November 29, 2021

Ms. Brittney Nadler  
U.S. Environmental Protection Agency Region 5  
77 West Jackson Blvd., Mail Code LP-5J  
Chicago, Illinois 60604-3507

Dear Ms. Nadler:

The Cuyahoga County Land Reutilization Corporation (CCLRC) is pleased to submit this application for a FY2022 EPA Community-Wide Brownfields Assessment Grant.

Narrative Information Sheet

1. Applicant Identification:  
   Cuyahoga County Land Reutilization Corporation  
   812 Huron Rd. East, Suite 800  
   Cleveland, OH 44115

2. Funding Requested:  
   a. Assessment Grant Type: Community-Wide  
   b. Federal Funds Requested: $400,000

3. Location: Cuyahoga County, Ohio

4. Target Area and Priority Site/Property Information:  
   a. Target Area 1: South/Southeast East Cleveland  
      Census Tracts: 1513.00; 1514.00; 1515.00 (S.E. portion); 1516.00; with emphasis on 1517.00  
      (Note: Census code for Ohio/Cuyahoga County is 39035)  
      Additional Priority Site: Chapman/Page/Wymore/Elderwood Rd. Apartments in Census Tract  
      1514.001. Multiple abandoned structures.

   b. Target Area 2: Forgotten Triangle and Central/Kinsman/Buckeye-Woodhill  
      Neighborhoods, Cleveland  
      Census Tracts: (Note: neighborhood boundaries do not correlate with Census Tracts; several  
      Tracts appear twice in the lists below.)  
      Central Neighborhood – 1087.01, 1093.01, 1097.01, 1098.01, 1131.01, 1138.01  
      Kinsman Neighborhood – 1143.00, 1145.01, 1147.00, 1196.00, 1202.00, 1204.00, 1205.00  
      Buckeye-Woodhill Neighborhood – 1145.01, 1193.00, 1194.01, 1196.00, 1202.00

www.cuyahogalandbank.org
Priority Site: Beaver Avenue Area – a portion of Census Tract 1138.01, bounded by the corner at Kinsman & Woodland Avenue, to E. 69th, south to RR tracks. This site is within the “Forgotten Triangle”, which spans parts of five Census Tracts (1138.01, 1141.00, 1143.00, 1145.01 and 1147.00) and is bounded by Kinsman Ave., Woodland Ave., Buckeye Ave. to Grand Ave. and from Grand south along the RR tracks that extend back down to Kinsman.

c. Target Area 3: Cuyahoga River Valley (from Lake Erie, extending 8 miles to south)
   Census Tracts immediately adjacent the river: 1033.00, 1036.02, 1042.00, 1048.00, 1071.01, 1077.01, 1109.01, 9801.00 (Note: The Cuyahoga River is a resource for all of Cuyahoga County residents. The data for these tracts do not reflect impact on populations.)

   Priority Sites:
   1) Main Avenue Underground Conditions - CT 1033.00
   2) Columbus Rd. Peninsula Grain Mill - CT 1077.01
   3) Scranton Peninsula Centennial Trail Access - CT 1042.00
   4) Collision Bend Transportation Infrastructure - CT 9801.00

5. Contacts:
   a. Project Director: Ms. Kim Kimlin, Chief Operating Officer (COO)
      Phone: 216-698-8658
      Email Address: kkimlin@cuyahogalandbank.org
      Mailing Address: Cuyahoga County Land Reutilization Corporation
                        812 Huron Rd. East, Suite 800
                        Cleveland, OH 44115

   b. Chief Executive: Mr. Gus Frangos, President and General Counsel
      Phone: 216-698-8616
      Email Address: gfrangos@cuyahogalandbank.org
      Mailing Address: Cuyahoga County Land Reutilization Corporation
                        812 Huron Rd. East, Suite 800
                        Cleveland, OH 44115

6. Population:
The CCLRC serves the entire population of Cuyahoga County -- 1,247,451 (U.S. Census Bureau)
The largest city in Cuyahoga County, where most of the assessment work will be focused, is the City of Cleveland, with a 2019 population estimate of 385,282.
Target Area 1: South/Southeast East Cleveland – 6,895
Target Area 2: Central/Kinsman/Buckeye-Woodhill Neighborhoods, Cleveland – 29,739 (includes “Forgotten Triangle”)
Target Area 3: Cuyahoga River Valley – 1,247,451 (all Cuyahoga County residents)

7. Other Factors (one factor applies):

| Priority sites lie adjacent to a body of water (Cuyahoga River & Lake Erie) | Page # 2,3 |
8. Letter from State Environmental Authority (attached)


Thank you in advance for your time and consideration of our proposal.

Sincerely,

[Signature]
Gus Frangos
President and General Counsel
Cuyahoga County Land Reutilization Corporation
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: Cuyahoga County Land Reutilization Corp. Community Wide Assessment Grant Proposal

Dear Mr. Didier:

I am pleased to offer Ohio EPA’s support for the Cuyahoga County Land Reutilization Corp. (CCLRC) Community Wide Assessment Grant Proposal. The CCLRC is applying for a community wide assessment grant totaling $400,000.

The CCLRC plans 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 Cuyahoga County. The CCLRC will focus on sites within the south/southeast area of East Cleveland, Cleveland’s “Forgotten Triangle”, and areas along the northernmost section of the Cuyahoga River. If awarded, this grant would allow CCLRC to assess sites that they may have not considered in the past, allowing for redevelopment of vacant and underutilized space throughout the County.

We look forward to working with the Cuyahoga County Land Reutilization Corp. 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: Kim Kimlin, Cuyahoga County Land Reutilization Corp.
    Natalie Oryshkewych, Ohio EPA, DERR/NEDO
NARRATIVE

Introduction: The Cuyahoga County Land Reutilization Corp., aka Cuyahoga Land Bank, (CCLRC) is a private, nonprofit entity created in 2009 under State of Ohio legislation passed in response to the foreclosure crisis. Its mission is to “strategically acquire properties, return them to productive use, reduce blight, increase property values, support community goals and improve the quality of life for the county.” Ohio land banks are unique quasi-governmental land clearance authorities that serve as instrumentalities of County governments: they combine the efficiencies of a nonprofit corporation with the public purpose, powers and funding of a governmental organization. They can acquire tax-foreclosed property through an expedited process, and acquire property forfeited to the State. Property so acquired is automatically cleared of tax liens and is relieved from liability arising from violations of various Federal environmental laws; thus, CCLRC can take ownership of brownfield sites and address their contamination issues when private investors will not. Using its powers, CCLRC has demolished over 9160 dilapidated, abandoned structures, enabled rehabilitation of 2470 homes and construction of 199 new dwellings. Previous USEPA Community-Wide Brownfields Assessment Grants awarded to us were used to complete 103 assessment projects, 2 targeted inventories, plus a maintenance/reuse plan for a 42-acre landfill. EPA funding has been crucial to our continued efforts to clean up the brownfield (BF) back-log across the County.

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields/1.a.i. Background and Description of Target Areas

Cuyahoga County, home of the City of Cleveland and 58 other municipalities, is a revitalizing Rust Belt hub on the shores of Lake Erie. Once an industrial powerhouse, Cleveland had manufacturing centers surrounded by homes, affording workers easy access to employment, but also putting them and their families in the path of environmental contamination. As these industries closed (since 1990, the County lost nearly 90,000 manufacturing jobs\(^1\)), the emptied factories, workshops, gas stations and vacated land left behind were so contaminated as to be unusable (there are estimated to be 10,000-25,000 BF sites within Cleveland alone\(^2\)). These BF's threaten public health, impede revitalization, and push new development out to suburban greenfields. For this application, three strategic target areas were selected based on their relevance to projects already underway with community involvement and potential public health and economic benefit. CCLRC will also use the funding on a Community-Wide basis to assess BF sites outside the target areas. South/Southeast East Cleveland (Target Area 1, S/SE-EC): Once a stable, high-density inner-ring Cleveland suburb, the City of East Cleveland (EC) fell to the ravages of white flight in the 1960s. The US Census\(^3\) reports that in EC people of color (POC) comprise 93.7% and 37.5% of the population is low income (compared to 17.5% County-wide). These factors combined with a high rate of unemployment (18.8% compared to 7.6% in County) and a high crime rate\(^2\), make EC the County’s most challenged inner-ring suburb. EC’s shrinking population\(^3\) of 17,200 (of which almost 7000 reside in our target area) cannot support effective municipal services. There is no full-service grocery store. Despite 1300 CCLRC demolitions, hundreds of blighted, vandalized structures remain. Forgotten Triangle and Central/Kinsman/Buckeye-Woodhill Neighborhoods, Cleveland (Target Area 2, FT & CKB): A large swath of Cleveland’s southeast side makes up the service area of Burten, Bell, Carr
Development, Inc. (BBC), a CDC founded in 1990. Together the CKB neighborhoods have a population of 29,739, of which 94.8% are POC and a full 53% live in poverty. Cleveland’s .66 sq. mi. “Forgotten Triangle” sits at the nexus of these neighborhoods. Once an industrial hub it is now sparsely populated with 1,239 residents who are 100% POC and 92% low income. There are hopeful signs for FT: it is in the path of the Opportunity Corridor, a new boulevard aimed at improving highway access and spurring job opportunities in this area. FT is also the site of community initiatives including an 18-acre farm. A community-owned/operated solar farm is planned for FT’s eastern edge, and $35M in HUD-funded new public housing is coming to the Woodhill Estates area nearby. **Cuyahoga River Valley (Target Area 3, CRV):** The northernmost section of the Cuyahoga River, “Cleveland’s Other Waterfront”, has long served as the City’s geographic center and a catalyst for regional economic growth. During the City’s industrial heyday the river was so contaminated that it caught fire many times. Now it is a recovering, treasured resource for all of Cuyahoga County: still a site for major industries such as Cleveland-Cliffs Cleveland Works steel mill, as well as a spot for hikers, kayakers, rowers, boaters and fishermen. Although the CRV has seen residential, commercial and recreational investment over the past 25 years, several industrial sites along the river have been left in decay. In 2020, multiple organizations came together, along with hundreds of citizens, to create a 20-year plan, entitled **Vision for the Valley (VFTV)**, for the 8-mile stretch from Lake Erie to Harvard Avenue. This ambitious plan has been adopted by Cleveland’s City Planning Commission.

1.a.ii. **Description of Priority Brownfield (BF) Sites**

**Target Area 1:** The 2.6-mile Euclid Ave., which is S/SE-EC’s “Main Street,” once held an array of thriving, yet potentially polluting, businesses, among them, gas stations, dry cleaners, and industrial workshops. Because many are now closed, abandoned or demolished, CCLRC and EC (with FY19 BF funds) undertook a BF Inventory along this route. To aid in redevelopment planning, EC officials selected 10 sites for Ph I ESAs, and of these, chose additional priority sites for further study. More funding is needed to continue this effort. Additionally, 8 large, severely deteriorated apartment buildings clustered in the **Chapman Rd. Area** (Chapman, Page, Wymore and Elderwood Rds.) are blighting the community; the asbestos surveys we propose are a necessary first step towards demolition. **Target Area 2:** We propose conducting a Brownfield Inventory of the Beaver Avenue area (BAA) at the corner of Woodland and Kinsman Avenues in the FT. This priority area for BBC is one of the largest concentrations of vacant land in Cleveland’s economically challenged East Side. About 85% of the properties are being held by the Cleveland Land Bank for the purpose of creating a brand-new neighborhood, with housing, new or expanded businesses & job opportunities, and greenspaces. The Cleveland Public Library’s Woodland Branch renovation will be the first major project in the BAA in over two decades. As in EC, the potential BFAs in the BAA both threaten human health and stand in the way of redevelopment. Post inventory, BBC will select sites in BAA and CKB for Ph I assessments. **Target Area 3:** Flats Forward, the lead organization for carrying out the VFTV plan, will partner with CCLRC in conducting BF assessments of priority projects in two of the plan’s special focus areas, the Old River Channel and Collision Bend, such as: 1) Main Avenue Corridor underground conditions; 2) Columbus Rd. Peninsula grain mill; 3) Scranton Peninsula
Centennial Trail access; and 4) Collision Bend transportation infrastructure. **Community-Wide:** CCLRC will also address other potential BF sites within our 59-community service area.

1.b. Revitalization of the Target Area/1.b.i. Reuse Strategy and Alignment with Revitalization Plans (Please refer to the Narrative Introduction on Page1) **Target Area 1:** The near-term revitalization strategy for S/SE-EC involves removing blight (1300 demolitions city-wide to date) and taking advantage of developer interest in the 12-block area that lies closest to University Hospitals (UH) and Case Western Reserve University (CWRU). CCLRC has supported EC officials’ plans to rebuild in this target area by demolishing blighted structures, assembling land and commencing a strategic development plan. The FY19-funded BF Inventory enabled EC leaders to set priorities for strategic additional Phase I & Ph II investigations. **Target Area 2:** The City of Cleveland identified cleaning BFs among its goals for becoming a sustainable city. The proposed **BAA Brownfield Inventory** supports the Forgotten Triangle Master Plan and ongoing efforts by BBC to clean up/redevelop this area. A similar planning effort for the Buckeye-Woodhill neighborhood is about to kick off. BBC will also work with CCLRC to address potential BF sites throughout **CKB** that are identified through these efforts. **Target Area 3:** All the sites selected for assessment in the **CRV** target area were identified in the VFTV plan and are considered priorities by Flats Forward, the lead implementing organization. Its desired strategy of working on multiple sites at one time will hasten realization of the VFTV. Outside of the target areas, the **Community-Wide** ESAs will support promising redevelopment efforts that meet CCLRC’s mission and project selection criteria (See Section 2.b.iii).

1.b.ii. Outcomes and Benefits of Reuse Strategy

All our target areas are home to ill-housed, economically distressed, environmentally threatened people. CCLRC’s mission is to improve the quality of their lives and we intend that BF funds will serve that purpose by helping to return cleaner land and buildings to productive uses that provide new job opportunities. **Target Area 1:** Because EC has neither financial nor staff capacity to clean up contaminated sites, CCLRC will continue to play a strong role. The BF Inventory completed with FY19 BF funds jumpstarted the possibility of new development of priority sites along the Euclid Ave. commercial corridor. The continuation of this project will yield at least 5 Ph I and 2 Ph II studies, with an emphasis in the redevelopment target area near UH and CWRU. **Target Area 2:** As in EC, the **FT Brownfield Inventory** will provide a useful redevelopment tool leading to 5 Ph I and 2 Ph II ESAs. The BAA site is an on-going focus for BBC and follow-on remediation is a very likely result. **Target Area 3:** The CVR sites have a high likelihood of being developed, having been selected by Flats Forward based on commitments already made by developers and others. One project will result in better access to a public boardwalk; another will help provide safety for recreational users who share the river with large freight vessels. We project 4 Ph I and 3 Ph II ESAs for this area. In addition, through **Community-Wide** projects at least 13 Ph I ESAs and 2 Ph IIs are expected to be completed.

1.c. Strategy for Leveraging Resources/1.c.i. Resources Needed for Site Reuse

The State of Ohio will soon make funds available for its new **Brownfield Remediation** program, representing an unprecedented opportunity to leverage resources to not just assess, but to remediate BF sites. In past years, CCLRC has been involved in environmental assessment and
remediation projects that brought in funds from the Ohio EPA, the Ohio Dept. of Development Abandoned Gas Station Program, Cuyahoga County, the City of Cleveland, Jobs Ohio, CHN Housing Partners, private developers and others. These sources along with the new State program as well as demolition funding will enable all the more projects and produce many cleaner and shovel-ready sites for redevelopment in our target areas and community-wide.

1.c.ii. **Use of Existing Infrastructure**

**Target Areas 1 & 2, Community-Wide Assessments:** By potentially leading to redevelopment on existing streets, the grant will maximize the use of existing infrastructure. **Target Area 3:** The CRV assessments will enable the reuse of some existing infrastructure and will help determine what new infrastructure might be needed to support private and public-funded redevelopment of formerly industrial land. BF funds will also be directed to providing points of access to recreation and green space along the Cuyahoga River as part of the VFTV plan.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

2.a. **Community Need**

2.a.i. **The Community’s Need for Funding**

**Target Areas 1 & 2:** Statistics in Table 1 for Cleveland’s CKB neighborhoods and East Cleveland demonstrate deep need for economic assistance: a. median household (HH) incomes less than a third of the National median; b. high unemployment rate (13% and 19%), c. growing number of elderly (in EC, 22.5%, up from 15.9% in 2010); d. female heads of HH w children (27.3% and 10.8%, compared Ohio’s 5.6%); and, e. HHs receiving food stamps (CKB 51.7%, EC 41.3%, compared to the Ohio’s 13.1%). These challenging factors contribute to low tax revenues and insufficient local funds for communities to address BF. Only with the influx of non-local public and private dollars can these areas be cleaned up and redeveloped. **Target Area 3:** The VFTV will engender much needed new commerce and jobs, as well as improve public access to recreation and green space. The VFTV also seeks to reduce pollution flowing from abandoned industrial sites into the lower Cuyahoga River, that at its northernmost reaches is an Area of Concern that remains a degraded habitat. **Community-Wide need:** Table 1 shows economic need across Cuyahoga County with all measures worse than statewide. With thousands of BF, the need for USEPA funds is immense and all awards will be put to effective use.

<table>
<thead>
<tr>
<th>Table 1 Demographics</th>
<th>Target Area 1-East Cleveland</th>
<th>Target Area 2 - CKB Neighborhoods*</th>
<th>Cleveland</th>
<th>Cuyahoga County</th>
<th>Ohio</th>
<th>National</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>17,200</td>
<td>29,739</td>
<td>385,282</td>
<td>1,247,451</td>
<td>11,655,397</td>
<td>324,697,795</td>
</tr>
<tr>
<td>Unemployment</td>
<td>18.8%</td>
<td>13.3%</td>
<td>13.2%</td>
<td>7.6%</td>
<td>5.3%</td>
<td>5.3%</td>
</tr>
<tr>
<td>Poverty Rate</td>
<td>37.5%</td>
<td>53.4%</td>
<td>32.7%</td>
<td>17.5%</td>
<td>14.0%</td>
<td>13.4%</td>
</tr>
<tr>
<td>Percent Minority</td>
<td>93.7%</td>
<td>94.8%</td>
<td>66.2%</td>
<td>41.1%</td>
<td>21.1%</td>
<td>39.3%</td>
</tr>
<tr>
<td>Median HH income</td>
<td>$20,743.00</td>
<td>$16,526.00**</td>
<td>$30,907.00</td>
<td>$50,366.00</td>
<td>$56,602.00</td>
<td>$62,843.00</td>
</tr>
<tr>
<td>Population &lt; 5 yrs.</td>
<td>7.2%</td>
<td>12.0%</td>
<td>6.3%</td>
<td>5.8%</td>
<td>6.0%</td>
<td>6.1%</td>
</tr>
<tr>
<td>Elderly (65yrs+)</td>
<td>22.5%</td>
<td>12.7%</td>
<td>14.0%</td>
<td>17.1%</td>
<td>16.7%</td>
<td>15.6%</td>
</tr>
</tbody>
</table>
Table 2 highlights the severity of the challenges faced by the residents of Cleveland and EC, with the associated 4-6 years’ lower life expectancy and high rates of other threats, such as crime and disease. **Target Areas 1 and 2** are two areas of Cuyahoga County most affected by unhealthy environmental conditions. Over time, as BFs are identified and remediated, some of these threats will be reduced.

<table>
<thead>
<tr>
<th>Threat to Sensitive Populations</th>
<th>Target Area 1: East Cleveland</th>
<th>Target Area 2: CKB Neighborhood</th>
<th>Cleveland</th>
<th>Cuyahoga County</th>
<th>Ohio</th>
<th>National</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crime Rate (Property/Violent) (per 100,000k)</td>
<td>65.8/63.8</td>
<td>86.1/85.2</td>
<td>74.5/72.5</td>
<td>37.8/14.8</td>
<td>36.1/18.4</td>
<td>35.4/22.7</td>
</tr>
<tr>
<td>Cancer Rate (per 100k)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>479.7</td>
<td>467.5</td>
</tr>
<tr>
<td>Lung Cancer Rate (per 100k)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>63.7</td>
<td>67.3</td>
</tr>
<tr>
<td>Childhood Asthma Rate (&lt; age 18)</td>
<td>20.4%</td>
<td>21.1%</td>
<td>17.9%</td>
<td>15.6%</td>
<td>7.8%</td>
<td>7.9 (2017 data)</td>
</tr>
<tr>
<td>Elevated Blood Lead Levels (&lt;6 yrs., &gt;=5ug/dl)</td>
<td>15.7%</td>
<td>9.2%</td>
<td>10.2%</td>
<td>6.7%</td>
<td>4.4%</td>
<td>2.6%</td>
</tr>
<tr>
<td>Infant Mortality Rate (per 1,000 live births)</td>
<td>17.0</td>
<td>13.3</td>
<td>13.3</td>
<td>8.8</td>
<td>6.9</td>
<td>5.6</td>
</tr>
<tr>
<td>Life expectancy (in years)</td>
<td>74</td>
<td>73</td>
<td>73</td>
<td>77</td>
<td>76.8</td>
<td>78.7</td>
</tr>
</tbody>
</table>

*Note: Property crimes= burglary, larceny, auto theft; Violent crimes= murder, rape, robbery, assault*  
10/14/21

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*Data are approximate since Tracts do no correlate with Neighborhood boundaries.*

**Calculated Median—Census only reports Median HH Income at the tract level in aggregate.**

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**2.a.ii. Threats to Sensitive Populations**

(1) Health or Welfare of Sensitive Populations

Table 2 highlights the severity of the challenges faced by the residents of Cleveland and EC, with the associated 4-6 years’ lower life expectancy and high rates of other threats, such as crime and disease. **Target Areas 1 and 2** are two areas of Cuyahoga County most affected by unhealthy environmental conditions. Over time, as BFs are identified and remediated, some of these threats will be reduced.
Greater Than Normal Incidence of Disease and Adverse Health Conditions
The BF grant requested will help identify and reduce some of the heightened environmental health threats endured by the people in our target areas. Table 2 above demonstrates the correlation of neighborhood location with residents’ incidence of disease, problematic social and environmental conditions. Air Quality: According to the American Lung Association State of the Air 2021 Cleveland ranked 14th of the 25 cities in the US where people are at most risk from particle pollution (annual PM$_{2.5}$). Air pollution caused by toxic air pollutants has been proven to have a direct link to asthma. Asthma: The 2018 Children’s Health Report from the Better Health Partnership (cited above) found that the children in our County suffer at twice the rate of the nation. Lead: The County Board of Health reported that in 2018, of children under 6 yrs. old in EC, 15.7% had an EBLL of $\geq$5 ug/dl. EBLL which causes health problems in children, including brain damage and slowed growth.

Promoting Environmental Justice
All of our Target Areas share an unfortunate legacy of industrial and commercial disinvestment and the resultant adverse environmental quality. The BF Inventory and ESAs planned under this grant, and potential remediation that can follow, will benefit residents who now endure high poverty rates (Cleveland-32.7%, CKB-53.4% and EC-37.5%) and the health disparities noted above. We note that in Cuyahoga County, Black babies are four times more likely to die before their 1$^{st}$ birthday than are white babies. And Black women regardless of socio-economic status are 50% more likely to give birth prematurely, which some suggest can be explained by the racial stress they experience over the course of their lives. Cleaned up BF sites can attract job-creating reinvestment and renew economic opportunity, positively affecting community mental health and civic engagement. Cleaned up sites will diminish the safety risks from exposure to contaminants (such as lead in dust, asbestos and lead paint from abandoned buildings, migrating chemical vapors) and reduce some of the stress experienced by people who have long been treated unfairly in our target neighborhoods.

Community Engagement/Project Involvement/Project Roles
Community participation is a key component of the proposed BF grant activities.

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Partner Name</th>
<th>Point of contact (name, email, ph)</th>
<th>Specific role in the project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area 1: a. S/SE East Cleveland BF Assessments b. Chapman Rd. Asbestos Surveys</td>
<td>City of East Cleveland</td>
<td>Michael Smedley, Chief of Staff to Mayor Brandon King <a href="mailto:msmedley@eastcleveland.org">msmedley@eastcleveland.org</a>; 216-681-2210</td>
<td>Interact with potential developers &amp; CCLRC Programs; convene BF priority-setting meetings; arrange access to City-owned properties; communicate with citizens</td>
</tr>
<tr>
<td>Target Area 2: Forgotten Triangle /CKB Neighborhoods</td>
<td>Burten, Bell, Carr Development, Inc. (CDC)</td>
<td>Michael McBride, Economic Dev. Director, <a href="mailto:mmcbride@bbcdevelopment.org">mmcbride@bbcdevelopment.org</a>; 216-342-2847</td>
<td>Interact with potential developers &amp; CCLRC Programs; identify sites needing assessment; communicate with citizens</td>
</tr>
<tr>
<td>Target Area 3: Cuyahoga River Valley</td>
<td>Flats Forward (neighborhood organization)</td>
<td>Jim Haviland, Exec. Dir., <a href="mailto:jhaviland@flatsforward.org">jhaviland@flatsforward.org</a>; 216-416-1970</td>
<td>Interact w. developers &amp; CCLRC programs to implement</td>
</tr>
</tbody>
</table>
2.b.iii. Incorporating Community Input

In developing this application CCLRC reached out to our community partners to identify priority projects that tie into work already planned with citizen input. **Target Area 1:** The City requested we continue the work started by our BF inventory. EC holds a monthly, hour long TeleTownhall attended by the Mayor, Police Captain, and other City leaders, drawing 400 to 600 attendees. BF projects are added to the agendas as needed. **Target Area 2:** The FT plan was developed under a steering committee that included neighborhood leaders and 3 public meetings were held in order to incorporate citizen preferences. BBC holds regular block club meetings and community events, using social media and flyers to inform their citizens of progress on the various neighborhood projects/plans, and to gather their input. **Target Area 3:** The VFTV plan incorporated the views of over 1000 participants over a year’s worth of meetings and events. The plan was formally adopted by the City of Cleveland Planning Commission this year.

**Community-Wide:** CCLRC will ensure that proposals from outside the target areas receive approval from a municipality or community-based development organization. Selection criteria will include: 1. End uses that create business and jobs. 2. Communities that are economically disadvantaged; 3. End uses that support vulnerable populations and address environmental injustice; 4. Suspected severity of contamination; and, 5. Strong grass-roots support. Most projects will occur in Cleveland, EC, and other formerly industrialized inner-ring suburbs.

### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

#### 3.a. Description of Tasks and Activities (assumes funds will be available January 1, 2023)

<table>
<thead>
<tr>
<th>Target Area</th>
<th>3.a.i. Implementation Tasks/Activities</th>
<th>3.a.ii. Anticipated Schedule</th>
<th>3.a.iii. Lead Entity(ies)</th>
<th>3.a.iv. Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area 1:</strong> S/SE East Cleveland a. Brownfield Assessments &amp; b. Chapman Rd. Asbestos Surveys</td>
<td>ESA Site Selection</td>
<td>April 2023</td>
<td>CCLRC/City of EC</td>
<td>MOU w EC; 5-10 additional sites selected for Ph I/Ph II ESAs</td>
</tr>
<tr>
<td></td>
<td>Ph I &amp; Ph II procurement &amp; preparation</td>
<td>May 2023-throughout</td>
<td>CCLRC, Env Consultant</td>
<td>Env Consultants engaged; Ph I &amp; II work completed; report to community</td>
</tr>
<tr>
<td></td>
<td>Asbestos Survey procurement for Chapman area apartments</td>
<td>Jan – June 2023</td>
<td>CCLRC, Asbestos Survey Providers</td>
<td>Engage Survey Providers; Asbestos Survey Reports</td>
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<tr>
<td><strong>Target Area 2:</strong> Forgotten Triangle/CKB Neighborhoods</td>
<td>Beaver Ave. Area. Preliminary Planning</td>
<td>Jan-March 2023</td>
<td>CCLRC, BCC</td>
<td>MOU w BBC</td>
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<tr>
<td></td>
<td>BF Inventory Design &amp; Prep &amp; Contract</td>
<td>April-Aug 2023</td>
<td>CCLRC/Env Consultant (TBD)</td>
<td>Plan for Inventory; Inventory Completed</td>
</tr>
<tr>
<td></td>
<td>Target Area 1</td>
<td>Target Area 2</td>
<td>Target Area 3</td>
<td>4</td>
</tr>
<tr>
<td>--------------------------</td>
<td>---------------</td>
<td>---------------</td>
<td>---------------</td>
<td>-----------------</td>
</tr>
<tr>
<td><strong>Direct Costs</strong> (Contractual)</td>
<td>S/SE EC BF Assessments&lt;sup&gt;a&lt;/sup&gt; /Chapman Rd Asb. Surveys&lt;sup&gt;b&lt;/sup&gt;</td>
<td>FT/CKB Neighborhoods Inventory&lt;sup&gt;c&lt;/sup&gt; &amp; Assessments</td>
<td>Cuyahoga River Valley Assessments</td>
<td>Community-Wide&lt;sup&gt;d&lt;/sup&gt;</td>
</tr>
<tr>
<td>Planning</td>
<td>$0</td>
<td>$5,000</td>
<td>$20,000</td>
<td>$0</td>
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<tr>
<td>Phase I ESA</td>
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<td>$20,000</td>
<td>$75,000</td>
<td>$30,000</td>
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<tr>
<td>Phase II ESA</td>
<td>$50,000</td>
<td>$50,000</td>
<td>$75,000</td>
<td>$75,000</td>
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<tr>
<td>Asbestos &amp; Lead Surveys</td>
<td>$50,000</td>
<td></td>
<td></td>
<td>$15,000</td>
</tr>
<tr>
<td>Total Direct Costs</td>
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<td>$75,000</td>
<td>$95,000</td>
<td>$120,000</td>
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<tr>
<td>Indirect Costs</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Total Costs</td>
<td>$110,000</td>
<td>$75,000</td>
<td>$95,000</td>
<td>$120,000</td>
</tr>
</tbody>
</table>

**3.b. Cost Estimates:** No Personnel, Fringe Benefits, Travel, Equipment, Supplies, or Other Costs are requested for this application. All costs in this grant are contractual. All administrative costs associated with this grant will be covered by CCLRC.

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**Community-Wide ESAs**

- Preliminary Planning: March – May 2023
- Ph I & II procurement/preparation: April 2023 - throughout
- Ph I and Ph II, Asbestos Surveys, Risk Assessment & Mitigation Plan prep.: April 2023 - throughout
- ESA site selection: April 2023 - throughout

**Target Area 3: Cuyahoga River Valley**

- CKB Area Site selection & Ph I & II procurement: Apr 2023 - throughout
- Sites selected; Env Consultants engaged; 5 Ph I & 2 Ph II documents; report to community
- Env Consultants engaged; 5 Ph I & 2 Ph II documents; report to community
- Approx. 4 Ph I & 3 Ph II ESAs contracted & completed; report to stakeholders
- MOU w Flats Forward; sites finalized

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**Budget Categories**

- Direct Costs (Contractual)
- Indirect Costs
- Total Costs
Estimates based on CCLRC experience managing past Ph I & II projects with consultant competitive proposals. Estimated unit costs: Ph I = $2,500; Ph II = $15,000 - $25,000. Asbestos Surveys (large apts.) = $3000; BF Inventory cost estimates based on experience managing past BF inventory projects.

3.c. Measuring Environmental Results
CCLRC will devote environmental staff time to tracking and measuring BF Grant results. Our goal will be to move projects from assessment to remediation whenever possible. We will: encourage member communities to bring us their most problematic properties; work with partners to ensure community input is thoughtfully incorporated; set timetables for consultant deliverables; and report progress through timely submissions to USEPA and on ACRES. Where feasible, we will also document pollutant load findings

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
4.a. Programmatic Capability/4.a.i. Organizational Capacity & 4.a.ii Organizational Structure
CCLRC’s 9-member Board of Directors consists of the County Executive, Treasurer, a Co. Council member (the statutory directors), a Cleveland City representative, and four members selected by the statutory directors. CCLRC’s staff is skilled in all aspects of demo, rehabilitation and redevelopment, including grants management. The Community Stabilization Dept. successfully managed three prior USEPA BF Grants and would continue in that role.

4.a.iii. Description of Key Staff

<table>
<thead>
<tr>
<th>CCLRC Key Staff Grant Management Experience</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kim Kimlin, Chief Operating Officer / Dir of Community Stabilization</td>
</tr>
<tr>
<td>Kimberly Steigerwald, Acquisition Manager</td>
</tr>
<tr>
<td>Ron Pavlovich, Finance Director</td>
</tr>
<tr>
<td>Rosemary Woodruff, Environmental Portfolio Manager</td>
</tr>
<tr>
<td>Sarah Drab Presser, Environmental &amp; Property Specialist</td>
</tr>
</tbody>
</table>

4.a.iv. Acquiring Additional Resources
CCLRC has contractor procurement procedures in place. We will issue an RFP to environmental services firms and select at minimum 3 qualified companies to provide Phase I & II ESAs, BF Inventories, Plans and other reports in compliance with all applicable EPA requirements. We will seek out MBE/WBE providers to submit qualifications.

4.b. Past Performance and Accomplishments
4.b.i. Currently Has or Previously Received an EPA Brownfields Grant/(1) Accomplishments
With our FY2019 BF grant, CCLRC funded 2 BF inventories resulting in 20 Ph I and 2 Ph II ESAs along with 14 community-wide Ph Is, 8 Ph IIs, 5 asbestos and 1 Lead surveys. Through our work, MidTown Corridor will see a new restaurant and a new warehouse. We also conducted a major study of the Schaaf Rd. Landfill creating a model for maintaining and repurposing these oft-times problematic resources. Our FY2010 Grant funded 15 Ph I and 8 Ph II ESAs, 4 Asbestos Surveys, 1 Risk Assessment and 1 Lead Survey, for 20 sites. The FY2016 Grant funded 10 Ph I, 11
Ph II, 3 Asbestos Surveys, 1 ea. Risk Assessment & Risk Mitigation Plans, for 16 sites. All are accurately reported in ACRES. Among results from all three grants were 3 cleaned up gas station sites, seven future public green spaces, 3 new or expanded businesses, reuse of a warehouse, 1 senior and 1 homeless housing project, a storm-water detention site, needed parking to support retail on an urban commercial corridor, and the demolition of blighted commercial and industrial properties.

(2) Compliance with Grant Requirements
For our current FY2019 grant of $300K, to date, CCLRC has expended $261,779.34, or 87%, with another $21,228.53 pending payment. CCLRC received a FY2010 EPA Grant for $400K and complied with all terms and conditions; this grant was awarded August 2010 and closed out July 2013, with all funds having been spent within the grant period on eligible sites. A $400K FY2016 Assessment Grant was awarded May 2016 and closed out in October 2019. No funds remain from these two grants. Work Plans and Quarterly Reports for all grants were properly prepared, submitted in a timely manner. ACRES was used to submit applicable reports.

V.B. Other Factors Summary: As discussed above, Target Area 3 includes the Cuyahoga River and its associated federally-designated 100-year floodplain which drains into Lake Erie.

4https://ejscreen.epa.gov/mapper/ 11/17/21
5https://visionforthevalleycle.com/final-report/ 11/1/21
6http://planning.city.cleveland.oh.us/cwp/contents.html (Connecting Cleveland 2020 Citywide Plan) 1/15/10
7https://www.bbcdevelopment.org/read-our-neighborhood-plans/ 11/16/21
Attachment 1: FY2022 EPA Brownfields Grant Threshold Criteria

1. Applicant Eligibility: The Cuyahoga County Land Reutilization Corporation (aka Cuyahoga Land Bank or CCLRC) was enabled by an act of the Ohio legislature that amended the Ohio Revised Code (ORC Sections 1724.10(A)(2) and 5722.02) to authorize such quasi-public corporation, and as such, meets the definition of a "public purpose" Corporation authorized by the state legislature. Additionally, CCLRC is a community improvement corporation and meets the eligibility definition of a general purpose unit of government. A copy of this legislation is included in Attachments 2a, b, and c.

2. Community Involvement: Providing redevelopment services across Cuyahoga County, the Cuyahoga Land Bank (CCLRC) is uniquely positioned to assist communities faced with challenges of many kinds, including environmental impediments that hinder development. We have signed memorandums of understanding with 8 municipalities, demolition agency agreements with 27 municipalities, and have entered into other agreements with our regional sewer district, West Creek Conservancy, and Western Reserve Land Conservancy. We have entered into at least 58 other agreements with such organizations as community development corporations, faith-based or cultural groups, non-profit housing developers, social service providers and other environmental groups. The already broad local awareness of the CCLRC is supported by on-going implementation of our Communication Plan, which includes, among other tools, consistently updating our Facebook page, our user-friendly website and twitter messaging, publishing a bi-monthly e-newsletter, and holding quarterly open Board meetings. In addition, we are responsive to requests by municipalities and by various interest groups for us to hold public informational meetings.

For the projects described in our application, and any other priority projects that may be addressed if we receive this grant, we will collaborate with the relevant municipalities and/or organizations to identify and use the best outreach method(s) from our Communication Plan and their communication vehicles to maximize public awareness. This will ensure that citizens will be well-notified and can provide meaningful input. Public comments received from outreach activities will be shared between the Cuyahoga Land Bank, the municipality(ies) and any interest group(s) involved. Robust stakeholder conversations have already contributed to the priority setting of the civic and/or community organizations associated with our three target areas: 1) our most impoverished municipality, the City of East Cleveland, 2) Flats Forward, the neighborhood organization which is shepherding the Vision for the Valley plan, addressing the highly industrialized Cuyahoga River corridor, and 3) Burten, Bell, Carr Development Inc., the CDC for the distressed Kinsman, Central and Buckeye/Woodhill neighborhoods (including the “Forgotten Triangle”).

3. Named Contractors and Subrecipients: not applicable.

4. Expenditure of Assessment Grant Funds: As of October 1, 2021, from our $300,000 FY2019 EPA BF Grant, we had drawn down $226,056.06, which represents over 75% of the total, and have a remaining balance of $73,943.94. The use of remaining funds is either committed or under discussion with community partners. See Attachment 3.