

SABR News

A Publication for the Brownfield Interested Party List

November 2013

Ohio Brownfield Conference 2014 Update – Keynote Speakers Announced

Planning for the Ohio Brownfield Conference 2014 is moving right along with the conference website going live in early September at: epa.ohio.gov/derr/Brownfield_Conference2014.aspx. The conference is slated for April 9 and 10, 2014, at the Renaissance Columbus Downtown Hotel. You can reserve a room at the discounted rate of \$139 per night at epa.ohio.gov/derr/Brownfield_Conference2014/Brownfield_Conference2014_Lodging.aspx. Registration will open in late December or early January once a final draft conference agenda is available.

Both days will begin with plenary sessions featuring speakers including Ohio EPA Assistant Director **Laura Factor**, U.S. EPA Brownfields and Land Revitalization Director **David Lloyd**, Division of Environmental Response and Revitalization Chief **Cindy Hafner** and officials from Ohio Development Services Agency.

Our two keynote speakers for the Conference are former Attorney General **Betty Montgomery** and **Ken Brown**, Executive Director of the National Association of Local Government Environmental Professionals (NALGEP). Montgomery was instrumental in the development of the Voluntary Action Program (VAP) legislation in 1994 and will talk on the first day about the history of the program, while Hafner will discuss where the VAP is headed in the future. Brown helped draft portions of the federal brownfields legislation and is a nationally recognized expert in the areas of brownfields redevelopment and smart growth. He will speak on day two of the conference.

As with the past few Ohio Brownfield Conferences, this conference will have four breakout tracks each day and potentially a workshop/training track. Track themes will include Brownfields Assessment and Remediation; Brownfield Basics; Brownfield Redevelopment; and Planning and Green Remediation and Sustainability.

Registration fees include all conference sessions; breakfast and lunch both days and an evening reception on April 9.

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We're on the Web!

epa.ohio.gov/derr/SABR/sabr.aspx



VAP Rule Review Stakeholder Meetings

In accordance with Ohio Revised Code (ORC) 119.032, Ohio EPA has begun a five-year review of the rules that govern the Voluntary Action Program (VAP). Ohio EPA is in the process of evaluating the efficacy of these rules, the efficiency of their processes and their adherence to statutory requirements and spirit. Ohio EPA will hold several stakeholder meetings to ensure stakeholders are brought into the rule-review process and included in the draft rule-language decision making. These meetings are an opportunity to provide feedback on the anticipated draft rule language being developed by Ohio EPA. Certified professionals can earn a maximum of four professional development hour units (PDHUs) for attending any of these sessions.



Nov. 21, 2013: 1 — 5 p.m.

W.W. Knight Nature Center:
Hankison Great Room
29530 White Rd.
Perrysburg, OH 43551

Dec. 5, 2013: 1 — 5 p.m.

Nelsonville Library
95 W. Washington St.
Nelsonville, OH 45764-1177

Dec. 10, 2013: 1 — 5 p.m.

Ohio Peace Officer
Training Academy
4055 Highlander Parkway - Suite B
Richfield, OH 44286

Dec. 12, 2013: 1 — 5 p.m.

City of Mason - Public Utilities
3200 Mason-Morrow-Millgrove Rd.
Mason, OH 45040

Dec. 17, 2013: 1 — 5 p.m.

Delaware County Board of Elections
2079 U.S. Highway 23, N #4
Delaware, OH 43015

The following informational meetings are open to all interested parties; there is no need for registration or confirmation of attendance. If you have any questions regarding the VAP rules or the five-year rule review, please contact Emily Patchen at Emily.Patchen@epa.ohio.gov or (614) 728-5441.

U.S. EPA's ARC Grants for Federal Fiscal Year 2014

With the government shutdown, debt ceiling crisis and sequester occupying Washington's attention, little is known about when this year's Assessment, Revolving Loan Fund and Cleanup (ARC) Guidelines and grant-proposal deadlines will be announced. When the announcement comes, U.S. EPA will ask that proposals be submitted within 60 days. Because this is not a lot of time to put together a thorough and polished proposal, U.S. EPA recently published a document called "Getting Started Preparing your ARC Proposal Early" which can be found on its website at: epa.gov/brownfields/pdfs/getting-started-preparing-your-arc-proposal-early.pdf.

In the document, U.S. EPA outlines many activities that can be done in advance of the ARC Guidelines being made publically available. It is U.S. EPA's hope that you use the document to begin preparing your ARC proposal early to facilitate your efforts to prepare a thorough, thoughtful, timely and most importantly, successful proposal.

Site Assistance & Brownfield Revitalization (SABR) will send an email blast with a link to the Guidelines when they are published along with directions to follow to receive the State Support Letter required for all ARC proposals.

Brownfield Transformation in Fairborn, Ohio

Where can emergency responders experience real-world simulations to prepare for when disaster strikes? In Fairborn, Ohio, at a state-of-the-art training center called Calamityville®, where disaster scenes are simulated at a former cement manufacturing plant. The Wright State University National Center for Medical Readiness operates this 54-acre facility at 506 E. Xenia Ave. for civilian and military medical communities. It offers a variety of training experiences from classrooms and labs to technical training zones.



Training simulations include complex vehicle situations involving Humvees, school buses and heavy mobile equipment; confined-space entry; hazardous material tanker scenarios; a collapsed village; an aircraft crash site; and standing/moving water simulations. This learning lab rose from an abandoned cement plant as the result of cooperative efforts between Wright State University, Fairborn and the Clean Ohio Fund to clean up a former brownfield for productive use.



In 2009, the City of Fairborn received a \$3 million grant from the Clean Ohio Revitalization Fund (CORF) to clean up the property. Southwest Portland Cement initially developed the property for cement production in the 1920s. The last owner, Cemex, Inc. donated the property to the city in 2009. More than \$1 million in matching funds was provided by Wright State University for assessment and remedial activities.

A Phase I assessment was completed at the property in 2008 and updated for the No Further Action Letter in 2013. Twenty-two identified areas were designated and included various petroleum underground and above-ground storage tanks, hydraulic lifts, coal storage area, equipment storage, an historic spill, transformers, drum storage and utility tunnel system. Phase II studies indicated impacts to surface soil with arsenic and PAHs from past operations and a small area of ground water impacted with trichloroethene.

CORF funds were used to remove 22,000 tons of impacted soil and treat ground water impacted area by potassium permanganate oxidation. CORF also paid for asbestos abatement in preparation for building renovations. Remaining asbestos found in a utility tunnel system and debris from historic demolition activities were also removed. Asbestos-impacted soils were removed to depths of two feet and replaced with clean backfill.



The cement plant closed in 2004 and the main cement manufacturing plant was subsequently demolished. Large cement silos remain and are the centerpiece of Calamityville's® disaster simulation area. Former utility tunnels have been cleaned up and incorporated into the training area.

A risk-mitigation plan was created to protect future construction workers from exposures to asbestos that may be present below the two-foot point of compliance. CORF funds also were used to demolish select structures, including small buildings, former rail beds and collapsed tunnels that were not useable for the simulation labs. Following completion of all remedial activities, a final Phase II assessment was completed in February 2013 and demonstrated that the property meets all applicable standards. A No Further Action Letter was subsequently prepared and the Ohio EPA granted a Covenant Not to Sue on Aug. 13, 2013.

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Wright State University opened Calamityville® in March 2011 by utilizing classroom space in a renovated office building from the former facility. Ongoing remedial activities prevented a complete site-wide use until November 2012 when the first technical training zone course was held. Additional courses and training zones have since been added and continue to be developed. Attendees come from across the nation and the facility is projected to have a local economic impact of \$374 million over a five-year period. The training facility build-out is estimated to cost more than \$17 million and create up to 30 full-time jobs.

Documenting PDHUs for Your Renewal Application

Professional Development Hour Units (PDHUs) are a key element of the Certified Professional renewal application. Proper documentation of attendance is key to facilitating review of the application and reducing turnaround time.

Step 1: Put the beginning and ending dates of your certification period at the top of the PDHU table (NOT the beginning and ending dates of when you earned your PDHUs). This serves as a reminder to you and the reviewer that the PDHUs need to fall within the certification period to qualify.

PDHU TABLE

PDHUS CLAIMED FOR CERTIFICATION PERIOD

From (Month/Day/Year): To (Month/Day/Year):

Step 2: List the courses in date order in the PDHU table.

| Description of Activity | # of PDHUs | Date | Doc. # |
|-------------------------|------------|------|--------|
| | | | |

The document number refers to the documentation of attendance attached to the application. If the course has been pre-approved for attendance, the certificate of attendance is sufficient. (See pre-approved courses and archived courses on the Voluntary Action Program (VAP) page at epa.ohio.gov/derr/volunt/volunt.aspx).

If the course is not pre-approved and you have not received individual pre-approval from Division of Environmental Response and Revitalization (DERR) staff, make sure your documentation is complete enough that the course content can be evaluated. This includes a detailed course description or agenda broken down by the time allotted for each topic. If the course has not been pre-approved and a detailed course description has not been supplied, the application review may be held until this information is provided.

For details regarding courses that qualify for PDHUs, see our technical guidance document VA30005.12.002 (epa.ohio.gov/portals/30/vap/tgc/va30005-12-002.pdf) or call or email Ildi Pallos at (614)644-2086 or Ildi.pallos@epa.ohio.gov.

CP Annual Training

The latest Voluntary Action Program (VAP) certified professional (CP) annual training, co-sponsored by Ohio EPA and the American Council of Engineering Companies of Ohio (ACEC), was held at the NorthPointe Conference Center on Oct. 7.

Ohio EPA staff provided updates to the Assessment, Cleanup and Reuse (ACRE) and Site Assistance & Brownfield Revitalization (SABR) programs, and presented new developments to various elements of the VAP, such as operation and maintenance plan monitoring, institutional control inspection, vapor intrusion and the urban setting designation process. CPs were also updated on proposed changes to the NFA letter submittal. CPs presented several case studies, and staff discussed the latest reports on Ohio's community gardening and background studies for Franklin, Montgomery and Lucas counties. The presentations from the training are available at: epa.ohio.gov/portals/30/sabr/docs/a_training/2013%20CP%20Annual%20Training%20Agenda%20with%20Presentations.pdf.

Courses Pre-approved for PDHUs

To renew certification, a certified professional (CP) must demonstrate completion of a minimum of 12 professional development hour units (PDHUs), as set forth in paragraphs (C)(7) through (C)(11) of rule 3745-300-05, of relevant continuing education during the previous certification year.

CPs are encouraged to attend CP Coffees (3- to 4-hour training sessions held two to three times a year), the Voluntary Action Program (VAP) Annual Certified Professional Training Session in the fall of each year (typically a full-day session), and/or the Ohio Brownfield Conference presentations that are pre-approved for PDHUs. In addition, technical courses covering issues such ground water sampling and soil classification, are offered on a periodic basis. Current courses being offered can always be found under "Upcoming Outreach and Training Sessions," and it will be noted if the courses qualify for PDHUs.

In addition, there are several technical webinars, seminars and conferences related to investigation and remediation techniques that Division of Environmental Response/Site Assistance & Brownfield Revitalization (DERR/SABR) staff approve on a regular basis for PDHUs. For the latest version of pre-approved courses, see below.

If you have any questions regarding whether a course you plan to take will qualify for PDHUs, or if you have questions about documentation for PDHUs for purposes of your renewal application, please contact a SABR CP coordinator at (614) 644-2924.

VAP Rule Review Stakeholder Meetings

November—December 2013: Various dates and locations statewide (see link on website below)

Cost – Free PDHUs – max 4

epa.ohio.gov/derr/derrrules.aspx

Soil Sampling and Decision Making Using Incremental Sampling Methodology - Part 1

Dec. 3, 2013: 2 — 4:15 p.m.

Internet Seminar

Cost – Free PDHUs – 2.25

http://clu-in.org/live/#Soil_Sampling_and_Decision_Making_Using_Incremental_Sampling_Methodology_-_Part_1_20131203

CP Initial Training

Dec. 3, 2013: 8:30 a.m. — 5:30 p.m.

Ohio EPA, 50 W. Town St, Columbus OH 43215

Cost — \$200 PDHUs — 8

<https://cpinitialtrainingdec2013.eventbrite.com/>

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SESOIL and AT123D Modeling for VAP Certified Professionals - Introduction to SEVIEW 7.1

Dec. 9, 2013: 1 — 5:15 p.m.

ESCI, LLC

Columbus Airport Marriott, 1375 N. Cassady Ave., Columbus, OH 43219

Cost - \$150 PDHUs - 4

http://www.seview.com/training_oh.htm

Green & Sustainable Remediation

Dec. 12, 2013: 11 a.m. — 1:15 p.m.

Internet Seminar

Cost - Free PDHUs - 2.25

http://clu-in.org/live/#Green_&_Sustainable_Remediation_20131212

Mining Waste Treatment Technology Selection

Dec. 12, 2013: 2 — 4:15 p.m.

Internet Seminar

Cost - Free PDHUs - 2.25

http://clu-in.org/live/#Mining_Waste_Treatment_Technology_Selection_20131212

Guide to the Ohio Brownfield Inventory

Cleaning up our past....Enhancing our future.



Join the Inventory

By providing information for the brownfield inventory, you will introduce developers and other potential buyers to your property.

To be eligible for Clean Ohio program grant funding, prospective brownfield sites must be included in the inventory.

Go to www.derr.epa.ohio.gov to check out the inventory. For assistance, or to submit your property information, call (614) 644-2924.

SABR News

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