1. **Applicant Identification**  
   City of Galion  
   301 Harding Way East  
   Galion, Ohio 44833

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

3. **Location**  
   a) City of Galion;  
   b) Crawford County;  
   c) State of Ohio

4. **Target Area and Priority Site/Property Information**  
   The target area is the city limits.

   **Priority Site 1:**  
   Former Renschville Elementary School  
   968 Winchester Road  
   Galion, Ohio 44833

   **Priority Site 2:**  
   Former East School  
   127 North East Street  
   Galion, Ohio 44833

5. **Contacts**  
   a. **Project Director**  
      Nicole Ward, Safety Service Director  
      (419) 468-1857  
      nicoleward@galion.city  
      301 Harding Way East  
      Galion, Ohio 44833

   b. **Chief Executive/Highest Ranking Elected Official**  
      Tom O’Leary, Mayor  
      (419) 468-1857  
      tomoleary@galion.city  
      301 Harding Way East  
      Galion, Ohio 44833
6. **Population**  

7. **Other Factors**  
   None of the other factors apply to this project.

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

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

9. **Releasing Copies of Applications**  
   Not Applicable
November 19, 2021

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

RE: City of Galion Community Wide Assessment Grant Proposal

Dear Mr. Didier:

I am pleased to offer Ohio EPA’s support for the City of Galion (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 within LMI Census Tracts 9750, 9752, and 9753, which are blighted/abandoned. If awarded, this grant would allow the City to assess sites that they may have not considered in the past, allowing for future clean-ups.

We look forward to working with the City of Galion 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: Tasha Hatfield, City of Galion
    Colleen Weaver, Ohio EPA, DERR/NWDO
November 17, 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 Galion Brownfield Community Wide Assessment Grant Proposal  

Dear Mr. Jurevis:  

This letter acknowledges that the City of Galion, 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 areas for this grant are the LMI Census Tracts 9750, 9752 and 9752. The grant would help target these areas to promote further redevelopment of abandoned buildings, former commercial and industrial sites, former gas stations and historic buildings. Goals of the grant include assessment of blighted areas, improving and protecting greenspaces, the revitalization of former industrial properties, to improve quality of life in residential areas and to encourage reuse of existing buildings.  

I am pleased to offer BUSTR’s support for the City of Galion's Brownfield Assessment Grant proposal. We look forward to working with City of Galion 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  
Tasha Hatfield, City of Galion
City of Galion, OH
FY22 Brownfield Assessment Grant
Narrative
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: The City of Galion (population 10,074) is located in southwestern Crawford County of north-central Ohio. The region was inhabited by Native Americans when the first settlers arrived in 1817, and Galion was established on September 10, 1831. Asa Hosford is considered the “Father of Galion” due to his work as a state legislator to spearhead the efforts to get a rail line constructed through the area, a task completed in 1851. The town grew slowly over the next half century until 1900 when the town’s Big Four Depot became the headquarters for the Cleveland, Chicago, Cincinnati, and St. Louis Railroad. With this development Galion became a railroad town, and a second depot was constructed to handle the traffic. Approximately 32 trains stopped daily at the Big Four Depot, which remained a popular spot until 1929 when New York Central acquired the Big Four and moved the division offices.

The presence of rail access encouraged the development of a local manufacturing industry and the flourishing of several companies, including the Galion Buggy Company founded in the 1870s based on the demand for horse-drawn transportation. The company found a new market by retrofitting hauling boxes onto existing buggies. The Galion Buggy Company was renamed the Galion Godwin Truck Body Company and eventually left the competitive buggy market to produce the more lucrative aftermarket hauling beds and dump boxes. Around 1910, when motor vehicles began replacing horse-drawn buggies, the company became known as the Galion Allsteel Body Company. The company is considered an originator of the pickup truck and an early developer of the dump truck. Galion’s North Electric Company was founded in 1884, and was a prime supplier of telephone switching systems for government and international markets. The Galion Iron Works Company was founded in 1907 as a producer of road-building and construction equipment, including drag scrapers, plows, wagons, stone unloaders, and rock crushers. These manufacturing companies and other smaller ones flourished throughout the majority of the 1900s.

In the early 2000s, however, the manufacturing industry changed, and much of Galion’s manufacturing facilities moved or closed down. The result was the loss of employment for a once-thriving workforce and a new landscape of abandoned and blighted properties. Based on these deleterious effects, the City has identified a target area of the city limits of Galion, an area of approximately 7.6 square miles that is home to an elderly (24%) and impoverished (25%) population living among severely blighted properties that pose environmental and health dangers to the residents.

ii. Description of the Priority Brownfield Sites: Galion has seen many businesses come and go over the years. With numerous abandoned businesses and properties falling into various states of disrepair over the last several decades, the City has identified five properties during a preliminary inventory that present a potential hazard to human health and the environment and could benefit the community as sites of new affordable housing. The identified sites include a combination of former industrial and commercial buildings and former school properties. Two of these properties were identified as potential cornerstone projects for the redevelopment of the target area, selected due to their location and potential positive impact to residents. The City currently has access to the priority sites and will work to obtain access to additional sites as they are identified during the project. The City intends to identify and prioritize additional properties during a full brownfield assessment.

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3 https://galiongraders.wordpress.com/about/
site inventory process involving project partners and City residents. This process will include thoroughly discussing sites and determining how the sites will fit into the City’s Brownfields Revitalization Plan that will be developed as part of this grant. The priority sites are the Former Renschville Elementary School located at 968 Winchester Road and the Former East School located at 127 North East Street.

The Former Renschville Elementary School property occupies one parcel comprising an area of approximately 10 acres. The site formerly contained an elementary school, which was demolished in 2008, and presently consists of a vacant grass-covered lot owned by the Galion Port Authority. The site presents several health concerns. The former school had been in existence since at least the 1950s, potentially harboring asbestos-containing materials and lead-based paint, which could have impacted soils as a result of demolition activities. Based on the age of the former school building, it may have employed a heating oil tank, a source of semi-volatile organic compounds (SVOCs). In addition, this site is located adjacent to an abandoned manufacturing facility that formerly produced steel waste containers and handling equipment including roll-off containers, grease containers, and utility trailers. The abandoned facility is a potential source of contamination for site groundwater including but not limited to volatile organic compounds (VOCs), SVOCs, and metals. The City recognizes this site as a top priority due to its location within a residential neighborhood and its potential for redevelopment as an area of affordable residential housing, which aligns with the Comprehensive Plan for Brownfield Sites.

The Former East School site occupies two parcels comprising approximately 1.41 acres. The site contains a vacant and dilapidated elementary school that was constructed in approximately 1940 and closed down in 1980. The building is abandoned and has become an eyesore, with broken windows and overgrown vegetation. The site has become a target for vandalism, trespassing, and crime. The condition of the building is so poor that City police are hesitant to enter except in extreme circumstances. Based on its age, the former school building presents health concerns due to the potential presence of asbestos-containing materials and lead-based paint. The former school building may have been serviced by a heating oil tank, a source of SVOCs. The site is located adjacent to an active retail gasoline facility, which is a potential source of groundwater contamination for VOCs. Previous assessment has not been performed at the site, and assessment is needed to ensure the health and wellbeing of those who may use this space in the future. The site has been identified by the City as a prime location for industrial manufacturing which aligns with the Comprehensive Plan for Brownfield Sites.

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 City’s 2021 Comprehensive Plan for Brownfield Sites. The Comprehensive Plan for Brownfield Sites serves as the City’s guide for redevelopment of key neighborhoods and emphasizes not only cleaning up properties considered eyesores but also reusing those properties in a manner that provides a direct benefit to the community through health and safety improvements, creating affordable housing and/or green space while increasing property values. The redevelopment of the two priority sites will meet the objectives of creating affordable residential housing and creating more employment opportunities for the community.

The proposed reuse plan for the Former Renschville Elementary School site is for redevelopment as affordable residential housing. As noted earlier, the City is deficient in affordable single-family homes and apartments. Located within a residential neighborhood, the site provides an ideal location for the construction of additional affordable housing to meet the
community’s needs. This objective will involve coordination with the City’s public, private, and nonprofit sectors to explore possibilities for creating and sustaining workforce housing. The Comprehensive Plan specifically mentions the Former Renschville Elementary School as a priority site, and its redevelopment as affordable residential housing meets the City’s primary focus as discussed in the Plan. The City’s vision for the Former East School site is for redevelopment of industrial manufacturing, with a target of 30 jobs created that would pay at least $18 per hour. Redevelopment plans will include coordination with the public, private, and nonprofit sectors to examine possibilities based on residents’ needs.

ii. Outcomes and Benefits of Reuse Strategy: The City is committed to creating a vibrant, economically stable, and community-centered culture while eliminating adverse historical environmental impacts and improving the health of residents. The assessment and remediation of properties in the target area are major steps in accomplishing these objectives. Blighted properties will be remediated and made available for redevelopment, which will help accomplish the mission of Galion’s Comprehensive Plan to create **new affordable housing and job opportunities** (economic benefit) as well as **improve the aesthetic of target-area neighborhoods** (non-economic benefit). New affordable housing units at the Former Renschville Elementary School site will provide affordable housing to individuals and families who must currently look for housing outside of the City. Redevelopment of the Former East School site for industrial manufacturing will create employment opportunities for the unemployed (target of 30 jobs paying at least $18 per hour). The proposed reuse at both priority sites **aligns with the City’s revitalization plans** and will have a beneficial impact for the disadvantaged community.

Galion’s disadvantaged community suffering from **low income, high unemployment, substandard housing and distressed neighborhoods** will greatly benefit from the Biden Administration’s Justice40 Initiative goal of 40% of the overall benefits of Federal investments flow to “disadvantaged communities.” The City’s planned redevelopment to bring in new employment opportunities and affordable housing will address several of the environmental, justice issues negatively affecting the sensitive populations of the impoverished and the elderly allowing for the opportunity to break free from years of environmental and socioeconomic hardships that have overwhelmed residents.

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. The City of Galion is making every effort to secure additional funding to further their Brownfield Program redevelopment goals and will pursue the following funding opportunities with state and federal grant agencies: US EPA Brownfield Cleanup Grant (up to $500,000) to fund the cleanup of sites within the city limits; US EPA Revolving Loan Fund (RLF) Grants (up to $1,000,000) to carry out cleanup activities at brownfield sites; and Community Development Block Grant (up to $500,000) funding for property acquisition, demolition, infrastructure improvements, and economic development. The City has a Tax Increment Financing (TIF) district created to enable the development of a hotel and other commercial development, which can be tied into the redevelopment of brownfield sites assessed by this grant.

   ii. **Use of Existing Infrastructure:** The City has determined the existing infrastructure (water, sewer, streets) is sufficient throughout the target area, including the priority sites, for redevelopment. As infrastructure needs are identified, the City will acquire additional federal and state grant funding.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**
   a. **Community Need.**
      i. **The Community’s Need for Funding:** The City is home to 10,074
people. The civilian unemployment rate is 11%, which is double the national rate (5%). Per capita income in the target area is $21,293, which is significantly less than the state and US averages ($31,552/$34,103). The low-income population is in the 79th percentile in the US EPA region, and the City’s median income of $45,456 is significantly below state and US averages ($72,439/$77,263). With a significant low-income population, it is not surprising that the percentage of all people below the poverty level in the target area is 25% (US 13%) with nearly 38% of those being children under the age of 18, more than double the US (19%).

The City has suffered revenue shortfalls due to reduced sales tax and other tax revenues as a result of the ongoing COVID-19 pandemic. These monies are designated for City-provided services (e.g., police and fire), making the City unable to afford assessments on potential brownfield sites throughout the city limits. Residents’ low income and high poverty levels make it impossible for them to afford tax increases to fund brownfield redevelopment projects, but with the help of EPA funding, the goals established in the City’s redevelopment plans can be realized.

ii. Threats to Sensitive Populations
(1) Health or Welfare of Sensitive Populations: The target area’s lack of affordable housing and location surrounded by USDA food deserts provide challenges to its low-income and impoverished populations. The sensitive populations of the target area include the elderly and the impoverished. The target area is occupied by an aging community with individuals who are 62 years and older comprising nearly 24%. The impoverished, or those living below the poverty level, make up 25% of all people (US 13%), with 38% of all people under the age of 18 living below the poverty level (US 19%). Furthermore, female heads of household make up 39% of the target-area households living below the poverty level.

Within the target area, 21% of households rely on food stamps (US 12%), and although food stamps provide a means for needy families to purchase healthy foods, their value relies on the availability of groceries to the recipient. A food desert is located within the target area, and the City is surrounded by food deserts. In the target area, affordable housing presents a significant issue, with a median home value of $71,400 (US $217,500) and vacant housing rate of 14% (US 12%). Median rent in the target area is $604, significantly less than the state and US values ($808/$1,062). The City recognizes a desperate need for new affordable housing; a recent housing study shows that the City has a deficit of 21 single-family homes in the $150,000–$200,000 price range. The most recent housing development (2005) targeted older working professionals and retirees. The housing study also identified a deficit of 320 apartment units. Existing apartment complexes are at least 30 years old, with the exception of an upscale 36-unit complex constructed in 2020. The housing issue constitutes a major concern for local employers, 85% of whom list employee recruitment as a top challenge for their businesses, related to a lack of quality housing.

The desperation stirred by unemployment (11%) and poverty can cause residents to turn to crime. In 2018, Galion’s crime rate was higher than 76% of US cities, considerably higher than the national average, with a crime rate of 23/1,000 residents. The chance of becoming a victim of either violent or property crime in Galion is 1/44. The City recognizes that properties within this area need environmental assessment to move forward with planned redevelopment. With assistance from this grant, the City intends to begin the implementation of its Comprehensive Plan for Brownfield Sites and begin to revitalize the area by renovating, repurposing, or demolishing vacant structures to promote safety and growth. Addressing brownfield sites throughout the City will not only encourage economic growth by removing the environmental

9 Neighborhoodscout.com website, Galion, OH
stigma surrounding potential sites, but the remediation of blighted structures can remove opportunities for illegal activity and allow for new, affordable homes.

(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 arise from brownfield sites. The City’s once bustling industrial facilities, now deteriorated to brownfield sites, are potential sources of petroleum and hazardous substances and have become a cause for concern, especially as potential contaminants could be affecting the health of the sensitive populations in the target area. Many of the older buildings in the City, including the Former East School, pose a significant threat due to lead-based paint and asbestos. **Lead paint and asbestos** exposure typically associated with aging structures pose increased risks to sensitive populations, especially the target area’s elderly and impoverished. The EJ Screen Report shows the target area as being in the **76th percentile in the EPA Region** and the **83rd percentile in the US** for the **lead paint indicator** (pre-1960 housing). Lead exposure can result in severe health and developmental consequences in infants and children, and asbestos exposure can result in many forms of cancer. Wastewater discharge is another significant environmental issue for the target area. The EJ Screen Report shows that the wastewater discharge indicator for the target area is in the **75th percentile in the EPA Region** and the **76th percentile in the US**. (City level health data not available.) The **cancer diagnosis rate** in Crawford County is 460/100K people, **which is higher** than the 442/100K US rate. City residents experience higher incidence of respiratory and autoimmune diseases as well. Data for Crawford County shows that **17% of adults have been diagnosed with asthma**, higher that the state and US averages (14%). EPA Assessment grant funding will identify what carcinogens are present and support the development of appropriate remediation/reuse planning to reduce the threats of disproportionate health and environmental risks to the sensitive populations of the target area.

The redevelopment of priority sites with the help of EPA Brownfield grant funding will identify contaminants, reduce potential exposure of petroleum and hazardous substances as well as asbestos and lead-based paint, and mitigate potential sources of contaminant vapor intrusion within the target area, thereby reducing the risk of cancer, lung disease, premature death, and illnesses for sensitive populations within the target area. Redevelopment in this community will also correct the long-term environmental justice issues surrounding the target area, including the development of affordable housing without lead-based paint concerns.

(3) Promoting Environmental Justice: Due to the negative environmental consequences of abundant abandoned and blighted properties in conjunction with the **disproportionate and cumulative impacts** from the loss of industry, **high unemployment** and **persistent poverty** have proliferated in the community. This is compounded by the target area’s extremely **low median household income** ($45,456) and high and **persistent poverty** rates (25%). As the years have gone by, the negative environmental consequences have likely scared away potential investors and redevelopers, causing the blighted, dilapidated, and vacant buildings to sit idle. The historic industrial and commercial practices at the City’s former industrial operations have created environmental concerns throughout the target area that **disproportionately impact low-income residents and the elderly**. The toxic chemicals that have historically been used at priority sites in the target area include, but are not necessarily limited to, VOCs, SVOCs, lead-based paint, and asbestos, which can cause serious adverse health conditions for the target area’s sensitive populations of **the elderly (24%) and impoverished (25%)** and further stress the area’s **high risk**

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10 Crawford County & Galion City Community Health Assessment, 2019.
for cancer.\textsuperscript{12} The negative environmental effects of former industrial practices, the brownfield sites which remain unaddressed, and the lack of new industry coming into the area can be seen throughout the target area. With the assessment and remediation of brownfield sites made possible by the EPA Brownfield funding, these environmental justice issues will bring job opportunities and economic prosperity back, drastically changing the lives of target-area residents.

\textbf{b. Community Engagement.} i. Project Involvement & ii. Project Roles: Local organizations throughout Galion have expressed a desire to assist with this project through site identification, selection, outreach, cleanup, and future redevelopment of brownfield sites.

<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>Galion Port Authority</td>
<td>Mark Rantala, Director <a href="mailto:director@galionport.org">director@galionport.org</a> (440) 759-3261</td>
<td>The Galion Port Authority is an organization authorized to construct facilities, issue bonds, make loans, and buy or sell real and personal property. The Authority will collaborate with the City on economic development and housing initiatives, and will assist with site identification and prioritization, plans for redevelopment, and future reuse planning.</td>
</tr>
<tr>
<td>Galion-Crestline Chamber of Commerce</td>
<td>Miranda Jones, <a href="mailto:mjoness@galion-crestlinechamber.org">mjoness@galion-crestlinechamber.org</a> (419) 468-7737</td>
<td>The Galion-Crestline Chamber of Commerce is a private business association with a mission to promote business success and growth. The chamber will serve as a liaison to the business community for project updates and opportunities to get involved in redevelopment efforts and will help to market each site.</td>
</tr>
<tr>
<td>Crawford County Land Bank</td>
<td>Cindy Edwards, President <a href="mailto:cclb@crawford-co.org">cclb@crawford-co.org</a> (419) 563-1841</td>
<td>The Crawford County Land Bank is an organization that works to return vacant and low-value properties to productive use. The Land Bank will serve as a possible funding source for demolition work.</td>
</tr>
<tr>
<td>Grace Brethren Church</td>
<td>Jeff Pennington, Pastor (419) 468-6848</td>
<td>The Grace Brethren Church is an important component of the Galion community and will assist with community outreach and serve as a liaison to the Galion Area Ministerial Association.</td>
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\textsuperscript{12} US Census: 2015-2019 American Community Survey

iii. Incorporating Community Input: The City of Galion announced its intent to apply for the US EPA Brownfield Community-wide Assessment Grant for the target area of the corporation limits of the City at the Economic Development Committee Meeting on November 16, 2021. The City values the input of its community members and is committed to keeping them involved in every step of the process. The City understands that informing the public and gathering their input is essential to furthering redevelopment initiatives within a community. A Community Involvement Plan (CIP) will be created to describe the planned schedule, community engagement activities, project background, and key players. The CIP will be made available for review at the City’s Building and Zoning Department. Planned community meetings and engagement activities will be held within the city limits and promoted with online posts and print handouts such as brochures. The City will host in-person and online meetings and will record and publish meeting minutes to provide all target-area residents’ input and suggestions. If residents provide additional sites for assessment, the City will add them to the inventory and will prioritize the sites based on need and the City’s Brownfield Program goals. The City anticipates receiving community input at meetings, over the phone, or online, and will review and respond to all comments, questions, and requests posed by citizens in meetings or via online publication within two weeks of receipt.
The City will hold several brownfield informational sessions for local community leaders, project partners, developers, and citizens. The sessions will define brownfields and discuss the City’s Brownfield Program efforts, potential sites identified within the target area, and how target-area residents and project partners can be involved in the process. With the ongoing COVID-19 pandemic, the City realizes using multiple forms of media to communicate information about the Brownfield Program will ensure a wider reach throughout the community. COVID-19 conditions necessitate socially distanced options for the most sensitive populations in the community. The City will provide staff to reach citizens via local publications, news programming, the City’s website, and social media such as Facebook and Twitter to ensure all residents have the opportunity to connect and engage. In addition, City staff will provide project information during the regularly scheduled City meetings and community educational meetings. 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 Galion 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>i. <strong>Project Implementation</strong>: 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 (brochures/handouts) and office supplies to manage the grant.</td>
</tr>
<tr>
<td>ii. <strong>Anticipated Project Schedule</strong>: CIP created within 3 months of award (upon completion a more concrete schedule will follow). Community Meetings held 1st, 5th, 9th quarter. Website and Outreach Materials created in the 1st quarter and posted monthly throughout the grant project.</td>
</tr>
<tr>
<td>iii. <strong>Task/Activity Lead</strong>: City: Nicole Ward – Safety Service Director/Brownfield Project Director</td>
</tr>
<tr>
<td>iv. <strong>Outputs</strong>: CIP, Brownfield Website, 3 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports.</td>
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<tr>
<th>Task 2: Site Inventory</th>
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<tr>
<td>i. <strong>Project Implementation</strong>: The City’s Brownfields Project Director will work with the residents living in the target area during community meetings to create a thorough site inventory for assessment. Although five potential sites have been identified, additional abandoned and underutilized properties identified by the residents of the target area will be researched further by City staff using the property appraiser'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.</td>
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<tr>
<td>ii. <strong>Anticipated Project Schedule</strong>: Community meeting held in 1st quarter will continue the preliminary inventory process begun with this application, with the evaluation ranking process taking place in the 3rd quarter &amp; continuing throughout the grant project.</td>
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<tr>
<td>iii. <strong>Task/Activity Lead</strong>: City: Nicole Ward – Safety Service Director/Brownfield Project Director</td>
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<tr>
<td>iv. <strong>Outputs</strong>: Evaluation Ranking Tool, Site Inventory List</td>
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<th>Task 3: Assessment</th>
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<tr>
<td>i. <strong>Project Implementation</strong>: 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.</td>
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ii. **Anticipated Project Schedule**: Activities to begin in the 2nd quarter and continue throughout the grant.

iii. **Task/Activity Lead**: The consultant will implement the technical aspects of the project with oversight from the City: Eric Baldinger – Building Inspector/Brownfield Project Manager.

iv. **Outputs**: 15 Phase I ESAs, 1 Generic QAPP, 11 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.

### Task 4: Remediation/Reuse Planning

i. **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. Site Reuse Assessment Plans will be created by the planning consultant and will review the potential sites’ characteristics as they relate to the local real estate market conditions, area economy, demographics, and the existing environmental conditions. The planning consultant will prepare a comprehensive Brownfields Revitalization Plan to define the City’s goals and objectives, identify potential and beneficial land use regulations, document the necessary site improvement needs for each site, and define an implementation strategy and funding sources. The consultant will assist the City in hosting charrettes/visioning sessions (virtual or in-person depending on COVID-19 restrictions) to be held for key properties.

ii. **Anticipated Project Schedule**: Cleanup plans & Charrettes to begin in the 6th quarter and will continue throughout the grant project. Site Reuse Assessments and Brownfield Revitalization Plan to begin in the 3rd quarter.

iii. **Task/Activity Lead**: The consultant will implement the technical aspects of the project with oversight from the City: Eric Baldinger – Building Inspector/ Brownfield Project Manager.

iv. **Outputs**: 4 ABCAs, 2 Vision Sessions/Charrettes, 2 Site Reuse Assessments, 1 Brownfield Revitalization Plan

### Task 5: Programmatic Support

i. **Project Implementation**: The City will procure an environmental consultant to assist with the Brownfield Grant Project. The City’s Brownfields Project Manager 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 national/regional/grantee brownfield training conferences/workshops.

ii. **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 close out.

iii. **Task/Activity Lead**: City: Eric Baldinger – Building Inspector/Brownfield Project Manager

iv. **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.

### Cost Estimates

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 66% of the budget on the Assessment Task.

**Task 1 Outreach**: Contractual: Community Involvement Plan $5,000 (50hrs x $100); Brownfield Website, Outreach Brochure/Handouts, Social Media Posts $2,000 (20hrs x $100); 3 Community Education Meeting $6,000 (60hrs x $100) ($2,000/meeting). **Supplies**: Printouts (1,000 handouts
at $1 each); Large print presentation boards (4 prints at $100 each); Pens, notepads, collaboration boards, Post-its ($100), for a total of $1,500. **Task 2 Site Inventory:** Contractual: Potential Brownfield Site Inventory and Evaluation Ranking Tool Creation $10,000 (100hrs x $100). **Task 3 Assessment:** Contractual: 15 Phase I ESAs at $4,000 each for a total of $60,000; 1 Generic QAPP $5,500; 11 Phase II ESAs including SS-QAPP at $24,000 each for a total of $264,000. **Task 4 Remediation/Reuse Planning:** Contractual: 4 ABCAs $7,500 each for a total of $30,000; 2 Visioning Sessions $6,000 ($3,000/meeting); 2 Site Reuse Assessment Plans at $15,000 each for a total of $30,000 (240hrs x $125); 1 Brownfields 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 (250hrs x $100). **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).

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c. **Measuring Environmental Results:** To ensure this EPA Brownfield Project is on schedule, the City’s 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. In addition, project expenditures and activities will be compared to the project’s 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 to address this problem. The City will make monthly calls to its 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**

a. **Programmatic Capability**
i. **Organizational Capacity,** ii. **Organizational Structure,** & iii. **Description of Key Staff:** The City staff are highly qualified to administer the Brownfields Assessment Grant, as they have successfully managed numerous grant projects previously. The City of Galion has been an excellent steward of grant money and has a proven track record of successfully procuring and administering federal grant awards from a variety of sources. The grant will be managed by the City of Galion staff. Nicole Ward, Safety Service Director, will serve as the **Brownfield Project Director** and will be the primary point of contact for the project, and she will be responsible for the overall management of the project, including directing team members. Ms. Ward has eight years of experience working with the City, including five years in her current position. She oversees several City departments, including police, fire, service, water, wastewater, and the utility office, has a variety of project management experience, and acts as the contracting
authority on behalf of the City. She has served as the point person on the Galion Municipal Airport renovation using federal grant funds.

Eric Baldinger, Building Inspector, will serve as the Brownfield Project Manager and will assist Ms. Ward. He will be responsible for the day-to-day activities and ensuring that all building and zoning requirements are met. Mr. Baldinger has been with the City for three years, handling all permitting and inspections for residential projects and enforcing of City codes. Prior to this, he was lead foreman for Zara Construction, Inc. for 11 years. Baldinger is also a member of the Crawford County Land Reutilization Corporation and was the site inspector for a commercial building demolition the City contracted for in 2021.

Brian Saterfield will serve as the Finance Director and will be responsible for the financial management of the project and related documentation, including managing the finances and ASAP.gov drawdowns. He is the official bookkeeper for the City, including statements for all moneys received and expended, all property owned by the City and the income derived therefrom, and all taxes and assessments. His office is responsible for paying all bills on behalf of the City. Saterfield was elected City Auditor in November 2021 and has been assisting the Auditor’s Office since September. He retired as Police Chief in May of 2021 after 17 years of service, and served as acting City Manager in 2006. He has experience with budgeting and grant reporting.

Administrative support for the project will be provided by Matt Echelberry, who will assist with the completion of administrative and reporting requirements and be responsible for any public notifications. He has worked at the City for five years and has experience with grant applications and close-out documentation. A qualified environmental consultant will assist with the technical portions of the grant project.

iv. Acquiring Additional Resources: 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 ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: (1) Purpose and Accomplishments: In 2020 the City received $679,533 in CARES Act funding. Approximately $261,525 of those funds were used for customer utility assistance, with $200,000 sub-granted to the Chamber of Commerce as a grant program for small businesses. The remainder was split between fire/EMS equipment, sub-grants for local daycare providers, sub-grants to Second Harvest Food Bank for a monthly mobile food pantry, salaries, contract services, and sanitation and related supplies. The funding must be fully expended by December 31, 2021. The City received a $25,000 Project Phoenix Grant from the Crawford County Land Bank in 2021 which was used to fund the demolition of a blighted building near the downtown area. The City contributed the remaining balance of $42,499 for the project. The demolition was recently completed in August 2021 and the lot is currently green space. (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, no corrective actions were required, and the City maintained compliance with expenditure and reporting requirements. All grant awards were fully expended within the agreed upon timeframe. The City completed all grant reporting via the required state forms and sent via email to the granting agency. Mr. Brian Saterfield tracks all project results individually via Excel spreadsheets and will be able to manage the requirements for tracking projects in ACRES if awarded a grant from the EPA.
City of Galion, OH
FY22 Brownfield Assessment Grant
Threshold Criteria
Threshold Criteria

1. **Applicant Eligibility**
   The City of Galion (City), Ohio, is eligible to apply for the US EPA Brownfields Community-wide Assessment Grant as a general-purpose unit of local government as defined under 2 CFR §200.64.

2. **Community Involvement**
   The City of Galion announced its intent to apply for the US EPA Brownfield Community-wide Assessment Grant for the target area of the corporation limits of the City at the Economic Development Committee Meeting on November 16, 2021. The City values the input of its community members and is committed to keeping them involved in every step of the process. The City understands that informing the public and gathering their input is essential to furthering redevelopment initiatives within a community. A Community Involvement Plan (CIP) will be created to describe the planned schedule, community engagement activities, project background, and key players. The CIP will be made available for review at the City’s Building and Zoning Department. Planned community meetings and engagement activities will be held within the City limits and promoted with online posts and print handouts such as brochures. The City will host in-person and online meetings and will record and publish meeting minutes to provide all target-area residents’ input and suggestions. If residents provide additional sites for assessment, the City will add them to the inventory and will prioritize the sites based on need and the City’s Brownfield Program goals. The City anticipates receiving community input at meetings, over the phone, or online, and will review and respond to all comments, questions, and requests posed by citizens in meetings or via online publication within two weeks of receipt.

The City will hold several brownfield informational sessions for local community leaders, project partners, developers, and citizens. The sessions will define brownfields and discuss the City’s Brownfield Program efforts, potential sites identified within the target area, and how target-area residents and project partners can be involved in the process. With the ongoing COVID-19 pandemic, the City realizes using multiple forms of media to communicate information about the Brownfield Program will ensure a wider reach throughout the community. COVID-19 conditions necessitate socially distanced options for the most sensitive populations in the community. The City will provide staff to reach citizens via local publications, news programming, the City’s website, and social media such as Facebook and YouTube, and to ensure all residents have the opportunity to connect and engage. In addition, City staff will provide project information during the regularly scheduled City meetings and community educational meetings. 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 affirms that it does not have an active US EPA Brownfield Assessment or Multipurpose Grant.