1. Applicant Identification
City of Sandusky
240 Columbus Avenue
Sandusky, Ohio 44870

2. Funding Requested
a. Assessment Grant Type: Community-wide
b. Federal Funds Requested
   i. $500,000
   ii. Not Applicable

3. Location
   a) City of Sandusky, b) Erie County, c) Ohio

4. Target Area and Priority Site/Property Information
   **Target Area**: Downtown Sandusky Core Census Tracts 408 (9043040800) and 409 (9043040900)

   **Priority Site 1**: Boeckling Building Site: 103–105 West Shoreline Drive Sandusky, OH 44870

   **Priority Site 2**: Deep Water Marina Site: 803 West Shoreline Drive Sandusky, OH 44870

5. Contacts
   a. **Project Director**:
      Jonathan Holody, Director
      (419) 627-5707
      jholody@ci.sandusky.oh.us
      240 Columbus Avenue
      Sandusky, Ohio 44870

   b. **Chief Executive/Highest Ranking Elected Official**
      Mr. Eric Wobser, City Manager
      (419) 627-5829
      ewobser@ci.sandusky.oh.us
      240 Columbus Avenue
      Sandusky, Ohio 44870

6. Population
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>NA</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>NA</td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>NA</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, 2, 3, 6</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>1</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>NA</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>NA</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 I.A., for priority site(s) within the target area.</td>
<td>NA</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>NA</td>
</tr>
</tbody>
</table>

8. **Letter from the State or Tribal Environmental Authority**
   See Attached

9. **Releasing Copies of Applications**
   Not Applicable
November 23, 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 Sandusky Community Wide Assessment Grant Proposal

Dear Mr. Didier:

I am pleased to offer Ohio EPA’s support for the City of Sandusky (City) Community Wide Assessment Grant Proposal. The City is applying for a community wide assessment grant totaling $500,000.

The funding the City is requesting under their community wide assessment grant proposal will be used to conduct Phase I and Phase II Environmental Site Assessments, asbestos and lead based paint surveys, along with risk assessments, environmental planning and engineering activities to support the redevelopment of brownfield properties in the City. The City will focus on sites with some emphasis on supporting assessments within the Downtown Target Area. If awarded, this grant would allow the City to assess sites that they may have not considered in the past, allowing for redevelopment of vacant and underutilized space throughout the City.

We look forward to working with the City of Sandusky 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: Jonathon Holody, Director, City of Sandusky
Colleen Weaver, Ohio EPA, DERR/NWDO
November 23, 2021

John Jurevis  
U.S. Environmental Protection Agency, Region 5  
77 West Jackson Boulevard  
Mail Code SE-7J  
Chicago, IL 60604-3507

RE: City of Sandusky Brownfield Assessment Grant Proposal

Dear Mr. Jurevis:

This letter acknowledges that the City of Sandusky notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use the $500,000 grant proposal for a community-wide brownfield assessment for petroleum and hazardous waste sites. The targeted area for this grant is the Downtown Sandusky Opportunity Zone. Numerous properties have been identified and need assessment and remediation to promote redevelopment of blighted or abandoned buildings, former gas stations and historic buildings. Goals of the grant include assessment of blighted areas, improving and protecting the Sandusky Bay and Lake Erie, improving greenspaces, the revitalization of depressed residential areas, and to encourage reuse of existing buildings.

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

Sincerely,

Steven Krichbaum  
Bureau Chief – BUSTR  
Division of State Fire Marshal  
Ohio Department of Commerce

c: Site File  
Jonathan Holody, City of Sandusky
FY22 Brownfield Assessment Grant
Narrative
1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**Target Area and Brownfields**

i. **Background and Description of Target Area:** The City of Sandusky (population 24,564), a Great Lakes port community, is located along the shore of Sandusky Bay near Lake Erie. The City has a long history that began with the Native Americans, followed by European settlement in the early 1800s. Sandusky was a trading center for the English, French, and Americans due to its proximity to Lake Erie and position along the bay. Sandusky was established as a major port and was key for the transportation of goods, causing massive population growth in the 19th century. Railroads have also played an important part in Sandusky’s economy dating back to the 1800s, when the prime emphasis was coal distribution via rail from Ohio and West Virginia mines to lake freighters in Sandusky. By 1880 Sandusky manufactured many products, including railroad locomotives and cars, lime, paper, tools, carriages, baskets, and crayons. With the dawn of the 20th century and the advent of automobiles and trucks, Sandusky’s importance as a shipping center declined significantly. Many of the waterfront industrial sites became obsolete and abandoned, leaving lasting impacts to the subsurface. Today, Sandusky’s main industry is tourism, which includes Cedar Point Amusement Park and indoor water parks.

One target area has been identified for this assessment grant due to its economic development potential, proximity to Lake Erie, concentration of brownfields relative to Sandusky’s most sensitive and impoverished residents, and alignment with established redevelopment plans. The target area for this brownfields program is the **Downtown Target Area** (Census Tracts [CTs] 408 and 409).

ii. **Description of the Priority Brownfield Site(s):** The City’s downtown core was once booming with commercial businesses, but a significant number of historical buildings are now vacant and dilapidated. The City has preliminarily identified **15 potential brownfield sites** that include former fueling stations, education facilities, dry cleaners, and former manufacturing facilities. The City has confirmed access to at least two sites and is currently negotiating site access for the remaining sites. Additional properties will be identified and prioritized with input from target-area residents and project partners during a thorough site inventory process. The City has identified two **Priority Sites** whose redevelopment is paramount to fulfilling the City’s redevelopment plans. Based on the 2015 Western Reserve Land Conservancy study, the City has 471 vacant structures (5%) with 221 (47%) structures classified as vacant and blighted.

The **Boeckling Building Site** (Boeckling Site), located at 103–105 West Shoreline Drive, is situated on the waterfront of Sandusky Bay and along the west side of the **Downtown Target Area**. The approximately 9,200-square-foot historic building is located on a 1-acre parcel that is east adjacent to the Jackson Street Pier. The **Boeckling Site** served as Cedar Point Amusement Park’s winter offices from 1928 until approximately the 1970s. The building is currently unoccupied. Cedar Fair currently owns the **Boeckling Site**, and through a land swap, the City will be acquiring the property to advance repurposing of the site. A portion of the property is located within the 100-year flood plain, which requires improvements to raise the elevation of the site as part of the project. The **Boeckling Site** was constructed on fill material. The origin and environmental condition of the material are unknown, and contamination is suspected. Due to the

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2 Norfolk Southern Railway Company Position Statement for Docks 1 and 2, Sandusky, Ohio
3 Sandusky Property Inventory Report, Western Reserve Land Conservancy, Thriving Communities Institute, April 2015
The Deep Water Marina Site, located at 803 West Shoreline Drive is located within CT 409 and is situated on the waterfront of Sandusky Bay. The Deep Water Marina Site is an approximately 4-acre parcel that includes several boat slips along a single pier and is occupied by a 2,400-square-foot building that operates as a marina office and a boat service garage. The site has been an active marina since the 1970s. Historically, the property served as a railroad freight yard. The property is listed in the Ohio Brownfield Inventory Database; however, the specific environmental condition of the property is unknown. Chemicals of concern, which are associated with the current and former use include but may not be limited to volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), and heavy metals. The City seeks to partner with the current owner to attract new users that can redevelop the site into a commercial or mixed-use development. As part of the redevelopment, the City will incentivize the creation of public amenities on the water-facing edges of the property with connections to the adjacent Sandusky Bay Pathway. Amenities may include outdoor seating, plaza spaces, viewing platforms, boardwalks, bike parking, public art, etc. The intended reuse will require assessment and possibly cleanup to more stringent standards (residential use).

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The City recognizes the need to redevelop the target area by addressing brownfield properties. Much effort and consideration went into the development of the 2018 Bicentennial Vision Plan: Strategic Vision 2016–2020. Additionally, the Downtown Sandusky Master Plan was created to guide the redevelopment of the area consistent with the vision, guiding principles, goals, objectives, and policies outlined in the Bicentennial Vision Plan. The Plan identified focus areas within the Downtown Target Area for redevelopment based on specific city-wide ideas including industrial redevelopment, institutional expansion, residential stabilization, and mixed-use redevelopment/reuse. Building on the Bicentennial Vision Plan, the Downtown Sandusky Master Plan for the Downtown Target Area (CT 408) was finalized in February 2021 and is currently being implemented. The City is in the process of reestablishing the Sandusky Bay Pathway project, which will greatly enhance the creation of much-needed public access to the waterfront and additional park space. The pathway stretches along the waterfront from the east corporation limit to the west corporation limit, with several other on-street and off-street trails networking with city roads and the City-wide park system. The City issued a Sandusky Bay Pathway Update in May 2018 that identified new route and connectivity opportunities with regional trails to provide increased opportunities for residents and visitors to connect with the City, the waterfront, and the region. The Deep Water Marina Site is positioned along the Sandusky Bay Pathway and would greatly enhance the overall plans for greater connectivity and enhance future opportunities for public waterfront access and development.

The Downtown Sandusky Master Plan’s guiding principles are to: (1) connect Downtown’s assets with a cohesive, walkable street network full of unique shops and restaurants; (2) increase connections to the waterfront with public access and views; (3) grow Downtown as a neighborhood with more residential options; (4) establish Downtown as a year-round destination with things to do every season; (5) increase the number of visitors to Downtown and increase how long they stay; and (6) foster the success of Downtown retail with public-realm investments and a vision for new and infill development. The proposed plan for redeveloping the Boeckling Site with ground-floor..
venders and an outdoor event space along the water’s edge and Shoreline Drive, and the Deep Water Marina Priority Site as a mixed-use redevelopment project aligns with the Master Plan in all facets and will improve public accessibility to amenities along Sandusky’s greatest asset, the waterfront.

ii. Outcomes and Benefits of Reuse Strategy: The assessment and remediation of properties in the target area will make them available for redevelopment, which will help to continue the Downtown Sandusky Master Plan mission of creating new business and job opportunities (economic benefit) as well as improving the aesthetic of the target-area neighborhoods (noneconomic benefit). The Boeckling Site is an essential component of the Waterfront Concept presented in the Downtown Sandusky Master Plan and will improve public access to the waterfront and provide increased entertainment and recreational options to the public. The concept includes a signature restaurant in a readapted Boeckling Building with ground-floor vendors and will also include outdoor event space and seating with large patio spaces along the water’s edge and Shoreline Drive. The redevelopment of the Deep Water Marina Site for mixed-use would repurpose an underused property to provide greater economic benefit to the City and would fit with the overall plans for the extension of the Sandusky Bay Pathway and connectivity of the area to the Downtown Core. Developers will be strongly encouraged to incorporate renewable energy sources, energy-efficient equipment and materials, sustainable or recycled building materials, water-efficiency measures, and waste-minimization processes in all of their designs.

Many of the target area residents are suffering from low income and high poverty rates, as a direct result of industry and high wage jobs fleeing the city. Many of the neighborhoods within the target areas have not received the economic attention required to address legacy environmental issues, thus causing a disproportionate environmental stressor burden and negative health impacts that compound daily as the contamination goes unaddressed. Sandusky will use US EPA funding to complete assessments and cleanup planning at Priority Sites and other brownfields within the target area that will result in direct economic and environmental benefits, including: (1) returning blighted properties to productive uses that create jobs and increase the tax base; (2) creating market-ready sites at attractive locations; (3) encouraging the reuse of vacant industrial property for infill development; (4) achieving improvements in distressed neighborhoods, and (5) environmental protection of Lake Erie.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: The City as a local unit of government is eligible to apply for county, state, and federal grant funding. If funded, Sandusky will augment US EPA grant funding with additional local, state, and/or federal resources to facilitate additional redevelopment activities at Priority Sites. The City created the Chesapeake Lofts, Cleveland Road, and Downtown Sandusky Tax Increment Financial (TIF) District within the target area that focus on reducing blight and spurring economic growth. City Issue 8 was voter approved in 2014 and consists of a 0.25% income tax increase for demolition, blight elimination, and spurring new housing development and a 1% admissions tax increase for economic development. In October 2021, an agreement was announced between Cedar Fair and the City of Sandusky that allocates funding for new investments within the city over the next 20 years to advance economic development and destination-related investments in Sandusky. A new resolution was passed in September 2021 for additional funding for the Erie County Land Bank through a 5% tax delinquency collection that will allow for the demolition of blighted properties throughout the target area. In addition, the City will use EPA Brownfield Cleanup funding for remediation of potential sites in addition to using the State brownfield funding options such as the Ohio Development Services Agency’s (ODSA’s) Abandoned Gas Station (AGS) grant program,
Ohio EPA’s Site Assistance and Brownfield Revitalization (SABR) Targeted Brownfield Assessment (TBA) program, JobsOhio Revitalization and Vibrant Community Program, and Ohio Department of Development (ODOD) Brownfield Remediation Fund.

ii. Use of Existing Infrastructure: The existing infrastructure within the target area, including roadways, sidewalks, water, sewer, and electric utilities are sufficient for redevelopment. In the event additional infrastructure needs are identified, the City has established an Infrastructure Financing and Implementation Plan using downtown and future TIFs, as well as leveraging outside funding sources to fund infrastructure needs.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding: The target area (CTs 408 & 409) is home to 6,951 people. Target-area residents suffer from a low income as shown by a per capita income of $24,085 and median household income of $34,041, which is less than the state and US averages ($31,552/$34,103; $56,602/$62,843). With the low income, it is not surprising that the percentage of all people below the poverty level in the target area is 24% (US 10%) with 43% of those being children under the age of 18, double the US average of 19%. Further, between 2016 and August 2021, Sandusky lost 1,106 jobs, accounting for 32% of the 3,463 jobs lost in Erie County. The impact of these job losses and decreased personal income has a ripple effect from residents to businesses to ever-tightening municipal budgets. The ongoing loss of jobs continues to cause outmigration, robbing the region of its youth and contributing to an ever-shrinking population. Sandusky has experienced a 5% population loss since the 2010 census. As the City’s municipal revenue relies heavily on tourism, the COVID-19 pandemic has hit Sandusky especially hard. The general fund between 2019 and 2021 was down $4.3M from the City’s $21.6M annual revenue budget due to a drop in admissions, lodging, and income tax collections. This has a tremendous impact on the City’s ability to provide basic services, let alone fund “nonessential” projects such as investments to stimulate redevelopment of brownfields. The EPA brownfield funding is much needed to offset these shortfalls and continue the revitalization with the target area to ensure economic prosperity.

ii. Threats to Sensitive Populations

1) Health or Welfare of Sensitive Populations: The sensitive populations of the target area are the elderly, minorities, and the impoverished. The target area is occupied by an aging community with nearly 21% of the population made up of individuals who are 62 years and older, which is higher than the US average (19%). With a large proportion of the population at the US average retirement age (62 for women and 64 for men), nearly half of the population in the target area (42%) rely on social security. Therefore, 21% of the population rely on social security and are younger than the US average retirement age. The EJ Screen Report shows the target area ranks in the 65th percentile for population over 64 years of age in the EPA Region. African Americans make up 27% of the target-area residents compared to the national average of 13%. The impoverished, or those living below the poverty level, make up 22% of all people (US 10%) with 51% of all people under the age of 18 (US 15%) living below the poverty level. Furthermore, female heads of households make up 38% of the households in the target area who live below the poverty level. The drastic decline in the core industry that was responsible for Sandusky’s population boom in the late 1800s to early 1900s has led to long-term poverty for the sensitive populations living in the City. Poverty issues are intensified when a large percentage (28%) of the households rely on food stamps (US 12%) and 12% of occupied housing units lack access to a vehicle, a number

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6 Center for Retirement Research at Boston College: What is the Average Retirement Age? (2011)
greater than the US (9%). The lack of vehicles limits access to healthy foods, which is troubling considering both census tracts are USDA Food Deserts.7

Desperation caused by poverty has also contributed to an increase in crime. In 2018, Sandusky’s crime rate was higher than 86% of US cities.8 The desperation stirred by unemployment (6%) and poverty can cause residents to turn to crime.9 Thefts accounted for 71% of Sandusky’s crimes in 2019.8 The Downtown Sandusky Master Plan aims to revitalize the area by renovating, repurposing, or demolishing vacant structures to promote safety and growth and envisions a community that facilitates a healthy, active, and social lifestyle for everyone. Objectives of the Plan are to promote walking and biking to destinations through expansion of the Sandusky Bay Pathway and create more public access to the waterfront through enhancing access and reuse of the Boeckling Priority Site and a public space component associated with the Deep Water Marina Priority Site. Considering the target-area households’ lack of access to a vehicle (12%), improving the safety and walkability of the area will offer new opportunity to the residents.9 This walkability is extremely important since 43% of adults in Erie County are overweight or obese and one of the leading causes of death is heart disease.10 Not only will addressing brownfield sites throughout the target area encourage economic growth by removing the environmental stigma surrounding potential sites, but the remediation of blighted structures can remove sites that create opportunity for illegal activity. Once these potential brownfield sites within the target area are redeveloped, residents will feel more secure using the sidewalks already in place to walk throughout their community, allowing for healthier lifestyle choices. Together, the Redevelopment Plan and EPA funding will help to identify contaminants and reduce the safety threats that affect the target-area residents’ health and welfare.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Sensitive populations are the most at risk when it comes to disease and health conditions that can arise from brownfield sites. The former railroads and shipping areas along the waterfront that were responsible for much of the early economic success of Sandusky have a lasting negative environmental impact from various contaminants such as metals, including arsenic. Arsenic is a known carcinogen, and long-term exposure can also lead to developmental effects, diabetes, pulmonary disease, and cardiovascular disease.11 Further, the City ranks in the 77th percentile in the state for lead paint indicators.12 Health effects from long-term exposure to lead include damage to the kidneys, slowed body growth in children, hearing problems, reduced IQ, Anemia, seizures, as well as lead being a probable carcinogen in humans. According to the US National Library of Medicine, children are most vulnerable to the negative health effects of lead.13 The various contaminants found throughout the target area, including asbestos, are contributing to the high rate of both lung cancer incidence (63/100K) and deaths (43/100K), compared to the State rates (67/100K; 53/100K).14 Health data is only available for Erie County and is not specific to the City. Contaminants including VOCs and PAHs, which can affect the breathing of the sensitive populations, are of concern as evidenced by the higher rate of emergency room visits from asthma that occurred during 2012 in Erie County (800/100K), which is much higher than in the State (541/100K).15 Assessments made possible through EPA Brownfield Program funding

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7 Food Desert https://www.cims.cdfifund.gov/preparation?config=cfg_nmnc.xml
10 Erie County Community Health Assessment 2019
11 WHO – Arsenic https://www.who.int/news-room/fact-sheets/detail/arsenic
12 EPA EJ Screen Report
14 Erie County Cancer Profile 2021
15 Asthma in Erie County and Ohio Report
will identify the contaminants causing health issues plaguing the target area and reduce the negative health threats the sensitive populations face every day.

(3) Promoting Environmental Justice: The EPA Environmental Justice Screening Report shows the City is in the 54th percentile on the demographic index of minority population and the 79th percentile for low-income population in the nation. Due to the negative environmental consequences caused by fleeing industry, the sensitive populations of the minorities and impoverished have not experienced the economic growth and vitality from which the rest of the City has benefited. Derelict properties throughout the target area have generated a ripple effect of negative consequences including decreased taxable revenue, decreased property values, and reduced ability to market properties for redevelopment. Environmental concerns associated with historical heavy industrial operations also disproportionately impact the sensitive populations, resulting in disproportionate environmental stressor burden and high cumulative impacts. Suspected contamination associated with the Boeckling and Deep Water Marina Sites pose a potential risk to human health and the environment, especially considering the planned public-use component and due to the location of the sites on Sandusky Bay. These suspected contamination sources also present significant environmental risk due to the location along a surface water body and source of regional drinking water.

Economic inequality has led to distressed neighborhoods and racial and ethnic residential segregation within the target area. This disparity has made it difficult for some Sandusky residents to have the same access to public parks and the waterfront options for recreation and outdoor exercise. It is apparent that this inequality has had a negative impact on the health of the minority population. Health risk factors are significantly disproportionate when comparing the white and African American populations in Erie County, with 17% of African Americans lacking health insurance. In addition within the County, a disproportionate percentage of African Americans compared to white residents were reported overweight (81% to 66% white) and diagnosed with the following: high blood pressure (61% African American to 26% white), high cholesterol (44% African American to 30% white) and diabetes (30% African American to 12% white). The use of brownfield funding to assess and remediate sites throughout the target area will allow for increased connectivity, recreational opportunities, and public access to the waterfront, reducing environmental justice issues and improving the overall health of the sensitive populations living within the disadvantaged community.

b. Community Engagement

i. Project Involvement

ii. Project Roles: Local organizations throughout Sandusky have expressed a desire to assist with this project through site identification, selection, cleanup, and future redevelopment of brownfield sites throughout the target area.

<table>
<thead>
<tr>
<th>Name of Org.</th>
<th>Point of Contact</th>
<th>Specific involvement in the project or assistance provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Erie County Economic Development Corporation</td>
<td>Abbey Bemis, <a href="mailto:office@eriecountyedc.org">office@eriecountyedc.org</a>, (419) 627-7791</td>
<td>The ECEDC provides assistance and guidance through various programs to businesses looking to expand, relocate, and develop in Erie county. They will assist with site identification and prioritization.</td>
</tr>
<tr>
<td>Sandusky Downtown Merchants Association</td>
<td>Greg Voltz, <a href="mailto:gvolts@ci.sandusky.oh.us">gvolts@ci.sandusky.oh.us</a>, (419) 627-5973</td>
<td>Local organization created to assist with commerce and promote downtown business and collaboration among business owners. They will keep local businesses informed on project status and will post identified sites available for redevelopment online to feature their redevelopment potential.</td>
</tr>
<tr>
<td>Erie County Land Reutilization Corporation</td>
<td>Steve Poggiali, <a href="mailto:stevep@eriecounty.oh.gov">stevep@eriecounty.oh.gov</a>, (419) 627-6670</td>
<td>The ECLRC is a community improvement corporation whose purpose is to promote and facilitate reclamiation, rehabilitation, and reuse of vacant, abandoned, tax-foreclosed or other real</td>
</tr>
</tbody>
</table>

16 Ohio Local Conversations on Minority Health – Report to the Community 2011
iii. Incorporating Community Input: The City of Sandusky announced at a City Committee meeting (10/25/21) their intention to reapply for the EPA’s Brownfield Community-wide Assessment Grant for the Downtown Core target area of Census Tracts 408 and 409. The City has always valued the input of their community members and is committed to keeping them involved in every step of the process, which is evident based on their long Brownfield Program history dating back to 2005. A Community Involvement Plan (CIP) will be created to describe the planned community engagement activities, schedule, project background, and key players, which will be made available for review at the City’s Planning and Development Department. Due to the current COVID-19 pandemic, community meetings have been and will continue to be held online. Public notice of meetings will be provided via media alerts through a press release to the local newspaper (Sandusky Register) and posting a notice on the City’s websites, 48 hours in advance, stating the meeting date and time. The City anticipates community input to be received primarily over the phone or online. When in-person meetings are permitted again, meetings will be held within the target area while observing social distancing requirements. Additionally, questions and concerns can be submitted via telephone or through email to the City staff. The City will respond to feedback during the community meetings and via online within two weeks of receipt.

The City will update the community throughout the brownfield project via the City’s website and social media platforms as well as though city-news and calendar-announcement emails, which they will encourage residents to subscribe to. As part of the assessment project, the City will develop a brownfield website and brochure explaining the Brownfield Program. The City will place advertisements on the local area radio stations to reach residents at every educational level and those without internet service. The City will also establish a place on its website for grant-related information, which will allow the community to access updated information on the project and provide comment/feedback. The City will include instructions on how to reach these internet forums in the initial press release. The City intends for communications to be primarily provided in English, which is the primary language used in Sandusky. However, to ensure inclusion of all communities, communications may also be provided in other languages when needed. In the event non-English-speaking individuals are present at events, a translator will be made available.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The City of Sandusky is requesting a US EPA Brownfields Assessment Grant in the amount of $500,000 for community-wide assessment.

<table>
<thead>
<tr>
<th>Task 1: Outreach</th>
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<tbody>
<tr>
<td>Project Implementation: The City’s Brownfield Project Director will develop a Community Involvement Plan (CIP), outreach materials, brownfield project website, and social media posts with the assistance of the environmental consultant (consultant). City staff will lead the community meetings (virtual/online during COVID-19 and in person post COVID-19) to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials and office supplies to manage the grant.</td>
</tr>
<tr>
<td>Anticipated Project Schedule: CIP created within 3 months of award (upon completion a more concrete schedule will follow). Community Meetings held 1st, 5th &amp; 9th quarter. Website and Outreach Materials created in the 1st quarter and posted monthly throughout the grant project.</td>
</tr>
<tr>
<td>Task/Activity Lead: City: Jonathan Holody – Brownfield Project Director</td>
</tr>
<tr>
<td>Outputs: CIP, Brownfield Website, 3 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports.</td>
</tr>
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### Task 2: Site Inventory

**Project Implementation:** The City’s Brownfield Project Director will work with the residents living in the target area during community meetings to create a thorough site inventory for assessment. Although 15 sites have been identified, additional abandoned and underused properties identified by the residents of the target area will be researched further by City staff using the Erie County Auditor’s website. Once a list is compiled, the consultant will work with City staff to create an evaluation ranking tool to determine with the help of residents the order in which the sites will be addressed.

**Anticipated Project Schedule:** Community meeting held in 1st quarter will continue the preliminary inventory process that began with this application, with the evaluation ranking process taking place in the 3rd quarter & continuing throughout the grant project.

**Task/Activity Lead:** City: Jonathan Holody – Brownfield Project Director

**Outputs:** Evaluation Ranking Tool, Site Inventory List

### Task 3: Assessment

**Project Implementation:** The consultant will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the two Priority Sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP. Prior to assessment, site-access agreements and property-eligibility determinations approval will be obtained.

**Anticipated Project Schedule:** Activities to begin in the 2nd quarter and continue through the grant.

**Task/Activity Lead:** The consultant will implement the technical aspects of the project with oversight from the City: Jonathan Holody – Brownfield Project Director.

**Outputs:** 14 Phase I ESAs, 1 Generic QAPP, 10 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.

### Task 4: Remediation/Reuse Planning

**Project Implementation:** For projects identified for cleanup, the consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. A planning consultant will prepare a Brownfields Revitalization Plan for the City. The consultant will assist the City in hosting charrettes/visioning sessions (virtual or in-person depending on COVID restrictions) for key properties.

**Anticipated Project Schedule:** Cleanup Plans & Charrettes to begin in the 6th quarter and will continue throughout the grant project. Brownfield Revitalization Plan to being in the 3rd quarter.

**Task/Activity Lead:** The consultant will implement the technical aspects of the project with oversight from the City: Jonathan Holody – Brownfield Project Director.

**Outputs:** 4 ABCAs, 2 Vision Sessions/Charrettes, 1 Brownfield Revitalization Plan

### Task 5: Programmatic Support

**Project Implementation:** The City will procure an environmental consultant to assist with the Brownfield Grant Project. The City’s Brownfield Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The consultant will assist the City in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the three-year term of the grant. The City staff travel budget allows for two staff to attend two brownfield conferences/workshops.

**Anticipated Project Schedule:** Consultant procurement completed in 1st quarter. ACRES Reporting begins in the 1st quarter & Quarterly Reporting begins in the 2nd quarter and continues throughout the grant project. Annual Reporting and Forms created in 5th quarter, 9th quarter, and during final closeout.

**Task/Activity Lead:** City: Jonathan Holody – Brownfield Project Director

**Outputs:** Procured consultant. ACRES Database Reporting, 3 Annual Financial Reports, 12 Quarterly Reports, 3 MBE/WBE Forms, Programmatic Support for the three-year grant period. Two staff to attend two conferences.
b. Cost Estimates: Below are the anticipated cost estimates for this project based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks. The budget for this project includes travel, supplies, and contractual costs only. The City will spend 73% of the budget on the Assessment Task. **Task 1 Outreach:** Contractual: Community Involvement Plan $4,500 (45hrs x $100); Brownfield Website, Outreach Brochure/Handouts, Social Media Posts $2,000 (20hrs x $100); 3 Community Education Meetings $6,000 ($2,000/meeting). **Task 2 Site Inventory:** Contractual: Potential Brownfield Site Inventory and Evaluation Ranking Tool Creation $8,000 (64hrs x $125). **Task 3 Assessment:** Contractual: 14 Phase I ESAs at $5,000 each for a total of $70,000; 1 Generic QAPP $5,500; 10 Phase II ESAs including SS-QAPP at $29,000 each for a total of $290,000. **Task 4 Remediation/Reuse Planning:** Contractual: 4 ABCAs $6,500 for a total of $26,000; 2 Vision Sessions/Charrettes $7,000 ($3,500/meeting); and 1 Brownfield Revitalization Plan $50,000 (Planner: 130hrs x $150; Market Analysts: 112hrs x $125, Environmental Professional: 110hrs x $150). **Task 5 Programmatic Support:** Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period $25,000 (200hrs x $125). Travel: Two staff to attend two conferences $5,000 (flights at $750, 3 nights in hotel at $350, incidentals and per diem at $150 x 2 attendees).

<table>
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<tr>
<th>Category</th>
<th>Outreach</th>
<th>Site Inventory</th>
<th>Assessment</th>
<th>Remediation/Reuse Planning</th>
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<td><strong>$83,000</strong></td>
<td><strong>$30,000</strong></td>
<td><strong>$500,000</strong></td>
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c. Measuring Environmental Results To ensure this EPA Brownfield Project is on schedule, the City internal Brownfields Team, which will include the consultant, will meet quarterly to track all outputs identified in 3.a using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. Project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the three-year time frame. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being achieved in an efficient manner, the City has countermeasures in place such as making monthly calls to their EPA Project Officer and, if needed, will create a Corrective Action Plan to help the project to get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

**Programmatic Capability** i. Organizational Capacity, ii. Organizational Structure, & iii. Description of Key Staff: The grant will be managed by Sandusky’s Department of Community Development, as the department promotes and manages various programs intended to spur and support economic development activities within the City. Jonathan Holody, Director, will serve as the Brownfield Project Director and will be the primary point of contact for the project. He will be responsible for the oversight and completion of administrative and financial requirements of the Brownfield Program. He was a lead staff member responsible for administering multiple US
EPA assessment, cleanup, and revolving loan fund grant awards, as well as State of Ohio Clean Ohio Assistance and Revitalization Fund grants that resulted in the redevelopment of dozens of properties. Arin Blair, Chief Planner, will serve as the Brownfield Project Manager and assist Mr. Holody with the grant implementation. Ms. Blair has extensive experience in community engagement and facilitation of multidisciplinary teams to envision, analyze, prioritize, and site plan for vacant parcels and redevelopment sites at multiple scales. Aaron Klein, P.E., Sandusky Director of Public Works, will serve as Subject Matter Expert and has over 15 years of engineering experience. Mr. Klein is knowledgeable of the needs associated with the requested grant, including, but not limited to writing the RFQ for procuring a QEP(s), coordinating public involvement and participation, posting legal notices and working with web-based programs to post updates, and tracking schedules and deliverables for project needs. They will be assisted by Ms. Megan Stookey, Project Coordinator, who is responsible for managing the finances and ASAP.gov drawdowns. A qualified consultant will assist with the technical portions of the brownfield project.

iv. Acquiring Additional Resources: Through experience with multiple US EPA Brownfields Assessment Grants, Sandusky has demonstrated ability to acquire any additional expertise required to successfully complete the project. Using local contracting requirements and procurement process, the City will procure a qualified environmental consultant to assist with technical and reporting portions of the Brownfield Community-wide Assessment in addition to any other contractors needed to complete the project. The City will ensure compliance with the EPA’s “Professional Service” procurement process.

b. Past Performance and Accomplishments: i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments: Sandusky has been awarded four US EPA grants including a Site-Specific Petroleum Cleanup Grant in 2009 and three Community-Wide Assessment Grants in 2005, 2007, and 2016. The three assessment grants resulted in 40 Phase I ESAs, 20 Phase II ESAs, and five Remedial Action Plans (RAPs). The City has successfully managed these grants and has complied with all requirements including the work plans, schedules, terms, and conditions. Additional returns on investment were realized through the successful award and implementation of over $9M leveraged from the Clean Ohio Fund and $200K leveraged from Ohio’s Abandoned Gas Station Cleanup grant fund that resulted in the over $1.5M redevelopment of a former Sunoco Gas Station into The Forest Sandusky medical marijuana dispensary that created 12 new full-time jobs. In addition, over $2.5M in grants were leveraged to spur redevelopment of four Priority Sites assessed during the FY16 grant resulting in over $23M in redevelopment to construct the Cedar Fair/Bowling Green State University (BGSU) School of Resort, Attraction Management, the Falcon Pointe Lofts, and a mixed-use retail, dining, and commercial building. These projects will create 60 new full-time jobs, and planning activities are underway for a multimillion-dollar redevelopment at the other two sites. For the City’s most recent assessment grant (2016), Sandusky expended $393,217.29 to complete 23 Phase I ESAs, 14 Phase II ESAs, and three RAPs. Funds remaining at the time of grant closure totaled $6,782.71 (< 2%). (2) Compliance with Grant Requirements: The City’s past grant cooperative agreements were handled properly regarding compliance with grant work plans, schedules, and terms and conditions. During the project periods for the prior US EPA grants, no corrective actions were required, and the City maintained compliance with expenditure and reporting requirements. All required reporting documentation, including annual, quarterly, and closeout reports, were delivered in a timely manner, and all grant deliverables were entered into the ACRES database/Property Profile Forms on time. The quarterly financial summaries consistently indicated the budget was on-target throughout the life of the grant.
FY22 Brownfield Assessment Grant
Threshold Criteria
Threshold Criteria

1. Applicant Eligibility
   The City of Sandusky is a general purpose unit of local government as defined under 2 CFR 200.64.

2. Community Involvement
   The City of Sandusky announced at a City Committee meeting (10/25/21) their intention to reapply for the EPA’s Brownfield Community-wide Assessment Grant for the Downtown Core target area of Census Tracts 408 and 409. The City has always valued the input of their community members and is committed to keeping them involved in every step of the process, which is evident based on their long Brownfield Program history dating back to 2005. A Community Involvement Plan (CIP) will be created to describe the planned community engagement activities, schedule, project background, and key players, which will be made available for review at the City’s Planning and Development Department. Due to the current COVID-19 pandemic, community meetings have been and will continue to be held online. Public notice of meetings will be provided via media alerts through a press release to the local newspaper (Sandusky Register) and posting a notice on the City’s websites, 48 hours in advance, stating the meeting date and time. The City anticipates community input to be received primarily over the phone or online. When in-person meetings are permitted again, meetings will be held within the target areas while observing social distancing requirements. Additionally, questions and concerns can be submitted via telephone or through email to the City staff. The City will respond to feedback during the community meetings and via online within two weeks of receipt.

   The City will update the community throughout the brownfield project via the City’s website and social media platforms (Facebook, Twitter, YouTube, etc.), as well as though city-news and calendar-announcement emails, which they will encourage residents to subscribe to. As part of the assessment project, the City will develop a brownfield website and brochure explaining the Brownfield Program. The City will place advertisements on the local area radio stations (WLEC Radio 1450 AM, 90.3 WKSU-FM National Public Radio, and 91.3 WGTE-FM Public Radio) to reach residents at every educational level and those without internet service. The City will also establish a place on its website for grant-related information, which will allow the community to access updated information on the project and provide comment/feedback. The City will include instructions on how to reach these internet forums in the initial press release. The City intends for communications to be primarily provided in English, which is the primary language used in Sandusky. However, to ensure inclusion of all communities, communications may also be provided in other languages when needed. In the event non-English-speaking individuals are present at events, a translator will be made available.

3. Named Contractors and Subrecipients
   Not Applicable

4. Expenditure of Existing Grant Funds
   The City of Sandusky does not have an active US EPA Assessment or Multipurpose Grant.