



Department of
Development

CLEAN OHIO ASSISTANCE FUND

GRANT APPLICATION FOR PHASE II ENVIRONMENTAL SITE ASSESSMENT

Purpose of Grant:

To fund a Voluntary Action Program (VAP) compliant Phase II Site Assessment and Asbestos Survey (if applicable) on a brownfield property. This funding is administered by the Ohio Department of Development (ODOD) with assistance from the Ohio Environmental Protection Agency (Ohio EPA). The Clean Ohio Assistance Fund's purpose is to serve as a catalyst for economic redevelopment in Ohio by helping to address a common impediment – environmental contamination.

The elements of a VAP Phase II can be found in Ohio Revised Code 3746 and OAC 3745-300-01 to 3745-300-14 (see also <http://www.epa.state.oh.us/derr/vap/rules/vaprules.html>). The primary objectives of the Phase II are to evaluate recognized environmental conditions identified in the Phase I Site Assessment for the purpose of providing sufficient information regarding the nature and extent of contamination to assist in making informed business decisions about the property. The grant application may request funds for risk assessment activities if the environmental professional requests this activity in the scope of services. The Phase II report may be presented in a format consistent with the American Society for Testing and Materials (ASTM) – ASTM Standard E 11903 97(2002).

Please contact ODOD to discuss the assessment activities for properties governed by regulatory programs under solid or hazardous waste (O.R.C. 3734). At which time ODOD will coordinate discussions with the applicant and Ohio EPA.

A Phase II Site Assessment is site specific. A description of the work to be performed should be developed by the environmental professional to establish the methods and work tasks that achieve the user's Phase II objectives. The description should provide the rationale for planned sampling locations and testing parameters along with the identification of selected methodologies and appropriate QA/QC methods.

If asbestos is known or suspected to exist in structures on the property, an Asbestos Survey may be conducted in conjunction with the Phase II property assessment. The Asbestos Survey and resulting Asbestos Inspection report must contain the following components: 1) identification of asbestos material, including locations and quantity; 2) square footage or linear feet of asbestos material greater than 1%; 4) description of the current condition of the asbestos; 5) explanation of any planned demolition.

The Clean Ohio Assistance Fund is administered in accordance with O.R.C. 122.65-122.659, and the Clean Ohio Assistance Fund Policies (see also <http://www.odod.state.oh.us/ud/COAF.htm>).

Applicant Deliverables to ODOD:

- One (1) original application and two (2) electronic copies.
 - No Later than three (3) days following submission of the application to the public library, the applicant must send (2) disk copies of the application to the Ohio Department of Development, Urban Development Division, 77 South High St., 26th floor, Columbus, Ohio, 43215.
 - Following the 45 day public comment period and the public meeting, the applicant must send one (1) original copy of the application to the Ohio Department of Development, Urban Development Division, 77 South High St., 26th floor, Columbus, Ohio, 43215.
- Upon receipt of the application, the Ohio Department of Development with assistance from the Ohio Environmental Protection agency shall have 10 business days to review the application for completeness. Following the review period, the Ohio Department of Development will provide the applicant an opportunity to submit missing information.
- All pages in the application should be numbered and the application should be placed in a three ring binder. Tabs should be used to delineate individual attachments

If Funded, Grant Deliverables to ODOD and Ohio EPA:

To ODOD:

- One (1) original and one (1) electronic copy of a signed VAP compliant Phase II Site Assessment report. Reports should be presented in three ring binders with all pages numbered.
- One original and one electronic copy of an Asbestos Inspection report (if applicable). Reports should be in three ring binders with all pages numbered.

To Ohio EPA:

- One (1) electronic copy of the Phase II Site Assessment report and one electronic copy of an Asbestos Inspection Report (if applicable).

APPLICANT INFORMATION

Amount Requested	\$239,534.42
Applicant Name	Lawrence County Commissioners
Address	111 South 4 th Street Ironton, Ohio 45638
CEO Name	Mr. Jason C. Stephens
Phone Number	740-533-4300
Email Address	Lawco2@ash.twcbc.com
Fax Number	740-533-4370
Project Contact (must be member of Applicant's staff)	Les Boggs
Phone Number	740-533-4300
Email Address	Lawco2@ash.twcbc.com
Fax Number	740-533-4370
Development Partner	Ice Creek Land Company
Project Contact	Cheryl Bolinder
Address	

Phone Number

Email

Fax Number

PROJECT INFORMATION

**Project Name
City, State, Zip**

Ice Creek Land Project
Ironton, OH 45638

County

Lawrence County

**Former or Other
Property Names**

Alpha Portland Cement Company

Property Address

Hog Run Road at County Road 24
Ironton, OH 45638

**Longitude/Latitude
(center of property)**

North 38'21'20.3'/ West 82' 38' 57.8'

Acreage

235 acres

Census Tract(s)

Parcel Numbers

28-125-1400 27-103-0300
28-125-1700 27-102-0600
36-037-0200 27-102-0600
27-103-1300 27-102-0700
27-103-1200 27-103-1000

**Name of Current
Owner of Property
(at time of**

Cheryl Bolinder

application)

**Time to complete
project once funded
(in months)**

3 months

Ohio House District

Clyde Evans

Ohio Senate District

John Carey

**US Congressional
District**

Jean Schmidt

ATTACHMENTS

Attachment 1	Application Summary
Attachment 2	Authorization Resolution or Ordinance approving project from the Applicant.
Attachment 3	Authorization Resolution or Ordinance from legislative authority of the community in which the property is located. Only required if Applicant is different entity from municipality.
Attachment 4	Development Partner Certification and partnership agreement (if applicable)
Attachment 5	Clean Hands Affidavit form
Attachment 6	Tax Information and Disclosure Information form
Attachment 7	Financial Liability form
Attachment 8	Public Participation Documents: Library receipt of application, copy of newspaper publication of notice, photograph of property sign, date posted and website address. Comments, minutes of public meeting, sign-in sheet, and responsiveness summary.
Attachment 9	Copy of legal description, location map, property map, and plat maps. Property should be highlighted on all maps. All maps should be to scale.
Attachment 10	Copy of current property title (required) Copy of access agreement (if applicable)
Attachment 11	Most recent financial audit available online

Attachment 12

Field investigation table, figure(s) showing identified areas, data evaluation table, timeline, work plan, cost estimate, cost estimate supporting detail.

Attachment 13


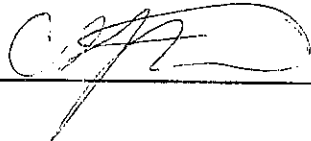
VAP Phase I Environmental Site Assessment Report

Applicant Authorization and Certification

I understand that by signing this Clean Ohio Assistance Fund application, I grant the Ohio Department of Development or its authorized agents access to any records needed for verification and evaluation of the information provided in this application. I understand that filling out this application does not guarantee that I will receive assistance.

I certify that the information I have provided in this application is, to the best of my knowledge, a true, accurate and complete disclosure of the requested information. I understand that I may be held civilly and criminally liable under Federal and State law for knowingly making false or fraudulent statements.

Lawrence County Commissioners
Applicant

 Signature  7/9/09 Date

*Signatory as noted in resolution or ordinance found in Attachment 1.