

Council met in **PUBLIC HEARING** on Monday, November 21, 2011, at 7:56 P.M. in Council Chambers with President Maurer presiding. Members present: Anderson, Avant, Lysenko, Megyes, Soyars, Suboticki, and Wagner. Mr. Judge was absent. The purpose of the Public Hearing was regarding the **COAF Grant Application for the Northgate Project (Rockwell)**.

Ms. Betsy Bowe, Principal Grants Manager, with Arcadis Malcolm Pirnie, said they are pleased to be here to describe the application they have prepared for the Northgate Redevelopment Project, formerly the Rockwell facilities.

Ms. Bowe said she would like to share information included in the grant application and obtain any public comments. She said the grant process is one that invites feedback and open participation from the public in the course in obtaining grant funds for the City.

Ms. Bowe said the project is funded from the Clean Ohio Assistance Fund, a fund allocated from liquor tax revenues. She said the specific portion of this grant is making application for the Phase II by doing an environmental study of the property. She said that will be a physical study involving soil and groundwater investigations in order to get to a potential cost to clean up the property, potential comfort between land owners for making a passage of property, and eventually making the project in a better-ready state for redevelopment or for a better end use. She said that is the purpose of this study.

Ms. Bowe said the project is basically doing a Phase I study of the property which they have currently done. She said that report has been in the Public Library. She said Phase I is a paper study that evaluates all the things that may have occurred there over the course of time that would have caused a release of something into the environment, either in the soil or downwater. She said the Phase I report was prepared by looking carefully at a map to identify where those pockets may be that would merit further investigation. She said they built a sampling plan, a plan that does soil sampling in the locations where there may be a potential release and takes groundwater samples to get to a true understanding of what may be at the property that would be potentially remediated before it could go forward to a better state. She said the Phase II is then developed and it is done so under the Ohio Voluntary Action Program. She said the Voluntary Action Program is the Ohio EPA's way of saying you need to go through their process in order to be able to better the site for a greater use for your community. She said it is meant to take enforcement off the table so that whether it is somebody else's problem, it is now the State stepping in to provide incentives to be able to carry this property forward and find out what is wrong and be able to fund additional steps to make something happen. She said their role in the application is the engineer to develop a plan that will be implemented. She said the City's role is potentially the grantee. She said when the State says this is a good project and they are going to fund it, they will sign the agreement with the State and go through the qualifications process to hire a consultant for them to go out and do the study and help to build the documents. She said the site is privately held and the application can only go forward if the owner agrees that access can be provided for the purposes of the study between the city and the owner. She said all those partners are coming together to complete the study and carry it forward. She said with that, Dan Bremer, who is the certified professional in their firm, will give information regarding the history and understanding about the site.

Mr. Dan Bremer, Ohio VAP Certified Professional, said this property goes back to 1902. He said it was originally Pittsburgh Valve and Fittings Company and they operated it until 1951 when Rockwell took over the facility and operated it until 1987. He said B & C Machine operated it until 2010. He said the property has been used for iron and brass foundry purposes -- metal castings, machine operations, etc. He said the long history of industrial use has a potential environmental impact at the site. He said there were some previous investigations done by the property owner that they used when doing the Phase I to help identify areas of the property that may have to be further studied during the Phase II. He said they identified up to fourteen identified areas that were broken down by buildings. He said in each of those buildings there were various processes of machining, foundry operations, painting, etc., and there are areas with above ground storage tanks and underground storage tanks. He said there are up to sixteen underground storage tanks and fourteen above ground storage tanks. He said all those areas will need to be investigated to thoroughly evaluate the site. He said in addition, there is asbestos in the buildings that will need to be assessed and universal wastes, such as fluids still in tanks, mercury switches, etc. He said they put together a sampling plan to meet the Ohio Voluntary Action standards and they are looking at over fifty to sixty soil borings at the property. He said they also will do a geophysical survey that will help them use above ground techniques to identify what is below ground so they can focus in on where to put soil borings. He said overall groundwater and soil investigations will be further assessed.

Ms. Bowe said at this point they are requesting \$300,000 to be able to do a Phase II study based on the size and the magnitude of the site to bring the existing conditions of the site to a state of being now and to quantify what may or may not be in the soil or groundwater. She said sometimes perception is worse than reality to the extent that they only get one pass for quantifying it within the State's Program. She said they try to request everything they might need; however, the study would be done in phases. She said the first round of sampling would be to go out and put samples in specific locations, wait until the data would come back, and then go out to certain locations where additional samples might be necessary. She said they have to know what they need to do if the soil needs to be removed. She said it will also provide for an asbestos study. She said it will basically cost \$200,000 for the sub-service investigation; \$20,000 for the groundwater investigation; and \$30,000 for the asbestos study. She said the preparation report is about \$36,000. She said all of those dollars are coming together for the report. She said the report will be used to help quantify what the cost of remediation would be and to help to develop a plan.

Ms. Bowe said by way of schedule, the application has been in the public library since October and the public review closes tonight after this public meeting. She said any questions will be sent back to the State and the State will give them their review. She said they have an electronic copy of the application that they are reviewing. She said they will get some comments back, and probably within the next thirty days, the City will be in a position of having all the information into the State to prepare for it being accepted by the Ohio Controlling Board and to be funded. She said probably in early January, short of any changes that are necessary to the plan, the State will fund the grant application in place with the city. She said from there, the city would select a consultant to do the study and go forward.

Ms. Bowe asked if there were any questions they can answer or the city can answer on behalf of the project for the purpose of public record.

Mr. Suboticki asked what the timeline is for this project if everything goes as planned. Mr. Bremer said they need to complete the report by the end of the year and have some idea of remedial cost, etc. at that time. He said the funds should be available in three to four months. Ms. Bowe said it could be done sooner, but it would depend upon the schedule. She said the schedule is very conservative. She said the city would have eighteen months from the day the grant is funded to implement and complete the study.

President Maurer asked if there were any questions regarding this public hearing.

President Maurer again asked if there were any other questions regarding this public hearing.

There were none.

President Maurer said hearing no questions or comments, this public hearing was closed.

Adjourned 8:07 P.M.

Frederick S. Maurer
President of Council

Susan Matuch
Clerk of Council