



# LEVERAGING EPA FUNDS FOR SMALL BUSINESS GROWTH AND COMMUNITY DEVELOPMENT

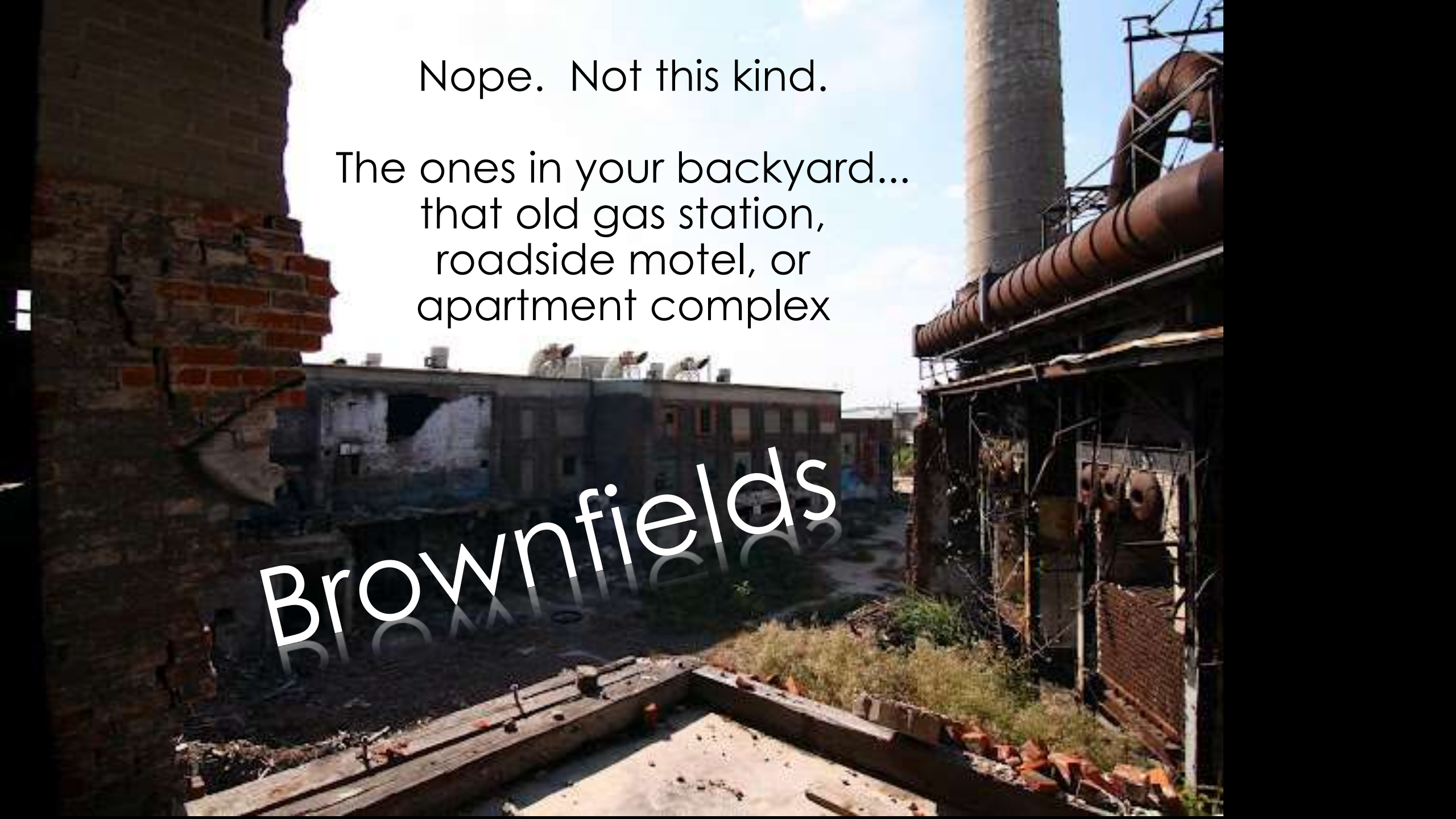
Keith Klein, City of Dayton  
with Cara Henegar, Hull & Associates

October 1, 2020

Nope. Not this kind.

The ones in your backyard...  
that old gas station,  
roadside motel, or  
apartment complex

Brownfields



# BEST PRACTICE

**Due diligence** for commercial real estate purchases should always include a Phase I report for liability protection\* and to avoid “surprises” later.

- Often required for traditional financing
- Often neglected by cash buyers (especially small businesses)

EPA Assessment Grants can support your economic development mission by funding necessary due diligence and reducing risk for investors.

\* Disclaimer – I’m not attorney, but this is good advice. Trust me. Or call your Uncle Joe, because he lost his shirt when he found out his building was filled with asbestos. I’m not kidding, he really didn’t do his homework on that one. Big mistake! He should’ve called his friends at OEDA.



# EPA BROWNFIELD GRANTS

Annual EPA grant applications are available NOW.

Grant opportunities include:

- Area Wide Planning
- Cleanup
- Revolving Loan Fund
- Assessment funding up to \$300,000 for a “community wide” grant (or \$600,000 for a regional coalition)
- Applications are due by October 28, 2020



# ASSESSMENT GRANTS

- Funds are typically used for:
  - Phase I reports (historic documents, public records, etc.)
  - Phase II studies (soil and water samples)
  - Asbestos inspections
  - Public outreach
  - Staff Training

The term of a grant agreement is typically three years, but can easily be extended for more time.





# COST AVOIDANCE

- Phase I reports typically cost in the range of \$3,000-\$5,000
  - Depends on the size, age, and condition of property.
- Phase II studies can vary dramatically, from \$10,000-\$50,000 and up.
  - Depends on the number of soil and water samples needed
  - Larger properties are more expensive
- Assessment Grant funds can make a big difference!

# CHALLENGES

- Complex and highly competitive grant application process
- LOTS of federal forms
- Procurement
  - competitive bids
- Reimbursement basis
- Tracking funds
  - ASAP.gov
  - ACRES (EPA database)
- Quarterly reports

Damaged house at 664 Keowee Street - Dayton.

660



# ONE MINUTE CASE STUDIES

#DaytonStrong



# MANUFACTURING

Grant funded Phase I assessment showed the site was clean, providing a new business with the confidence to move forward with a substantial investment.





# HOSPITAL

Grant funded Phase I helped give a hospital confidence to acquire and demolish a vacant convenience store and create a better gateway (work in progress).





# PIZZERIA

Grant funded Phase I and Phase II assessments of a former gas station gave a local entrepreneur confidence to renovate a vacant site into a new pizzeria.





# HOUSING DEVELOPMENT

Developer is planning a market rate infill housing project on a former public housing complex site near downtown.

Grant funded Phase I revealed previously unknown historical uses.

Developer will conduct additional due diligence to make sure homes are safe.

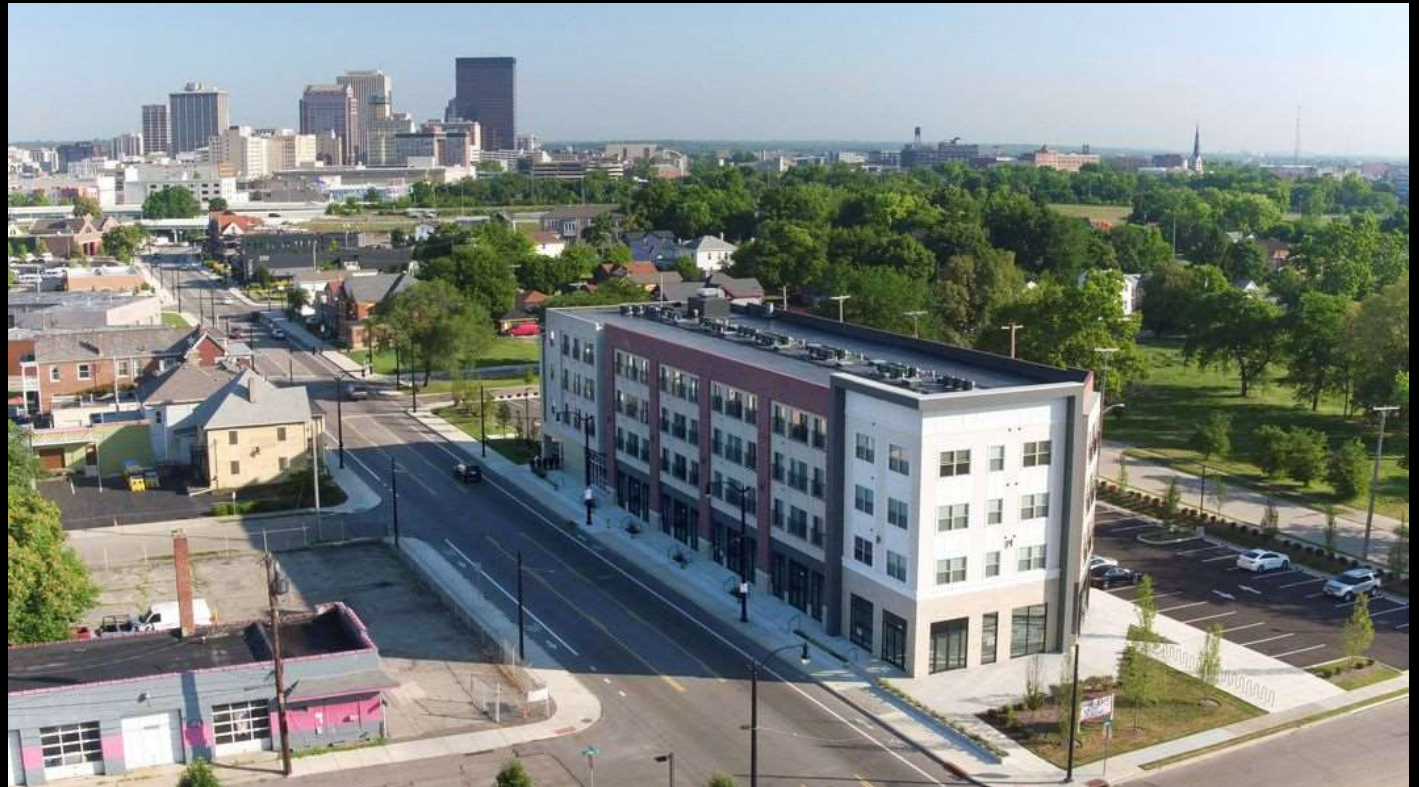


Photo by Dayton Daily News



# CORPORATE HQ

Grant funded Phase I assessment revealed an Underground Storage Tank (UST) of heating oil from an old roadside motel. The information helped give a local company the confidence to move forward with a \$6 Million project (underway).



# DEEP DIVE CASE STUDY BRINKMAN'S TRANSMISSION





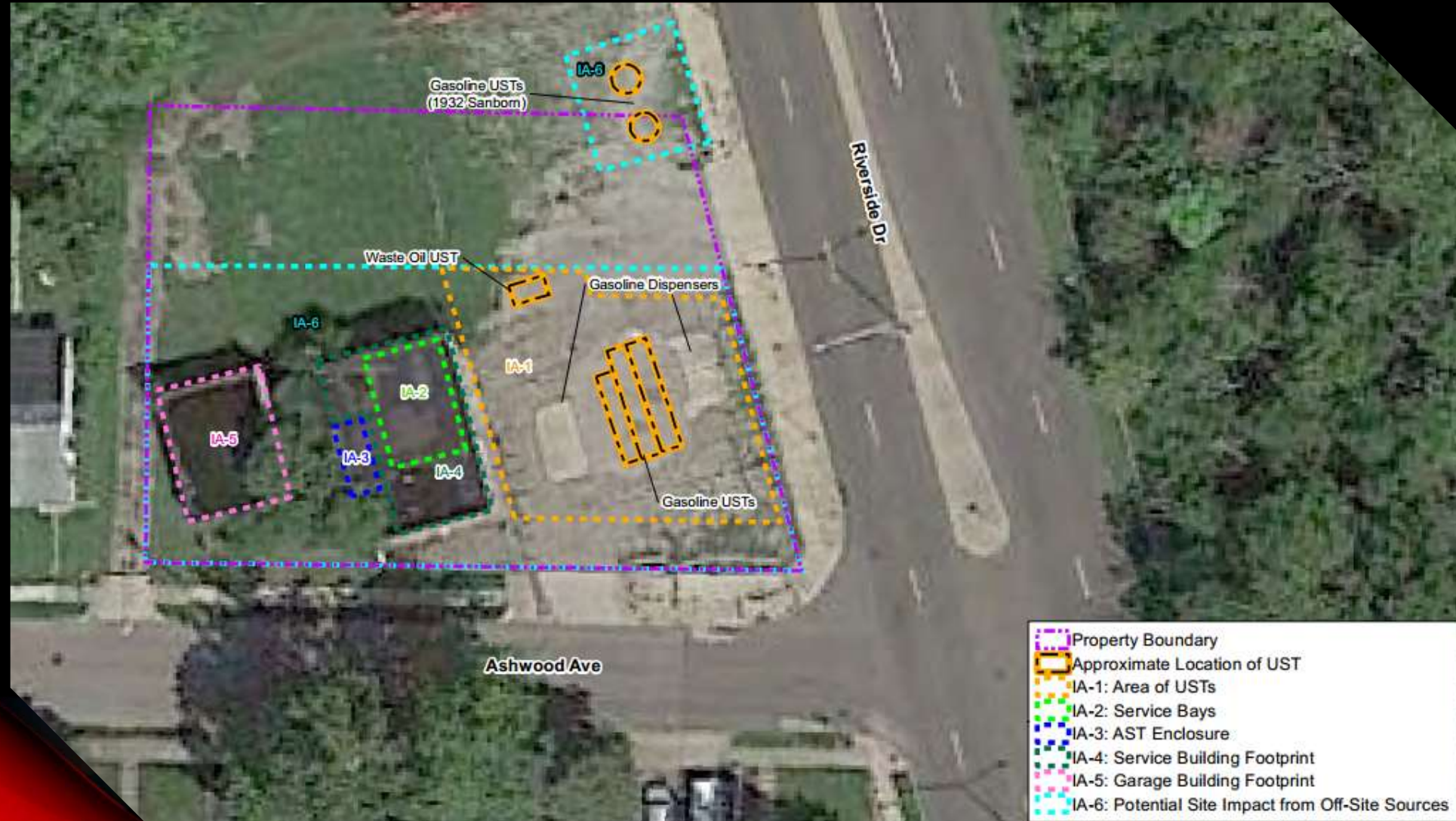
# CASE STUDY: INVESTIGATION

Phase I ESA:  
Six RECs/IAs identified

Leveraged U.S. EPA  
Brownfields Assessment Grant  
to investigate Petro RECs/IAs

GPR survey indicated USTs  
were previously removed

Phase II soil borings confirmed  
release from USTs to soil





Applied for & awarded \$250,000  
Ohio AGS Grant for additional  
assessment & remediation



Completed pre-demolition  
asbestos and hazardous  
materials survey



Completed asbestos abatement  
and building demolition activities



Phase II investigation to assess  
hazardous RECs/IAs  
and groundwater

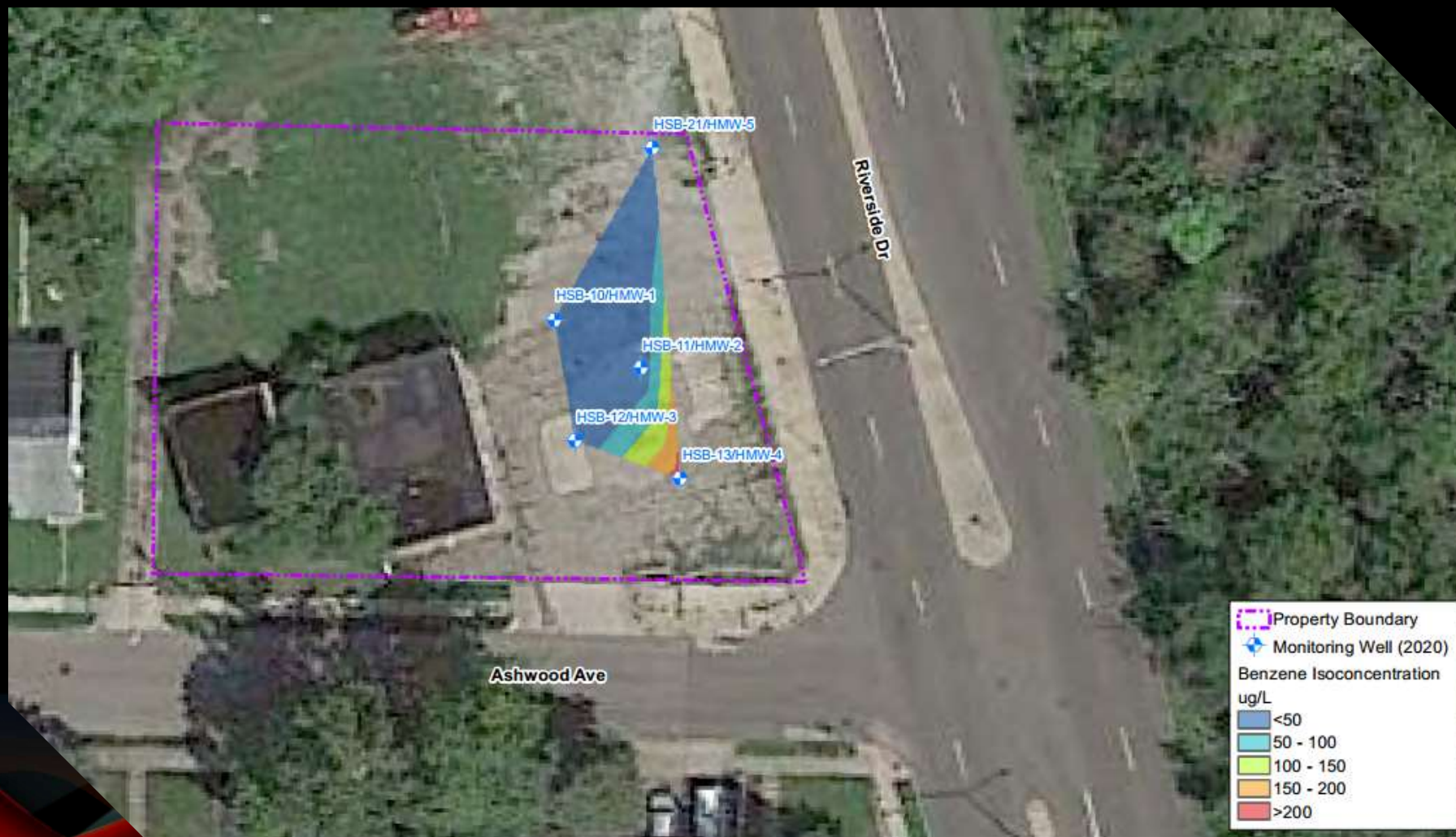


Impacts to groundwater  
identified



Current activities include  
groundwater delineation and  
classification

# CASE STUDY: LEVERAGE





# CASE STUDY: NEXT STEPS

- Delineation of groundwater impact
- Finalize updated Phase II report and prepare a Property-Specific Risk Assessment
- Anticipated remedy – Activity and Use Limitations
  - Groundwater use and land use restrictions (commercial/industrial or recreational use)
  - Building occupancy restriction
  - Environmental Covenant filed with the county Recorder
- CP issues VAP NFA Letter that documents the Property will meet applicable standards
- OEPA issues a covenant not to sue (CNS) and notifies BUSTR.
- BUSTR issues a letter to the volunteer indicating no further action (NFA) status in its records
- The CNS is recorded with the county Recorder, in the same manner as a deed.

# CASE STUDY OUTCOMES

- Community Development was the driver.
- Leveraged an Ohio Abandoned Gas Station Grant, which saved scarce CDBG funds for the city.
- Site will be used for:
  - greenspace along a river corridor
  - urban reforestation, and
  - new water infrastructure to better serve the neighborhood.



# SESSION TAKEAWAYS

- EPA Assessment Grants can be used to:
  - support your economic development programs,
  - encourage sustainable business growth,
  - leverage additional resources, and
  - improve the environment in your community.
- Reducing risk helps create confidence and speed to market.
- Remember – Applications are due October 28, 2020



QUESTIONS?

THANK YOU!

Keith Klein, City of Dayton  
with Cara Henegar, Hull & Associates