



CUYAHOGA LAND BANK

812 Huron Road E, Suite 800 | Cleveland, Ohio 44115 | cuyahogalandbank.org

Application Information Sheet

USEPA FY26 Brownfields Community-Wide Assessment Grant Application

(1) Applicant Identification:

Cuyahoga County Land Reutilization Corporation
812 Huron Road E, Suite 800
Cleveland, OH 44115

(2) Website URL: <https://cuyahogalandbank.org>

(3) Federal Funds Requested:

- a. Assessment Grant Type: Community-Wide
- b. Federal Funds Requested: \$500,000

(4) Location:

- a. City: City of Cleveland and City of East Cleveland
- b. County: Cuyahoga County
- c. State: Ohio

(5) Target Area and Priority Site Information:

- a. Target Area: Glenville Target Area
 - a. Census Tracts: 1163, 1167, 1168, 1169, 1173, 1501, and 1503
 - b. 11-digit Census Tract Numbers: 39035116300, 39035116700, 39035116800, 39035116900, 39035117300, 39035150100, and 39035150300
 - c. Priority Site Addresses:
 - i. 170 E 131st Street, Cleveland, OH 44108 and surrounding parcels
 - ii. 12903 St Clair Avenue, Cleveland, OH 44108
- b. Target Area: Collinwood Target Area 1
 - a. Census Tracts: 1169, 1175, 1179, and 1993
 - b. 11-digit Census Tract Numbers: 39035116900, 39035117500, 39035117900, and 39035199300
 - c. Priority Site Addresses:
 - i. E 152nd Street, Cleveland, OH 44110 and surrounding parcels
 - ii. 1135 Ivanhoe Road, Cleveland, OH 44110 and surrounding parcels
- c. Target Area: Collinwood Target Area 2
 - a. Census Tracts: 1174, 1175, 1178, and 9809
 - b. 11-digit Census Tract Numbers: 39035117400, 39035117500, 39035117800, and 39035980900
 - c. Priority Site Addresses:
 - i. 16569 St Clair Avenue, Cleveland, OH 44110

Attachment: Please see attached map with Target Areas and Priority Sites

(6) Contacts:

- a. Project Director



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Kim Steigerwald, Director of Acquisitions & Disposition
812 Huron Rd E, Suite 800, Cleveland, OH 44115
216-698-8802
ksteigerwald@cuyahogalandbank.org

b. Chief Executive/Highest Ranking Elected Official
Ricardo León, President & CEO
812 Huron Rd E, Suite 800, Cleveland, OH 44115
216-698-8636
rleon@cuyahogalandbank.org

(7) Population:

- a. Cleveland City, Cuyahoga County, Ohio: 372,624 (Ref: U.S. Census Bureau, census.gov)
- b. East Cleveland City, Cuyahoga County, Ohio: 13,792 (Ref: U.S. Census Bureau, census.gov)

(8) Other Factors

	Page #
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3-4
The reuse of the priority site(s) will incorporate energy efficiency measures.	3-4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3-4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	7



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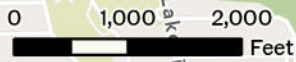
(9) Letter from the State or Tribal Environmental Authority

Letters of support from the Ohio Environmental Protection Agency (Ohio EPA) and the Ohio Department of Commerce, Division of State Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) are attached.

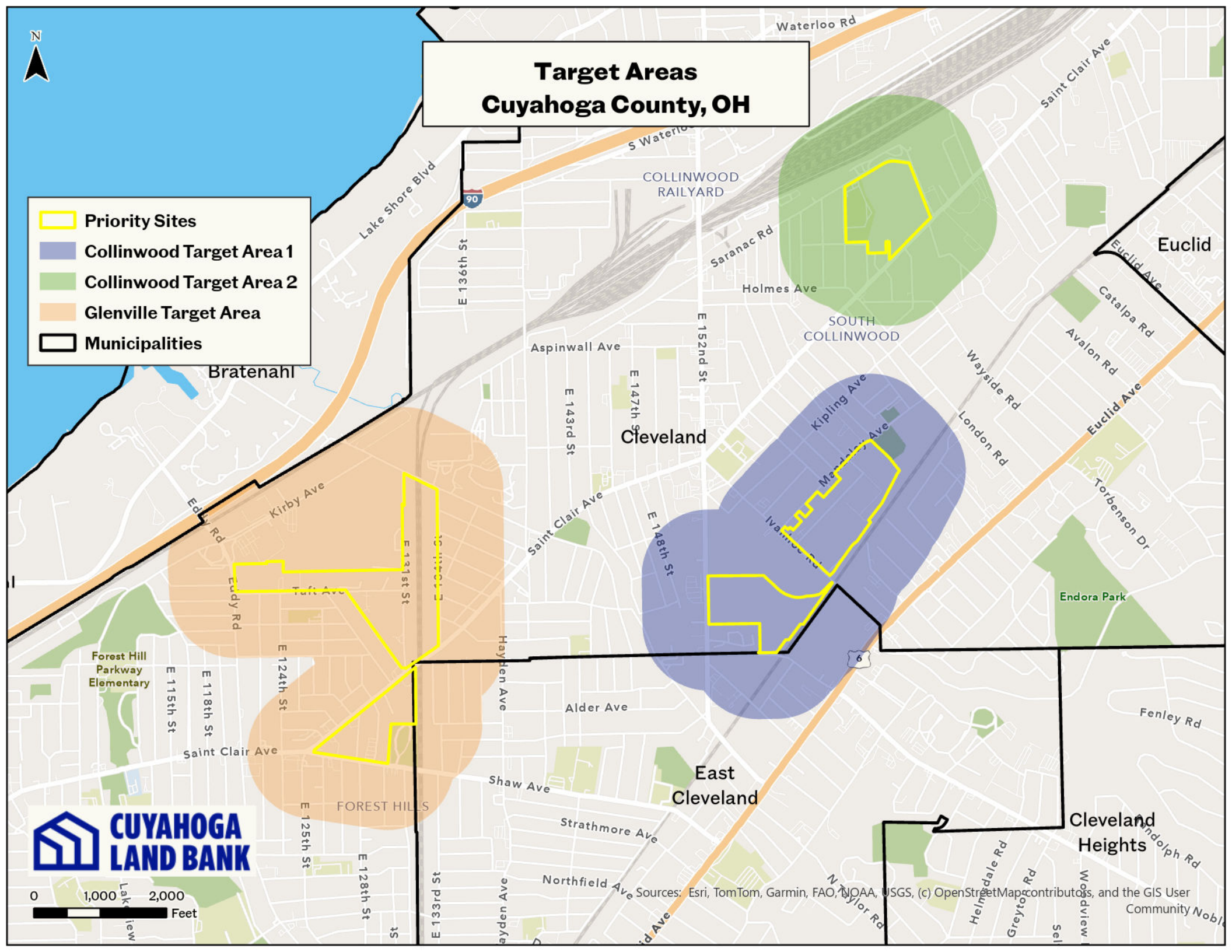
(10) Releasing Copies of Applications: Not applicable.

Target Areas Cuyahoga County, OH

-  Priority Sites
-  Collinwood Target Area 1
-  Collinwood Target Area 2
-  Glenville Target Area
-  Municipalities



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community





January 26, 2026

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

**RE: Ohio EPA's Letter of Support for Cuyahoga County Land Reutilization Corporation
Cleanup and Community-Wide Assessment Grant Proposal**

Dear Torre Ippolito:

Ohio Environmental Protection Agency (Ohio EPA) acknowledges that the Cuyahoga County Land Reutilization Corporation (CCLRC) is applying for FY26 U.S. EPA Brownfields Cleanup and Community-Wide Assessment Grants to advance remediation and redevelopment efforts in Cuyahoga County.

Cleanup Grant Proposal

CCLRC has developed an application requesting site-specific federal Brownfields Cleanup funding for *The Ruins – 2D Redevelopment Project* (aka Ashland Road Projects) located at 2162 Ashland Road, 0 Longfellow Road, and 2175-2187 Ashland Road. This approximately 4.5-acre property, historically occupied by manufacturers since the early 1900s such as Cleveland Railway, Virden, Westinghouse, and Warner & Swasey, requires additional environmental characterization prior to remediation.

Ohio EPA affirms that:

- i. Unless new information is received, the sites are eligible for Ohio EPA's Voluntary Action Program;
- ii. The Voluntary Action Program provides project assistance through its Technical Assistance program or enrollment into its US EPA Memorandum of Agreement Track.
- iii. Based upon the environmental site assessments performed to date and information provided by the applicant, Ohio EPA's Brownfield program concurs that the sites will require

additional assessment to sufficiently characterize the site for the remediation work to begin.

The applicant has affirmed that they will perform all needed assessments by June 15, 2026;

- iv. CCLRC plans to submit a No Further Action Letter for the site(s) in request of a Covenant Not to Sue from the Voluntary Action Program.

Community-Wide Assessment Grant Proposal

CCLRC also seeks \$500,000 in assessment funding to evaluate brownfield sites in Cleveland and East Cleveland, with emphasis on Glenville and Collinwood neighborhoods.

If awarded, CCLRC will use these funds to:

- Conduct environmental site assessments across target areas.
- Acquire parcels and prepare sites in partnership with the Site Readiness for Good Jobs Fund.
- Plan for redevelopment projects that convert underutilized properties into community assets.

The proposed target areas include priority sites such as:

- Former National Acme Site and Surrounding Parcels – Vacant and underutilized parcels impacted by historic industrial operations and illegal dumping. *(Ownership: Six parcels are owned by CCLRC or the City of Cleveland Land Bank; three additional parcels are in active tax foreclosure.)*
- Shaw Ave./St. Clair Ave. Rail Corridor – Parcels historically influenced by auto parts manufacturing and motor repair for the Cleveland Railway Co. *(Ownership: CCLRC owns one parcel, is under contract for another, and several others are in tax foreclosure.)*
- Former General Electric Lightbulb Factory and Surrounding Parcels – Demolished industrial facility requiring additional assessment and cleanup planning. *(Ownership: CCLRC)*
- Ivanhoe/Mandalay Industrial Area – Historic industrial corridor with known environmental concerns, including lingering radioactive contamination. *(Ownership: Several properties are in active tax foreclosure.)*
- 16569 St. Clair Ave. – Former brick manufacturing facility later used as an unlicensed solid waste landfill. *(Ownership: CCLRC owns the primary parcel; two adjacent parcels are in active tax foreclosure.)*

Ohio EPA supports CCLRC's efforts to address brownfields in these neighborhoods, where abandoned properties and legacy contamination pose risks to environmental quality and community health. These assessment activities are critical first steps toward remediation and redevelopment, improving neighborhood safety, housing options, and economic vitality.

CCLRC has a proven record of leveraging state and federal resources to advance brownfield redevelopment. The organization intends to utilize Ohio EPA's Targeted Brownfield Assessment program and apply for additional funding through the Ohio Department of Development's Brownfield Remediation Program and Building Demolition and Site Revitalization Program. This

coordinated approach ensures that federal and state investments will deliver lasting benefits across Cleveland and East Cleveland.

We look forward to working with CCLRC 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.

Sincerely,

Lisa Shook

Lisa Shook, Assistant Chief
Division of Environmental Response and Revitalization
Ohio Environmental Protection Agency

cc: Ricardo León, President & CEO, Cuyahoga Land Bank
Kim Steigerwald, Director of Acquisitions & Disposition, Cuyahoga Land Bank
Carly Beck, Environmental Project & Data Analyst, Cuyahoga Land Bank
Catherine Kliorys, Market Director for Ohio, TRC Companies, Inc.
Natalie Oryshkewych, Ohio EPA, DERR



December 29, 2025

John Jurevis
USEPA Region 5
77 West Jackson Blvd. Mail Code SB-5J
Chicago, IL 60604-3507

RE: Cuyahoga County Community-Wide Assessment Grant Letter for Support

Dear Mr. Jurevis:

This letter acknowledges that Cuyahoga County Land Reutilization Corporation notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use the \$500,000 grant proposal for a Community-Wide Brownfield Assessment Grant of petroleum and hazardous waste. The targeted areas for this grant include the former National Acme manufacturing site, the Shaw/St. Clair Railroad Corridor, and two Collinwood target areas. These areas are former manufacturing, industrial and railway areas. These areas are blighted and have several unoccupied buildings that need to be demolished. Many of the parcels included in these target areas are owned by the Land Bank due to foreclosures. The grant would be used to acquire additional properties and to conduct assessment to evaluate the areas for future cleanup and redevelopment.

I am pleased to offer BUSTR's support for the Cuyahoga County Land Reutilization Corporation's Community-Wide Assessment Grant proposal. We look forward to working with the Cuyahoga County Land Reutilization Corporation and the U.S.EPA on this project.

Sincerely,

Christine G. Pyscher, PG
Environmental Specialist 2
Division of State Fire Marshal
Ohio Department of Commerce

xc: Site File
Carly Beck (cbeck@cuyahogalandbank.org)

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

1a. Overview of Brownfield Challenges and Description of Target Area

The Cuyahoga County Land Reutilization Corporation (CCLRC) was created in 2009 to address disinvestment and property abandonment throughout Cuyahoga County. As the applicant for this Community-Wide Assessment Grant, CCLRC seeks to address long-standing brownfield challenges within the **cities of Cleveland and East Cleveland**, which share a boundary and together define the geographic boundary for this project. Cleveland, Ohio (population 372,624¹), is a historic industrial center on the southern shore of Lake Erie whose development was shaped by heavy manufacturing, rail infrastructure, and proximity to the Port of Cleveland. While the city has diversified its economy, the legacy impacts of deindustrialization persist, particularly in neighborhoods such as Glenville and Collinwood. These neighborhoods contain extensive former industrial properties that are now vacant or underutilized, with real or perceived environmental contamination complicating reinvestment.

East Cleveland (population 13,792¹) developed as part of the same regional industrial economy as Cleveland, with employment historically tied to manufacturing and rail-related industries. Following industrial decline, the city experienced significant population loss and disinvestment, leaving many former industrial and commercial properties vacant and environmentally challenged. Today, East Cleveland faces severe economic distress, with poverty rates exceeding 40 percent¹, and limited capacity to independently address brownfield conditions, making its challenges closely linked to those in adjacent portions of Glenville and Collinwood.

Within the geographic boundary, CCLRC has identified **three Target Areas** for focused grant activities: 1) the **Glenville Target Area**, consisting of historic industrial properties around the CSX rail corridor and St. Clair Ave.; 2) **Collinwood Target Area 1**, encompassing the former General Electric site and Ivanhoe/Mandalay industrial area; and 3) **Collinwood Target Area 2**, focused on the St. Clair Ave./E. 168th industrial area south of the CSX Railyard. Portions of the Glenville Target Area and Collinwood Target Area 1 extend into East Cleveland. These target areas reflect Cleveland's and East Cleveland's industrial pasts and contain clusters of vacant buildings and parcels affected by suspected or documented contamination. Common environmental concerns include deteriorated structures with asbestos-containing materials and lead-based paint, as well as soil and groundwater contamination from historic manufacturing and rail-related activities, including heavy metals and petroleum hydrocarbons. These conditions pose risks to human health and the environment and create barriers to reinvestment.

Citywide, the scale of vacancy underscores the urgency of these challenges. According to a 2023 survey by the Western Reserve Land Conservancy (WRLC), Cleveland has approximately 27,000 vacant lots, representing an increase in vacancy from 18% to 20% from 2015 to 2023. Industrial neighborhoods such as Glenville and Collinwood, along with adjacent areas of East Cleveland, bear a disproportionate share of this burden, reflecting decades of population loss, industrial decline, and limited access to capital for environmental due diligence and redevelopment.

EPA Community-Wide Assessment funding will enable CCLRC to evaluate environmental conditions and prepare priority properties for productive reuse. The reuse strategy focuses on returning former industrial and commercial sites to active commercial and light industrial uses that support stable, employment-generating businesses and leverage existing rail access, arterial roadways, and utility infrastructure. By reducing environmental uncertainty and supporting cleanup planning, this project will help attract investment, create good-paying jobs, and return underutilized land to productive use in communities that have experienced long-term industrial decline and limited economic opportunity.

¹ <https://data.census.gov>

1b. Description of the Priority Brownfield Sites

Within the three target areas, CCLRC has identified **five priority sites** for focused assessment activities. These sites were selected based on their redevelopment potential, proximity to residential and other sensitive land uses, existing or anticipated public control via the tax foreclosure process, and the presence of known or suspected environmental contamination associated with historic industrial activities.

Within the **Glenville Target Area**, CCLRC will prioritize assessment activities at two sites located along the CSX rail corridor that are well positioned for future commercial and light industrial redevelopment and job creation:

1. *Former National Acme Area (~60 acres)*: This priority site consists of a cluster of parcels surrounding the former National Acme manufacturing facility, which is currently undergoing environmental cleanup and is anticipated to serve as a catalyst for revitalization in the neighborhood. The surrounding parcels are largely vacant or underutilized and are affected by environmental concerns associated with historic industrial uses, including lead reclamation and refining, steel manufacturing, auto service, and military ammunition production, as well as illegal dumping. Six parcels are currently owned by CCLRC or the City of Cleveland Land Bank, while three additional parcels are in the active tax foreclosure process, indicating potential future public control and site assembly. Assessment of this area is necessary to build on the momentum of the ongoing National Acme facility cleanup, enabling the creation of larger, development-ready sites attractive to employment-generating businesses.

2. *Shaw Avenue–St. Clair Avenue Rail Corridor Area (~20 acres)*: This priority site encompasses parcels stretching from the intersection of Shaw Avenue and St. Clair Avenue to the CSX rail line. CCLRC currently owns one parcel and is under contract to acquire an additional parcel, with several other parcels in the tax foreclosure process. The site includes a concentration of vacant and underutilized parcels historically influenced by industrial uses, such as auto parts manufacturing and motor repair and service for the Cleveland Railway Co. Due to its proximity to residential areas and its location along key transportation infrastructure, assessment is necessary to identify potential contamination and support redevelopment that is compatible with neighborhood conditions while restoring commercial and light industrial employment opportunities.

Within **Collinwood Target Area 1**, CCLRC will focus on two priority sites with strong potential for job-creating reuse:

3. *Former General Electric Lightbulb Factory Area (~25 acres)*: This site includes the former General Electric lightbulb manufacturing facility located near East 152nd Street along with surrounding parcels historically associated with industrial uses, including intermodal transportation and auto service. Although the primary structure has been removed, additional assessment and cleanup planning activities are needed. The site is adjacent to the Norfolk Southern Railway and represents a significant opportunity for industrial or commercial reuse once environmental concerns are addressed.

4. *Ivanhoe/Mandalay Industrial Area (~35 acres)*: This priority site includes parcels along Mandalay Avenue and London Road that comprise a historic industrial area with known environmental concerns, including lingering radioactive contamination on at least one property that has affected surrounding parcels. While CCLRC does not currently own parcels within this area, several properties are in the active tax foreclosure process. The area is adjacent to residential neighborhoods and a city park, heightening the importance of evaluating environmental risks. The complexity and environmental legacy of this area have hindered industrial/commercial reinvestment.

Within **Collinwood Target Area 2**, CCLRC will prioritize assessment of the following site:

5. *16569 St. Clair Avenue Area (~30 acres)*: This priority site centers on the former brick manufacturing facility at 16569 St. Clair Avenue, which later functioned as an unlicensed solid waste landfill. CCLRC owns the primary parcel, and two adjacent parcels are currently in the active tax foreclosure process. The site has experienced extensive illegal dumping, resulting in uncertainty regarding subsurface

conditions. The site is adjacent to residential uses and a school, increasing the importance of assessing environmental conditions and addressing potential risks. Once environmental conditions are addressed, this site offers opportunities for commercial or light industrial reuse that can provide employment and services within the surrounding community.

1c. Identifying Additional Sites

CCLRC has identified five priority sites within three target areas that will be the primary focus of assessment activities under this Community-Wide Assessment Grant and are expected to utilize most available funds. CCLRC will retain flexibility to identify and assess additional eligible brownfield sites within Cleveland and East Cleveland should funding capacity remain, in coordination with the USEPA Project Manager. Additional sites will be selected using criteria consistent with those applied to the priority sites. Prioritization will consider suspected environmental contamination, public health and safety concerns, community advocacy and/or support, and redevelopment or reuse potential.

Revitalization of the Target Area

1d. Reuse Strategy and Alignment with Revitalization Plans

The Community-Wide Assessment Grant will support environmental evaluation and redevelopment readiness at priority sites being advanced for commercial and industrial reuse in partnership with the Site Readiness for Good Jobs Fund, a nonprofit established by City of Cleveland legislation to cleanup and prepare large, employment-focused development sites.² For example, at the former General Electric site in Collinwood, SRF is actively pursuing redevelopment for a modular housing manufacturing operation that would create skilled trade-sector jobs and reuse existing industrial infrastructure.³

This reuse strategy aligns with the City of Cleveland's *Connected Cleveland 2020 Citywide Plan*, which designates the priority sites for commercial and industrial land uses and emphasizes the use of land banking and adaptive reuse to return vacant and underutilized brownfield properties to productive economic use.⁴ The proposed reuse approach is also consistent with CCLRC's statutory mission and its agreement with Cuyahoga County to serve as the County's agent for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, and underutilized properties.⁵ In addition, the project supports the goals of SRF, which has adopted strategic priorities including reactivating and revitalizing at least 1,000 acres of vacant, abandoned, blighted, or otherwise underutilized land in the City and creating conditions necessary for growth in trade-sector employment opportunities in the City.⁶

1e. Outcomes and Benefits of Reuse Strategy

Assessment activities funded through this Community-Wide Assessment Grant will support the return of vacant industrial properties in Glenville and Collinwood to productive commercial and light industrial use. By clarifying environmental conditions and supporting cleanup planning, the project will reduce barriers for employers seeking sites with rail access, truck routes, and existing utilities, helping advance manufacturing, logistics, and other trade-sector uses. These employment-generating projects will strengthen the local tax base, reduce vacancy and blight, and improve conditions in surrounding neighborhoods, directly supporting the proposed reuse strategy.

The proposed project will also support increased resilience to extreme weather events by providing the site-specific information needed to inform future redevelopment decisions, including the integration of improved stormwater management, green infrastructure, and other resilient design features that help mitigate flooding and infrastructure stress. Where appropriate, assessment and cleanup planning will

² <https://sitereadycle.org/>

³ <https://www.clevelandohio.gov/news/city-cleveland-and-site-readiness-good-jobs-fund-launch-rfp-modular-home-manufacturing>

⁴ <https://planning.clevelandohio.gov/cwp/contents.html>

⁵ https://cuyahogalandbank.org/wp-content/uploads/dlm_uploads/2025/04/Agreement_and_Plan.pdf

⁶ <https://cityofcleveland.legistar.com/LegislationDetail.aspx?ID=6171819&GUID=25A6AFEC-FCE3-465C-A74B-7EF3968A7B22&Options=ID|Text|&Search=site+readiness>

evaluate opportunities for renewable energy generation or energy-efficient redevelopment, such as solar installations on vacant parcels or energy-efficient building design.

Strategy for Leveraging Resources

1f. Resources Needed for Site Reuse

CCLRC has a strong track record of securing and leveraging public and private funding to advance brownfield assessment, cleanup, and redevelopment. To date, CCLRC has received approximately \$2.1 million in USEPA Brownfields grants and has leveraged more than \$91 million in additional public and private investment to assess and/or remediate 125 brownfield properties totaling over 528 acres. These investments have helped catalyze private redevelopment projects valued at more than \$465 million, demonstrating CCLRC's ability to translate EPA assessment funding into completed cleanup and redevelopment projects.

CCLRC will apply this same leveraging approach to the priority sites identified under this Community-Wide Assessment Grant. CCLRC is eligible to pursue additional cleanup funding through Ohio EPA and USEPA Brownfields programs and is currently utilizing Ohio EPA Targeted Brownfield Assessments and grant-funded technical assistance. CCLRC also coordinates closely with developers, end users, and public-sector partners to assemble project-specific financing packages. Potential follow-on resources include the Ohio Brownfield Redevelopment Fund, JobsOhio revitalization programs, tax increment financing, and capital financing tools offered through the Port of Cleveland. For example, after completing EPA-funded assessments, CCLRC secured \$1.5 million from JobsOhio to renovate a commercial building in East Cleveland that is expected to be under contract with a biotechnology company.

1g. Use of Existing Infrastructure

The priority sites identified under this Community-Wide Assessment Grant are located within established urban areas and benefit from existing infrastructure, including paved road access, electricity, natural gas, municipal water and sewer service, and broadband. The presence of this infrastructure positions the sites for redevelopment with minimal new infrastructure investment and supports efficient reuse of previously developed land.

While basic infrastructure is in place, the capacity and condition of utilities at certain sites have not been fully evaluated. Assessment and planning activities supported by this grant will include coordination with utility providers and local agencies to better understand existing infrastructure capacity and identify any site-specific needs or upgrades required to support future reuse. If infrastructure improvements are identified as necessary, CCLRC will work with end users, municipal partners, and utility providers to pursue appropriate funding and implementation strategies. Potential resources may include Ohio Public Works Commission funding, Community Development Block Grants, and other local, state, or utility-based programs.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2a. The Community's Need for Funding

As shown by U.S. Census data presented in the table below, Cleveland and East Cleveland face significant economic challenges that limit their ability to fund environmental assessment and redevelopment. Cleveland, designated a "Distressed City" by the Ohio Department of Development, has a poverty rate of 28.3% and a median household income of \$43,383, well below state and national averages, and its population has declined from over 900,000 in the 1950s to approximately 372,624 in 2023. East Cleveland has experienced even more severe decline, with a population decrease from over 40,000 to 13,792, a poverty rate of 44.3%, and repeated fiscal emergencies since 2012.

Economic conditions are even more acute within the Glenville and Collinwood target areas. Glenville's unemployment rate is 17.6% and median household income is \$24,355, while Collinwood's target areas experience unemployment ranging from 12.2% to 16.3%, poverty rates between 24.1%

and 30.2%, and median household incomes of \$29,575 to \$33,773. These conditions severely limit access to funding for environmental assessment and cleanup.

A Community-Wide Assessment Grant is therefore needed to evaluate contamination at vacant industrial and commercial properties that cannot attract investment due to unknown environmental conditions and low market demand. Grant-funded assessments and cleanup planning will reduce liability risks and prepare sites for commercial and light industrial reuse, supporting redevelopment that can bring stable jobs back to neighborhoods with limited economic opportunity and long-standing vacancy.

	Target Areas (TA)			Cleveland	East Cleveland	Cuyahoga County	Ohio	United States
	Glenville TA	Collinwood TA 1	Collinwood TA 2					
Population	10,266	7,242	5,568	372,624	13,792	1,264,817	11.8M	331.5M
Unemployment	17.6%	16.3%	12.2%	7.2%	17.7%	4.8%	4.0%	4.6%
Total Poverty Rate	35.0%	30.2%	24.1%	28.3%	44.3%	14.7%	12.7%	12.1%
Median HH Income	\$24,355	\$29,575	\$33,773	\$43,383	\$22,883	\$65,974	\$72,212	\$81,604

Bold/shading: Results are greater than or less than state and/or national averages, depending on factor; HH = Household; Source: <https://data.census.gov>

2b. Health or Welfare of Sensitive Populations

The Glenville and Collinwood target areas contain a high concentration of sensitive populations, including children, older adults, individuals with disabilities, and households experiencing poverty. Children represent between 25.8% and 27.3% of the population in the target areas, exceeding city, county, state, and national averages. Older adults (age 65 and over) account for up to 18.2% of the population. These populations are particularly vulnerable to environmental hazards due to developing or compromised health, limited mobility, and increased time spent within the neighborhood environment.

Economic hardship further compounds these vulnerabilities. Child poverty rates in the target areas range from 24.5% to 53.8%, and poverty rates among older adults range from 24.5% to 31.6%, far exceeding county, state, and national levels. Disability rates are also elevated, with approximately 20% of residents reporting a disability, including higher-than-average disability rates among both children and seniors. These conditions limit access to health care, reduce the ability to relocate away from environmental hazards, and increase sensitivity to environmental stressors associated with vacant and underutilized industrial properties.

The concentration of brownfield sites within these neighborhoods exacerbates health and welfare concerns through blight, illegal dumping, deteriorating structures, and potential exposure pathways such as contaminated soil and water. Assessment activities funded through this grant will help identify site-specific environmental conditions, reduce uncertainty, and inform cleanup and reuse decisions that minimize exposure risks.

	Target Areas (TA)			Cleveland	East Cleveland	Cuyahoga County	Ohio	United States
	Glenville TA	Collinwood TA 1	Collinwood TA 2					
Population < 18	26.7%	25.8%	27.3%	20.3%	24.6%	20.1%	21.6%	21.4%
Population > 65	18.2%	17.2%	13.0%	16.9%	21.3%	20.5%	19.1%	18.0%
Poverty Rate (< 18)	40.6%	53.8%	24.5%	45.7%	52.3%	21.6%	16.5%	15.5%
Poverty Rate (> 65)	24.5%	30.1%	31.6%	22.2%	32.2%	12.6%	10.4%	11.2%

Disability	20.0%	20.3%	21.5%	20.4%	20.8%	15.2%	14.6%	13.7%
Disability (< 18)	7.6%	12.6%	9.5%	7.4%	9.9%	6.0%	5.7%	5.2%
Disability (> 65)	42.9%	39.6%	36.3%	40.4%	46.2%	30.8%	31.7%	32.5%

Bold/shading: Results are greater than or less than state and/or national averages, depending on factor; HH = Household; Source: <https://data.census.gov>

2c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

The Glenville and Collinwood target areas experience greater-than-normal incidence of chronic diseases compared to broader geographic areas, including the City of Cleveland, Cuyahoga County, the State of Ohio, and the United States. Elevated rates of asthma, high blood pressure, and diabetes in these neighborhoods indicate heightened sensitivity to environmental conditions commonly associated with legacy industrial land uses. Asthma rates in the target areas range from 14.6% to 15.1%, exceeding city, county, state, and national averages. Rates of high blood pressure and diabetes are also substantially elevated, with high blood pressure affecting up to 54.9% of residents and diabetes impacting up to 25.6%, compared to 38.5% and 13.4% at the county level, respectively. Obesity rates exceed 50% in two of the three target areas, which are above county, state, and US levels, further compounding health risks.

Limited access to health care amplifies these challenges, with 13.1% to 14.4% of residents in the target areas lacking health insurance, exceeding county and state averages. By assessing these properties and advancing site readiness, the proposed project will help reduce environmental risks, improve neighborhood conditions, and support healthier living environments for populations already facing significant health and welfare challenges.

	Target Areas (TA)			Cleveland	East Cleveland	Cuyahoga County	Ohio	United States
	Glenville TA	Collinwood TA 1	Collinwood TA 2					
Population	10,266	7,242	5,568	372,624	13,792	1,264,817	11.8M	331.5M
Asthma	15.1%	14.9%	14.6%	13.0%	14.6%	11.6%	10.4%	9.8%
High Blood Pressure	54.9%	53.5%	47.4%	42.3%	56.7%	38.5%	35.6%	34.4%
Diabetes	25.6%	24.8%	19.5%	17.7%	26.7%	13.4%	13.2%	12%
Obesity	50.7%	51.0%	47.5%	42.2%	49.8%	35.3%	36.9%	32.8%
Lack of Health Insurance	14.4%	13.7%	13.1%	13.4%	13.2%	8.4%	8.6%	11.0%

Bold/shading: Results are greater than or less than state and/or national averages, depending on factor; HH = Household; Source: <https://www.cdc.gov/places/index.html>

2d. Economically Impoverished/Disproportionately Impacted Populations

The Glenville and Collinwood neighborhoods have experienced persistent economic hardship and disproportionate environmental impacts as a result of historic land use, housing, and infrastructure policies that shaped development patterns in Cleveland. During the mid-20th century, federal Home Owners’ Loan Corporation (HOLC) and Federal Housing Administration (FHA) practices classified large portions of Glenville and Collinwood as high-risk areas for investment,⁷ limiting access to mortgage financing and capital for home repair and business development. These redlining practices were compounded by exclusionary lending standards, contract-sale arrangements, and predatory lending that stripped wealth from residents while accelerating housing deterioration and population loss.

⁷ <https://dsl.richmond.edu/panorama/redlining/map/OH/Cleveland/context#loc=11/41.4871/-81.6739>

At the same time, industrial zoning and siting decisions for these areas concentrated manufacturing facilities, rail corridors, freight-related infrastructure, power plants and other polluting facilities within or adjacent to residential areas, increasing exposure to industrial activity and associated environmental burdens. One significant example that, until recently, impacted the target area and surrounding neighborhoods is the former coal-fired power plant located at 6800 South Marginal Road, just 2.5 miles from the Glenville Target Area and 3-4 miles from the Collinwood Target Areas. Originally opened in 1911 and operating until its shutdown in April 2015, the plant contributed directly to poor air quality in surrounding neighborhoods.

As manufacturing declined in and around the target areas, many industrial facilities were closed or abandoned without adequate environmental assessment or cleanup. The loss of employment opportunities, combined with the impacts from redlining, further reduced household and municipal capacity to reinvest in these areas. Today, these historic policies are reflected in elevated poverty rates, persistent residential and commercial/industrial vacancy, and a high concentration of brownfield sites.

This grant will help address these legacy impacts by funding environmental assessments that identify site conditions, reduce uncertainty, and support light industrial and commercial redevelopment and job creation in neighborhoods that have historically borne a disproportionate share of the negative consequences of industrial and governmental policies.

Community Engagement

2e. Project Involvement, and 2f. Project Roles

Name of Organization	Entity’s Mission	Point of Contact	Project Involvement
City of Cleveland City Council Members	The City of Cleveland is committed to improving the quality of life in Cleveland by strengthening our neighborhoods, delivering superior services, embracing the diversity of our citizens, and making Cleveland a desirable, safe city in which to live, work, raise a family, shop, study, play, grow old and do business.	Kevin Conwell (Ward 9) 216-664-4252 kconwell@clevelandcitycouncil.org Michael Polensek (Ward 10) mpolensek@clevelandcitycouncil.org 216-664-4743	Community outreach. Glenville area (Ward 9). Collinwood area (Ward 10)
City of Cleveland Department of Economic Development	The City of Cleveland Department of Economic Development provides technical assistance, creative financing and educational opportunities that will ensure a vibrant economic future for the region. Its mission is to assist businesses expanding within or relocating to the City of Cleveland.	Joerose Bourdeau Small, Director of Economic Development jbsmall@clevelandohio.gov 216-664-2204	Site prioritization input/ selection, reuse planning, & community outreach.
Site Readiness for Good Jobs Fund	At The Site Readiness Fund, our mission is to catalyze sustainable economic revitalization in Cleveland by reactivating disinvested properties, creating job opportunities, and fostering community prosperity.	Richard Barga, Manager, Site Identification and Development rbarga@sitereadycle.org 216-443-7358	Site prioritization input/ selection, reuse planning, & community outreach.
City of East Cleveland	The City of East Cleveland works to empower our residents, schools and businesses and ensure that our neighborhoods are safe and desirable places to live, work and play	Sandra Morgan, Mayor smorgan@eastcleveland.org 216-681-5020	Site prioritization input/ selection, reuse planning, & community outreach.

2g. Incorporating Community Input

CCLRC will actively engage the community and stakeholders throughout the project to ensure transparency, responsiveness, and meaningful participation. CCLRC will hold three annual stakeholder meetings in ADA-accessible locations and/or virtually if needed, providing updates on assessments,

cleanup initiatives, and industrial/commercial redevelopment plans. Additional property-specific meetings may be scheduled to discuss sampling activities, site reuse proposals, or other neighborhood concerns. To reduce participation barriers, transportation assistance and supervised childcare will be offered upon request.

Communication will also include notices in local media, postings at community facilities, and project repositories in nearby libraries. All materials will be available on CCLRC’s website and social media platforms. CCLRC will collaborate with local organizations and community partners to reach residents, especially sensitive populations, and to share updates at existing meetings and events. While materials will primarily be in English, translations will be provided as needed by bilingual CCLRC staff.

Community input will be actively solicited, considered, and incorporated. Residents and stakeholders will have multiple opportunities to provide feedback, which will be addressed through direct discussions, summary documentation, or formal comment response listings. CCLRC will regularly solicit feedback on preferred communication methods to ensure engagement remains effective and accessible. By integrating input into project decisions, CCLRC ensures that the community’s priorities and concerns help guide site assessments, cleanup, and reuse planning.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

3a. Project Implementation, 3b. Anticipated Project Schedule, 3c. Task/Activity Lead, 3d. Outputs, and 3e. Cost Estimates

Task 1 – Programmatic
a. <u>Project Implementation</u> : Prepare Work Plan and execute the Cooperative Agreement (CA); procure Qualified Environmental Professionals (QEPs) in compliance w/ applicable federal procurement regs (2 CFR §200.318), oversee QEPs activities, host project kick-off meeting w/ QEPs; manage individual site access agreements, if needed; complete quarterly reports through Assessment, Cleanup, & Redevelopment Exchange System (ACRES), update info in ACRES as tasks are completed and submit final project closeout docs; attend national & state brownfield conferences/approved training opportunities.
b. <u>Anticipated Project Schedule</u> : Prepare Work Plan: ~June 2026; execute CA & procure QEPs: ~Aug-Oct. 2026; hold kick-off meeting w/QEPs: ~Nov. 2026; submit quarterly reports via ACRES within 30 days of reporting period end, update ACRES as tasks are completed, and submit final closeout documentation at grant end.
c. <u>Task/Activity Leads</u> : Kim Steigerwald will lead this task.
d. <u>Outputs</u> : Work Plan, CA, quarterly reports (16), ongoing ACRES updates, final project closeout documentation, staff training, and attend at least two brownfield conferences or trainings.
Task 2 – Community Outreach
a. <u>Project Implementation</u> : Host community outreach meetings to inform and solicit input from stakeholders
b. <u>Anticipated Project Schedule</u> : Brownfield Grant Community Kickoff Meeting w/ QEP and partners during the 1 st Quarter of the grant period; Annual Community Brownfield Program Update Meetings w/ QEP, partners, and public held three times a year (Spring, Summer, Fall).
c. <u>Task/Activity Leads</u> : Kim Steigerwald and QEP will lead with support from partners identified in Section (2)e.
d. <u>Outputs</u> : One kick-off, three public meetings annual (12 meetings total), semi-annual email updates.
Task 3 – Site Assessments
a. <u>Project Implementation</u> : Prepare Quality Assurance Project Plans (QAPPs) and submit for USEPA approval; determine eligibility of selected sites; complete Phase I ESAs following AAI standards (ASTM Standard E1527-21) & Phase I Property Assessment requirements under Ohio EPA VAP; prepare site-specific Sampling & Analysis Plans (SAPs) and Health & Safety Plans (HASPs) for USEPA approval; complete sampling activities (Phase II ESAs, asbestos surveys, lead-based paint surveys, etc.); complete Phase II ESAs meeting ASTM-1903-19 /Ohio EPA VAP/Ohio BUSTR standards.
b. <u>Anticipated Project Schedule</u> : Prepare QAPP: Nov.-Dec. 2026; Prepare Phase I ESAs: Dec. 2026 – Sept. 2029; Prepare Phase II ESAs (initiated upon USEPA QAPP approval): Dec. 2026 – Sept. 2029.
c. <u>Task/Activity Leads</u> : QEPs will lead QAPP preparation and site assessments with oversight by Kim Steigerwald.
d. <u>Outputs</u> : QAPP for each QEP, 16 Phase I ESAs, 12 Phase II ESAs, and associated SAPs/HASPs.
Task 4 – Cleanup Planning
a. <u>Project Implementation</u> : Prepare RAPs and/or Analysis of Brownfield Cleanup Alternatives (ABCAs).

b. <u>Anticipated Schedule</u> : Feb. 2027 – Sept. 2029.
c. <u>Task/Activity Leads</u> : QEPs will lead cleanup planning with assistance from Kim Steigerwald & stakeholders.
d. <u>Outputs</u> : Six RAPs/ABCAs for Priority Sites.
Task 5 – Reuse Planning
a. <u>Project Implementation</u> : Prepare one Infrastructure Evaluation Plan and one Site Revitalization Plan for the Glenwood Target Area. Prepare one Site Reuse Plan for Collinwood Target Area 1. Prepare one Site Reuse Plan for Collinwood Target Area 2.
b. <u>Anticipated Project Schedule</u> : 5 th Quarter and continue through the end of the grant period.
c. <u>Task/Activity Leads</u> : Kim Steigerwald will lead with assistance from professional service providers.
d. <u>Outputs</u> : One Infrastructure Evaluation Plan, one Site Revitalization Plan, and two Site Reuse Plans.
e. Cost Estimates – Assessments account for 64% of budget; reuse planning is 30% of budget.

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
	Programmatic	Comm. Outreach	Assessments	Cleanup Planning	Reuse Planning	
Personnel*	\$15,000					\$15,000
Fringe	\$2,850					\$2,850
Travel	\$5,000					\$5,000
Contractual		\$2,500	\$299,850	\$24,000	\$150,000	\$476,350
Other (conf reg fees)	\$800					\$800
TOTAL	\$23,650	\$2,500	\$299,850	\$24,000	\$150,000	\$500,000

*CCLRC effort to complete programmatic activities beyond estimated amount will be provided as in-kind services.

Task 1 - Programmatic (\$23,650). General programmatic management and CA oversight (250 hours @ \$60/hour = \$15,000 and 19% fringe = \$2,850). Attend 2 National Brownfields Conferences (2 airfares @ \$600 x 2 = \$2400; 4 hotel nights at \$200/night x 2 = \$1600; 4 days food @ \$100/day x 2 = \$800; ground transportation \$100 x 2 = \$200; = \$5,000). 2 conference registration fees @ \$400 each = \$800.

Task 2 - Community Outreach (\$2,500). Based on prior and anticipated contracted outreach needs, total contracted outreach costs are \$2,500 (25 hours @ \$100/hr.).

Task 3 - Site Assessments (\$299,850). Based on prior experience, the budget includes contractual costs of \$299,850 to complete 15 Phase I ESAs at an average cost of \$3,190 each (\$47,850 total) and 12 Phase II ESAs (including SAPs/HASPs) at an average cost of \$21,000 each (\$252,000 total).

Task 4 - Cleanup Planning (\$24,000). Based on prior brownfield experience, the budget includes contractual costs of \$24,000 to complete six RAPs/ABCAs at an average cost of \$4,000 each.

Task 5 - Reuse Planning (\$150,000). Based on recent studies, one Infrastructure Evaluation Plan is estimated @ \$25,000. One Site Revitalization Plan is estimated @ \$75,000. Two Site Reuse Plans @ \$25,000 each = \$50,000.

3g. Plan to Measure and Evaluate Environmental Progress and Results

CCLRC will utilize its grant tracking software to track, measure, and evaluate project outputs and outcomes throughout all phases of the project. Project achievements will be evaluated against the goals and timelines defined in the Work Plan, and quarterly meetings will be held with QEPs to review schedules, monitor progress, and identify corrective actions as needed. Additionally, CCLRC will meet virtually with the USEPA Project Manager at least quarterly to share progress, discuss challenges, and adjust strategies if necessary. Project milestones will be documented for each site, including completion of Phase I and Phase II Environmental Site Assessments (ESAs), Remedial Action Plans (RAPs), and readiness for redevelopment. All project outputs will be tracked and reported through the USEPA ACRES system, including acres of land assessed, acres remediated, acres redeveloped, leveraged cleanup or redevelopment funding, and the number of jobs created or retained. Property profiles in ACRES will be updated following the completion of ESAs, RAPs, studies, remediation, and redevelopment activities.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4a. Organizational Capacity, 4b. Organization Structure, and 4c. Description of Key Staff

CCLRC has extensive experience managing USEPA Brownfields grants with full compliance. Kim Steigerwald, Director of Acquisition & Disposition, will lead the project, bringing over 33 years of

community development experience, including management of CCLRC’s other EPA grants. environmental experience and current oversight of CCLRC’s other EPA grants. She will manage all administration, scheduling, and procurement. Supporting her are Mel Sanders, CPA, Chief Financial Officer, with over 10 years of nonprofit grant accounting experience, and Matt Yourkvitch, Esq., Corporate Counsel, with more than 15 years of legal experience. CCLRC utilizes internal software integrated with Sage accounting software for grants management.

4d. Acquiring Additional Resources

CCLRC will engage QEPs, and as needed, other real estate experts to complete ESAs and support reuse planning and market studies in compliance with the cooperative agreement and competitive procurement procedures of 2 CFR Part 200 and/or 2 CFR Part 1500, as applicable. In the event of leadership changes due to staff turnover, CCLRC will fill positions with staff who possess strong project management skills.

Past Performance and Accomplishments

4e. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

USEPA Grant	Project Outputs*	Project Outcomes*
FY 2024-USEPA Brownfield Cleanup Grant Award. BF 00E03875. Total \$500,000. Term 10/1/24-9/30/28. Open.	Issued RFQ; Selected QEP to oversee remediation; applied for entry into Ohio EPA VAP MOA track 3/25, accepted 9/25; assessment and cleanup planning documents under Ohio EPA review	Ongoing
FY 2023-USEPA Brownfield Cleanup Grant Award. BF 00E03571. Total \$500,000. Term 10/1/23-9/30/27. Open.	Hired QEP to oversee remediation; completed investigations to define subsurface contamination extent; ABCA and RAP; implemented cleanup remedy	One 0.82-acre property cleaned up facilitating business expansion; NFA letter and CNS request pending
FY2020-USEPA Brownfield Assessment Grant Award. BF 00E02732. Total \$300,000. Term 10/1/2019- 9/30/2022. Closed.	Completed 15 Phase 1 ESAs, 9 Phase II ESAs, 5 Asbestos Surveys, 1 LBP Survey, 2 Neighborhood Brownfield Inventories, 1 Landfill Management Plan.	44 properties assessed; leveraged \$2 million in local, state redevelopment activities

*All outputs and outcomes above have been accurately reported into ACRES at the time of this application submission.

(2) Compliance with Grant Requirements

USEPA Grant	Compliance with Grant Requirements
FY 2024-USEPA Brownfield Cleanup Grant Award. BF 00E03875. Total \$500,000. Term 10/1/24-9/30/28. Open.	\$24,479 has been spent. The property has been accepted into Ohio EPA’s VAP MOA track, and assessment and cleanup planning documents are currently under review. All funds are projected to be spent by the end of project.
FY 2023-USEPA Brownfield Cleanup Grant Award. BF 00E03571. Total \$500,000. Term 10/1/23-9/30/27. Open.	\$420,805.69 has been spent. Cleanup remedy implemented; post-remedy monitoring, preparation of NFA letter and CNS request to continue through 2026. All funds projected to be spent by end of performance period.
FY2020-USEPA Brownfield Assessment Grant Award. BF 00E02732. Total \$300,000. Term 10/1/2019- 9/30/2022. Closed.	All project activities completed in compliance with workplan, schedule, and terms and conditions of the CA. Timely reporting via ACRES. All awarded funds spent except \$14,894; allocated for site that was successfully assessed without remaining funds.

1. Applicant Eligibility

Cuyahoga County Land Reutilization Corporation

812 Huron Road E, Suite 800, Cleveland, Ohio 44115

- a. Cuyahoga County Land Reutilization Corporation (CCLRC) was enabled by an act of the Ohio legislature that amended the Ohio Revised Code (ORC Sections 1724.10(A)(2) and 5722.02) to authorize such quasi-public corporation, and as such, meets the definition of a “public purpose” Corporation authorized by the state legislature. Additionally, CCLRC is a community improvement corporation and meets the eligibility definition of a General Purpose Unit of Local Government. For purposes of the EPA Brownfields Grant Program, EPA uses the definition of local government at 2 CFR 200.1: Local government means a county, municipality, city, town, township, local public authority (including any public and Indian housing agency under the United States Housing Act of 1937), school district, special district, intra state district, council of governments, any other regional or interstate government entity, or any agency or instrumentality of a local government. See **Attachment 1** for CCLRC’s establishing resolution, provided as proof of applicant eligibility.
- b. CCLRC is not exempt from Federal Taxation under section 501(c)(4).

2. Community Involvement

CCLRC will engage community members and stakeholders throughout the planning and implementation of this Community-Wide Assessment Grant to ensure transparency, responsiveness, and meaningful public participation. CCLRC will convene quarterly coordination meetings with key partners, local government representatives, and other technical and community-based partners. These meetings will support project planning and decision-making and will include review of community input gathered through outreach activities. Feedback will be documented and addressed through direct follow-up conversations, summary materials, or other transparent methods, as appropriate.

Community engagement is a core component of CCLRC’s brownfield program and will remain a priority throughout grant implementation. Outreach efforts will focus on residents, businesses, property owners, neighborhood organizations, and institutional partners within the Glenville and Collinwood target areas, with coordination extending into East Cleveland where target areas overlap. Stakeholders will be engaged throughout the assessment process, including during site selection, environmental investigation activities, and reuse planning. Particular attention will be given to addressing community concerns related to health, safety, and site activities near homes, schools, and other sensitive uses.

CCLRC will host at least three public meetings annually, either virtually or in ADA-accessible locations within or near the target areas, to provide updates on assessment progress, anticipated field activities, and potential reuse considerations. Additional meetings will be scheduled as needed to address site-specific issues, sampling activities, or redevelopment concepts for individual properties. Stakeholders will also receive periodic written updates, and public notices will be distributed through local media, community partners, and online platforms. Project information and updates will be made available through CCLRC’s website and social media channels, and public documents will be accessible at local library branches near high-interest sites when appropriate.

To support continuity and trust, CCLRC will coordinate with established community organizations to share project updates during existing meetings and events. Outreach materials will be provided primarily in English, with translation assistance available upon request. CCLRC will actively solicit feedback on preferred communication methods and will adjust outreach strategies as needed to ensure effective participation by a broad range of stakeholders.

CCLRC has already initiated outreach related to this application by engaging key stakeholders within the targeted corridors during the application development process. These early discussions helped inform site selection, outreach strategies, and anticipated community concerns and will serve as a foundation for continued engagement throughout grant implementation.

3. Expenditure of Existing Grant Funds

CCLRC affirms that we do not have any open USEPA Brownfields Assessment or Multipurpose Grants.

4. Contractors and Name Subrecipients

CCLRC affirms that no contractors or subrecipients have been procured as part of this application and project.