Narrative Information Sheet
1. **Applicant:** City of Avon Lake Ohio. 150 Avon Belden Road, Avon Lake, OH. 44012.
2. **Type of Funding:** a) Assessment Grant Type; Site Specific Grant, b) Federal Funds Requested; $200,000.
3. **Location:** City; Avon Lake, County; Loraine, State; OH.
4. **Target Area and Priority Site/ Property Information:** Avon Lake Generating Station, 33570 Lake Rd, Avon Lake, OH 44012.
5. **Contacts:** Project Director; Ted Esborn, 150 Avon Belden Road, Avon Lake, OH 44012. Tesborn@avonlake.org. 440-930-4167. Chief Executive/Highest Ranking Elected Official; Mayor Greg Zilka, 150 Avon Belden Road, Avon Lake, OH 44012. GZilka@avonlake.org. 440-930-4100.
6. **Population:** 25,206.
7. **Other Factors:**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>N/A</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>1</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>N/A</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 1.A., for priority site(s) within the target area.</td>
<td>N/A</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>1</td>
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</tbody>
</table>

8. **Letter from the State or Tribal Environmental Authority:** Letter of Acknowledgement from Ohio EPA dated November 9, 2021, uploaded with application to grants.gov November 24, 2021.
9. **Not Applicable.**

Ted Esborn  
*Economic Development Director*  
Phone: (440) 930-4167  
Mobile: (440) 396-2160  
tesborn@avonlake.org  
150 Avon Belden Road, Avon Lake, Ohio 44012
November 19, 2021

U.S. Environmental Protection Agency, Region 5
ATTN: Matt Didier
77 West Jackson Boulevard
Mail Code SB-5J
Chicago, IL 60604-3507

RE: City of Avon Lake Site-Specific Assessment Grant Proposal

Dear Mr. Didier:

I am pleased to offer Ohio EPA’s support for the City of Avon Lake (City) site-specific assessment grant proposal. The City is applying for a site-specific assessment grant totaling $200,000.

The funding the City is requesting under their site-specific assessment grant proposal will be used to conduct Phase I and Phase II Environmental Site Assessments, with a focus on the NRG Generating Station located at 33570 Lake Rd., Avon Lake, Ohio. The NRG Generating Station property consists of 46 acres of the main generating plant, 26 acres of coal pile storage land, and approximately 46 additional acres of rail lines and unused land. Approximately 4,500 linear feet of Lake Erie shoreline abuts the power plant properties making it an attractive, marketable setting for redevelopment/re-use. However, 100 years of power plant operations, many of which pre-dated current environmental regulations and stewardship awareness, have created uncertainties in environmental conditions on the property. If awarded, this grant would help attract the type of visionary developers that will support the City’s goal to revitalize the area.

We look forward to working with the City of Avon Lake and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2295 or via e-mail at Lisa.Shook@epa.ohio.gov.

Sincerely,

Lisa Shook
Lisa Shook, Manager
Ohio Environmental Protection Agency
Voluntary Action Program

cc: Ted Esborn, City of Avon Lake
Natalie Oryshkewych, Ohio EPA, DERR/NEDO
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (40 Points)
1.a Target Area and Brownfields (15 Points)

1.a.i Background and Description of Target Area (5 Points)

Avon Lake Generating Station (ALGS) is located at 33570 Lake Road, Avon Lake, Ohio (the “Subject Property” or the “Site” and is the target area for this Brownfield Assessment Grant Application. The Subject Property consists of eight contiguous parcels of land totaling 131.51 acres. The Site extends for approximately 1 mile from north to south, and is bordered to the north by Lake Erie and the south by a rail corridor. In general, the ALGS power-generating infrastructure is located north of Lake Road, with the coal yard and rail yard areas located south of Lake Road. Historical records indicate that the northern portion of the Site was occupied by Lake Erie Railroad electric station, a small power plant, a school, and an amusement park, and grassland prior to the start of construction of the original Avon Lake power plant in 1926, which was operated by the Cleveland Electric Illuminating Company (Cleveland Electric). Turbine Units 1–4 were installed at the Site between 1926 and 1928, Unit 5 was installed in 1943, Units 6 and 7 were installed in 1949, Unit 8 was installed in 1957, and Units 9 and 10 were installed in 1970–1971. Units 1–4 have been inactive since 1981, Unit 5 has been inactive since 1997 and Unit 8 inactive since 1987. Unit 6 was retired circa 1999, and Unit 7 was retired in 2019. An approximately 0.25 acre parcel of land at the southeast corner of the Site, north of Lake Road was historically used as a gasoline station (1955 to 1981) and the underground tanks were removed circa 1984. Relative to the lands south of Lake Road, they appear to have been in use for coal storage and rail lines since at least the 1930s. The rail yard appears to have added rail lines/sidings in the 1950s.

In April 2022, the plant will be shuttered and turned over in an as-is condition to a private contractor, Avon Lake Environmental Remediation Group, LLC to dismantle, cleanup, and prepare the site for redevelopment. The City of Avon Lake and its community of residents and businesses are key stakeholders in the closure and redevelopment of this legacy site.

1.a.ii Description of the Priority Brownfield Site (10 Points)

The City of Avon Lake, Ohio (City) has been the host community for the past 100 years to a 627 MW coal-fired plant operated by GenOn and owned by NRG, located just 23 miles west of Cleveland along the shore of Lake Erie. The power plant currently operates part-time during peak demand periods and currently employs about 55 staff. In April 2022, the plant will permanently cease operations and close. The transfer of the plant in an as-is condition to a developer has been confirmed via contract. The developer is working in close coordination with the City of Avon Lake to prepare the property for productive mixed uses including a combination of industrial, recreational open park space, urban residential, retail/commercial, and marina land uses. The City of Avon Lake is taking strategic steps to prepare the site and key adjoining properties as a TIF District to further enhance development economies.

The Avon Lake Generating Station (ALGS) property consists of 46 acres of the main generating plant, 26 acres of coal pile storage land, and approximately 46 additional acres of rail lines and unused land. Approximately 3,038 linear feet of Lake Erie shoreline abuts the power plant properties making it an attractive, marketable setting for redevelopment/re-use. However, 100
years of power plant operations, many of which pre-dated current environmental regulations and stewardship awareness have created substantial uncertainties in environmental conditions on the property. The use of Brownfield Assessment Grant Funds on this property will provide the City an opportunity to assist the development community and private investors in removing these legacy environmental uncertainties and thereby leverage for appropriate levels of cleanup/remediation consistent with new land uses. The use of USEPA BF Assessment Grant funds will allow for comprehensive site-wide Phase I & II ESAs across the 118-acre site. Complete demolition of the power plant in early 2022 will also help facilitate access for Phase II ESA work under the grant, after award.

1.b Revitalization of the Target Area

1.b.i Reuse Strategy and Alignment with Revitalization Plans (5 Points)

The reuse strategy for the target site and surrounding properties is determined by the City’s ideas in the Comprehensive Plan from 2019 as well as visioning sessions conducted with the public and City officials. These ideas and goals include creation of new districts in the City’s western neighborhood, such as a Waterfront District, Commercial Core, Residential Neighborhood, and the Office & Technology Park. Each district offers unique opportunities for the City to regionally compete for investments and strengthen its identity as a waterfront community. Additional ideas & goals include providing new lake front access points, integration of new retail opportunities throughout the area, development of public green/open spaces, and increased walkability through streetscape enhancements.

The City will achieve these revitalization goals by addressing the legacy environmental uncertainty associated with the ALGS. The ability for the City to provide Phase I and II Environmental Site Assessments (ESAs) will provide positive momentum to this project.

1.b.ii Outcomes and Benefits of Reuse Strategy (5 Points)

With the target for this assessment application being the ALGS, completion of Phase I & II ESAs will have an amplified impact on economic development and support developer and private investors interest in the target area by removing legacy environmental uncertainty. The environmental assessments of the site will directly contribute to successful redevelopment within the property, spurring revitalization and economic development in the target area. These expected outcomes include:

- Prepare the site for productive mixed uses including a combination of industrial, recreational open park space, urban residential, retail/commercial, and marina land uses.
- Improve walkability, trail connections and developing new trails to provide increased lake access to pedestrians and bicyclists.
- Integration of new retail opportunities throughout the area.
- Position the City of Avon Lake to regionally compete for investments and strengthen its identity as a waterfront community.

1.c Strategy for Leveraging Resources (15 Points)

1.c.i Resources Needed for Site Reuse (10 Points)

A budget will be allocated for comprehensive Phase I & II ESA activities through completion of remedial action plans for the generating station and key adjoining properties. The Avon Lake Environmental Redevelopment Group (ALERG) will provide additional resources for the
environmental cleanup, demolition of buildings, and infrastructure improvements needed to support redevelopment of the coal-fired power plant and associated properties. The City of Avon Lake is taking strategic steps to prepare the site and key adjoining properties as a TIF District to further enhance development economies. The City will also work with developers interested in the developing specific parcels to secure additional funding.

1.c.ii Use of Existing Infrastructure (5 Points)
The ALGS site and adjoining properties is favorably located relative to existing regional transportation systems, bike trails, and recreational areas, all of which can be expanded upon to better serve this area. The property sites are fully serviced by all necessary utilities, eliminating the need for new utility or infrastructure construction. Transportation funding sources will be sought for key roadway extensions and infrastructure modernization improvements to the properties.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (40 Points)
2.a. Community Need (25 points)
2.a.i The Community’s Need for Funding (5 Points)
The City is seeking this funding as a means to promote timely action on the closed power plant property by conducting environmental assessments aimed at modifying the land use from restricted uses to higher and better public and private sector uses. A key first step in doing so is to secure funding for the assessment work. The Phase I and II environmental assessments will increase knowledge and willingness to overcome the challenge that remediating/repurposing this site will pose. In order to build upon current momentum, the City of Avon Lake will continue with their proposed schedule to position themselves to regionally compete for investments and strengthen their identity as a waterfront community.

2.a.ii Threats to Sensitive Populations (20 Points)
2.a.ii(1) (5 Points)
Avon Lake’s total population is approximately 25,206 (US Census Bureau Quick Facts). It is home to a relatively small minority population (4.9% compared to 18.3% for the State of Ohio and 23.7% nationally); however, there are many elderly persons (65 and older) who reside within the City limits (20.3% compared to 17.5% in state-wide and 16.5% nationally). Also, Avon Lake hosts a population living with a disability, under the age of 65 years old, of 6.5% and 2.3% population of persons without health insurance, under the age of 65. Lastly, impoverished residents represent 5.1% of the Avon Lake population (US Census Bureau).

Although the median income of $83,018 in Avon Lake exceeds both state and nationwide earnings ($56,602 and $62,843, respectively), other factors contribute to disadvantageous circumstances for sensitive groups. For instance, when compared to the national average, people living in and around the target site are in the 70th-80th percentile of people over the age of 64 (EJScreen). It is also home to a proportionally higher youthful population with 24.6% persons under 18 years (statewide 22.1%, nationwide 22.3%) with 5.0% persons under the age of 5.

ALGS (primarily) and adjacent properties have disproportionately affected the health of developing children and old-age vulnerable people due to their contributions to the area’s Hazardous Waste Proximity (80-90th percentile of the United States) and Wastewater Discharge toxicity-weighted concentrations (99th percentile in the United States). In combination, these factors perpetually isolate a population with higher immune system vulnerability and pose threats.
to childhood development and longevity of health due to chronic or acute illness directly correlating with the above environmental conditions.

Award of the 2022 Brownfield Assessment Grant can reduce the threat of isolation-induced environmental injustice for these populations by removing the sources of contamination that has plagued the community for almost 100 years. Timely alternate re-use of a closed coal-fired power plant property supports climate change initiatives and sustainable community goals.

2.a.ii(2) (5 Points)

It is well documented, the effects of air and water quality on the long-term health of adults, but these chronic and acute illnesses compound greatly in children due to immune system vulnerability and inhibit proper development. Coal-fired plants around the United States are being studied strictly for the detrimental harm it causes to communities with regard to public health.

Children, defined as <18 years, living near a major coal-fired power plant exhibited decreased pulmonary function due to prolonged exposure to decreased air quality. Asthma and respiratory-related conditions attributed to increased exposure to Sulfur Dioxide (SO2) Nitrous Oxide(s) (NOx), Carbon Oxide(s) (CO and CO2) and Particulate Matter (PM2.5 and PM10) were cited in the International Journal of Environmental Research and Public Health. The ALGS contributed negatively to air quality due to the exposed storage of raw coal and the burning of said raw coal for electrical generation.

ALGS is also a major source discharger of wastewater with a combination of contaminants stemming from the electrical generating process and coal ash ponds. Harmful heavy metals including Arsenic, Selenium, and Mercury along with Nitrates contribute negatively to the aquatic ecosystem and biota of Lake Erie, shoreline water quality and groundwater quality. Water quality issues directly affect the developmental process of young children with acute/chronic illnesses occurring in the nervous and endocrine systems and increase the risk of birth defects. Chronic heart disease correlates with increased risk of high blood pressure and stroke due to long-term decreased drinking water quality.

The 2022 Brownfield Assessment Grant will directly contribute to the identification of waste constituents and residual contaminants in the soil and water matrices stemming from the operation of a coal-fired generating facility. Reducing the threat to the vulnerable surrounding community starts with the elimination of contaminants at their source; with the goal being to reduce the risk to the age-vulnerable community now and for the future.

2.a.ii(3) (10 Points)

For the past 95 years, this corridor of Avon Lake, Ohio has borne the brunt of decreased water and air quality and increased rates of disease and illness directly related to the industrial operations of a coal-fired generating facility. The grant supports the assessment of contamination in Avon Lake but contributes to the larger goal of education on the long-term effects of the continual burning of fossil fuels at these facilities. The reuse strategy focuses on removal of source emissions directly affecting a proportionally younger population and hopes to promote the rejuvenation of quality of life for the people of Avon Lake and the aquatic ecosystems of Lake Erie’s shoreline.
### 2.b Community Engagement (15 Points)

#### 2.b.i Project Involvement (5 Points)

#### 2.b.ii Project Roles (5 Points)

<table>
<thead>
<tr>
<th>Name of Organization/entity/ group</th>
<th>Point of contact (name, email &amp; phone)</th>
<th>Specific involvement on the project or assistance provided</th>
</tr>
</thead>
</table>
| Avon Lake Environmental Remediation Group (ALERG) | Norman Divers
Vice President, Environment, Health & Safety
Mobile: 704-472-3919 | Office: 704-731-2300 | Direct: 704-731-2203 | Fax: 866-728-2444 | ndivers@charah.com |
| Bonafide prospective purchaser of Avon Lakes Generating Station property that will perform demolition, remediation, prepare for redevelopment of site. |
| North Coast Chamber of Commerce | John Sobolewski – Executive Director contact@NorthCoastChamber.com
(440) 933-9311 | Align project with future redevelopment plans. |
| City of Avon Lake – Board of Environmental Affairs | Ron Warner, Chairman ron@snapdigital.com | Align project with future redevelopment plans. |
| City of Avon Lake Public Works Department | Joseph Reitz, Director jreitz@avonlake.org
(440) 930-4101 | Ensure success of business ventures at the Site by assisting with professional and workforce development, finance, operations, logistics, leadership, and marketing. |
| City of Avon Lake - Parks & Recreation | Tim Pinchek, Director tpinchek@avonlake.org
(440) 930-4125 | Construct and manage recreational spaces created post remediation. |
| City of Avon Lake - Planning and Zoning Board | Ruth Booher, Administrator rbooher@avonlake.org
(440) 930-4143 | Align project with future redevelopment plans. |
| City of Avon Lake – Department of Economic Development | Ted Esborn, Director tesborn@avonlake.org
(440) 930-4167 | Ensure success of business ventures at the Site by assisting with professional and workforce development, finance, operations, logistics, leadership, and marketing. |
| Loraine County Brownfield Coalition | Reese Dunton
Senior Financial Analyst
Lorain County Community Development rdunton@loraincounty.us
440-328-2335 | Contribute brownfield awareness and resource networks. |
2.b.iii Incorporating Community Input (5 Points)
The City of Avon Lake will reach out to their existing community-based project partners and will seek to bring new voices to the table by reaching out to stakeholders engaged in community-building, environmental, and transit-oriented groups. These groups will be provided with initial information on the City’s goals and personally invited to public meetings where planning for development of the TIF district and revitalization of the City’s brownfield sites will occur. The City has developed a plan to involve and engage the community through the duration of the assessment work and future redevelopment. The City will engage the public by hosting quarterly public information meetings to ensure community members are aware of the work to be completed and how it will affect them. Quarterly public meetings will serve as a forum and an avenue to provide pertinent information and receive feedback.

When assessment activities begin, any new public concerns will be addressed at additional public meetings. Needs will be accommodated during meetings should they arise. The City will use its website and newsletter to advertise quarterly meetings, encourage community involvement, and respond to questions, comments, or concerns as they arise.

- Successful Grant Award Kick-off Meeting
- Public Comment Period regarding wants/needs of community
- Public Meetings (Quarterly to discuss Progress)
- Completed site assessments posted to city website
- Project Updates posted on city website, Facebook Page, City Newsletter every trimester, and the annual “This is Avon Lake” publication.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (45 Points)
3.a. Description of Tasks/Activities and Outputs (25 Points)

1 - Task/Activity: Phase I Environmental Site Assessment
i. A Phase I ESA update will be conducted at ALGS and associated parcels. Phase I ESA will meet the requirements of the All Appropriate Inquiries Final Rule or following the standards set forth in the ASTM E1527-13 Phase I ESA Process.

ii. Anticipated Project Schedule: Phase I ESAs will be completed on various target parcels throughout the 24 to 36-month grant period.

iii. Task/Activity Lead(s): Qualified Environmental Professional/Certified Professional

iv. Output(s): Electronic Copies of Phase I ESA Reports

### 2 - Task/Activity: Phase II Environmental Site Assessments

i. Under the direction of the EP, Phase II ESAs will be conducted for select parcels in which the need for further assessment is identified.

ii. Anticipated Project Schedule: Phase II ESAs will be completed throughout the 24 to 36-month grant period.

iii. Task/Activity Lead(s): Qualified Environmental Professional/Certified Professional

iv. Output(s): Electronic Copies of Phase II ESA Reports/Submittals to Ohio VAP when enrolled.

### 3 - Task/Activity: Proposed Work Plans/Remediation Objectives

Under the direction of the EP, proposed work plans and remediation objectives will be created for selected sites. A quality assurance project plan (QAPP) will be prepared by the environmental consulting firm in accordance with U.S. EPA requirements, submitted for U.S. EPA review, and revised as necessary until approved by U.S. EPA. Site-specific sampling and analysis plans (SAPs) prepared per U.S. EPA guidelines and health and safety plans (HASPs) prepared per Occupational Health and Safety Administration (OSHA) requirements will be prepared where environmental assessment, investigation, or monitoring activity occurs. Ohio EPA’s Voluntary Action Program will be utilized to enlist the site and develop near-term development goals with interested parties.

ii. Anticipated Project Schedule: Throughout 24 to 36-month Grant period.

iii. Task/Activity Lead(s): Qualified Environmental Professional/Certified Professional

iv. Output(s): Workplans to present to developers

### 4 - Task/Activity: Community Outreach

i. To assure that City residents, businesses, local governments and other stakeholders have meaningful participation in the project, the City will work with the environmental consultant and project partners, to implement a comprehensive community outreach program in support of the project. One objective for the outreach program will be to make certain that: (a) residents and other stakeholders are fully informed about the project and the findings of assessment activities, (b) that the concerns of residents and various stakeholders are identified and fully considered in prioritizing sites for assessment, evaluating remedial alternatives for sites, and in redevelopment planning. The outreach activities will be the most public and inclusive portion of the project, and will include public meetings, development of informational materials, joint outreach and education efforts with community-based organizations, and other activities, as detailed in 2.b.iii of this grant application.

ii. Anticipated Project Schedule: Throughout 24 to 36-month Grant period.

iii. Task/Activity Lead(s): The City’s Staff and Steering Committee/Qualified Environmental Professional/Certified Professional as needed.

iv. Output(s): Public input about the site and redevelopment goals
### 3.b Cost Estimates (15 Points)

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1 Phase I ESA</th>
<th>Task 2 Phase II ESA</th>
<th>Task 3 QAPP Remedy Plans</th>
<th>Task 4 Comm. Outreach</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel</td>
<td>$3,000 Petrol</td>
<td>$3,000 Petrol</td>
<td>$2,000</td>
<td>$8,000</td>
</tr>
<tr>
<td>Fringe Benefits</td>
<td>$1,000 Petrol</td>
<td>$1,000 Petrol</td>
<td>$500</td>
<td>$2,500</td>
</tr>
<tr>
<td>Travel</td>
<td>$1,000 Petrol</td>
<td>$1,000 Petrol</td>
<td>$500</td>
<td>$2,500</td>
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<tr>
<td>Equipment Supplies</td>
<td>$16,000 Petrol</td>
<td>$56,000 Petrol</td>
<td>$15,000</td>
<td>$89,500</td>
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<tr>
<td>Contractual</td>
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<td>$56,000 Petrol</td>
<td>$15,000</td>
<td>$89,500</td>
</tr>
<tr>
<td>Other (specify type)</td>
<td>$20,000 Petrol</td>
<td>$60,000 Petrol</td>
<td>$15,000</td>
<td>$100,000</td>
</tr>
</tbody>
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| Total Budget (Total Direct Costs + Indirect Costs) | Petrol | $20,000 | $60,000 | $15,000 | $5,000 | $100,000 |
|-------------------|-------------------|-----------------|--------------------------|----------------------|--------|
| Hazardous         | $16,000 Petrol    | $56,000 Petrol  | $15,000                  | $89,500              | $100,000 |

### 3.c Measuring Environmental Results (5 Points)

<table>
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<tr>
<th>OUTCOMES</th>
<th>MEASURE OF SUCCESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I Site Assessments</td>
<td>Complete Phase I ESA Reports that can be presented to potential developers to show the environmental issues/concerns or absence of RECs at the target property.</td>
</tr>
<tr>
<td>Phase II Site Assessments</td>
<td>Complete Phase II ESAs of sites Identified by a Phase I. Reports will be presented to potential developers to assess and mitigate RECs at the site.</td>
</tr>
<tr>
<td>Site Work Plans</td>
<td>Based on the Phase II results, detail what needs to be completed in terms of remediation along with cost estimates for remediation activities. Enlist sites within Ohio VAP to promote NFA for development opportunity is anticipated.</td>
</tr>
</tbody>
</table>
4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (35 Points)

a. Programmatic Capability
   i. Organizational Capacity
   ii. Organizational Structure

The City of Avon Lake has developed an organization and management plan that will provide the necessary specialized experience and the internal and external resources to implement its environmental assessments, thereby integrating the management of environmental conditions into the overall lakefront redevelopment strategy. The City of Avon Lake will manage this project as it has numerous successful projects, using the Director of Planning & Zoning to ensure the success of the grant. The Grant Project Manager will also work closely with the City of Avon Lake Finance Department on details of grant administration and the Director of Marketing & Public Relations who will help distribute pertinent grant information to the public.

iii. Description of Key Staff

Greg Zilka, Mayor of Avon Lake  Mayor Gregory Zilka, is currently serving his third term as Mayor in Avon Lake. Prior to being elected, Mayor Zilka was a social studies teacher at Avon Lake High School for 35 years. He was appointed to serve on Avon Lake City Council in 1985, and served for 26 years, 14 years of which he served as President of City Council. In his early 20’s he had the privilege of serving in the Peace Corps and for the past 14 years he has been active with the Lorain County Office on Aging’s Home Delivered Meals program. In addition, he volunteers weekly for Big Brothers/Big Sisters of Lorain County and has served on the board of trustees for organizations such as the Lorain County Alcohol and Drug Addiction Services (ADAS), Cleveland State Leadership Academy, and the Cleveland Clinic Avon Hospital Advisory Council, among many others. The mayor is the municipal’s chief executive officer and supervises the administration of all municipal departments, executes all contracts on the behalf of the municipality and serves as a member of the Planning Commission and the Environmental Affairs Advisory Board.

Joseph R. Reitz, Public Works Director: Joseph has worked for the City’s Public Works and Engineering Department for the past 33 years. He is responsible for the operations of the Public Works, Engineering and Planning Departments within the City. He oversees the management and improvements of the City’s storm sewers, and roadway infrastructure as well as management of municipal properties, buildings, and parks. Manages an annual budget of up to $19 million while performing the responsibilities for the City including grant writing for infrastructure improvements:

Steve Presley, Finance Director: Steve has worked for the City of Avon Lake for 7 years. He has successfully managed budgets, comprehensive audits and the financing for several awarded grants. During his time with the City, he has overseen the Finance Department.

Ted Esborn, Economic Development Director: Ted has 14 years of experience in municipal economic development. He has a BA from Johns Hopkins University, a Masters in Public Administration from Cleveland State University, and a JD from Cleveland State University. In his role as Economic Development Director in Avon Lake, Ted creates strategic initiatives for attraction and retention, serves as a facilitator among City departments, and is an active part of strategic planning for the City.

Gary Ebert, Law Director: Mr. Ebert received his undergraduate degree in Education from Ashland College. Three years later he received his law degree from J.D., Cleveland State University. Not only is he the Law Director for the City of Avon Lake, he also is the Co-Managing Partner at Seeley Savidge Ebert & Gourash in Westlake, Ohio.
iv. **Acquiring Additional Resources**

In addition to the Key Staff listed in Section 4.a.iii, the city will procure specialized environmental consultants and contractors to implement the environmental investigations and assessments. The City will draft requests for proposals using funds independent of the awarded grant. Thereafter, Avon Lake will work directly with the USEPA Region 5 Project Officer, Ohio EPA, and Lorain County Department of Public Health to ensure successful implementation of the Brownfield Assessment Grant. The team will share information during quarterly public meetings.

4.b **Past Performance and Accomplishments**

We have a system in place to ensure the timely and effective expenditure of USEPA funds to achieve the project goals and objectives. We also have an efficient program of City procurements that meet Federal Acquisition Regulation guidelines, and we will use it to bring in contractor services. Lastly, the City of Avon Lake has a strong record of effectively using federal and state grants. A sample of these grants is listed below:

- Ohio Public Works Commission (OPWC) Projects
- Ohio Department of Transportation (ODOT) Projects
- Ohio Department of Natural Resources (ODNR) Projects
- Coordination with Lorain County on Northeast Ohio Areawide Coordinating Agency Projects

ii. In 2014, Loraine County, OH was awarded a Brownfields Assessment Coalition Grant. Coalition partners were the Village of Wellington and the Cities of Avon Lake, Lorain, North Ridgeville, and Oberlin. However, Avon Lake did not receive grant funding from the coalition.

Federal Emergency Management (FEMA) Assistance to Firefighters Grant – The Avon Lake, Avon, Sheffield Lake, Sheffield Village, and North Ridgeville Fire Departments received a regional FEMA Assistance to Firefighters Grant (AFG) for $1,000,000. This grant will pay for mobile and portable radios for firefighters, allowing for more effective communication between cities on a safer bandwidth.

**Leveraging**

The City is aware that a contract to turn over the power plant property in an as-is condition to ALERG, LLC will provide important resources to carry out dismantlement, decommissioning, cleanup, and prepare the site for alternate land uses. The City, as an eligible municipal entity, wishes to contribute and participate in this process via assigning awarded Brownfield Grant Assessment funding to the initial stages of the overall project.
Threshold Criteria Sheet
1. **Applicant Eligibility**: City of Avon Lake, OH is a Government Municipality.
2. **Community Involvement**:
   - Successful Grant Award Kick-off Meeting
   - Public Comment Period regarding wants/needs of community
   - Public Meetings (Quarterly to discuss Progress)
   - Completed site assessments posted to city website
   - Project Updates posted on city website, Facebook Page, City Newsletter every trimester, and the annual “This is Avon Lake” publication.
3. **Named Contractors and Subrecipients**: Not Applicable.
4. **Expenditure of Existing Grant Funds**: Not Applicable.

Additional Threshold Criteria for Site-Specific Applications Only:
1. **Basic Site Information**: Avon Lakes Generating Station, 33570 Lake Road, Avon Lake, OH., 44012. Current Owner; GenOn Avon Lake Generating Station.
2. **Status and History of Contamination at the Site**: The Assessment Grant budget will be allocated for comprehensive Phase I & II ESA activities through completion of remedial action plans for the generating station and key adjoining properties. The Avon Lake Environmental Redevelopment Group (ALERG) will provide additional resources for the environmental cleanup, demolition of buildings, and infrastructure improvements needed to support redevelopment of the coal-fired power plant and associated properties. The City of Avon Lake is taking strategic steps to prepare the site and key adjoining properties as a TIF District to further enhance development economies. The City will also work with developers interested in the developing specific parcels to secure additional funding. Closed, 100-year-old coal-fired power plants are typically known to have petroleum and hazardous substances in soil and groundwater. The City of Avon Lake will use the Assessment Grant to define these environmental conditions.
3. **Brownfield Site Definition**: We affirm the site is not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.
4. **Enforcement or Other Actions**: The City of Avon Lake is not aware of any anticipated environmental enforcement.
5. **Sites Requiring a Property-Specific Determination**: Avon Lake has reviewed the conditions requiring a Property-Specific Determination for the pending closed coal-fire power plant and does not believe a Site-Specific Determination is required.
6. **Threshold Criteria Related to CERCLA/Petroleum Liability Property Ownership Eligibility – Petroleum Sites**: The City of Avon Lake did not own or operate the power plant and therefore did not contribute to any release of Petroleum or Hazardous Substances nor arrange for transport or disposal of such substances. Owner has granted access to the closed power plant site. The City does not own the property but will utilize
Brownfield Assessment Grant funding to establish protections against CERCLA liability by creating status as a bonafide prospective purchaser. Information on future acquisition is not available currently. We will use the Brownfield Assessment funding to conduct pre-purchase inquiry.

7. **Waiver of the $200,000 Limit**: We are not asking for a waiver beyond the $200,000 limit.

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