



Clean Ohio Assistance Fund (COAF)





Clean Ohio Assistance Fund Statistics

To Date:

- 176 COAF Project Funded - \$63,561,613
 - 121 Phase II Assessments - \$26,035,740
 - 55 Cleanup - \$37,525,873
- Approximately \$4.7 million remaining for Phase II Assessments in Fiscal Year 2011
- 79 Phase II projects completed resulting in 40 cleanup grants (27 CORF and 13 COAF)



Clean Ohio Assistance Fund

- Approved by ODOD
- \$10 Million in FY 2012
- Priority Investment Areas
- Grant amounts
 - \$300,000 Assessment
 - \$750,000 Cleanup
- No match requirement!
- **Minimum of 10 jobs created**





Application Process

Prior to submitting application to library:

- Project Resource and Advisory Meeting (PRAM)
- Ohio EPA Brownfield Inventory

Applicant Deliverables to ODOD:

- Two electronic copies
- One original application (Library Copy)



Process Timeline

- 45 days in public library
- 10 day application review
- 3 weeks for applicant to address ODOD/Ohio EPA comments
- 30 to 40 days for Director's approval and schedule Controlling Board



Project Timelines

- Controlling Board approval
- 2 weeks for grant agreement
- 3 to 4 days for Effective Date
- 18 months to complete Phase II report
- 36 months to submit NFA to Ohio EPA



Phase II Grant Deliverables

- **To ODOD**
 - One electronic copy of a signed VAP compliant Phase II site assessment report and asbestos inspection report (if applicable)
- **To Ohio EPA**
 - One electronic copy of a signed VAP compliant Phase II site assessment report and asbestos inspection report (if applicable)



Cleanup Grant Deliverables

- **To ODOD**
 - Periodic Progress Reports
 - One (1) electronic copy of all NFA documentation which was submitted to Ohio EPA showing that the property has been remediated in accordance with VAP Standards.



Areas of Improvement

- Application Summary
- Legal Description & Plat Map
- Original Forms
- Cause and Contributor / Ownership Issues
- End User & Match

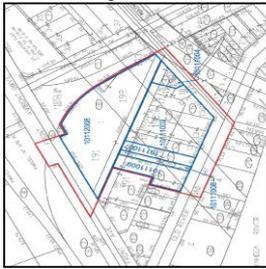


Application Summary

- History
 - Current use
 - Adjacent properties
 - Number of buildings and current condition
 - Previous sampling
 - Redevelopment potential
- Note: Do not exceed four pages

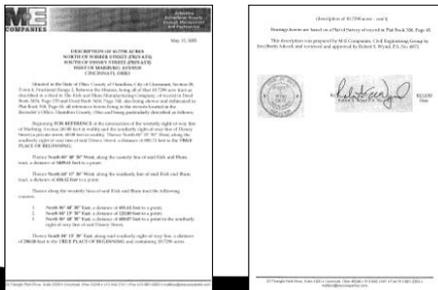


Legal Description & Plat Map





Legal Description & Plat Map





Legal Description & Map

- Must include either a plat map OR survey map with distances matching the legal description.
- When do you need a new legal description and/or map?
 - If the project property is not whole parcels
 - If the deed legal description does not have a corresponding map
 - If you are excluding a portion of parcels or right-of-ways included



Original Forms

Provide the following original forms:

➤ **No Photocopies**

- Applicant Authorization and Certification
- Development Partner Certification and Partnership Agreement
- Purchase / Access Agreements
- Clean Hands
- Tax Information and Disclosure Form
- Financial Liability Form



Cause and Contributor Issues for Phase II Assessments

- **Scenario 1:** Cause and Contributor owns the property, all operations have ceased, and property is vacant
 - Access Agreement
- **Scenario 2:** Cause and Contributor owns the property and currently operating on the property
 - Access Agreement
 - Option to Purchase



Cause and Contributor Issues for Cleanup Grants

- **Scenario 1:** Cause and Contributor owns the property
 - Access Agreement
 - Purchase Agreement
 - Property must transfer to a “Clean Hands” third party prior to expending any COAF dollars



End User & Match

End User:

- Minimum of **10 jobs** created
- Must be created on the Project Property
- Provide an end user Commitment Letter

Match :

- Provide all match supporting documentation



Phase II = Project Assumptions & Cost Estimate (Attachment 12)

- Required Documents:
 - Field Investigation Table
 - Figure(s) with identified areas and sampling locations
 - Timeline - Workplan
 - Cost Estimate - Limiting Conditions



Workplan

- Define all activities
- Work must conform with VAP rules
- Hire a Certified Professional
- Characterize contamination at identified areas
- Compare to VAP applicable standards
- Delineate contamination for remedy selection
- End product = VAP Phase II Report



Eligible Phase II Activities

- Soil borings
 - At least 3 borings per IA
 - 1-3 samples per boring
 - Sample for POC and source characterization
 - Deep borings to define geology
- "Delineation" Borings
 - Extent of contamination
 - Aid in remedy evaluation
 - Typically covered under 10% contingency



Geoprobe Soil Sampling





Soil Cores from Geoprobe





Concrete Corer



Geoprobe Inside Building



Eligible Activities

- Ground Water Monitoring Wells
 - Upper zones
 - Lower zones
 - Extent of contamination
 - Off property migration
- Lab Analysis of samples
 - VAP certified lab
- Geotechnical Samples



Hollow Stem Auger Rig



Geoprobe with Auger Attachment - Monitoring Well Installation



Eligible Activities

- Surface Water
- Sediment
- Targeted Brownfield Assessment (TBA)
 - off-property adjacent stream
 - Free to public entities
 - Scheduled in summer



Eligible Activities

- Soil Gas Sampling
 - Contingent on finding VOCs
 - Recommend use of new VAP Guidance
 - Further evaluate pathway completeness
 - Define extent of future remedies
 - Clay cap
 - Vapor barriers in floor construction
 - Define impacts to off property receptors
 - TBA if necessary



Eligible Activities

- Asbestos Survey
- Universal Waste Survey
- Concrete Surface samples





Asbestos Survey
Boilers/Piping



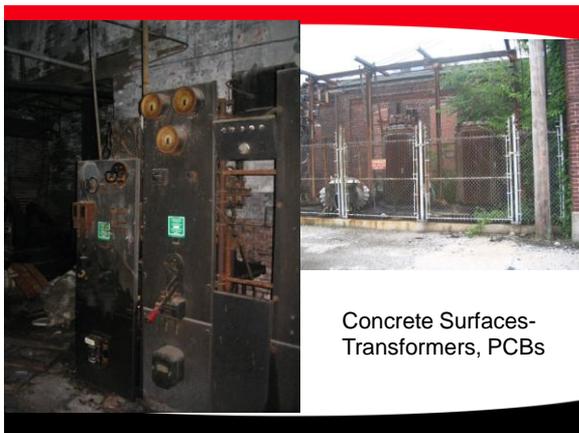
Universal Wastes-
Oil soaked wood block flooring



Universal Wastes-
Oil in sump/pit



Concrete Surfaces- Oils/PCB



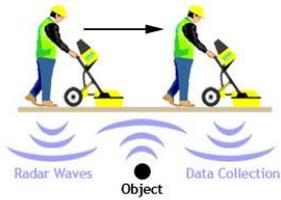
Concrete Surfaces-
Transformers, PCBs



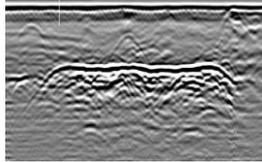
Eligible Activities:

- Geophysics
- Test pits





Ground Penetrating Radar - GPR





Eligible Activities

- Investigation waste disposal
- Elevation/location survey of borings/wells
- Property survey
- Equipment/Materials
- Travel expenses



Eligible Activities



- CP Consulting (“soft” costs):
 - Field oversight
 - Data evaluation
 - Ground water and /or vapor modeling
 - Report writing
 - VAP Phase II Report
 - “60-40” policy= “Soft” costs must not exceed 40% of the total cost estimate.



Ineligible Activities

- Applicant administrative costs
- Clearance
- Contractor markup
- Off-property sampling Utilize TBA if needed
- Petroleum USTs regulated by BUSTR
 - OK to sample as VAP Identified areas
 - Sampling to meet BUSTR requirements and cleanup are not eligible



Phase II Cost Estimate

- Spreadsheet/Table of all Phase II tasks and their costs
- All subcontractor costs over \$15,000 need 3rd party estimate.
- CP, engineer, or consultant must sign the estimate
- ODOD develops a budget for grant agreement



COAF Cleanup

- Environmental Documents
- VAP Phase I, VAP Phase II, Remedial Action Plan
- Don't forget the NFA Letter Fee
- Phase I with asbestos = \$6,460
 - Phase I/II = \$13,140
 - Phase I/II and O&M = \$18,180
- VAP Technical Assistance available
- End Product = NFA Letter with CNS from OEPA



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