


## REQUEST FOR QUALIFICATIONS/PROPOSALS (RFQ/P)

 <p><b>THE PORT</b> Making Real Estate Work</p>	<p><b>Issue Date:</b> August 25, 2023 <b>Contact:</b> Jen Lintz <b>Email:</b> <a href="mailto:jlintz@cincinnatiport.org">jlintz@cincinnatiport.org</a> <b>Phone:</b> 513-632-3763</p>
<p><b>Qualifications/Proposals Due by:</b> September 25, 2023, 11:00 am EST</p>	<p><b>Submit to:</b> See Section 8.0</p>
<p><b>Description:</b> <b>USEPA FY23 BROWNFIELDS MULTIPURPOSE GRANT PROJECT</b></p>	
<p><input type="checkbox"/> <b>RECEIPT OF RFQ/P ACKNOWLEDGEMENT</b> If you <u>DO</u> intend to respond to this RFQ/P, please mark the box, complete the section below and return this sheet as confirmation that you received this RFQ/RFP.</p> <p><input type="checkbox"/> <b>NO RESPONSE REPLY</b> If you <u>DO NOT</u> intend to respond to this RFQ/P, please mark the box, fill in the information below and return this sheet only.</p>	
<p><b>Company Name:</b></p>	<p><b>Date:</b></p>
<p><b>Address:</b></p>	
<p><b>City/State:</b></p>	<p><b>Zip Code:</b></p>
<p><b>Contact Name:</b></p>	
<p><b>Email:</b></p>	<p><b>Phone:</b></p>

# REQUEST FOR QUALIFICATIONS/PROPOSALS (RFQ/P)

## USEPA FY23 BROWNFIELDS MULTIPURPOSE GRANT PROJECT



*(Photo of former Reliable Castings facility at 3530 Spring Grove Avenue, Cincinnati, OH Priority Site)*

For:

# THE PORT

Port of Greater Cincinnati Development Authority

3 East Fourth Street, Suite 300

Cincinnati, OH 45202

513.621.3000

[www.cincinnatiport.org](http://www.cincinnatiport.org)

Issued:

**August 25, 2023**

# THE PORT

Making Real Estate Work

## REQUEST FOR QUALIFICATIONS/PROPOSALS (RFQ/P) USEPA FY23 BROWNFIELDS MULTIPURPOSE GRANT PROJECT

### **Table of Contents**

1.0	Introduction.....	1
2.0	Required Minimum Qualifications.....	1
3.0	Project Overview.....	2
4.0	Compliance with 40 CFR PART 33.....	2
5.0	Scope of Services.....	3
6.0	Timeline for Selecting Firm.....	3
7.0	Selection Criteria.....	3
8.0	RFQ/P Submission Procedures.....	4
9.0	Questions .....	4
10.0	Statement of Qualifications (SOQ).....	4
11.0	Proposal.....	6
12.0	SOQ/P Submission Deadline:.....	7

### **Attachments:**

Attachment A – Project Work Plan  
Attachment B – Grant Application  
Attachment C – Grant Award



# THE PORT

Making Real Estate Work

## **The Port of Greater Cincinnati Development Authority USEPA FY23 Brownfields Multipurpose Grant Request for Qualifications/Proposals (RFQ/P)**

**Issue Date:** August 25, 2023

**Submission Deadline:** September 25, 2023, no later than 11:00 am EST

**RFQ/P Title:** Environmental Consulting Services for The Port of Greater Cincinnati Development Authority ("The Port") Fiscal Year 2023 Brownfields Multipurpose (MP) Grant Cooperative Agreement with the U. S. Environmental Protection Agency (USEPA).

### **1.0 Introduction**

The Port is soliciting a Request for Qualifications/Proposals (RFQ/P) and intends to contract for environmental consulting services in connection with the Brownfields MP Grant Initiative that is being funded through a Cooperative Agreement with the USEPA. Firms interested in being considered should reply with a statement of qualifications and proposal no later than 11:00 am (EST) on September 25, 2023. Statements received after this deadline will not be considered.

Responding firms will be evaluated based on the qualifications and proposal. Following this internal evaluation, The Port may invite up to 3 firms for interviews. The Port will award a contract to one of the most highly qualified firms.

### **2.0 Qualifications**

The Port will consider the firm's experience in each of the items listed below when evaluating and selecting a consultant. Familiarity with Ohio Environmental Protection Agency (OEPA) Voluntary Action Program (VAP) and Ohio's Bureau of Underground Storage Tank Regulations (BUSTR) is beneficial, including having a VAP Certified Professional (CP) on staff which meets the requirements of Ohio administrative Code 3745-300-05. Responding firms may not subcontract or partner with other firms for personnel with VAP and/or BUSTR qualifications and experience.

- Demonstration of familiarity with USEPA Quality Assurance Project Plans (QAPPs), Health and Safety Plans (HASPs), Site Specific Sampling Plan (SAPs), Analysis of Brownfields Cleanup Alternatives (ABCAs) and Remedial Action Plans (RAPs) for Phase II environmental site assessment activities.
- Demonstration of the familiarity with BUSTR and the process to obtain No Further Action (NFA) status.
- Demonstration of the familiarity with OEPA VAP and the process to obtain Covenant Not to Sue (CNS).
- Demonstration of the firm's ability to conduct community engagement activities with a favorable outcome on at least two project sites.
- Demonstration of at least two previous projects that were completed for public agencies.

**Office:** 513.632.3763 | **Email:** [jlintz@cincinnatiport.org](mailto:jlintz@cincinnatiport.org)  
3 East Fourth Street, Suite 300  
Cincinnati, OH 45202



# THE PORT

Making Real Estate Work

## **3.0 Project Overview**

The USEPA has awarded The Port a Brownfields Multipurpose Grant of \$797,437 for the assessment and cleanup of properties which may be contaminated with hazardous substances and/or petroleum throughout the Mill Creek Corridor in Hamilton County, Ohio (the "Target Area"). The Port intends to prioritize sites and conduct Phase I and Phase II assessments at selected sites within the Target Area. The Port also intends to assess, prepare an Analysis of Brownfields Cleanup Alternatives, and implement a Remedial Action Plan for the former Reliable Castings located at 3530 Spring Grove Avenue (the "Priority Site"). Grant funds will also be used for public outreach and community involvement/public participation processes.

The Port will select one firm to complete all of these activities. It will be at the discretion of The Port to choose the consultant. The selected firm will be asked to enter into a contract with The Port to provide environmental consulting services. The contract will be based upon a professional services agreement and is contingent upon receipt of EPA grant funding in Award No. BF-00E03579. The Contract will not exceed specified administrative activities related to the completion of the attached Work Plan.

All work will be completed under the direction of an OEPA VAP CP. All Phase I assessments will conform to ASTM 1527-21. All Phase II assessments will be completed in accordance with ASTM E1903-11. If requested, Phase I and Phase II assessments may also conform to the standards set forth under the OEPA VAP (Ohio Administrative Code rule 3745-300-01 through 3745-300-15). Any petroleum underground storage tank assessments completed for sites selected by The Port will be conducted using ASTM industry accepted protocol and must adhere to the regulatory standards of the State of Ohio's Department of Commerce, Division of State Fire Marshall, and BUSTR.

The following activities and minimum project deliverables are to be completed with the grant funds:

- Prioritize sites,
- Prepare Community Outreach Plan,
- Prepare QAPP, HASPs, and Phase I Environmental Assessments,
- Prepare Site-Specific Sampling Plans (SAPs) and Phase II Environmental Assessments,
- Conduct BUSTR Tier 1 and Tier 2 assessments,
- Prepare ABCA and RAP for the Priority Site,
- Assist with Community Outreach, and
- ACRES reporting, draft quarterly reporting, and annual financial reporting to USEPA for Port approval and submittal to the USEPA.

## **4.0 Compliance with Unified Grant Guidance (2 CFR 200 & 2 CFR 1500)**

The Port encourages qualified Disadvantaged Business Enterprises (DBEs) (i.e., Minority Business Enterprise [MBE] or Women Business Enterprise [WBE]) to respond to this RFQ/P. The Port also encourages RFQ/P respondents to identify and include qualified DBE subcontractors in submittal documents. See attached for The Port's Policy.



# THE PORT

Making Real Estate Work

Respondents shall clearly identify status as a DBE or non-DBE in submittal documents. If the respondent is claiming DBE status, it shall submit a valid certification as part of the submittal documents.

If the respondent solicits subcontractors for work as part of the response, the solicitation must comply with the requirements of the Unified Grant Guidance contained in 2 CFR Part 200 and 2 CFR Part 1500. The response shall include supporting documentation to demonstrate that the solicitation(s) for subcontractor work was completed in compliance with 2 CFR Part 200 and 2 CFR Part 1500.

The selected firms will be subject to Federal contract requirements, including, but not limited to, Minority Business Enterprise/Women’s Business Enterprise (MBE/WBE) program, project certification process, and minimum Federal (Davis-Bacon) wage rates, where applicable.

## **5.0 Scope of Services**

The attached USEPA approved Work Plan describes the work that The Port will undertake pursuant to the Brownfields Multipurpose Grant Cooperative Agreement. The Port intends to contract for services to complete Tasks 1, 2, 3 and 4 of the Work Plan.

## **6.0 Timeline for Selecting Firm**

<b><u>Activities</u></b>	<b><u>To Be Completed By</u></b>
Deadline for Submitting RFQ/P Questions	September 8, 2023
Responses to Questions	September 15, 2023
Submissions Due	September 25, 2023
Notify Consultants of Selections	September 29, 2023
Contract with Consultant	October 13, 2023

After review of submitted qualifications, The Port may request additional information from one or more respondents.

## **7.0 Selection Criteria**

Firms will be rated on the following criteria (**100 points total**):

- Documentation supports strong background of firm and personnel in environmental consulting – **10 points**
- Experience of firm’s key project personnel supports strong background and knowledge of environmental consulting in the State of Ohio – **10 points**

**Office:** 513.632.3763 | **Email:** [jlintz@cincinnatiport.org](mailto:jlintz@cincinnatiport.org)  
3 East Fourth Street, Suite 300  
Cincinnati, OH 45202



# THE PORT

Making Real Estate Work

- Positive past performance on environmental projects, based on provided references and/or previous Port projects – **10 points**
- Inclusion of Minority, Women, Small Business Enterprises (MBE/WBE/SBE) and explanation of how MBE/WBE/SBEs will be utilized – **5 points**
- Documentation supports strong background, understanding, and/or experience of firm and key project personnel with USEPA and OEPA Brownfields projects, OEPA VAP projects, and BUSTR – **10 points**
- Description of previous projects that reflect the capabilities and experience of the project team to carry out the required services – **10 points**
- Documentation demonstrates firm’s experience with public outreach and the community involvement processes – **10 points**
- Documentation demonstrates firm’s capacity to perform work and meet the project schedule – **10 points**
- Documentation demonstrates firm’s capacity to control costs and meet project budget – **25 points**

## **8.0 RFQ/P Submission Procedures**

Applicants must submit one (1) original and one (1) electronic copy on flash drive of the sealed Qualification/Proposal Package at the office of The Port by 11:00 a.m. (ET) on September 25, 2023, at the following address:

The Port of Greater Cincinnati Development Authority  
Attention: Jen Lintz  
3 East Fourth St., Suite 300  
Cincinnati, OH 45202

Qualifications/Proposals submitted after the deadline will not be considered.

## **9.0 Questions**

The Port will not respond to oral inquiries regarding the clarification of this RFQ/P. Questions concerning this RFQ/P must be submitted in writing and will be accepted via e-mail to Jen Lintz at [jlintz@cincinnatiport.org](mailto:jlintz@cincinnatiport.org). The Port must receive all questions by September 8, 2023. On or before September 15, 2023, questions and responses will be provided via email to all firms that have formally requested the RFQ/P.

## **10.0 Statement of Qualifications (SOQ)**

The Statement of Qualifications (SOQ) information is required in the order listed below. Each SOQ should be submitted on letter-size (8.5" x 11") paper, double-sided. Respondents that do not follow these guidelines or do not provide comprehensive information may not be considered. The SOQ will be the primary materials used by The Port to evaluate firms against the Qualifications and Selection Criteria.

**Office:** 513.632.3763 | **Email:** [jlintz@cincinnatiport.org](mailto:jlintz@cincinnatiport.org)  
3 East Fourth Street, Suite 300  
Cincinnati, OH 45202



# THE PORT

Making Real Estate Work

## I. Firm Identification and Background Information

1. Firm's name, website address, business postal address, contact name, e-mail address, telephone, and fax numbers.
2. Federal Employer Identification Number (EIN) or Taxpayer I.D. number
3. Ohio Tax I.D. number
4. The firm's legal form (e.g., corporation, limited liability company, sole proprietor, etc.) and state of formation, if applicable.
5. Provide a concise history of the firm, its main partners/officers and largest shareholder.
6. Company brochure and promotional materials, if available. Please include these materials at the end of the SOQ.
7. State the firm's status as a DBE or non-DBE, and if a DBE subcontractor is included as part of the response.

## II. Qualifications and Experience of the Firm

1. Provide a detailed description of no more than three Phase I and Phase II environmental assessments of various scopes and size, completed by the firm in the previous three years. Include project dates, project titles, community location, employees involved, and originally estimated and final costs.
2. Provide three examples of experience with grants and other funding sources.
3. Demonstrate familiarity or experience in preparing QAPPs.
4. Demonstrate familiarity with ACRES to create and maintain Property Profile Forms (PPF) as required by USEPA.I
5. A description of the firm's resources, including staff and equipment available for project use.
6. Detail efforts made on three previous projects to control costs.
7. Provide details on economic inclusion on projects completed in the past 3 years.
8. Provide details on whether the firm has filed for bankruptcy in the past 10 years.
9. Provide details on whether the firm has ever defaulted on a contract.
10. List of OSHA or other jurisdictional safety violations or citations issued to the company within the last 10 years.
11. Certify that the firm and CP have not had a professional license revoked within the past 5 years in Ohio or any other state.
12. Certify that the firm has not been debarred from any public contract federal, state, or local in the past 5 years.
13. Provide any additional information that would support selection.

## III. Personnel

Identify the Certified Professional , if applicable, and Project Manager (if different) who will be assigned to and key to the success of the contract.

Provide a description of the firm's personnel with the qualifications necessary to complete the work in the contract program. *The firm may not subcontract or partner with other firms for personnel with VAP qualifications and experience; however, firms may subcontract for VAP certified laboratory services.*





# THE PORT

Making Real Estate Work

Include personnel name, title, years of experience, education, hourly rate, as well as the number and title of projects assigned to the individual in the last three years.

## **IV. References**

Provide the names of two (2) clients (not including The Port) for whom the firm has provided Phase I and Phase II environmental assessments in the past three years. Provide the name, telephone number, and e-mail address of a contact for each client and a brief description of the services provided. In addition, provide a reference for a client of previous USEPA grant work.

## **V. Required Attachments**

1. Certified Professional's name and certificate number
2. Standard billable rates for project personnel and other billable items
3. Current certificate of professional liability, malpractice, and errors omissions insurance (If awarded respondent must name Redevelopment Authority, as additional insured.)
4. Current certificate of general liability insurance
5. Workers Compensation Certificate
6. DBE documentation, if applicable
7. List of OEPA VAP project experience with successful CNS (within last three years)
8. List of USEPA project experience (within last three years)
9. List of BUSTR project experience with successful NFA (within last three years)
10. Two examples of coordination and implementation of public outreach and community involvement process.

## **11.0 Proposal**

### **I. Methods and Strategic Plan**

Provide a clear outline and description of how the consultant would effectively assist The Port in implementing the Multipurpose Grant in a cost effective and timely manner consistent with all USEPA requirements. Consideration should be given to the tasks, deliverables, budget details, and community outreach described in the attached Work Plan. Include in this section a project schedule as detailed as you see fit which includes all milestones identified in the Work Plan and is consistent with the RFQ/P schedule and process previously outlined.

### **II. Project Cost**

With the submittal of the proposal, representative costs are to be provided to address the following:

- Costs estimates for performing project tasks
- Provide preliminary fee schedule for the project



# THE PORT

Making Real Estate Work

### III. Submittal Form

#### Cover Page:

Environmental Consulting Services for the Port of Greater Cincinnati Redevelopment Authority  
Fiscal Year 2023 Brownfields Multipurpose Grant Cooperative Agreement with the U.S.  
Environmental Protection Agency

Request for Qualifications/Proposals for:  
(Name of individual or firm submitting the RFQ/P, address, telephone, and e-mail information)

Date of submittal

#### Body:

##### Statement of Qualifications

- I. Firm Identification and Background
- II. Qualifications and Experience of Firm
- III. Personnel
- IV. References
- V. Required Attachments

##### Proposal

- I. Methods and Strategic Plan
- II. Project Cost

### **12.0 SOQ/P Submission Deadline:**

In order to be considered for this contract, prospective firms must submit one (1) original and one (1) electronic copy on flash drive of the sealed Qualification/Proposal Package at the office of the Port of Greater Cincinnati Development Authority, ATTN: Jen Lintz, 3 East Fourth St., Suite 300, Cincinnati, Ohio 45202, by 11:00 a.m. (ET), on September 25, 2023.

Submittal documents not The Port's stated minimum terms may be rejected by The Port as non-responsive or irregular. The Port reserves the right to waive any irregularities, technicalities, or informalities in any submittal documents, and to reject all SOQs without cause. The Port reserves the right to reject the submittal of any respondent that has failed to faithfully perform any previous contract with The Port or other governmental jurisdiction or agency.



**ATTACHMENT A**  
**PROJECT WORK PLAN**



**Port of Greater Cincinnati Development Authority**

**U.S. Environmental Protection Agency  
Cooperative Agreement Work Plan  
For Brownfields Multipurpose Grants**

**Project Contact:**

Jen Lintz, Industrial Development & Brownfield Manager  
Port of Greater Cincinnati Development Authority  
3 East Fourth St., Suite 300  
Cincinnati, OH 45202  
jlintz@cincinnatiport.org  
513-632-3763

**Project Period: October 1, 2023 – September 30, 2028**

This project supports Environmental Results Objective 1.3: Revitalize Land and Prevent Contamination. It will provide better leadership and management to properly clean up contaminated sites to revitalize and return land back to communities. Strategic measures: Assess and Cleanup Brownfields to make more brownfield sites Ready for Anticipated Reuse. Specifically, the recipient will conduct planning and community involvement, assessment and cleanup brownfield properties to encourage revitalization and reuse of brownfield sites. Project period is 5 years.

CFDA: 66.818  
CERCLA Authority: 104(k)(2)&(3)  
DCN: QEX  
Budget: FY 2023  
Appropriation: E4  
Budget Org: 0500AG7  
Object Class: 4114  
Program Results Code (PRC): 000D79X89

**Proposed Outputs & Outcomes:**

The Brownfields Multipurpose Grant will allow The Port of Greater Cincinnati Development Authority (The Port) to complete planning, community involvement, assessment, and cleanup of brownfield properties throughout the Mill Creek Corridor Target Area, including the former Reliable Castings Priority Site. Anticipated outcomes include:

- (10) Community outreach events for brownfield site inventory and prioritization;
- (1) Brownfield site inventory and prioritization report;
- (12) Phase I Environmental Site Assessments (ESAs);
- (6) Phase II ESAs;
- (1) Phase II ESA for the former Reliable Castings Priority Site;

- (1) Analysis of Brownfields Cleanup Alternatives (ABCA) and Remedial Action Plan (RAP) for the former Reliable Castings Priority Site; and
- (1) RAP implementation for the former Reliable Castings Priority Site.

The Multipurpose grant funding will catalyze redevelopment and environmental protection of the Mill Creek Corridor, guided by The Port's Industrial Revitalization Strategy. The expected economic outcomes include job creation with family-supporting wage earnings, increased income tax revenue, increased real property valuation and tax generation. The expected socio-economic outcomes include improvements to human health and the surrounding ecosystems, reduced crime and pollution, and an increase in social capital and opportunities for the community.

## **I. INTRODUCTION AND PROJECT OVERVIEW**

The United States Environmental Protection Agency (U.S. EPA) has awarded The Port a Brownfield Multipurpose Grant of \$797,437 for the assessment of properties throughout the Mill Creek Corridor Target Area, including assessment and cleanup of the former Reliable Castings Priority Site. The Port will utilize the Multipurpose Grant funding to build upon and advance the overall revitalization plan for the MC Corridor Target Area and to assess and remediate sites throughout the MC Corridor including the former Reliable Castings Priority Site. Phase II environmental site assessment and remediation activities will be conducted for the Reliable Castings Priority Site at 3530 Spring Grove Avenue, at a minimum. A community-based revitalization plan for the MC Corridor was previously completed therefore, funds from the Multipurpose grant will not need to be utilized on such planning tasks. The availability of the revitalization plan allows The Port to concentrate on site assessment and remediation activities, moving closer to the overall redevelopment goals for the Target Area and Priority Site(s).

## **II. MANAGEMENT AND COORDINATION**

The Port has the capacity to implement and manage the U.S. EPA Brownfields Multipurpose Grant. Jen Lintz, Industrial Development & Brownfield Manager, will be the project manager responsible for preparing and submitting all progress reports to the U.S. EPA Project Officer, specifying assessment tasks completed, financial tracking, and proposed grant activities. The Port will retain a qualified environmental professional (QEP) to assist in managing and performing the activities funded by the Multipurpose Grant. Federal procurement regulations outlined in §200.320 will be followed in procuring a QEP. As Project Manager, Ms. Lintz will oversee the work of the consultant and act as a liaison between U.S. EPA, the public, property owners, and other stakeholders involved in projects resulting from this grant.

As part of the industrial team, Ms. Lintz coordinates due diligence, demolition, remediation, and site work for the portfolio of Port properties acquired and assembled to support the creation of new job-ready sites attractive to advanced manufacturing. She has experience in managing assessment, cleanup, and redevelopment projects; conducting competitive procurements; ensuring contract compliance; and meeting the requirements of a cooperative agreement. Ms. Lintz holds a B.S. in Environmental Science from Northern Kentucky University and worked as an environmental consultant for over 20 years prior to joining The Port.

## **III. WORK TO BE PERFORMED**

The schedule presented in this work plan assumes that the cooperative agreement with the U.S. EPA will be awarded by October 1, 2023.

**Task 1 – Programmatic Costs:** The Port will manage the Grant including programmatic requirements, including documenting the brownfield site selection process, coordinating and conducting operational meetings, and other activities associated with grant inventory and assessment functions. The Port will submit progress reports documenting progress at achieving the goals and milestones of the grant to the assigned Project Officer. All information will be provided according to the Terms and Conditions of the Cooperative Agreement (CA). Reports will be submitted electronically, unless other arrangements are discussed and approved by U.S. EPA. Property profile and/or reporting information will be completed via the ACRES database system for each property where grant funds are expended. Financial reports will be completed and submitted. This task also includes general communication with U.S. EPA about the grant. Additionally, it is anticipated that staff will attend two U.S. EPA Brownfields Conferences.

<b>Task 1: Programmatic Costs</b>		
<b>Activities:</b>	<b>Deliverables:</b>	<b>Schedules:</b>
Develop CA Work Plan	CA Work Plan	By June 21, 2023
CA Application Package	CA Application	By July 12, 2023
Execute CA	CA	By October 1, 2023
Prepare and issue Request for Qualifications/Proposal, review QEP submittals, select consultant	Contract for Professional Services	By October 1, 2023
Grant Compliance	Federal Financial Report SF-425	Beginning in 2023 and ongoing through the grant period
Property Profile Information in ACRES	Electronic data entered into ACRES	Beginning in 2023 and periodically through the grant period
Quarterly Progress Reporting	Electronic data entered into ACRES	Beginning in 2023 and quarterly through the grant period
Financial Tracking	Federal Financial Report SF-425	By October 31, 2024 and annually through the grant period
Annual MBE/WBE/SBE Reporting	MBE/WBE Utilization Under Federal Grants and CAs 5700-52A	By October 31, 2024 and annually through the grant period
Attend National Brownfields Conference	Receipts from conference registration, travel, lodging, meals, etc.	Every two years, in 2025 and 2027
Project Closeout Report	Final Technical Report on the CA	By December 29, 2028

**Task 2 – Community Outreach:** The Port will develop and implement a community outreach program that will include planning and hosting public meetings (either virtually or in-person), preparing electronic marketing information, issuing press releases, updating all Port, County, City, and partner websites with current information about grant-funded activities; and responding to information requests. The selected QEP may assist The Port with providing technical knowledge for outreach materials and may support The Port during presentation of such; The Port will provide updates on their website relative to the assessment and cleanup of the former Reliable Castings Priority Site and assessment of other brownfield sites throughout the Mill Creek Corridor Target Area. The Port will create a document repository for project documents on their website.

<b>Task 2: Community Outreach</b>		
<b>Activities:</b>	<b>Deliverables:</b>	<b>Schedules:</b>
Prepare community outreach documents including press releases for local news and social media outlets and partner websites	Community outreach documents, press releases	By October 1, 2023 and ongoing through the grant period
Hold a kick-off meeting to celebrate the grant award and explain benefits for the Target Area and Priority Site, solicit community involvement	Meeting presentation, list of attendees, response summary following receipt of community comments	By October 31, 2023
Conduct community outreach meetings either live or virtually	Meeting presentations and/or minutes, list of attendees, response summaries following receipt of community comments	By December 31, 2023 and quarterly or bi-annually through the grant period
Updates to The Port website relative to the use of grant funds for assessing brownfield sites in the Target Area, including the Priority Site	Electronic progress updates on Port website	By October 1, 2023 and ongoing through the grant period
Create and maintain a document repository for project documents on The Port website	Electronic document repository on Port website	By October 1, 2023 and ongoing through the grant period

**Task 3 – Phase I/Phase II ESAs:** The Port has an initial inventory of brownfield sites throughout the Mill Creek Corridor Target Area and new sites will be added as identified. The Port will complete 12 Phase I and 6 Phase II ESAs within the Target Area (including an additional Phase II ESA at the former Reliable Castings Priority Site). The Phase I/II ESAs will be conducted in accordance with ASTM Standard E1527-21 or the Ohio EPA Voluntary Action Program Phase I/II Property Assessment (PA) requirements (which meet and exceed ASTM 1527-21 Standard). The QEP will prepare a Quality Assurance Project Plan (QAPP) and Sampling & Analysis Plans (SAPs) for The Port’s review submittal to U.S. EPA for approval. Project-specific Health & Safety Plans (HASPs) will be prepared and reviewed with all on-site workers and visitors. The QEP will conduct Phase I/II assessment activities and prepare reports and The Port will oversee the QEP and will review all QEP reports for quality and accuracy.

<b>Task 3: Phase I/II ESAs</b>		
<b>Activities:</b>	<b>Deliverables:</b>	<b>Schedules:</b>
Compile and maintain list of brownfields in the Target Area	Brownfields Inventory	By October 31, 2023 and ongoing through grant period
Prepare and submit QAPP	QAPP	By December 31, 2023
Complete Phase I ESAs/VAP Phase I PAs (12)	Phase I ESAs or Phase I PAs	3 per year for years 1-4 of the grant period
Prepare and submit SAPs (6)	SAP reports	2 per year for years 2-4 of the grant period
Prepare and submit SAP for former Reliable Castings Priority Site	SAP report	By January 30, 2024
Complete Phase II ESAs/VAP Phase II PAs (6)	Phase II ESA or Phase II PA reports	2 per year for years 2-4 of the grant period
Complete Phase II ESA/VAP Phase II PA for former Reliable Castings Priority Site	Phase II ESA or Phase II PA report	By June 30, 2024

**Task 4 – Remediation:** An Analysis of Brownfields Cleanup Alternatives (ABCA) will be prepared for the former Reliable Castings Priority Site and a remedial action plan will be finalized following U.S. EPA comment and community input. Amendments to the existing HASP will be made for remedial activities and additional sampling/analysis will be conducted as necessary for waste characterization to ensure proper handling of materials for disposal. The Port will prepare bid documents including site security/fencing and solicitation from qualified remedial contractors for the excavation, transportation and disposal of impacted soils. The QEP will conduct confirmatory sampling to ensure remedial objectives are met including placement of clean soils or dense aggregate in excavation areas. The QEP will prepare a remedial completion report, which may include the implementation of institutional/engineering controls via an environmental covenant to be submitted to the Ohio EPA and recorded as part of the property Deed.

Task 4: Remediation		
Activities:	Deliverables:	Schedules:
Prepare ABCA	ABCA	By December 31, 2025
Prepare and Implement RAP	RAP	By December 31, 2026
Prepare Remedial Completion Report	Remedial Completion Report	By June 30, 2027

#### IV. BUDGET

The Port developed the following budget for expenditure of the Brownfields Multipurpose grant funds. The contractual costs are based on The Port’s extensive experience in completing numerous projects of comparable size and scope. The Port estimates that approximately 79.6% of the \$797,437 budget will be utilized specifically for site-specific work including assessments, remedial activities, and associated tasks, with 35.5% earmarked for remediation. Approximately 5% of the budget will be utilized for administrative costs. This does not include costs related to Port personnel, fringe benefits, travel and other costs related to programmatic/grant management including financial and performance reporting and community outreach.

Budget Categories	Task 1	Task 2	Task 3	Task 4	Total
	Programmatic Costs	Community Outreach	Phase I/II ESAs	Remediation	
Personnel	\$27,691	\$18,461	\$23,076	\$15,384	\$84,612
Fringe Benefits	\$7,754	\$5,169	\$6,461	\$4,308	\$23,692
Travel	\$8,000	\$0	\$0	\$0	\$8,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$0	\$7,000	\$375,000	\$259,750	\$641,750
Other (specify)	\$0	\$0	\$0	\$0	\$0
<b>Total Direct Costs</b>	<b>\$43,445</b>	<b>\$30,360</b>	<b>\$404,537</b>	<b>\$279,442</b>	<b>\$758,054</b>
Total Indirect Costs*	\$8,861	\$11,815	\$14,769	\$3,938	\$39,383
<b>Total Budget (Direct + Indirect Costs)</b>	<b>\$52,306</b>	<b>\$42,445</b>	<b>\$419,306</b>	<b>\$283,380</b>	<b>\$797,437</b>

\*5% Allowable Administrative Cost



### **Task 1 - Programmatic Costs**

**Estimated at \$52,306; \$10,461/year, including:**

- Port personnel - \$35,445 (12 hrs/mo @ \$38.46/hr + fringe benefit rate of 28%)
- Travel - \$8,000 (2 employees, 2 conferences each: registrations @ \$300/ea, airfare @ \$600/ea, lodging 3 nights @ \$600/ea, public transportation and meals @ \$500/ea)

### **Task 2 - Community Outreach**

**Estimated at \$42,445; \$8,489/year, including:**

- Port personnel - \$23,630 (8 hrs/mo @ \$38.46/hr + fringe benefit rate of 28%)
- Contractual QEP services - \$7,000

### **Task 3 – Phase I and II Site Assessments**

**Estimated at \$419,306, including:**

- Port personnel - \$29,537 (10 hrs/mo @ \$38.46/hr + fringe benefit rate of 28%)
- Contractual QEP services - \$375,000
  - 12 Phase I ESAs @ \$5,000/ea
  - 6 Phase II ESAs @ \$40,000/ea
- Phase II at the former Reliable Castings Priority Site - \$75,000
  - \$20,000 for professional labor
  - \$5,000 for expenses
  - \$50,000 for subcontractor activities

### **Task 4 – Remediation**

**Estimated at \$283,380, including:**

- Port personnel - \$19,692 (400 hrs total, 20 hrs/mo for 20 months @ \$38.46/hr + fringe benefit rate of 28%)
- Contractual QEP services - \$259,750
  - \$65,000 for professional labor (ABCA, RAP, HASP, RAP implementation and completion report)
  - \$125,000 for excavation, transportation and disposal of impacted soils (approximately 1,250 tons @ \$100/ton)
  - \$20,000 for post-excavation sampling/analysis
  - \$6,000 for expenses
  - \$43,750 for validation, import and placement of clean backfill (approximately 1,250 tons, including compaction testing @ \$35/ton)

**ATTACHMENT B**  
**GRANT APPLICATION**



# THE PORT

Making Real Estate Work

## FY2023 U.S. EPA Multipurpose Grant Application Narrative Information Sheet

### 1. Applicant Identification

The Port (aka the Port of Greater Cincinnati Development Authority)  
3 East Fourth Street, Suite 300  
Cincinnati, Ohio 45202

### 2. Funding Requested

- a. Grant Type: Multipurpose
- b. Federal Funds Requested: \$797,686.40

### 3. Location

Cincinnati, Hamilton County, Ohio

### 4. Target Area and Priority Site Information

Target Area: I-75/Mill Creek Corridor

Census Tract Numbers: 39061002800, 3901006300, 39061006400, 39061007700,  
39061008601, 39061026300, 39061027200

Priority Site: Former Reliable Castings, 3530 Spring Grove Avenue, Cincinnati, Ohio 45223

### 5. Contacts

- a. Project Director: Jennifer Lintz, Industrial Development Brownfield Manager, The Port, 3 East Fourth Street, Suite 300, Cincinnati, OH 45202. Telephone: 513.632.3763, email: [jlintz@cincinnatiport.org](mailto:jlintz@cincinnatiport.org)
- b. Chief Executive: Laura Brunner, President and CEO, The Port, 3 East Fourth Street, Suite 300, Cincinnati, OH 45202. Telephone: 513.621.3000, email: [lbrunner@cincinnatiport.org](mailto:lbrunner@cincinnatiport.org)

### 6. Population

I-75/Mill Creek Corridor: 20,818

### 7. Other Factors

Factor	Page #
Community Population is 10,000 or less.	N/A
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

Office: 513.621.3000  
3 East Fourth Street, Suite 300  
Cincinnati, OH 45202



# THE PORT

Making Real Estate Work

<b>Factor</b>	<b>Page #</b>
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.	<b>2</b>
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficient measures.	<b>3</b>
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	N/A
At least 20% of the overall project budget will be spent on eligible reuse/ area-wide planning activities for priority site(s) within the target area.	N/A

**8. Letter from the State Environmental Authority**

Letter from Ohio EPA attached.

**9. Releasing Copies of Applications**

Not applicable.

The Port's U.S.EPA Multipurpose Grant application materials provided do not contain confidential, privileged, or sensitive information and as such, they may be made available to the public by the U.S. EPA without further notice to The Port.





**Mike DeWine**, Governor  
**Jon Husted**, Lt. Governor  
**Laurie A. Stevenson**, Director

November 8, 2022

U.S. Environmental Protection Agency, Region 5  
ATTN: Matt Didier  
77 West Jackson Boulevard  
Mail Code SB-5J  
Chicago, IL 60604-3507

### **RE Port of Greater Cincinnati Development Authority Multipurpose Grant Proposal**

Dear Mr. Didier:

I am pleased to offer Ohio EPA's support for The Port of Greater Cincinnati Development Authority (Port) Multipurpose Grant Proposal. The Port is applying for a multipurpose grant totaling \$800,000. We have worked with the Port 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 Port is requesting under their multipurpose grant proposal will be used to leverage other monies to support the planning, assessment, and cleanup of brownfield sites throughout Hamilton County that advance The Port's Industrial Revitalization Strategy. This Strategy invests in repurposing existing large-scale, urban industrial sites located within transportation corridors to position replacement industries where legacy losses have been the greatest. The Port will focus on large-scale brownfield sites along the I-75/Mill Creek Corridor throughout Hamilton County, especially within neighborhoods such as Queensgate, Camp Washington, Carthage, and the City of Reading. Addressing sites along this Corridor coupled with other sites throughout Hamilton County will support ongoing investments to revitalize brownfield properties, mitigate potential health risks, and restore economic vitality.

The Port will seek assistance from other local, State of Ohio, and federal funding opportunities to leverage funding, including but not limited to: Jobs Ohio Revitalization Fund Grant Program, Patient Capital Notes (a Port program that issues notes to accredited investors who seek social benefits related to accelerating regional growth by meaningfully increasing the inventory of sites ready for the attraction of advanced manufacturing in Hamilton County), Ohio Abandoned Gas Station Cleanup Fund, Hamilton County Land Reutilization Corporation, Duke Energy Site Readiness Program, Philanthropic Grants. Redevelopment of sites that utilize funds from the Multipurpose Grant are expected to result in removal or mitigation of environmental contamination to acceptable regulatory levels for industrial reuse. The funds will aid in the elimination of human health and safety hazards, promotion of environmental justice in the I-75/Mill Creek Corridor and throughout Hamilton County and providing employment opportunities. If awarded, this grant will catalyze additional redevelopment and

reinvestment in the surrounding area and along the I- 75/Mill Creek Corridor and leverage private investment of targeted industries in advanced manufacturing.

We look forward to working with Cincinnati Port 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: Jennifer Lintz, Industrial Development Brownfield Manager, Cincinnati Port Authority  
Randall Kirkland, Ohio EPA, DERR/SWDO

## **1. Project Area Description and Plans for Revitalization (45 Total Points)**

### **1.a Target Area and Brownfields (10 points)**

#### **1.a.i. Overview of Brownfield Challenges and Description of Target Area (5 points)**

The southwestern reaches of Ohio are encompassed by Hamilton County (413 sq. mi) with Cincinnati at its historic development core and present-day government seat. Our residents take pride in our early 1800s origins as a merchant economy, prospering from a steamboat-inspired boom in local manufacturing and warehousing. Cincinnati ultimately became the region's premier strength as a hub of American Industry: auto, steel, aircraft engines, meat packing, and breweries. Cincinnati and its neighboring communities were in their manufacturing heyday from the early 1900s until the late 1970s and 1980s. And, moving forward, Cincinnati is poised to further our international growth as we enjoy an unbeatable proximity for business and commerce with the largest U.S inland port, international airport, 3 major interstates, 2 Class A railways, and 2 active Foreign Trade Zones.

However, over the last century there was a cost for all that growth and "prosperity". Cincinnati's industrial foundation sprang from fresh water supplied by the Mill Creek, a tributary to the Ohio River running north-south through the city, once supporting as many as 115 factories within 40 neighborhoods along the creek (*Mill Creek History, Mill Creek Alliance, 8-1-14*). But as industrialization surged, so did the abuse of Mill Creek and neglect to our neighborhoods. During the 1950s, residents started moving if they had the means, and many industries moved to greenfields or just shut down, primarily during the 1980s and 1990s. This left a "path of decay", carving out our brownfield **Target Area**, the **Mill Creek (MC) Corridor**, running from the Ohio River directly north through the city. For every neighborhood along the target brownfield area, there is at least one factory or former factory – Hudepohl Brewery in Queensgate; KOA Brands in Camp Washington; Proctor and Gamble in St. Bernard to Jim Beam Distillery in Carthage resulting in literally **hundreds of brownfield sites** in the Target Area. You can eerily follow this path of decay, see the brownfield scarring as you travel along I-75, which parallel's the MC – represented by the manufacturing voids, abandoned properties, neighborhoods gone by the wayside, and the MC used as an open wastewater discharge point, so devastating that American Rivers designated the MC watershed as "the most endangered urban river in North America". What you cannot see directly along the drive are the psychological scars, hardships, and damage to the residents themselves – unemployment rate as high as 26.4% (*US Census Bureau, 2016-2020 ACS 5-Yr Estimates*), and poverty ranging between 17.3% and 66.5% (*2020 US Census Data*). According to the **U.S. EPA Environmental Justice Screening Tool** (EJScreen), eleven of the twelve indexes exceed the 90<sup>th</sup> percentile for the state and all twelve indexes exceed the 80<sup>th</sup> percentile for EPA Region 5. The result - *vacancy of our primarily industrial corridor, contributing to the obsolescence and "rusting" of our regional industrial prowess from which we are still recovering* (Re-Industrialization of Hamilton County Strategy, University of Cincinnati Economics Center, February 2016). Review of the **Climate and Economic Justice Screening Tool** (CEJST) revealed that each of the neighborhoods located within the MC Corridor Target Area are defined as disadvantaged. This Multipurpose (MP) Grant is requested by The Port of Greater Cincinnati Development Authority (hereafter "The Port"), a quasi-public agency established in 2001 by Hamilton County and the City of Cincinnati, whose jurisdiction covers Hamilton County. In 2008, The Port was empowered to take a leadership position in regional economic development and operates collaboratively with dozens of national and local economic development, community, and corporate partners, and is guided by Port's 2015 **Industrial Revitalization Strategy**. The Port will build off the success of our two U.S. EPA brownfield assessment grants, one in FY10 and the other in FY17, and Revolving Loan Fund (RLF) in FY20, cleaning up over a dozen of those sites assessed during the grants to help further seed revitalization of the MC Corridor through this MP Grant.

#### **1.a.ii. Description of the Priority Brownfield Site(s) (5 points)**

The Port has identified approximately 500 acres of underutilized, urban industrial land that can be remediated and prepared for private investment along our Target Area, I-75/MC Corridor. Within the Target Area, the **Priority Site** has been identified as the **former Reliable Castings site located at 3530**

**Spring Grove Avenue**, which is situated approximately 1,400 feet east of the MC and is **located in a federally designated flood plain** and is also located within an Opportunity Zone.

A core tenet of The Port's *Industrial Revitalization Strategy* is to **invest in previous industrial sites that are considered too risky for development by the private sector**. The Port is in a unique position, with it being public, that it is **able to invest 2.5 times the amount of subsidy the private sector would be willing to invest to correct and revitalize these contaminated sites**.

The highest Priority Site with the most promising redevelopment plan is the 3-acre former Reliable Castings site. The Port purchased the Reliable Castings site located at 3530 Spring Grove Avenue, Cincinnati, OH 45223 on June 6, 2022, as part of The Port's *Industrial Revitalization Strategy*. The Reliable Castings site historically operated as an aluminum foundry for approximately one-hundred years (circa 1921-2021) and has been vacant since operations ceased last year. In addition to potential on-site sources of environmental impact resulting from historical operations, the site sits adjacent to a former CSX railroad diesel train engine fueling station where approximately 45,000-gallons of diesel free product was removed from the subsurface between 1990-2018. Due to the deleterious condition of the Priority Site buildings, the unusual configuration due to the specialized nature of the previous use by Reliable Castings, and the size of the suspected area of contamination, adaptive reuse of the structures is not likely to be feasible. As such, redevelopment plans for the Priority Site include demolition, assessment, remediation, and site work to make the site pad-ready for future development. The cleared and remediated site will be marketed for new construction for advanced manufacturing use. Based on The Port's internal metrics generated from previous project completions throughout the Target Area, we estimate the Priority Site's potential to generate approximately 16 jobs per acre, or roughly 42 jobs. Creating a pad-ready site at this location also creates the potential for a larger assemblage of nearby properties for advanced manufacturing, which would in turn result in even more jobs being created.

#### **1.b. Revitalization of the Target Area (20 points)**

##### **1.b.i. Overall Plan for Revitalization (10 points)**

The Port's *Industrial Revitalization Strategy* has a strategic, targeted output of redeveloping 500 noncontiguous high-impact acres by 2025. This will be dove-tailed with the **Hamilton County Comprehensive Economic Development Strategy (CEDs, 2017)**, which guides economic development and details the County's challenges in assembling marketable, available land for development, the high inventory of vacant and underused sites, and strategies to deal with brownfield and grayfield properties that require significant investment.

The Port will use U.S. EPA **funding to catalyze redevelopment and environmental protection of the critical MC Corridor**, guided by The Port's *Industrial Revitalization Strategy* and tailored to the following neighborhood urban action plans and initiatives: Cincinnati's Cool It Innovations Health Survey Report (2016), and Camp Washington Industrial Area Plan (2009). These plans reflect and were borne of local circumstances and have produced this Port-led movement to proactively identify, assess, correct, assemble, and leverage our underperforming industrial land with intention of attracting thousands of new jobs directly to our area residents. Reuse of the Reliable Castings Priority Site aligns perfectly with The Port's *Industrial Revitalization Strategy*.

##### **1.b.ii. Outcomes and Benefits of Overall Plan for Revitalization (10 points)**

Within The Port's *Industrial Revitalization Strategy* are Return on Investment (ROI) metrics used when evaluating the feasibility of redeveloping properties and their associated outcomes. These metrics were developed by reviewing local, historical numbers and national trends and are supported by a December, 2021 *Market, Financial, and Economic Feasibility Analysis* prepared for The Port by Ernst & Young LLP. Below are the anticipated outcomes:

- Job Creation: It is anticipated there will be **16 jobs created per 1 developable acre**
- Wages: It is anticipated **each job created will earn \$65,000 annually**
- Income Taxes: It is anticipated that the **income taxes contributed to the local municipality will increase** due to the new jobs created at the wage described above. Advanced manufacturing



throughout the MC Corridor as part of the redevelopment plan is expected to contribute \$51MM in local taxes in Hamilton County and \$38MM in state taxes, annually.

- Real Property Valuation/Tax Generation: The **value of the property and property tax will increase** due to the redevelopment work at the sites. The market value of the MC Corridor once developed will rise to \$990MM, a 2.6x increase over the original market value, resulting in an estimated \$27.5MM in annual property taxes.
- Energy-Efficiency: The Port will recommend and encourage any developer to **utilize and incorporate energy-efficient measures** in their buildings, maximizing efficient use of resources throughout the construction process.

In total, redevelopment of 500 acres of developable sites will yield an estimated 8,000 jobs representing \$565MM in annual payroll. Non-economic outcomes will also be realized where community engagement activities indicate a greater need for green space in place of redevelopment. The City of Cincinnati is using the ATSDR “Action Model” to build a low- cost model for converting brownfield sites to green space, with funding provided by the ATSDR land reuse initiative. In addition to the Priority Site redevelopment, The Port will support projects that align with the creation of green space - specifically the Mill Creek Greenway Trail, improve quality of life, reduce crime, and build social capital of the community.

### **1.c. Strategy for Leveraging Resources (15 points)**

#### **1.c.i. Resources Needed for Site Reuse (10 points)**

The Port is leveraging privately contributed “Social Impact Funds” specifically raised for the acquisition and redevelopment (including cleanup) of sites per the Port’s *Industrial Revitalization Strategy*, and directly aligned with this MP Grant for our target brownfield corridor, MC. To date, The Port has raised \$10.8MM. These “patient-capital” funds have previously been deployed for the purchase of prioritized brownfields redeveloped under the *Industrial Revitalization Strategy*. Sources of public funding being leveraged for brownfields include \$7.0M from the City of Cincinnati for redevelopment of sites located in the MC Corridor. Other local leveraged resources/assistance may be sought from other agencies including:

- JobsOhio Revitalization Fund: \$1MM in grants per site for projects that include remediation, and up to \$5M in loans for remediation at sites with a committed redeveloper.
- Patient Capital Notes: The Port program issues notes to accredited investors, either private corporations or high net wealth individuals, who seek social benefits related to accelerating regional growth by meaningfully increasing the inventory of sites ready to attract advanced manufacturing in Hamilton County. Proceeds provide matching funds for project costs including acquisition, remediation, demolition, site work and infrastructure improvements.
- Ohio Abandoned Gas Station Cleanup Program: Ohio program provides funding up to \$500,000 in assessment and cleanup for eligible former gas stations.
- Hamilton County Land Reutilization Corporation (Landbank): partnership to identify tax-delinquent parcels available for acquisition via the tax foreclosure process.
- Tax Increment Financing (TIF): When sites are located in TIF districts, funds can be dedicated to the remediation, demolition, site work and infrastructure improvements.
- Philanthropic Grants: grants available from philanthropic partners, such as P&G, which are dedicated to due diligence and holding costs during the redevelopment period.

The Port has been successful in leveraging resources on their industrial sites to date. In 2016, The Port was able to acquire a site under their *Industrial Revitalization Strategy* using \$6.0MM of Patient Capital Notes. The site was once home to Gibson Greeting Cards, a 450,000SF facility employing over 2,000 people, but it closed in 2000. JobsOhio contributed \$2.4MM, Hamilton County contributed \$2.0MM, and Amberley Village contributed \$180K to the remediation, demolition, and site preparation. The result is a 56-acre pad-ready site which is currently the largest available urban site in the Cincinnati region that is ready for an end-user to bring back jobs. The site is valued at \$135,000 per acre and has garnered interest from local and national advanced manufacturing companies, including Blue Origin, an aerospace

company owned by the owner of Amazon. Upon development and full occupancy, the property could generate about 900 high paying jobs with more than \$50 million in annual payroll.

### **1.c.ii. Use of Existing Infrastructure (5 points)**

As part of The Port's *Industrial Revitalization Strategy*, significant time is spent on due diligence and site planning for each site, including transportation analysis, survey, and existing utilities. Due to the previous industrial uses of the sites, public infrastructure, including sewer, water, electric, natural gas, and fiber are often available at each site. The Port determines the available utilities and their capacities and designs around them during redevelopment planning. Existing infrastructure will be used wherever possible. If it is determined during the due diligence investigations that the existing infrastructure needs upgrading or supplementing, The Port will work with our partners, such as JobsOhio, ODOT, Ohio-Kentucky-Indiana Regional Council of Governments (OKI) and Duke Energy for grant and loan opportunities to fund the work. Another application, where applicable, is existing concrete slabs will be crushed and recycled as clean hard fill material to grade areas of the sites.

## **2. Community Need and Community Engagement (45 Total Points)**

### **2.a. Community Need (25 points)**

#### **2.a.i. The Community's Need for Funding (5 points)**

As referenced above, there are resources available for leveraging brownfield redevelopment. However, these have been inadequate, given the size and number of properties that exist, the cleanup of contamination from heavy industrial use will require significant investment. For example, due to reductions in revenue over the last 10 years, the City of Cincinnati does not have the resources to conduct necessary brownfield site cleanups that promote safe and beneficial reuses of key targeted properties, let alone the ability of the City to provide essential, basic services. In FY20, beginning on July 1, 2019, the City of Cincinnati is facing a \$19MM deficit. This is compounded by State-directed cuts to the Local Government Fund; in calendar year 2018, Cincinnati received nearly \$11.9MM less than it did in 2011 when the state began the cuts (Cincinnati Business Courier, January 3, 2019). The additional impact of company closings, job losses, and decreased personal income has a ripple effect from businesses to ever-tightening municipal budgets to residents. Local governments rely heavily on local sales and income tax revenues. Deindustrialization from the region's manufacturing peak in 1969 until 2015, the number of people employed in manufacturing decreased 67 percent, from 145,987 to 48,748 (<https://www.cincinnatiport.org/made-hamilton-county-ohio-2016/>).

#### **2.a.ii Threats to Sensitive Populations (20 points)**

(1) Health or Welfare of Sensitive Populations (5 points). Eight communities comprise the MC Corridor, which is home to a combined population of 20,818 of the City of Cincinnati's 309,317 people. Ethnic and minority population rates in the MC Corridor are among the City's greatest concentrations, with entire neighborhoods comprising up to 87% African American and 6% Hispanic residents; more than triple and quadruple our county averages, respectively (*US Census 2020*). The median annual household income of MC Corridor residents was as low as \$13,330, less than one-fourth of the County and State median household incomes of \$63,919 and \$60,360, respectively, which are already lower than National averages. Of the MC Corridor residents, 17.3-66.5% are living below the poverty line, and poverty ranges of children under age 5 in the MC are between 24% and 72%, compared to the US overall rate of 24.1% (*US Census Bureau 2016-2020 ACS 5-Yr Estimates*), Cincinnati ranks 6<sup>th</sup> worst large U.S. City for child poverty (*The Center for Community Solutions, September 30, 2019*).

As such, our city's most susceptible residents, low-income, minorities, elderly, children, and other high risk populations in the MC Corridor are facing the greatest risk from the effects of brownfield contamination. The need for action in these communities is critical. The U.S. EPA Brownfield MP Grant will help reduce or alleviate these disparities by getting sites cleaned up to attract businesses to work with the city to bring jobs to the MC Corridor and help bring vitality and vibrancy back to the neighborhoods.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions (5 points). Historically, the MC was one of the most severely polluted and physically degraded streams in the U.S. It was an open

wastewater discharge point for industries for many years and American Rivers designated the MC watershed as "the most endangered urban river in North America" (<http://groundworkcincinnati.org/history.php>). Following the Federal consent decree issued to the Metropolitan Sewer District (MSD) of Cincinnati, a \$103MM urban waterway was designed, eliminating over 800M gallons of combined sewer overflows into MC each year. The Lick Run Greenway utilizes storm sewer upgrades, bioswales, and restored stream channels to collect rainwater, discharging it directly to MC, eliminating the rainwater from mixing with sanitary sewage prior to reaching the Creek. Construction of the Lick Run Greenway began in 2017 and was completed in 2021. Survey results of South Cumminsville residents located within the MC Corridor, revealed 70% of the population is living within a block of a brownfield. With such substantial portions of this population living and playing near brownfields, it is unsurprising that renter asthma rates in this population are 60% for children and 40% for adults, compared to the Ohio average incidence of 15.2% (children) and 14.9% (adults) (Ohio Statewide Asthma Plan, Ohio Department of Health). A 2021 Ohio Cancer Incidence Surveillance System's (OCISS) report on cancer profiles (Ohio Department of Health) concludes that residents of Hamilton County (where Cincinnati resides) have an increased risk for multiple types of cancer as compared to the State of Ohio. Specifically, Hamilton County residents are at greater risk of liver (31.1%), stomach (6.6%), prostate (5.9%), larynx (2.2%), and breast (1.6%) cancers.

In 2014, the City of Cincinnati received a grant from the Agency for Toxic Substances and Disease Registry (ATSDR) to fund a brownfield/land reuse initiative project in the South Cumminsville neighborhood of the MC Corridor. Reports indicated that residents there have a life expectancy of 71.2 years, nearly 16 years less than those in more affluent Cincinnati neighborhoods. This MP grant will clean sites, remove contaminated soil and groundwater, and bring back advanced manufacturing with the latest in pollution controls, protection, and waste minimization to protect residents.

**(3) Promoting Environmental Justice (10 points).** In addition to job loss and employment transitioning to neighboring markets, MC Corridor home values are depressed due to blighting impacts of proximate brownfields. Approximately 34.3% of the housing units in the MC Corridor are owner-occupied, compared to 67.6% in the Cincinnati Metropolitan Statistical Area (2020 U.S. Census Data, City Planning and Engagement, City of Cincinnati). Potential owners in the MC Corridor facing underemployment and low-income challenges present a disproportionate barrier to home ownership for our renting and low-income populations, primarily minorities, and contribute to transience within neighborhoods.

Today, the MC Corridor is limited by inefficient transit networks, fragmented parcels, aged and deleterious buildings, and contaminated sites. According to Hamilton County Land Reutilization Corporation data, there are 7,613 tax delinquent parcels in the MC Corridor. Additionally there are 1,307 properties identified as Vacant Industrial Land in the MC (Hamilton County CAGIS). Many are brownfields that need assessment, remediation, and evaluation for health impacts. A 2018 study ranked Cincinnati 39th in the country for jobs accessible by transit; of the Cincinnati metropolitan areas over one million jobs, just over 2,500 of those are currently accessible by transit within 20 minutes (<https://www.citybeat.com/news/blog/21012311/study-greater-cincinnati-still-near-the-bottom-for-jobs-accessible-by-public-transit-but-inching-up>). An average of 49.8% of MC Corridor residents do not have access to a single vehicle (2020 U.S. Census Data, City Planning and Engagement, City of Cincinnati). As such, The Port will focus on sites that support investments to create locally based family-wage jobs, and that align with planned transit improvements to connect people more readily to employment with transportation options. Such improvements will address additional welfare impacts perpetuated by insufficient transit including disconnection from local food systems. The entirety of the MC Corridor has been identified as "Critical" areas where residents are more than 1-mile to the nearest full-service grocery store, and food access is compounded by high poverty rates.

## **2.b. Community Engagement (20 points)**

### **2.b.i. Prior/Ongoing Community Involvement (5 points)**

The Port will continue its brownfield **community engagement** activities from the FY10 and FY17 U.S.

EPA Brownfield Assessment grants and FY20 RLF grant to this MP Grant and will develop and implement a Community Involvement Plan (CIP) to provide project information and solicit feedback for review, consideration, and response.

**2.b.ii., iii. Project Involvement (5 points), and Project Roles (5 points)**

<b>Organizations – Role &amp; Key Contact</b>
<p><b><u>Cincinnati USA Regional Chamber</u></b>: Develops and advocates for innovative policies related to economic development. Will assist with coordinating key workforce development initiatives with redevelopment projects promoting expansion of new businesses for remediated sites.                      Jill Meyer, jill.meyer@cincinnatiachamber.com, 513-579-3175</p>
<p><b><u>Hamilton County Land Reutilization Corporation</u></b>: Partners with communities to achieve commercial property strategies through catalytic investment in target areas. Will assist with parcel acquisition via tax foreclosures and promotion of grant benefits through meeting participation.                      Amy Bancroft, abancroft@cincinnatiport.org, 513-621-3000</p>
<p><b><u>City of Cincinnati Department of Community and Economic Development</u></b>: Identifies redevelopment opportunities and additional funding sources to achieve the overall revitalization strategy of the MC Corridor.                      Dan Bower, dan.bower@cincinnati-oh.gov, 513-352-6146</p>
<p><b><u>City of Cincinnati Office of Environment and Sustainability</u></b>: Engaged in EPA grant execution and management, including site inventory and reuse planning and assessment/remedial activities which act in alignment with the overall redevelopment strategy.                      Howard Miller, howard.miller@cincinnati-oh.gov, 513-352-6999</p>
<p><b><u>Health Department</u></b>: Serves the residents of the county through the efforts of health educators, doctors, and nurses to promote wellness and protect residents from environmental hazards. Will assist with health-related concerns/needs and air monitoring oversight during site remediations.                      Greg Kesterman, greg.kesterman@hamilton-co.org, 513-946-7831</p>
<p><b><u>Regional Economic Development Initiative (REDI)</u></b>: First point of contact for businesses interested in locating or expanding in the Greater Cincinnati region and will assist with evaluating sites, marketing eligible brownfield properties, and promoting sites assessed through The Port’s efforts.                      Kimm Lauterbach, klauterbach@redicincinnati.com, 513-562-8474</p>
<p><b><u>Mill Creek Alliance</u></b>: Identifies opportunities for recreation, trails and greenspace areas along the MC and participates in revitalization planning for the Target Area.                      David Schmitt, dschmitt@themillcreekalliance.org, 513-563-8800</p>
<p><b><u>Green Umbrella</u></b>: Connects non-profits, businesses, educational institutions and government entities to solve environmental issues throughout the community.                      Ryan Mooney-Bullock, ryan@greenumbrella.org, 513-541-1538</p>
<p><b><u>Groundwork Ohio River Valley</u></b>: Develops and enhances community relationships to solve environmental justice issues.                      Tanner Yess, tyess@groundworkorv.org, 513-352-5383</p>
<p><b><u>Communities United for Action</u></b>: Connects and empowers residents to organize and become involved in redevelopment activities to build thriving, sustainable communities.                      Mary Metzmeier, mary@cufacincy.org, 513-853-3947</p>

**2.b.iv. Incorporating Community Input (5 points)**

Initially, The Port will hold a **grant kickoff meeting** with its partners and the public to celebrate the MP Grant, explain the keys to the program for assessing, cleaning up and revitalizing our target area and priority site(s), and solicit community involvement. The Port will then continue its regular, **semi-annual public meetings** to discuss progress made and **solicit community feedback and involvement**.

Our efforts for outreach will involve **collaborating with community partners**, agencies, and businesses to share information and identify end uses, and create a redevelopment plan for each site. An example is

our **quarterly forums** held with the African American Chamber to promote financing program and property development opportunities. We will notify local stakeholders about cleanup plans, providing cleanup **plans for public review** and detailing health and environmental impacts. Cleanup plans will be **posted on the Port’s website**. If health threats are identified, the Port will contact the City of Cincinnati and Hamilton County Health departments who will notify affected citizens as needed. As cleanup and/or redevelopment planning is initiated, the Port will seek and consider concerns that local residents may have regarding health, safety and disruption potentially posed by the proposed cleanup activities by solicitation of comments through public meetings and obtaining feedback on cleanup plans. Due to the demographics of the MC, all **communications will be available in both English and Spanish. Should any social distancing or other COVID-19 restrictions be put in place, The Port will make arrangements for virtual meetings to be held** in lieu of in-person.

The Port had successfully used this type of community-input program when creating the *Industrial Revitalization Strategy*, as The Port received input from local municipalities on the difficulties with redeveloping underutilized industrial sites due to contamination, as well as soliciting input from the public regarding property redevelopment plans. Once a property is acquired by The Port, the public is invited to give input into the redevelopment plan for the property.

**3. Task Descriptions, Cost Estimates, and Measuring Progress (50 Total Points)**

**3.a. Description of Tasks/Activities and Outputs (30 points)**

If awarded, the MP Grant funds will allow The Port to continue progress toward the *Industrial Revitalization Strategy* and the community vision for the I-75/MC Corridor. The funds will enable The Port to build upon previously completed assessment work conducted throughout the Target Area and on the Priority Site(s). The Port will manage the grant programmatic requirements and utilize funds to conduct comprehensive and inclusive community outreach activities, complete 12 Phase I ESAs, 6 Phase II ESAs (including an additional Phase II ESA for the Reliable Castings Priority Site at 3530 Spring Grove Avenue) and develop and implement a remedial plan for the Reliable Castings site. Project implementation, anticipated schedule, assigned task/activity lead(s), and outputs are summarized below.

**3.a.i., ii., iii., iv., v. Project/Task Implementation (10 points), Identifying Additional Sites (5 points), Anticipated Project Schedule (5 points), Task/Activity Lead (5 points), Outputs (5 points)**

<b>Task 1 – Programmatic/Grant Management</b>	
<b>i. Project Implementation</b>	The Port will manage the Grant including programmatic requirements; a Cooperative Agreement will be executed; a Work Plan will be drafted for community review and comment; a tracking mechanism for Grant projects and fund spending will be initiated and maintained; The Port will engage a Qualified Environmental Professional (QEP) in compliance with applicable federal procurement regulations; quarterly progress reports will be submitted to the U.S. EPA and ACRES will be kept up to date; annual MBE/WBE/SBE reports will be provided; at the end of the grant period, a final project closeout report will be submitted; attendance to U.S. EPA National Brownfields Conferences.
<b>ii. Identifying Additional Sites</b>	Not applicable to this task.
<b>iii. Anticipated Project Schedule</b>	Cooperative Agreement will be executed and a draft Work Plan will be submitted in September 2023 following receipt of grant award; grant compliance/financial tracking will be executed and will continue through the grant period; the QEP will be acquired within the 1 <sup>st</sup> quarter following grant award; quarterly reports will be submitted within 30 days following the end of the quarterly reporting period, ACRES will be updated throughout the grant period; annual MBE/WBE/SBE reports will be submitted as required through the grant period; a final project closeout report will be submitted as required following termination of the grant period.

<p><b>iv. Task/Activity Lead</b> The Port will lead this task.</p>
<p><b>v. Outputs</b> Cooperative Agreement, Work Plan, periodic updates to ACRES, financial reporting, quarterly progress reports, annual MBE/WBE/SBE reports, and final project closeout report.</p>
<p><b>Task 2 – Community Outreach</b></p>
<p><b>i. Project Implementation</b> A Work Plan will be drafted for community review and comment and a CIP will be prepared; Community Outreach documents, including press releases, will be developed for local news and social media outlets and partner websites; The Port will hold a kick-off meeting to celebrate the grant and explain keys to the program for the Target Area and Priority Site(s) and solicit community involvement; The Port will conduct a minimum of 20 community outreach meetings (1 per quarter over the 5-year grant period) either live or virtually; the QEP may assist with providing technical expertise for outreach materials and may support The Port during presentation of such; The Port will provide updates on their website relative to the MP Grant Target Area and Priority Site(s); The Port will create a document repository for project documents on their website; publishing of an Administrative Record (AR) in a public area; public meetings on draft ABCAs.</p>
<p><b>ii. Identifying Additional Sites</b> The Port will request input from the City and County health departments to identify brownfield sites which may present health risks to the community, such that these sites may be prioritized.</p>
<p><b>iii. Anticipated Project Schedule</b> The CIP will be developed in September 2023 following grant award; Public meetings and community outreach activities will begin the first quarter following the grant award and will continue through the grant period; The Port’s website and document repository will be updated as sites are assessed/remediated; public meetings will be held for public review and comment of the draft ABCAs for the Reliable Castings site and others once completed.</p>
<p><b>iv. Task/Activity Lead</b> The Port will lead this task with support from the EP.</p>
<p><b>v. Outputs</b> CIP, document repository, community outreach documents and/or meeting presentations, and response summaries following receipt of community comments.</p>
<p><b>Task 3 – Phase I/II ESAs</b></p>
<p><b>i. Project Implementation</b> 12 Phase I and 6 Phase II ESAs will be conducted at sites located within the Target Area (including an additional Phase II ESA at Reliable Castings) in accordance with ASTM Standard E1527-13 and E1527-21 or the Ohio EPA Voluntary Action Program (VAP) Phase I/II Property Assessment requirements (which meet and exceed ASTM 1527-13 and ASTM 1527-21 Standards); The QEP will prepare Quality Assurance Project Plans (QAPP) and Sampling &amp; Analysis Plans (SAP) for The Port’s submittal to U.S. EPA for approval; Project-specific Health &amp; Safety Plans (HASP) will be prepared and reviewed with all on-site workers and visitors; the QEP will conduct Phase I/II assessment activities and prepare reports for sites located within the Target Area; The Port will oversee the QEP, project schedules and will review QAPP and assessment reports for quality and accuracy.</p>
<p><b>ii. Identifying Additional Sites</b> The Port will request input from city and county health departments to identify brownfield sites which may present health risks to the community so that exposures associated with these brownfields can be mitigated and these sites may be brought back into productive use.</p>

<p><b>iii. Anticipated Project Schedule</b> The Port will meet with the QEP on a quarterly basis, at a minimum, to discuss priority sites, ensure eligibility, determine project schedules, and evaluate progress; Phase I activities will begin within the second quarter following the grant award and will continue throughout the grant period; Phase II activities will begin upon U.S. EPA approval of QAPP and SAPs.</p>
<p><b>iv. Task/Activity Lead</b> The QEP will lead this task with oversight from The Port.</p>
<p><b>v. Outputs</b> QAPP, SAP, HASP, 12 Phase I/7 Phase II ESA reports</p>
<p><b>Task 4 - Remediation</b></p>
<p><b>i. Project Implementation</b> An Analysis of Brownfields Cleanup Alternatives (ABCA) will be prepared for the Reliable Castings Priority Site; a remedial work plan will be finalized following U.S. EPA comment and community input; Amendments to existing HASP for remedial activities; Additional sampling/analysis as necessary for waste characterization to ensure proper handling of materials for disposal; Preparation of bid documents including site security/fencing and solicitation from qualified remedial contractors; Excavation, transportation and disposal of impacted soils; Confirmatory sampling to ensure remedial objectives are met; Placement of clean soils or dense aggregate in excavation areas; Preparation of remedial completion report, likely to include the implementation of institutional/engineering controls via an environmental covenant to be submitted to the Ohio EPA; Recording of the environmental covenant as part of the property Deed.</p>
<p><b>ii. Identifying Additional Sites</b> The Port will request input from the city and county health departments to identify brownfield sites which may present health risks to the community so that exposures associated with these brownfields can be mitigated and these sites may be brought back into productive use.</p>
<p><b>iii. Anticipated Project Schedule</b> The draft ABCA will be submitted to the U.S. EPA in the third year of the grant period, or earlier, and will be available for community input. The community will be informed through public notice, meetings, the website and document repository; the remedial work plan will be finalized within 30 days following receipt of comment and community input; Remedial activities will begin in the fourth year of the grant period, or earlier and will continue through the grant period; the remedial completion report will be completed and will include the deed restrictions outlined in the recorded environmental covenant, prior to the completion of the grant period.</p>
<p><b>iv. Task/Activity Lead</b> The Qualified EP will lead this task with oversight from The Port.</p>
<p><b>v. Outputs</b> Draft and final ABCAs, remedial work plan, remedial completion report which will include total cubic yards of material excavated for disposal and number of acres remediated for redevelopment.</p>

**3.b. Cost Estimates (15 points)**

The Port estimates that approximately **79.6%** of the \$797,436.40 budget will be utilized specifically for site-specific work including **assessments, remedial activities and associated tasks**, with **35.5%** earmarked for **remediation**. Approximately 5% of the budget will be utilized for administrative costs. This does not include costs related to Port personnel, fringe benefits, travel and other costs related to programmatic/grant management including financial and performance reporting and community outreach.

**Task 1 – Programmatic/Grant Management: \$52,305.92 (\$10,461.18 per year)**

Port personnel and fringe benefit costs total \$44,305.92 and include approximately 45 hours of Port personnel time per quarter (15 hours per month, 900 hours total) at an average direct salary rate of \$38.46/hr plus the applied Port average fringe benefit rate of 28% for procurement and grant

management/reporting. Travel cost of \$8,000 includes National Brownfields Conference registrations (\$300/ea.), airfare (\$600/ea.), lodging (3 nights, \$600/ea.), public transportation and meals (\$500/ea.) for two Port employees for two conferences.

**Task 2 – Community Outreach: \$42,444.74 (\$8,488.95 per year)**

Port personnel and fringe benefit costs total \$35,444.74 and include approximately 36 hours of Port personnel time per quarter (12 hours per month, 720 hours total, at the same average direct salary rates and fringe benefit rate outlined in Task 1), for updates to The Port’s website and document repository, coordination and participation in meetings with the community stakeholders and the general public and responding to comments received throughout the duration of the grant period. Contractual cost of \$7,000 for preparation of community outreach documentation for public meetings, participation in such meetings, which is comprised of professional labor.

**Task 3 – Phase I/II ESAs: \$419,305.92**

Port personnel and fringe benefit costs total \$44,305.92 and include approximately 45 hours of Port personnel time per quarter (15 hours per month, 900 hours total at the same average direct salary rates and fringe benefit rate outlined in Task 1), to manage assessment activities conducted by the QEP and subcontractors, site visits and meetings to observe and discuss progress during field activities, review of the QAPP, laboratory results and Phase I/II reports, correspondence with EPA, waste profile review and assignment of generator signature authority on behalf of The Port, review of QEP and subcontracted service invoices. Contractual cost of \$375,000 for 12 Phase I assessments (average cost of \$5,000 each) and 6 Phase IIs (average cost of \$40,000 each) at projected sites across the Target Area. Projected cost for this task also includes a preliminary Phase II with additional Phase II to delineate impacts identified during the initial Phase II at the Reliable Castings Priority Site, projected at a combined Phase II cost of \$75,000. Contractual costs include preparation of draft and final QAPP and SAPs, project-specific HASPs, soil boring/monitoring well/soil gas probe installations and associated sampling/analysis, data review and validation, disposal of investigation-derived waste (IDW) and preparation of Phase I/II reports. The total assessment cost for the Reliable Castings Priority Site at 3530 Spring Grove Avenue is \$75,000, which includes \$20,000 for professional services, \$5,000 for expenses, and \$50,000 for subcontractor activities.

**Task 4 – Remediation: \$283,379.82**

Port personnel and fringe benefit costs total \$23,629.82 and include approximately 480 total hours of Port personnel time (at the average direct salary rate and fringe benefit rate included in Task 1), to manage remedial activities conducted by the QEP and subcontractors, site visits and meetings to observe and discuss progress during field activities, review of laboratory results and draft ABCA and Remedial Work Plan(s), Remedial completion reports, correspondence with EPA, waste profile review and assignment of generator signature authority on behalf of The Port, review of QEP and subcontracted service invoices. Contractual cost of \$253,000 for remediation of the Reliable Castings Priority Site will include professional labor for preparation of the draft and final ABCA and Remedial Work Plan, project-specific HASP, utility clearance and site security/fencing (\$15,000), excavation, transportation and disposal of approximately 1,250 tons of impacted soils @ \$100/ton, post-excavation sampling/analysis (\$20,000), data review and validation, import and placement of approximately 1,250 tons of clean backfill in excavated areas including compaction testing @ \$35/ton, expenses, and preparation of remedial completion report(s). The total remedial cost for the Reliable Castings Priority Site at 3530 Spring Grove Avenue is projected to be \$283,379.82, which includes \$50,000 for professional services, \$6,000 for expenses, and \$203,750 for subcontractor activities.

Budget Categories	Task 1	Task 2	Task 3	Task 4	Total
	Programmatic/ Grant Management	Community Outreach	Phase I/II ESAs	Remediation	
Personnel	\$34,614.00	\$27,691.20	\$34,614.00	\$18,460.80	\$115,380.00
Fringe Benefits	\$9,691.92	\$7,753.54	\$9,691.92	\$5,169.02	\$32,306.40



Travel	\$8,000.00	\$0	\$0	\$0	\$8,000.00
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$0	\$7,000.00	\$375,000.00	\$259,750.00	\$635,000.00
Other (specify)	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$52,305.92	\$42,444.74	\$419,305.92	\$283,379.82	\$790,686.40
Total Indirect Costs	\$0	\$0	\$0	\$0	\$0
<b>Total Budget (Direct + Indirect Costs)</b>	<b>\$52,305.92</b>	<b>\$42,444.74</b>	<b>\$419,305.92</b>	<b>\$283,379.82</b>	<b>\$797,436.40</b>

**3.c. Measuring Environmental Results (5 points)**

To track and measure progress The Port will: (1) evaluate project achievements against those incorporated into the grant application and work plan; (2) determine if the project has resulted in an improved site (acquisition/transfer/redevelopment); and (3) report the outputs of the grant in quarterly and annual reports to the EPA and track these outcomes and outputs to a regularly updated project spreadsheet.

Measurable outputs planned: # of community meetings held, # of assessments completed, # of cleanup plans completed, and # of site cleanups completed.

Measurable outcomes planned: # of jobs created/retained and tax revenue generated; # of acres of property remediated; quantity of leveraged funding, # of acres of property redeveloped, # of new jobs and tax revenue generated; quantity of redevelopment investment value, and # of acres of parks and greenspace preserved and created. The Port will adjust its approach to selecting sites for funds if the project is not generating the expected outcomes.

**4. Programmatic Capability and Past Performance (35 Total Points)**

**4.a. Programmatic Capability (20 points)**

**4.a.i. Organizational Capacity (5 points)**

The Port has received and managed U.S. EPA Brownfield Grants in the past and has had no adverse audit findings in the last five years. It has all the necessary processes and procedures in place to manage both the technical and financial aspects of the grant.

**4.a.ii., iii. Organizational Structure (5 points) and Description of Key Staff (5 points)**

The Port will effectively manage all facets of the MP Grant and oversee the assessment and cleanup work with the combination of internal staff and outside consultants (QEPs) with brownfield experience. The MP Grant will be managed by our Industrial Development Brownfield Manager, **Jennifer Lintz**, as Project Manager. Ms. Lintz has over 20-years of industry experience performing and managing assessment and cleanup projects, including proper management of orphan tank sites and removal of over 260,000 tons of impacted materials across the 1.5-mile MSD Lick Run Greenway project throughout the four years of construction. Ms. Lintz will be supported by Mr. **Chris Meyer**, Director of Industrial Development. Mr. Meyer is responsible for implementing the long-term strategic modernization of the MC. Mr. Meyer has over 10 years’ experience in design, project management and construction administration for a range of community development projects. Collectively, Ms. Lintz and Mr. Meyer will oversee the cleanup projects, work plans, and manage the environmental consultants. Mr. **Todd Castellini**, Vice President of Industrial Development and Public Finance, will oversee financial aspects of the grant. Mr. Castellini has over 20 years’ experience with commercial and public loan underwriting and management. Mr. **Chris Recht**, General Counsel, will be responsible for legal aspects of the grant program. Mr. Recht has over 15 years’ experience in real estate law. Ms. **Kathleen Colley**, Public Finance & Compliance Associate, will assist with compliance for all aspects of the grant program. Ms. Colley has an extensive background in economic development and compliance and previously managed the city’s tax increment financing program.

**4.a.iv. Acquiring Additional Resources (5 points)**

The Port will retain QEPs through a qualifications-based bid process. QEPs will be evaluated on their experience with brownfield cleanup, Ohio environmental laws, regulations, prior experience with U.S.

EPA cleanup work plans and oversight requirements and go through the Port's procurement process to hire the most highly qualified technical consultant for overseeing the cleanup activities to meet the Ohio EPA VAP standards. The Port's experience and success in managing previous grants will ensure strict oversight and coordination with the QEPs for environmental assessments and cleanups of each project included in the MP Grant.

Through The Port's past experience and performance managing U.S. EPA grants and brownfield redevelopment projects, a pre-qualification process was established meeting all federal procurement requirements, approved by The Port's Board of Directors, and is implemented annually. Interested contractors and consultants must complete a pre-qualification packet that highlights their past performance and experience on projects of similar size and scope. The Port established two different tiers for project size, in dollars, in an effort to allow smaller contractors and consultants to pre-qualify. The pre-qualification process allows The Port to issue RFPs and RFQs on a timely basis and maintain a list of qualified contractors and consultants who can assist with the projects. Ambitious goals are set annually for our spending with MBEs, WBEs and SBEs.

#### **4.b. Past Performance and Accomplishments (15 Points)**

##### **4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (15 points)**

###### **(1) Accomplishments (5 points).**

**FY20 U.S. EPA Brownfield Revolving Loan Fund Grant (\$960,000):** Currently in the process of issuing a \$600,000 loan for the asbestos abatement and remediation of **2000 West Street**, Cincinnati, OH 45215. The property was utilized for industrial uses by various chemical companies from 1949-2016 which included the storage and use of solvents, fuels, acids, metals, waste oils, and benzene compounds. Former owners (in particular, **Dow Chemical**) completed previous U.S. EPA-mandated corrective measures to address former surface impoundments, solid waste management units, and other chemical releases, including installation and operation of a groundwater extraction system to control impacted groundwater from migrating into the adjacent MC. The Port purchased the property in 2019 and has leveraged \$250,000 in funds from Hamilton County's Site Readiness Program for assessment activities, \$5.3MM from Ohio Department of Development's Brownfield Remediation Program for site-wide cleanup and remediation. The Port is also working with JobsOhio for an additional grant of \$1.3MM and loan of \$1MM for the project.

**FY17 U.S. EPA Brownfield Assessment Grant (\$300,000):** Accomplished the following outcomes: Hazardous substance sites – 5 completed Phase I reports; 2 Phase II reports; Petroleum sites – 3 completed Phase I reports; 3 Phase II reports; 3 Asbestos Surveys; 2 additional gas sampling surveys. A notable highlight is Phase I/II of the former **Dow Chemical** 26-acre industrial site mentioned above. The site is currently in the process of asbestos abatement/demolition activities for the remaining structures to facilitate redevelopment.

**FY10 U.S. EPA Brownfield Assessment Grant (\$1MM):** Accomplished: Hazardous substance sites – 15 completed Phase I reports; 14 Phase II reports; and Petroleum sites – 7 completed Phase I reports and 5 Phase II reports. A total of 33 properties were assessed which supported several development projects that leveraged additional public and private investment. Highlights include **Mercer Commons** Phase II for a \$63MM historic renovation and new mixed-use project, yielding 154 total residential units, 7,600SF of commercial space, and 340-space parking garage; **Peter Cremer/Conrail** Project Phase II for a \$3-5MM redevelopment of 8-acre former rail yard resulting in a new 40,000SF LEED-certified headquarters for Peter Cremer North America, LP, 50 new and 123 retained jobs; **Integra Life Sciences** Phase I and II for \$3.3MM expansion and retention of a life sciences company, 80 new jobs created.

###### **(2) Compliance with Grant Requirements (10 points).**

The Port is in full compliance with terms and conditions specified in the current FY20 U.S. EPA Brownfield Revolving Loan Fund Grant and administered previous FY10 and FY17 Assessment Grants in accordance with such terms and conditions. The Port will maintain compliance with terms and conditions of the FY23 MP grant, if awarded.

## THRESHOLD CRITERIA FOR MULTIPURPOSE GRANTS

### 1. Applicant Eligibility

The Port of Greater Cincinnati Development Authority (The Port) is a governmental entity organized and existing under Chapter 4582 of the Ohio Revised Code. The Port was jointly created by Hamilton County and the City of Cincinnati in 2000 with brownfield redevelopment as one of its key missions. The Amended and Restated Agreement for the Creation of a Port Authority, The Port's organizational governing document evidencing its eligibility, is attached.

### 2. Community Involvement

The Port implements a comprehensive plan to involve the community in all grant projects, including obtaining feedback from the community using the organizations listed in Section 2.b. of the Narrative. These organizations will assist The Port in implementation of the grant, including public outreach, site identification and prioritization, and preliminary redevelopment plans.

As assessment/cleanup activities are completed, the primary information flow will be outward to the community, notifying local stakeholders about project activities, providing results of assessments and cleanup plans, explaining health and environmental impacts. If health threats are identified, The Port will contact the City of Cincinnati Health Department and the Hamilton County Public Health departments (Section 2.b.) who will notify impacted citizens as needed. The Port will provide a factsheet on their respective websites to be updated for public comment when each quarterly report is submitted to U.S. EPA. In addition, The Port will utilize ACRES to submit data to U.S. EPA. This information will then be used to develop project profiles so that the public can track the progress of sites in their community. The Port will also make available any copies of funding applications for sites assessed under the grant. When cleanup and/or redevelopment planning is initiated, more intensive involvement activities, including explanation of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. These efforts will involve collaborating with community members, agencies, and businesses to identify appropriate end uses and create a redevelopment plan for the site(s). The Port is committed to utilizing grant funds to become more fiscally and environmentally sustainable. As applicable, during the redevelopment of brownfield sites, The Port will consult with the Cincinnati Regional Chapter of the U.S. Green Building Council concerning the utilization of sustainable/green building approaches and techniques. At the close of the project, The Port will hold a final public meeting to notify the community of the outcomes of the project. The presentation materials and minutes will continue to be available for review, as they will be archived and placed on community partner and local government websites.

Following notice of a grant award, The Port will announce the award and the availability of the draft Work Plan to the community through a press release to the *Cincinnati Enquirer*, the *Cincinnati Business Courier*, and Greater Cincinnati's Spanish-language news outlet, *La Jornada Latina*. The Port will also place advertisements on local television and digital affiliates WCPO, WLWT, WXIX, WKRC and radio/digital affiliates both AM and FM and NPR affiliate WVXU/WMUB, including Greater Cincinnati's Spanish-language radio station

La Mega 97.7 FM. The Port will also communicate and make available information about the grant on their respective websites, newsletters, and social media platforms such as Twitter and LinkedIn, and via popular community news blogs that address urban development issues. Community partners have pledged support to also aid in the communication to the neighborhood and broader community through their communication channels such as websites, social media, group emails, and newsletters. The Port will also send written or electronic notices to local business leaders (bankers, real estate brokers, developers). The Port will establish a LinkedIn group for the grant, which will allow the community to interact with The Port during the entire project. The Port will include instructions on how to access these forums in the initial press release. Hard copies of the draft Work Plan will be made available at Port offices and public libraries to ensure access for those without appropriate information technology, knowledge, or experience.

The Port will communicate project progress through public meetings at major project milestones, including 1) project kick-off; 2) completion of Phase I and Phase II assessment activities; 3) reuse and remedial planning; and 4) cleanup activities. Specific stakeholders, such as residents adjacent to a targeted site, may also receive information via mail or phone. Representatives of The Port will make presentations to describe the grant process and address the concerns of residents and business owners. The Port will also attend community organization meetings to discuss the project and/or specific site assessments and/or cleanups. The public will be able to provide comments to The Port either verbally, electronically or in writing. Any comments received will be discussed at a public meeting hosted by The Port and the draft Work Plan will be modified in response to relevant comments.

### 3. Target Area

The Target Area includes eight neighborhoods located along the Interstate 75/Mill Creek (MC) Corridor within Hamilton County, Ohio, including South Cumminsville, Camp Washington, North Fairmount, South Fairmount, Lower Price Hill, Queensgate, Bond Hill and Roselawn. The neighborhoods are located within seven contiguous census tracts.

During previous assessments conducted across the Target Area, The Port identified the former Reliable Castings facility located 3530 Spring Grove Avenue as a Priority Site to be a focus of the Multipurpose grant, if awarded. The Reliable Castings site historically operated as an aluminum foundry for approximately 100 years (circa 1921-2021) and has been vacant since operations ceased last year. In addition to potential on-site sources of environmental impact resulting from historical operations, the site sits adjacent to a former CSX railroad diesel train engine fueling station where approximately 45,000-gallons of diesel free product was removed from the subsurface between 1990-2018. It is suspected that the former Reliable Castings site is heavily contaminated. As part of the redevelopment strategy for the MC Corridor, assessment, delineation of impacts identified, remediation and reuse planning for the Priority Site are intended to be a focus of the grant funds for the Target Area.

### 4. Affirmation of Brownfield Site Ownership

The Port originally purchased the Reliable Castings site located at 3530 Spring Grove Avenue, Cincinnati, OH 45223 on June 6, 2022. Following acquisition, The Port transferred ownership of the site to the Hamilton County Land Reutilization Corporation (HCLRC), its

managed entity, pursuant to a holding agreement. Property ownership was transferred back to The Port from the HCLRC on November 10, 2022.

The Port affirms that the Reliable Castings site meets the CERCLA § 101(39) definition of a brownfield, and is:

- a. Not listed or proposed for listing on the National Priorities List.
- b. Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- c. Not subject to the jurisdiction, custody, or control of the U.S. government.

The Port did not cause or contribute to any potential contamination at the site and is therefore not liable for any contamination which may be present at the site under CERCLA § 107. Prior to acquisition, The Port performed an ASTM Phase I Environmental Site Assessment at the Reliable Castings site which was completed on March 28, 2022.

#### 5. Use of Grant Funds

The Port will utilize the Multipurpose Grant funding to build upon and advance the overall revitalization plan for the MC Corridor Target Area and to assess and remediate sites throughout the MC Corridor including the former Reliable Castings Priority Site. As demonstrated on pages 2, 8, 9, 10 of the narrative proposal, Phase II environmental site assessment and remediation activities will be conducted for the Reliable Castings Priority Site at 3530 Spring Grove Avenue, at a minimum. A community-based revitalization plan for the MC Corridor was previously completed and is detailed in the Narrative. Since the revitalization plan has already been completed, funds from the Multipurpose grant, if awarded, will not need to be utilized on such planning tasks. The availability of the revitalization plan allows The Port to concentrate on site assessment and remediation activities, moving closer to the overall redevelopment goals for the Target Area and Priority Site(s). Additionally, The Port received a \$135,000 grant from the Ohio Department of Development to prepare an Ohio EPA Voluntary Action Program Area-Wide Urban Setting Designation (USD) for the MC Corridor. The actual limits of the proposed USD are still being solidified, but it is anticipated that the USD will cover an area of up to 1,200 acres. Once approved by the Ohio EPA, the USD will eliminate the need for formal assessment of the groundwater ingestion exposure pathway. This allows the Port (and others conducting environmental assessment work throughout the USD area) to conduct assessment and remedial activities in a more efficient and cost-effective manner.

#### 6. Expenditure of Existing Grant Funds

Not applicable. The Port does not have an open U.S. EPA Brownfields Multipurpose Grant or Assessment Grant.

#### 7. Contractors and Named Subrecipients

Not applicable. A contractor has not yet been procured and no subrecipients have been named.

**ATTACHMENT C**

**GRANT AWARD**





UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

WASHINGTON, D.C. 20460

OFFICE OF  
LAND AND EMERGENCY  
MANAGEMENT

May 25, 2023

Ms. Laura N. Brunner  
President, CEO  
The Port  
3 East Fourth Street, Suite 300  
Cincinnati, OH 45202

Dear Ms. Brunner:

On behalf of the United States Environmental Protection Agency (EPA), I am pleased to congratulate you and confirm that the Port of Greater Cincinnati Development Authority dba The Port was selected as one of the entities EPA will begin negotiations with to award a cooperative agreement for a Multipurpose Grant. The Port submitted an outstanding application, and we deeply appreciate the tremendous commitment of time and energy that went into its preparation.

Since its inception in 1995, EPA's Brownfields Program has worked to help states, Tribal Nations, and communities around the country clean up and revitalize brownfield sites. We fully expect that these brownfield projects will provide benefits to the environment and economy of local communities. Brittney Nadler, your Regional Brownfields Contact, will work closely with the Port to negotiate the cooperative agreement prior to the grant award. You may contact Brittney Nadler at 312-886-5740 or [nadler.brittney@epa.gov](mailto:nadler.brittney@epa.gov).

Again, congratulations on being selected! We look forward to working with you.

Sincerely,

A handwritten signature in black ink that reads "David R. Lloyd". The signature is written in a cursive, flowing style.

David R. Lloyd, Director  
Office of Brownfields and Land Revitalization

cc: Brittney Nadler  
Jennifer N. Lintz