



R05-26-A-045

NARRATIVE INFORMATION SHEET

Wade Kapszukiewicz
Mayor

mayor@toledo.oh.gov
phone 419-245-1001
fax 419-245-1370
One Government Center
Suite 2200
Toledo, Ohio 43604
→ toledo.oh.gov

1. Applicant Identification

City of Toledo, Ohio
Division of Environmental Services
348 South Erie Street
Toledo, Ohio 43604

2. Website URL

a. City of Toledo <https://toledo.oh.gov/>

3. Funding Requested

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

4. Location

a. City: City of Toledo
b. County: Lucas County
c. State: Ohio

5. Target Areas and Priority Site Information

- a. Target Area: Swan Creek Corridor
b. Priority Site Addresses: Toledo Paint & Chemical (33 Blucher St.), Toledo Industrial Warehouse (847 Buckingham St.), and Creekside Village Mobile Home Park (18 City Park Ave.)
- a. Target Area: Vistula Lower Town Corridor
b. Priority Site Addresses: Industrial Warehouse/1486 N. Summit St., Former Brooks Manufacturing (1102 N. Summit St.), 1024 Water St., 1002 N. Summit St., 930 N. Summit St.
- a. Target Area: East Toledo Corridor
b. Priority Site Addresses: 325 First St. Parcels, Weber Block (101 Main St.), Main Town LLC (130-140 Main St.)

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

6. Contacts:

a. Project Director
Marc Gerdeman, Brownfield Redevelopment Officer
(419) 936-3771 phone
Marc.Gerdeman@toledo.oh.gov
City of Toledo, Division of Environmental Services
348 South Erie Street
Toledo, Ohio 43604

b. Chief Executive
 Wade Kapszukiewicz, Mayor
 (419) 245-1001 phone
Mayor@toledo.oh.gov
 One Government Center, Suite 2200
 Toledo, Ohio 43604

7. Population: 270,871 (Census 2020)

8. Other Factors

	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1-5
The priority site(s) is in a federally designated flood plain.	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2, 5
The reuse of the priority site(s) will facilitate energy efficiency measures.	3, 4, 5, 9
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	1-4
At least 30% of the overall project budget will be spent on eligible reuse/areawide planning activities for priority brownfield sites 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.	

9. Letters from State Environmental Authorities: Letters of acknowledgement and 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

January 14, 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 City of Toledo's Community-Wide Assessment Grant Proposal

Dear Torre Ippolito:

The Ohio Environmental Protection Agency (Ohio EPA) acknowledges that the City of Toledo plans to conduct assessment activities and is applying for a FY26 U.S. EPA Brownfields Community-Wide Assessment Grant in the amount of \$500,000. Ohio EPA has worked with the City of Toledo on previous brownfield initiatives and supports its efforts under the Brownfields Multipurpose, Assessment, and Cleanup Grant program.

If awarded, the City of Toledo will use these funds to:

- Conduct Phase I and II Environmental Site Assessments, Sampling and Analysis Plans, Health and Safety Plans, and Remedial Action Plans for priority brownfield sites.
- Prepare Building Feasibility and Conceptual Design/Reuse Market Studies to advance redevelopment planning.
- Address environmental contamination and promote revitalization in three target areas: Swan Creek, East Toledo, and Vistula Lowertown.

The proposed target areas include priority sites such as:

- Toledo Paint & Chemical at 33 Blucher (privately owned) – A former paint and chemical storage facility. Potential contaminants include VOCs, SVOCs, PAHs, heavy metals, and asbestos.
- Toledo Industrial Warehouse at 847 Buckingham (privately owned) – A former Blackstone Chemical Co. site with a history of chemical manufacturing and metal fabrication. Potential contaminants include VOCs, SVOCs, PAHs, PCBs, heavy metals, and asbestos.

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- Riverside Mobile Home Park at 18 City Park Ave. (privately owned) – A former mobile home park declared unfit for habitation. Illegal dumping observed; potential contaminants include mercury and other hazardous wastes.
- 325 First Street Parcels (privately owned)– Automotive service and body shop site with potential PAHs, VOCs, and heavy metals.
- Main Town LLC at 130-148 Main St. (privately owned) – Six vacant parcels with historic storefronts built between 1878 and 1922.
- Weber Block at 101 Main St. (privately owned) – Three occupied parcels with a historic building built in 1888 that are currently underutilized.
- Industrial Warehouse at 1486 N. Summit (privately owned) – A warehouse built in 1971; potential contaminants include VOCs, SVOCs, PAHs, heavy metals, and asbestos.
- Former Brooks Manufacturing at 1102 N. Summit St. (privately owned) – Historic industrial property used for wood product manufacturing and auto repair. Potential contaminants include VOCs, heavy metals, PAHs, phenols, and creosols.
- 1024 Water St. (privately owned) – A vacant 0.71-acre site with a history of USTs.
- 1002 N. Summit St. (privately owned) – A two-story warehouse built in 1920 with potential UST.
- 930 N. Summit St. (privately owned) – A vacant site with a former service station and oil warehouse with USTs; previous Phase II found TPH exceeding BUSTR Closure Action Level.

Ohio EPA supports the City of Toledo’s efforts to address brownfields in historically disinvested neighborhoods. These assessments and planning activities will improve environmental quality, enhance public safety, and create opportunities for greenspace, stormwater management, and mixed-use development. They will also complement major investments such as the \$130+ million Glass City Riverwalk and Metropark development, the Swan Creek Greenway, and other revitalization projects that strengthen economic growth and community resilience. The City has a proven track record of leveraging U.S. EPA Brownfields Assessment funding—having received 24 previous grants totaling \$9.45 million and leveraging more than \$94 million from public and private sources—ensuring that this grant will deliver significant and lasting impact.

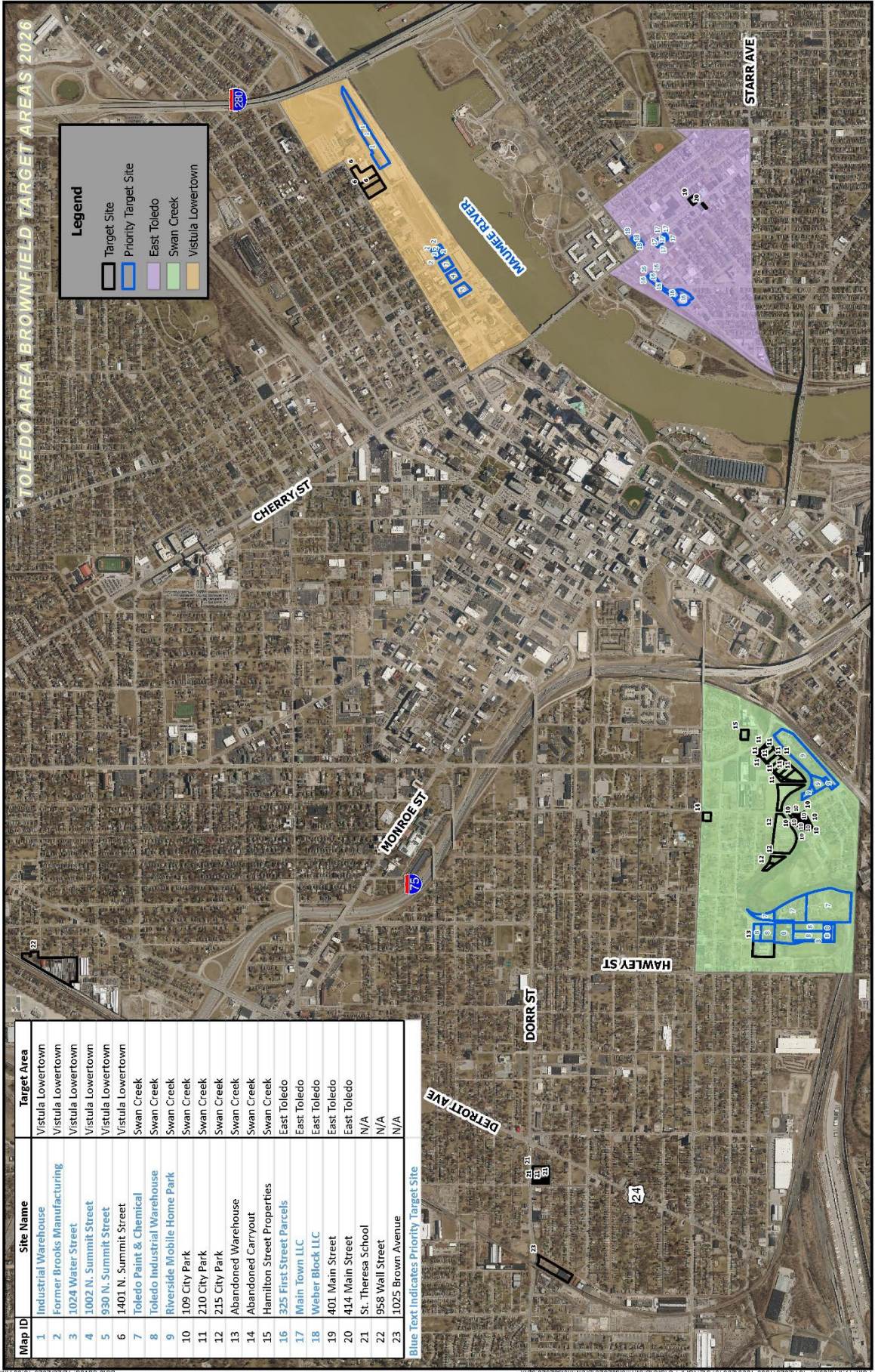
We look forward to working with the City of Toledo and U.S. EPA on this important project. If you have any questions, please do not hesitate to contact me at 614-728-5441 or via e-mail at emily.johnson@epa.ohio.gov.

Sincerely,

Emily Johnson

Emily Johnson, Manager
 Division of Environmental Response and Revitalization
 Ohio Environmental Protection Agency

cc: Marc Gerdeman, Brownfield Redevelopment Officer, City of Toledo
 Abed Semaan, Commissioner of Environmental Services, City of Toledo
 Gary Deutschman, Ohio EPA, DERR



TOLEDO AREA BROWNFIELD TARGET AREAS 2026

Legend	
	Target Site
	Priority Target Site
	East Toledo
	Swan Creek
	Vistula Lowertown

Map ID	Site Name	Target Area
1	Industrial Warehouse	Vistula Lowertown
2	Former Brooks Manufacturing	Vistula Lowertown
3	1024 Water Street	Vistula Lowertown
4	1002 N. Summit Street	Vistula Lowertown
5	930 N. Summit Street	Vistula Lowertown
6	1401 N. Summit Street	Vistula Lowertown
7	Toledo Paint & Chemical	Swan Creek
8	Toledo Industrial Warehouse	Swan Creek
9	Riverside Mobile Home Park	Swan Creek
10	109 City Park	Swan Creek
11	210 City Park	Swan Creek
12	215 City Park	Swan Creek
13	Abandoned Warehouse	Swan Creek
14	Abandoned Carryout	Swan Creek
15	Hamilton Street Properties	Swan Creek
16	325 First Street Parcels	East Toledo
17	Main Town LLC	East Toledo
18	Weber Block LLC	East Toledo
19	401 Main Street	East Toledo
20	414 Main Street	East Toledo
21	St. Theresa School	N/A
22	958 Wall Street	N/A
23	1025 Brown Avenue	N/A

Blue Text Indicates Priority Target Site

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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION; Target Area and Brownfields; a. Overview of Brownfield Challenges and Description of Target Areas: Toledo is gaining great momentum in our shift from a rust belt community to one embracing our location, workforce, and natural resource assets. We are the fourth largest city in Ohio with a population of 270,871¹ located in Lucas County in Northwest Ohio at the western edge of Lake Erie. Known as the *Glass City*, Toledo had a prosperous industrial past. We are the home of Jeep, Libbey Glass Company, Pilkington Group (formerly Libbey-Owens-Ford Sheet Glass Company), and Owens Corning, and have several automobile supply manufacturers due in part to our location 60 miles south of Detroit. Our City has struggled with an estimated loss of 45,000 manufacturing jobs from 1969–2021 and our population as a whole remains challenged with low per capita income (\$27,862)² and high poverty rates (25.4%)³. While it has been decades in the making, we are seeing the benefits of hard work and large investments to help address our challenges. Old factory sites are now efficient manufacturing facilities and a former coal-fired power plant is part of a \$130+ million park and riverwalk.

Toledo's transformation can be attributed in part to the significant success of our brownfield program. With help from U.S. EPA and state and local partners, Toledo has leveraged \$94 million in additional investments for cleanup and redevelopment activities since 1997. We assessed and remediated many of the 500+ properties on the City's original brownfield inventory. The majority of the remaining brownfields are those that are environmentally sensitive and reuse challenged, with many that are often adjacent to waterways, embedded in neighborhoods, and likely better suited for greenspace. Toledo ranks last among the six most populous Ohio cities with the number of square feet (SF) of greenspace per capita at 2,724 SF compared to Akron at 7,500 SF and Dayton at 8,360 SF⁴. Therefore, targeting certain brownfields for this end use while helping to achieve our urban tree canopy planting goal would be an ideal investment for our City. A January 2026 City-wide residential survey resulted in 23 responses that all supported dedicating resources to address brownfields; many stated that brownfields in their neighborhoods attract criminal activity and affect their ability to feel safe. Our team recently prioritized assessment and planning work for the following three target areas and priority brownfields that pose risks to public health, safety, and the environment, and whose redevelopment will leverage major investments and/or deliver needed community improvements:

The 0.37-square mile **Swan Creek Target Area** includes a 1.2-mile stretch of Swan Creek and residential, commercial, and industrial properties near downtown Toledo bound by Nebraska Ave. to the north, St. Rte. 25 to the east, NS Corp. rail line to the south, and N. Hawley St. to the west. This area is in census tracts 36, 40, 103, and 106. An estimated 1,475 residents live here and 41.1% have incomes below the poverty level. The Toledo Police Department (TPD) recorded 42 crimes here between January 1–December 31, 2025, including nine burglaries, seven aggravated assaults, and four auto thefts⁵. We identified eight primary brownfields in this target area comprising 43 parcels. Three of the eight primary brownfields are priority brownfields located adjacent to Swan Creek. While some large brownfields loom large in the neighborhoods, most in this area are tucked along the river or are behind active businesses or heavy vegetation. These include junk yards, paint/chemical storage companies, closed factories, and mobile home park. Several positive investments are taking place in this community. Sediment remediation is being planned for the lower reach of Swan Creek. This more than \$70 million effort is anticipated to receive partial funding from the Great Lakes Legacy Act (GLLA). It is ideal to assess several brownfields along the river soon to allow time to address pollution pathways to Swan Creek prior to the GLLA project. Over \$1.18 million in Ohio Brownfield Remediation Program (BRP) grants were recently awarded to clean up and demolish two properties on City Park Ave. The Land Bank's residential demolition program removed over 50% of the worst properties over the last 13 years, creating many open spaces. The Junction Neighborhood within this area is implementing a Greening Plan for beautification and stormwater management. That effort will be bolstered soon, as the same

^{1,2}U.S. Census 2020, ³[https://censusreporter.org/profiles/\(Toledo\)](https://censusreporter.org/profiles/(Toledo)); ⁴www.nature.com/articles/srep11610, ⁵TPD NWOH Regional Info System

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area is the focus of the 2023 \$608,000 National Fish & Wildlife Foundation (NFWF) National Coastal Resiliency Fund grant to plan for needed flood reduction/resiliency and habitat improvements. A FY24 \$1.1 million USDOT Reconnecting Communities Pilot Program grant award for planning, design, and community engagement for the Swan Creek Greenway project further supports the NFWF work and efforts to establish a multi-use trail to reconnect the Junction neighborhood to downtown. Target area priorities will address health, safety, and Swan Creek impact concerns while supporting or complementing state, GLLA, and USDOT-funded efforts. Potential property reuses include open space, green stormwater infrastructure, renewable energy production, residential, and commercial space.

The **Vistula Lower Town Target Area** is a 0.2-square mile area along a one-mile stretch of the Maumee River immediately north of Toledo's downtown. The Vistula Neighborhood was Toledo's original neighborhood established in the 1840s. This area experienced significant decline over the years but is undergoing a resurgence as a result of many recent and planned investments. Our target area is bound by I-280 to the north, Maumee River to the east, Cherry St. to the south, and N. Superior St. and N. Huron St. to the west. The target area is in portions of census tracts 29 and 30. It is estimated that 2,822 residents live within these census tracts and 65.1% have incomes below the poverty level. TPD recorded 35 crimes within our target area between January 1–December 31, 2025, including six burglaries, two aggravated assaults, and three auto thefts. Most single-family residential properties within the target area are along N. Superior St. Many former industrial facilities within this area are being converted to recreational, open space, commercial uses (including restaurants and venues such as a jazz club and drinking establishments), and even market-rate lofts. Several former commercial and industrial buildings are planned for upgrades. We identified six primary brownfields, with five prioritized for grant funding (Industrial Warehouse/1486 Summit St., Former Brooks Manufacturing, 1024 Water St., 1002 N. Summit St., and 930 N. Summit). This area includes a one-mile stretch of the five-mile Glass City Riverwalk; our priority properties are targeted for future riverfront recreational, passive open space, and mixed-use development to further enhance and support the Riverwalk and neighborhood. A USDOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant was awarded to Metroparks Toledo in 2024 that dedicated \$18.1 million to complete a portion of the 12-foot wide shared use path within this Vistula neighborhood riverfront, as well as installation of a seawall, floating wetlands, boardwalks, shelter houses, kayak launch and kayak lockers, playground, and supporting amenities. Other recent and planned investments within this target area include the \$17 million Ostrich Towne mixed-used development in former warehouses, \$9 million recreational pickleball venue, and the \$7.5 million market-rate housing development in the former Wonder Bread Building.

The **East Toledo Target Area** is a 0.24-square mile area in the commercial and residential corridor southeast of the 120-acre Maumee riverfront brownfield that was mostly vacant for decades after its remediation through the Clean Ohio Revitalization Fund. This site was converted to the Glass City Metropark that opened in 2021 and nearby amenities that include the National Museum of the Great Lakes, marina, apartments, and restaurants, and is part of the five-mile Glass City Riverwalk under construction. The target area is also southeast of International Park and west of Toledo Public School's Waite High School. The target area is bound by Front St. to the north, Morrison Dr. and E. Broadway St. to the east, Starr Ave. to the south with a boundary that extends to the park and turns north back to Main St. This section of east Toledo includes a 0.56-mile stretch of Main Street and 0.22-miles of Front St./1st St. This area is in census tracts 47.01 and 48. It is estimated that 3,910 residents live here and 49% have incomes below the poverty level. TPD recorded 64 crimes here between January 1–December 31, 2025, including 11 burglaries, 11 aggravated assaults, and seven auto thefts. The City identified five primary brownfields, with three prioritized for grant funding, but there are many more brownfields in this area. There is a stark contrast between the recent new developments along the river and the struggling commercial corridors with many boarded up and underutilized historic buildings, vacant lots, and a large auto parts yard. While the adjacent residential

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neighborhood benefited significantly from the Land Bank's demolition program that removed over 15% of the worst properties over the last 13 years, disinvestment remains. Over \$130 million in local, state, and federal funds were dedicated to the Glass City Metropark and Riverwalk that will also benefit the adjacent commercial areas and residential communities with continued mindful planning and involvement.

Description of Priority Brownfield Sites: Assessment of the following priority properties are time-sensitive to ensure environmental conditions are understood and addressed prior to or in coordination with planned infrastructure, resiliency, and redevelopment investments. **Swan Creek Target Area:** We consider the timing critical for all projects in this area as we continue to address pollution pathways to Swan Creek prior to GLLA sediment remediation and all sites are under consideration for NFWF Coastal Resiliency Plan and Swan Creek Greenway projects. U.S. EPA funds will be used for a Reuse Assessment/Infrastructure/Greenspace Plan for the area, including these priority brownfields. Toledo Paint & Chemical (33 Blucher)-This 0.85-acre property along Swan Creek has a 16,798 SF primary building constructed in 1920 and several support buildings. Potential chemicals of concern (COCs) are VOCs, SVOCs, PAHs, heavy metals, and asbestos. The City will use grant funds to complete Phase I & II environmental site assessments (ESAs), asbestos survey, and RAP/ABCA. A portion of this property is in the flood plain. Toledo Industrial Warehouse (847 Buckingham)-This 9.73-acre property, adjacent to Toledo Paint & Chemical, is the former Blackstone Chemical Co. Built in 1915, prior tenants in this massive 174,000 SF facility manufactured coated goods and tire sealant, distributed recycled paint, and fabricated metal. There are former underground storage tanks (USTs), fuel oil USTs, and a transformer station on site. There is uncontrolled property access from the adjacent Landers Park playing fields. Anticipated COCs are VOCs, SVOCs, PAHs, PCBs, heavy metals, and asbestos. The City will use grant funds to complete Phase I & II ESAs including a geophysical survey, asbestos survey, and RAP/ABCA. Creekside Village Mobile Home Park (18 City Park Ave.)-This 8-acre property has been a nuisance for decades and was declared unfit for human habitation by the City due to dangerous and unsanitary conditions in May 2025. During recent demolition efforts, illegal dumping of household and universal waste such as mercury was observed. The City will use grant funds to complete Phase I & II ESAs and RAP/ABCA. **Vistula Target Area:** All priority properties in this target area are near the Maumee River and would ideally be converted to uses that are part of or support the Glass City Riverwalk. 1486 N. Summit St.-This privately owned, single-story 36,600 SF warehouse on 4.46 acres was constructed in 1971 with historic warehouse, distribution, and trucking company uses. Potential COCs are VOCs, SVOCs, PAHs, heavy metals, and asbestos. The City will use grant funds to complete Phase I & II ESAs, asbestos survey, and RAP/ABCA. Former Brooks Manufacturing (1102 N. Summit St.)-Six parcels with several owners are on this property with multiple story warehouses built between 1907-1950. The buildings were used as an auto repair/machine shop and wood product manufacturing (including utility pole crossarms), among other uses. Anticipated COCs are VOCs, heavy metals, PAHs, phenols, and creosols. Grant funds will be used to complete Phase I & II ESAs, asbestos survey, RAP/ABCA, and a Building Reuse Feasibility/Energy Efficiency Study. 1024 Water St.-A 2021 Phase I for this vacant, 0.71-acre property showed the presence of a gas tank. The City will use grant funds for a Phase II ESA that includes a geophysical survey and a RAP/ABCA. 1002 N. Summit St.-This two-story commercial warehouse was built in 1920 and hosted a variety of light industrial and warehousing uses. A 2021 Phase I and geophysical survey identified a potential UST. The City will use grant funds to complete a focused Phase II ESA to determine the presence of petroleum products or other COCs, RAP/ABCA, and potentially a Site Reuse Assessment. 930 N. Summit St.-This 0.78-acre vacant land/partial parking lot was a former service station and oil warehouse with three USTs observed in a 1936 Sanborn Map. A geophysical survey identified two UST cavities and Phase II data found TPH exceeded the Ohio Bureau of UST Regulations (BUSTR) Closure Action Level. Grant funds will be used for remediation planning and potentially a Site Reuse Assessment. **East Toledo Target Area:** 325 First Street Parcels-The four parcels that make up this 2.45-acre area have been used as an automotive service/body shop/parts yard since 1975. There is a two-story building with a service

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garage built in 1971, a large metal body shop, and a small office building. Anticipated COCs are PAHs, VOCs, and heavy metals. Grant funds will be used to complete Phase I & II ESAs, asbestos survey, and RAP/ABCA. This property abuts International Park's Rotary Trail and could be an ideal park expansion or green buffer area. Main Town LLC (130-148 Main St.)-Six parcels form this commercial strip totaling 55,934 SF that line the entire block between First and Second Streets. Sadly, the historic storefronts built from 1878 to 1922 are now fenced off due to their poor building conditions and to deter trespassing. Main Town LLC acquired the properties in 2021. The City plans to work with the owner to complete a Phase I assessment, asbestos surveys, & Building Reuse Feasibility/Energy Efficiency Study. Weber Block (101 Main St.)-Three parcels comprise this priority property at the corner of Front St. & Main St. that contains the Weber Block Building, a three-story, 35,000 SF structure built in 1888. It was once used as a dry goods facility, hotel, department store, grocery, and business school, among other tenants. In the mid-1980s, it was abandoned and almost demolished but was saved by a revitalization organization. It is now privately owned and has a few tenants, but this underutilized historical landmark needs the appropriate assessments and asbestos survey to allow the City to help realize the full potential of this site for commercial and residential uses. **c. Identifying Additional Sites**: The City has 11 priority sites within our three target areas that will likely exhaust grant funds. We also identified 12 additional sites worthy of assessment and planning activities within the target areas. Prioritization considerations for use of remaining funds include public health & safety concerns, environmental concerns, community-based group advocacy/support and prior community input, economic redevelopment potential, ideal open space/green infrastructure sites, and existing inventory data. The City will consider these factors through an internal review process and in consultation with our U.S. EPA Project Manager to rank additional sites and select those that best align with program goals and community needs.

Revitalization of Target Areas; d. Reuse Strategy & Revitalization Plan Alignment: Assessments will provide the environmental data and feasibility analysis needed to implement City-adopted plans, reduce uncertainty for redevelopment partners, and position sites for cleanup and reinvestment. Our prioritized brownfield assessments and planned reuse/revitalization support most recommendations in the City's **Forward Toledo 2024 Comprehensive Plan (Forward Toledo Plan-FTP)**, adopted by City Council in September 2024. Properties in the **Swan Creek Target Area** will be under consideration to support or complement the NFWF Coastal Resiliency Plan, GLLA, and Swan Creek Greenway planning efforts. The **FTP** has a strategy to "prioritize land uses and access points along waterways that draw people to the waterfront (e.g., Swan Creek Riverwalk)" (p. 52+) and states, "revisiting older plans to create a trail along Swan Creek near the Warehouse District should also be considered given the potential connection to the Glass City Riverwalk and additional City infrastructure" (p. 83). Toledo Paint & Chemical and Toledo Industrial Warehouse are mapped to remain as "High Impact Industrial" in the **FTP**, though our brownfield team recognizes that could be challenging. The Creekside Village Mobile Home Park was operating when the **FTP** was developed; the property is listed as a "Neighborhood Residential." The Reuse Assessment/Infrastructure/Greenspace Plan prepared for the properties in this corridor should provide the data needed to update the parcels in the **FTP** that will then reflect plan support to "ensure that all neighborhoods have equitable access to quality parks and open space" (p. 80). For properties in the **Vistula Target Area**, the **FTP** showed the 1486 Summit St., Former Brooks Manufacturing, 1024 Water St., and 930 N. Summit St. as "Neighborhood Mixed Use" defined as an urban village, mixed uses, high density residential, walkable, and commercial/retail. The October 2024 **Glass City Riverwalk: Vistula Neighborhood Community Engagement Report** prepared by the Toledo Design Collective recommended that the 1486 Summit St. building be repurposed as a development opportunity with other portions of the property used as an outdoor adventure play area and parking. The Former Brooks Manufacturing property, located south of the main passive park area, is recommended as a development opportunity. The 1024 Water St. property is planned for greenspace or a development opportunity and the

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adjacent 1002 N. Summit St. property is planned for new development. Both properties are located just north of the new and highly popular indoor pickleball courts. The Water Street frontage of the 930 N. Summit St. property has a recommended greenspace end use. Within the **East Toledo Target Area**, the 325 First Street Parcels are shown in the **FTP** as part of a Planned Improvement Area for International Park, which would work well with the timing of this assessment grant and future cleanup. Plans to preserve and renovate the buildings at the Main Town LLC and Weber Block properties are supported by the **FTP** “Building Preservation” strategies (p. 57) and the Neighborhood Mixed-Use Designation for those parcels aligns with plans. **e. Reuse Strategy Outcomes & Benefits:** The Reuse Assessment/Infrastructure/Greenspace Plan prepared for all priority properties in the **Swan Creek Target Area** will help determine the best end uses, potentially for commercial or industrial uses with job creation, public open space and play areas, green stormwater infrastructure for stormwater management, renewable energy production, or new residential properties. Addressing these brownfields will also be highly beneficial to residents for improved line of site for safety and aesthetics with building removal, property value stabilization, outdoor recreation, and increased social connections through gathering spaces. Property cleanup for mixed-use redevelopment within the **Vistula Target Area** will address blighted and underutilized properties and refurbish buildings with energy efficient upgrades and modern systems to support the Glass City Riverwalk and many new investments in this corridor for continued neighborhood uplift. Potential reuses of the 1486 Summit St., Former Brooks Manufacturing, 1002 Water St., and 930 N. Summit St. properties are anticipated to include energy efficient mixed-income housing and commercial/retail businesses that will provide job opportunities. The planned outdoor adventure play area, greenspace, and parking at the 1486 Summit St. and 1024 N. Water St. properties will directly support the Glass City Riverwalk. Within the **East Toledo Target Area**, the Main Town LLC and Weber Block properties are ideal for mixed-use commercial and residential development. Improving both properties could offer convenient jobs to neighbors to stimulate economic development. The 325 First Street Parcels are likely to become part of Metroparks Toledo’s International Park expansion area to provide a Glass City Riverwalk connecting trail buffer. New/improved greenspaces in all target areas will absorb more rainfall, remove air pollution, and provide shade. Combined, property revitalization will result in the creation of dozens of jobs, hundreds of housing units, and over 10 acres of greenspace.

Strategy for Leveraging Resources; f. Resources Needed for Site Reuse: The City is eligible to receive most grants and will continue to work with partners to pursue revitalization funding. The City received 24 previous U.S. EPA grants and two supplemental grants totaling \$9,455,000 and leveraging more than \$94 million from public and private sources to cleanup and redevelop brownfields. We will apply the same approach with this U.S. EPA grant to reduce property status uncertainties, position sites for remediation, and unlock the cleanup funding needed to move them to shovel-ready status. Toledo launched the Toledo Community Improvement Corporation in late summer 2025, which is anticipated to have \$1 million available annually through the Rossford-Toledo Joint Economic Development Zone to complete activities to prompt economic development and housing projects, and to secure or match additional funding. Approximately \$200 million is available for assessments and remediation in the FY26/27 Ohio BRP. The City actively pursues and frequently secures these funds and we hope the state will offer a similar program in the next budget cycle that could be used to clean up properties assessed through this U.S. EPA grant. If any Swan Creek projects, especially Toledo Paint & Chemical, Toledo Industrial Warehouse, and/or Creekside Village Mobile Home Park, align with recommendations with the NFWF National Coastal Resilience Fund grant, we may be able to secure federal dollars to remediate properties and install appropriate improvements or secure future Ohio BRP grants. The City also has \$566,000 remaining in our Brownfield Revolving Loan (RLF) Fund account originally granted through U.S. EPA. Our targeted properties could be a good fit with this program if they have the interest of the owners/developers, including the Main Town LLC, Weber Block LLC, and all properties within the **Vistula Target Area**. We will also consider the JobsOhio Revitalization Program for projects committing to at least 20

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full-time jobs, or the OWDA-administered Ohio Brownfield Fund if a developer/end user wants a loan for remediation activities. We welcome Ohio EPA Targeted Brownfield Assessments and Grant-Funded Technical Assistance. We will also encourage the use of Toledo’s successful White Box Grants for building upgrade costs that result in a certificate of occupancy, perhaps a strong fit for Main Town LLC, Weber Block LLC, or some of the Vistula Target Area properties. Development financing programs are available through the Toledo-Lucas County Port Authority and state. **g. Use of Existing Infrastructure:** Our priority sites all have significant infrastructure assets that support efficient reuse, including paved roads and access to existing electricity, natural gas, municipal water and sewer utilities, and broadband services, as well as a strong water, rail, air, and highway network. Priority properties in **East Toledo** and **Vistula** are on or adjacent to primary streets. New trail systems will connect the **Swan Creek** and **Vistula** properties, as well as some **East Toledo** sites. Some priority sites have buildings that will be renovated. If infrastructure upgrades or tie-ins are determined to be necessary at our priority sites, the City will work closely with end users to help facilitate upgrades with utility providers and funding sources. Sustainable brownfield redevelopment is an important facet of our economic development program. By advancing brownfield reuse in our target areas, we are maximizing previous infrastructure investments, reducing urban sprawl, offering shorter commutes to work, reducing construction material needs, and reducing air emissions from construction and commutes.

2. COMMUNITY NEED & ENGAGEMENT; Community Need; a. The Community’s Need for Funding: Toledo is within the most recently established Ohio Department of Development (ODOD)-designated “Distressed County” and “Labor Surplus County” Priority Investment Areas (2023)⁶. The City has a high unemployment rate (5.6% in September 2025, compared to Ohio at 4.1% in that same month)⁷, low per capita income (\$27,862)⁸, and high poverty rate (25.4%)⁸. Toledo’s poverty rate is almost twice that of the state and national rates and our per capita income is 34% lower than Ohio’s and 43% lower than the nation’s per capita incomes, respectively⁸. The impact of these socioeconomic burdens and decreased personal income has a ripple effect from residents to businesses to ever-tightening municipal budgets leading to outmigration, robbing the region of its youth and contributing to a shrinking population. In fact, Toledo’s population declined from 383,818 in 1970 to 270,871 in 2020, a loss of 112,947 residents in 50 years, and we experienced a 5.7% population loss since the 2010 Census⁹. Further, because we rely heavily on income tax for general fund revenue (~71%)¹⁰, the City is especially impacted by these losses as we often struggle to fund basic services. Without federal assistance, brownfield assessment, cleanup, and redevelopment would not occur.

Data Type	Target Areas			City of Toledo	Lucas County	Ohio	United States
	Swan Ck	Vistula	E. Toledo				
Population	1,475 ¹¹	2,822 ¹¹	3,910 ¹¹	270,871 ⁹	431,279 ⁹	11.8M ⁹	331M ⁹
Unemployment	16.6% ¹¹	19.3% ¹¹	12.4% ¹¹	5.6% ¹¹	5.1% ⁷	4.1% ⁷	4.3% ⁷
Total Poverty Rate ⁸	41.1%	65.1%	49.0%	25.4%	18.2%	13.3%	12.5%
Child Poverty Rate ⁸	56.8%	81.0%	66.5%	34.0%	24.0%	18.0%	16.0%
Median HH Income ⁸	\$34,283	\$14,345	\$30,174	\$46,302	\$60,426	\$67,769	\$77,719

Bold/shading: results are greater than or less than state and/or national averages, depending on factor: HH = Household
⁶ODJFS; ⁷U.S. Bureau of Labor Statistics (<https://beta.bls.gov/dataQuery/search>) August 2024; ⁸[https://censusreporter.org/profiles/\(Toledo, Lucas Co., Ohio, U.S., & Target Area Census Tracts\);](https://censusreporter.org/profiles/(Toledo, Lucas Co., Ohio, U.S., & Target Area Census Tracts);) ⁹U.S. Census, [QuickFacts-Toledo, Lucas Co., Ohio, U.S.](https://www.census.gov/quickfacts/Toledo, Lucas Co., Ohio, U.S.); ¹⁰www.brookings.edu/blog/theavenue/2020/03/31/when-will-your-city-feel-the-fiscal-impact-of-covid-19/; ¹¹ACS 5-Year 2023-targeted tracts.

b. Health/Welfare of Sensitive Populations: Sensitive population groups dominate the **Swan Creek**, **Vistula**, and **East Toledo Target Areas**. **Swan Creek’s** poverty rate of 41.1% and child poverty rate of 56.8% are more than three times the Ohio and national rates. **Vistula’s** poverty rate of 65.1% and child poverty rate of 81% are nearly five times the Ohio and national rates. **East Toledo’s** poverty rate of 50.1% and child poverty rate of 70.5% are nearly four times the Ohio and national rates. Residents in these neighborhoods-particularly children-are at risk of exposure through contaminated soil, dust, aging building materials, and proximity to uncontrolled brownfield sites, especially in flood-prone and river-adjacent areas. Lucas County’s 2022-2023 Health Assessment revealed that low-income families have less access to health care and healthy food

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sources than the general population and that low-income families also experience greater than normal incidents of diabetes, asthma, and high blood pressure¹². Lucas County is also broadly ranked among the least healthy (lowest 25%) counties in Ohio for health outcomes (79th of 88 counties) and health factors (78th of 88 counties) and the premature death rate is 18% and 30% higher than the state and national averages, respectively¹³. This grant will help to reduce health threats in our disadvantaged target areas by identifying and delineating legacy soil/groundwater contamination at priority sites and surveying older structures for asbestos and lead-based paint in support of sustainable reuse projects. Grant-funded cleanup plans will also include measures necessary to address exposure threats. **c. Greater Than Normal Incidence of Disease & Adverse Health Conditions:** Adverse health conditions for residents in our target areas may be associated with exposure to contaminated soil, dusts, and/or aging building materials. The Ohio Department of Health's (ODH) 2025 Lucas County Cancer Profile revealed that cancer deaths in Lucas County with age-adjusted mortality rates for all cancers (480.6) exceeded both Ohio (471.1) and national (444.6) statistics per 100,000 population¹⁴. Lucas County asthma-related emergency room visits per 100,000 children were also reported at 89.9 versus Ohio's 64.0 in 2022¹⁵. These health disparities can be attributed to poor environmental conditions, such as poor air quality (U.S. EPA Toxic Release Inventory 95th national percentile for toxic releases to air in Toledo¹⁶) and exposure to the identified asbestos, petroleum constituents, VOCs, and RCRA metals at the priority sites. To combat these issues, this grant will support projects to further identify and delineate areas of impact and facilitate cleanup and reuse plans for priority sites. **d. Economically Impoverished/Disproportionately Impacted Populations:** Blight, lack of employment, poverty, and proximity to brownfields in the target areas can compound or trigger physical and mental health issues, such as depression/anxiety. The **Swan Creek, Vistula, and East Toledo Target Areas** have median household incomes that are approximately one-half or less of the amounts in Ohio (\$69,680) and nationwide (\$78,538) at \$18,980, \$32,977, and \$36,389, respectively⁸. The U.S. EPA's EnviroAtlas and UST Finder environmental databases revealed that the **Swan Creek, Vistula, and East Toledo Target Areas** have 29 facilities that generate, store, and/or transport hazardous waste, three facilities that contribute to air pollution, one facility that releases toxic chemicals, and 13 facilities with USTs. Redevelopment of priority sites, including Toledo Paint & Chemical and Toledo Industrial Warehouse (Swan Creek), Former Brooks Manufacturing and 1024 Water Street (Vistula), and 325 First Street Parcels (East Toledo) will reduce the environmental burden and long-term exposure to contaminants in these neighborhoods and help to attract businesses, leading to more jobs and improved economic conditions that can help lower poverty rates and better the quality of life for sensitive populations that live in the target areas. This grant will facilitate the identification and reduction of threats to the health and welfare of sensitive population groups in the target areas and serve as a catalyst for redevelopment by providing funds to complete environmental assessments and/or reuse planning of the priority sites with known contamination that are an economic drain on the community.

¹²Healthy Lucas Co., 2022/2022 Community Health Assessment; ¹³[Lucas, Ohio | County Health Rankings & Roadmaps](#); ¹⁴[Lucas County | Ohio Department of Health](#); ¹⁵[Ohio Asthma Prevalence Data for Children and Adults | DataOhio](#); ¹⁶[Where You Live | US EPA](#)

Community Engagement; e. Project Involvement; f. Project Roles:

Project Partner	Committed Project Role
Lucas County Land Bank, David Mann, Dmann@lucas.oh.us	Serve as core partner in planning meetings. Provide site prioritization/selection input, cleanup & reuse planning input & decision-making, assist with community outreach.
Mission: Strategically return vacant, abandoned, and tax-delinquent properties to productive use.	
ConnecToledo, Christine Michaels Cmichaels@connectoledo.org	Serve as core partner in planning meetings & outreach. Provide prioritization/selection decision input, assessment, cleanup & reuse planning input in Swan Creek & Vistula areas.
Mission: Connect public & private investment to facilitate the Downtown Toledo Master Plan implementation & other priorities.	
Metroparks Toledo, Jennifer Van Horn, jennifer.vanhorn@metroparkstoledo.com	Serve as core partner in planning meetings. Provide site prioritization/selection decision input, provide/seek assessment, cleanup & reuse input for Vistula & East Toledo areas.
Mission: Create, develop, improve, protect, and promote clean, safe, and natural parks and open spaces to benefit public welfare.	
The Junction Coalition, Alicia Smith, Asmith@419Junction.org	Provide community-informed recommendations to inform City decisions in Swan Creek area; ensure resident priorities are considered in site selection & reuse decisions.

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Mission: Create opportunities for Central Toledo community; pillars: peace education & social, environmental & economic justice	
NeighborWorks Toledo Region, William Farnsel, wfarnsel@nwt Toledo.org	Provide community-informed recommendations to inform City decisions in Swan Creek & E. Toledo; ensure resident priorities are considered in site selection/reuse decisions..
Mission: Work as a CDC to revitalize neighborhoods, stabilize homes, and strengthen communities.	
One Voice for East Toledo, Gary Lenhart, [REDACTED]	Provide community-informed recommendations to inform City decisions in E. Toledo; ensure resident priorities are considered in site selection/reuse decisions.
Mission: Engage stakeholders in East Toledo to change neighborhoods by addressing housing, safety, parks, and cleanups.	

g. Incorporating Community Input: The City will convene quarterly meetings with the Land Bank, ConneCToledo, and Metroparks. These are our former Coalition partners with whom we established trusted relationships and determined effective approaches to address brownfields. This team will be important for planning and decision-making. We recognize the importance of stakeholder input. We recognize the importance of stakeholder input. This group will thoroughly consider input/feedback received through our proactive community outreach efforts and use this information to inform decisions. We will share the feedback received, how input was evaluated, and if applicable, how it was incorporated into plans. We will determine the best approach for responses, whether it is a direct conversation followed up with a summary email or document, a more formal listing of comment responses, or another method that is responsive and transparent. The City will establish communication plans to gain input and update our community on grant-related activities with an emphasis on target area stakeholders. We will work through our project partners to reach sensitive populations. We are committed to seeking and considering concerns that residents may have regarding health, safety, and community disruption associated with the sites or assessment activities. We plan to conduct at least three annual public meetings. These may be virtual or in-person events. In these meetings, we will share information and gain input on planned and ongoing assessment activities, cleanup plans, and potential redevelopment. The City will conduct special meetings near the properties to share project plans, discuss proposed sampling activities, and explore potential property reuse options. Upon request for any public or special meetings, the City will strive to accommodate transportation needs and childcare with adult supervision in common areas at the meeting locations. We will also provide progress updates to stakeholder organizations through semi-annual emails with information to post at their facilities, along with an invitation to provide feedback or to request conversations or meetings. We will publish public notices, set up public repositories at library locations near high interest properties, and post program information on our website and social media platforms. We will work with community-based partners to provide updates at their meetings and events and to request feedback. Our outreach methods have been well received in the past and provide opportunities for all stakeholders to review and comment on project plans, regardless of whether they have computer access or means of transportation. We provide materials in English and never received a request for language translations, but we will upon realization of the need or upon request by working with the University of Toledo Foreign Languages Department. We routinely request public feedback on ideal forms of communication and adjust activities to best reach stakeholders.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS; a. Tasks, Activities & Outputs: City personnel will manage grant-related tasks, grant administration, and reporting. No grant funds are being requested for our personnel; in-kind expenses will be funded through our operating budget. Tasks will be completed for work in three target areas within four years.

Task 1 – Programmatic (Administrative costs are covered through in-kind services and are budgeted at \$0)
a. Project Implementation: 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; complete quarterly reports through ACRES, update info. in ACRES as tasks are completed, and submit final project closeout docs; attend national & state brownfield conferences/approved training opportunities.
b. Anticipated Project Schedule: Prepare Work Plan: ~July 2026; execute CA & procure QEPs: ~Sept.-Dec. 2026; hold kick-off meeting w/QEPs: ~Jan. 2027; 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. Task/Activity Leads: Toledo will lead this task.
d. Outputs: Work Plan, CA, quarterly reports (16), ongoing ACRES updates, final project closeout documentation, staff training, which

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includes attending at least two brownfield conferences or trainings.

Task 2 – Community Outreach (No participant support costs are proposed under this task)

a. Project Implementation: Host outreach meetings & prepare informational materials to share/inform & solicit feedback.

b. Anticipated Project Schedule: Brownfield Grant Community Kickoff Meeting during the 1st quarter of the grant period; Community Brownfield Program Update Meetings annually for years 1-4.

c. Task/Activity Leads: Toledo will lead with support from QEPs and project partners identified in Section 2.b.(i).

d. Outputs: One kick-off, three public meetings, semi-annual email updates, web page updates, social media posts, etc.

Task 3 – Site Assessments (No health monitoring activities are proposed under this task)

a. Project Implementation: Prepare Quality Assurance Project Plans (QAPPs) for U.S. EPA approval; confirm site eligibility prior to initiating assessments using U.S. EPA eligibility determination documentation consistent with CERCLA §104(k); complete Phase I ESAs following AAI standards (ASTM Standard E1527-21) & Phase I Property Assessment requirements under Ohio EPA VAP standards; prepare site-specific Sampling & Analysis Plans (SAPs) and Health & Safety Plans (HASPs) per approved QAPPs for U.S. EPA approval prior to initiating site sampling activities; complete sampling activities where warranted (Phase II ESAs [including geophysical surveys], asbestos surveys, lead-based paint surveys, etc.); complete Phase II ESAs meeting ASTM-1903-19/Ohio EPA VAP/Ohio BUSTR standards.

b. Anticipated Project Schedule: Prepare QAPPs: Jan.-Feb. 2027; Prepare Phase I ESAs: Mar. 2027 – Sept. 2030; Prepare Phase II ESAs (initiated upon U.S. EPA QAPP approval): April 2027 – Sept. 2030.

c. Task/Activity Leads: Toledo will lead and oversee QEPs.

d. Outputs: QAPP for each QEP, 14 Phase I ESAs, 11 Phase II ESAs, associated SAPs/HASPs, and 6 asbestos surveys.

Task 4 – Cleanup Planning

a. Project Implementation: Prepare RAPs and/or Analysis of Brownfield Cleanup Alternatives (ABCAs).

b. Anticipated Schedule: Aug. 2027 – Sept. 2030

c. Task/Activity Leads: Toledo will lead and oversee QEPs, assistance from project partners/stakeholders.

d. Outputs: 9 RAPs/ABCAs for Priority Sites

Task 5 – Reuse Planning

a. Project Implementation: Prepare Site Reuse Assessments for 1002 & 930 N. Summit; Building Feasibility(FS)/Energy Efficiency (EE) Studies for Main Town LLC and Brooks Manufacturing; Swan Creek Area Reuse Assessment/Infrastructure/Greenspace Plan

b. Anticipated Project Schedule: 5th Quarter and continue through the end of the grant period.

c. Task/Activity Leads: Toledo will lead and oversee QEPs, assistance from project partners/stakeholders.

d. Outputs: 5 Plans (2 Site Reuse Assessments, 2 Building Reuse FS/EE Studies & 1 Reuse Assessment/Infra./Greenspace Plan).

e. Cost Estimates—Assessments are 61% of budget; reuse planning is 30% of budget; City administrative costs are in-kind

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
	Programmatic	Community Outreach	Assessments	Cleanup Planning	Reuse Planning	
Travel	\$2,950	\$0	\$0	\$0	\$0	\$2,950
Contractual	\$0	\$4,500	\$306,000	\$36,000	\$150,000	\$496,500
Other	\$550	\$0	\$0	\$0	\$0	\$550
Administrative	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$3,500	\$4,500	\$306,000	\$36,000	\$150,000	\$500,000

Task 1-Programmatic (\$3,500): Based on our past travel expenses, \$3,500 to attend two conferences at \$1,750/conference, includes flight (\$500), hotel (\$250/night x 3 nights=\$750), meals (\$75/day x 3 days=\$225), & registration (\$275 in *Other* category).

Task 2-Community Outreach (\$4,500): Based on our prior and anticipated contracted outreach needs, our total contracted outreach costs are \$4,500 (45 hrs. @ \$100/hr.).

Task 3-Site Assessments (\$306,000): Based on our prior experience, the budget includes contractual costs of \$306,000 to complete 14 Phase I ESAs at an average cost of \$4,000 each (\$56,000 total) and 11 Phase II ESAs (including SAPs/HASPs) at an average cost of \$20,000 each (\$220,000 total), and 6 asbestos surveys at an average cost of \$5,000 each (\$30,000).

Task 4 - Cleanup Planning (\$36,000): Based on our prior brownfield experience, the budget includes contractual costs of \$36,000 to complete 9 RAPs/ABCAs at an average cost of \$4,000 each.

Task 5 – Reuse Planning (\$150,000): Based on recent costs for studies, we estimate the five plans will average \$30,000 each (\$150,000 total) for 2 Site Reuse Assessments (RA), 2 Building FS/EE Studies & 1 RA/Infrastructure/ Greenspace Plan.

f. Plan to Measure and Evaluate Environmental Progress & Results: To track project progress, Toledo will: 1) evaluate achievements against the goals stated in the Work Plan and to inform decisions; 2) schedule

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quarterly meetings with the QEPs to discuss project schedules and progress, identify any issues, and identify corrective measures to address issues if necessary; 3) identify improved sites (acquisition/ redevelopment); and 4) communicate outputs of the grant in quarterly and annual reports to the U.S. EPA submitted through ACRES, including ESAs, RAPs/ABCAs, and reuse studies. We will meet virtually with our U.S. EPA project manager at least quarterly to share program progress, discuss any challenges experienced, and plan for any needed course corrections. The City will track project outcomes in ACRES, including acres of land assessed, number of jobs created/retained, acres remediated, leveraged cleanup/redevelopment funding, and acres of property redeveloped or greenspace preserved/created. Outcome data will be reviewed quarterly to assess progress toward long-term redevelopment, environmental risk reduction, and revitalization goals.

4. PROGRAMMATIC CAPABILITY/PAST PERFORMANCE; Programmatic Capability; a. Organizational Capacity; b. Structure; c. Key Staff: The City has a longstanding commitment to this program that is integrated among many departments. Brownfield Redevelopment Officer, Marc Gerdeman, 20-year veteran with the City and U.S. EPA grant manager since 2012, will be the project manager. He currently manages over \$1 million in grants, City funds, and private investment for assessment and remediation projects. Marc holds a bachelor’s degree in environmental science from Bowling Green State University. He will efficiently manage grant administration, community involvement activities, consultant procurement, grant reporting, and drawdowns from the ASAP System. Marc will work closely with Brandon Sehlhorst, Director of Economic Development. Under Brandon’s leadership, the City sold over 400 acres of underutilized property that led to the creation of over 1,000 jobs and \$130 million investment. Brandon holds a bachelor’s degree in urban planning and an MBA concentrating in real estate from the University of Cincinnati. The Finance Dept. leads financial oversight and procurement activities, recommends contracts that are approved by City Council, and works closely with Marc for all accounting and budgeting needs. The Law Dept. leads all legal compliance reviews. The Communications Dept. assists with education and outreach activities. **d. Acquiring Additional Resources:** The City will hire QEPs to complete the outreach, ESAs, RAPs/ABCAs, and reuse planning activities using procurement practices compliant with 2 CFR 200 and Toledo Code requirements, as well as the terms and conditions in U.S. EPA's cooperative agreement. The City promotes the use of local vendors in every solicitation. If project leadership is adjusted due to employee turnover, the City will fill positions with staff with strong project management skills. **Past Performance/Accomplishments; e. Previous Brownfields Grant (1) Accomplishments:** Toledo successfully managed 24 U.S. EPA grants, the most recent are:

U.S. EPA Grant	Project Outputs	Project Outcomes
FY22 CW Assessment (4B-00E03228) \$500,000 – Open (10/1/22-3/30/26)	Completed 17 Phase I ESAs, 7 Asbestos Surveys, 16 Phase II ESAs, 7 RAPs, 2 Reuse Plans	Leveraged \$12.7 million in local, state redevelopment/cleanup activities
FY16 RLF (BF-00E2009-1) \$820,000 - Open (10/1/16 - 09/30/26)	Completed 3 subgrants and 1 loan; cleanup of 3 asbestos and 1 petroleum site	Leveraged \$194,000 in demolition activities
FY18 Coalition Assessment (BF-00E02360) \$600,000 - Closed	Completed 32 Phase I ESAs, 24 Asbestos Surveys, 14 Phase II ESAs, and 7 RAPs	Created 338 jobs, leveraged \$43.8 million for cleanup/redevelopment

All project outputs and outcomes were accurately reported into ACRES.

(2) Grant Requirement Compliance: All reporting, drawdowns, and grant modifications were completed in coordination with U.S. EPA and documented in ACRES, and prior grants were successfully closed. Our FY18 grant allocated 98% to assessment activities and we closed out the grant with a \$4,834 balance (primarily on unspent travel due to COVID-19). The final technical report was submitted to U.S. EPA in October 2021 highlighting projected vs. actual outputs/outcomes, job creation numbers, and redevelopment success stories. An extension was recently approved for the Assessment and RLF grants, and we are on track to achieve anticipated results, outputs, and outcomes detailed in the Work Plan. Our FY22 Assessment Grant had a balance of \$50,702 in October 2025 that we expect will be spent by March 2026. Currently, \$566,000 remains in the RLF budget for planned cleanups. We have a successful record of accomplishment for completing timely and acceptable quarterly performance and ACRES reporting, as well as achieving and reporting grant deliverables.