



## MINUTES

### **Brownfield Redevelopment Task Force** Maumee River Corridor

**Monday, December 3, 2018 at 10:00 a.m.**

Second Floor Conference Room  
1300 E. Second Street Defiance, OH

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**Present:** Mike Prigge (Defiance County Health Department), Jon Lindsay (Henry County Health Department), Denise Dahl (Henry County CIC), Glenn Miller (Henry County Commissioners, Henry County Land Bank), Mike McCann (City of Defiance), Jen English (City of Defiance), Jeff Leonard (City of Defiance), Sean O'Donnell (City of Defiance), Emma Kirkpatrick (MVPO), Dennis Miller (MVPO)

#### 1. Introductions

- a. **Overview of Task Force:** MVPO formed the Brownfield Redevelopment Task Force to aid in the assessment, cleanup, and redevelopment of brownfield sites within Defiance County and Henry County. The Task Force was formed as an implementation item from the updated Maumee Valley Region's Comprehensive Economic Development Strategy (CEDS) (2018). The Task Force will aid in identifying brownfield sites, determining high priority projects, and providing insight for redevelopment after remediation. The focus of this Task Force is to identify brownfields adjacent to the Maumee River, from the City of Defiance to the City of Napoleon. These can be considered more sensitive sites due to their proximity to the Maumee, which is a drinking water source for much of the surrounding area. The Task Force will be formally designated through a resolution from the Maumee Valley Planning Organization's Executive Council (see attached resolution).

#### 2. Purpose

- a. **Redevelopment:** Redeveloping brownfield sites for new uses is important to improve the area's economic climate and to practice infill development. Remediating to either a redeveloped commercial/industrial use or to preserve as a greenspace are all options for redevelopment. The issue for cleanup is ownership – the land banks are instrumental in providing a vehicle for ownership and subsequently, cleanup and redevelopment. It was discussed to possibly use the Henry County Land Bank for ownership on some of the City of Defiance's brownfield sites.
- b. **Partnerships:** The County and City representatives are diverse group of community leaders including the County Health Departments, Henry County Land Bank, Henry County CIC, and City representatives. These partnerships are integral to identifying and prioritizing brownfield sites, as well as deciding upon redevelopment plans. The City of Defiance is also working on water quality initiatives for the City's rivers and watersheds.

- c. **US EPA Funding Summary:** FY 2019 Multipurpose, Assessment, and Cleanup grant guidelines for brownfields were recently released (see handout). After discussion on ownership for cleanup, it was decided that assessment may be the best opportunity for the Maumee River Corridor at this time, and to plan for cleanups in the following year.

### 3. Discussion

- a. **Brownfield Sites:** There are several known sites in the City of Defiance (see map). The larger sites have had their Phase II Environmental Assessments completed. There are several smaller sites that need to be inventoried as well as another site adjacent to Preston Run in the City of Defiance. Previous locations of controlled substances were added as an inventory item, to be located with assistance from the Sheriff's office. A large school, now defunct, within the Village of Florida contains asbestos and could also be assessed. The City of Napoleon also has several sites that require assessment.
- b. **Schedule Public Meeting:** In order to reach both Counties, it was decided to hold two public meetings, one in the City of Defiance, and one in the City of Napoleon. These will be scheduled for the month of December.

### 4. Adjourn

*Next meeting TBA*

The meeting was adjourned at 10:40 a.m. The public meetings will be scheduled next, followed by another Task Force meeting prior to the EPA funding deadline of January 31, 2019.



## AGENDA

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1. Introductions
  - a. Overview of Task Force
2. Purpose
  - a. Redevelopment
  - b. Partnerships
  - c. US EPA Funding Summary
3. Discussion
  - a. Brownfield Sites
  - b. Schedule Public Meeting
4. Adjourn

*Next meeting TBA*

## SIGN-IN SHEET

**MAUMEE VALLEY PLANNING ORGANIZATION  
BROWNFIELD REDEVELOPMENT TASK FORCE**

Monday, December 3, 2018 at 10:00 a.m.  
Second Floor Conference Room  
1300 E. Second Street Defiance, OH 43512

Name	Organization	Email
Emma Kirkpatrick	Maumee Valley Planning	planner2@mvp.org

Mike Prigge	Defence County Health Dept	mprigge@defence.co.health.org
Frank		

Jon Lindsay	Henry County Health Dep.	j.lindsay@henrycount.org
Dennis Miller	Maumee Valley Planning	dmiller@mvpo.org

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## **FY 2019 Brownfields Multipurpose, Assessment, and Cleanup Grant Guidelines**

Last year, the EPA awarded \$54.3 million for brownfields assessment and cleanup of a total of 144 communities across the county. For FY 2019, a total of \$50 million is expected to be awarded to more than 100 recipients.

Grants offered by the Brownfields Program may be used to address sites contaminated by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum) and petroleum. **The proposal submission deadline is January 31, 2019.** Opportunities for funding are as follows:

**Multipurpose Grants** – each proposal is funded up to \$800,000 over five years. EPA anticipates selecting 10 proposals. Funds can be used to complete at least one Phase II environmental site assessment, one cleanup, and an overall plan for revitalization.

EPA may expend up to 25% of the amount appropriated for Brownfield Grants on sites contaminated with petroleum. Multipurpose Grants require a \$40,000 cost share. The cost share, which may be in the form of a contribution of money, labor, material, or services. Entities that apply for MP Grants may not apply for FY19 Assessment or FY19 Cleanup Grant funding.

Multipurpose Grants provide funding to carry out a range of eligible activities. Applicants can apply for up to \$800,000 per grant under this solicitation. Multipurpose Grant applicants should have the capacity to conduct a range of eligible activities, for example:

- Developing inventories of brownfield sites;
- Prioritizing sites;
- Conducting community involvement activities;
- Conducting environmental site assessments;
- Developing cleanup plans and reuse plans related to brownfield sites;
- Conducting cleanup activities on brownfield sites owned by the applicant; and
- Developing an overall plan for revitalization.

**Assessment Grants** – Community-wide and Site-specific proposals are each funded up to \$200,000 over three years; Assessment Coalition proposals are funded up to \$600,000 over three years. EPA anticipates selecting 114 proposals. EPA may expend up to 25% of the amount appropriated for Brownfield Grants on sites contaminated with petroleum.

Assessment Grants provide funding for developing inventories of brownfield sites, prioritizing sites, conducting community involvement activities, conducting planning, conducting site assessments, developing site-specific cleanup plans, and developing reuse plans related to brownfield sites. Assessment Grant funds may not be used to conduct cleanup activities.

### **Summary of Assessment Grant Options:**

- Community-wide Assessment Grants are appropriate when a specific site is not identified and the applicant plans to spend grant funds on more than one brownfield site in its community. (Up to \$300,000 for hazardous substances and/or petroleum.)

- Site-specific Assessment Grants are appropriate when a specific site is identified and the applicant plans to spend grant funds on this one site only. (Up to \$200,000 for hazardous substances and/or petroleum.)
- Assessment Coalition Grants are for three or more eligible entities who will perform Assessment Grant activities on at least five brownfield sites within their communities. (Up to \$600,000 for hazardous substances and/or petroleum.) A coalition comprised of three or more eligible entities may apply for one Assessment Grant up to \$600,000. All Assessment Coalition Grant proposals must be community-wide. The lead coalition member and any other members cannot apply for individual Assessment Grants in the year they apply as part of a coalition.

**NEW** Current EPA Brownfields Assessment Grant recipients must demonstrate that payment has been received from EPA (also known as 'drawn down') for at least 70% of each Assessment cooperative agreement they have with EPA by **January 1, 2019** in order to apply for additional Assessment Grant funding under this solicitation.

**Cleanup Grants** – each proposal funded up to \$500,000 over three years. EPA anticipates selecting 40 proposals. EPA may expend up to 25% of the amount appropriated for Brownfield Grants on sites contaminated with petroleum. Applicants may only submit one Cleanup Grant proposal each competition year.

**NEW** Brownfield sites where EPA Cleanup Grant funds were previously expended may not receive additional EPA Cleanup Grant funding in FY 2019. An applicant may only submit ONE Cleanup Grant proposal in the FY19 competition cycle. The maximum amount of EPA funds that will be awarded under a Cleanup Grant is \$500,000. Applicants may propose to use up to \$500,000 to clean up one brownfield site or to **allocate up to \$500,000 among multiple sites**. An applicant must be the sole owner of the site(s) that is the subject of its Cleanup Grant proposal and must own the site(s) by January 31, 2019, to be eligible to receive a Cleanup Grant.

Who Can Apply (all grants):

- General Purpose Unit of Local Government.
- Land Clearance Authority or another quasi-governmental entity that operates under the supervision and control of, or as an agent of, a general purpose unit of local government.
- Government Entity Created by State Legislature.
- Regional Council or group of General Purpose Units of Local Government.
- Redevelopment Agency that is chartered or otherwise sanctioned by a state.
- State
- Nonprofit organization

What types of contamination are eligible for brownfields hazardous substances funding?

- heavy metals
- polynuclear aromatic hydrocarbons (PAHs)
- volatile organic compounds (VOCs)
- brine
- asbestos
- a site contaminated with controlled substances (e.g., a methamphetamine laboratory)

## **Resolution No. 2018-Brownfields-08**

A Resolution to establish a Brownfield Redevelopment Task Force and to allow the Maumee Valley Planning Organization to support and function as the lead party to a grant application to the United States Environmental Protection Agency (US EPA)

WHEREAS, the Maumee Valley Planning Organization, as part of the region's Comprehensive Economic Development Strategy, has identified the need for redevelopment of brownfield sites in order to address current and future infrastructure needs in the region; and

WHEREAS, the Maumee River Corridor encompassing the Counties of Henry and Defiance, the municipalities of the City of Defiance, the City of Napoleon, the Village of Florida, the unincorporated communities of Okolona and Jewel, and the adjoining townships of Defiance, Richland, Napoleon, Clinton, and Flatrock are host to a variety of former industrial and/or commercial development sites that are contaminated or perceived to be contaminated; and share many common concerns and challenges in the identification, assessment, and successful redevelopment of these potentially contaminated sites; and

WHEREAS, the Maumee Valley Planning Organization has identified a need to identify, assess, and implement the cleanup and redevelopment or reuse of its Brownfield sites in order to encourage economic development; and

WHEREAS, through the Brownfield Redevelopment Task Force we can enhance the sustainability of the Corridor by improving and expand our regional economy while protecting our region's rural farmlands and undeveloped areas by encouraging and supporting the reuse and redevelopment of existing sites throughout the Maumee River Corridor; and

WHEREAS, participating in a regional Brownfield Redevelopment Task Force does not preclude or limit the activities of our existing Brownfield redevelopment and economic development initiatives but does capitalize on our cooperation and offers us economies and efficiencies that can enhance our effectiveness on a regional basis;

NOW THEREFORE BE IT RESOLVED that the Maumee Valley Planning Organization Executive Committee hereby resolves to form the Brownfield Redevelopment Task Force consisting of the Counties of Henry and Defiance, the municipalities of the City of Defiance, the City of Napoleon, the Village of Florida, the unincorporated communities of Okolona and Jewel, and the adjoining townships of Defiance, Richland, Napoleon, Clinton, and Flatrock and establish it for the purpose of developing and implementing Brownfield projects in the Maumee River Corridor; and

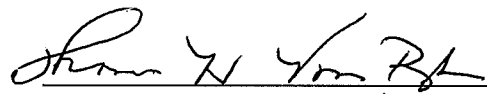
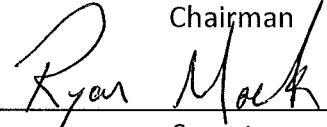
BE IT FURTHER RESOLVED that on behalf of the Task Force, the Maumee Valley Planning Organization will serve as the applicant for US EPA grants and funding to facilitate conducting environmental assessments for redevelopment of properties that will reduce risk and increase

successful job creation and retention while supporting Brownfield site assessments, cleanups, and developments in our region; and

BE IT FURTHER RESOLVED that the Maumee Valley Planning Organization in partnership with the Task Force will apply for US EPA for grant funds in order to provide education and to conduct environmental assessments to facilitate the cleanup and reuse of Brownfield sites that will reduce risk and increase successful job creation and retention while supporting Brownfield site assessments, cleanups, and developments in our region; and

BE IT FURTHER RESOLVED that if awarded grant funds, the fiduciary responsibilities would be managed by the Maumee Valley Planning Organization and the grant funds will be shared equally among the Task Force members. After the first year if funds are not being expended, the Task Force would reallocate funds based on identified projects to maximize the use of grant funds by the end of the grant period.

Adopted: December 3, 2018

  
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Chairman  
  
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Secretary

Yeas: 8 Nays: 0

# Maumee River Corridor Defiance and Henry Counties, Ohio

