R05-14-A-051

CITY OF
Painesville

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January 22, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Mr. West:

The City of Painesville, Ohio is submitting the attached application for a Community-Wide Brownfield Assessment Grant in the amount of $400,000. Painesville is a city with a rich industrial history and many positive attributes, while at the same time facing extraordinary socio-economic challenges. We have the strategic foundation to put the plan into action, a highly capable team, and a track record of leveraging successful brownfield projects. With EPA's support, we will further our plan to revitalize the Northern Railroad Corridor and the Southern Railroad/Downtown Corridor, and address the city's challenges by facilitating new investment.

In the mid-1800s, Painesville was the largest community between Cleveland, Ohio, and Erie, Pennsylvania. Two railroad lines that passed through the community spurred growth and by the late 1800s, Painesville was a booming economic center with several manufacturing businesses. Throughout the 1900s, the area along these two railroad lines was increasingly developed with manufacturing companies and the residential neighborhoods that provided their workforces, while the downtown core was developed with commercial businesses and Lake East Hospital. Over the last two decades, many of these manufacturing companies and commercial businesses ceased operations or moved, leaving a legacy of brownfields. Since 2009, the City has lost over 1,300 jobs with the closure of Core Systems Manufacturing and the move of Lake East Hospital to another community. Vacant and abandoned brownfield sites litter the City, particularly along the two railroad lines that spurred Painesville's growth in the late 1800s. Because of the concentration of brownfields blighting the City's most impoverished, underserved urban neighborhoods in the Northern Railroad Corridor and the Southern Railroad/Downtown Corridor, these areas were chosen as the target areas for this grant project.

Painesville is using its' Comprehensive Plan to guide their brownfields redevelopment approach. The Comprehensive Plan objectives echo community needs identified by residents during numerous outreach sessions: improve economic conditions through redevelopment, improve and connect neighborhoods with streetscapes, walkways, and bike paths, and revitalize the downtown area.

Painesville received an EPA Brownfields Grant in 2008, but those grant funds have been expended and the City needs additional funding to continue assessing the brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. The City will use this grant to transition industrial brownfields to high-tech light industrial use in the Northern Railroad Corridor and Southern Railroad/Downtown Corridor to create jobs for the impoverished residents in those neighborhoods and help eradicate blight. Brownfields in the north portion of the Southern Railroad/Downtown Corridor will be transitioned to mixed-use opportunities to create entertainment and dining venues, bring residents to the urban core, and help achieve a primary Comprehensive Plan objective of creating a vibrant, active downtown community.

Painesville has a plan to address brownfield issues, and we are tackling the environmental legacy of our industrial history in order to continue revitalizing our neighborhoods to the benefit of our residents and businesses. The City's economic development team and our partners have repeatedly demonstrated our ability to leverage and manage successful brownfield redevelopment projects. The Brownfield Assessment Grant will provide a powerful tool to offset the technical, financial, and timing challenges that often cause businesses and developers to overlook the city in favor of sprawl.

a. Applicant Identification: City of Painesville
   7 Richmond Street
   P.O. Box 601
   Painesville, Ohio 44077
b. Dun and Bradstreet (DUNS): 082340027
c. Funding Requested:
   (i) Grant type: Assessment
   (ii) Amount: $400,000
   (iii)Contamination: $200,000 Hazardous Substance and $200,000 Petroleum
   (iv)Community-wide
d. Location: City of Painesville, Ohio
e. Not Applicable - Not a site-specific proposal
f. Contacts:
   (i) **Project Director:** Ms. Cathy Bieterman, Economic Development Coordinator
   City of Painesville, Office of Economic Development
   7 Richmond Street, Painesville, Ohio 44077
   Phone: (440) 392-5795, email: cbieterman@painesville.com
   (ii) **Chief Executive:** Mr. Anthony Carson, City Manager
   7 Richmond Street, Painesville, Ohio 44077
   Phone: (440)392-5800, email: citymgr@painesville.com
g. Date Submitted: January 22, 2014
h. Project Period: Three years
i. Population: 19,563 (*U.S. Census Bureau 2010*)
j. Other Considerations: Attached

Sincerely,

Anthony Carson
City Manager

FY 2014 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA)
BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM
ASSESSMENT GRANT APPLICATION
SUBMITTED BY CITY OF PAINESVILLE, OHIO

RANKING CRITERIA FOR ASSESSMENT GRANTS

1. Community Need

1.a. Targeted Community and Brownfields

1.a.i In the mid-1800s, Painesville (the City) was the largest community between Cleveland, Ohio, and Erie, Pennsylvania. Two railroad lines that passed through the community spurred growth and by the late 1800s, Painesville was a booming economic center with several manufacturing businesses. Throughout the 1900s, the area along these two railroad lines was increasingly developed with manufacturing companies and the residential neighborhoods that provided their workforces, while the downtown core was developed with commercial businesses and Lake East Hospital. Over the last two decades, many of these manufacturing companies and commercial businesses ceased operations or moved, leaving a legacy of brownfields. Since 2009, the City has lost over 1,300 jobs with the closure of Core Systems Manufacturing and the move of Lake East Hospital to another community.

The City's Comprehensive Plan calls for brownfields redevelopment, neighborhood improvement with walkways and bike paths, and revitalization of the downtown area. The City identified two targeted areas for brownfields redevelopment: the Northern Railroad Corridor and the Southern Railroad/Downtown Corridor. These two corridors are located along the two railroad lines that spurred Painesville's growth in the late 1800s. These targeted areas were chosen because of the concentration of brownfields sites immediately adjoining the City's most impoverished, underserved neighborhoods.

1.a.ii. Statistics comparing the Northern Railroad Corridor, Southern Railroad/Downtown Corridor, and the City to County, State, and National figures are presented below.

	Northern Railroad Corridor	Southern Railroad/ Downtown Corridor	City of Painesville	Lake County	Ohio	National
Population	6,579[1]	7,231[2]	19,563[4]	230,041[4]	11,536,504[4]	308,745,538[4]
Unemployment	N/A	N/A	10.8%[5]	5.6%[3]	7.5%[3]	7.2%[3]
Poverty Rate	17.3%[1]	33.3%[2]	26.3%[5]	9.3%[5]	16.3%[5]	15.1%[4]
Percent Minority	31.9%[1]	43.5%[2]	31.8%[4]	7.6%[4]	17.3%[4]	26.7%[4]
Median Household Income	$41,628[1]	$29,157[2]	$34,994[5]	$56,231[5]	$46,829[5]	$49,445[5]
Children	34.2%[5]	28.2%[5]	31.4%[5]	24.3%[5]	26.5%[5]	26.9%[5]
Seniors	13.0%[5]	16.2%[5]	13.3%[5]	22.3%[5]	20.0%[5]	18.6%[5]
Women, child-bearing age	49.1%[5]	43.1%[5]	46.1%[5]	34.6%[5]	37.9%[5]	39.8%[5]

[1]Census Tract 2043.02 - data from Federal Financial Institutions Examination Council, 2010 Data
[2]Census Tracts 2044 and 2045- data from FFIEC, 2010 Data
[3]Data from Bureau of Labor Statistics - www.bls.gov, October 2013
[4]Data from 2010 U.S. Census and is available at www.census.gov
[5]Data from 2012 American Community Survey and is available at factfinder.census.gov

1.a.iii. The City identified three health and welfare concerns related to brownfields: 1) the concentration of brownfields located near low-income and minority neighborhoods; 2) the number of brownfields near sensitive populations (neighborhoods with a high percentage of children, pregnant women, or elderly); and 3) the number of brownfields along the Grand River. The City already compiled an inventory of 20 brownfields that are vacant or underutilized and need to be redeveloped. In preparation for this grant application, the City completed an assessment of historical and current property use through a review of historical maps, interviews with community members, and site reconnaissance. The City identified over 85 more potential brownfields (auto repair shops, machine shops, dry cleaners, manufacturing plants, junkyards, gas stations, bulk oil facilities) through this assessment. According to the Ohio Bureau of Underground Storage Tanks Regulations (BUSTR), 110 leaking UST sites exist within the City. The City identified Priority Sites within the Target Areas, listed in the following table, on which it will focus Assessment Grant funds. The sites were identified based on known or suspected contamination, proximity to sensitive populations, and high redevelopment opportunity.

Priority Site *(Size and proximity to sensitive populations)*	**Historic Use(s) / Possible or Known Contaminants / Current Condition**	**Potential Exposure Pathways and Health Effects**[1]
Former Core Systems *Approx. 102,000 ft² building on 11.1 acres in Northern Railroad Corridor (census tract 2043.02), adjacent to minority neighborhood (27%) with large population of children (34%).*	Injection molding manufacturing, use of solvents, adhesives, paints / VOCs, PAHs, and metals / vacant since early 2013	Physical hazards (vacant structure), inhalation (VOCs) and direct contact (PAHs and metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
Lake Photo Site *Approx.10,000 ft² on 1 acre in Northern Railroad Corridor (census tract 2043.02), adjacent to minority neighborhood (53%) with large population of children (34%) and large population of women of child-bearing age (49%).*	Former printing, manufacturing facility, and machine shop / VOCs, PAHs, metals/ asbestos and lead-based paint /vacant for last 10 years, blighted structure	Physical hazards (vacant, blighted structures), inhalation (VOCs, asbestos, lead dust) and direct contact (PAHs and metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
Former Gil Schwartz Distributors *Approx. 51,000 ft² on 3 acres in Southern Railroad Downtown Corridor (census tract 2044) in impoverished neighborhood with large population of children (28%) and minority (43%), adjacent to Lake Metroparks Greenway Corridor.*	Former beverage distributor, ice and fuel supply in the 1930s, possible USTs / VOCs, PAHs, possible metals, asbestos and lead-based paint / primarily vacant since 1998.	Physical hazards (vacant, blighted structures), Inhalation (VOCs, asbestos, lead dust) and direct contact (PAHs, possible metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
Former Chase Bank *Approx. 75,000 ft² on 1.7 acres in Southern Railroad Downtown Corridor (census tract 2045), adjacent to neighborhood with large population of elderly (16%), adjacent to public park.*	Former bank on downtown square / asbestos and lead-based paint / underutilized structure, only existing tenant (occupies 5% of building) is moving out in 2014 due to asbestos concerns.	Inhalation (asbestos, and lead dust) / Asbestosis, mesothelioma, neurological damage
244 Latimore Avenue *Approx. 7,000 ft² on 0.5 acres in Southern Railroad Downtown Corridor (census tract 2045), adjacent to neighborhood with large population of elderly (16%) and minority population (43%), approx.. 700 feet from Grand River and 200 feet from public park.*	Former auto repair, machine shop, possible dry cleaning/ asbestos, lead-based paint, VOCs, chlorinated solvents, PAHs, metals / underutilized structure.	Inhalation (VOCs, asbestos, and lead dust) and direct contact (metals and PAHs) / Asbestosis, mesothelioma, neurological damage, headaches, poor coordination, anemia/bone marrow problems, nerve damage, liver/kidney damage, cancer, birth defects, miscarriages.

Priority Site *(Size and proximity to sensitive populations)*	**Historic Use(s) / Possible or Known Contaminants / Current Condition**	**Potential Exposure Pathways and Health Effects**[1]
Abandoned/ Former Gasoline Stations *Located throughout city*	Gasoline sales and auto repair / chlorinated and petroleum solvents; benzene, toluene, ethylbenzene, xylenes (BTEX); PAHs, lead, other metals / vacant	Inhalation (VOCs) and direct contact (PAHs and metals) / Respiratory disease, central nervous system damage, cancer
[1] *Agency for Toxic Substances and Disease Registry (ATSDR), ToxFAQs.*		

1.a.iv. The EPA's AirData County Emissions Report for 2011 indicates that the large industrial plants in the City, area landfills, and vehicle traffic on State Route 2 have historically contributed millions of pounds of air pollutants. Now that many of these plants are closed and have become brownfields, emissions may be lower but residents living near these sources have already been exposed to numerous airborne contaminants and continue to be exposed to residual contaminants via airborne particulate inhalation, particulate ingestion, and vapor intrusion pathways. This represents an environmental justice concern for the City.

Compounding the effect of environmental pollutants are additional health concerns that are more prevalent in poor communities (Section 1.b). Based on the 2009 *National Health Interview Survey,* in the U.S., the percentage of obesity among lower income adults (30.7% for household income below $35,000) are higher than that those of higher income (26.6%) (*Vital and Health Statistics, Series 10, Number 249, December 2010*). The National Center for Health Statistics report *Trends in Asthma Prevalence, Health Care Use, and Mortality in the United States, 2001-2010* (May 2012), indicates that the prevalence of asthma is higher for individuals with income below the poverty level (11.2%) than those living with incomes above the poverty level (8.7% for those 100% to less than 200% of the poverty level and 7.3% for those 200% or more of the poverty level). These obesity and asthma statistics demonstrate some of the health disparities between income levels. As shown in the table in Section 1.a.ii, the poverty rates and percent of minorities in the targeted communities and the City are higher than the respective rates for Lake County, the State of Ohio, and the U.S.

1.b. Impacts on Targeted Community

The priority sites, located near or in residential neighborhoods, schools, and/or parks, negatively impact sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulates inhalation, and vapor intrusion pathways. Lung and bronchus cancer incidence rate (cases per 100,000 population per year) for the Southern Railroad/Downtown Corridor (≥105.6) exceeds the rate for the remainder of the City (71.2 to 105.6), Lake County (74.0), the state of Ohio (75.0), and the U.S. (63.9) *(all cancer data from Ohio Cancer Incidence Surveillance System – 2008).* According to the Center for Disease Control, Behavioral Risk Factor Surveillance System (2006), the estimated prevalence of children with reported asthma for Lake County is 14.9%, compared to 13.3% for the State and 9.3% for the nation. The report also indicates that adult asthma for African Americans is 17% in Ohio, compared to 9.2% for the U.S., and adult asthma rates for adults earning less than $25,000 range from 2 to 4 times the rates for those making $25,000 or more. Asthma prevalence rates for the City of Painesville are not available. The Ohio Department of Health (ODH) compiles data for incidence of chronic lower respiratory diseases (formerly known as chronic obstructive pulmonary disease (COPD)). According to ODH published data for 2004 – 2006, 5.8% of deaths caused by chronic illnesses in Lake County were attributed to chronic lower respiratory diseases. This is in contrast to the rates for Ohio (4.2%) and the U.S. (4.6%). These numbers demonstrate 1) the

breadth of health concerns across Painesville's population, and 2) a disproportionate impact from pollution to minority and low-income residents in the City, especially in the Northern Railroad Corridor and the Southern Railroad/Downtown Corridor.

The cumulative impact of brownfields on sensitive populations is exacerbated by lack of nutritious food and health insurance. More than 78% of Painesville students received free or reduced lunches in the 2011-2012 school year *(Ohio Department of Education)*. In addition, prior to implementation of the Affordable Care Act, 20.1% of the City's population was uninsured (*2008-2012 American Community Survey, 5-year Estimates*).

Another environmental concern is the migration of contaminants from brownfields to the Grand River. Migration of contaminants through stormwater and and/or groundwater from the City's brownfields, including the 244 Latimore Avenue site, a priority brownfield located within 700 feet of the river, presents a threat to water quality, sediments, and aquatic life. According to the Ohio Environmental Protection Agency (OEPA), the Grand River is one of the few rivers in Ohio that supports self-sustaining, native populations of walleye and muskellunge, both highly valued sport fish. Migration of contaminants to the river also presents an exposure risk to residents who use the waterway for fishing and recreation.

1.c. Financial Need

1.c.i The City's primary financial concern is the decrease in quality employment opportunities, which is disproportionately impacting low income residents in the Northern Railroad Corridor and Southern Railroad/Downtown Corridor target areas. Since 2009, the City lost at least 1,300 jobs with the move of Lake West Hospital from downtown Painesville (Southern Railroad/Downtown Corridor) to another community and the closing of Core Systems Manufacturing in the Northern Railroad Corridor. The loss of the hospital also resulted in decreased income for many of the nearby downtown businesses, further depleting the municipal income tax base. According to the Painesville Finance Manager, a 13% drop in municipal income taxes has resulted in a loss of about $1.1 million annually. Painesville received an EPA Brownfields Grant in 2008 but those grant funds have been expended and the City needs additional funding to continue assessing the brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. Redevelopment of the priority brownfields in the targeted communities will spur economic growth, provide impoverished residents with much needed employment opportunities, and increase the City's property and income tax bases.

Other economic factors further limit Painesville's ability to draw on other resources for assessment of brownfields. According to Painesville's Finance Manager, these factors include the following:

- Ohio's Local Government Fund contribution has declined over 40.5% since 2005.
- The elimination of the Ohio Estate Tax erased up to $400,000 in the City's annual revenues.
- The City has reduced its staff by 12 % since 2010, and those that remain have had several years of pay reductions and/or frozen salaries.

1.c.ii As manufacturing businesses and the hospital closed, residents in the Northern Railroad Corridor and and Southern Railroad/Downtown Corridor lost their jobs. Many of these workers lived in the surrounding low-income neighborhoods and, without personal vehicles, were dependent on jobs where they could walk, bike, or use local public transportation to get to work. In the neighborhoods in the Southern Railroad/Downtown Corridor, up to 20% of households have no personal vehicle (*2008-2012 American Community Survey 5-Year Estimates)*. As factories and supporting businesses shut their doors, vacant, dilapidated sites multiplied. With the lost income, workers in the surrounding neighborhoods lost their homes, and vacant housing added to the blight. In one neighborhood in the Southern Railroad/Downtown Corridor, over 41% of the housing units are vacant (*2008-2012 American Community Survey 5-Year Estimates*). These vacant properties become a magnet for vandalism, theft, and drug activity, putting a strain on the City's fire and police forces and compromising the safety of the neighborhood.

2. Project Description and Feasibility of Success

2.a. Project Description

2.a.i In 2005, the City convened a group of business and community leaders to spearhead a community-wide effort to create a targeted approach to smart growth and creation of a truly livable community. Public meetings, online and paper surveys, interviews with residents, and discussion forums were held; more than 500 residents contributed to shaping Painesville's vision for the future. The City used this successful community engagement strategy to implement the grant project in 2008 and will use this same approach for this Assessment Grant. Using this targeted approach to smarth growth, Painesville identified the two targeted areas for this grant project, the Northern Railroad Corridor and the Southern Railroad/Downtown Corridor.

The Northern Railroad Corridor, in which two of the priority sites are located, was formerly a productive industrial area, occupied by busy manufacturing plants and the surrounding residential neighborhoods where their employees lived. This area is now home to vacant, blighted buildings and the resulting underserved residents. The City plans to transform this corridor into a high-tech, light industrial area that will provide jobs for the residents in the surrounding neighborhoods. The City is marketing the Core Systems site to bio-medical, aerospace, and advanced energy firms. The City plans to demolish the building on the Lake Photo site so the adjoining light industrial firm can expand their business on the property.

The Southern Railroad/Downtown Corridor extends from the railroad tracks on the south side of Painesville to the downtown area. The City will focus on transforming the south portion of this corridor, along the railroad line to high-tech light industrial. The north portion of the corridor will be a mixed use commercial/retail/residential neighborhood. A small business incubator is planned for the Former Gil Schwartz Distributors site, where small high-tech manufacturing firms will be supported by the City while they grow until they can occupy larger facilities. The City is working with the existing light industrial firm at the 244 Latimore Avenue property on potential future expansion. The Former Chase Bank building will be converted to a medical office building, with a much-needed urgent care center on the first floor.

After a site is deemed eligible by the EPA, the community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA. Phase I ESAs will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527) and, where appropriate, the Ohio Administrative Code (OAC) 3745-300-06 for the Ohio Voluntary Action Program (VAP). The environmental consultant will design a Phase II ESA conforming with ASTM Standard E1903-97 and, where appropriate, the Ohio VAP/ BUSTR Corrective Action Program rules to investigate areas of potential environmental impact. Site Assessment procedures will be instituted to ensure that the community is protected from contaminants during assessment work. Upon receipt of assessment results, the environmental consultant will work with the City, the potential developer, and community partners to devise liability management, cleanup, and site use strategies that support redevelopment efforts. After completion of initial assessment activities, additional safe use or remedial investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe future use of the site. As appropriate, contaminated sites will be entered into the Ohio Voluntary Action Program (VAP), or Bureau of Underground Storage Tank Regulations (BUSTR) Program. The results of assessments will be disseminated to the community through public meetings and notification of community organizations (Sections 3.a and 3.c). If health threats are identified, the OEPA and the Lake County General Health District will be notified (Section 3.b). If needed, the City will seek additional funding from local and state sources and/or the EPA (Section 2.c) for assessment activities and subsequent environmental response activities.

Assessment data will be used to determine the nature and extent of contamination; evaluate exposure pathways; conduct cleanup planning to determine appropriate mitigation/remediation strategies that are protective of human health and the environment; and support redevelopment

activities. These assessments will support commercial/industrial redevelopments in areas with existing infrastructure, creating local jobs and amenities.

The public will be notified of scheduled assessment activities. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled with fencing and signage during assessment operations. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled through use of engineering controls and specialized work practices. Decontamination water and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed. The assessment data generated will be used to help the City and/or a developer determine how to protect the community during redevelopment activities.

Program outputs and outcomes will be regularly entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database following Phase I and II ESAs, and subsequent remediation, and/or redevelopment activities.

2.a.ii. As done previously for the 2008 grant project, the City's Economic Development Department (EDD), other supporting City staff, and a qualified environmental consultant (the project team) will lead the community-oriented Assessment Grant project to support revitalization. The EDD will be responsible for day-to-day grant operations including updating and maintaining the brownfields inventory; distributing information to the community; prioritizing sites for assessment; and tracking project progress. The EDD will be responsible for procuring all contractual services (e.g., environmental consultant), submittal of required reports to the EPA, and managing the brownfields information. The EDD will be supported by the City's finance director.

The City completed their 2008 assessment grant project within three years and expended all of the available grant funds. The City will adhere to the following timeline to ensure Assessment Grant funds are expended by the end of the 3-year cooperative agreement period. The EDD will host a project "kick-off" meeting with its community partners, including those that are on the project team and prepare a Work Plan within one month of receiving notification of the Assessment Grant award. Concurrently, the City will retain a qualified environmental consultant in compliance with applicable federal procurement regulations. The qualified environmental consultant will assist with grant management operations, perform the assessment work, and assist with required reporting. Priority brownfields in the targeted communites have already been identified (Section 1); therefore, assessments will begin within one month of retaining an environmental consultant.

2.a.iii. The priority brownfields (Section 1.a.iii) were selected because of their location within the City's Targeted Areas, their size, their condition, and/or known or suspected contamination. As the grant project progresses, other priority sites, as well as high-risk and developable sites identified by community members and community organizations (Sections 2.a, 3.a, and 3.c) will be integrated into the project. The City will develop a prioritization ranking system to assist in selecting additional sites for assessment based on the following factors. **First**, sites where available information suggests an imminent threat to public welfare or the environment exists. **Second**, high-opportunity brownfields (Section 1) that will help the City achieve both Plans targeted goals and objectives. **Third**, brownfields that receive interest for redevelopment or are identified as high community priorities during implementation of the Grant.

Site access will be obtained as follows:

- For property transfers, a site access agreement will be included with the purchase agreement between the current and prospective owners.
- For tax foreclosures, the City will work with the Lake County Land Bank obtain site access.
- For lender foreclosures, the City will obtain an access agreement from the lender.

- For sites that present an imminent threat to public welfare or the environment, the City will use its nuisance abatement authority under the Ohio Revised Code, or work with Ohio EPA to obtain site access.

2.b. Task Description and Budget Table

Task 1 - Programmatic Costs: The City will provide **in-kind**, labor resources and supplies associated with programmatic costs, including documenting the brownfields site selection process, coordinating and conducting operational meetings, preparing quarterly reports, and other activities associated with grant functions. The in-kind effort will consist of two hours per week for implementing programmatic activities, equaling an in-kind contribution of up to $15,000 (300 hours at $50/hour). The programmatic costs of $4,000 ($2,000 for each grant) include travel to send one staffperson to two EPA Brownfields Conferences and one other brownfields training opportunity. Outputs include continuing staff training and improved brownfields knowledge.

Task 2 - Community & Stakeholder Outreach: Community outreach costs of $6,000 are included. This includes contractual costs of $6,000 ($3,000 for each grant) for coordinating/conducting community involvement and outreach meetings. Effort beyond $6,000 will be provided in-kind through additional labor and expenses (i.e. travel and supplies) needed to conduct environmental outreach meetings, draft press releases, update City websites as new information is generated, and other activities to complete the community outreach programs. Outputs include at least three public meetings and development of marketing documents that can be used to promote area brownfields and grant availability.

Task 3 - Site Assessment: Over 83% of the site assessment task budget will be used to conduct Phase II ESAs. Sites will be evaluated through performance of Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527) and other ASTM standards and practices) and, when appropriate, the Ohio Voluntary Action Program (VAP) and or Ohio Bureau of Underground Storage Tank Regulations (BUSTR). The costs for completing Phase I and Phase II ESAs will vary depending on the complexity and whether VAP/BUSTR compliance is required. The City estimates Phase I ESAs will cost $3,000 to $7,000, VAP Phase I Property Assessments will cost $7,000 to $10,000, and Phase II ESAs will cost $20,000 to $60,000. The hazardous substances budget includes contractual costs of $190,000 based on conducting six Phase I ESAs at an average cost of $5,000 ($30,000 total), and four Phase II ESAs at an average cost of $40,000 each ($160,000 total). The petroleum budget includes contractual costs of $185,000, based on seven Phase I ESAs at an average cost of $5,000 ($35,000 total) and six Phase II ESAs at an average cost of $25,000 ($150,000 total).

Task 4 - Cleanup and Reuse Planning: The City will conduct cleanup/redevelopment planning in accordance with OEPA or BUSTR programs where redevelopment is imminent. This may include preparation of cleanup plans, assessment of cleanup/redevelopment alternatives, and evaluation of institutional and engineering controls. Contractual costs for this task are estimated at $5,000 (hazardous substances) and $10,000 (petroleum), based on completing one cleanup and reuse plan at one hazardous substance site at $5,000 each and two petroleum sites at $5,000 each.

Hazardous Substances Assessment Grant					
Budget Categories	**Task 1: Programmatic Costs**	**Task 2: Community & Stakeholder Outreach**	**Task 3: Phase I&II Assessments**	**Task 4: Cleanup and Reuse Planning**	**Total**
Personnel					
Travel	$2,000				$2,000
Contractual		$3,000	$190,000	$5,000	$198,000
Sub-Total	**$2,000**	**$3,000**	**$190,000**	**$5,000**	**$200,000**
Petroleum Assessment Grant					
Budget Categories	**Task 1: Programmatic Costs**	**Task 2: Community & Stakeholder Outreach**	**Task 3: Phase I&II Assessments**	**Task 4: Cleanup and Reuse Planning**	**Total**
Personnel					
Travel	$2,000				$2,000
Contractual		$3,000	$185,000	$10,000	$198,000
Sub-Total	**$2,000**	**$3,000**	**$185,000**	**$10,000**	**$200,000**
TOTALS	**$4,000**	**$6,000**	**$375,000**	**$12,000**	**$400,000**

2.c Ability to Leverage

The following table identifies local resources that the City will access to support assessment and subsequent cleanup and redevelopment activities.

Source	Resources Leveraged/Role of Resources	Estimated/Anticipated Value	Likelihood
City of Painesville	**1)** staff time for outreach and programmatic activities. **2)** Meeting rooms, educational materials, equipment for outreach/workshop events. **3)** General Fund for supplemental assessment or re-use planning **4)** Site access support (clearing of brush and debris, building access, etc.) to support Phase I and Phase II ESA activities.	**$15,000** from Staff (300 hrs at $50/hr) **$5,000** (meeting venue/equipment/supplies costs of $500 per event, for ten events) **$5,000** (equipment/ supplies and staff costs (at $50/hr) to aid in site access support.	100%
Environ. Consultant	Assist with documentation/reporting including progress reports, Quality Assurance Project Plan, Health and Safety Plans, administrative meetings.	**$10,000** (100 hrs at $100/hr)	90% in-kind resources requested
Lake Erie College	Student participation through the Biology Dept, Class 104 "Introduction to Environmental Science" and Class 225 "Environmental Management." Students will participate in historical research, re-use planning, and community awareness.	Value dependent on number of students enrolled; expected to contribute at least 100 hours of effort per semester.	100% (support letter attached, see Section 3c)

In the past 10 years, the City's redevelopment efforts have helped create public and private investments totaling over $150 million. Painesville has received over $3.7 million in Clean Ohio grant funds since 2001 and has loaned over $300,000 for the completion of Phase II assessments in conjunction with the Lake County Port Authority; these funds leveraged over $17 million in private investment and created/retained over 65 new jobs.

The following funding sources may be used to supplement grant funds:

- Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants
- Ohio Development Services Agency (ODSA) Tax Increment Financing (TIF): Funding for local governments to finance environmental remediation, demolition, and public infrastructure.
- PLEDGE Linked Deposit Low-Interest Loan Program: City assists new businesses in the City with business loans up to 3% below the conventional loan rate with the progam's participating banks. Loans can be used for property or business acquisition, fixed assets, working capital, receivables financing, and environmental cleanup.
- Community Reinvestment Area Tax Incentive: City provides businesses with real property tax exemptions of up to 100% for 10 years on new buildings and renovation projects in four community reinvestment areas. All but one of the Priority Sites are located within a community reinvestment area.
- Enterprise Zone Tax Incentive: Provides substantial tax reductions (up to 75%, up to 10 years) for industrial projects that create jobs in Lake County and invest in real and/or personal property.
- EPA Clean Water State Revolving Fund: provides loans for cleanup/remediation activities

The City leveraged a $2.5 million Clean Ohio Grant to conduct environmental cleanup of the former Lake East Hospital site located in the Southern Railroad/Downtown Corridor. Over $600,000 in private investment was secured to assist with the cleanup. The City's 2008 EPA Assessment Grant funded the environmental assessment of the Hospital. Cleanup activities were completed in 2013 and the City is finalizing plans for a mixed-use, residential and commercial development on the property.

3) Community Engagement and Partnerships

3.a. Plan for Involving Target Community & Other Stakeholders and Communicating Project Progress: The City of Painesville has an established culture of community involvement. The development of the 2005 Comprehensive Plan is a prime example of Painesville's community participation. Public meetings, online and paper surveys, interviews with residents, and discussion forums were held to collect ideas and develop detailed recommendations. More than 500 residents helped determine the community's vision and 18 volunteers served on the steering committee to incorporate community input into the final Plan. The City will use this successful model to incorporate community involvement, with a focus on residents in the Northern Railroad Corridor and the Southern Railroad/Downtown Corridor, in the Assessment Grant project.

The Plan for involving the affected community will include three primary efforts: **1)** notification of Grant award, **2)** "kick-off" meeting and initial outreach, **3)** on-going education and communication. Painesville's residents rely on local newspapers, radio stations, and the City's social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to the Lake County News Herald, the Cleveland Plain Dealer, the Painesville Magazine, and the Speaking of Painesville Newsletter. The City will also place advertisements on local radio stations (WABQ – 14600 AM) and the local Public Access

Television Station (Channel 12), to reach residents at every educational level and those without internet service.

- Notifying the key community-based organizations that will have an active role in the project (described in 3c). Several of the organization will publish notification about the grant award on their websites and in their newsletters. Because 21% of Painesville's population is Hispanic, the community-based organization, HOLA, will assist with translation services.
- Posting notification of the award and EPA Brownfield Program information on the City's website, Facebook page, and Twitter feed.

Secondly, the City will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. City Hall or library) to acquaint the key organizations, as well as community and environmental organizations, educational institutions, and the general public. The City will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the City's website, and Facebook page, and Speaking of Painesville newsletter.

Thirdly, the City will continue education and outreach activities, including:

- Developing and hosting a brownfields workshop within the first year of the grant program, in coordination with supporting City Departments (Community Department) and community partners. The OEPA and EPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and report on the progress of the City's Brownfields Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.
- Providing regular updates on program progress through the City's website, the Speaking of Painesville Newsletter, and the City's Facebook page. Additionally, the City will continue to issue press releases about the grant project to local newspapers.

If additional information on brownfields projects is requested by citizens or community organizations, additional public meetings will be coordinated by the City as necessary, and/or City project team representatives will attend partner organization meetings.

Following completion of an assessment, assessment and cleanup/reuse information will be provided to appropriate community and project stakeholders, including results of the assessments, and explaining health and environmental impacts of findings. The City and the environmental consultant will present the information at a level of detail dictated by the audience. If health threats are identified, the Lake County General Health District (LCGHD) will become a partner in community involvement and education (Section 3.b). When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented. At the close of the project, the City will provide a final report to the community summarizing project outputs and outcomes.

3.b. Partnerships with Government Agencies

3.b.i The City will rely on long-established relationships with local and state partners to ensure success of the project. Locally, the City will partner with the Lake County General Health District (LCGHD). Seveal LCGHD programs, such as asbestos control, air monitoring, environmental nuisance complaints for commercial building (e.g. dangerous blight), and environmental health administration relate to the City's Brownfield program. The LCGHD has been actively involved in education/notification, testing, and monitoring releated to radon, mold lead poinsoning, and groundwater protection. The expertise and experience of the LCGHD will be called upon to help assess off-site health threats posed by contamination; identify toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfield is confirmed.

Through its successful environmental and brownfields redevelopment programs, the City has established a strong and productive relationship with the OEPA, BUSTR, Ohio Department of Transportation (ODOT), and the Ohio Development Services Agency (ODSA). The City will continue to foster these partnerships with activities associated with the Assessment Grants. The City will also work closely with the OEPA and BUSTR to help ensure appropriate assessment and cleanup activities are conducted at brownfields. This project will be conducted in compliance with OEPA and BUSTR guidance documents and Ohio's Voluntary Action Program and/or BUSTR's Corrective Action Program. The City will work with OEPA and/or BUSTR staff for resolution of regulatory or procedural issues, interpretation of rules and guidance documents, and technical guidance.

When contamination is discovered on brownfields, the cleanup criteria established under the Ohio VAP will be used to identify and address on-site health and environmental threats posed by contamination. If contamination discovered through assessment has the potential to negatively impact the health of local populations, especially as related to off-site exposures, the OEPA will be notified and brought in as a project partner with the City and LCGHD.

3.b.ii The City will also be supported by the Lake County Office of Planning and Community Development (OPCD) and Lake County Stormwater Management Department to ensure that sustainable and equitable development goals are met. The OPCD will support the City's brownfields program by providing guidance to optimize existing infrastructure and identify appropriate re-use of sites in relation to the surrounding neighborhoods. The Stormwater Management Department will offer guidance on stormwater pollution prevention measures such as bioswales and rooftop rain gardens during redevelopment planning and will review stormwater pollution prevention plans at sites where grading or construction occurs.

3.c. Partnerships with Community Organizations: The City identified the following organizations as project partners. The organizations' letters of support are included in Attachment B.

The Downtown Painesville Organization is a non-profit revitalizing Painesville's historic core via the Ohio Main Street Program. The Downtown Painesville Organization offers assistance in promotional opportunities to downtown businesses and organizations and provides site selection assistance.

Lake Metroparks formed in 1958, the park district is dedicated to conserving and preserving the natural resources of Lake County. The Lake Metroparks' Beatty Landing park and the Greenway Corridor are located adjacent to the Southern Railroad and Downtown Corridor. The organization will be consulted on redevelopment and recreational opportunities, and will be invited to participate in brownfield workshops and community outreach events.

HOLA is a grassroots organization focusing on Latino community outreach, advocacy, and organizing. The organization will update the local Hispanic community about the assessment grant project through their monthly meetings and newsletter and will provide bilingual language support.

The Ohio State University Extension (OSU Extension) offers education in horticulture, family and consumer sciences, nutrition, 4H youth development, and Great Lakes education. The organization will be consulted on the appropriate re-use of landscaping and site materials to enhance sustainability as it has during past projects with the City.

The Painesville Area Chamber of Commerce is a long-standing business organization that represents more than 420 members in the Painesville area. It will help match its growing business members and entrepreneurs with redevelopment opportunities in Painesville and will disseminate assessment grant project information to its members.

Lake Erie College is a private college located adjacent to Painesville's Southern Railroad and Downtown Corridor. Lake Erie College's Environmental Science program fits exceptionally well

with the EPA Brownfield Assessment Grant project, and the City and the college will continue to partner during the grant project to provide educational opportuites for residents to gain skills necessary to work in brownfields redevelopment projects.

4.0 Project Benefits

4.a. Health and/or Welfare and Environment: The specific health and/or welfare and environment benefits associated with the priority brownfield in the targeted communities are summarized below.

Priority Site	Health and/or Welfare and Environment Benefits
Former Core Systems	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to facilitate remedial planning to limit 1) vapor intrusion concerns on-site and for nearby residents, and 2) direct contact exposures. Assessing this property will aid in putting this large vacant building back into use, improving safety for the area's children.
Lake Photo Site	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to facilitate remedial planning to limit 1) direct contact, and 2) vapor intrusion on-site and off-site vapor migration concerns for the adjacent minority neighborhood. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed. Cleanup planning will be conducted so that hazardous materials can be abated and the blighted structure can be demolished, increasing safety in this area that has a large population of children.
Former Gil Schwartz Distributors	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to facilitate remedial planning to limit 1) direct contact, and 2) vapor intrusion on-site and off-site vapor migration concerns for nearby residents in this low-income, minority neighborhood. Hazardous building materials will also be assessed to help determine if abatement is needed. Assessing this property is the first step in putting it back to use, eliminating the physical hazard of a vacant structure adjacent to a public recreational trail.
Former Chase Bank	Hazardous building materials will be assessed and cleanup planning will be conducted to prepare for abatement. Once the hazardous materials are abated, this building can be put back to use, eliminating a large physical hazard across from a public park.
244 Latimore Avenue	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to limit 1) direct contact, 2) vapor intrusion on-site and off-site vapor migration concerns for nearby residents, and 3) migration of contaminants off-site to the nearby Grand River. Hazardous building materials will also be assessed to help determine if abatement is needed.
Abandoned Gas Stations	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to facilitate remedial planning to limit 1) direct contact, and 2) vapor intrusion on-site and off-site vapor migration concerns for nearby residential neighborhoods. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed. Cleanup planning will be conducted so that hazardous materials can be abated and blighted structures can be demolished, increasing safety.

The priority sites are located in the Northern Railroad Corridor and the Southern Railroad/Downtown Corridor, the Target Areas for this project; therefore, reductions in health and welfare threats will be directly beneficial to the disproportionately affected, underprivileged residents, helping to address the environmental justice issues these sites present. Cleanup and redevelopment of these sites will greatly reduce current threats to citizens living, working, shopping, learning, and playing in those areas. Redevelopment of these brownfields epitomizes the

equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. The redevelopment outcomes of this project coincide with the guiding Livability Principles of increasing economic competiveness, leveraging federal investment, and valuing and supporting the community and it neighborhoods. The redevelopment of priority brownfields will also lead to mitigation of nonpoint pollution sources and illicit discharges, improving water and sediment quality in the Grand River. This will result in reduction in contaminants, improving aquatic life and allowing for fishing and additional recreational opportunities.

4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

4.b.i. Sustainable development principles, including strategic land use planning, where land use is matched to existing infrastructure, and natural resources and greenspace are preserved, are woven into the Comprehensive Plan. In 2013, the City added bioretention planters and pervious pavers to Main Street with the help of a Surface Water Improvement Fund (SWIF) grant from the OEPA. In 2013, the City finished restored more than 15 acres along the Grand River to greenspace. The property was formerly occupied by two condominium complexes that were destroyed by flooding in 2006. The new greenspace will be dedicated as a public park in 2014.

The current financial condition of the City makes it nearly impossible to capitalize new infrastructure; therefore, the City has decided that grant funds and other redevelopment incentives will only be provided to projects located on sites where infrastructure necessary to support the project already exists or can be upgraded at a reasonable cost. By incentivizing brownfields redevelopment in this manner, the City will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and air emissions from construction. The City also will use Assessment Grant funds and other brownfield incentives as "carrots" to encourage the incorporation of sustainable and "green" redevelopment components, such as innovative stormwater management techniques (rain gardens, bioswales, etc.), use of low-volatility building materials, and installation of energy efficient heating/cooling and lighting systems. Through a partnership with American Municipal Power, the City provides its industrial companies reduced cost industrial assessments that identify electric and productivity cost reduction strategies. The City will encourage/require the use of green site investigation methods (e.g., in-situ data loggers, direct-push drilling, solar powered equipment and charging systems) and remediation techniques (e.g., idling reduction plans for equipment, diesel vehicle retrofit technologies) during brownfields assessment, cleanup, and redevelopment. If demolition is necessary, the City will strongly encourage deconstruction practices rather than traditional demolition of buildings and recycling/reuse of demolition debris. The City will encourage the installation of energy efficient heating/cooling and lighting systems, resulting in reduced resource use and operating costs, and encourage developments to pursue certification through the Leadership in Energy and Environmental Design (LEED) program. These sustainable development approaches will help the City reuse existing resources, reduce fossil fuel use and emissions, and minimize its energy use and waste generation during brownfields redevelopment.

4.b.ii. A major focus of the City's Comprehensive Plan is to create a vibrant and diverse community by supporting the City's neighborhoods, increasing economic competiveness, and improving employment opportunities. This focus matches the Livability Principles and Equitable Development practices and the City recently demonstrated their dedication to this focus through the Former Coe Manufacturing site revitalization. The City along with the Lake County Ohio Port and Economic Development Authority provided $300,000 to complete the environmental assessment at the Coe Manufacturing property located in the Southern Railroad/Downtown Corridor. This facility is located in a low-income neighborhood. The assessment was completed in 2013 and employers offering both skilled and unskilled job opportunities have already moved into a portion of the site that needs no cleanup. The City also acquired a $1.2 million Clean Ohio Grant to complete cleanup on another portion of this brownfield and is currently conducting those cleanup activities.

4.c. Economic and/or Non-Economic Benefits:

4.c.i. Each successful redevelopment will have the following positive economic impacts:

- Removal and/or redevelopment of the abandoned commercial and industrial sites located within the target communities will reduce the negative impact on home values, boost tax revenues, and reduce the financial strain on the City's protective forces (police and fire) caused by the need for increased monitoring of these facilities.
- Redevelopment will provide opportunities for high-tech businesses that will bring high-paying jobs. These jobs, along with entertainment venues and educational institutions, will recruit young professionals to work and live in Painesville.
- Transitioning brownfields to mixed-use opportunities in the downtown area will create entertainment and dining venues, bring residents to the urban core, and help achieve a primary Comprehensive Plan objective of creating a vibrant, active downtown community.
- With new job opportunities, Painesville residents will once again be able to support their families and invest in their communities, improving living conditions in struggling neighborhoods and the community while increasing both the income and property tax bases.

The redevelopment of the Core Systems and Lake Photo properties in the Northern Railroad Corridor will create up to 140 jobs with an extimated $1.3 million in private investment. The small business incubator in the Southern Railroad/Downtown Corridor will create up to 30 jobs and support five to seven businesses. Conversion of the former Chase Bank building into a medical office facility will create up to 100 jobs with an estimated $1 million in private investment.

The Comprehensive Plan calls for improving connectivity through Painesville's neighborhoods, downtown area, parks, and the Greenway Corridor by adding or improving walkways, bike paths, streetscapes, and greenspace. The City and its partners are promoting greenspace and connectivity elements in the redevelopment projects, which are established grant outcomes.

4.c.ii. The City promotes local hiring by posting positions on their website and partnering with The Job Network, a One-Stop employment system for Lake County offered through the Ohio Department of Job & Family Services (JFS). The JFS office (located in Painesville) offers businesses in Painesville on-site recruiting at employers' facilities, pre-screening of applicants customized to the employer's needs, and staff assistance in the recruiting and hiring process. The City will refer employers to JFS for hiring assistance. Through the City's partnership with Lake Erie College, Environmental Science program students will be exposed to opportunities in brownfields assessment, cleanup, and/or redevelopment. During the City's Brownfields Workshop, community members will be made aware of employment opportunites in the brownfields redevelopment projects.

5.0 Programmatic Capability and Past Performance

5.a Programmatic Capability The City's staff has successfully managed multiple EPA Assessment Grants, as well as numerous other Federal and State grant and loan programs. The staff has the technical, administrative, and accounting capabilities and management systems in place.

The City will retain highly competent environmental consultant(s) to conduct the environmental assessments and assist with project tracking. The environmental consultant(s) will be retained using a Qualifications-Based Selection Process that complies with federal procurement regulations (40 CFR §31.36). The selected consultant(s) will be experienced in all aspects of EPA Assessment Grant management and have extensive experience with, and understanding of, the Ohio VAP and BUSTR.

The City's project team for this project is an experienced, dedicated team, many of whom have been working together since 2005. The experience and qualifications of key project team members are below.

Ms. Cathy Bieterman will serve as Project Director. Ms. Bieterman has been the Economic Development Coordinator for the City since 2005. She has managed several grant projects including the City's 2008 EPA Assessment Grant, Clean Ohio grants, a FEMA PDM Grant, the City's CDBG program, a U.S. DOE grant, a Cleveland Foundation grant, and several community grants. Prior to coming to Painesville, Ms. Bieterman was the President and CEO of the Streetsboro Chamber of Commerce, where she administered several regional grants. Ms. Bietermanwill be responsible for handling day-to-day activities associated with implementing the project Work Plan.

Mr. Andy Unetic, City Finance Director will help coordinate the grant. Mr. Unetic can immediately step in as project director, if needed. He has over 8 years of experience in grant management (including brownfields grants), legislative support, and has been actively involved in the finances and management of the City's Clean Ohio grant, U.S. DOE grant, FEMA PDM grant, Ohio Public Works Commission grant, Water Pollution Control Loan Fund, U.S. Fund 594 grant, and the City's CDBG grant. He is currently the lead City staff member for all grant distributions and reviews all quarterly reports submitted by the City for these grants.

Mr. Russ Schaedlich will serve as Planning Coordinator. Mr. Schaedlich has been the City Planner for Painesville since 2007. He has been involved in the management of several grant projects including the City's 2008 EPA Assessment Grant, Clean Ohio grants, a FEMA HMGP Grant, the City's CDBG program, and several community grants. Prior to coming to Painesville, Mr. Schaedlich was the Township Administrator in Concord Township for 11 years, where he administered several grants. Mr. Schaedlich will be responsible working hand-in-hand with activities associated with implementing the project Work Plan.

In the unlikely event of staff turnover, the depth of the staff on the City's project team will allow for a seamless transition to other experienced members. Should Ms. Bieterman be unable to serve as the project director, Mr. Unetic can immediately step in.

5.b. Adverse Audits: The City has had no adverse audit findings with management of the EPA Brownfield grants or any other grants. Painesville has significant budget controls and processes in place to manage all municipal funding streams, which total over $59 Million.

5.c. Past Performance and Accomplishments: The City of Painesville has received and managed a $200,000 EPA Community-wide Brownfileds Assessment grant in 2008 for hazardous substances. All funds were expended by the end of the grant period. The grant was used to conduct Phase I ESAs, Phase II ESAs, and asbestos surveys at four properties. One of these properties, the former Lake East Hospital, was subsequently redemiated and demolished through the City's use of Clean Ohio Assistance and Revitalization Fund grants ($2,395,000). A mixed commercial and residential area is planned for this shovel-ready site. The 2008 grant was also used to complete the assessment of a vacant hotel property in the City's Downtown area. The City plans to demolish the dilapidated hotel building and redevelop the site into a senior living center with retail businesses and is currently leveraging funds for this redevelopment. The City complied with the project Work Plan and all grant requirements; and completed project reporting, including quarterly progress reports, and close-out reports in a timely manner. Due to a miscommunication among the project team members during the administration of the 2008 Grant, the property profiles were not updated in ACRES in a timely manner. The project team has since updated the property profiles in ACRES with the project outputs, which included Phase I ESA and Phase II ESA reports. All members of the City's project team for this grant are aware of the requirement to enter project data in the ACRES system in a timely manner.

Painesville also has extensive experience managing other federal and non-federal assistance agreements. The City managed over $7 million in FEMA grants for the restoration of two former condominium properties to greenspace and flood mitigation measures. The two condominium complexes were destroyed when a 500-year flood occurred along the Grand River in 2006. By converting the properties to greenspace, the City secured a $3.5 million low-interest loan to make wastewater treatment plant improvements.

ATTACHMENT A

Threshold Documentation

THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

Applicant Eligibility

The City of Painesville is a general purpose unit of local government in the State of Ohio and was not awarded an Assessment Grant from EPA in Fiscal Year 2013.

Letter from State Environmental Authority

Letters from the Ohio Environmental Protection Agency (OEPA) and the Ohio Bureau of Underground Storage Tank Regulations (BUSTR) are attached.

Community Involvement

The City of Painesville has an established culture of community involvement. The development of the Comprehensive Plan is a prime example of Painesville's community participation. Public meetings, online and paper surveys, interviews with residents, and discussion forums were held to collect ideas and develop detailed recommendations. More than 500 residents helped determine the community's vision and 18 volunteers served on the steering committee to incorporate community input into the final Plan. The City will use this successful model to incorporate community involvement in the Assessment Grant project.

The Plan for involving the affected community will include three primary efforts: **1)** notification of Grant award, **2)** "kick-off" meeting and initial outreach, **3)** on-going education and communication. Painesville's residents rely on local newspapers, radio stations, and the City's social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

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- Notifying the key community-based organizations that will have an active role in the project (described in 3c). Several of the organization will publish notification about the grant award on their websites and in their newsletters. Because 21% of Painesville's population is Hispanic, the community-based organization, HOLA, will assist with translation services.
- Posting notification of the award and EPA Brownfield Program information on the City's website, Facebook page, and Twitter feed.

Secondly, the City will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. City Hall or library) to acquaint the key organizations, as well as community and environmental organizations, educational institutions, and the general public. The City will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the City's website, and Facebook page, and Speaking of Painesville newsletter.

Thirdly, the City will continue education and outreach activities, including:

- Developing and hosting a brownfields workshop within the first year of the grant program, in coordination with supporting City Departments (Community Department) and community partners. The OEPA and EPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and

report on the progress of the City's Brownfields Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.

- Providing regular updates on program progress through the City's website, the Speaking of Painesville Newsletter, and the City's Facebook page. Additionally, the City will continue to issue press releases about the grant project to local newspapers.

If additional information on brownfields projects is requested by citizens or community organizations, additional public meetings will be coordinated by the City as necessary, and/or City project team representatives will attend partner organization meetings.

Following completion of an assessment, assessment and cleanup/reuse information will be provided to appropriate community and project stakeholders, including results of the assessments, and explaining health and environmental impacts of findings. The City and the environmental consultant will present the information at a level of detail dictated by the audience. If health threats are identified, the Lake County General Health District (LCGHD) will become a partner in community involvement and education (Section 3.b). When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented. At the close of the project, the City will provide a final report to the community summarizing project outputs and outcomes.

Site Eligibility and Property Ownership Eligibility

The applicant is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria do not apply.

ATTACHMENT B

Letters from State Authority

Department of Commerce
Division of State Fire Marshal
John R. Kasich, Governor
David Goodman, Director

December 24, 2013

Ms. Linda Mangrum
U.S. EPA Brownfield Contact, Region 5
U.S. Environmental Protection Agency
77 West Jackson Boulevard
Mail Code SM-7J
Chicago, IL 60604-3507

Subject: City of Painesville - USEPA Brownfield Assessment Grant proposal

Dear Ms. Mangrum:

This letter acknowledges that the City of Painesville notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use $200,000 of the $400,000 total grant proposal for a community-wide brownfield assessment for petroleum waste. Sites being considered are former gas stations, auto repair facilities and other underground storage tank location.

This project is a part of a redevelopment project in downtown Painesville. The completion of the inventory, assessment, and subsequent environmental work will benefit the future citizens/workers by providing a healthier work environment. The losses of Lake West Hospital and the closing of Core Systems Manufacturing have been heavy blows to the City's economy and have left the City of Painesville with tracts of contaminated land, decaying infrastructure and a depleted tax base. The underutilization of these facilities is disruptive to the community and compromised redevelopment efforts. The City hopes to assess, and clean up these former commercial facilities, eliminating threats to the environment and public health and providing opportunities for redevelopment and revitalization of the local community and economy. The City has begun assessing and cleaning up brownfields with the help of their FY 2008 USEPA Assessment Grant and Clean Ohio Grants and hopes that a FY2014 Assessment Grant will help the City continue on this path.

The applicant provided BUSTR with information regarding the planned project and requested BUSTR make a necessary determination on eligibility for brownfields funding. Based on the information provided, BUSTR has determined that:

- The sites are of "relatively low risk" as compared with other petroleum-only sites since the sites are not being cleaned up using LUST trust fund monies.
- There is no viable responsible party as defined by the U.S.EPA request for proposal publication EPA-OSWER--OBLR-13-05, Section III.
- The applicant is a volunteer who is not potentially liable for the petroleum contamination because the applicant has not dispensed petroleum or petroleum products at the sites.

Bureau of Underground Storage Tank Regulations
8895 East Main Street
Reynoldsburg, OH 43068 USA

614[752 7938
Fax 614[752 7942
TTY/TDD 800[750 0750
www.com.ohio.gov

An Equal Opportunity Employer and Service Provider

- The sites are not subject to any order under RCRA (Sec. 9003(h).

I am pleased to offer BUSTR's support for the City of Painesville Petroleum Brownfield Assessment Grant proposal. We look forward to working with the City of Painesville and the U.S.EPA on this project.

Sincerely,

Verne A. Ord
Assistant Chief – BUSTR
Division of State Fire Marshal
Ohio Department of Commerce

xc: Site File
Cathy Bieterman, City of Painesville Economic Development Director

Bureau of Underground Storage Tank Regulations
8895 East Main Street
Reynoldsburg, OH 43068 USA

614/752 7938
Fax 614/752 7942
TTY/TDD 800/750 0750
www.[illegible]

An Equal Opportunity Employer and Service Provider

John R. Kasich, Governor
Mary Taylor, Lt. Governor
Craig W. Butler, Interim Director

January 9, 2014

U.S. Environmental Protection Agency, Region 5
Brownfields and Early Action Section
ATTN: Linda Mangrum and Kelley Moore
77 West Jackson Blvd.
Mail Code SM-7J
Chicago, IL 60604-3507

RE: City of Painesville Community-Wide Assessment Grant Proposal

Dear Ms. Mangrum and Ms. Moore:

I am pleased to offer Ohio EPA's support for the City of Painesville Community-Wide Assessment Grant proposal. We have worked with City of Painesville in the past and hope to be able to provide support to the City of Painesville under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the City of Painesville is requesting under their community-wide assessment grant proposal will provide a major opportunity for the City of Painesville to revitalize its downtown area and create new job opportunities. Since 2009, the City has lost at least 1,300 jobs with the move of Lake West Hospital from downtown Painesville to another community and the closing of Core Systems Manufacturing. The loss of the hospital also resulted in decreased income for many of the nearby downtown businesses. The City has already begun assessing and cleaning up brownfields with the help of their FY2008 USEPA Assessment Grant and Clean Ohio Grants and has established partnerships with the Lake County Port Authority, the Lake County Health District, the local OSU Extension, and the local business community.

If this grant is awarded, the City of Painesville will use the Assessment Grant to build upon its existing economic development programs, helping incentivize redevelopment of vacant brownfield sites near residential and downtown communities; preserve valuable urban green spaces; and encourage development of a sustainable community to match its creation of a new sustainable economy.

We look forward to working with the City of Painesville and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285.

50 West Town Street • Suite 700 • P.O. Box 1049 • Columbus, OH 43216-1049
www.epa.ohio.gov • (614) 644-3020 • (614) 644-3184 (fax)

Sincerely,

Amy Yersavich, Manager
Ohio Environmental Protection Agency
Site Assistance and Brownfield Revitalization

cc: Cathy Bieterman, Economic Development Director, City of Painesville
Rod Beals, Ohio EPA, DERR/NEDO
Nancy Zikmanis, Ohio EPA, DERR/NEDO

ATTACHMENT C

Letters of 'Support from Community-Based Organizations

Downtown Painesville
ORGANIZATION

One Victoria Place #265A • Painesville, OH 44077 • 440.296.9375

December 12, 2013

Ms. Cathy Bieterman
Coordinator, Economic Development
City of Painesville
7 Richmond Street
Painesville, Ohio 44077

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Cathy:

The Downtown Painesville Organization is pleased to support the City of Painesville's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. This project will address important issues of economic development, health, and environment in our City.

Founded in 2007, the Downtown Painesville Organization is a 501c3 non-profit revitalizing Painesville's historic core via the Ohio Main Street Program. Our mission statement is "working together, to preserve, protect and rebuild downtown Painesville into a vibrant, diverse, cosmopolitan area where people of all walks of life can work, play and live." We believe that the grant program fits well with our mission.

This grant is important to us because of the limited space we have as an urban community. Being surrounded by low income residences also makes reinvestment in downtown properties challenging. The Downtown Painesville Organization has played an active role in the re-use of several Brownfield sites in collaboration with the City and we are looking forward to continuing this partnership.

We will assist the City of Painesville with the Assessment Grant project by informing businesses and potential developers about the Brownfields program and marketing assessed Brownfields to new and expanding businesses. We will also work to ensure that the grant resources are maximized with additional private financing for clean-up and redevelopment. We support the City's efforts and look forward to our continued partnership to redevelop Brownfields and create a vibrant place to work, play, and live.

Sincerely,

Jen Reed

Jen Reed
Executive Director
Downtown Painesville Organization
440.296.9375
jen@downtownpainesville.org

November 6, 2013

Ms. Cathy Bieterman
Coordinator, Economic Development
City of Painesville
7 Richmond Street
Painesville, Ohio 44077

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Cathy:

On behalf of HOLA, I have written this letter to express our support for the City of Painesville's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand that by providing funds to inventory, characterize, and assess brownfield sites within the City, the grant will sustain progress toward a healthier community and natural environment, and will promote economic development and job creation.

HOLA is a small, grassroots Latino organization based in northeast Ohio focusing on Latino outreach, advocacy and community organizing. We are committed to working with the City of Painesville to identify brownfield sites that impact the local community. We will reach out and further educate our community on the environmental issues associated with the brownfield sites by distributing and posting information about the grant project in our newsletters and meetings. We will also provide bilingual language support and assist with informing the local Hispanic community about the grant project.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of the people of Painesville, making our community economically strong and environmentally safe.

Sincerely,

Veronica Isabel Dahlberg
Executive Director
HOLA Ohio
PO Box 3066
Ashtabula, Ohio 44005-3066
(440) 812 – 4626
www.holatoday.org

LAKEMETROPARKS

Lake Metroparks
Administrative Offices
11211 Spear Road
Concord Twp., Ohio 44077

440-639-7275
440-639-9126 fax
lakemetroparks.com

Lake County Probate Judge
Mark J. Bartolotta

Board of Park Commissioners
Dennis E. Eckart
Ellen Foley Kessler
Frank J. Polivka

Executive Director
Paul B. Palagyi

December 4, 2013

Ms. Cathy Bieterman
Coordinator, Economic Development
City of Painesville
7 Richmond Street
Painesville, Ohio 44077

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Cathy:

The Lake Metroparks is pleased to support the City of Painesville's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand that the grant funds will be used to conduct environmental assessments that will eventually lead to the cleanup and redevelopment of contaminated brownfields in the City.

Lake Metroparks was formed in 1958 to conserve and preserve the natural resources of Lake County. The park district encompasses a total of 36 parks and 8,462 acres. Our priority is to continue to provide the citizens of Lake County and the broader region with the clean, safe and outstanding parks and outdoor education programming that they have come to expect from their Lake Metroparks. Lake Metroparks' Beaty Landing is a 54-acre wooded park along the Grand River in walking distance from downtown Painesville. Also within walking distance of downtown is the northern terminus of our Greenway Corridor, a 4.8-mile paved trail linking the City of Painesville with two neighboring communities.

We will assist the City of Painesville with the Assessment Grant project by providing input on protection of the City's natural resources and greenspace. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and protect the health and environment of our community.

Sincerely,

Paul B. Palagyi
Executive Director

Ohio State University Extension

Lake County
99 East Erie Street
Painesville, OH 44077-3907

Phone (440) 350-2582
Phone (440) 918-2582
Phone (440)298-3334 ext.2582
http://www.lake.osu.edu
Fax (440) 350-5928

December 12, 2013

Ms. Cathy Bieterman
Coordinator, Economic Development
City of Painesville
7 Richmond Street
Painesville, Ohio 44077

RE: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Cathy:

The Ohio State University Extension Lake County office is pleased to support the City of Painesville's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. This project will address important issues of economic development, health, and environment in Painesville.

The OSU Lake County office has been in existence since 1917. We are in the business of providing education to the citizens on a variety of topics including: horticulture, family and consumer sciences, and nutrition, 4-H youth development and Great Lakes education. Our Community Development educators and specialists enhance communities by working with current and emerging community leaders, elected and appointed officials, and business communities.

We will assist the City of Painesville with the Assessment Grant project by offering our expertise on the appropriate re-use of site materials and landscaping to retain the natural habitat of the region and enhance sustainability. As we have in the past we will assist the City. We support the City's efforts and look forward to out continued partnership to redevelop brownfields and revitalize the Painesville into a sustainable community of the future.

Sincerely,

Randall H. Zondag, Director
Commercial Horticulture and Natural Resources
Extension Educator

Received Time Dec. 16. 2013 3:43PM No. 1529

Painesville Area
chamber of commerce
Making great businesses
Serving the Communities of:
Painesville Twp.
Fairport Harbor
Concord Twp.
Grand River
Leroy Twp.
Painesville

December 2, 2013

Ms. Cathy Bieterman
Coordinator, Economic Development
City of Painesville
7 Richmond Street
Painesville, Ohio 44077

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Cathy:

The Painesville Area Chamber of Commerce is pleased to support the City of Painesville's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Painesville Area Chamber of Commerce is a voluntary partnership with over 420 members of business and professional people working together to build a healthy economy and improve the quality of life in the Painesville area. For more than 108 years, we have promoted economic growth and prosperity in Painesville and throughout the area, as well as served as an advocate for businesses. Our members, Board of Directors, and strong relationships with our local, State, and Federal leadership provide our team the power and credibility to make calls and connect people. We work hard to keep our membership informed so that they can make the best decisions for their businesses and families.

We will assist the City of Painesville with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,

Linda E. Reed

Linda E. Reed
Executive Director

One Victoria Place, Suite 265A • Painesville, Ohio 44077 • phone: 440.357.7572 • fax: 440.357.8752

ATTACHMENT D

Leveraged Funds

Lake County Ohio
PORT AND ECONOMIC
DEVELOPMENT AUTHORITY
AN OHIO PORT AUTHORITY

November 6, 2013

Ms. Cathy Bieterman
Coordinator, Economic Development
City of Painesville
7 Richmond Street
Painesville, Ohio 44077

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Cathy:

The Lake County Ohio Port and Economic Development Authority is pleased to support the City of Painesville's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Lake County Ohio Port and Economic Development Authority was created in 2007 to promote projects that will provide for the creation of jobs and employment opportunities and improve the economic welfare of the people residing in Lake County. Our services include business financing, brownfield reclamation facilitation and funding, site selection, enterprise zone incentives, and public infrastructure financing. We also operate a small business development center.

We are no stranger to brownfields redevelopment and have partnered with the City of Painesville on the assessment and clean-up of an 8 acre former hospital site, 25 acre former manufacturing site and a 2 acre site with a former hotel. We will assist the City of Painesville with the Assessment Grant project by providing gap financing through our revolving loan fund and assisting with locating and securing additional funding sources. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create a vibrant and sustainable community.

Very truly yours,

Mark Rantala
Executive Director

One Victoria Place • Suite 265A • Painesville, Ohio 44077 • Phone: 440.357.2290 • Fax: 440.357.2296 • www.lcport.org

LAKE ERIE COLLEGE

391 West Washington Street
Painesville, Ohio 44077-3389
T 440 296 1856
T 800 533 4996
F 440 375 7005

December 20, 2013

Ms. Cathy Bieterman
Coordinator, Economic Development
City of Painesville
7 Richmond Street
Painesville, Ohio 44077

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Cathy:

Lake Erie College is pleased to support the City of Painesville's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. This project will address important issues of economic development, health, and environment in our City.

We believe the grant would provide an outstanding opportunity for partnership with our Biology – Environmental Science Concentration major. Students in this Bachelor of Science program are required to take our BI 104 Introduction to Environmental Science and BI 225 Environmental Management courses among other classes to prepare them for a career in environmental science. Our Environmental Science program and the brownfields program appear to be a perfect match; our students could partner with you and your environmental consultants to the benefits of all parties. Based on our understanding of the program, we foresee these ways that our students can participate:

- Provide historical and database search to determine past uses of brownfields;
- Assist with identifying and developing brownfield redevelopment/re-use alternatives; and,
- Design and build a display of the brownfield redevelopment process to present at community meetings and events.

We believe our students could add value and significant contributions to this project through the above activities. While the value is dependent on the number of students enrolled in the classes, we expect to contribute at least 100 hours of effort per semester. We believe this would be a "win-win" situation where the City of Painesville receives assistance with its brownfield program and our students gain valuable experience and networking opportunities. We look forward to working with you on this exciting project!

Sincerely,

Jana W. Holwick, Ph.D.
VP Academic Affairs & CAO

ATTACHMENT E

Special Considerations Checklist

Appendix 3
Other Factors Checklist

Name of Applicant: City of Painesville, Ohio

Please identify (with an ***X***) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	**Page #**
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
X	Project is primarily focusing on Phase II assessments.	7
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	8
X	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	1
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, applicant must attach documentation which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change	