IV.D. NARRATIVE INFORMATION SHEET

1. Applicant Identification
   Montgomery County Land Reutilization Corporation
   130 W. Second St. Suite 1425
   Dayton, OH 45402

2. Funding Requested
   a. Assessment Grant Type
      Community-wide
   b. Federal Funds Requested
      i. $500,000
      ii. We are not requesting a Site-specific Assessment Grant waiver of the $200,000 limit

3. Location
   a. Dayton, Ohio
   b. Riverside, Ohio
   c. Harrison Township, Ohio
   d. Montgomery County, Ohio

4. Target Area and Priority Site/Property Information
   a. Target Area 1: Wolf Creek Corridor, Dayton
      Census Tracts: 39113-000700, 165100, 001000, 000400
      Priority Site Address: 2342 W. Riverview Avenue, Dayton Ohio
   b. Target Area 2: Mad River Corridor, Riverside
      Census Tracts: 39113-090302, 090600, 002000, 001900, 001800
      Priority Site Address: Old Harshman Road, Riverside Ohio (no street number)
   c. Target Area 3: Stillwater River Corridor, Harrison Township
      Census Tracts: 37113-001100, 001200, 001600, 080200, 080400
      Priority Site Address: 4360 N. Main St., Harrison Township, Ohio

5. Contacts
   a. Project Director
      Susan Considine, Program Manager
      (937) 531-6926
      sconsidine@mclandbank.com
      Montgomery County Land Bank
      130 W. Second St. Suite 1425
      Dayton, OH 45402
b. **Chief Executive/Highest Ranking Elected Official**  
   Mike Grauwelman, Executive Director  
   (937) 531-7035  
   mikeg@mclandbank.com  
   Montgomery County Land Bank  
   130 Second St. Suite 1425  
   Dayton, OH 45402

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6. **Population**  
   a. Dayton: 140,407 (2019 census.gov)  
   b. Riverside: 25,133 (2019 census.gov)  
   c. Harrison Township: 22,390 (2018 census.gov)  
   d. Population of Montgomery County: 531,687 (2019 census.gov)

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7. **Other Factors Checklist**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page#</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less</td>
<td></td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td></td>
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<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td></td>
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<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>p.2</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td></td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>p.3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.</td>
<td></td>
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<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></td>
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</tbody>
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8. **Letter from the State or Tribal Environmental Authority**
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: Montgomery County Land Reutilization Corporation Community Wide Assessment Grant Proposal

Dear Mr. Didier:

I am pleased to offer Ohio EPA’s support for the Montgomery County Land Reutilization Corporation (MCLR) Community Wide Assessment Grant Proposal. The MCLR is applying for a community wide assessment grant totaling $500,000.

The funding the MCLR 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. The MCLR will focus on sites within the City of Dayton, City of Riverside, and Harrison Township. If awarded, this grant would allow MCLR to assess sites that they may have not considered in the past, allowing for redevelopment of vacant and underutilized space throughout Montgomery County.

We look forward to working with the Montgomery County Land Reutilization Corporation 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: Mike Grauwelman, Montgomery County Land Reutilization Corporation
    Mike Starkey, Ohio EPA, DERR/SWDO
November 3, 2021

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

RE: Montgomery County Land Reutilization Corporation Brownfield Assessment Grant Proposal

Dear Mr. Jurevis:

This letter acknowledges that the Montgomery County Land Reutilization Corporation notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use the $100,000 of the larger $500,000 grant proposal for a community-wide brownfield assessment for petroleum sites; the remainder of the grant will be used for hazardous substance sites. The targeted areas for this grant include sites that threaten the rivers and aquifers throughout the County. Areas with heavily industrialized properties in need of assessment and redevelopment will be targeted along with many abandoned gas stations within the County. Goals of the grant include assessment of blighted areas, improving and protecting the waterways, the revitalization of depressed residential areas, and to encourage reuse of existing buildings.

I am pleased to offer BUSTR’s support for the Montgomery County Land Reutilization Corporation’s Brownfield Assessment Grant proposal. We look forward to working with Montgomery County Land Reutilization Corporation and the U.S.EPA on this project.

Sincerely,

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

xc: Site File
    Mike Grauwelman, Montgomery County Land Reutilization Corporation
1. Project Area Description and Plans for Revitalization - 1.a. Target Area and Brownfields 1.a.i. Background and Description of Target Area  

Montgomery County (County), located in southwestern Ohio, is the fifth most populated county in Ohio, population of 531,687 (2019 census.gov), and encompasses approximately 462 square miles, with the city of Dayton at its center. From the early to mid-1900s, the County was known as the Birthplace of Innovation and many nationally and internationally known inventors made Dayton their base of operations. Among them: Wilbur and Orville Wright, inventors of powered flight; Charles F. Kettering, inventor and manufacturer of the electric starter for General Motors; and John H Patterson, inventor/founder of National Cash Register (NCR). During this time, Montgomery County also developed a booming paper mill industry, as well as a thriving magazine and journal industry.

Montgomery County is also blessed with great natural resources. Five major waterways - Great Miami River, Mad River, Stillwater River, Wolf Creek and Twin Creek - converge in the Dayton region, with a prolific sand and gravel aquifer about 100 feet beneath most of the County. These water resources supply not only vast sources of production water for manufacturing, but pristine and precious drinking water for County residents. This aquifer is known as the Buried Valley Aquifer is a sole source aquifer as recognized by the USEPA, serving hundreds of thousands of residents and many industries.

Steadily over 3 decades (1980 – 2010), the jobs driven by the innovation of the early 20th Century all but disappeared. Beginning in the early 1980s, workers were cut due to lower demand or replaced by advances in automation. The 4.1 million square foot General Motors assembly plant, once the source of over 6,000 jobs, closed in 2008 (Movie Documentary 2009 The Last Truck: Closing of a GM Plant). Meanwhile, the digital age brought about a drastic reduction in the need for paper thus the local paper mills shuttered: between 1994 and 2016 four mills closed eliminating an estimated 2,800 jobs.

In 1993 the US Department of Energy decommissioned a facility employing 1,800 people and the U.S. Air Force permanently closed the Defense Electronic Supply Center in 2005 (5,000 jobs) (job loss statistics, Ohiohistorycentral.org). In 2009, the trend cost Dayton its last Fortune 500 company NCR.

Those 30 years saw the population plummet, with Dayton losing an astounding 40% of its population, and the County losing a more modest but still alarming 6% (census.gov). Since 2000, Montgomery County's poverty rate has risen over 5%, making it the highest rate of change compared to all 6 neighboring counties and larger than Ohio’s 4% increase (2014-2018 ACS). All those shuttered businesses left dozens of buildings vacant, abandoned and tax delinquent, reducing tax revenue and property values. Environmental hazards on these former manufacturing sites were left to the vagaries of nature, further destabilizing already challenged neighborhoods, and abandoning valuable infrastructure.

Now, the Montgomery County Land Reutilization Corporation (MCLRC), the grant applicant, has become a champion for brownfield revitalization. Our mission is to facilitate the transition of blighted, foreclosed and abandoned properties into viable, marketable properties. Our strategy, with the support of the USEPA Brownfield Assessment grant, is to assist our 22 jurisdictions within the County with their brownfield challenges and revitalize communities of underserved, low income and minority populations focusing on three specific target areas, along three of the five river waterways all of which converge in downtown Dayton.

The three specific target brownfield areas are: 1) Wolf Creek Corridor extending 3 miles north of downtown Dayton (population 140,407, 2019 est. census.gov) encompassing census tracts 39113-000700, 165100, 001000, 000400; 2) Mad River Corridor extending 5 miles east of
downtown Dayton, within the City of Riverside, population 25,133 (2019 est. census.gov), encompassing census tracts 39113-090302, 090600, 002000, 001900, 001800; and 3) Stillwater River Corridor extends 2 miles north of downtown Dayton within Harrison Township population 22,390 (most recent data available 2018 census.gov) encompassing census tracts 37113-001100, 001200, 001600, 080200, 080400. Median incomes in Harrison Township and Dayton ($36,000 and $32,000 respectively) are well below that of the State ($57,000) and the County ($52,000). While the Median income in Riverside does not portray a lower income population, the poverty rate in the census block where the priority site is located is a depressing 28%. (Income/poverty data census.gov).

1.a.ii Description of the Priority Brownfield Sites The first priority site is in the Wolf Creek Corridor target area in the City of Dayton and is an integral brownfield property and prime location for revitalization to support the Five Rivers Metro Parks /City of Dayton Riverfront Master Plan (Riverfront Master Plan). The approximately 38-acre site was the former home to the Dayton Tire & Rubber Co., a large factory complex that manufactured tires from 1917 to 1980. After the facility was closed and abandoned, the State of Ohio responded to a PCB-contaminated oil release in April 1987 when approximately 1,600 gallons of contaminated oil flowed into Wolf Creek. USEPA cleanup continued until 1989. The City of Dayton razed the buildings in 1991. After the immediate cleanup was conducted, no additional investigation or cleanup was conducted. The site is vacant, and the current environmental condition is unknown. It is a key location in the Riverfront Master Plan which incorporates access to the creek and the regional bikeway network by the adjacent low income and underserved neighborhoods, providing alternative transportation, exercise and recreation opportunities.

The second priority site is in the Mad River Corridor target area and is featured prominently in the City of Riverside’s Comprehensive Land Use Plan. The site is the former Trey Landfill, a 40-acre construction and demolition debris landfill site. It sits vacant and fenced for safety. Monitoring of groundwater wells show impacts from landfill contamination, and impacts related to Wright Patterson AFB’s past use of fire-fighting foams containing the chemical perfluorooctanesulfonate (PFOS). On November 1, 2021, Wright Patterson signed $5.9M contract to clean up PFOS on the base. The site is located adjacent to the Mad River and multiple neighborhoods. The City of Riverside is working with Wright Patterson Air Force Base (WPAFB) to redevelop the former Trey Landfill property for expansion of the Base.

The third priority site is in the Stillwater River Corridor target area. The site is the former 200+ acre Forest Park Plaza, which was used since the early 1900s as a zoo, race car track, amusement park, car dealership, and a critical neighborhood shopping plaza that serviced the area from the 1960s - 1990s. All structures have been razed. There are 3 concrete building pads and 2 areas of asphalt paving. Contamination may exist in the soil and groundwater from petroleum and solvent use from the historic operations of the racetrack, maintenance and operations of the car dealership and amusement park rides. The site is integral to Harrison Township’s Neighborhood Revitalization Plan which envisions creating a vibrant new town center with a public space, government/activities center and mixed-use residential development.

1.b. Revitalization of Target Area, 1.b.i. Reuse Strategy & Alignment w/ Revitalization Plan Each of MCLRC’s three priority brownfield sites is driven by revitalization plans within their respective target areas. The Wolf Creek Corridor is guided by the Riverfront Master Plan. The Mad River Corridor is guided by the City of Riverside’s Comprehensive Land Use Plan. And the Stillwater River Corridor is guided by the Harrison Township’s Neighborhood Revitalization Plan. These comprehensive plans, encompass economic development,
infrastructure improvements, open space planning, recreation and public health and social justice. These plans serve as a guide for revitalization in these impoverished target areas, and protection of the treasured natural river corridors. The priority site in the Wolf Creek Corridor target area, is a prime location to provide a large park along the lower 3 miles of the Wolf Creek. This ties directly to the Riverfront Master Plan, which calls for alternative transportation and exercise and recreation opportunities such as connected walking and bike paths, picnic shelters, and basketball courts. The Plan also recommends establishing community garden plots where neighbors can grow produce to address this food desert.

The second priority site is the Trey Landfill, located in the Mad River target area, and is a site specifically identified for redevelopment for expansion of WPAFB in the city of Riverside’s comprehensive plan. The 40-acre brownfield site is directly adjacent to WPAFB, the largest employer in the State of Ohio. Within WPAFB the National Air and Space Intelligence Center (will potentially add 20,000 Air Force-wide personnel slated to transfer to the area and may include the Trey Landfill property).

The third priority site is the former Forest Park Plaza located in the Stillwater River Corridor target area. This site is Harrison Township’s first priority to bring back vitality to its low to moderate income community, ravaged by the destruction of the 15-tornado storm 2 years ago, as well as the financial collapse of the 200+-acre Forest Park Plaza over the last 20 years. The township is laser focused with the Harrison Township’s Neighborhood Revitalization Plan which includes a schedule for developing a vibrant new community center with public space, government/activities center. This plan will remove environmental impediments, create jobs, new affordable housing and address the food desert in the area.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy For the City of Dayton, expected outcomes and benefits of redeveloping the former Dayton Tire & Rubber, Co. include enhancing recreational opportunities for the surrounding low income neighborhoods. Transforming this site as well as others in this industrial/river corridor will eliminate blighted, non-productive and environmentally tainted former industrial facilities to protect the Buried Valley Aquifer from future contamination and facilitate public and market confidence in the safety of these areas as well as recreational development of the Wolf Creek Corridor.

The City of Riverside’s priority site, the Trey Landfill is in an ideal location to accommodate the growth of WPAFB. Clean-up of the landfill will provide 40 acres of land for the expansion of NASIC and the potential for an additional 20,000 jobs. Having job-ready sites for expansion is a crucial piece to solidifying support for the future of WPAFB as an integral cyber security intelligence center. Understanding the environmental challenges associated with the landfill will also ensure the continued use of the Buried Valley Aquifer.

For Harrison Township revitalization of the former Forest Park Plaza is a game changer for this community. Harrison Township lacks a city center and unique identity. The Forest Park government and community center is integral to establishing both. Community partnerships, such as the Montgomery County Office of Community Development, strongly support this site for development of a government center along with affordable housing and a public gathering place connecting it to the paths and greenspaces along the Stillwater River. For this low to moderate income community, implementing the redevelopment plan means creating jobs, increasing tax revenues, and creating park space thus significantly improving citizens’ health and welfare. Conceptual plans for the government center include design and construction of Leadership in Energy and Environmental Design (LEED) certified buildings.
1.c.i Strategy for Leveraging Resources 1.c.i. Resources Needed Site Reuse
MCLRC plans to use this USEPA brownfield assessment grant as a foundation for conducting multiple Phase I and II environmental site assessments (ESAs) to leverage available funds to complete comprehensive Phase II ESAs, prepare additional remedial action plans and, most importantly, conduct remediation and redevelopment activities at the priority sites and others within the County. A list of potential MCLRC cleanup and reuse funding options are provided below. These sources will likely be combined into a cleanup and reuse funding capital stack.

Assessment/Cleanup Funding Options: Jobs Ohio Revitalization Fund (up to $2M assessment/cleanup grant), Ohio Department of Development’s (ODOD) Abandoned Gas Station Funds (up to $500K assessment/cleanup), and the ODOD’s new cleanup program (due to launch in January 2022, expected to provide up to $1,000,000 in grants per site or assessment/cleanup), Montgomery County Community Development Block Grant Funds, MCLRC Blight Elimination Residential Renovation and Commercial Redevelopment Program Funds, Ohio EPA Technical Brownfield Assistance (TBA) (up to $25K), USEPA Brownfield Cleanup Grant (up to $500K).

Reuse Funding Options: Jobs Ohio Revitalization Fund (up to $5M combo grant/loan), Bond and/or Tax Increment Financing, Montgomery County Economic Development Government Equity Grant Program, MCLRC Planning Grant Program, Tax Incentives Opportunity Zones), Community Reinvestment Areas, State and Local Park Recreation and Open Space Funds.

1.c.ii. Use of Existing Infrastructure
Existing infrastructure is in place to support immediate redevelopments for all three priority brownfields sites. This includes sanitary and storm sewers tap up to the properties, water, electric and natural gas located on or immediately adjacent to the properties. Broadband is also available in the three target areas. All properties are accessed via existing roads. Each of these sites, except for Trey Landfill have concrete foundations/slabs that will be reused as fill material (if clean) on site. If new infrastructure or upgrades to existing infrastructure are needed, MCLRC will use the JobsOhio Revitalization Fund or the new ODOD Clean Ohio Fund identified above to provide infrastructure funding.

2. Community Need and Community Engagement - 2.a. Community's Need for Funding
Local government budgets in Montgomery County have been hit with a one-two-punch: 1) an eroded tax base due to job and population loss and 2) to balance its budget, the State cut direct funding to local governments in 2011, dramatically reducing operating appropriations to local governments. In addition, in 2013 the State stopped allocating funding for the Clean Ohio Fund program, which provided funding specific to assessment and cleanup of brownfield sites. Community resources have been challenged by these unfortunate economic realities, making it extraordinarily difficult to support brownfield revitalization. The Communities’ inability to draw on resources to address these blighted sites are further reducing property values and homeowners’ wealth as well as creating hazardous conditions for the residents.

2.a.ii. Threats to Sensitive Populations
(1) Health or Welfare of Sensitive Populations
In 2018, nearly 1 in 5 people in Montgomery County lived in poverty (Dayton Daily News). In two target areas, the poverty levels are much higher than the County: Stillwater River Corridor, Harrison Township is 52% higher; and Mad River Corridor, Riverside is 76% higher (2013 – 2017 ACS). The minority population in Stillwater River Corridor target area is 237% higher than the County (2013-2017 ACS). The African American population along the Wolf Creek Corridor, City of Dayton, ranges from 60-90% (2019 est. census.gov). Contributing to the poverty in these areas is low property values. Median property values among owner occupied homes in Mad River Corridor are 25% lower than the County and 38% lower than Ohio. The Stillwater River Corridor area is
worse with values being 39% and 50% lower than the County and State respectively. In the Wolf Creek Corridor, homeowners’ property values are 68% lower than the County and 74% lower than the State. (home value data census.gov) Depressed home values create generational poverty and stop further investment (Brookings.edu). A paper authored in 2017, “The Value of Brownfield Remediation” found that cleanup of contaminated lands increased property values by as much as 15% (“The Value of Brownfield Remediation,” Journal of the Association of Environmental and Resource Economists). These sensitive populations have borne the consequences of decades of systematic social injustice. MCLRC will use this grant to assist with disrupting multigenerational poverty and health disparities. The grant will put the target areas on the road to cleanup, reducing health threats and improving the welfare of these populations by stabilizing the neighborhood and increasing property values and thus residents’ wealth and health.

2.a.ii (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions The incidence of environmental and health issues in the County is troubling. Montgomery County is ranked 80th out of 88 counties in health and welfare according to County Health Rankings and Roadmaps 2020. Although the data is not divided by target area, adverse health condition rates in the County that are higher than State are breast cancer which is 7% higher than Ohio and lung cancer which occurs at a 5% higher rate than Ohio. (odh.ohio.gov). Furthermore, the incidents of asthma in Montgomery County are 11.5% which is higher than Ohio at 9.8% and the US at 9.4% (MC Community Health Assessment, 2019). Most startling, the incidence of opioid addiction is almost 2.5 times higher than Ohio (106.7 vs. 44.1 per 100,000, 2019 Montgomery County Community Health Assessment). Accidental drug overdose death rates are 75% higher in Montgomery County than Ohio (126.4 vs. 71.8 per 100,000, 2019 Community Health Assessment). Assessing and cleaning up brownfield sites would reduce the amount of exposure to air and groundwater pollution to residents in and around our target areas thus reducing risks to such diseases as cancer and asthma. Eliminating blighted and abandoned brownfields, which are known to draw illicit activities such as drug use, and implementing the revitalization plans for recreational spaces, resident gathering places, and businesses providing jobs. This will remove the physical and mental burden these sites present and make way for more healthful places to work, live, and play.

2.a.ii (3) Promoting Environmental Justice Highlighted in the 2014 Montgomery County Community Health Needs Assessment, the “cycle of poverty must be broken” by providing access to education, healthcare, housing and employment – all components of environmental justice disparities. The three target areas have much higher low-income populations (57%, 63% and 68% vs. 32% Ohio) and higher people of color rates (32%, 35% and 94% vs 21% Ohio), than the state rates. Coinciding with the sensitive populations in the three target areas, is the much greater increase in potential for contact with environmental pollution factors: National Air Toxics Assessment (85%, 92% and 93% percentiles of Ohio); Proximity to Superfund sites (98%, 98% and 99% percentiles of Ohio) and proximity to hazardous waste sites (84%, 88%, and 89% percentiles of Ohio) (EJScreen Report 2021). Funds from this grant would begin to address this inequity. For example, the mixed-use redevelopment planned for Stillwater River Corridor will be catalytic for the community. At the geographic center of Harrison Township, the reuse plan would employ dozens of residents, support growth of necessary services, address food deserts, provide affordable housing, and attract private investment. The outcome will result in revitalization of a long underserved low-income community. Another example, in the Wolf Creek Corridor, addresses an often overlooked aspect of social inequality. The Riverfront Master Plan will convert part of the former Dayton Tire site into a large, wooded park. A Nature Conservancy study found
that 92% of low-income blocks in the U.S. have less tree cover than higher income blocks. According to the study tree cover is strongly correlated with healthier environments due to trees natural ability to reduce pollutants from air, soil, and water.

2.b. Community Engagement - 2.b.i. and 2.b.ii Project Involvement and Project Roles

MCLRC will orchestrate involvement of community partners. Each partner will be asked to directly involve their communities by providing a voice to their constituents through semi-annual meetings and their respective websites. The effort will tie in with the Riverfront Master Plan for recreation and growth along the five waterways.

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact</th>
<th>Specific Role in the Project</th>
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<tbody>
<tr>
<td>Five Rivers Metro Parks</td>
<td>Rebecca Benná, Executive Director &lt;br&gt;<a href="mailto:Rebecca.benna@metroparks.org">Rebecca.benna@metroparks.org</a> &lt;br&gt;937-275-7275</td>
<td>Assist with prioritizing sites to coordinate with Riverfront Master Plan. Design input.</td>
</tr>
<tr>
<td>City of Dayton</td>
<td>Keith Kline, Senior Development Specialist &lt;br&gt;Economic Development Dept. &lt;br&gt;<a href="mailto:keith.kline@daytonohio.gov">keith.kline@daytonohio.gov</a> &lt;br&gt;937-333-3812</td>
<td>Assist to identify sites aligning with Riverfront Master Plan, assist with community outreach</td>
</tr>
<tr>
<td>Harrison Township</td>
<td>Kris McClintick, AICP Administrator &lt;br&gt;<a href="mailto:kmcclintick@harrisonstownship.org">kmcclintick@harrisonstownship.org</a> &lt;br&gt;937-576-0252</td>
<td>Assist with community outreach, funding identification, site planning and access.</td>
</tr>
<tr>
<td>City of Riverside</td>
<td>Lori Minnich, Economic Development Specialist &lt;br&gt;<a href="mailto:lminnich@riverside.oh.us">lminnich@riverside.oh.us</a> &lt;br&gt;937-233-1801 x250</td>
<td>Assist with community outreach, site planning/access, communication with WPAFB</td>
</tr>
<tr>
<td>MC Office of Economic and Community Development</td>
<td>Tawana Jones, Operations Manager &lt;br&gt;<a href="mailto:JonesT@mcohio.gov">JonesT@mcohio.gov</a> &lt;br&gt;937-225-5704</td>
<td>Assist with CDBG and Economic Development Government Equity grant programs, marketing.</td>
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<tr>
<td>Merrimac Neighborhood Association</td>
<td>Joyce Barnes &lt;br&gt;<a href="mailto:jodobar@sbcglobal.net">jodobar@sbcglobal.net</a></td>
<td>Community outreach, development plans feedback</td>
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2.b.iii Incorporating Community Input

To prepare for USEPA brownfield grant funding, MCLRC solicited our 22 political jurisdictions for potential brownfield sites for the application. Based on responses, MCLRC established the three target areas to focus on in this grant request. Our goal is to help residents, property owners and business community members understand the goals of this brownfield project and collect their input and feedback. This input will ensure alignment between MCLRC, community partners and community residents’ visions are achieved.

A County-wide kickoff meeting will be followed by semi-annual brownfield community meetings to discuss the program and progress and solicit input for additions to the brownfield inventory. Their feedback will be used to prioritize sites for assessment as well as incorporating land use recommendations for revitalization. While meetings and publications will be in English, we will offer translators/materials in Spanish, if requested. Public meetings will be advertised in local target area newspapers, on MCLRC’s, and Community Partners’ websites, and respective social media (Facebook and Twitter). Until further notice, due to COVID, public meetings will be held via video conferencing. To ensure broad public access to the video technology, meetings will be
coordinated with Montgomery County Libraries which has a variety of internet technologies available to the public.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3.a. Description of Tasks/Activities and Outputs: MCLRC’s plan is to conduct environmental site assessments and remedial action plans at 3 to 6 priority sites in the 3 Target Areas. MCLRC has tentatively identified 5 to 10 non-priority brownfield sites, plus 10 to 15 abandoned gas station sites throughout the County.

<table>
<thead>
<tr>
<th>Task 1 – Programmatic and Community Outreach</th>
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<tbody>
<tr>
<td>i. Project Implementation (priority and non-priority sites)</td>
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<tr>
<td>Hire qualified environmental professional(s) (QEP) in compliance with applicable federal procurement regulations</td>
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<tr>
<td>• Submit quarterly reports; enter data and update in Assessment, Cleanup, and Redevelopment Exchange System (ACRES), submit annual MBE/WBE reports and final project close out documentation.</td>
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<td>• Oversee QEP activities, technical reports, project schedules</td>
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<td>• Conduct semi-annual community outreach meetings, including Kickoff Meeting.</td>
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<td>• MCLRC staff attend USEPA and Ohio EPA brownfield conferences/training</td>
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<td>ii. Anticipated Project Schedule</td>
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<td>Hire QEP within in one month of allocation of funds (October 1, 2022).</td>
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<td>• Program Kickoff meeting held within 1 month of award.</td>
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<td>• Submit quarterly reports within 30 days of quarter ending; on-going updates of ACRES.</td>
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<td>• Seek out conference, training opportunities within 1 year of grant start.</td>
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<tr>
<td>• Conduct semi-annual community meetings typically spring and fall for 3 years.</td>
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<td>iii. Task/Activity Lead: MCLRC</td>
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<tr>
<td>iv. Outputs</td>
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<tr>
<td>Procure at least one contract with a QEP.</td>
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<td>• Four quarterly reports per year (12 reports total).</td>
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<td>• One kickoff meeting, and minimum 6 community meetings.</td>
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<td>• Two MCLRC staff to attend at least one brownfield conference, workshop, or training.</td>
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<tr>
<th>Task/Activity 2 – Site Inventory and Prioritizations</th>
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<tbody>
<tr>
<td>i. Project Implementation (priority and non-priority sites)</td>
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<tr>
<td>In addition to the already established 3 priority sites, establish &amp; implement priority system for the 3 target areas and additional County sites.</td>
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<tr>
<td>• Prioritize based on location, proximity to waterways, condition of existing site infrastructure, threat to human health and environment, benefit to persons of low/moderate income environmental justice and equity, identification of potential end users/vision,.</td>
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<tr>
<td>• Identify and prioritize non-priority sites by MCLRC and community partners</td>
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<tr>
<td>• Maintain database and GIS system for both priority and non-priority sites.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule</td>
</tr>
<tr>
<td>Within first 3 months, establish site inventory/prioritization list of both priority and non-priority sites.</td>
</tr>
<tr>
<td>• Task will then be on-going for updates.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: MCLRC, community partners.</td>
</tr>
<tr>
<td>iv. Outputs: On-going updated inventory/prioritization database and GIS.</td>
</tr>
</tbody>
</table>
### Task/Activity 3 - Phase I and Phase II Environmental Site Assessment

#### i. Project Implementation (priority and non-priority sites)

<table>
<thead>
<tr>
<th>Prepare Quality Assurance Project Plan (QAPP) for USEPA approval.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Conduct site eligibility determination and obtain site access agreements for each site.</td>
</tr>
<tr>
<td>• Conduct Phase I ESA to meet U.S EPA’s All Appropriate Inquiry standards (ASTM E1527-13), and Phase I requirements per Ohio EPA’s Voluntary Action Program (VAP).</td>
</tr>
<tr>
<td>• Phase II work will be completed to meet ASTM-1903-19 standard and follow Ohio EPA’s VAP guidance/cleanup standards. For petroleum sites, the Phase II work will be completed under Ohio’s Bureau of Underground Storage Tank Regulations (BUSTR).</td>
</tr>
<tr>
<td>• For each Phase II ESA, prepare Sampling and Analysis Plans (SAPs) for USEPA approval, and prepare site specific Health and Safety Plans, obtain site access.</td>
</tr>
</tbody>
</table>

#### ii. Anticipated Project Schedule

<table>
<thead>
<tr>
<th>Phase I ESAs will begin within 2 months of authorization.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• After approval of the QAPP, an anticipated 3 months after authorization, Phase I &amp; II ESAs will begin, both of which will continue throughout duration of grant period.</td>
</tr>
<tr>
<td>• MCLRC &amp; QEP to meet monthly to discuss project schedules, progress and new sites.</td>
</tr>
</tbody>
</table>

#### iii. Task/Activity Lead: The QEP will lead with oversight from MCLRC.

#### iv. Outputs:

One QAPP, 10 – 15 Phase I ESAs, 5 - 10 Phase II ESAs and reports, and 5 - 10 Health and Safety Plans and Sampling and Analysis Plans.

### Task/Activity 4 – Remedial Action Plans

#### i. Project Implementation (priority and non-priority sites)

| After a Phase II ESA is complete, and there is a vision/plan for cleanup and redevelopment for the site, remedial action plans (RAPs) will be prepared. Work with property owners to integrate remedial alternatives with redevelopment of the property |

#### ii. Anticipated Project Schedule: Estimated to be conducted from Q5 to end of grant period.

#### iii. Task/Activity Lead: The QEP will lead with oversight from MCLRC

#### iv. Outputs: It is estimated that 4 to 6 RAPs will be prepared.

### 3.b. Cost Estimates

#### Task 1 Programmatic and Outreach ($16,000).

MCLRC will provide staff labor as in-kind services, i.e., administrative costs to comply with 2CFR Part 200 for record keeping, budget oversite, and financial reporting (estimated 400 hours at $50/hr = $20,000). Contractual costs (QEP), $5,000 (50 hours @ $100/hr), involve supporting/maintaining technical information in ACRES and assisting with quarterly reports. Contractual costs for community outreach include QEP to support 6 community meetings plus kick-off meeting, $7,000 (70 hrs @ $100/hr), and materials for promoting/mailings ($1,000). This task also includes expenses for 2 MCLRC staff to attend 2 (one national, one local) brownfield conferences/training (cost of travel ($400 x 2 = $800), per diem/hotel ($250/day x 6 = $1,500), conference fees ($700 total)) =$3,000).

#### Task 2 Site Inventory and Prioritization ($9,000).

MCLRC will provide all staff labor as in-kind services, (estimated 200 hours at $50 per hour). QEP cost for assisting with GIS, maintaining inventory database and assisting with evaluation criteria, $9,000 (90 hours at $100/hour).

#### Task 3 Phase I and II Environmental Site Assessments ($400,000).

Based on MCLRC estimates of County brownfield sites, costs include Phase I ESAs - estimated 5 priority and 5 non-priority hazardous substance sites (average 10 acres), average cost of $6,000 ($60,000), and 5 non-priority petroleum sites (corner gas station size), average cost of $3,000 ($15,000) totaling $75,000. Phase
II ESAs – estimated for 5 hazardous substance sites, average cost of $50,000 per site ($250,000), and estimated for 2 petroleum sites, average cost of $35,000 per site ($70,000), totaling $320,000. Prior to Phase II ESA work, the QEP will develop a QAPP for U.S. EPA’s approval, estimated cost $5,000. In addition, the QEP will develop site-specific Sampling and Analysis Plans (SAP) for U.S. EPA approval, and a site-specific Health and Safety Plan (HASP) prior to conducting any field work. The estimated costs for the SAPs and HASPs are included in costs of Phase II ESA task. Total cost: Phase Is $75,000 + Phase IIs $320,000 + QAPP $5,000 = $400,000.

**Task 4 Remedial Action Plans ($75,000)** Based on MCLRC’s estimate of sites needed for revitalization, after Phase II Assessment completions, it is estimated 5 hazardous substance sites at a cost of $12,000 each ($60,000), and 2 petroleum sites at a cost of $7,500 each ($15,000) will need remedial action planning by the QEP to be used in site cleanup/redevelopment efforts.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1 Programmatic and Outreach</th>
<th>Task 2 Site Inventory &amp; Prioritization</th>
<th>Task 3 Phase I and II ESAs</th>
<th>Task 4 Remedial Action Plans</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travel</td>
<td>$3,000</td>
<td></td>
<td></td>
<td></td>
<td>$3,000</td>
</tr>
<tr>
<td>Supplies</td>
<td>$1,000</td>
<td></td>
<td></td>
<td></td>
<td>$1,000</td>
</tr>
<tr>
<td>Contractual</td>
<td>$12,000</td>
<td>$9,000</td>
<td>$400,000</td>
<td>$75,000</td>
<td>$496,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$16,000</td>
<td>$9,000</td>
<td>$400,000</td>
<td>$75,000</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

3.c. Measuring Environmental Results MCLRC will meet bi-monthly to review the sites, projects, and status of the stages and phases of the environmental tasks. MCLRC will track the progress through ACRES and will provide results of activities (outputs discussed above), milestones, and outcomes in its USEPA quarterly reports, in its community meetings, and on the MCLRC website. MCLRC will use these measures to ensure that grant dollars are used wisely and timely, ensuring project schedules and grant deadlines are met. Outcomes include leveraging state and private funds for cleanups; creating new businesses and recreational opportunities, jobs; and increasing brownfield acreage redeveloped, which will be monitored and tracked through ACRES, quarterly reports, and during semi-annual community-wide meetings.


4.a.i - 4.a.iii Organizational Capacity and Structure; Key Staff. MCLRC’s mission is the reuse and redevelopment of distressed real estate. This grant is a priority for the success of this mission. MCLRC operates programs available to county political jurisdictions and citizens to address vacant and abandoned properties including brownfields. We have worked with Montgomery County communities on assessment, remediation and in one case reuse of a brownfield site, as well as blight removal programs in the 3 target areas.

As administrator for this grant, MCLRC will carry out the programmatic, administrative, and financial requirements to successfully manage the project and grant. MCLRC has the capacity and is fully capable, using its full-time professionals within the organization. MCLRC operations are overseen by Executive Director, Mike Grauwelman. Two Program Managers and the Controller report to Mike. Two Assistant Program Managers, an Accountant and an Administrator round out the eight person staff. The Executive Director of this non-profit governmental agency reports to a Board of Directors made up of County Commissioners and local elected officials and real estate professionals. The following presents the qualifications of the grant team:

Susan Considine, Program Manager: Susan, who will serve as overall manager for this grant, overseeing daily operations, working with the QEP and USEPA and stakeholders. She will oversee budgets, deliverables, and lead semi-annual community meetings. She manages MCLRC’s commercial reuse programs in which distressed commercial properties are repositioned for reuse.

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These activities have involved UST removal and remediation of former gas station sites. Susan is an experienced commercial property manager, managing commercial and industrial properties for 30 years. During her tenure in real estate management, Susan coordinated work involving local environmental authorities (EPA, Petroleum Underground Storage Tank Release Compensation Board) as well as municipal building inspection, fire and zoning departments.

**Mike Grauwelman, Executive Director:** Mike, who will oversee USEPA commitments under this grant, is responsible for carrying out MCLRC’s mission, creating its strategies, and building its capabilities. MCLRC was successful in acquiring and managing $20M in demolition funds requiring coordination between communities and establishing the structure for implementation. Mike has 40 years in community and economic development experience including 20 years as President of the Mound Development Corporation where he managed redevelopment of the site and oversaw USDOE remediation activities of this nuclear weapons superfund site. As needed, Mike will serve as a backup to Susan as Program Manager.

**Karen Kenwell, Controller:** Karen, who will oversee financial and reporting requirements and contracting obligations, has vast experience in managing state and federal grants including those acquired from federal (Department of Energy) and state, ODOD sources. She established and managed MCLRC's accounting system for five years. Currently, Karen’s responsibilities include the financial management of eight programs, over 1,300 properties, and over $20M in program income. She has also successfully administered over $30M in grants with U.S. Department of Energy, ARRA, Economic Development Administration, State of Ohio Jobs Ready Sites, 629 Roadway Fund, and Montgomery County EDGE program.

### 4.a.iv. Acquiring Additional Resources

The primary acquisition of additional resources for this grant will be the QEP. MCLRC has procurement policies and procedures to address business conduct, contractor selection, competition, analysis, statement of work, and certifications. These existing policies and procedures will allow MCLRC to manage the grant effectively if additional expertise is necessary.

**4.b.ii. Not Received EPA Brownfields Grant but Received Other Federal or Non-Federal:**

**4.b.ii (1) Purpose and Accomplishments** MCLRC has not received any U.S. EPA Brownfields funds to date. It has received several awards from the Ohio Housing Finance Agency (OHFA) Neighborhood Initiative Program (NIP). OHFA is a State of Ohio agency that facilitates development, rehabilitation, and financing of housing for low and moderate-income citizens. MCLRC has received seven funding awards totaling over $20M. Each additional award was predicated upon performance milestones being accomplished. MCLRC has demolished over 1,200 vacant, dilapidated, abandoned structures under these grants. The organization received a Moving Ohio Forward grant of more than $4M from the Ohio State Attorney General’ Office for demolition of approximately 900 vacant, abandoned housing units, completed in 2014. In addition, in October 2021, the MCLRC won a $25,000 Ohio EPA Technical Brownfield Assessment (TBA) grant to conduct a Phase II Assessment to evaluate an industrial property in downtown Dayton for cleanup and revitalization.

**4.b.ii (2) Compliance with Grant Requirements:** MCLRC has consistently met or exceeded its obligations under the NIP program. OHFA conducts field audits to ensure compliance with the program guidelines and MCLRC has always performed well as evidenced by the additional funding awards received. MCLRC is also audited by the Ohio Auditor of State. The organization has received the Auditor of State Award for “Excellence in financial reporting in accordance with Generally Accepted Accounting Principles (GAAP) and compliance with applicable laws" for each year it has been subject to an audit (2017, 2018, 2019 and 2020).
III. Threshold Criteria for Coalition Assessment Grants

B.1. Applicant Eligibility
The Montgomery County Land Reutilization Corporation (Land Bank) is a "General Purpose Unit of Government" for the purposes of the EPA Brownfields Grant Program incorporated as a nonprofit corporation and an agency of county government under Section 5722 of the Ohio Revised Code (attached).

On July 5, 2011, the Montgomery County Board of Commissioners established the Montgomery County Land Reutilization Corporation by passing Resolution number 11-1064 in accordance with Ohio Revised Code Section 5722.02.

B.2. Community Involvement
To prepare for USEPA brownfield grant funding, MCLRC solicited our 22 political jurisdictions for potential brownfield sites for the application. Based on responses, MCLRC established the three target areas to focus on in this grant request. Our goal is to help residents, property owners and business community members understand the goals of this brownfield project and collect their input and feedback. This input will ensure alignment between MCLRC, community partners and community residents’ visions are achieved.

A County-wide kickoff meeting will be followed by semi-annual brownfield community meetings to discuss the program and progress and solicit input for additions to the brownfield inventory. Their feedback will be used to prioritize sites for assessment as well as incorporating land use recommendations for revitalization.

While meetings and publications will be in English, we will offer translators/materials in Spanish, if requested. Public meetings will be advertised in local target area newspapers, on MCLRC’s, and Community Partners’ websites, and respective social media (Facebook and Twitter). Until further notice, due to COVID, public meetings will be held via video conferencing. To ensure broad public access to the video technology, meetings will be coordinated with Montgomery County Libraries which has a variety of internet technologies available to the public.

B.3. Named Contractors and Subrecipients
The Land Bank is not naming any contractors or subrecipients in this application for Brownfields grant funding.

B.4. Expenditure of Assessment Grant Funds
The Land Bank is not a current recipient of an EPA Brownfields Grant of any kind and therefore does not have financial records displaying a funds draw-down.