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**City of Reynoldsburg Receives Covenant Not to Sue for Former Big Bear Store,
Allowing Redevelopment and Economic Growth Through
Ohio EPA's Voluntary Action Program**

Through the voluntary efforts of the city of Reynoldsburg, another local brownfield is ready for redevelopment after undergoing an investigation and remediation through Ohio EPA's [Voluntary Action Program](#) (VAP). Ohio EPA has issued a covenant not to sue to the city for a 10-acre property located at 6300 E. Livingston Ave. The property is owned by Red Raider Capital, LLC and located within the 19-acre Century City Shopping Center (formerly known as the Big Bear Grocery/Harts Department Store). Issuance of the covenant completes the city's participation in the VAP.

By entering the VAP, the city assumed responsibility for remediating the property. Following standards developed by Ohio EPA, the city hired a certified environmental professional to assess the site, identify any areas of concern and remediate any contamination on the property to a level that allows for certain types of redevelopment.

The city abated asbestos-containing materials within the former grocery store building and removed and recycled hazardous materials (fluorescent lamps and ballasts). No other remedies were conducted or required. The property has been approved for unrestricted residential land use and unrestricted potable ground water use. The current and anticipated future land use of the property is for commercial purposes.

A covenant not to sue protects the property's owners or operators and future owners from being legally responsible to the State of Ohio for further environmental investigation and remediation. This protection applies only when the property is used and maintained in accordance with the terms and conditions of the covenant.

In the 16 years since Ohio EPA issued the first covenant under VAP, more than 6,000 acres of blighted land have been revitalized at more than 300 sites across the state.

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