

A photograph of an industrial facility, likely a power plant or refinery, featuring several tall smokestacks and large brick buildings. High-voltage power lines and towers are visible in the foreground and background. The sky is clear and blue. Bare trees are in the foreground, and a road is visible on the left.

Update on Lorain County Brownfield Coalition

Introduction

- ▶ What is a brownfield and why is it important?
- ▶ Phase I
 - ▶ Involves a review of records, a site inspection, and interviews with owners, occupants, neighbors and local government officials
- ▶ Phase II
 - ▶ A more in depth assessment, based on the findings of the Phase I typically involving physical evaluation and/or testing at a property
- ▶ Why assess?

“Brownfields redevelopment is a key component to developing a sustainable community...It is the right thing to do for the environment and the economy”

-Lois Frankel
Co-Chair , USCM Brownfields Task Force



Lorain County Brownfield Coalition

- ▶ Members: Avon Lake, Lorain, North Ridgeville, Oberlin, Wellington
- ▶ In 2014 applied for an EPA grant to assess properties
 - ▶ Coalition identified 9 priority sites for assessment
- ▶ Was awarded a \$600,000 Community Wide Assessment Grant
 - ▶ Site Inventory
 - ▶ Property Assessments
 - ▶ Remedial Planning & Design
 - ▶ Health Evaluation
 - ▶ Community Involvement & Program Management



E&L Transportation, Lorain

Completed Assessments to Date



▶ 10 Phase I's:

- ▶ AT&T Building, North Ridgeville
- ▶ Bait and Canteen, Oberlin
- ▶ Detention Basin, North Ridgeville
- ▶ E&L Transportation, Lorain
- ▶ Hales Florist, North Ridgeville
- ▶ Jonick & Co., Sheffield Village
- ▶ Jonick Dock, Lorain
- ▶ LCPA DIY, Elyria
- ▶ Our Lady of the Wayside, Elyria Township
- ▶ Research & Commerce Park, Oberlin

▶ 5 Phase II's:

- ▶ AT&T Building, North Ridgeville
- ▶ Bait & Canteen, Oberlin
- ▶ E&L Transportation, Lorain
- ▶ Jonick & Co., Sheffield Village
- ▶ Jonick Dock, Lorain

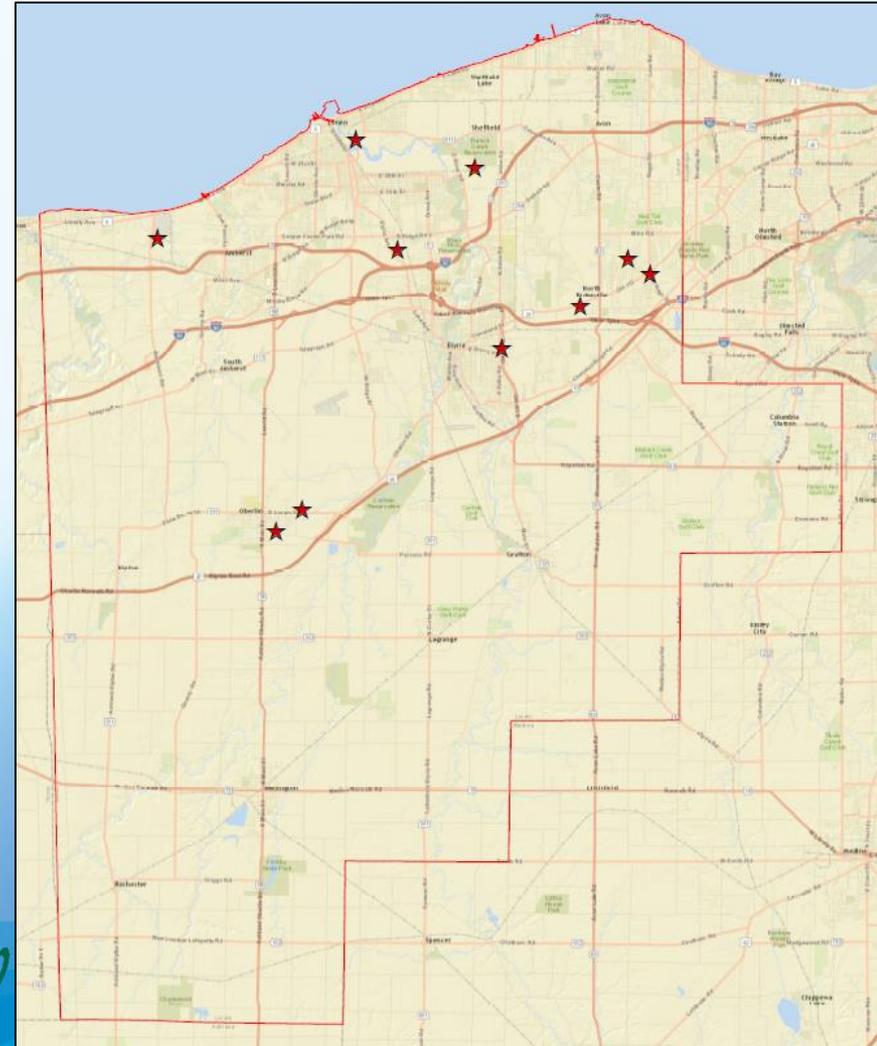


AT&T Building, North Ridgeville



Completed County Assessments to Date

- Elyria
- Elyria Township
- Lorain (2)
- North Ridgeville (3)
- Oberlin (2)
- Sheffield Village



Future/Pipeline Assessments



- ▶ E&L Transportation Closure Assessment
- ▶ Woodville Concrete Phase I + II
- ▶ West College Gas Station Phase II, Oberlin
- ▶ Panel Master Phase I
- ▶ Gasholder site, Oberlin
- ▶ Underground Storage Tank site, Lorain Port Authority



Visible petroleum @ West College Gas Station, Oberlin



Financial Analysis

- Grant includes:
- \$600,000 from EPA
 - ❑ \$150,000 allocated for petroleum sites
 - ❑ \$450,000 allocated for non-petroleum sites
- \$24,000 of in-kind match from Lorain County General Health District

Summary of finances:

- ▶ 1) We have drawn \$234,999.86 or 39.2% of the grant
- ▶ 2) There are five “active” projects still in drawdown (three have yet to draw any); these total \$34,240.28
- ▶ 3) There are seven potential future projects I have identified in our “pipeline”; these total of \$307,750
- ▶ 4) Sum of the draws + to be drawn + pipeline projects = \$576,990.14 or 96%



Brownfield Site Inventory Update



- ▶ In 2014 @ time of application had ~ 10 targeted sites for assessment
- ▶ After performing county-wide inventory, now have ~ 250 potential commercial/industrial brownfields
- ▶ In database: <https://www.ksutab.org/?&>



Future

- ▶ This fall (September) we reached the 2-year mark of our 3-year grant with the EPA
- ▶ Will apply for another round of assessment funding for the coalition
 - ▶ Having a strong inventory will demonstrate need
- ▶ Continue to work with coalition partners and work with the private lending community to identify future opportunities for the grant
- ▶ Leverage EPA grant for additional funding
 - ▶ e.g. State of Ohio's Abandoned Gas Station Cleanup Grant
- ▶ Grant will pay for two Remedial Action Plans if/when contamination is identified
- ▶ Will coordinate public outreach event with Lorain County General Health District

