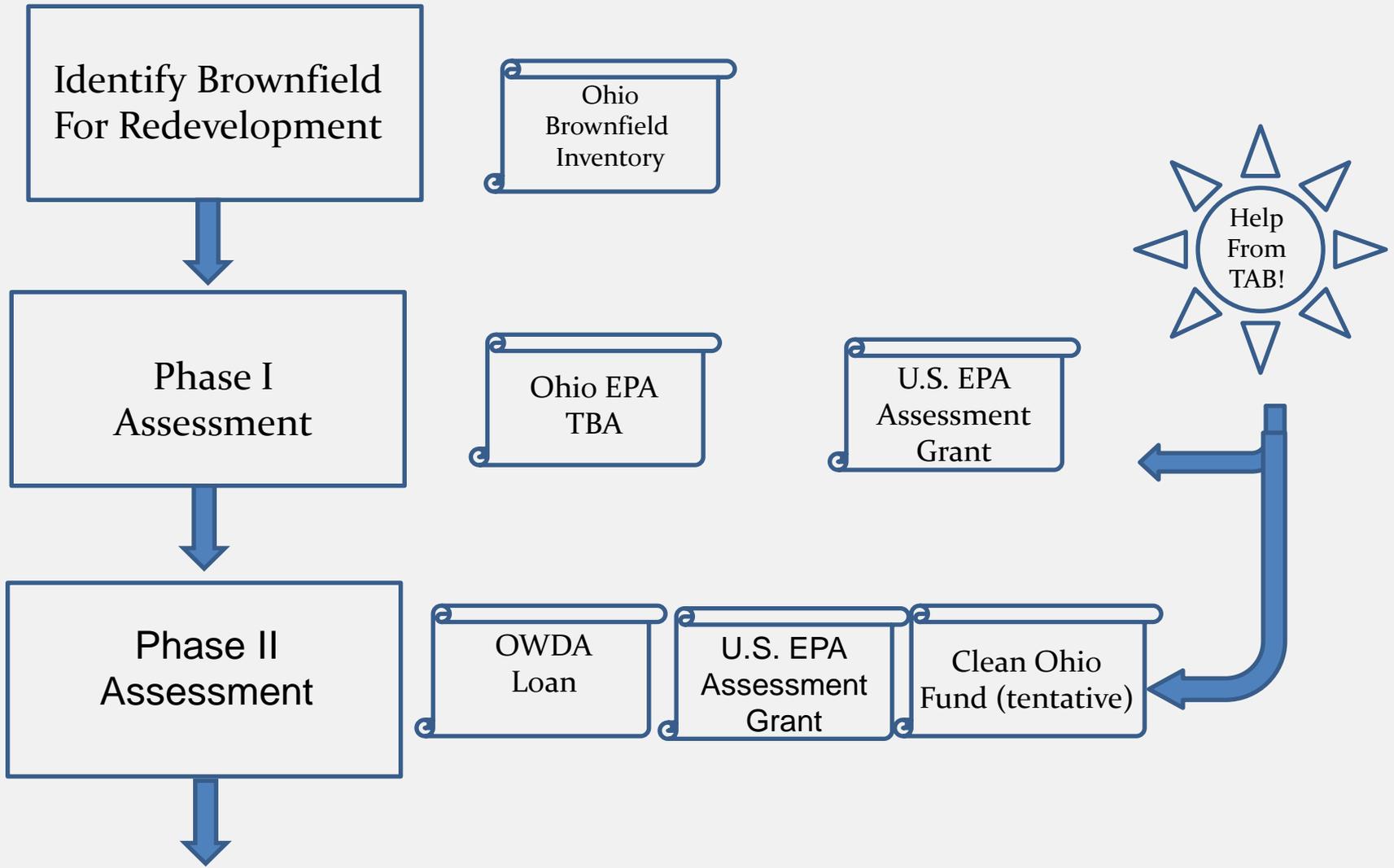
- Phase 1 Property Assessments
- Asbestos Inspections
- Phase 2 Property Assessments
  - Screening assessments
  - Supplemental assessments
  - Ecological stream surveys

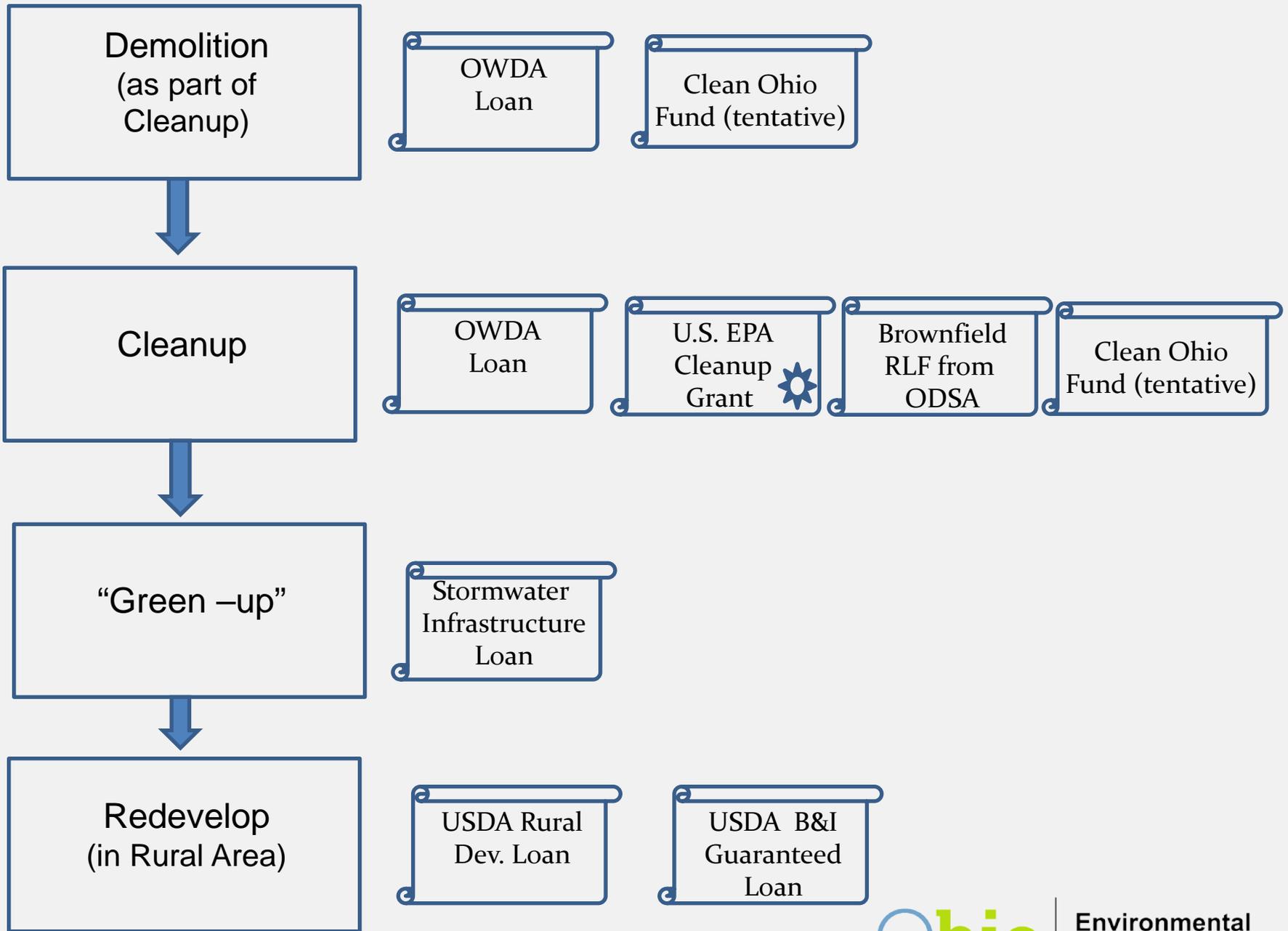




# TBA Application Process

- Applicant must be a local unit of government
- Application form must be completed
  - Available online: [http://www.epa.ohio.gov/derr/SABR/Grant\\_Assistance.aspx](http://www.epa.ohio.gov/derr/SABR/Grant_Assistance.aspx)
  - Basic property and project information
  - Eligibility questions (applicant & property)
  - Requested services
  - Signed access agreement required (templates are included)
- Non-competitive
  - Projects funded as they come to Ohio EPA
  - Federal and State funding sources (renewed annually)





# For More Information

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# Land Surfing



**Land is the only thing in the  
world that amounts to  
anything, for 'Tis the only  
thing in this world that lasts,  
'Tis the only thing worth  
working for, worth fighting  
for -- worth dying for.**

**Mitchell, Margaret**

# DECIDING LAND USE

- LOGIC



- EMOTION



# LAND USE CONSIDERATIONS

- Economic Considerations
  - Right market
  - Right sized
  
- Environmental Considerations
  - Usability
  - Safety

# E-Resources

- US EPA and Ohio EPA
  - Assessment/Cleanup funding
  - Where to find Brownfields
- Maps and other useful info available for land development through ODNR and USGS as well
  - Ground Water Mapping
  - Wetlands, Dams and Floodplain Management
  - Lake Erie Coastal Atlas
  - Geologic Survey