



## City of Barberton

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The following information was requested as part of the Narrative Information Sheet:

1. **Applicant Identification:** City of Barberton, 576 West Park Avenue, Barberton, Ohio 44203
2. **Funding Requested**
  - a. **Assessment Grant Type:** Community-wide
  - b. **Federal Funds Requested:** \$500,000
3. **Location:** Barberton, Ohio
4. **Target Area and Priority Site(s):** The Target Area for this project is the industrial corridor surrounding the Tuscarawas River in the center of the city. The river and its brownfields divide the city in two, separating residents from downtown.
  - a. **Census Tract:** 39153510301
  - b. **Priority Site(s):** Seven priority sites are located on the east bank of the Tuscarawas River:
    - former Sun Rubber (northern terminus of Van Buren)
    - former Steel & Iron (300 N Van Buren)
    - former filling station/auto service shop (112 N Van Buren)
    - former 10-acre junkyard (111 N Van Buren)
    - former Babcock & Wilcox headquarters (20 S Van Buren)
    - Russell Avenue site (520 S Van Buren),
    - former Mar-Zane quarry lake (691 S Van Buren)

Two additional sites are located on the west bank of the Tuscarawas River:

  - former BWXT Nuclear Technologies site (101 2nd Street SW)
  - historical site of the Electric Rubber Reclaiming Company (175 & 197 2nd St SW)
5. **Contacts**
  - a. **Project Director:** Mr. Peter Wearstler, Director of Planning & Community Development  
Phone: 330-861-7099  
Email: [pwearstler@cityofbarberton.com](mailto:pwearstler@cityofbarberton.com)  
Address: 576 West Park Avenue, Barberton, Ohio 44203
  - b. **Chief Executive:** Mr. William Judge, Mayor  
Phone: 330-848-6719  
Email: [wjudge@cityofbarberton.com](mailto:wjudge@cityofbarberton.com)  
Address: 576 West Park Avenue, Barberton, Ohio 44203
6. **Population:** City of Barberton: 24,826



William B. Judge, Mayor

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# City of Barberton

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## 7. Other Factors Checklist:

| Other Factors  | Page # |
|--|--------|
| Community population is 10,000 or less.  |        |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.  |        |
| The priority site(s) is impacted by mine-scarred land.   |        |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | 1      |
| The priority site(s) is in a federally designated flood plain.   | 1      |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.   | 3      |
| The reuse of the priority site(s) will incorporate energy efficiency measures.   | 3      |
| The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.  | 3      |
| At least 30% of the overall project budget will be spent on eligible reuse/area- wide planning activities, as described in <a href="#">Section I.B.</a> , for priority site(s) within the target area(s).  | 9      |
| The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.  |        |

- 8. **Letter from the State or Tribal Environmental Authority:** Please see attachments.
- 9. **Releasing Copies of Applications:** Not applicable.



William B. Judge, Mayor

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November 3, 2023  
U.S. Environmental Protection Agency, Region 5  
ATTN: Ashley Green  
77 West Jackson Boulevard  
Mail Code SB-5J  
Chicago, IL 60604-3507

**RE: City of Barberton Community Wide Assessment Grant Proposal**

Dear Ashley Green:

I am pleased to offer Ohio EPA's support for the City of Barberton's (City) Community Wide Assessment Grant Proposal. The City is applying for a Community Wide Assessment Grant with funding totaling \$500,000. We have worked with the City in the past and hope to provide support under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the City is requesting under their Community Wide Assessment Grant Proposal will be used to add to the existing brownfields site inventory, complete Phase I and Phase II assessments, develop remedial action plans at properties contaminated with hazardous substances, and conduct public outreach and education. The City will focus on the Tuscarawas River Industrial Corridor. This area is targeted for its potential for both commercial and industrial redevelopment, its proximity to the city's most sensitive populations, the magnitude of actual or perceived historical contamination, and for its potential negative impacts to the adjacent Tuscarawas River and the Ohio and Erie Canal Towpath Trail recreational area. Redevelopment of this focus area will allow the city to utilize existing infrastructure, protect its natural resources, and encourage sustainable economic growth. The priority sites within the Corridor are based on the Barberton Comprehensive Master Plan and redevelopment potential.

We look forward to working with the City of Barberton and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2295 or via e-mail at [Lisa.Shook@epa.ohio.gov](mailto:Lisa.Shook@epa.ohio.gov).

Sincerely,

*Lisa Shook*

Lisa Shook, Manager

Ohio Environmental Protection Agency

Voluntary Action Program

cc: Mr. Pete Wearstler, Director of Planning & Community Development, City of Barberton

Natalie Oryshkewych, Ohio EPA, DERR/NEDO



Department  
of Commerce

Division of State Fire Marshal

Sheryl Maxfield, Director

Mike DeWine, Governor  
Jon Husted, Lt. Governor



November 3, 2023

John Jurevis  
U.S. Environmental Protection Agency, Region 5  
77 West Jackson Boulevard  
Mail Code SE-7J  
Chicago, IL 60604-3507

**RE: City of Barberton Community Wide Brownfield Assessment Grant Proposal**

Dear Mr. Jurevis:

This letter acknowledges that the City of Barberton notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use the \$500,000 grant proposal for a community-wide brownfield assessment for petroleum and hazardous waste. The targeted area for this grant is the Tuscarwas River Industrial Corridor, with at least seven specific properties identified. This area has suffered from plant closures and unemployment, with large tracks of land unoccupied or underutilized. These properties are located adjacent to or within close proximity of downtown Barberton, the Tuscarawas River and the Ohio and Erie Canal Towpath Trail. Goals of the grant include assessment of these historic commercial and industrial areas, redevelopment and reuse of existing buildings, improving access to recreational areas and green space, promoting economic growth, and revitalizing neighborhoods.

I am pleased to offer BUSTR's support for the City of Barberton's Community Wide-Brownfield Assessment Grant proposal. We look forward to working with the City of Barberton and the U.S.EPA on this project.

Sincerely,

Christine G. Pyscher, P.G.  
Environmental Specialist  
Division of State Fire Marshal  
Ohio Department of Commerce

xc: Site File  
Pete Wearstler, City of Barberton

## **1. Project Area Description and Plans for Revitalization**

### **1.a. Target Area and Brownfields**

#### **1.a.i. Overview of Brownfield Challenges and Description of Target Area**

Barberton is a Rust Belt community of 24,826 residents in northeastern Ohio located 40 miles south of Cleveland. As a planned industrial city, Barberton's residential neighborhoods were built to provide workforce housing; today, that means most residents live within eyesight or walking distance of vacant, contaminated industrial brownfields. The target area for this project is the **Tuscarawas River Industrial Corridor (census tract 39153510301)**, which includes the oldest and most contaminated industrial sites in Barberton, as well as the city's greatest concentration of minorities and children (EJScreen, 2023). This area is targeted because it is located near existing infrastructure and borders both greenspace and waterways: the river is paralleled by a working railroad and the (now recreational) Ohio & Erie Canal Towpath Trail, which historically provided power and transportation for early industry. Today, these features form the central axis of Barberton, but also present a unique challenge for the city in that they divide it into east and west halves. West of the river is the city's downtown historic district and commercial core; east of the river are newer housing developments, schools, parks, and a hospital. The decaying industrial properties in the target area are legacy sources of pollution to the adjacent river, at risk of flooding due to their location in the floodplain, and collectively constitute a physical and psychological barrier dividing the city's minorities east of the river from employment, goods, and services located west of the river in downtown. In past site inventories, the city has determined that brownfields cover over 16% (1/6th) of Barberton's nine square miles. The amount of undeveloped vacant land within the city is low; for example, 600 acres of land has been lost to the PPG Lime Lakes, historical dumping grounds for soda ash slurry from 1899 to 1973. Barberton is surrounded by incorporated areas on almost all sides, which prohibits additional land being added to the city. Brownfields redevelopment is the only way for the city to grow within current boundaries and ensure it can provide quality employment, services, and recreational opportunities for its residents.

#### **1.a.ii. Description of the Priority Brownfield Site(s)**

At least 9 priority sites for brownfield assessment are located in the **Tuscarawas River Industrial Corridor target area**. Seven potential brownfields are located on the east bank of the Tuscarawas River: the former Sun Rubber (northern terminus of Van Buren Avenue), the former Steel & Iron (300 N Van Buren), a former filling station/auto service shop (112 N Van Buren), a former 10-acre junkyard (111 N Van Buren), the former Babcock & Wilcox headquarters (20 S Van Buren), the city-owned Russell Avenue site (520 S Van Buren), and the former Mar-Zane quarry lake (691 S Van Buren). At least two potential brownfields are located on the west bank of the Tuscarawas River: land historically used by BWXT Nuclear Technologies (101 2nd Street SW) and the historical site of the Electric Rubber Reclaiming Company (175 & 197 2nd St SW). Of these, the former Babcock & Wilcox headquarters (20 S Van Buren) has the greatest potential. The global headquarters of B&W's coal, natural gas, and nuclear power system operations occupied five pre-1950 buildings on a 30-acre campus. It is located on the east bank of the Tuscarawas River and within the river's 100-year FEMA floodplain. It was most recently used for offices, but historical operations at this site have left a legacy of perceived contamination associated with the manufacture of coal-fired boilers, nuclear power systems, and specialized marine engines used to power the US Navy since 1894. Environmental concerns include the historical use and storage of heavy metals for forging boilers as well as hydraulic oils, fuels, lubricants, degreasing solvents, and paints used as components of products or to

operate and maintain the machines that manufactured them. This priority site occupies a corner of the major intersection of Robinson Avenue (with an east-west bridge that connects downtown to east Barberton) and Van Buren Avenue, which runs north-south in parallel with the river. The site is a priority because it is located just across the river and within walking distance from downtown shops and restaurants, at a new trailhead and pedestrian bridge linking downtown to the regional recreational Towpath Trail, and in a light industrial park next to existing rail infrastructure. Future land use is expected to remain commercial/industrial, consistent with historical and current adjacent land uses. A second priority site, the former Mar-Zane quarry lake area (691 S Van Buren) represents one of the few areas in Barberton that may be suitable for future residential development without extensive cleanup. Still, the extent of contamination from a historical asphalt plant on the site that mined sand and gravel from the quarry remains unknown. Environmental assessment is needed to determine what future land uses are suitable for this site, but residential redevelopment could potentially add up to 1,000 new homes.

### **1.a.iii. Identifying Additional Sites**

While nine sites have been targeted for this application, all eligible properties will be considered. Sites will be characterized by City staff and prioritized for assessment based on: 1) alignment with City redevelopment goals, 2) actual or perceived health risk and proximity to sensitive populations, as determined using USEPA EJSscreen and CEJST tools, 3) the presence of a committed developer, 4) expected economic outcomes (e.g., number of jobs or total investment) and 5) other factors as relevant. The city will also periodically review the active state database of UST releases (<https://apps.com.ohio.gov/fire/otter>) to identify additional eligible petroleum-contaminated sites.

### **1.b. Revitalization of the Target Area**

#### **1.b.i. Reuse Strategy and Alignment with Revitalization Plans**

The city's priority sites in the Tuscarawas River Industrial Corridor are targeted for commercial/industrial redevelopment, as directed by the city's Master Plan (<https://cityofbarberton.com/DocumentCenter/View/1964/Barberton-Comprehensive-Master-Plan-Compressed>). This future land use is consistent with historical and neighboring property uses, and limits municipal expenditures to develop new land through use of existing road and rail infrastructure. The priority sites represent the most blighted or contaminated properties in the community, but also those properties with the most potential for redevelopment and community benefit. By championing livability to attract and retain new businesses and residents, redevelopment of the priority sites will advance core tenets of the city's Master Plan: “1) develop strong neighborhoods based on the principles of interconnectivity, pedestrian orientation, proper scale, high quality architecture and design, and proximity of parks and open space; 2) develop a quality system of parks, trails, open space, and recreational opportunities, 3) create and improve pedestrian and recreation connections throughout the city, including regional pathway and park connections; and, to the extent possible, link new development to downtown in order to 4) maintain and improve the success and viability of Barberton’s downtown core, recognizing that the core is the practical and psychological heart of the city.” In pursuit of these goals, strategic economic redevelopment has been a priority of the city and its business community for decades. In 1985, key business stakeholders and government leaders created the Barberton Community Development Corporation (BCDC), which has facilitated the creation of over 2,000 jobs and \$100 million in business expansion projects, three light industrial parks, and 25 new construction projects. Its work complements the city’s efforts to create a synergistic industrial identity based in Power Generation and Advanced Energy; Specialty Chemicals; and Polymers/Silicones Manufacturing. Smaller community development initiatives serve locally-owned small



businesses such as those downtown. The city's Bicycle Infrastructure Master Plan, ([http://amatsplanning.org/wp-content/uploads/2014-12-03-Barberton-Report\\_FINAL.pdf](http://amatsplanning.org/wp-content/uploads/2014-12-03-Barberton-Report_FINAL.pdf)), developed with support from Barberton Community Foundation (BCF) and the Akron Metropolitan Area Transportation Study, seeks to better link downtown Barberton to its residents and to the 300,000 people who annually traverse the Ohio & Erie Canal Towpath Trail. The city has a downtown bike sharing program and is a Bronze Award-winning Bike Friendly Community. A partnership with the national Better Block Foundation showcased innovative solutions to improve pedestrian safety and increase downtown vitality including bump-outs at pedestrian road crossings, parklets, and pop-up markets. The city adopted a Complete Streets Resolution to further alternative transportation needs when making roadway improvements and is working on an Active Transportation Plan with Summit County Public Health.

### **1.b.ii. Outcomes and Benefits of Reuse Strategy**

Barberton's minorities in the target area will greatly benefit from economic redevelopment and urban repair along the Tuscarawas River to revive the city's oldest and most contaminated properties. The city has established an end goal of replacing \$1.5 million of lost income tax revenue brought on by recent job loss and local plant closure. We further have targeted redevelopment of a minimum of five large structures and 30+ acres of land at the Babcock & Wilcox priority site (20 S Van Buren). This assessment project will allow Barberton to: 1) offset the high cost of environmental due diligence for new or expanding businesses; 2) encourage the reuse of built land for infill development; 3) increase tax revenue and job opportunities by returning blighted properties to productive use; 4) facilitate access to employment, services, and transportation for distressed neighborhoods; and 5) complete remedial plans to leverage cleanup grants from state and federal programs. Repairing holes in the urban landscape and pedestrian streetscape created by vacant priority sites will allow Barberton to capitalize on existing infrastructure and cultural resources, linking residents in east Barberton more easily to amenities and green spaces including the Magic Mile downtown historic district, Lake Anna Park, and the Towpath Trail west of the river. Redevelopment of priority sites will incorporate energy efficiency and renewable energy projects, such as the Russell Avenue site (520 S Van Buren) which is a prospective location for a solar energy installation. All redevelopment planning will consider suitability of development regarding future climate adaptation and/or mitigation, almost by necessity, as all of the priority sites along the Tuscarawas River area also within its floodplain. As part of the Akron-Summit County Energy Special Improvement District, Barberton developers are eligible for financing through Ohio's Property Assessed Clean Energy (PACE) financing program. The PACE program is designed to yield better indoor air quality, improved tenant comfort, and reduced energy costs for owners and their tenants by establishing a revolving loan fund for energy improvement projects ranging from \$100,000 to \$500,000. PACE projects more than \$1,000,000 may seek a Summit County Development Finance Authority Jobs & Investment Bond Fund. Eligible energy improvement projects can include HVAC insulation enhancements, electrical upgrades, and window and roof replacements. The city will also consult the Northeast Ohio chapter of the Green Building Council on energy-efficient building methods.

### **1.c. Strategy for Leveraging Resources**

#### **1.c.i. Resources Needed for Site Reuse**

Should site assessments identify a need for environmental cleanup as part of redevelopment, the following resources are available by application: **Barberton Community Development Corporation (BCDC)** – Economic Development Administration Revolving Loan Fund loans up to \$150,000. **Barberton Community Foundation (BCF)** – Grants up to \$50,000 for startups.



Has awarded \$775,000 to City since 2001 to combat blight. **Summit County DFA – Tax Increment Financing (TIF)** for public infrastructure and private improvements. **Ohio Development Services Agency (ODSA) Abandoned Gas Station Cleanup Fund Grants** - up to \$100,000 for assessment, \$250,000 for assessment and cleanup, and \$500,000 for demolition and remediation. **State of Ohio - JobsOhio Revitalization Program** - Grants for \$200,000 for assessment, \$500,000 for asbestos-only cleanup projects, and up to \$5M for remediation at eligible sites with a redeveloper. **Ohio EPA Brownfield Revolving Loan Fund (RLF)** - loans for cleanup/remediation activities. **Ohio EPA Urban Redevelopment Loan Program** - land and building acquisition, infrastructure improvements, brownfield site remediation activities, and building renovation/demolition. **Economic Development Administration** - EDA funding can assist with up to 50% or more in the cost of infrastructure and improvements that can lead directly to the creation/retention of jobs. The B&W priority site (20 S Van Buren) is owned by national developer Industrial Realty Group, LLC; redevelopment of that property is thus well-positioned for funding sources which require the presence of a committed developer.

### **1.c.ii. Use of Existing Infrastructure**

Regionally, Barberton is located at the nexus of I-71 (Cincinnati to Cleveland); I-76 (Akron to Pittsburg) and I-77 (Cleveland to Parkersburg, WV). The corridor recently received over \$80 million in state highway upgrades with an additional \$28 million planned. Locally, Barberton invested \$8 million through 2022 along the Wooster Road corridor to improve roadway connections to I-76 for industrial business, funded by an ODOT Transportation Improvement District (TID) grant. By focusing redevelopment in the target area where there is existing infrastructure (both rail and utilities), the city will save money on upfront utility extensions as well as long-term maintenance, reduce the use of construction materials, and limit air emissions from construction (e.g., greenhouse gases, particulate matter). Like the B&W priority site (20 S Van Buren), most industrial brownfields in Barberton are already served with high-capacity utilities and rail access. The downtown Barberton bus stop is the busiest in southern Summit County. The robust regional public transit system will enable residents and visitors to access redeveloped properties for goods, services, and employment. By pursuing a density of development near downtown, and moving away from outdated models of suburban sprawl and strip mall commercial development which infringe on greenspace and create logistical challenges for disadvantaged residents, Barberton can ensure equitable access to new development.

## **2. Community Need and Community Engagement**

### **2.a. Community Need**

#### **2.a.i. The Community's Need for Funding**

Barberton is a low-income community with a small population (24,826). Median household income in Barberton is only \$45,017, substantially lower than Ohio's \$65,720 or the nation's \$74,755. Residents are dependent upon external aid with 20% of families needing food stamps, compared to just 14% statewide and 12% nationally. 17.5% of all residents live in poverty, compared to 13.4% in Ohio and 12.6% in the nation. 24% of children live in poverty, compared to an average of 16.3% nationally. **The target area ranks in the 93<sup>rd</sup> percentile nationally for low-income census tracts (EJScreen 2023).** In 2019, Babcock & Wilcox announced its headquarters would leave this neighborhood and Barberton entirely, taking with it over 600 jobs and a loss of 10% of the city's annual income tax collections (\$1.3 million). The city is working to replace the business and return this priority site to productive use. The site is located along the main bridge between downtown and east Barberton, immediately across the Tuscarawas River from downtown shops and restaurants that workers frequented for lunch or visited to and from

work, meaning the loss of this one business has created a ripple effect throughout the city. But this departure is only the most recent setback in a long trend of decline: between 1970 to 1983, industrial employers including Sun Rubber (northern terminus of Van Buren Ave), Seiberling, and Rockwell cut their work forces in half, resulting in the loss of over 10,000 jobs. Barberton is now a CDBG Direct Entitlement Community due to this acute economic distress, despite its population being below the standard threshold. The city's need is further recognized by the state which designated it a JobsOhio jobs hub to incentivize business recruitment and retention. The city must maintain critical services for its impoverished residents and does not have funds for costly environmental assessment or long-term cleanup.

## **2.a.ii. Threats to Sensitive Populations**

### **2.a.ii.(1) Health or Welfare of Sensitive Populations**

Sensitive populations of children, the elderly, and health-compromised individuals are disproportionately burdened by the city's brownfields, particularly children, who comprise 43% of the population of the target area despite being only 24% of the city at large. One in five (19%) individuals in the target area have a disability, putting the target area in the 82<sup>nd</sup> percentile nationally (EJScreen, 2023). These sensitive populations in the target area suffer from the following health or welfare issues: 93<sup>rd</sup> in low income; 94<sup>th</sup> in poverty; 89<sup>th</sup> in unemployment; and 94<sup>th</sup> in low life expectancy (CEJST 2023). In Barberton at large, single mothers provide for more than half (55%) of all families, compared to 32% in Ohio and 29% in the nation.

Collectively, these numbers mean that the health and welfare of sensitive populations in the target area are negatively impacted by 1) income-based health disparities resulting from persistent poverty, and 2) physical transportation barriers that limit access to employment, healthcare, and community services, particularly for disabled residents. As a result of years of economic hardship experienced by Barberton residents, income-based health disparities resulting from persistent poverty are evident. In Summit County where Barberton is located, 35.7% of adults are overweight, while 28.4% of adults are obese (Ohio Dept. of Health, 2019). Connecting downtown to the regional towpath trail via strategic brownfields assessment and acquisition will incorporate green spaces for recreation to address these health and welfare concerns. Streetscape improvements pursued in tandem with redevelopment of priority sites will restore the urban fabric and facilitate movement of people between residential east Barberton and the downtown commercial district. Assessment of priority sites in the target area will facilitate the identification and reduction of health risks to sensitive populations and provide new, good paying industrial jobs to reduce unemployment and alleviate the city's persistent poverty. Industrial redevelopment/employment is well-suited for the current demographics of Barberton which include a relatively high number of residents without advanced schooling. 20% of residents do not have a high school diploma, and only 16% hold a Bachelor's degree or higher.

### **2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions**

Nationally, the target area ranks 95<sup>th</sup> in asthma, 92<sup>nd</sup> in diabetes, 97<sup>th</sup> in heart disease, 94<sup>th</sup> in low life expectancy, and 81<sup>st</sup> in cancer incidence (CEJST 2023). The overall cancer death rate in Summit County where Barberton is located is 41% higher than the state and national average, with a nine-times (804%) greater cervical cancer death rate. (Ohio Dept. of Health, 2019).

Residents are exposed to 21.1% more particulate matter air pollution than the statewide average resulting in chronic lower respiratory diseases being the third-leading cause of death, and a 29% greater rate of emergency room visits due to asthma. The distribution of environmental burdens in Summit County at large is skewed toward minority races, with the ratio of facilities emitting criteria air pollutants in minority neighborhoods at 2.24:1. Assessment and cleanup of

brownfields in the target area will identify and mitigate legacy sources of pollution, limiting inhalation, ingestion, and dermal exposures. The project will provide environmental health data weighted toward disadvantaged areas near priority sites, supporting ongoing efforts to mitigate adverse health conditions for sensitive populations.

**2.a.ii.(3) Environmental Justice**

(a) Barberton’s black residents are concentrated in the target area: although black residents are less than 10% of Barberton’s population, they constitute 52% of the population in the target area, (census tract 391535103012), meaning the city’s minorities are disproportionately burdened by the health and environmental impacts of brownfields. The black residents in this target area are subject to high particulate matter (90<sup>th</sup> percentile nationally), ozone (67<sup>th</sup>), diesel particulate matter (75<sup>th</sup>), toxic releases to air (96<sup>th</sup>), traffic proximity (79<sup>th</sup>), lead paint (81<sup>st</sup>), Superfund site proximity (87<sup>th</sup>), hazardous waste proximity (87<sup>th</sup>), underground storage tanks (82<sup>nd</sup>), and wastewater discharge (94<sup>th</sup>) (EJScreen).

(b) Redevelopment of the priority sites in this target area will ensure new investment is directed into one of the city's poorest communities, and because this work will be completed on existing sites with existing infrastructure, residents will benefit from economic redevelopment without being displaced from their neighborhood. Barberton's impoverished residents have an immediate need for the city to return idle industrial sites to productive use which will ensure that jobs remain local, that goods and services remain accessible, that residents can live in proximity to recreational facilities and green spaces to improve their health and wellbeing, and that releases of contaminants from future flooding events at these sites are identified and controlled through modern hazard mitigation practices incorporated during re-use planning.

**2.b. Community Engagement**

**2.b.i. Project Involvement/2.b.ii. Project Roles**

| Partner                                     | Contact                       | Role   |
|---|-------------------------------|--|
| Barberton Community Development Corporation | Scott Wagner<br>330-745-3070  | Marketing brownfields to local businesses and property owners, participation in public meetings. Offices located in target area. |
| Neighborhood Development Services           | Stacy Brown<br>330-297-6400   | Aid in marketing, development financing, and revolving loan fund administration.   |
| Barberton Community Foundation              | Suzanne Allen<br>330-745-5995 | Assist in community outreach and planning, offers financing for economic redevelopment.  |
| Barberton Kiwanis                           | Leroy Martin<br>330-666-3984  | Provide times for the planning department to speak at meetings, public outreach on project progress.                             |
| Summit County Metro Parks                   | Lisa King<br>330-867-5511     | Manages 13,000 acres and 22 miles of the Towpath Trail; will assist with public education and outreach.                          |
| Summit County Health Department             | Donna Skoda<br>330-923-4891   | Conduct notification programs, perform health testing if migration of contaminations is found.                                   |

**2.b.iii. Incorporating Community Input**

At the beginning of the Project, the city will create a task force comprising the groups listed above and local civic, watershed, business, real estate, educational, fraternal, workforce development, and economic development groups. The group will be invited to meet quarterly. The city will solicit community input during all stages of site selection, prioritization, cleanup and reuse through periodic community meetings. Notice of community meetings will be provided to the public via media alerts a week in advance stating the meeting date and time through a press release to the local newspaper (Barberton Herald) and by posting a notice on the

city’s websites. Meetings will have virtual attendance options due to COVID-19 to ensure access for all. The city will place advertisements on the local area radio stations (WHLO Radio 640 AM, WCPN Radio FM-90.3 and WKSU Public Radio) to reach residents at every educational level and those without internet. The city will establish a Facebook page for the grant, which will allow the community to interact with the city during the entire project. In addition to a PDF on the city website, hard copies of the draft Work Plan will be available at City Hall and at the City of Barberton Library for those without internet. The public will also be able to provide comments verbally by phone to City staff, electronically via email or on Facebook, and in writing via letters to the city. All comments received and site decisions will be discussed during community meetings. While 96% of Barberton residents speak only English at home, information and materials will be translated into Spanish, and other languages as needed, to ensure all residents can be informed about the project.

**3. Task Descriptions, Cost Estimates, and Measuring Progress**

| <b>Task 1: Community Outreach</b> |   |
|-----------------------------------|---|
| i.                                | Project Implementation: The city’s Brownfields Project Director will develop a Brownfields Task Force comprising the community leaders identified in section 2.b as well as outreach materials and brownfield project Facebook pages, with the assistance of the environmental consultant. City staff will lead community meetings (with options for hybrid in-person/virtual online meetings due to COVID-19) to keep the public informed of project progress at major project milestones, including: 1) project kick-off; 2) completion of Phase I and II activities; and 3) reuse and cleanup planning. Specific stakeholders, such as residents adjacent to a priority site, may also receive information via mail or phone. At the close of the grant, the city will hold a final public meeting to notify the community of the outcomes of the project. If health threats are identified, the Ohio EPA and the Summit County Health Department will be called upon to help identify/verify off-site health threats posed by contamination; identify related toxicological issues and support risk evaluations; and coordinate health testing if migration of contamination from a brownfields site is confirmed. Job opportunities in brownfields assessment, cleanup, or redevelopment related to the brownfield program will be posted on the Summit County Department of Job and Family Services website. The budget for this task includes supplies for outreach materials and office supplies. |
| ii.                               | Anticipated Project Schedule: Facebook page, and outreach materials created within first quarter, to be updated quarterly. Community Meetings held annually and as needed.  |
| iii.                              | Task/Activity Lead: Pete Wearstler, City Director of Planning & Community Development   |
| iv.                               | Outputs: Brownfields Task Force, 4 community meetings, community meeting minutes posted to City website, Facebook page, Facebook posts, grant brochures.  |
| <b>Task 2: Site Inventory</b>     |   |
| i.                                | Project Implementation: In addition to the priority sites in this application, Community Outreach will identify new brownfields sites based on community concerns and input from local business and civic leaders. Sites will be characterized by City staff and prioritized for assessment based on alignment with City redevelopment goals, actual or perceived health risk to sensitive populations, expected economic outcomes, the presence of a committed developer, and other factors as relevant. While certain properties have been targeted for the purposes of identification in this application, all eligible properties will be considered. The city and consultant will identify, research, and visit prospective brownfield sites to determine site history and grant eligibility.  |
| ii.                               | Anticipated Project Schedule: Outreach to identify additional sites and reevaluation of site priority ranking will continue throughout the life cycle of the grant.   |
| iii.                              | Task/Activity Lead: Pete Wearstler, City Director of Planning & Community Development   |

|   |  |
|---|--|
| iv.                                       | Outputs: Updated Brownfield Site Inventory   |
| <b>Task 3: Site Assessments</b>           |  |
| i.  | Project Implementation: The consultant will conduct ESAs at sites selected and ranked through the Site Inventory task, beginning with the priority sites identified in this application. City legal staff will assist in preparing site access agreements among the city, property owners, and consultant as needed. Once a site is deemed eligible by EPA and access is granted by the owner, the site will be assessed by the consultant through a Phase I ESA and/or Phase II. Work for Phase II ESAs will be completed under an EPA-approved Quality Assurance Project Plan (QAPP) developed by the consultant. Contaminated sites may be entered into the Ohio EPA Voluntary Action Program (VAP). Sites will be evaluated through Phase I and/or II ESAs conducted in accordance with All Appropriate Inquiries, ASTM E1527-21 and E1903-19 standards, and the Ohio VAP or Ohio Bureau of Underground Storage Tanks (BUSTR) as needed for petroleum-contaminated sites.                                |
| ii.                                       | Anticipated Project Schedule: Activities to begin by the second quarter and continue to end.   |
| iii.                                      | Task/Activity Lead: The environmental consultant will manage all technical aspects of the grant, overseen by the city's Brownfields Project Director.  |
| iv.                                       | Outputs: Access Agreements, Eligibility Determinations, 1 QAPP, 10 Phase Is, 10 Phase IIs  |
| <b>Task 4: Remediation/Reuse Planning</b> |  |
| i.  | Project Implementation: The consultant will work with the city and developer to devise liability management, cleanup, and site use strategies that support redevelopment goals for priority sites within the target area. Cleanup planning will evaluate cleanup alternatives based on future land use scenarios and calculation of cleanup costs. For high-visibility projects, the city will hold community meetings to communicate and refine reuse planning. The city will conduct cleanup/redevelopment planning in accordance with the Ohio EPA VAP or BUSTR programs, or EPA Analysis of Brownfields Cleanup Alternatives (ABCA). This may include cleanup plans, assessment of redevelopment alternatives, and evaluation of institutional and engineering controls.   |
| ii.                                       | Anticipated Project Schedule: Reuse and cleanup planning to begin following completion of a Phase II, likely beginning by the grant's 3 <sup>rd</sup> quarter, and continuing throughout the project.  |
| iii.                                      | Task/Activity Lead: The environmental consultant will manage all technical aspects of the grant, overseen by the city's Brownfields Project Director.  |
| iv.                                       | Outputs: 10 ABCA/RAPs, preparation of institutional/engineering controls, as needed.   |
| <b>Task 5: Programmatic Support</b>       |  |
| i.  | Project Implementation: The city will prepare a Work Plan with community support and secure approval from the EPA, marking the official start of the project. The city will provide a legal public notice of a Request for Qualifications, obtain qualifications, and contract a qualified environmental consultant. The city will track project schedules at each assessed property to ensure all work is completed within the required 4 years. During this process, the city Planning Director will be responsible for day-to-day grant operations including submittal of required quarterly/annual reports to EPA and updating the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database. The consultant will support the city in completing ACRES updates, Quarterly Reporting, Financial Reporting, MBE/WBE Forms, and all additional Programmatic Support for the grant. The budget allows for two staff to attend two national/regional brownfield training conferences/workshops. |
| ii.                                       | Anticipated Project Schedule: Procure consultant: first quarter. ACRES updates: throughout grant project as Phase Is and Phase IIs are completed. Quarterly reporting: 30 days after end of each quarter. Annual financial and MBE/WBE reporting: 30 days after end of each fiscal year.   |

|      |  |
|------|--|
| iii. | Task/Activity Lead: Pete Wearstler, City Director of Planning & Community Development  |
| iv.  | Outputs: Procured consultant. ACRES updates, 16 Quarterly Reports, 4 Annual Financial Reports, 4 MBE/WBE Forms, 1 Final Progress Report, Property Profiles for completed sites. Funds for two staff to attend two conferences. |

**b. Cost Estimates**

| Budget Categories  |                 | Task               |                |                     |                          |                      | Total  |
|--------------------|-----------------|--------------------|----------------|---------------------|--------------------------|----------------------|--------|
|                    |                 | Community Outreach | Site Inventory | Phase I and II ESAs | Remediation/ Reuse Plans | Programmatic Support |        |
| Direct Costs       | Personnel       | 8000               | 8000           |                     |                          | 9000                 | 25000  |
|                    | Fringe Benefits |                    |                |                     |                          |                      |        |
|                    | Travel          |                    |                |                     |                          | 3000                 | 3000   |
|                    | Equipment       |                    |                |                     |                          |                      |        |
|                    | Supplies        | 2000               |                |                     |                          |                      | 2000   |
|                    | Contractual     |                    |                | 315000              | 155000                   |                      | 470000 |
|                    | Other           |                    |                |                     |                          |                      |        |
| Total Direct Costs |                 |                    |                |                     |                          |                      | 500000 |
| Indirect Costs     |                 |                    |                |                     |                          |                      |        |
| Total Budget       |                 | 10000              | 8000           | 315000              | 155000                   | 12000                | 500000 |

**Task 1 – Community Outreach:** *Personnel:* 200 hours at average rate of \$40/hr = \$8,000. *Supplies:* \$2,000 for preparing and printing materials for conducting community outreach meetings. **Task 2 – Site Inventory:** *Personnel:* 200 hours at average rate of \$40/hr = \$8,000. **Task 3 – Phase I and II Site Assessments:** The costs for completing Phase I and Phase II ESAs will vary depending on the complexity and whether Ohio VAP or Ohio BUSTR compliance is required. *Contractual:* 10 Phase I site assessments at average cost of \$4,750 = \$47,500. 10 Phase II site assessments at average cost of \$26,750 = \$267,500. Total: \$315,000. **Task 4 – Remediation /Reuse Planning:** *Contractual:* 10 ABCAs/RAPs at average cost of \$15,500 = \$155,000. **Task 5 – Programmatic Costs:** *Personnel:* 225 hours at average rate of \$40/hr = \$9,000. Funds for two staff to attend one EPA Brownfields Conference and one other program (\$750 per person, per trip).

**c. Measuring Environmental Results.** To track progress the city will: 1) evaluate achievements against the goals stated in the Work Plan; 2) determine if the project has resulted in an improved site (acquisition/redevelopment); and 3) communicate outputs of the grant in quarterly and annual reports to EPA. The city will make full use of the ACRES database to track quantifiable project outcomes including: acres of land assessed; number of jobs created/retained; acres of property remediated; leveraged cleanup/redevelopment funding; acres of property redeveloped; and acres of greenspace created. ACRES profiles will be updated following completion of Phase I and II ESAs, ABCAs/RAPs, remediation, and/or redevelopment activities. If the project does not meet the sufficient progress requirement (at least 35% of funds expended within 18 months), we will develop a plan with our EPA Project Officer to ensure advancement and completion.

**4. Programmatic Capability and Past Performance**

**4.a. Programmatic Capability**

**4.a.i/ii/iii. Organizational Capacity, Structure, Staff**

The city has the organizational capacity and structure (systems, processes, and procedures) to successfully implement the grant. The project team will include representatives to address the administrative (City of Barberton), financial (Barberton Finance Department), redevelopment

strategy (Barberton Community Development Corporation) and technical (qualified environmental consultant) needs of the project and grant. Pete Wearstler, Director of Planning & Community Development for the City of Barberton, will serve as Project Director. Mr. Wearstler has over ten years' experience in the public sector and was involved with managing the city's most recent Brownfields Assessment grant as well as the city's Community Development Block Grant program and multiple assessment/cleanup grants from the Ohio Department of Development. Mr. Wearstler will be supported by Todd Shreve, Director of Public Service. If the project director is lost, Mr. Shreve will become the director. This team is qualified to manage the grant including completion of a Cooperative Agreement and Work Plan; enrollment in the ASAP payment system; and submittal of progress reports to the EPA Officer.

#### **4.a.iv. Acquiring Additional Resources**

Through past experience with multiple EPA brownfields assessment grants, Barberton has demonstrated ability to acquire any additional expertise required to successfully complete the project. The city will solicit qualified environmental consulting firms through an open, competitive public Request for Qualifications (RFQ) and select a consultant using qualifications-based selection criteria in accordance with the city's procurement protocols and applicable federal procurement rules (2 CFR 200.317 through 200.326). The selected consultant will have demonstrated extensive experience with EPA Assessment Grants, the Ohio Voluntary Action Program (VAP), and successfully managed multiple brownfields projects where cleanup or redevelopment financing resources were leveraged.

#### **4.b. Past Performance and Accomplishments**

##### **4.b.i. Currently Has or Previously Received an EPA Brownfields Grant**

##### **4.b.i.1 Accomplishments**

Barberton has a strong brownfields redevelopment program and its efforts have been recognized by a number of USEPA funding awards: an Assessment Demonstration Pilot (1999); a Site-Specific Hazardous Assessment Grant (2004); a Site-Specific Cleanup Grant (2009), and four Community-Wide Assessment Grants (2007, 2010, 2015, 2019). Barberton's most recent FY19 grant for \$300,000 was a strong success despite the COVID pandemic, resulting in 9 Phase Is and 10 Phase IIs at a total of 12 sites. ACRES data indicates the project led to \$380,000 in leveraged assessment funding, \$200,000 in leveraged cleanup funding, 22 acres are ready for reuse, 39 jobs, and nearly \$3.3 million in private investment for property redevelopment. The FY15 grant for \$400,000 was similarly successful, producing 13 Phase Is and 11 Phase IIs. ACRES data indicates that project led to \$150,000 in cleanup funding, 132 jobs, and \$3.6 million in private investment, plus a projected \$14 million for a future municipal justice center. Leveraged funds included \$2.5 million in energy efficiency grants (<http://www.developmentfinanceauthority.org/projects/akron-rubber-development-laboratory-pace/>).

##### **4.b.i.2. Compliance with Grant Requirements**

Barberton has complied with all criteria of our past Work Plans, all of the schedules for progress, and associated terms and conditions in a timely manner and has never had a deficient compliance audit, including completing all quarterly performance reporting, technical and annual reporting, and ongoing ACRES reporting. Unspent funds: for one site-specific grant, Barberton returned over \$60,000 to EPA because we were efficient in our use of funding, and were restricted by the site-specific nature of the grant from using surplus funds on any other properties. FY15 grant: with the exception of approximately \$4,000 (1%) which was insufficient to complete a Phase II assessment at an industrial brownfield, the entire \$400,000 grant was expended within three years. FY19 grant: entire grant spent within three years with the exception of less than \$10.



## Threshold Criteria for Assessment Grants

### **1. Applicant Eligibility**

- a. I affirm that my organization is a city and therefore eligible to apply for this assessment grant.
- b. N/A, the City of Barberton does not lobby the federal government.

### **2. Community Involvement**

At the beginning of the Project, the city will create a task force comprising the groups listed above and local civic, watershed, business, real estate, educational, fraternal, workforce development, and economic development groups. The group will be invited to meet quarterly. The city will solicit community input during all stages of site selection, prioritization, cleanup and reuse through periodic community meetings. Notice of community meetings will be provided to the public via media alerts a week in advance stating the meeting date and time through a press release to the local newspaper (Barberton Herald) and by posting a notice on the city website. Meetings will have virtual attendance options due to COVID-19 to ensure access for all. The city will place advertisements on the local area radio stations (WHLO Radio 640 AM, WCPN Radio FM-90.3 and WKSU Public Radio) to reach residents at every educational level and those without internet. The city will establish a Facebook page for the grant, which will allow the community to interact with the city during the entire project. In addition to a PDF on the city website, hard copies of the draft Work Plan will be available at City Hall and at the City of Barberton Library for those without internet. The public will also be able to provide comments verbally by phone to City staff, electronically via email or on Facebook, and in writing via letters to the city. All comments received and site decisions will be discussed during community meetings. While 96% of Barberton residents speak only English at home, information and materials will be translated into Spanish, and other languages as needed, to ensure all residents can be informed about the project.

### **3. Expenditure of Existing Grant Funds**

I affirm that my organization does not have an active EPA Brownfields Assessment Grant.

### **4. Contractors and Named Subrecipients**

None.