

## **NOTICE**

### **DRAFT GRANT APPLICATIONS AVAILABLE FOR PUBLIC REVIEW**

**The City of Akron is seeking a U.S. EPA Brownfields Assessments Grant and invites the public to review this draft application.**

**The grant deadline is October 16, 2009**

**THE PUBLIC IS ENCOURAGED TO COMMENT!**

**Public comments will be considered for this application through  
October 15, 2009**

**Please direct questions or comments to:**

Genny Hanna, P.E., Project Manager  
City of Akron, Bureau of Engineering  
166 South High Street, Room 701  
Akron, Ohio 44308

Phone: (330) 375-2494, Fax: (330) 375-2288, Email: [hannage@ci.akron.oh.us](mailto:hannage@ci.akron.oh.us)

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

*City of Akron, Ohio*

## Threshold Criteria

**A. Applicant Eligibility:** The City of Akron is an eligible entity that may receive U.S. EPA grant funds, as it is a General Purpose Unit of Local Government as defined by 40 CFR Part 31 and is a home-rule municipal corporation under the Ohio Revised Code. An Akron City Council ordinance that authorizes and supports this application is included in *Attachment A*.

**B. Letter from the State:** A letter from the Ohio Environmental Protection Agency (Ohio EPA) acknowledging and supporting this application is included in *Attachment B*.

**C. Site Eligibility and Property Ownership Eligibility:** The City of Akron is seeking a community-wide assessment grant, not a site-specific grant; therefore, this section is not applicable.

## Ranking Criteria

### 1. Community Need: City of Akron

*a. Health, Welfare and Environment:* Situated south of Cleveland, along the Ohio and Erie Canal, Akron was the fastest growing city in America in the early 1900s. The rubber industry attracted people to Akron from all over the world. From 1910 to 1920, Akron's population increased from 69,000 to 210,000. By 1930, Akron's population was more than 240,000, and the City's population peaked at 290,000 in 1960. B.F. Goodrich, The Goodyear Tire and Rubber Company, Firestone Tire, and General Tire, as well as 25 smaller rubber factories, were all originally located in Akron. These rubber industries made Akron the Rubber Capital of the World.

Akron's robust industrial past left a legacy of brownfield challenges that include century-old manufacturing plants, dump sites, abandoned warehouses, and railroad facilities. With funding provided by U.S. EPA, the City completed its brownfield inventory in early 2009 that identified 75 brownfields. While we know that our inventory is not a comprehensive list of every abandoned or underutilized property in our community, as we expected, the majority of our inventoried brownfields are located within the City's Enterprise Community (EC) and Neighborhood Revitalization Area (NRA). The residents and businesses located within this area are our primary targeted stakeholders for this brownfield grant.

Akron was one of 65 urban areas in the country and one of only three such areas in Ohio to be designated as an EC in 1994. Since that time, the City created the NRA within that same boundary to focus City efforts and HUD-sponsored housing and economic development initiatives. The City has dedicated significant personnel and local, state and federal funding to help this target community with housing, job creation, job training, programs for the youth and elderly, programs to eliminate slum and blight, and activities to promote economic development and business activities. U.S. EPA's assessment grants have been and will continue to be targeted within this same area to leverage other investments and incentive packages to help improve living conditions and economic opportunities for our residents.

An analysis of the 2000 Census figures shows some startling statistics for this EC/NRA targeted community. Compared to the City as a whole, Akron's EC/NRA, with a population fewer than 50,000, has a higher percentage of low-income families, African-American residents, and a higher unemployment rate. Within the EC area, 24% of the households are female-headed, 14% of the population consists of children under nine years old, and around 14% of the population is over 65 years old. This area is distressed with significant slum and blight conditions and has the highest unemployment and poverty rates in the City of Akron. These inner city communities and neighborhoods also have a high percentage of minority populations.

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

## *City of Akron, Ohio*

Census tracts within the EC/NRA also include a high concentration of children with lead poisoning. The EC/NRA's socioeconomic and environmental risk factors that contribute to this lead exposure include the age of housing, high poverty, low proficiency scores, and concentrated ethnicity. Documented evidence from the Akron Health Department shows that lead poisoning is epidemic in these targeted areas with blood lead levels high enough to require interventions both medically and environmentally. Akron has a comprehensive Childhood Lead Poisoning Prevention Program to help address this crisis. While lead-based paint management and water pipe upgrades will not be funded through this U.S. EPA assessment grant, completing brownfield assessments on nearby properties that will host new employment opportunities and prompt community reinvestment will help boost residents' income levels and ability to better manage these health risks.

As an older industrial city, many of Akron's early manufacturing facilities are surrounded by densely populated residential neighborhoods. Many of these facilities are now abandoned brownfields located in the middle of neighborhoods with no real buffer for residences. Brownfields in and near these low income family neighborhoods are more than just eyesores and unproductive properties, they often foster public health, nuisance and crime-related hazards. These issues discourage redevelopment and often deter significant community reinvestment and home ownership. These brownfields result in decaying housing stock, suburban flight, and high unemployment. Recycling our brownfields will reduce the environmental impacts on minority and low-income populations in the City and will help us address this very real environmental justice issue by improving the standard of living and quality of life of many disadvantaged citizens in our City.

General contaminants of concern typically encountered on brownfields in the Akron area include metals, volatile organic compounds, semi-volatile organic compounds, and polychlorinated biphenyls. In high concentrations, these contaminants could have carcinogenic or toxicological effects in humans, and could result in birth defects. With U.S. EPA's financial assistance, the City of Akron will assess the brownfields to determine the presence and extent of contamination, and will determine the appropriate steps to remove or contain these contaminants. We will work with the private sector to cleanup and redevelop our brownfields, especially brownfields within the EC/NRA, in order to remove the current threats to human health and the environment, improve safety and other neighborhood conditions, create much-needed job opportunities, and create end uses that are beneficial to our residents.

This assessment grant will allow the City of Akron to capitalize on several very promising redevelopment opportunities in the Goodyear Redevelopment Area, the Bridgestone Redevelopment Area and the Biomedical Corridor – all of which are included in the City's EC/NRA area. We have the opportunity to dedicate these assessment dollars on and near three redevelopment projects of national importance. Our approach to these redevelopments is comprehensive and we will consider dedicating brownfields funding within the neighborhoods and along the corridors for the following projects:

1. The Goodyear Tire and Rubber Company Redevelopment, also known as the Akron Riverwalk Redevelopment, which will result in a \$900 million redevelopment on 500 acres that will help retain thousands of Goodyear jobs and create hundreds of new industrial and commercial jobs;
2. The \$100 million Bridgestone America North American Technical Center Project that will help retain at least 1,000 jobs and involves completing major urban renewal activities in the nearby neighborhoods and corridors; and
3. The many investments in the Biomedical Corridor that include the \$80 million BioInnovation Institute and multi-million dollar University of Akron campus, corridor and Middlebury neighborhood improvements.

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

## *City of Akron, Ohio*

These projects will result in new investment and reduced human health and environmental impacts that will benefit all residents in and near Akron, but especially those living in the EC/NRA neighborhood. They will also lead to new opportunities for employment, housing and recreation. Some of these employment opportunities will be high paying professional and manufacturing positions that will help bring many of our region's skilled professionals and laborers back to work. New development on brownfields will lead to improved conditions in nearby neighborhoods and increased tax revenues for the Akron Local School District, City of Akron, Summit County, and State of Ohio that will help improve existing social services.

*b. Financial Need:* As with most communities seeking U.S. EPA funding assistance, the City of Akron's operating budget has been hard hit in this recession due to decreasing revenue from income taxes, property taxes, investments, and state tax-sharing formulas. Without proactive measures, we were facing a \$7 million - \$8 million budget shortfall by December 31. Current economic conditions forced our City to take drastic cost cutting measures that, among other things, will impact our ability to dedicate City funds to our brownfields program. What sets us apart from the other grant applicants is that, despite our budget challenges, the City is actively involved in several projects of national importance to retain and create thousands of jobs. A grant from U.S. EPA would assist the City in fulfilling some of the public funding obligations necessary to help make these projects and the adjacent and supporting developments a success.

The decline in the domestic automotive industry and other related industries has severely impacted the City of Akron. Akron now has an estimated population of 201,807 people according to the 2008 American Community Survey completed by the U.S. Census. Our population has declined significantly since 1990, when we had 233,019 residents. Akron's unemployment rate was 10.8% in August 2009 according to the Ohio Department of Job and Family Services. (By comparison, the City's unemployment rate was 7.2% in August 2008. The State of Ohio's unemployment rate in August 2009 was 10.8% and the nation's unemployment rate was 9.7% in that same month.) The City of Akron is located in a State of Ohio "Priority Investment Area" because of the labor surplus in our county.

Akron's population loss, high unemployment rate and income reductions are due primarily to the loss of manufacturing jobs. In fact, Akron lost more than 34,000 rubber manufacturing jobs since 1970. In recent years, Akron's largest manufacturing employer, The Goodyear Tire and Rubber Company, laid off 600 corporate employees, reducing their Akron-based employment to below 2,900 employees from an historical high of over 5,000 employees. Several other companies also recently eliminated positions, including Goodrich, Firestone, Omnova, Ferriot, Schulman, Landmark Plastics, and FirstEnergy. These layoffs have resulted in declining local income tax and property tax revenues, which in turn have reduced the City of Akron and Summit County's annual operating budgets. Also, many businesses have relocated their operations outside of the City, leaving behind abandoned buildings and a legacy of environmental concerns that have hindered and significantly challenged our redevelopment efforts.

Based on the brownfield inventory we completed in early 2009, a disproportionate number of brownfields exist within the EC/NRA. The City of Akron is working closely with residents and employees living and working in the EC/NRA to remove the current threats to human health and the environment, improve safety and other neighborhood conditions, create much-needed job opportunities, and create end uses that are beneficial to our residents. An analysis of the 2000 Census figures shows some startling statistics for this EC/NRA targeted community. Compared to the City as a whole, Akron's EC/NRA, with a population of just under 50,000, has a higher percentage of low-income families (14% in the City, 35% in the EC), African-American residents (28.5% in the City, 39% in the EC), and a higher unemployment rate (4.7% in the City, 15.6% in the EC).

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

## *City of Akron, Ohio*

Within the EC area, 24% of the households are female-headed, 14% of the population consists of children under nine years old, and around 14% of the population is over 65 years old.

Of Akron's 62-square mile area, less than 2% is vacant land available for development. With limited vacant land remaining, we must assess, clean up and redevelop our brownfields to protect human health and the environment, retain existing companies, and attract new investment to our City. While we have lost thousands of manufacturing jobs in the last few decades, unlike many other Midwestern communities, we are fortunate to have about 20% of our workforce still working in the manufacturing sector. To remain competitive in the manufacturing market, the City must continue to offer vacant developable land without environmental impacts to keep existing industries that are interested in expanding, as well as to attract new industrial investment. Without available land, job creation cannot occur.

Assessment activities conducted through this grant will benefit our entire community, but will have a particularly positive effect on the EC/NRA. The following descriptions demonstrate the benefits of completing assessments in the Goodyear Redevelopment Project, the Bridgestone America Technical Center and nearby neighborhood and corridor improvements, and the Biomedical Corridor area. These are the City's targeted areas for assessments, though we will continue to involve the City's Brownfield Advisory Committee to provide input on the appropriate allocation of assessment funding.

***Akron Riverwalk Redevelopment Project*** – One of the cornerstones of the City's economic revitalization is the Akron Riverwalk Redevelopment Project, which is the redevelopment of The Goodyear Tire and Rubber facilities and nearby properties. This \$900 million, approximately 500-acre redevelopment project will create and retain 9,000 jobs. Comprehensive plans are in place and a strong public-private partnership is working very effectively to bring to fruition redevelopment plans that will transform Goodyear's entire Akron-based complex and other nearby properties into this mixed-use development that includes a new Goodyear Global and North American Headquarters, Wyndham Grand Collection Hotel, 500,000 square feet of newly constructed office and industrial/flex space, and 1.1 million square feet of retail space. The developer, Industrial Realty Group, recently purchased a significant portion of the Goodyear property and will soon start construction and property renovations for new state-of-the-art buildings for long-term lease to Goodyear. IRG also plans to lease land and construct buildings for tenants for the other mixed-use facilities on the property. This multi-million dollar private and public investment is gaining great momentum as properties are being transferred, as end users are identified and committed, and as many architectural drawings for building construction and renovations are finalized. The City of Akron and the State of Ohio committed to assist with portions of the environmental assessment and cleanup activities to help achieve project plans.

Previous land uses within the Goodyear project area include a power plant, tire manufacturing and testing facilities, a dry cleaner, two large chemical production facilities, and a former captive industrial solid waste disposal facility. To date, significant assessment work has been completed on the Goodyear properties and cleanup is planned for two large project areas for 2009-2010. Dozens of nearby abandoned and under-utilized commercial and industrial properties exist that are part of the planned redevelopment and assessments need to be conducted on many of these properties. Other nearby land uses include residential neighborhoods, a popular community park that serves around 25,000 people, a church, and various commercial and industrial establishments. Dedicating grant dollars to this project will help delineate the true environmental impacts of some of these properties and will help fund the costs of preparing remedial plans that will lead to site cleanup and redevelopment. This is an extremely worthy investment that will help address current environmental conditions and will help leverage significant private investment that will result in many new and retained jobs in our City, and in particular, in the EC/NRA community.

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

*City of Akron, Ohio*

***Bridgestone America North American Technical Center Project and Nearby Neighborhood and Corridor Improvements*** – The City is working closely with Bridgestone America to construct a new North American Technical Center adjacent to its current Akron operations to help retain at least 1,000 skilled jobs and to complete major urban renewal activities in the nearby neighborhoods and corridors. This is a \$100 million investment by the City of Akron, Summit County, Summit County Port Authority, the State of Ohio, and Bridgestone. The Port Authority issued bonds to build the facility, which it will own and lease to Bridgestone. The project also includes development of the surrounding neighborhood and infrastructure improvements that will directly improve properties, property values and the overall quality of life for those living in the EC/NRA.

An urban renewal plan for the affected neighborhood is established that will include land acquisition and removal of blighted properties. The City is purchasing 30 acres of Bridgestone property and its remaining Plant 1 building. Assessments will be necessary to establish remedial plans and reuse strategies.

***Biomedical Corridor*** – Akron Children’s Hospital, Akron General Health System, BioEnterprise, City of Akron, The Knight Foundation, Northeastern Ohio Universities Colleges of Medicine and Pharmacy (NEOUCOM), The Summa Health System, Summit County, the University of Akron, and the State of Ohio partnered to establish a new \$80 million BioInnovation Institute that will promote redevelopment and biomedical investments focusing on orthopedic medicine and materials science in the corridor between Summa Health System, the University of Akron, Downtown, and Akron General Hospital. This area has tremendous potential to attract new medical technology industries and it is projected that within a decade, this project could generate thousands of new jobs through innovative technology companies that can combine materials research with test-markets for their biomedical products.

The University of Akron, the state’s fourth largest university with over 26,000 students, is significantly expanding its campus. The University of Akron’s ongoing \$200 million campus renovation campaign, the “New Landscape for Learning,” has constructed or acquired 16 new classrooms, residential and recreational facilities. The campaign also has made 17 major additions or renovations, and added 34 acres of new green space to campus. The University of Akron’s polymer engineering program has made the City an international leader in polymer education and serves our industries well. More than 35,000 people in the Akron area are employed in approximately 400 polymer-related companies. Additional land and buildings are needed to support technology, research, and product transfer to the marketplace.

The University of Akron, the City, and other Biomedical Corridor partners are collaborating to redevelop adjacent older neighborhoods where a lack of investment has caused serious deterioration. These areas represent opportunities for reinvestment and many parcels are likely candidates for assessment grant funds. The City partners with the University Park Alliance (UPA), a non-profit development arm of the University, to redevelop mixed-use neighborhoods, including Spicer Village, medical districts adjacent to Summa Health System, and other industrial districts where brownfields are common. Within this EC/NRA area, the University-Middlebury residential neighborhood is densely populated with low-income families and students. The absence of available vacant land had prohibited investment in essential services like grocery stores, drug stores and retail shops to support the neighborhood. This U.S. EPA brownfields assessment grant is critical to helping to revitalize these areas.

## **2. Project Description and Feasibility of Success**

*a. Project Description:* The City of Akron is seeking a \$200,000 Community-Wide Hazardous Substances Assessment Grant from U.S. EPA to build upon our successful brownfields program. Previous assessment grants helped the City establish a brownfields inventory, helped us establish our brownfields assessment

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

## *City of Akron, Ohio*

priorities, and funded the completion of many assessment activities. We are seeking additional assessment funds to complete public outreach and education activities, to work with the community to prioritize the properties that will receive assessment funding, and to complete Phase I and II environmental site assessments and remedial planning activities on prioritized properties. The assessments completed through this grant will lead to cleanups that will reduce current contaminant exposure pathways to humans and sensitive ecological receptors.

U.S. EPA’s funding assistance will help us dedicate critical assessment and remedial planning dollars to three extremely important redevelopment projects:

- The City’s public/private partnership with The Goodyear Tire and Rubber Company and the Industrial Realty Group will result in a \$900 million redevelopment that will help retain thousands of Goodyear jobs and create hundreds of new industrial and commercial jobs.
- The City is working closely with Bridgestone America to construct a new \$100 million North American Technical Center adjacent to its Akron operations to help retain at least 1,000 jobs and to complete major urban renewal activities in the nearby neighborhoods and corridors.
- The City continues to work with the University of Akron and local hospitals to improve our Biomedical Corridor.

U.S. EPA funds will help the City prepare land for new industrial, commercial and recreational/greenspace preservation projects that will result in new jobs, increased tax revenues, renewed investment in nearby properties, and an improved quality of life for our residents. We know that the ripple effects of such projects will positively impact our neighborhoods through increased property values, improved property upkeep, reduced crime, improved schools, and many other tangible benefits that will have an overall positive effect on the City of Akron and the surrounding communities.

The City of Akron will continue the successful approach we have taken with our past U.S. EPA assessment grants. The work is divided into five tasks: Task 1 – Community Outreach; Task 2 – Phase I ESAs; Task 3 – Work Plans; and Task 4 – Phase II ESAs; Task 5 – Remedial Action Plans. All work involving environmental consultants will be compliant with the procurement procedures contained in 40 CFR 31.36.

**b. Assessment Grant Proposal Budget:**

	Task 1 Community Outreach	Task 2 Phase I ESAs	Task 3 Work Plans	Task 4 Phase II ESAs	Task 5 Remedial Plans	Total
Personnel	In-kind*	In-kind*	In-kind*	In-kind*	In-kind*	In-kind*
Travel	\$2,500					
Supplies	\$500					
Contractual		\$28,000	\$15,000	\$136,500	\$17,500	\$200,000
<b>Total</b>	\$3,000	\$28,000	\$15,000	\$136,500	\$17,500	\$200,000
<b>U.S. EPA Request</b>	\$3,000	\$28,000	\$15,000	\$136,500	\$17,500	\$200,000
<b>Cost Share</b>	In-kind*	In-kind*	In-kind*	In-kind*	In-kind*	\$2,000*

\* The City will dedicate in-kind services for personnel time through our general operating budget to complete activities that are integral to achieving the purpose of this grant.

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

*City of Akron, Ohio*

**Task 1 – Community Outreach:** The City of Akron is dedicated to community participation throughout all levels of our brownfield program. The City will continue to seek input and advice from the Brownfield Advisory Committee on a variety of brownfield program management issues, site prioritization, and specific assessment activities. We will also continue to involve this group and the public within ongoing updates and prioritization of our brownfield inventory. We are committed to conducting a variety of outreach activities to gain public input and to educate our many stakeholders. To share plans and receive public feedback, we will continue to conduct meetings, create and mail letters and newsletters, and post website publications and announcements. We plan to attend and to participate in state, regional and national brownfield conferences throughout the three year project period. To support these activities, \$3,000 is budgeted to help fund direct costs related to supplies and travel expenses. City personnel time is allocated to these activities as an in-kind contribution.

**Task 2 – Phase I Environmental Site Assessments:** The City of Akron anticipates conducting five to eight Phase I property assessments for \$28,000 from this grant at an average cost of \$4,000 per Phase I. The assessments will be conducted by qualified environmental consultants and will be compliant with either ASTM E1527-05 standards or the Ohio Administrative Code (OAC) 3745-300-06 for the Ohio Voluntary Action Program (VAP). The purpose of these studies is to provide due diligence to establish an historical environmental baseline for the property and to determine the assessment needs required for eventual Phase II activities. The Phase I reports will document the methodology used in the preparation of the report, the past and present land uses, and their relationships to possible contaminants. Comprehensive recommendations will be provided for Phase II investigation activities, as applicable.

**Task 3 – Work Plans:** The City will contract with qualified environmental consultants that will prepare and submit a field sampling and analysis plan (FSAP), a site health and safety plan (HSP) and a quality assurance project plan (QAPP). Because of the wide range of potential chemicals of concern (COCs) and potential future property uses, the QAPPs will address an extensive list of COCs. Most qualified consultants used by the City of Akron have received previous QAPP approvals from U.S. EPA. The QAPP will be updated as necessary. The plans and supporting documents will be submitted to U.S. EPA and Ohio EPA for approval prior to the initiation of field activities. We anticipate completing five FSAPs/HSPs with \$15,000 from this grant, averaging \$3,000 per FSAP/HSP.

**Task 4 – Phase II Environmental Site Assessments:** The City will contract with qualified environmental consultants that will complete Phase II ESAs in accordance with the approved Work Plan at the sites to investigate identified areas defined by the Phase I ESAs. The Phase II ESAs will be conducted consistent with the Work Plan and requirements of the Ohio VAP codified OAC 3745-300-07. The Phase II assessments will determine chemical concentrations within the property and will compare the results to Ohio VAP standards for specific end uses. The consultant will prepare reports that summarize and present the results of the investigation along with conclusions regarding protection of human health and the environment and will aid in defining redevelopment strategies. We anticipate completing five Phase II ESAs with \$136,500 from this grant at an average cost of \$27,300 per Phase II.

**Task 5 – Remedial Action Plans (RAP):** Based on the results of the Phase II ESAs and any risk assessment activities conducted, RAPs will be prepared in accordance with VAP guidelines and will include the proposed target cleanup levels of COCs, description of cleanup options considered, description of the selected cleanup method to be implemented, and anticipated costs for implementation of the selected cleanup method. We anticipate completing five RAPs with the \$17,500 from this grant at an average cost of \$3,500 per RAP.

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

*City of Akron, Ohio*

**c. Leveraging:** The City of Akron's three prioritized project areas where assessment funds will be dedicated have developers and end users with firm funding commitments for capital investments that will provide great leveraging opportunities for U.S. EPA's grant investment. With all three projects, these developers and end users have already spent money on the initial project phases. Our priority project areas to target these assessment grants are the \$900 million redevelopment of the Goodyear Redevelopment Project, the \$100 million Bridgestone Technical Center Project, and the \$80 million Biomedical Corridor projects. The City is dedicating millions of dollars to road, water and sewer upgrade projects that support these projects. Ohio is providing direct grant and loan assistance to the City, Summit County and the Summit County Port Authority through the Ohio Public Works Commission, the Ohio Water Pollution Control Loan Fund, Rapid Outreach through the Economic Development Contingency Fund, Roadwork Development Fund, Clean Ohio Recreational Trails Fund, Clean Ohio Conservation Fund, Clean Ohio Revitalization Fund, Clean Ohio Assistance Fund grants, and the Ohio Job Ready Sites grant program. The City, Port Authority and County are also committed to project financing through TIF Bonds, Parking Revenue Bonds, County Bonds, and New Market Tax Credit Incentives, and these public partners plan to dedicate or pursue other economic development funds, general revenue funds, and many other grant and loan programs to realize project goals.

The City will dedicate significant in-kind services to manage the community outreach activities and to procure and oversee work completed by the consultants. The City will pay for the personnel time dedicated to managing, tracking and reporting on the progress of grant-funded activities and activities prompted by these U.S. EPA grant funds. This in-kind donation from the City will be primarily dedicated from the Brownfields Manager and Engineering Project Manager. These personnel costs are paid through the City's general operating budget. While we have requested funding support from U.S. EPA to assist with direct costs related to supplies and travel expenses for upcoming brownfields conferences and training seminars in the next three years, we will also dedicate funds from our operating budget for these expenses.

The City has a very successful track record of leveraging funds for brownfield projects. Akron has been directly involved in 23 projects to clean up brownfield sites with \$19 million in cleanup costs shared by the local, state and federal governments. It has produced \$140 million in private investment on these remediated properties. The City will soon begin two large cleanups with almost \$4 million recently awarded through the Clean Ohio Revitalization Fund and has a \$1.9 million Clean Ohio Revitalization Fund application under review by the state. To date, U.S. EPA assessment dollars granted to the City of Akron have leveraged over \$4 million from the Clean Ohio Fund for cleanup of the Beech Street and Building 116 properties, over \$3 million in private dollars invested, and a private investment commitment of \$13 million. Information from a U.S. EPA-funded Phase I ESA for the Imperial Electric site was used to obtain a \$240,000 Clean Ohio Assistance Fund grant to complete a Phase II ESA for the property. The City plans to position additional properties that were assessed under the previous U.S. EPA brownfields grants for additional assessment and clean up grant opportunities under the Clean Ohio Fund program that has been reauthorized last year for a \$200 million program over four years.

The City uses a partnership approach on its development projects to ensure the maximum return on its investment by leveraging private and non-profit at a ratio of four private dollars to one public dollar. Examples of brownfield fund leveraging includes: (1.) AES Building 41 Campus Building - A \$6 million public investment that leveraged \$34 million in private investment at this former brownfield site; (2.) Middlebury Marketplace - The City's initial land investment of \$2.5 million and \$2 million in environmental assessment is leveraging \$14 million in private investment.

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

*City of Akron, Ohio*

We have proven brownfield redevelopment experience and the commitments in place to continue this great momentum. Our projects will help maximize and significantly leverage U.S. EPA's assessment grant investment.

## **c. Programmatic Capability:**

i. *U.S. EPA Brownfield Grant Experience:* Akron has received five grants from U.S. EPA to assess and clean up our brownfield sites:

**1. 2000 - \$200,000 Brownfields Pilot Assessment Grant (BP975354-01-0)**

*Funds spent:* \$200,000

*Compliance with grant requirements:* All grant funds were spent in accordance with our Cooperative Agreement with U.S. EPA and we were in compliance with our work plan and reporting requirements.

*Accomplishments:* Akron completed assessments on six complicated properties. **MORE DETAILS**

**2. 2004 - \$200,000 Communitywide Petroleum Assessment Grant (BF96549501-0)**

*Funds spent:* \$200,000

*Compliance with grant requirements:* All grant funds were spent in accordance with our Cooperative Agreement with U.S. EPA and we were in compliance with our work plan and reporting requirements.

*Accomplishments:* U.S. EPA funds were critical to advancing a number of sites to ready them for redevelopment along the Ohio and Erie National Heritage Towpath Trail and Corridor and downtown development sites along the canal.

**3. 2006 - \$200,000 U.S. EPA Site-Specific Hazardous Waste Brownfields Cleanup Grant for the Former Imperial Electric Site (BF-00E11201-0)**

*Funds spent:* \$200,000

*Compliance with grant requirements:* All grant funds were spent in accordance with our Cooperative Agreement with U.S. EPA and we were in compliance with our work plan and reporting requirements.

*Accomplishments:* The grant was used to help clean up and demolish an arson-burned building with co-mingled contamination. The City secured a \$240,000 grant from the Clean Ohio Assistance Fund (COAF) to leverage U.S. EPA's cleanup funds. The cleanup of the building allowed Phase II work to continue. The City is working with adjoining companies for possible expansion onto these parcels. Additional environmental assessments will be necessary to determine whether more cleanup is necessary. The City is discussing the possibility of seeking a CORF grant for the cleanup of Imperial and adjacent XXth Century property.

**4. 2007 - \$200,000 U.S. EPA Communitywide Hazardous Substances Assessment Grant (BF-00E60501-0)**

*Funds spent:* \$119,946

*Compliance with grant requirements:* To date, we have submitted on time the required quarterly reports, financial status reports, and the project-specific site determination requests, FSAPs, and other documents. We work very closely with our U.S. EPA project manager to implement this grant and have had several meetings and conversations with Ms. Karla Auker as we work diligently through our project plans.

*Accomplishments:* This grant has helped fund the completion of a brownfield inventory, community outreach activities, and Phase I and II assessments on properties within the Goodyear Redevelopment Project. The Phase II assessments completed on the Former Goodyear Building 116 property led to the Clean Ohio Revitalization Fund grant award of \$956,049 and IRG's private investment commitment of \$13 million to construct new build-to-suit industrial/flex space that will accommodate 125,000-200,000 square feet. The remaining dollars are allocated for soil sampling activities at Building 116 following the removal of the slab (this will be completed in late 2009/early 2010) and Phase II sampling activities

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

## City of Akron, Ohio

at the Delta Linen facility. U.S. EPA is currently reviewing the FSAP for this site and the City anticipates that field work will be conducted this October and November 2009 that will provide the information necessary for the City to pursue a Clean Ohio Revitalization Fund cleanup grant to be submitted in January 2010.

### 5. 2007 - \$200,000 U.S. EPA Communitywide Petroleum Assessment Grant (BF-00E60601-0)

*Funds spent:* \$68,838.

*Compliance with grant requirements:* To date, we have submitted on time the required quarterly reports, financial status reports, and the project-specific site determination requests, FSAPs, and other documents. We work very closely with our U.S. EPA project manager to implement this grant and have had several meetings and conversations with Ms. Karla Auker as we work diligently through our project plans.

*Accomplishments:* **MORE DETAILS**

The City of Akron's brownfields team, consisting primarily of Brad Beckert and Genny Hanna, have the project management and grant management experience to successfully implement this assessment grant. Mr. Beckert has more than 20 years of experience working with the City of Akron in brownfield redevelopment, downtown redevelopment, environmental initiatives, and special projects. Ms. Hanna has 12 years of experience managing the City's brownfields program and many infrastructure engineering projects. Since 2004, they have managed more than \$16.6 million in state and federal brownfield assessment and cleanup grants. All of these grants require adherence to established scopes of work, budgets and schedules. They also require regular progress reports and project closeout reports. Repeat funding from the same sources demonstrates our project administration expertise. The City is extremely committed to the brownfields program and we understand its imperative role in our economic development and public service initiatives. If our project leadership is adjusted due to employee turnover, the City will fill those positions with other staff that exemplify the strong technical and project management characteristics of our current team.

The City will hire consultants to complete the assessments and remedial planning activities funded by this grant. We will complete competitive procurement practices compliant with 40 CFR 31.36 and our municipal procurement requirements to solicit and secure qualified environmental consultants to complete the assessment activities. The City will seek input and assistance from this consultant, U.S. EPA, Ohio EPA, the Ohio Department of Health, and the Akron Department of Health as appropriate to ensure the strictest adherence to all cleanup and grant management requirements.

The City currently manages projects for more than \$200 million in grants and loans. These funds come from many sources, including many grants for work related to transportation, infrastructure, parks, public facilities, and economic development efforts. The City administers a variety of federal grant programs, including \$10 million annually in Community Development Block Grants, as well as three HUD 108 loans and a HUD EDI grant. The City has not had any adverse audit findings on any grants, nor has the City ever been required to comply with special "high risk" terms under agency regulations implementing OMB Circular A-102.

### 3. Community Engagement and Partnerships

a. *Community Involvement Plan:* The City will involve the community throughout the assessment, cleanup and redevelopment phases of our brownfields projects. Our Brownfields Advisory Committee is currently composed of many officials from a variety of City of Akron departments, but we plan to broaden this group to include a diverse group of citizens, public officials, private sector experts, and representatives of the EC/NRA area. The City will work with the Advisory Committee to determine the appropriate communications plans to gain input and update the public on inventory and assessment activities. Similar to the City's past community

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

## *City of Akron, Ohio*

involvement activities, our communications and outreach plan presents a comprehensive strategy to reach our targeted community as well as the City as a whole.

We currently envision conducting approximately three public meetings to discuss and gain input on planned and ongoing assessment activities, cleanup plans, and redevelopment plans. Depending on the locations of the planned assessments, the City and our Advisory Committee may conduct special meetings near the property to share project plans and to discuss the sampling activities and equipment/personnel that they may see on the sites. At these meetings we will share the larger redevelopment plans for the properties and will focus on gaining community input on how to best set up or implement any redevelopment plans. We will provide progress updates and will seek programmatic input from our identified stakeholders through mailed letters or distributed memos, email updates, published public notices, news releases, web site postings on the City's website, and press events with our mayor. We will also work with our Advisory Committee members to provide updates at their organizations' meetings and events. City officials will provide updates at the many meetings they attend and at City Council meetings. As the plans for reuse are developed, the City will continue to notify the public and involve additional stakeholders, primarily local residents; citizen action groups; local watershed and environmental groups; and recreational and service non-profit organizations at the local, state and national levels.

We will communicate through mail, email, fax, phone, newspaper publications, internet posting, public repositories, and in-person meetings to ensure that all members of the public are adequately notified and presented an opportunity to participate in the process. These outreach activities will provide opportunities for all members of our community to review and comment on this application, whether or not they have computers or a means of transportation. We have always provided our materials in English and have never received a request for an interpreter or for our materials to be translated; however, we are prepared to do so upon realization of the need or upon request by working with the University of Akron's Department of Modern Languages. Our communications plan will ensure that we respond to members of our Advisory Committee and the community to establish mutually beneficial relationships, ensure a common understanding of project activities and community improvement goals, and provide a mechanism for true public input.

The City of Akron provided many opportunities through a variety of communication techniques for our targeted community and interested parties to learn more about this grant application and to provide input. These varied opportunities (announcements at meetings, letters, internet postings, public repositories, and notification in the primary community newspaper) to announce and discuss the project and to review drafts provided significant public access and notification. Copies of these pre-notification materials are included in *Attachment C*. These varied multi-media notification methods also provided the most convenient opportunities for residents spanning multiple age groups and comfort levels with technology to learn about this program and to provide feedback. These are typical outreach methods used by the City and we have been successful in reaching the community with these methods in the past. We went a step beyond our typical approach by establishing a public repository in Akron's Main Library and sending out letters to many stakeholders.

b. *Partnership Development/Enhancement*: The City of Akron is committed to establishing sound public and private partnerships to solve our brownfields challenges. These partnerships help us complete project activities, gain project planning input and provide progress updates. Our diverse Brownfields Advisory Committee will provide input regarding our brownfields program and the City's best approach to invest these grant dollars. Participants in this Advisory Committee include municipal officials from economic development, engineering and neighborhoods; representatives of the EC/NRA community; Akron Health Department; Summit County

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

## *City of Akron, Ohio*

Port Authority; East Akron Neighborhood Development Corporation; University of Akron; Ohio and Erie Canalway Association; Metro Parks; local businesses; lenders; developers; and environmental consultants.

The City of Akron currently works with many organizations to implement our existing redevelopment projects and we anticipate that the following organizations will continue to be involved with these activities: Ohio EPA, Ohio Department of Health, Ohio Department of Development, Akron Metropolitan Housing Authority, Akron Health Department, Summit County Port Authority, Northeast Ohio Four County Regional Planning, University Park Alliance-University of Akron, East Akron Neighborhood Development Corporation, Canal Place, Greater Akron Chamber, the East Akron Community House and the Ohio and Erie Canal organizations. We are involved in several large public-private project teams, especially related to our primary targeted project areas. We are involved in regular-standing conference calls with many of the organizations listed above as well as the private businesses involved in the redevelopments. These calls provide ample opportunities to share project plans and gain input from the diverse team members. Please refer to *Attachment D* for letters of support from some of these partners. We consider U.S. EPA a partner with our brownfield program as these dollars have been extremely instrumental in our past redevelopment successes and planned redevelopment projects. We will continue to reach out to U.S. EPA to gain advice and perspectives with our program as we continue to tackle complicated projects. The City will continue to reach out to local businesses, developers, local neighborhood representatives, civic organizations, and any other appropriate groups or agencies to provide input and to assist with assessment, cleanup and redevelopment activities. This approach will establish new alliances and build upon existing relationships that will assist the City to best address any new challenges.

c. Community-based Organization Involvement: The City will work with residents and community-based groups to plan for brownfield inventory, prioritization, assessment, cleanup, and redevelopment activities. We will continue to specifically seek out church groups, block watch groups, PTOs, and other community-based organizations in our planning and implementation efforts. The following community-based organizations will be approached for involvement in grant-funded activities (letters of support from all of these organizations are included in *Attachment D*):

- Bridgestone America, Robert Handlos, Vice President – Product Development, 330-379-7000. Project team member.
- Home Builders Assoc., Portage and Summit Counties, Carmine J. Torio, Executive VP, (330) 869-6800. Redevelopment Advisor
- Canal Place, Stephen R. Stoner, Property Manager, (330) 434-8656
- Add more

#### **4. Project Benefits**

a. Public Health and Welfare: U.S. EPA funds will be used complete environmental assessments and remedial action plans on properties representing the highest community priorities. The City, under consultation with our Brownfield Advisory Committee and other public agencies, will dedicate funding to sites potentially posing significant threats to human health and/or the environment. General contaminants of concern typically encountered on brownfields in the Akron area include metals, volatile organic compounds, semi-volatile organic compounds, and polychlorinated biphenyls. In high concentrations, these contaminants could have carcinogenic or toxicological effects in humans, and could result in birth defects. Once the assessments determine the presence and extent of contamination, the City will determine the appropriate steps to remove or contain these contaminants.

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

*City of Akron, Ohio*

We believe that environmental risks will not be increased due to assessment activities. In fact, these brownfield revitalization efforts will rectify potential short and long-term threats that have caused many of these areas to deteriorate, and provide valuable information to the community about relative risks posed by these properties. The assessments conducted through this grant will assist the City in determining the level of contamination of properties. If elevated levels are found, risk assessments may be conducted to determine the impacts to human health and the environment. Following the completion of Phase II assessments, and risk assessments if appropriate, sites will be cleaned up in preparation for commercial or industrial operations, residential areas, or for greenspace. The remediation plan will consider alternative cleanup strategies integrated with planned development of the property to minimize future remediation costs while remaining protective of public health and the environment. Site cleanups will reduce the level of contamination and/or eliminate exposure routes to meet the applicable standards for residential or industrial cleanup standards. These cleanups will significantly improve the environment and the potential exposure of contaminants to surface water sources and other ecological receptors. Specifically, the City is focused on reducing impacts to groundwater sources, the Little Cuyahoga River and other tributaries of the Cuyahoga River and Lake Erie.

*b.i. Economic Benefits:* The timing for this community-wide grant is especially critical to allow the City to capitalize on the multi-million dollar private investments related to the new Goodyear Tire and Rubber Company Redevelopment and surrounding mixed use developments (\$900 million project), the Bridgestone America North American Technical Center Project and nearby property and corridor improvements (\$100 million project), and continued revitalization of the City's Biomedical Corridor (\$80 million project). This U.S. EPA brownfields assessment grant will be an important source of funding for the City to evaluate properties in order to allow our urban redevelopment projects to come to fruition and to help retain and create thousands of jobs and to expand our tax base. Once grant funds are awarded, the City will critically evaluate the best use of these funds within those three primary project areas and will then provide site-specific details to U.S. EPA and Ohio EPA regarding dollars leveraged, jobs created or retained, and other valuable economic metrics from the specific project areas.

We are proud of our brownfield redevelopment successes. Akron has been directly involved in 23 projects to clean up brownfield sites with \$19 million in cleanup costs shared by the City, state and federal governments. We have produced \$140 million in private investment on these remediated properties. The City encourages retention and expansion of existing businesses by assisting with land assemblage. Often brownfield parcels in the inner City inhibit existing businesses from expanding. Acting as its own developer, the City developed five industrial parks to retain and attract local industries.

The City uses a partnership approach on its development projects to ensure the maximum return on its investment by leveraging private and non-profit at a ratio of four private dollars to one public dollar. Examples of the City's brownfield/adaptive reuse projects include the AES Building 41 Campus Building, a \$6 million public investment that leveraged \$34 million in private investment, and the Middlebury Marketplace, where the City's initial land investment of \$2.5 million and \$2 million in environmental assessment is leveraging \$14 million in private investment. The Middlebury Marketplace, a full service grocery store and retail center on a remediated brownfield site in an under-served part of the City, created 40 full time jobs, 100 part-time jobs, and new real estate and income taxes in excess of \$200,000 annually.

This U.S. EPA assessment grant will help us continue to promote economic development activities and retain existing businesses. Continuation of our proactive brownfield program will help create and retain jobs and protect the health and safety of our residents, which is our highest priority. Property reuse as greenspace and recreational areas further improves the quality of life for our residents. Improving brownfield conditions

# PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT

## *City of Akron, Ohio*

improves property values and the aesthetic quality of nearby neighborhoods, and will hopefully ignite continued pride and property reinvestment by homeowners. This grant will help the City build upon our existing assets to attract new businesses and encourage business expansion, which in turn will expand our tax base.

*b.ii. Creation/Preservation of Greenspaces/Open Space or Nonprofit Purpose:* All three of our targeted project areas include redevelopment plans with public green space and open space areas. The Akron Riverwalk Redevelopment project planners have secured funding for a multi-million dollar Little Cuyahoga River Restoration Project that includes public trails and passive green space areas. There are many other properties in Akron where assessments could be conducted to facilitate the creation/preservation of additional open space. The City will include the creation and/or preservation of greenspace as an important factor when determining assessment funding allocations.

*c. Environmental Benefit from Infrastructure Reuse/Sustainable Reuse:* This grant supports the City's many efforts to implement pollution prevention and reduce resource consumption. The City has been directly involved in 23 projects to clean up brownfield sites. Akron encourages recycling of existing older industrial and commercial buildings and has worked with many developers and businesses to implement very successful brownfield cleanups and reuse plans that involved reuse of existing structures. Adaptively reusing buildings rather than constructing new buildings conserves building material resources and reduces greenfield development. Our brownfield cleanup projects are significant pollution prevention projects, as many of our former industrial sites contain high levels of hazardous materials that threaten human health and the environment. This grant will help us prevent future brownfields by helping the City assess and assemble City brownfield parcels and encourage redevelopment of residential, retail, commercial, and industrial uses. These redevelopments lessen the demand for suburban properties and destruction of open spaces and farmland.

This grant supports our "Greenprint for Akron" program, which is a long-term plan for the City to become more "green" to save energy, limit waste, and make new buildings "smarter." New LEED ventures are an integral part of this strategy and several LEED-certified buildings are being planned in Akron, including projects within our three targeted redevelopment areas. **Add Smart Development component of the Greenprint and the Smart Development Committee.** Upon completion of the CORF-funded activities at the Goodyear Building 116 Redevelopment Ready Property, IRG envisions new construction of build-to-suit industrial/flex space. Building construction and site design will incorporate LEED green building standards. **Add energy efficiency example from Goodyear**

*d. Progress Tracking and Measurement:* The City will consider this grant to be successful when we have effectively involved the community and our project partners to determine the most appropriate properties to dedicate assessment funding. We will be successful when assessments are conducted in an accurate and timely fashion to help us meet our time-critical opportunities for high profile redevelopment projects that could significantly transform our City. Interim milestones that will help track our success include establishing contracts with qualified environmental consultants; completing well-developed plans and reports; and conducting a positive public outreach campaign that keeps nearby residents and all stakeholders involved, informed, and pleased with the activities taking place. Project outputs will include the number of sites assessed, the number of acres assessed, the number of Phase I and Phase II assessments completed, the number of remedial action plans prepared, and the number of community meetings and other outreach activities conducted. Other measures of success and outcomes that we will track and share with U.S. EPA include the number of properties with brownfield cleanup activities underway, number of properties with brownfield cleanups completed, whether the project minimized exposure to hazardous substances, number of acres made ready for reuse or greenspace areas, number of cleanup and construction jobs leveraged, number of cleanup dollars

PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT  
*City of Akron, Ohio*

leveraged, number of redevelopment jobs leveraged, and the number of redevelopment/construction dollars leveraged. We hope to continue to work with U.S. EPA and are committed to maintaining a positive working relationship with the agency to fulfill our Work Plan obligations, discuss our project progress and to submit timely reports and project documentation.

PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT  
*City of Akron, Ohio*

**ATTACHMENTS**

- A. Akron City Council Ordinance Authorizing and Supporting Grant Submittal
- B. Letter of Acknowledgement and Support from Ohio EPA
- C. Community Notification Materials
- D. Letters of Support

PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT  
*City of Akron, Ohio*

**Attachment A**

Akron City Council Ordinance Authorizing and Supporting Grant Submittal

PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT  
*City of Akron, Ohio*

**Attachment B**

Letter of Acknowledgement and Support from Ohio EPA

PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT  
*City of Akron, Ohio*

**Attachment C**  
Community Notification Materials

PROPOSAL FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT  
*City of Akron, Ohio*

**Attachment D**  
Letters of Support

(list supporters)