



117 East Mansfield Street  
Bucyrus, OH 44820  
419.563.1809

R05-24-A-055

1. Applicant Identification

Crawford Partnership  
117 E. Mansfield Street  
Bucyrus, Ohio 44820

2. Funding Requested

- a. Assessment Grant Type Assessment Coalition
- b. Federal Funds Requested \$1,500,000

3. Location:

- (a) Village of New Washington, City of Bucyrus, and Village of Crestline
- (b) Crawford County
- (c) Ohio

4. Coalition Members' Target Area and Priority Site Information

**Target Area: Census Tracts – Bolded CTs are Justice40 Disadvantaged Communities.**

- Crawford Partnership – Lead Member (Target Area 1): CT 39033974100
  - Priority Site: Former Hiler's Gas Station, 126 South Kibler Street, Village of New Washington, Ohio 44854
- City of Bucyrus – Non-lead Member (Target Area 2): **CT 39033974500**
  - Priority Site: Former Swan Rubber, 528 East Mansfield Street, Bucyrus, Ohio 44820
- Village of Crestline – Non-lead Member (Target Area 3): **CT 39033974800**
  - Priority Site: Former Gas Station, 521 East Main Street, Village of Crestline, Ohio, 44827

5. Contacts

a. Project Director

Mr. David Zak, President & CEO  
Crawford Partnership  
419-912-1150  
Davidz@crawfordpartnership.org  
Crawford Partnership  
117 E. Mansfield Street  
Bucyrus, Ohio 44820

b. Chief Executive/Highest Ranking Elected Official

Ms. Cindy Wood, Chairman  
Board of Directors  
419-755-4113  
Wood.1183@osu.edu  
Crawford Partnership  
117 E. Mansfield Street  
Bucyrus, Ohio 44820

6. Population

Target Area 1: Village of New Washington, OH: 899  
Target Area 2: City of Bucyrus, OH: 11,690  
Target Area 3: Village of Crestline, OH: 4,496  
(US Census: 2017–2021 American Community Survey)

7. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area.	9, 10
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.	N/A

8. Letter from the State or Tribal Environmental Authority  
See attached.

9. Releasing Copies of Applications  
Not Applicable.



November 2, 2023  
U.S. Environmental Protection Agency, Region 5  
ATTN: Ashley Green  
77 West Jackson Boulevard  
Mail Code SB-5J  
Chicago, IL 60604-3507

**RE: Crawford Partnership Assessment Coalition Grant Proposal**

Dear Ashley Green:

I am pleased to offer Ohio EPA's support for the Crawford Partnership (Partnership) Assessment Coalition Grant Proposal. The coalition consists of Crawford Partnership as the lead applicant, with the City of Bucyrus and the Village of Crestline, all within Crawford County. Collectively, the Partnership is applying for an Assessment Coalition grant with funding totaling \$1,000,000. Ohio EPA hopes to provide support to the Crawford Partnership Coalition 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 Partnership is requesting under their Assessment Coalition Grant Proposal will be used to conduct Phase I and Phase II Assessments and any cleanup planning needed to address priority sites. Crawford Partnership will focus on three sites within the county. Former Hiler's Gas Station is a former gas station/automotive service facility located in downtown New Washington, which has been closed for several years and the owner is recently deceased. The abandoned gasoline underground storage tanks remain in the ground and fueling dispensers are still in place, while the former service building, built in 1940, continues to deteriorate. The site has become an eyesore as the building is in disrepair, and the roof may need repairs. It is located adjacent to residential properties and is located less than a quarter mile from a church.

The former Swan Rubber facility is located on the periphery of downtown Bucyrus. This property contains a former four-story manufacturing building located in downtown Bucyrus, which formerly produced rubber products including tires and hoses. The facility has been vacant for several years. The manufacturing building, constructed in 1946, has become a symbol of blight in the community, and the building is in a state of disrepair. The rubber manufacturing process involves numerous chemicals and additives including accelerators, oils, antioxidants, vulcanizers,

antiozonants, pigment blends, plasticizers, chemical byproducts, reinforcing agents, resins, extenders, solvents, and fillers is a potential source of contamination to the community.

The third priority site is a former gas station located at 521 East Main Street, Crestline. This site will serve as the Village of Crestline's priority site. This property is a former gas station/automotive service facility located in downtown Crestline, which has been closed for decades. The abandoned gasoline underground storage tanks likely remain in the ground. The site is a potential source of contamination associated with petroleum releases from underground storage tank systems, and automotive service facilities are generally associated with the storage of waste oil, use of hydraulic lifts and parts cleaners that may contain chlorinated solvents. The site has become an eyesore as the building is in disrepair, and the roof may need repairs. The site is located adjacent to residential properties.

We look forward to working with the Crawford Partnership Coalition 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: David Zak, Crawford Partnership

Gary Deutschman, Ohio EPA, DERR/NWDO

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**a. Coalition Members, Target Areas, and Brownfields** i. Coalition Members: The City of Bucyrus and the Village of Crestline will be the non-lead members of the Coalition (Coalition). The City of Bucyrus is the largest city in Crawford County and the county seat, and the Village of Crestline is the third largest municipality in the county. Both municipalities operate as local government entities and do not have the available budget or staff needed to apply and manage their own Brownfields Grant. They realize the value of teaming with lead member Crawford Partnership (Partnership), a 501(c)(3) nonprofit organization dedicated to the economic and community development of the county. The mission of the Partnership is “to facilitate projects directly by providing services related to properties, promotion, programs, and problem solving and research to businesses, organizations, and governments and indirectly by creating an environment for projects to occur.” As such, the city and village recognize the value of addressing brownfields sites as a Coalition and understand pooling resources with the Partnership will benefit the county.

ii. Overview of Brownfield Challenges and Description of Target Areas: The **geographic boundary** for this application is **Crawford County (excluding the city limits of Galion as they have recently received a Brownfields Assessment Grant)**. The county was founded in 1820 in north-central Ohio. The region is home to a number of small cities and villages. At the height of the county’s prosperity, it was home to a thriving agricultural, industrial, and railroad industry. Beginning with the initial rail lines constructed in the county in the mid-1800s, industry developed and created machinery items, rubber products, and heavy equipment. Industry flourished into the 1900s. Entering the 2000s, the manufacturing industry changed, and much of the county’s manufacturing facilities moved or closed down. This resulted in a **loss of employment** for a once-thriving workforce and a **new landscape of abandoned and blighted properties with numerous environmental hazards**. Assessing from the known industries of the area, the environmental hazards potentially affecting the residents include benzene, toluene, ethylbenzene, trichloroethene, underground storage tanks (UST), petroleum hydrocarbons, chlorinated volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons, metals, petroleum, lead-based paint (LBP), and asbestos-containing material (ACM).

Each Coalition member has its own target area for this project, consisting of **Census Tracts (CTs) 39033974100, 39033974500, and 39033974800**. Two of the three CTs are **Justice40 Disadvantaged Communities**, 39033974500 and 39033974800, as identified by the **Climate and Economic Justice Screening Tool (CEJST)**. The first target area for the Partnership (lead member) is CT 39033974100, located in New Washington, Ohio. The second target area, for the City of Bucyrus (non-lead member), is CT 39033974500. The third target area, for the Village of Crestline (non-lead member) is CT 39033974800. Based on the county’s long manufacturing and industrial history and large number of potential brownfield sites, the Coalition requires additional funding to address the myriad of contaminated and abandoned properties sprinkled throughout the county. Brownfield Grant funding will give the Coalition the ability to provide resources, identify environmental hazards, and foster revitalization, creating opportunities for a brighter future for these **underserved** communities.

iii. Description of the Priority Brownfield Site(s): A windshield survey has identified at least **14 potential brownfield sites** located within the **Bucyrus target area**, **8 potential brownfield sites** located in the **Crestline target area** and **5** in the **Partnership’s target area of New Washington**. Beyond the three priority sites listed below, there are various potential brownfield sites throughout the county’s geographic boundary, such as manufacturing and industrial sites, filling stations, dry cleaners, laundromats, and commercial facilities. These surrounding properties include past uses

such as equipment repair, fueling and service stations, laundry and dry cleaning, and other hazardous uses. Potential environmental hazards in the target areas include **UST and petroleum hydrocarbons, VOCs, polycyclic aromatic hydrocarbons, metals, petroleum, benzene, toluene, LBP, and ACM**. Although a formal brownfield inventory has not been completed, the Ohio Bureau of Underground Storage Tank Regulations (BUSTR) records indicate approximately 11 sites with known contaminated releases are within the target areas, including gas stations. Most of these sites are located in the City of Bucyrus and pose significant challenges for redevelopment due to known contamination. Due to the sheer number of sites associated with regulatory agencies, the Partnership needs additional coalition resources and EPA funding to address these sites in a feasible and effective manner.

The **first priority site** is the **Former Hiler's Gas Station at 126 South Kibler Street in the Village of New Washington**. This site will serve as the **Partnership's priority site (lead member)**. This downtown property is a former gas station/automotive service facility (0.8 acres) that has been vacant for several years, and the owner is recently deceased. The abandoned gasoline USTs remain in the ground and fueling dispensers are still in place, while the boarded-up, dilapidated, abandoned service building (built in 1940) continues to deteriorate. Gas stations are often associated with **petroleum releases from UST systems, and automotive service facilities are generally associated with the storage of used oil, use of hydraulic lifts and parts cleaners that may contain chlorinated solvents**. **Groundwater contamination is a potential concern with the USTs. The age of the building brings environmental concerns of LBP and ACM**. The site has become an eyesore, as the building and roof are in disrepair. The site is a priority due to its proximity to adjacent residential properties and a church located less than a quarter mile away.

The **second priority site** is the **Former Swan Rubber Facility at 528 East Mansfield Street in downtown Bucyrus**. This site will serve as the **Bucyrus priority site (non-lead member)**. This property contains an abandoned, dilapidated, four-story manufacturing building, which formerly produced rubber products including tires and hoses. The facility has been abandoned for several years. The manufacturing building, constructed in 1946, has become a symbol of blight in the community, and the building is in a state of complete disrepair. The deteriorated site occupies 1.61 acres and sits unsecured in a high foot-traffic area. The rubber manufacturing process involves numerous chemicals and additives **including accelerators, oils, antioxidants, vulcanizers, antiozonants, pigment blends, plasticizers, chemical byproducts, reinforcing agents, resins, extenders, solvents, and fillers**. Due to the age of the building, **LBP and ACM** are of concern. The site is a priority for Bucyrus due to its proximity to neighborhoods and a church less than a quarter mile away.

The **third priority site** is a **Former Gas Station at 521 East Main Street**. This site will serve as the Village of Crestline's priority site (**non-lead member**). This property is an abandoned gas station and automotive service facility. The former gas station building is a dilapidated, one-story structure, constructed in 1956. The site consists of 0.4 acres and has been modified and used for other purposes. It was most recently used as a hobby shop but is currently vacant. The former gas station USTs remain at the site. Contaminants of concern **are petroleum, chlorinated solvents, and LBP and ACM** due to the age of the structure. In addition, the **UST creates a potential of groundwater contamination**. The site is a priority for Crestline as it is adjacent to residential properties, restaurants, and a church located across the street in a heavily pedestrian traveled area.

iv. Identifying Additional Sites: Coalition members will focus on identifying additional eligible sites for assessment throughout the target areas' three census tracts, two of which (CT

39033974500 and 39033974800) are defined as **Justice40 Disadvantaged Communities**. In preparation for this grant application, Coalition members conducted a windshield survey of the target areas and identified **over 20** potential brownfield sites. During this grant project, a more in-depth, grant-funded site inventory and evaluation ranking criteria process (Budget Task 2) will be established, as the Coalition members will work diligently with target-area residents to identify and prioritize sites within the **underserved** communities. Those properties will be researched further by Coalition members using the property appraiser's website. The evaluation criteria used to determine which sites are added to the inventory will be based on community need, project partner and resident input, redevelopment goals, and **CEJST and US Census data** to ensure **underserved** and **disadvantaged** communities are benefiting from the project. In the event all target areas have been fully addressed with grant funding, the Coalition will work with project partners and residents throughout the **geographic boundary of the county** to identify additional abandoned and underused properties. Once identified, the Coalition will apply the already established evaluation ranking criteria, with priority given to the **underserved**, to determine the order in which sites will be addressed.

**b. Revitalization of the Target Areas** i. Reuse Strategy and Alignment with Revitalization Plans: Crawford County was formerly the home of many thriving manufacturing industries. As industry gradually shuttered, the county underwent drastic changes. Former manufacturing facilities sat idle and became neglected and dilapidated. These deteriorating reminders of a once strong local economy and vibrant work force are now symbols of **rising unemployment and blight**. Facing these issues, the Partnership collaborated with area businesses, local governments, residents, community leaders, and nonprofits to establish several strategies and goals for the county in its strategic plan: **Crawford: 2030 Vision (Vision)**. Goals include increasing shovel-ready sites and buildings to attract new businesses, supporting talent and retention for better local employment options, increasing the number of community recreation spaces, and promoting health and wellness.

The **Former Hiler's Gas Station priority site** will be redeveloped into commercial/retail space. This will add needed **local employment** within New Washington's downtown, attracting new business and **removing blight and environmental hazards**. The **Former Swan Rubber Facility priority site** will be reused as commercial/retail space with newly added green space. **This Justice40 Disadvantaged Community** will begin to rise out of poverty with new **employment opportunities**, new retail **opportunities for food and daily needs**, **a space removed of blight and environmental concerns**, and **added green space**. The planned green space will create opportunities for community partnership, community gathering, and a place to enjoy the outdoors, meeting many of the goals of the **Vision** by enhancing the lives of these **underserved** residents. The **Former Gas Station priority site** will be reused for commercial development. This reuse will meet the goals of the **Vision** by **attracting new businesses**, adding **local jobs**, and **enhancing walkability**, while **removing blight and environmental hazards** associated with past land uses. The organization realizes that the redevelopment of brownfield priority sites aligns with the **Vision** and will allow the county to better leverage community assets, clean up blight and environmental hazards, create recreational space, and provide needed local jobs, so that it may continue to support economic development and growth in this **disadvantaged** area, creating hope and prosperity now and for generations to come.

ii. Outcomes and Benefits of Reuse Strategy The redevelopment of the three priority sites creates an opportunity to build toward the Partnership's goals as described in the **Vision**. The priority sites are in prime locations; however, county and local municipalities lack the necessary resources to

assess and redevelop the sites. By using EPA Brownfield Assessment Coalition Grant funds to assess and eventually remove any found contamination on these sites, Coalition partners will make significant progress toward revitalization. **Redevelopment of all three priority sites** into commercial/retail spaces will create an increased tax base (economic) and add new local employment opportunities (economic). The **Former Swan Rubber Facility in Bucyrus** will also create green space. Residents will benefit from new green space for recreational opportunities (noneconomic), walkability to local retail for food and daily necessities within this **food desert** (noneconomic), and an area free of blight and environmental hazards, providing disadvantaged residents a new sense of community and empowerment for their future (noneconomic).

The Coalition will work with developers to ensure planned redevelopment also improves **climate adaptation/mitigation capacity and resilience**. Improving **green space** and connecting and **improving city walkability** will **reduce pollutants** and improve the quality of life for all residents. By working to ensure developers are using **energy-efficient measures** in their redevelopment designs, **promoting sustainability**, and encouraging use of **renewable energy** through use of **solar lighting or wind energy**, the Coalition will build a resilient community that will continue to grow for many years to come.

**c. Strategy for Leveraging Resources** i. Resources Needed for Site Reuse: The Partnership is a nonprofit organization and is eligible to apply for county, state, and federal grant funding. The Partnership is making every effort to secure additional funding to further its Brownfield Program redevelopment goals through the following funding vehicles:

	<b>Agency</b>	<b>Funding Purpose</b>
Federal	Community Development Block Grant	<b>Maximum Allocation</b> for Crawford County: \$220,000 biannually <b>Purpose:</b> to support a range of eligible activities including economic development, community development, housing, downtown activities, and particularly the removal of slum areas and blight
Federal	Environmental Protection Agency	<b>Maximum Amount:</b> \$5,000,000 <b>Purpose:</b> Cleanup and Revolving Loan Fund Grants for remediation of assessed properties
State	Brownfield Remediation Program - (Ohio Department of Development)	<b>Maximum Amount:</b> \$1,000,000 set aside per county <b>Purpose:</b> to provide grants for the remediation of hazardous substances or petroleum at industrial, commercial, or institutional brownfield sites to prepare them for redevelopment
State	Building Demolition & Site Revitalization Program	<b>Maximum Amount:</b> \$500,000 set aside per county <b>Purpose:</b> to address blighted, vacant, or abandoned commercial and residential buildings, facilitating their demolition and site revitalization, particularly for properties that do not qualify as brownfields
State	Abandoned Gas Station Cleanup Grant	<b>Maximum Amount:</b> \$500,000 for cleanup and remediation; \$250,000 for assessment/corrective action <b>Purpose:</b> to fund the assessment and cleanup or remediation of abandoned gas stations, including UST removals, hazardous substance cleanup, demolition, and property clearance
State	JobsOhio Revitalization Program	<b>Maximum Amount:</b> Funding determined on a case-by-case basis <b>Purpose:</b> The program is geared toward funding projects that promote job retention and creation, mitigate environmental risks, and fill funding voids that impede redevelopment. It primarily targets scenarios where the expense of site redevelopment and remediation exceeds the property's current market



		value, thereby facilitating competitive development in otherwise prohibitive market conditions.
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ii. Use of Existing Infrastructure: The Partnership along with the Coalition have determined the existing infrastructure (water, sewer, streets) is sufficient throughout the target areas, including the priority sites, for redevelopment. In the event additional infrastructure improvements are needed, the Coalition Partners will look to state and federal funding.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need** i. The Community’s Need for Funding: The geographic area of Crawford County went from a thriving and prosperous industrial area to a landscape of abandoned and blighted properties. With the ever-increasing number of dilapidated buildings, the county’s **underserved** communities continue to increase, and the Partnership along with the Coalition partners do not have extra funds to address them in a safe and effective manner. The **small, underserved population** of the three target areas is **9,423**, with a total county population of 41,939.<sup>1</sup> **Data presented throughout the next sections will be presented as an average of the three census tracts.** The target areas suffer from low income with the **median household income** of **\$46,757** and **per capita income** of **\$25,401**, significantly less than the US (\$69,021/\$37,638).<sup>1</sup> CEJST reports the target areas are in the **68<sup>th</sup> percentile for low income**. Adding to these already low-income numbers, **25%** of all families with children under the age of 18 are living in **poverty** (US 14%) **and there is a 7% unemployment rate (US 5.5%)**.<sup>1</sup> The county, as indicated by the Distressed Communities Index score developed by the Economic Innovation Group, is a community at an economic crossroads. The county’s current distress score of 61.1 starkly contrasts with the 38.2 score of 2000, marking a significant shift from a state of comfort to one of concern.<sup>2</sup> The underpinnings of this score lay bare the challenges the communities face: a higher-than-national-average poverty rate, an elevated housing vacancy rate, and median household income that lags behind the national figure by over \$12,000.<sup>2</sup>

Crawford County’s financial landscape, while managed with the utmost fiscal responsibility, faces significant limitations when it comes to discretionary spending on new projects. Municipality budgets are primarily earmarked for essential services that citizens depend upon, leaving little room for the added expense of environmental assessments without external aid. In conjunction with the target areas’ **high unemployment rates, low-income status, and blight**, these limitations will continue to control the future of these disadvantaged target areas. Brownfield funds will allow these Coalition target areas to provide resources, identify environmental hazards, and generate revitalization to create opportunities for a prosperous future for these underserved communities.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: The target areas’ **sensitive populations** are those **living in poverty, residents on government assistance, and the youth and elderly** populations. The vulnerability of the target areas starts with the **elderly and youth** (under 18) population **exceeding 48%**.<sup>1</sup> Poverty is also a concern for the area; with **14% of all families** (US 8%), **40% of female head of household** (US 25%), and **27% of all children under the age of 18** (US 17%) **living in poverty**.<sup>1</sup> Exacerbating this issue is the fact that **18%** of the target area residents use **government food assistance** (US 11%).<sup>1</sup> The reliance on the government, high level of poverty, and overall health concerns for these underserved families are magnified when **two of the three CTs** are considered **USDA food deserts**.

Other welfare issues affecting the target areas are lack of high school education, high unemployment, and high property crime. The target areas have an average high school educational

<sup>1</sup> US Census: 2017–2021 ACS

<sup>2</sup> <https://eig.org/distressed-communities/2022-dci-interactive-map/?path=county/39033&view=county>

attainment rate of 11% with an unemployment rate of 7% (US 5.5%).<sup>3</sup> Low educational attainment and lack of job opportunities that meet the education levels can lead to criminal activity. Blighted, vacant structures throughout the target areas create venues for illicit activities. Within the county, the property crime rate is 41.2, higher than the national average (US 35.4).<sup>4</sup> Combining these statistics with **the high poverty levels and reliance on government assistance**, the picture is clear that there is a desperate need for redevelopment and revitalization in these disadvantaged communities to create a prosperous future for the underserved residents. The assessment of the priority sites and eventual redevelopment will create local jobs, grow small businesses, create new green space, increase walkable access to food and retail opportunities, and protect property values, while cleaning up the blight and abandoned areas and contributing to the Partnership's overall strategy to increase the quality of life for all residents.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Residents of the target areas **are economically distressed and live with a greater risk of health issues** caused by negative environmental conditions and a disinvestment in their **underserved** communities. The target areas all have **sensitive** populations that face **cancer and asthma** risk due to the related environmental concerns and hazards prevalent at brownfield sites throughout the three target areas. With dilapidated, old buildings and abandoned sites, LBP (85<sup>th</sup> percentile in US)<sup>3</sup> and ACM are of concern along with the other environmental hazards from the priority sites' prior land uses associated with abandoned filling stations and rubber manufacturing such as **chemicals and additives including accelerators, oils, antioxidants, vulcanizers, antiozonants, pigment blends, plasticizers, chemical byproducts, reinforcing agents, resins, extenders, solvents, fillers, petroleum, used oil, and VOCs**.

The target areas suffer greatly from **asthma-related illness**, shown by their ranking in the **74<sup>th</sup> percentile for people who have been told they have asthma**.<sup>5</sup> Within the county (census tract health data not available) 17% of adults have been diagnosed with asthma (US 14%), and 12% of adults have been diagnosed with chronic obstructive pulmonary disease (US 6%).<sup>6</sup> The target areas also demonstrate health concerns with a **67<sup>th</sup> percentile ranking for low-life expectancy**.<sup>3</sup> The risk of cancer is also elevated in the target areas. The county has an elevated **cancer mortality rate of 189/100k** compared to the Ohio rate of 172/100k.<sup>7</sup> Adding to the health concerns for the target area residents, **1 in 33 babies** in Ohio are born with a **birth defect**.<sup>8</sup> Contaminants throughout the target areas can have a great impact on these health issues. Brownfields funding at the priority sites will contribute to improving overall health conditions by **removing environmental harms, creating new green space, providing for infill development** that is walkable to community resources, and green, resilient infrastructure.

(3) Environmental Justice (a) Identification of Environmental Justice Issues: Two of the three target areas (CT 39033974500 and 39033974800) included in this Assessment Grant are **designated as Justice40 Disadvantaged Communities by CEJST**. The hardships created by **ongoing environmental concerns, blight, abandoned buildings, and vacant lots** have taken a toll on these disadvantaged communities. The negative environmental impacts from years of industrial use and neglect have left a **disproportionate environmental stressor burden and high cumulative impacts** for these underserved communities where residents live and play. The

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<sup>3</sup> EJ Screen Report

<sup>4</sup> <https://www.bestplaces.net/crime/county/ohio/crawford>

<sup>5</sup> Climate Economic Justice Screening Tool

<sup>6</sup> <https://odh.ohio.gov/static/population-health/crawfordcountypublichealthcha2019.pdf>

<sup>7</sup> [www.odh.ohio.gov](http://www.odh.ohio.gov) – Ohio Department of Health/Crawford County

<sup>8</sup> [www.nbdpn.org/docs/BDStateProfile-Ohio.pdf](http://www.nbdpn.org/docs/BDStateProfile-Ohio.pdf) - National Birth Defects Prevention Network

Environmental Justice (EJ) Screen Report shows the target area being in the **82<sup>nd</sup> percentile for USTs, 72<sup>nd</sup> percentile for RMP facility proximity, and 85<sup>th</sup> percentile for LBP in the US**, which are causes for concern. The sensitive population suffers from numerous EJ issues throughout the target area such as **low-income and distressed neighborhoods** and numerous others. With help from a Brownfields Assessment Coalition Grant, the target areas will grow and flourish all while continuing to work to reduce the EJ issues facing this **underserved, disadvantaged** area.

(b) Advancing Environmental Justice: Accessing the Brownfield Grant funds will allow the Coalition to address the environmental issues plaguing the target areas and their residents. Shifting industrial needs and a downward turn in the economy have led to abandoned and dilapidated properties in the target area, which have kept these residents continually exposed to poverty and blight. Keeping with **President Biden’s Justice40 Initiatives**, the use of this grant funding will reduce the number of abandoned and blighted properties, address the low income and persistent poverty, reduce the EJ burden, create new jobs within a walkable community, and many more benefits for lifting the future for all residents. By revitalizing the area, the reuse plan for new businesses will create new employment opportunities, and the new green space will create new quality-of-life opportunities to gather together as a community. The assessments and planned redevelopment **will not displace any businesses or residents at any of the priority sites, as they are vacant**. In the event that displacement occurs during any other assessment or renovation during this assessment project within the Coalition target areas, the Coalition will work with the business and resident to find a new location.

**b. Community Engagement** i. Project Involvement & ii. Project Roles: The following project partners will play vital roles in assisting the Partnership with site selection, prioritization, cleanup, and redevelopment of brownfield sites for this assessment project.

<b>Name of Org.</b>	<b>Point of Contact</b>	<b>Specific involvement in the project or assistance provided</b>
<b>Crestline Community Development Team (CCDT)</b>	Clayton Harold Crestlinecdt1@gmail.com 419-525-8769	The CCDT are a “frontline” organization whose mission is “Moving Crestline Forward” with community involvement, events, and partnerships. They will assist with <b>future site-reuse planning, community outreach, and education activities.</b>
<b>Galion Crestline Chamber of Commerce</b>	Miranda Jones Mjones@galion-crestlinechamber.org 419-468-7737	The Chamber is a staple in the community. The Chamber’s mission is to promote, support, and enhance the economic climate in Galion/Crestline and the surrounding area. They will assist with <b>site identification, future site-reuse planning, and site inventory assistance.</b>
<b>Crawford County Commissioners (CCC)</b>	Commissioner Tim Ley timl@crawford-co.org 419-562-5876	The CCC is the general administrative body of county government. The commissioners help shape the future of their county. They will assist with <b>site identification and future site-reuse planning.</b>
<b>Community Foundation for Crawford County (CFCC)</b>	Lisa Workman lisa@cfccrawford.org 419-562-3958	CFCC’s mission is to support collaborative, impactful and philanthropic leadership that provides quality and lasting investments in their community. They will assist with <b>community outreach and education.</b>

iii. Incorporating Community Input: The Partnership recognizes the importance of including community residents and stakeholders throughout project planning and implementation, **especially those underserved residents most affected by the project**. A Community Involvement Plan (CIP) will be created to outline the planned community engagement activities, schedule, project background, and key players. The CIP will be made available for review at each non-lead coalition members’ main office, the Partnership’s office, and on the Partnership’s website and will ensure engagement with the target areas’ underserved community.

To educate target-area residents on the Brownfield Program and help identify potential brownfield sites in the target area, the Partnership will perform community outreach and review the community-member-suggested brownfield sites during quarterly meetings. The **Brownfield Project Team** will review and evaluate comments and community input during quarterly meetings, recording all community member suggestions and information in the minutes and posting them on the Partnership’s Brownfield Program website. All suggestions and input will be addressed on an individual basis within two weeks and promptly posted to the Partnership’s Brownfield Program website for further public review.

The Partnership’s CIP will incorporate several forms of media. Brownfields updates will be posted to the Partnership’s Facebook page in addition to the Partnership’s Brownfield Program webpage. The Partnership will provide resident interaction via the website and social media as an alternative to in-person community engagement. The Partnership will disseminate Brownfield Project information through signage in government buildings, press releases, and local newspapers and will update organizations and community members at community education meetings held throughout the target areas. All promotional materials will be available, and the names and contact information of the Partnership’s Brownfield Program Team will be posted on the Partnership’s brownfield webpage, facilitating community-member contact with Brownfield Project Team.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Description of Tasks/Activities and Outputs:** Crawford Partnership is requesting \$1,500,000 in funding to implement this Brownfield Project based on the potential brownfield sites in the target areas (discussed in 1.a.ii) and the anticipated additional sites that will be found during the site inventory task.

<b>Task 1: Outreach</b>	
i.	<i>Project Implementation:</i> The Partnership’s Brownfield Project Director will develop a Community Involvement Plan (CIP) and outreach materials. Staff will develop a Brownfield Project website and social media posts with the assistance of the environmental contractor (EC). Partnership staff will lead the community meetings to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
ii.	<i>Anticipated Project Schedule:</i> CIP created in the 1 <sup>st</sup> quarter. Community Meetings held in the 1 <sup>st</sup> and 3 <sup>rd</sup> quarters in Years 1–4. Each member will have two meetings per year in its respective target area. Website and outreach materials created in the 1 <sup>st</sup> quarter and posted monthly throughout the grant project.
iii.	<i>Task/Activity Lead:</i> Mr. David Zak, Brownfield Project Director
iv.	<i>Outputs:</i> CIP, Brownfield Website, 12 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA-required Quarterly Reports.
<b>Task 2: Site Inventory &amp; Assessment</b>	

i.	<i>Project Implementation:</i> The Partnership’s Brownfield Project Director will work with the target-area residents during community meetings to create a thorough site inventory for assessment. Abandoned and underused properties identified by the residents will be researched further by Partnership staff, with priority to sites located within an area of sensitive populations. Once a list is compiled, the EC will work with Partnership staff to create an evaluation ranking tool to determine the order in which the sites will be addressed. The EC will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory, starting first with the three priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs, which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	<i>Anticipated Project Schedule:</i> Community meeting held in the 1 <sup>st</sup> quarter will continue the preliminary inventory process that began with this application. Evaluation ranking process and Assessment activities will take place in the 2 <sup>nd</sup> quarter and continue throughout the grant project.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the Partnership: Mr. David Zak, Brownfield Project Director.
iv.	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List, 39 Phase I ESAs, 1 Generic QAPP, 23 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.
<b>Task 3: Remediation/Reuse Planning</b>	
i.	<i>Project Implementation:</i> For projects identified for cleanup, the EC will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, developing an inventory of site assets and infrastructure, identifying potential brownfield site reuse options, assessing market conditions, analyzing opportunities and constraints, calculating cleanup costs, and determining site-appropriate remediation/reuse planning to reduce health/environmental risks. The EC will assist the Partnership in hosting charrettes/visioning sessions for key properties. A planning contractor will work with the underserved community to create Site Reuse Plans, a Market Study, and Brownfield Revitalization Plans for the target areas.
ii.	<i>Anticipated Project Schedule:</i> Plans & Charrettes begin in the 6 <sup>th</sup> quarter and continue throughout the grant.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the Partnership: Mr. David Zak, Brownfield Project Director
iv.	<i>Outputs:</i> 8 ABCAs, 3 Vision Sessions/Charrettes, 3 Brownfields Revitalization Plans, 5 Site Reuse Assessments, and 1 Market Study.
<b>Task 4: Programmatic Support</b>	
i.	<i>Project Implementation:</i> The Partnership will procure an EC to assist with the Brownfield Grant Project. The Partnership’s Brownfields Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The EC will assist in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the four-year term of the grant. The Partnership staff travel budget allows for three staff to attend four national/regional/grantee brownfield training conferences/workshops.

ii.	<i>Anticipated Project Schedule:</i> ACRES Reporting begins in the 1 <sup>st</sup> quarter, and Quarterly Reporting begins in the 2 <sup>nd</sup> quarter and continues throughout the grant project. Annual Reporting and Forms created in the 5 <sup>th</sup> , 9 <sup>th</sup> , and 13 <sup>th</sup> quarters and during final closeout.
iii.	<i>Task/Activity Lead:</i> Ms. Nancy Clutter, Brownfield Finance Director
iv.	<i>Outputs:</i> ACRES Database Reporting, 4 Annual Financial Reports, 16 Quarterly Reports, 4 MBE/WBE Forms, Programmatic Support for the four-year grant period. Three staff to attend four conferences.

**b. Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks. Of the budget, 58% will be spent on site-specific activities through the Assessment Task. An additional 31% of the overall project budget will be spent on eligible reuse/area-wide planning activities.* Personnel is based on an hourly rate of \$43 and a fringe rate of 40%. The allowable 5% Administrative Costs have been added to support the Partnership in the form of Indirect Costs to manage this EPA Coalition grant.

**Task 1 Outreach:** Personnel: Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$2,580 (60hrs), Community Involvement Plan \$3,440 (80hrs), 12 Community Education Meetings \$10,320 (240hrs). Contractual: Community Involvement Plan Assistance \$500 (5hrs x \$100); Assistance with Community Education Meetings \$1,000 (\$100 x 10hrs). Supplies: Outreach Supplies \$382 (Paper, Color Printouts). **Task 2 Site Inventory & Assessment:** Personnel: Support with Site Inventory \$1,720 (40hrs), Report Review \$1,000 (66 reports 1 hr review) \$2,838. Contractual: Brownfield Site Inventory and Evaluation Ranking Tool Creation \$8,000 (64hrs x \$125), 39 Phase I ESAs \$4,500 each for a total of \$175,500; 1 Generic QAPP \$5,000; 23 Phase II ESAs including SS-QAPP at \$30,000 each for a total of \$690,000. **Task 3 Remediation/Reuse Planning:** Personnel: Vision Sessions/Charrettes \$5,160 (40hrs x 3 events), Report review \$1,462 (2hrs per report/17 reports). Contractual: 8 ABCAs \$7,000 each for a total of \$56,000; 3 Vision Sessions/Charrettes in each target area \$2,000/meeting for a total of \$6,000; 3 Brownfields Revitalization Plans \$225,000 (Principal Planner: 200hrs x \$215; Senior Planner: 150hrs x \$120; Environmental Planner: 112hrs x \$125; \$75,000/plan); 5 Site Reuse Plans \$150,000 (Principal Planner: 75hrs x \$215; Senior Planner: 75 hours x \$120; Environmental Planner: 39hrs x \$125; \$30,000/plan); 1 Market Study \$15,000 (Principal Planner: 20hrs x \$215; Senior Planner: 51hrs x \$120; Environmental Planner: 34hrs x \$125; Senior Technical Editor: 3hrs x \$110). **Task 4 Programmatic Support:** Personnel: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the four-year grant period \$19,350 (450hrs). Contractual: Programmatic Support \$3,000 (30hrs x \$100). Travel: Three staff to attend four conferences/events \$24,000 (flights at \$800, 3 nights in hotel at \$300/night, incidentals and per diem at \$100/day [3 days] x 3 attendees x 4 events).

Category	Tasks				Totals
	<i>Outreach</i>	<i>Site Inventory &amp; Assessment</i>	<i>Remediation/Reuse Planning</i>	<i>Programmatic Support</i>	
Personnel	\$16,340	\$4,558	\$6,622	\$19,350	\$46,870
Fringe	\$6,536	\$1,823	\$2,649	\$7,740	\$18,748
Travel				\$24,000	\$24,000
Supplies	\$382				\$382
Contractual	\$1,500	\$878,500	\$452,000	\$3,000	\$1,335,000

Administrative: Indirect Cost				\$75,000	\$75,000
<b>Total Budget</b>	<b>\$24,758</b>	<b>\$884,881</b>	<b>\$461,271</b>	<b>\$129,090</b>	<b>\$1,500,000</b>

**c. Plan to Measure and Evaluate Environmental Progress and Results:** To ensure this EPA Brownfield Project is on schedule, the Coalition’s **Brownfield Advisory Board**, which will include the contractor, will meet quarterly to track all **outputs identified in 3.a.** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the project’s schedule to ensure the grant project will be completed within the four-year time frame. Site-specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being completed in an efficient manner, the Partnership has countermeasures in place to address this problem. The Partnership will make monthly calls to its EPA Project Officer and, if needed, will create a Corrective Action Plan to help the project get back on schedule.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability** i. Organizational Capacity, ii. Organizational Structure, & iii. Description of Key Staff: Crawford Partnership is a 501(c)(3) nonprofit organization dedicated to making Crawford County a place where people seek to live and work, through strategic economic and community development. The Partnership is governed by a Board of Directors comprised of 5–25 members; **currently there are 20 members.** The Partnership has a long history of grant management expertise with local, state, regional, and federal grants. The Partnership will use the following three staff members to manage and oversee the majority of the grant implementation, reporting, and oversight process. The President and CEO of the Partnership, **Mr. David Zak**, will be the **Brownfield Project Director**. Mr. Zak has been in this position since 2022. He is responsible for the oversight and management of all staff, budget preparation, economic development, and grant oversight and serves as the lead for all community partnerships, boards, and projects for the Crawford Coalition. Before coming to the Partnership, Mr. Zak held key roles serving more than 29 years in economic and community development. He has successfully administered grants since 2007 and will be responsible for the day-to-day activities, timely and successful expenditure of funds, and completion of administrative and financial requirements of the Brownfields Program. The Partnership’s Economic Development and Marketing Coordinator, **Ms. Sarah Herrie**, will be the **Brownfield Project Manager**. In her current position, Ms. Herrie is responsible for overseeing and fostering growth within the county as well as facilitating development projects. Although she recently started with the Partnership in 2019, Ms. Herrie’s skills and expertise in the development sector have helped the Crawford Partnership grow. Ms. Herrie will assist Mr. Zak with the administration of the Coalition’s Brownfields Program. The **Brownfield Finance Director** will be **Ms. Nancy Clutter**. Ms. Clutter has been the Partnership’s Administrative Coordinator since 2016. Ms. Clutter plays an instrumental role in the administrative facets of the Partnership. Her responsibilities include maintaining grant records, handling all personnel matters and all financial work, and maintaining all records for the Partnership. She will be responsible for managing the finances and all grant drawdowns through ASAP.gov for this EPA Grant project. An environmental contractor will be procured to assist with the technical portions of the project.

The Coalition will be supported by the **Brownfield Advisory Board (BAB)**. The proposed BAB is a nine-person committee that includes representatives from the non-lead coalition members organizations and project partners. The BAB will advise on the implementation of this grant and the use of funds in respect to the Memorandum of Understanding (MOU) agreed upon by Coalition members. The Coalition partners will work in conjunction to identify sites for assessment and support local communities; fund assessment needs; work with private, public, nonprofit, and local stakeholders to create awareness of the Coalition and their associated resources; and provide regular reporting for granting agency requirements. The Partnership will hold, administer, and disperse funding in a way that abides by the Coalition’s MOU and best practices. They will work to ensure adequate representation from the Coalition members and other vital parties to guarantee the **underserved** population is represented and benefiting from this project. The Coalition will welcome the perspective of members who have brownfield assessment, clean-up, and development knowledge/experience and will collaboratively address the brownfield sites across the county.

iv. Acquiring Additional Resources: Using local contracting requirements and procurement process, the Partnership will procure a qualified environmental contractor to assist with technical and reporting portions of the Brownfield Assessment Coalition Grant, in addition to any other contractors needed to complete the project. The Partnership will ensure compliance with the EPA’s “Professional Service” procurement process. The Partnership will promote strong practices, local hiring, and will link members of the community to potential employment opportunities for all brownfield-related redevelopment via community outreach practices and project updates to project partners.

**b. Past Performance and Accomplishments**

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (1) Purpose and Accomplishments: In 2016, the Partnership was awarded a Rural Business Development Grant (RBDG) for \$39,500 for preliminary engineering and design work for the construction of a new community facility. From conception to completion, the Partnership executed all project and budgetary goals. The facility was completed in July 2018 and the grant was successfully closed with all funding expended.

The Partnership has a long and successful history of executing many grants. The Partnership is contracted by the county and other area nonprofits as an economic and community development agent, managing their grants from conception to completion. As with many local governments, county governments, and nonprofits, it is difficult in these economic times to have staffing to specifically manage grants. The Partnership is a crucial asset to the building of the community and enhancement to the overall lives of the residents by successfully managing these grants and projects. In November 2023, the county was awarded a Community Development Block Grant (CDBG) for \$220,000 for a bridge replacement, low- and moderate-income (LMI) housing connection, fair housing project, and administration. The Partnership wrote the winning grant and will oversee the grant and administration to ensure that from conception to completion the CDBG funding is spent within grant limitations and all grant procedures are complied with. It is collaborations like this that will make this Brownfield Assessment Coalition Grant a success.

(2) Compliance with Grant Requirements: The Partnership Staff has a history of compliance with grant work plans, schedules, and terms and conditions and has an excellent history of timely reporting with all award agencies. The Brownfield Project Team is skilled in project management and will monitor all grant activities to ensure compliance with all financial reporting requirements. Mr. Zak and his team will be able to manage all aspects of this grant project and input information into the ACRES system.





**Crawford Partnership, OH  
FY24 Brownfields Assessment Coalition Grant  
Threshold Criteria**

## **Threshold Criteria**

### **1. Applicant Eligibility**

- a. The Crawford Partnership is eligible for the EPA Brownfields Assessment Coalition Grant as a tax-exempt entity under section 501(c)(3) of the Internal Revenue Code. See attached 501(c)(3) documentation.
- b. The Partnership is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### **2. Number and Eligibility of Non-lead Coalition Members**

- a. Non-lead members of the coalition are the City of Bucyrus and the Village of Crestline. Both non-lead entities are local governments pursuant to 2 CFR §200.64 and are eligible to participate in this coalition project.
- b. The non-lead members are not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### **3. Target Areas**

Target Area: Census Tracts – Bolded CTs are Justice40 Disadvantaged Communities.

- Crawford Partnership – Lead Member (Target Area 1): CT 39033974100
- City of Bucyrus – Non-lead Member (Target Area 2): **CT 39033974500**
- Village of Crestline – Non-lead Member (Target Area 3): **CT 39033974800**

### **4. Existing Brownfields Grants to Non-lead Members**

The non-lead coalition members are not the recipients of open cooperative agreements for MARC Grant funding or any MARC Grant that closed in 2016 or later nor any other existing Brownfield Grant funding.

### **5. Coalition Agreement**

Letters signed by each coalition member citing the agreement to participate in the EPA Brownfield Assessment Coalition Grant are attached.

### **6. Community Involvement**

The Partnership recognizes the importance of including community residents and stakeholders throughout project planning and implementation, **especially those underserved residents most affected by the project**. A Community Involvement Plan (CIP) will be created to outline the planned community engagement activities, schedule, project background, and key players. The CIP will be made available for review at each non-lead coalition members' main office, the Partnership's office, and on the Partnership's website and will ensure engagement with the target areas' underserved community.

To educate target-area residents on the Brownfield Program and help identify potential brownfield sites in the target area, the Partnership will perform community outreach and review community-member-suggested brownfield sites during quarterly meetings. The **Brownfield Project Team** will review and evaluate comments and community input during quarterly meetings, recording all community member suggestions and information in the minutes and posting them on the Partnership's Brownfield Program website. All suggestions

and input will be addressed on an individual basis within two weeks and promptly posted to the Partnership's Brownfield Program website for further public review.

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**7. Expenditure of Existing Grant Funds**

The Crawford Partnership affirms that it does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

**8. Contractors and Named Subrecipients**

Not Applicable.