



**Application Information Sheet – Stark County Coalition, Ohio  
FY26 USEPA Brownfield Assessment Coalition Grant Application**

**1. Applicant Identification:**

Stark Economic Development Board  
400 3<sup>rd</sup> Street SE, Suite 310  
Canton, OH 44702

R05-26-A-062

**2. Website URL**

**Stark Economic Development Board (SEDB) – Lead Member:** <https://www.starkcoohio.com>

Alliance Area Development Foundation, – Non-Lead Member: <https://alliancemakeityours.com>

City of Canton, OH – Non-Lead Member: <https://www.cantonohio.gov>

City of Massillon– Non-Lead Member: <https://massillonohio.gov/>

**3. Funding Requested**

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

**4. Location**

- a. City: Communities in Stark County. Target Areas are located in the cities of Alliance, Canton, Louisville, and Massillon – including surrounding townships.
- b. County: Stark County
- c. State: Ohio

**5. Coalition Members’ Target Areas & Priority Site Information**

a. Stark Economic Development Board (Lead Coalition Member)

Target Area: Louisville Target Area  
Census Tracts: 39151712400 (7124), 39151712500 (7125), 39151712601 (7126.01)  
Priority Site: Former ATI Flat Rolled Products, 1500 W. Main St., Louisville, OH 44641

b. Alliance Area Development Foundation (Non-Lead Coalition Member)

Target Area: Alliance Target Area  
Census Tracts: 39151710200 (7102), 39151710400 (7104), 39151710500 (7105)  
Priority Site: Former Alliance Castings, 1001 E. Broadway St., Alliance, OH 44601

c. City of Canton, OH (Non-Lead Coalition Member)

Target Area: South Canton Target Area  
Census Tracts: 39151701500 (7015), 39151702300 (7023), 39151702500 (7025)  
Priority Site: Former Hercules Engine Company; 101 11st St. SE, Canton, OH 44707

d. Massillon Development Foundation (Non-Lead Coalition Member)

Target Area: Massillon Target Area  
Census Tracts: 39151714200 (7142), 39151714400 (7144), 39151715000 (7150)  
Priority Site: Former Republic Engineered Products, 401 Rose Ave. SE, Massillon, OH 44646

*Attachment: Please see attached map of Target Areas.*



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**6. Contacts**

- a. Project Director: John McLaughlin  
VP of Business Growth  
Stark Economic Development Board  
400 3<sup>rd</sup> Street SE, Suite 310  
Canton, OH 44702  
(330) 453-5900  
[john@startcoohio.com](mailto:john@startcoohio.com)
  
- b. Chief Executive: C. Stephen MacKenzie  
President & CEO  
Stark Economic Development Board  
400 3<sup>rd</sup> Street SE, Suite 310  
Canton, OH 44702  
(330) 453-5900  
[stephen@starkcoohio.com](mailto:stephen@starkcoohio.com)

**7. Population**

- Stark County: 373,764
- City of Alliance: 21,521
- City of Canton: 70,105
- City of Louisville: 9,560
- City of Massillon: 32,177

*Data Source: U.S Census Bureau, 2024*

**8. Other Factors**

	<b>Page #</b>
Community population is 15,000 or less.	6
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	3
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.	5
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <a href="#">Section 3.A.(2)</a> , for priority sites within the target areas.	10-11
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A



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**9. Letter from State Environmental Authorities**

*Attachment* - 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.



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: Stark Economic Development Board (SEDB) Assessment Coalition Grant Proposal**

Dear Torre Ippolito:

The Ohio Environmental Protection Agency (Ohio EPA) acknowledges that Stark Economic Development Board (SEDB), in partnership with the Cities of Canton and Massillon and the Alliance Area Development, plans to conduct assessment activities and is applying for a FY26 U.S. EPA Brownfields Assessment Coalition Grant for \$1,500,000. We recognize the importance of this initiative and are pleased to provide our support under the Brownfields Multipurpose, Assessment, and Cleanup Grant program.

If awarded, the Stark County Coalition will use these funds to:

- Conduct a comprehensive brownfield site inventory and perform Phase I and Phase II Environmental Site Assessments, including asbestos, lead-based paint, and regulated materials surveys.
- Develop sampling and analysis plans, health and safety plans, remedial action plans, and analysis of brownfield cleanup alternatives.
- Advance reuse planning for distressed properties to improve environmental quality, community health, and economic vitality.

The proposed target areas include priority sites such as:

- Former ATI Flat Rolled Products at 1500 W Main St., Louisville, OH 44641. This privately owned 40+ acre former steel production facility idled in 2021 resulting in a loss of 180 jobs lost. As a result, potential hazardous substances and petroleum contamination remain at the site.

- Former Alliance Castings at 1001 E Broadway St., Alliance, OH 44601 – This privately owned 33-acre former foundry has been vacant since 2016, which resulted in 400 lost jobs. Potential hazardous substances and petroleum contamination remain on site.
- Former Hercules Engine Company at 101 11th St. SE, Canton, OH 44707 – This privately owned 22-acre former engine manufacturing complex operated from 1915–1999. Its previous operations have resulted in the release of potential on site hazardous substances and petroleum contamination.
- Former Republic Engineered Products – 401 Rose Ave SE, Massillon, OH 44646 – This 58-acre former steel manufacturing site is privately owned and has been vacant since 2023. The closing of the company resulted in the loss of 300 jobs. Previous operations on site have resulted in potential hazardous substances and petroleum contamination.

Ohio EPA supports the Stark County Coalition’s approach to addressing these challenges. This grant will help revitalize idle and underutilized commercial and industrial real estate by removing the uncertainty and expense of addressing unknown contamination. These assessments are critical first steps toward remediation and redevelopment, resulting in improved public health and environmental conditions, new jobs for residents, strengthened supply chains, and increased property and income tax revenue.

The Stark County Coalition intends to leverage Ohio EPA’s Targeted Brownfield Assessment (TBA) program to augment the requested federal funds and plans to apply for additional resources through the Ohio Department of Development’s Brownfield Remediation Program. This ability to combine federal and state investments ensures that awarded funds will have a significant and lasting benefit across Stark County.

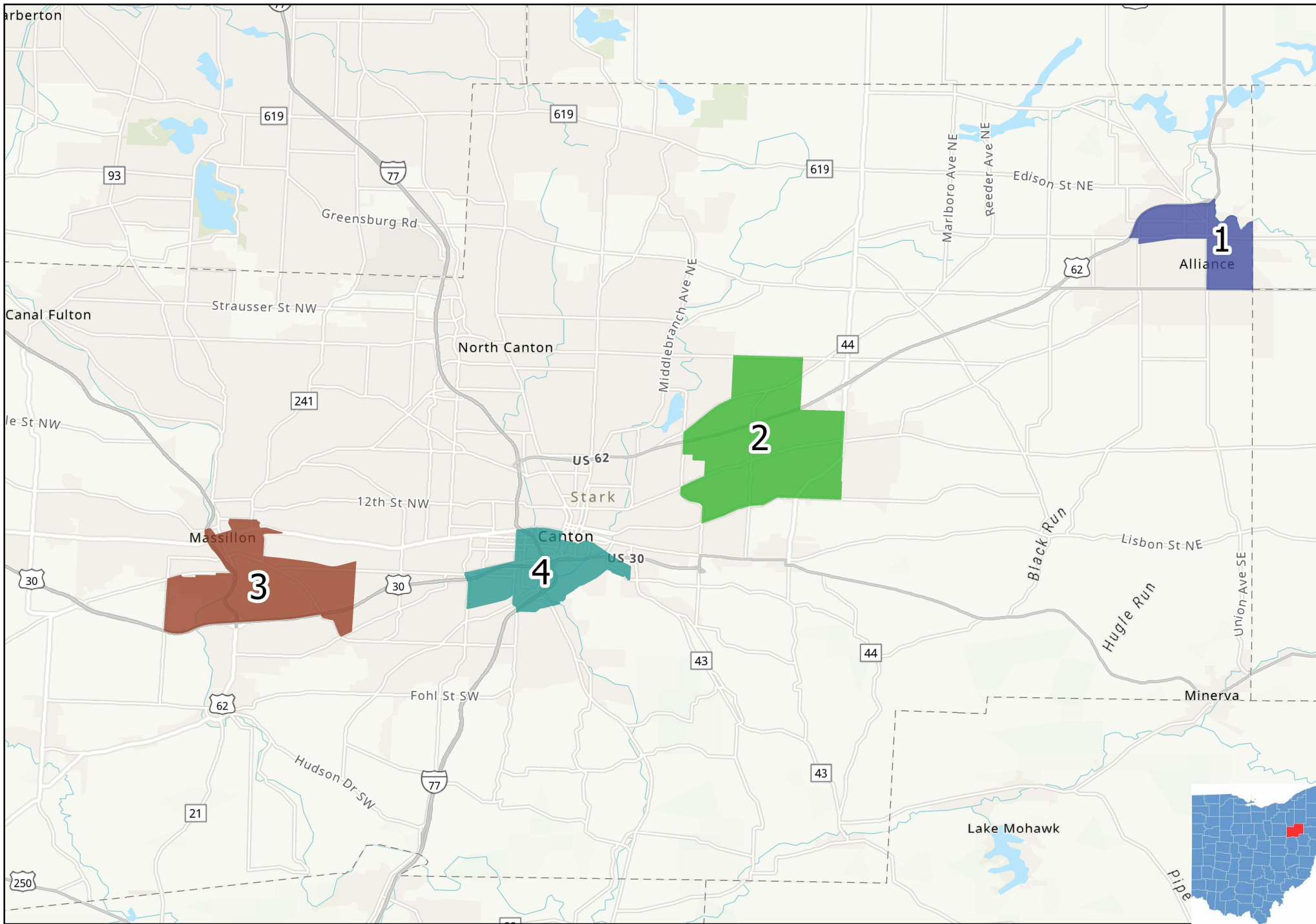
We look forward to working with Stark County and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-728-5441 or via e-mail at [emily.johnson@epa.ohio.gov](mailto:emily.johnson@epa.ohio.gov).

Sincerely,

*Emily Johnson*

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

cc: John McLaughlin, Stark Economic Development Board  
Catherine Kliorys, TRC Companies, Inc.  
Natalie Oryshkewych, Ohio EPA, DERR



# Brownfield Target Areas in Stark County, Ohio FY26

- 1. Alliance
- 2. Louisville
- 3. Massillon
- 4. South Canton



**(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**Coalition Members, Target Areas, and Brownfields**

**1a. Coalition Members**

Stark Economic Development Board, Inc. (SEDB) is eligible to serve as the lead Coalition member for Stark County Coalition as a 501(c)(3) non-profit organization, and therefore, is eligible to receive USEPA Brownfield funding. SEDB is spearheading business attraction/site redevelopment and housing solutions within Stark County, Ohio. Stark County Coalition has three non-lead members: Alliance Area Development Foundation, City of Canton, and City of Massillon. SEDB affirms the cities of Canton and Massillon are eligible to serve as non-lead coalition members as General Purpose Units of Local Government. Alliance Area Development Foundation, a 501(c)(3) non-profit organization, is eligible to serve as a non-lead coalition member.

None of the coalition members have previously received a USEPA Brownfield grant. Our coalition was formed based around 1) areas of concentrated brownfields and associated need for this funding in the County and 2) capacity sharing, as all non-lead members lack capacity to access and manage brownfield funding without SEDB support. Our government members are overextended and understaffed, having taken on additional workload due to post-pandemic workforce depletion. Alliance Area Development Foundation staff consists of 1 employee, also employed elsewhere, and 1 volunteer.

**1b. Overview of Brownfield Challenges and Description of Target Areas**

Stark County is a largely rural county in Northeast Ohio with a population of 373,764<sup>1</sup> and the 8<sup>th</sup> most populated of Ohio’s 88 counties. Canton, the County’s largest city, is known for the Pro Football Hall of Fame. Stark County grew from agriculture into a Midwestern industrial hub for steel and metal-working businesses during the first half of the 20<sup>th</sup> century. Stark County’s growth was tied to its extensive railroad network; many industrial areas were located along rail lines, contributing to efficient movement of goods and rail-adjacent brownfield sites. Manufacturing drove regional population and economic growth, rising to peak production during WWII. Rust Belt decline followed a shrinking industrial base, leading to job loss and abandoned brownfields. In 2000, 23.5% of workers in Stark County worked in manufacturing. By 2023, manufacturing employment fell to 16.5%, **representing a 29.8% decrease in manufacturing jobs**<sup>2</sup>. The legacy of economic distress remains apparent with average median income (\$51,953) and labor force participation (55.7% ) across all Target Areas less than the County, State, and U.S. Today, **Stark County has over 5,000 acres of vacant commercial/industrial property and over \$2 million in unpaid annual property tax on brownfield properties**<sup>3</sup>. Post-industrial facility abandonment is ranked the 3<sup>rd</sup> most severe issue facing Stark County<sup>4</sup>.

Establishment of the Stark County Coalition marks Stark County’s first coordinated brownfield strategy. The Coalition is ready to commence grant-funded activities and address brownfields within the 4 Target Areas outlined below in the cities of Alliance, Canton, Louisville, and Massillon; each is within a separate political jurisdiction within each member’s geographic service areas. Target Areas were identified based on: distressed neighborhoods; number/location of brownfields; residential proximity; location along key road/rail/power line corridors; and structured to create opportunity corridors between urban centers. Power is a critical local concern; Ohio saw a 12% residential power rate increase in 2025, the 3<sup>rd</sup> highest in the U.S.<sup>5</sup>

SEDB will focus on the 11.6 square mile **Louisville Target Area** that includes census tracts 7124, 7125, and 7126.01, located in portions of the City of Louisville, City of Canton, Canton Township (Twp), Nimishillen Twp, Osnaburg Twp, and Plain Twp with significant manufacturing employment decline and 483 acres of brownfield sites. This Target Area is bounded by Easton St NE/W Reno Dr to the north, N Chapel St to the east, Georgetown St to the south, and Columbus Rd NE/Harmont Ave NE to the west and bisected in an east/west direction by Rt 62, which runs to Alliance, the Norfolk Southern Railroad, and East Branch of the Nimishillen Creek. The Target Area was planned to include the residential neighborhood on the west side

<sup>1</sup> U.S Census Bureau, 2024

<sup>2</sup> Stark County Comprehensive Plan 2040

<sup>3</sup> Stark County Auditor data, January 15, 2026

<sup>4</sup> Stark County Comprehensive Plan 2040

<sup>5</sup> CNBC, November 14, 2025

of town, located near industrial properties including vacant industrial property being marketed as the Louisville Industrial Park.

Alliance Area Development Foundation will lead the 3.6-square mile **Alliance Target Area** that includes land within the City of Alliance and Lexington Township in census tracts 7102, 7104, and 7105, all of which are historically underserved and include 96 acres of brownfields. Boundaries are Rt 62 Bypass/Mahoning River to the north, S Mahoning Ave (eastern county line) to east, E State St/Norfolk Southern Railroad to the south, and S Union Ave to the west. Rt 62 and Rt 62 bypass surround the Target Area; Rt 62 links Alliance to Louisville and Interstate 77. There are many other brownfields in this area, including multiple large former industrial properties that are abandoned and near existing residents; several abandoned gas stations/auto repair facilities; and a vacant former industrial site adjacent to a city park that could be used to expand the park and create additional greenspace for nearby residents. This Target Area was designed to include neighborhoods, including East Alliance and Maple Beach, with aged housing stock in proximity to vacant brownfields, and high rates of poverty/children in poverty, unemployment, and chronic health conditions.

The City of Canton will head the 4.9 square mile **South Canton Target Area** that includes land within the City of Canton and Canton Township in census tracts 7015, 7023, and 7025, all of which have struggled with historical socioeconomic burdens, as evidenced by high rates of poverty/children in poverty, unemployment, and chronic health conditions. This Target Area includes 95 acres of brownfields and is bounded by Tuscarawas St to the north, Belden Ave SE/Wheeling & Lake Erie Railroad to the east; Mill St SE/Sherrick Run to the south, and Gambrinus Ave SW/Harrison Ave SW to the west. This Target Area was structured to include neighborhoods divided by the main I-77/Rt 30 highway cloverleaf in downtown Canton, and larger industrial sites on the south side of Canton, along the Wheeling & Lake Erie Railroad, Hurford Run, and Nimishillen Creek. Neighborhoods within the Target Area include Sherrick Road Corridor, Allen St. SE, and the Aultman Hospital Neighborhood. Redevelopment in this Target Area would create much-needed jobs to reduce poverty and unemployment and help improve health outcomes due to reduced contamination exposure.

The City of Massillon will head the 8.1 square mile **Massillon Target Area** that includes land in the City of Massillon and Perry Township, located in census tracts 7142, 7144, and 7150, which have experienced disinvestment and high rates of poverty/children in poverty, unemployment, and chronic health conditions. Boundaries are North Ave NE/State Ave NE to the north, 16th St E/Genoa Ave SW to the east, Rt 30 to the south, and Rt 21/17 St SW to the west. This Target Area, located around the main highway junction of Rt 21 and Rt 30 and bisected north to south by the Tuscarawas River, includes 218 acres of brownfields. Massillon is known for steel, sand, and gravel - which flourished due to the City's extensive railroad network. This Target Area includes vacant industrial land including the Massillon Energy and Technology Park, neighborhoods of Franklin Village, Walnut Hills, Wellman, and Wright State, and several rail-adjacent brownfields.

**1c. Description of the Priority Brownfield Sites**

Stark County Coalition conducted a preliminary brownfield inventory as part of grant planning activities that identified 25 brownfield sites within the 4 Target Areas that market demand has not been strong enough to redevelop without assessment funding. The included Priority Sites are large brownfields; previous outdated assessment reports will be referenced to inform grant-funded assessment to ensure site maximums are not exceeded. Several sites were identified in each Target Area, including smaller properties that will need less funding to assess; the Coalition will assess at least 2 sites in each members' geographic area. Due to space constraints, details for 1 Priority Site are provided. The Coalition intends to use funding to support new owners in bringing idled sites back online quickly, while evaluating risks/protecting human health and environment.

Stark County's many brownfield sites threaten area surface water and groundwater, which is the County's main drinking water source; 93% of County residents rely on groundwater for drinking water. Surface water impairments are significant across Target Areas, including Nimishillen Creek in **Canton and Louisville Target Areas**, and Tuscarawas River in **Massillon Target Area**. This grant will help determine type/extent of contamination threatening these resources and provide information necessary for cleanup; without this grant, coalition members lack financial resources to assess and redevelop brownfields in their communities.

Sites were selected based on proximity to highway, rail, and power; property size; length of vacancy/tax delinquency as an indicator of need for USEPA funding; job need in the surrounding area; potential

contaminant impacts on nearby receptors including residents, groundwater, and surface water; redevelopment potential; and additive impacts on other nearby brownfields.

**Louisville Target Area** - The former 43-acre ATI Plant formerly produced flat rolled steel and alloy products. The facility was built around 1958; ATI acquired the plant in 2004, idled it in 2021 and moved production out of state, resulting in 180 jobs lost. A portion of the site was assessed around 2014; heavy industrial operations continued after this, necessitating updated assessment. The site has a 650K ft<sup>2</sup> building, rail access, and is located immediately adjacent to the East Branch of Nimishillen Creek; industrial influences are thought to contribute to impaired water quality<sup>6</sup> in the East Branch. Historical industrial use may have also impacted surrounding residents. Grant funds will support a new owner in conducting Phase I/II to evaluate COCs - including volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPH), poly-chlorinated biphenyls (PCBS), metals, and asbestos-containing materials (ACMs) -and risks to human health and the environment. Remedial/site end use planning will incorporate assessment findings and evaluate greenspace linkages. Site assessment and planning may help unlock 150 adjacent acres being marketed as the Louisville Industrial Park. Additional sites identified in the Louisville Target Area include a 1.7-acre machine shop and several vacant industrial properties that could expand Louisville Industrial Park.

**Alliance Target Area** – The 33-acre former Alliance Castings that began as a foundry in the late 1800s manufacturing steel castings for railroad car parts. The facility was idled in 2017 resulting in 400+ layoffs. This vacant property and rail-adjacent buildings are located near East Alliance and Maple Beach neighborhoods. Grant funds will support a new owner in conducting Phase I/II and remedial planning on this site to evaluate contaminants of concerns (COCs) that could pose risks to human health and the environment - including VOCs, SVOCs, TPH, PCBs, metals, and ACMs - and planning activities related to cleanup and future site end use. Additional sites identified in the Alliance Target Area include former Joel’s Garage, W Ely Gas Station, and former B&W property.

**South Canton Target Area** – The 22-acre former Hercules Engine Company manufactured engines for trucks and heavy equipment. Founded in 1915, the facility closed in 1999 after 84 yrs. Around 2017, 3 acres of the complex were split off and redeveloped into residential apartments. These apartments remain surrounded by deteriorating remains of the single-story 600K sq ft vacant industrial facility. Assessments conducted 20+ years ago needs updated to reflect current regulations, site conditions, and potential contamination migration to support property redevelopment. The property developer requires assessment help and has agreed to provide access. Grant-funded Phase I/II will evaluate COCs including VOCs, SVOCs, TPH, PCBs, metals, and ACMs, and remedial/end use planning. The site has both rail and highway access. Additional sites identified in the South Canton Target Area include the former Patriot Special Metals and F. Electric Supply.

**Massillon Target Area** – The former 50-acre Republic Engineered Products operated as a cold-finished steel processing plant since 1918, it was acquired by a Mexico-based company and shuttered in 2023, resulting in approximately 300 lost jobs. Current property tax delinquency is more than \$122,000; the owner has not replied to communications. Necessary government involvement is planned in 2026, including foreclosure and liens. Previous assessment activities were conducted on this site 15 years ago when industrial operations were occurring on the property, necessitating updated data. The site has rail access and is immediately adjacent to Wetmore Creek, a tributary of the Tuscarawas River; the River segment where it meets the Creek is listed as water-quality impaired due to industrial impacts. This site offers the potential for heavy industrial reuse if redevelopment activities commence before the 500K+ sq ft building(s) fall into disrepair. Phase I/II assessment and remedial/end use planning activities are proposed to evaluate the health/environment impacts and support redevelopment; potential COCs include VOCs, SVOCs, TPH, PCBs, metals, and ACM.

**1d. Identifying Additional Sites**

Stark County has sufficient brownfields to necessitate the requested grant funds. There is a **total of 892 vacant commercial/industrial acres across the 4 Target Areas**. A preliminary brownfield inventory conducted for this grant identified 25 brownfield sites across Target Areas. The brownfield inventory proposed to be conducted with grant funds will augment the preliminary inventory and ensure brownfield sites are

<sup>6</sup> *Biological and Water Quality Study of the East Branch Nimishillen Creek... Technical Report EAS/2012-12-15.* Ohio EPA, 2012.

identified, compiled, and prioritized using data-driven decision-making and GIS mapping. The Coalition expects the brownfield inventory and site selection process will continue throughout the grant period, amended as redevelopment opportunities arise from sites identified in Area-Wide Plans conducted as part of this grant, safety concerns, proximity to other projects, foreclosures, and members’, partners’, and residents’ input.

Screening criteria will be developed to select Priority Sites, including: proximity to highway, rail, power; property size; length of vacancy/tax delinquency as an indicator of need for USEPA funding; job need in surrounding area; potential contaminant impacts on nearby receptors including residents, groundwater, and surface water; redevelopment potential (as commercial/industrial, residential, greenspace, renewable/energy generation); and additive impacts on nearby brownfields. Applied criteria will determine if a site is eligible for USEPA grant funds and if it will be included in the brownfield inventory. Site selection will ensure this grant will respond to development interest and spur new development. Target Area sites will be prioritized for assessment.

**Revitalization of the Target Areas**

**1e. Reuse Strategy and Alignment with Revitalization Plans**

Future development options for all Priority Sites will be evaluated/developed in conjunction with assessment findings, planning activities, and public input conducted under this grant. Priority Site redevelopment options will consider existing site features and infrastructure. Alliance Castings site has rail access and 30 MW available power with potential for 120+ MW by 2028, making it suitable for future heavy industry, energy generation, or data center use. Use of assessment funding on this site will help Coalition members stay involved in future end use conversations regarding this site and its potential impacts on local industrial power reliability. Proposed end use plans for Hercules Engine Company include a mixed-use redevelopment that incorporates residential, commercial/industrial uses, and greenspace amenities. ATI Plant is likely to remain industrial, returning needed jobs to the region; outlying forested areas of the site may provide active or passive recreational opportunities. Republic Engineered Products site is likely to remain industrial due to its existing infrastructure and rail access; outlying portions of the site are expected to remain greenspace adjacent to Wetmore Creek. These potential end uses are consistent with the Coalition’s two main goals of creating much-needed job opportunities on Priority Sites and increasing workforce housing in adjacent neighborhoods; workforce housing is currently being advanced through SEDB’s Strengthening Stark initiative.

In 2025, SEDB commenced its county-wide Strategic Sites Initiative, an economic development work plan, that inventories industrial redevelopment opportunities in tandem with creating “income aligned housing” to eliminate the housing imbalance for the county’s low-income workforce by 2030. It will incorporate the brownfield inventory/Priority Sites and address housing needed by the future workforce on brownfield sites.

The recently updated Stark County Comprehensive Plan 2040 acknowledges fiscal impacts of job loss and outward migration on its urban centers and promotes strategies similar to the Coalition’s grant objectives, including: apply for brownfield funding; coordinate land development; reuse industrial areas with USEPA assistance; thoughtfully plan vacant land - including solar farms, trails, and gardens; and protect the health and environment of industrial-adjacent residential areas.

The Connecting Canton Together, 2025 Comprehensive Plan Amendment includes several Neighborhood Priority Action Areas that have been included in the **South Canton Target Area** to focus planned development in these key community nodes, including Sherrick Road Corridor, Allen Ave SE, and Aultman Hospital Neighborhood, and part of the Downtown Canton Core Targeted Investment Area. The **Alliance, Massillon, and South Canton Target Areas** overlap US Housing and Urban Development (HUD) target areas in each city, including the City of Canton’s Central and Eastside Neighborhood Revitalization Strategy Areas (NRSA)<sup>7</sup>, areas hardest hit by economic decline and population loss. Goals for these Plans – to support job creation, economic development, and increase housing units – are consistent with the Coalition’s brownfield program and were developed using a similar collaborative public process. Target Areas for this grant overlaid other federal funding program focus areas to align federal funding sources and optimize outcomes.

<sup>7</sup> FY2024-2028 Consolidated Plan, Stark County HOME Consortium – and - FY2024-2028 Consolidated Plan, City of Canton  
**Stark County Coalition, Ohio – USEPA FY26 Brownfield Coalition Assessment Application**  
 January 2026

State of Ohio Enterprise Zone and Community Reinvestment Area<sup>8</sup> designations offer tax incentives for redevelopment projects and job creation within **all 4 Target Area** communities. **Alliance, Canton, and Massillon Target Areas** include state Opportunity Zones<sup>9</sup> - a designation that offers tax incentives to encourage economic development and job creation in economically distressed communities. Additionally, the State of Ohio considers the entire City of **Canton** a Priority Investment Area<sup>10</sup>, by which it prioritizes state funding for economically distressed cities over 50,000 population.

**If. Outcomes and Benefits of Reuse Strategy**

Stark County Coalition has brought together representatives from across the county; these members engaged to develop a proactive local strategy necessary to return brownfield sites to productive use and maximize USEPA Assessment funds on a county-wide basis to ensure impact for county residents. As Stark County commences their brownfield strategy, job creation is critical to its initial success. Site-specific and area-wide planning, informed by assessment data, experts, and public input, will help guide the best redevelopment options for Priority Sites. All Priority Sites have industrial reuse potential to build out the county’s economic development base and employ residents, stimulating the local economy, and significantly increasing the tax base. Assessment activities will provide information regarding type and level of contamination necessary to reduce human health & environmental impacts. Industrial reuse will be evaluated in conjunction with adjacent residential uses, greenspace potential, and renewable energy/energy generation feasibility.

The Coalition has considered the 5 Pillars of USEPA’s “Powering the Great American Comeback” Initiative in its grant planning and brownfield identification activities. Use of Assessment funds in Stark County will help address and reduce brownfield contamination and its effect on health and the environment, supporting Pillar 1: Clean Air, Land, and Water for Every American. Evaluating use of the County’s many larger vacant brownfield sites for large-scale energy generation and/or data center usage supports Pillar 2: Restore American Energy Dominance and 4: Make the U.S. the Artificial Intelligence Capital of the World. As part of grant-funded activities, large-scale energy generation and including renewables will be evaluated to increase power availability, ensure power reliability, and incorporate sustainable options. The former Alliance Castings Priority Site has potential for future energy generation or data center use that could be augmented with renewable energy like solar or wind to provide increased micro-grid reliability for local industrial users. The ATI Plant is also likely to remain industrial; outlying forested areas of the site may provide public recreational trail connections, including solar-powered lighting. Hercules Engine Company plans may include a mixed-use redevelopment that incorporates greenspace amenities. Outlying portions of Republic Engineered Products are expected to remain greenspace adjacent to Wetmore Creek. The Coalition will recommend potential incorporation of energy efficiency measures in future building rehabilitation/construction including LED lighting, insulation, and energy-efficient windows and equipment.

Assessment and planning activities proposed by this grant will support the redevelopment of brownfield sites that are otherwise likely to remain vacant. Redevelopment aspects will include: evaluation and upgrade of electrical infrastructure necessary for new industrial end users; identification and rectification of power vulnerabilities to help stabilize the local power grid against extreme weather events; and coordination of new development away from slopes and floodplains vulnerable to increased precipitation and historical rain events.

Asbestos and regulated materials surveys that identify materials requiring pre-demolition/pre-rehabilitation abatement reduce potential for future releases to the environment during increased rainfall and extreme weather events. Left unattended, buildings will deteriorate, leaving regulated materials susceptible to the elements.

**Strategy for Leveraging Resources**

**1g. Resources Needed for Site Reuse**

Securing requested USEPA Brownfields Assessment Coalition funding is an **essential first step** to commencing a financially viable and successful brownfield redevelopment strategy in Stark County that achieves the community’s goals for reuse and addresses post-industrial economic challenges. This funding is the **critical first step** in leveraging funds to support Stark County’s brownfield funding strategy. The following

<sup>8</sup> Stark County RPC - EZs and CRAs GIS map layer, January 2026

<sup>9</sup> Opportunity Zone Map, <https://opportunityzones.com/location/ohio/>

<sup>10</sup> Priority Investment Areas, Ohio Dept. of Development, <https://development.ohio.gov/about-us/research/priority-investment>

table presents future funding sources that have been identified, but not yet secured, to augment this grant and ultimately reactivate Target Areas brownfields; all sources are considered very likely for SEDB to attain.

Name of Resource	Additional Details or Information About the Resource
Ohio EPA Targeted Brownfield Assessment	Assessment: Provides site-specific Phase I and limited Phase II ESA funding
Ohio EPA Technical Assistance	End Use Planning: Preliminary site reuse evaluations/planning studies
ODOD BRP Grant	Remediation: State grant funding for remediation; max amount changes annually
Ohio Brownfield Fund	Remediation: Loans to developers/businesses for remediation/demolition activities
USEPA Brownfields Cleanup Grant	Remediation: Grant funding for regulated materials abatement and remediation
JobsOhio Revitalization Program	Redevelopment: Partially forgivable loans for projects resulting in job creation
Ohio Regional 166 Loan Program	Redevelopment: Low interest loans for end user construction/equipment financing
Stark County Port Authority	Redevelopment: Financing for energy upgrades and construction sales tax exemptions
Ohio's Advanced Energy Fund	Redevelopment: Grants up to \$2.5MM for energy efficiency & advanced energy projects

**1h. Use of Existing Infrastructure**

Stark County Coalition’s Target Areas and Priority Sites are urban locations which have readily available infrastructure suitable for redevelopment, including **roads, sidewalks, affordable city water and sewer, electric, gas, broadband/fiber, and highway and rail access**. Sites with former heavy industrial use have substantial utility capacity. This grant will enhance use of existing infrastructure by supporting redevelopment and reuse of these sites. Preliminary planning activities have not identified additional infrastructure needs or necessary upgrades for targeted end uses. Recent infrastructure upgrades and plans were also considered when identifying Target Areas/Priority Sites. Moving Stark Forward 2050 regional transportation plan evaluates mobility improvements for highways, transit, freight, bikes/pedestrians and major industrial and logistical transportation corridors connecting the Target Areas. Future grant activities will incorporate planned improvements into site reuse strategies. Roadway reconstruction and infrastructure upgrades adjacent to the Hercules Engine Company Priority Site, completed in 2023, funded by \$1.7 million Ohio Roadwork Development Grant, enhanced its site readiness.

**(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need - 2a. The Community’s Need for Funding**

The 4 Target Areas included in this grant **represent some of the most impoverished and distressed residents in the U.S. as shown by data below**. These Target Areas include areas with *persistent or enduring poverty* for the past 5 decades.<sup>11</sup> **Alliance, Canton, and Massillon Target Areas** have higher poverty rates than the County and Ohio. Median household incomes in **all Target Areas** are below that of County and State.

Poverty is reflected in the area’s employment data. **Labor force participation for all Target Areas is below county and state levels**. Estimated unemployment rates in **Alliance, Canton, and Massillon Target Areas** are 35+% higher than the County unemployment rate. Notable within Target Areas, Louisville’s manufacturing employment declined 34.1% from 2013 to 2023.

Geographic Area Name	Population	Poverty Rate	Children in Poverty	Median Income	Unemployment Rate	Labor Force Participation	Low-Income Population
Alliance TA	8,837	<b>33.4%</b>	<b>46.8%</b>	<b>\$54,479*</b>	<b>7.9%</b>	<b>55.1%</b>	<b>62.1%</b>
S Canton TA	8,559	<b>46.6%</b>	<b>71.3%</b>	<b>\$39,754*</b>	<b>6.0%</b>	<b>52.1%</b>	<b>69.4%</b>
Louisville TA	11,329	8.4%	7.0%	<b>\$58,269*</b>	3.1%	<b>54.7%</b>	29.6%
Massillon TA	9,365	<b>21.9%</b>	<b>36.2%</b>	<b>\$55,308*</b>	<b>5.3%</b>	<b>60.7%</b>	<b>47.9%</b>
Stark County	373,764	12.7%	18.4%	\$65,740	3.9%	61.8%	30.3%
Ohio	11,780,046	13.2%	18.0%	\$69,680	4.8%	63.3%	29.4%

**Note:** Averaged TA CT data percentiles compared to US. **Bold** data higher/lower than state/county. \*City level data. **Source:** U.S. Census Bureau, 2024

The Target Areas are small communities that require support to recover from sustained job loss and pervasive poverty. Canton is a “nonurban” area with less than 100,000 residents; the other 3 Target Areas are rural areas with populations below 50,000 – of these, Louisville is a “micro” community with less than 10,000 residents.

<sup>11</sup> USDA, Economic Research Service using U.S. Department of Commerce, Bureau of the Census, 1960, 1970, 1980, 1990, and 2000 Decennial Census U.S. county data; U.S. Department of Commerce, Bureau of the Census, 2007–11, 2017–21, 2018-22, and 2019-23 American Community Survey (ACS) 5-year period estimates; and U.S. Department of Commerce, Bureau of the Census, 1970, 1980, 1990, and 2000 Decennial Census data for census tracts normalized to 2020 census tract geography using Geolytics Neighborhood Change Database (NCDB).

Revitalizing Target Areas through job ready sites is a critical step toward attracting new businesses and creating much-needed job opportunities for residents. USEPA grant funds are essential to enabling community redevelopment; the cost and complexity of remediating brownfield sites are a barrier to development and have led businesses to favor available greenfields in rural areas.

**2b. Health or Welfare of Sensitive Populations**

In addition to enduring poverty and declining job base/population, Target Area residents bear environmental, health, and welfare burdens. Sensitive populations in the Target Areas include residents who are impoverished and/or under age 17. **Alliance (47%), S Canton (71%) and Massillion (36.2%) Target Areas** have more than double the rates of children living in poverty compared to 18% in the County and State.

Food deserts have been identified in low-income neighborhoods within the **Alliance, S Canton, and Massillion Target Areas**<sup>12</sup>, where a third of residents live more than 1-mile from the nearest supermarket. Living in food deserts has been associated with lower quality diets and risk of obesity. **15% of County residents annually experience food insecurity** compared to 12% in Ohio and 13.5% in US; **45% are eligible for SNAP benefits due to household incomes more than 130% below the federal poverty line**<sup>13</sup>.

Unborn and young children are especially susceptible to the effects of high lead levels. Approximately **25% of population in the Target Areas**<sup>14</sup> is under 18, underscoring heightened lead risks. More than half of Stark County’s housing was built prior to 1960, predating the U.S.’s 1978 lead paint ban. Lead exposure is particularly associated with damage to the brain and nervous system. Lead is a heavy metal COC for all Priority Sites and generally most post-industrial brownfields, that poses additive risks for children exposed to multiple sources, both at home and in the environment. Requested grant funding supports redevelopment of brownfields and surrounding properties into beneficial reuses including commercial/mixed uses such as grocery stores, farmers markets, and gardens. Brownfield redevelopment will support new housing, reducing lead risks in older homes, and increase general community welfare including for sensitive populations by supporting increasing employment opportunities and local tax base.

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

The prevalence of chronic health conditions is elevated across Target Areas compared to the U.S.<sup>15</sup>. Diabetes and coronary heart disease rates are higher than state and county averages for 3 of 4 Target Areas. Populations in the Target Areas have greater-than-normal incidences of asthma<sup>16</sup> that may be due to contaminant exposure. Poor mental health is higher than the state and county average across all Target Areas. Mental health and addiction have been ranked as the most important health issues in Stark County by 41% and 23% of community leaders, respectively<sup>17</sup>. These chronic conditions are commonly associated with socioeconomic disadvantages and limited access to preventive care. This grant will provide data to evaluate and reduce contaminant effects and health impacts for Target Area residents.

Geographic Area Name	Coronary Heart Disease	Diabetes	Poor Mental Health	Asthma
Alliance TA	<b>94</b>	<b>92</b>	<b>98</b>	<b>96</b>
South Canton TA	<b>90</b>	<b>91</b>	<b>98</b>	<b>96</b>
Louisville TA	<b>79</b>	63	69	64
Massillion TA	<b>89</b>	<b>86</b>	<b>84</b>	<b>82</b>
Stark County	80	69	66	63
Ohio	69	64	68	67

**Note:** Averaged TA CT data percentiles compared to US. **Bold** data higher/lower than state/county; **Source:** CDC, 2025, CDC Places, 2023, USEPA 2023

**2d. Economically Impoverished/Disproportionately Impacted Populations**

This grant will fund the County’s brownfield strategy to help improve economic challenges and environmental burdens faced by Target Area residents, among the most economically impoverished in Ohio. The median income in Target Area cities ranges from \$39,754 to \$55,308, both significantly below the State and County levels. Grant funds will help foster job creation, associated housing, and community services.

<sup>12</sup> USDA, Food Access Research Atlas, September 2025 – or - The Future of Food Security in Stark County, Stark Community Foundation, 2015

<sup>13</sup> Feeding America, Map the Meal Gap, May 2025

<sup>14</sup> U.S. Census Bureau, 2024

<sup>15</sup> CDC, PLACES: Local Data for Better Health

<sup>16</sup> National Environmental Public Health Tracking Network; CDC, PLACES: Local Data for Better Health

<sup>17</sup> Stark County Community Health Assessment, 2022

Target Areas are characterized by significant crime rates and measurable crime-related hardships that disproportionately affect economic vulnerable populations, compounding social and environmental stressors. Target Area ZIP codes (44601, 44708, 44646, and 44647) have crime rates higher than over half Ohio’s cities with Canton in the 86<sup>th</sup> percentile, and bear substantial costs associated with violent crime. Canton exhibits a crime cost burden approximately \$1,294<sup>18</sup> annually per household. These costs represent a significant share of households’ financial strain and reflect broader safety and security challenges facing residents.

The Target Areas reflect an overall higher environmental burden than elsewhere in Ohio with higher percentiles of TRI, TSDf, and RMP proximity, indicating these residents may be at a greater risk of chemical exposure and cumulative environmental stress. Assessment grant funding has the potential to mitigate disproportionate economic and environmental impacts borne by Target Area residents by creating safer, healthier environments and improved economic conditions.

Area Name	TRI Proximity <sup>2</sup>	TSDf Proximity <sup>2</sup>	RMP Proximity <sup>2</sup>
Alliance TA	<b>85</b>	<b>74</b>	0
South Canton TA	<b>86</b>	<b>84</b>	<b>88</b>
Louisville TA	<b>74</b>	21	26
Massillon TA	<b>82</b>	<b>68</b>	<b>96</b>
Stark County	60	37	42
Ohio	54	38	35

**Note:** Averaged TA CT data percentiles compared to US. Data in **bold** compared to state/county. TRI: Toxic Release Inventory; TSDf: Treatment, Storage, and Disposal Facility; RMP: Risk Management Plan; **Sources:** <sup>1</sup>CDC Places, 2023; <sup>2</sup>U.S. EPA, 2023

**Community Engagement - 2e. Project Involvement; 2f. Project Roles**

Project partners have been chosen because their constituencies and/or service areas overlap with the Target Areas/Priority Sites low-income areas, underserved communities and/or sensitive populations; and/or their missions are well aligned with the Coalition’s objectives and/or the goals of the USEPA Brownfields Program. The following organizations will serve as collaborative Coalition partners, sharing local knowledge and decision-making regarding which sites will be assessed and how they will be redeveloped.

Name of Organization/Entity/Group, Point of Contact (Name, Title, Email, Phone) / Entity’s Mission	Specific Involvement in the Project or Assistance Provided
<b>Stark County Regional Planning Commission</b> , Bob Nau, Executive Director, <a href="mailto:ranau@starkcountyohio.gov">ranau@starkcountyohio.gov</a> <i>Regional planning &amp; community improvements across Stark County</i>	<b>Assist with QEP selection, inform brownfield inventory and site selection, cleanup/site reuse &amp; area-wide planning. Support future funding related to road, trail, transit, &amp; infrastructure improvements.</b>
<b>Stark County Land Reutilization Corporation</b> , Sarah Peters, Land Bank Manager, <a href="mailto:smpeters@starkcountyohio.gov">smpeters@starkcountyohio.gov</a> <i>Returning blighted properties to reproductive use</i>	
<b>Stark County Park District</b> , Daniel Moeglin, Executive Director, <a href="mailto:dmoeglin@starkparks.com">dmoeglin@starkparks.com</a> - <i>Park district serving community through recreation and conservation</i>	<b>Assist with area-wide planning including evaluation of potential greenspace, open space, recreational, and bike/pedestrian trail connectivity in conjunction with District’s plans.</b>
<b>City of Alliance</b> , Pete Wearstler, Director of Planning and Development, <a href="mailto:wearstlerpe@allianceoh.gov">wearstlerpe@allianceoh.gov</a> <i>Municipal government within Alliance Target Area</i>	<b>Community liaison - Assist with community engagement, planning activities. Help identify needs/interests of Target Area residents; provide input during cleanup and reuse planning &amp; City service coordination, additional resource identification.</b>
<b>Massillon Development Foundation</b> , Deborah Busby, Executive Director, <a href="mailto:dbusby@massillondevelopment.com">dbusby@massillondevelopment.com</a> - Non-profit ED corporation supporting economic growth, business attraction, and job creation in Massillon and western Stark County	<b>Community liaisons - Assist with community outreach, planning activities &amp; local needs for site end reuse(s). Evaluate future reuse equity impacts for Target Area residents &amp; workforce identification. Distribute public outreach materials via network.</b>
<b>Canton for All People</b> , Don Ackerman, Executive Director, <a href="mailto:don@cantonforallpeople.org">don@cantonforallpeople.org</a> – Non-profit community development corporation improving quality of life for Canton residents	
<b>Stark Community Foundation</b> , Mark Samolczyk, President/CEO, <a href="mailto:samolczyk@starkcf.org">samolczyk@starkcf.org</a> - Community foundation investing in initiatives and solutions to meet local needs	<b>Identification of local needs &amp; additional resources including redevelopment funding.</b>
<b>Timken Foundation</b> , Mark Sheffler, Executive Director, <a href="mailto:schefflerm@timkenfoundation.org">schefflerm@timkenfoundation.org</a> – Private foundation; providing grants to strengthen Stark communities	

<sup>18</sup> Crimegrade.org, Canton, OH 2025

**2g. Incorporating Community Input**

Stark County is predominately rural with several distinct urban areas. Stark County Coalition will maximize its strong community ties and long-standing relationships to engage local stakeholders and improve community involvement outcomes for this grant. The Coalition recognizes the importance of stakeholder input throughout our community and especially within Target Areas. With input from its project partners, Stark County Coalition will prepare a Community Involvement Plan (CIP) to outline and guide community engagement activities centered around gaining input from and updating the community on grant-related activities, focused around Target Area stakeholders. The Coalition will utilize partners’ networks to coordinate resident communication, solicit feedback, and disseminate grant update information.

The Coalition plans to conduct at least **one public meeting each year**, likely in-person, at ADA-accessible venues – especially in Alliance and Massillon to accommodate the high number of residents with disabilities – to share grant updates and solicit input regarding potential sites and assessment and planning activities. Virtual meeting options will accommodate those without transportation or childcare. These public meetings will augment grant updates provided at Coalition members/partners regularly scheduled monthly meetings within Target Area cities. To date, Coalition grant application updates **have been shared at more than 28 Coalition members’/partners’ meetings** since September 2025, reaching more than 500 county residents, and will continue to be shared throughout the grant period.

SEDB will create a grant-specific web page to serve as a repository for coalition grant updates and contact information for inquiries. The Coalition will provide progress updates to our mailing lists and partner organizations via semi-annual emails, and post grant updates via members’ social media platforms. Coalition members have successfully employed these types of public involvement activities for years and maintained strong community relationships that will enable conversations regarding grant updates.

Outreach materials will be prepared in English based on community demographics; US Census Bureau 2023 estimates indicate 96% of county residents speak English. If additional communication formats including translation or sign language services are required during meetings, the Coalition will make these options available upon recognition of need or request. Any and all public and stakeholder comments will be considered and responded to throughout the grant period. SEDB will respond directly to all public feedback within two weeks and include a summary of the comments/responses in update materials.

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

**3a. Project Implementation; 3b. Anticipated Project Schedule; 3c. Task/Activity Lead; 3d. Outputs**

<p><b>Task 1: Programmatic Support</b></p>
<p><b>a. Project Implementation:</b> <i>EPA-funded tasks/activities:</i> Grant management; Cooperative Agreement (CA) execution/oversight; Memorandum of Agreement (MOA) execution. Prepare Work Plan. Develop and issue RFP and implement a competitive bid process consistent with federal procurement requirements (2 CFR 200/1500) to select Qualified Environmental Professionals (QEPs); oversee QEPs; attend the National Brownfields Training Conference; complete reports including quarterly reports and necessary Davis-Bacon Act (DBA), Disadvantaged Business Enterprise (DBE), and Build America, Buy American (BABA) reporting, maintain/update ACRES and ASAP, final project closeout docs. Coordinate quarterly USEPA and Coalition update meetings &amp; monthly meetings with QEPs to track project progress. Develop grant update webpage &amp; prepare partner/website updates. <i>Non-EPA grant resources:</i> Portion of SEDB support will be in-kind for project oversight and financial drawdowns. Coalition members’ will provide in-kind overall program &amp; reporting support.</p>
<p><b>b. Anticipated Project Schedule:</b> 3Q26: Work Plan; execute Coalition MOA. 4Q26: Sign CA &amp; issue QEP RFP; select QEPs; develop grant web page. 1Q27: commence monthly QEP &amp; quarterly USEPA/Coalition meetings; website/partner updates; Quarterly reports, DBE &amp; ACRES reporting throughout grant period; other reporting (DBA, DBE, BABA) as necessary. Fall 2030: Submit final closeout report.</p>
<p><b>c. Task/Activity Lead:</b> SEDB with QEP selection &amp; grant support with Coalition assistance. QEP reporting support.</p>
<p><b>d. Outputs:</b> Work Plan, MOA, CA, RFP; web page; 16 quarterly reports; ongoing ACRES updates &amp; Property Profile Forms; coalition quarterly meeting documentation, 3 annual reports &amp; final project closeout reporting/documentation, staff conference training (at least two National Brownfield Conferences)</p>
<p><b>Task 2: Community Outreach &amp; Engagement</b></p>
<p><b>a. Project Implementation:</b> <i>EPA-funded tasks/activities:</i> Preparation of EPA-approved Community Involvement Plan (CIP); preparation of marketing materials including fact sheets, etc.; community outreach &amp; grant updates; public meeting notifications; at least 4 public meetings held to solicit input, educate, and update the community; receipt/response to public comments. <i>Non-EPA grant resources:</i> In-kind coalition member outreach participation: review/distribute public outreach materials via network; meeting updates/collect feedback.</p>

<p><b>b. Anticipated Project Schedule:</b> Outreach activities throughout the grant period, starting with generation of CIP in early 2027. To occur until assessment and planning work is complete, estimated 3Q-4Q 2030, around the following milestones and 4 public meetings: 1) 1Q 2027: Post-CIP; hold 1<sup>st</sup> public meeting to announce grant, discuss community needs. 2) 1Q 2028: Solicit community feedback regarding brownfield inventory and site-specific / area-wide planning; hold 2<sup>nd</sup> public meeting. 3) 2Q 2029: Present draft area-wide plans and site reuse plan options for public comment; hold 3<sup>rd</sup> meeting. 4) 3Q 2030: Issue final grant updates regarding outcomes &amp; next steps.</p>
<p><b>c. Task/Activity Lead:</b> SEDB; QEPs to assist with CIP and providing technical expertise and support at 4 public meetings.</p>
<p><b>d. Outputs:</b> CIP; outreach/educational materials; social media posts, 4 public meetings, meeting documentation (notices &amp; sign-in sheets)</p>
<p><b>Task 3: Site Inventory &amp; Assessments</b></p>
<p><b>a. Project Implementation: EPA-funded tasks/activities:</b> SEDB and QEPs will work with Coalition on brownfield inventory within 4 Target Areas. QEPs will prepare Quality Assurance Project Plans (QAPP), Health &amp; Safety Plans (HASP) with site-specific amendments, and site-specific Sampling &amp; Analysis Plans (SAPs) for USEPA approval; determine site eligibility; complete Phase I ESAs per AAI (ASTM 1527-21) and/or Ohio VAP, and Phase I Property Assessments per Ohio VAP including sampling activities; conduct asbestos, regulated waste, and lead paint surveys; complete Phase II ESAs per ASTM 1903-19/Ohio EPA VAP/Ohio Bureau of Underground Storage Tank Regulations (BUSTR) standards. SEDB to assist with site access; SEDB and QEPs will communicate with USEPA and Ohio EPA. <i>Non-EPA grant resources:</i> SEDB &amp; Coalition member in-kind support to identify potential inventory sites; SEDB conduct report reviews.</p>
<p><b>b. Anticipated Project Schedule:</b> 1Q27: Brownfield inventory; QEPs to prepare QAPPs, HASPs, and SAPs within 3-6 months of selection (4Q 2026 - 1Q 2027). 1Q27: Phase I ESAs commence; 2Q27: Phase IIs/surveys commence</p>
<p><b>c. Task/Activity Lead:</b> QEP to lead this task with SEDB oversight; SEDB to assist with access. USEPA input on site eligibility determinations; Coalition, partners, and public input regarding sites to be inventoried/assessed.</p>
<p><b>d. Outputs:</b> Brownfield inventory; QAPP for each QEP, 22 Phase Is, 12 Phase II ESAs, associated SAPs/HASPs, and 14 asbestos/regulated materials and/or lead-paint surveys</p>
<p><b>Task 4: Site Cleanup-Up Planning</b></p>
<p><b>a. Project Implementation: EPA-funded tasks/activities:</b> QEPs to prepare Remedial Action Plans (RAPs), Analysis of Brownfield Cleanup Alternatives (ABCA), and/or asbestos abatement plans, as needed; Incorporate site end use options and public input in Task 2. <i>Non-EPA grant resources:</i> In-kind reviews and input provided by SEDB/Coalition, including soliciting public input.</p>
<p><b>b. Anticipated Project Schedule:</b> Commence 2Q27 through 2030.</p>
<p><b>c. Task/Activity Lead:</b> QEPs will perform this task with oversight from SEDB.</p>
<p><b>d. Outputs:</b> 10 RAPs/ABCAs/asbestos abatement plans</p>
<p><b>Task 5: Area-Wide Planning</b></p>
<p><b>a. Project Implementation: EPA-funded tasks/activities:</b> QEPs to prepare 4 Area-wide Plans for a corridor/neighborhood in each Target Area, incorporate brownfield inventory, general brownfield information, community input regarding needs/end uses; and plans and strategies for next steps, including remedial funding options. <i>Non-EPA grant resources:</i> SEDB/Coalition will provide in-kind support to gather public input related to area-wide planning and provide planning updates via Coalition/partner networks and meetings.</p>
<p><b>b. Anticipated Project Schedule:</b> Planning activities commencing 2Q27 through 3Q30 after 1<sup>st</sup> public meeting.</p>
<p><b>c. Task/Activity Lead:</b> QEPs to create plans with SEDB oversight; SEDB to ensure community input incorporated.</p>
<p><b>d. Outputs:</b> 4 Area-wide Plans</p>

**3e. Cost Estimates**

Budget Categories		Project Tasks						Total
		Task 1 Programmatic Support	Task 2 Community Engagement	Task 3 Assessments & Site Inventory	Task 4 Site Clean-up Planning	Task 5 Area-Wide Planning	Admin	
Direct Costs	Personnel*	\$24,960	\$8,060	\$4,940	\$4,940	\$8,060	-	\$50,960
	Fringe Benefits	\$6,240	\$2,015	\$1,235	\$1,235	\$2,015	-	\$12,740
	Travel	\$5,000	-	-	-	-	-	\$5,000
	Contractual	\$8,085	\$10,000	\$847,415	\$125,000	\$440,000	-	\$1,430,500
	Other (conf reg fee)	\$800	-	-	-	-	-	\$800
	<b>Total Direct Costs</b>	<b>\$45,085</b>	<b>\$20,075</b>	<b>\$853,590</b>	<b>\$131,175</b>	<b>\$450,075</b>	-	<b>\$1,500,000</b>
<b>Indirect Costs</b>		-	-	-	-	-	-	<b>\$0</b>
<b>Total Budget</b>		<b>\$45,085</b>	<b>\$20,075</b>	<b>\$853,590</b>	<b>\$131,175</b>	<b>\$450,075</b>	<b>\$0</b>	<b>\$1,500,000</b>

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

**SEDB is requesting \$1,500,000** to complete grant tasks. The cost estimate presents anticipated grant costs, based on experience, consultant/contractor estimates, local market conditions, and standard hourly rates. A range of Phase II costs was assumed to account for varying property size/complexity. No subawards.

administrative, indirect, equipment, supply, or construction costs are included. SEDB will spend 66% on site-specific activities (assessment and cleanup planning) and 30% on area-wide planning.

**Task 1 – Total: \$45,085 – Personnel:** General programmatic management and Cooperative Agreement oversight; meetings with QEPs/USEPA; 384 hours @ \$65/hour = **\$24,960 @ 25% Fringe = \$6,240.** **Travel:** SEDB staff to attend 2 National Brownfields Conferences (2 airfares @ \$600 x 2 = \$2,400; 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).** **Contractual:** Quarterly reporting & ACRES database updates; meetings with SEDB, partners, and regulators (49 hours @ \$165/hr = **\$8,085).** **Other:** 2 conference registration fees at \$400 each = **\$800.**

**Task 2 – Total: \$20,075 – Personnel:** Community outreach coordination including; 124 hours @ \$65/hour = **\$8,060 @ 25% Fringe = \$2,015.** **Contractual:** Attend four public meetings and support meeting preparation (QEP \$2,000/mtg x 4 public meetings + \$2,000 for CIP = **\$10,000).**

**Task 3 – Total: \$853,590 - Personnel:** Site eligibility determinations/access; Sites inventoried/assessed; regular communications; 76 hours @ \$65/hour = **\$4,940 @ 25% Fringe = \$1,235.** **Contractual:** Site Inventory (95 hours @ \$167/hour = **\$15,865).** **\$9,550** for 2 QAPPs (2 @ \$4,775); **\$112,000** for 22 Phase I ESAs (18 @ \$4,000 and 4 @ \$10,000); **\$640,000** for 12 Phase II ESAs (8 @ \$40,000 and 4 @ \$80,000); and **\$70,000** for 14 ACM/LBP Surveys (14 @ \$5,000) = **\$847,415**

**Task 4 – Total: \$131,175 - Personnel:** Public input for remedial/end use planning. 76 hours @ \$65/hour = **\$4,940 @ 25% fringe = \$1,235.** **Contractual:** **\$70,000** 10 RAPs/ABCAs (10 @ \$7,000); **\$55,000** asbestos abatement plans (11 @ \$5,000) = **\$125,000**

**Task 5 – Total: \$450,075 - Personnel:** Coordination/oversight Area-wide Plans and community input; 124 hours @ \$65/hour = **\$8,060 @ 25% fringe = \$2,015.** **Contractual:** 4 Area-wide Plans @ \$110,000 = **\$440,000.**

**3f. Plan to Measure and Evaluate Environmental Progress and Results**

SEDB’s Project Director will track and evaluate progress by: a.) regularly reviewing the Work Plan to evaluate output progress; b.) holding monthly meetings with QEPs to review projects, discuss problems, and corrective action measures, if necessary, and meetings with USEPA and Coalition to discuss grant updates, quarterly or as necessary; c.) ensuring on-time quarterly and annual ACRES reporting including Property Profile Forms and DBA/DBE/BABA reporting following completion of Phase I and II ESAs and surveys, RAPs/ABCAs, and/or plans. Measurable outcomes will be tracked and reported using an SEDB spreadsheet including: number of sites inventoried; number of acres assessed; number of assessments, survey, and plans completed; public meetings held and number of attendees; remediation funding leveraged; acres remediated/redeveloped; greenspace acres preserved/created; and jobs retained/created. SEDB will use these measures to ensure grant dollars are spent wisely and that grant/project schedules and grant deadlines are met. If challenges arise that will impact outcomes, SEDB will work with the USEPA Project Officer to course correct and modify plans accordingly.

**(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**4a. Organizational Capacity; 4b. Organizational Structure; 4c. Description of Key Staff**

SEDB is a private, 501(c)(3) nonprofit organization established in 1985 to foster economic growth and competitiveness in Stark County, Ohio. For more than 40 years, SEDB has served as the county’s lead economic development organization through an Operating Agreement with the Stark County Board of Commissioners, coordinating countywide economic development initiatives. SEDB is exceptionally well-positioned to oversee all programmatic, administrative, and financial aspects of the proposed USEPA Brownfield Coalition Assessment Grant, including having previously managed State of Ohio brownfield remediation grants. SEDB understands local brownfield conditions, redevelopment barriers, and site readiness challenges throughout Stark County, as well as the relationships necessary to successfully engage coalition partners, stakeholders, and residents in grant implementation.

As the lead coalition member, SEDB staff will administer the grant, manage fiscal controls and reporting requirements, coordinate coalition activities, and serve as the primary point of contact with USEPA. Following notification of award, Coalition members will execute an MOA to define roles, responsibilities, and participation. The MOA will utilize an equitable decision-making structure and ensure coalition members are

involved in determining priorities and expenditure of grant resources in their respective communities. Letters from Coalition members agreeing to join the coalition are included as **Attachment 3** to the Threshold Criteria.

Project oversight for this grant will be led by John McLaughlin, Vice President of Business Development, who brings more than 20 years of experience in organizational coordination, economic development, and multi-jurisdictional project management. Mr. McLaughlin has overseen prior grants at SEDB and routinely manages complex partnerships involving public entities, utilities, and developers. He will be responsible for grant administration, scheduling, procurement, compliance, and reporting. Supporting staff include C. Stephen MacKenzie, President and CEO, with over 3 decades of economic development leadership experience; Todd Hawke, Director of Community, Government, and Business Engagement, with over 20 years’ experience in financial services and fiscal oversight; and Michael Naso, Director of Economic Development, with 15+ years of project management experience who has managed previous brownfield grants at SEDB and also currently leads the Stark County Port Authority, the county’s economic development finance organization. SEDB maintains established administrative systems, internal financial controls, and workplace resources including office space, equipment, and supplies necessary for effective and compliant grant implementation.

**4d. Acquiring Additional Resources**

SEDB has significant experience hiring consultants and working with various local partners and entities. SEDB will engage QEPs and other planning and/or real estate experts, as needed, to provide environmental and planning support. QEP RFP and selection will be conducted in compliance with procurement procedures per federal regulations 2 CFR 200 and/or 2 CFR 1500 and County requirements, as well as the Cooperative Agreement Terms & Conditions. The QEP RFP will require the successful consultant(s) to have the necessary qualifications to perform assessment and planning-related activities that meet grant terms and conditions. SEDB will follow the Six Good Faith Efforts to ensure local and disadvantaged businesses are able to compete for procurement. If project leadership is affected by employee turnover, new staff will have skills and experience to assume effective grant management.

**Past Performance and Accomplishments (4e. & 4g. - Not Applicable)**

**4f. Has Not Received an EPA Brownfields Grant but Received Other Federal or Non-Federal Financial Assistance Agreements – (1) Purpose and Accomplishments**

SEDB has a successful track record with state & federal grant management, including procurement, administration, reporting, and public engagement and has successfully managed many prior grants, including:

Grant	Project Outputs	Project Outcomes
<b>Ohio Department of Development (ODOD) Brownfield Remediation Program Grant (2022–2026)</b> \$1,298,584 - <i>Open; 70% spent to date</i>	Environmental remediation management; consultant procurement/coordination; fiscal tracking & reporting. Complied with all requirements.	Environmental risks reduced; 7-acre brownfield site in Canton remediated and advanced to redevelopment ready site; project completion expected by July 2026
<b>U.S. EDA Recompete Strategy Development Grant (2024-2025)</b> \$500,000 - <i>Closed; 100% spent</i>	Reconnecting Canton strategy addressed prime-age employment gap; Community-driven planning process & engagement	Defined actions for workforce development, small business support, transportation access, & community resource hubs
<b>Ohio DOD Clean Ohio Revitalization Fund Grant (2013-2017)</b> \$1,275,000 - <i>Closed; 100% spent</i>	Demolition & remediation of former Alliance hospital; environmental remediation management; consultant/contractor procurement; grant reporting & full compliance	Environmental risks reduced; site remediated and redeveloped into 100K ft2 building for Stark Community College; facilitated additional community educational resources

**(2) Compliance with Grant Requirements**

SEDB has a demonstrated track record of successfully managing state and federal financial assistance in full compliance with applicable requirements, including procurement, reporting, and experience with the federal ASAP payment system. SEDB adheres to required report formats and use of federal reporting databases, shares timely progress updates with funders regarding grant outcomes, and has historically submitted deliverables on time, accomplished project goals, and fully expended grant funds. SEDB has sought assistance from our government project managers to resolve challenges/problems as soon as identified, including a necessary grant extension due to contractor delays that resulted in funds fully spent and anticipated outcomes achieved. During administration of our EDA grant, program staff noted strong coordination, clear communication, high-quality deliverables, and SEDB’s reliable performance as the grant manager.



## Threshold Criteria FY26 USEPA Brownfield Assessment Coalition Grant Application

### 1. Applicant Eligibility

#### a. Applicant Type

Stark Economic Development Board, Inc. (SEDB) is eligible to serve as the Coalition lead member for the Stark County Coalition as a 501(c)(3) non-profit organization, and therefore, is eligible to receive USEPA Brownfield funding. The geographic jurisdiction of the Stark Economic Development Board is Stark County, Ohio.

Stark County Coalition has three non-lead members: Alliance Area Development Foundation, the City of Canton, and the City of Massillon.

Stark Economic Development Board affirms that the cities of Canton and Massillon are eligible to serve as non-lead coalition members as both are a General Purpose Unit of Local Government in the State of Ohio.

Alliance Area Development Foundation is a 501(c)(3) non-profit organization and therefore, eligible to serve as a non-lead coalition member.

All organizations are eligible to serve as non-lead coalition members, as they:

- Are not members of another FY26 Assessment Coalition
- Are not applying for an FY26 Community-Wide Assessment, Multipurpose, or Cleanup Grant
- Are not submitting multiple applications under this solicitation
- Are not exempt from federal taxation under section 501(c)(4) of the Internal Revenue Code
- Are not an agency or instrumentality of or affiliated with another non-lead member of the coalition.

Documentation demonstrating Stark Economic Development Board's and Alliance Area Development Foundation's 501(c)(3) tax exempt status is included as **Attachment 1**. Please find records of their initial/continued filings showing current active status, and initial IRS determination letters demonstrating tax-exempt status as 501(c)(3) non-profit organizations, attached.

#### b. Federal Taxation Exemption Status

Not Applicable. Neither the Stark Economic Development Board nor the Alliance Area Development Foundation are a 501(c)(4) organization. Both Stark Economic Development Board and Alliance Area Development Foundation are 501(c)(3) non-profit organizations.



## Threshold Criteria

### FY26 USEPA Brownfield Assessment Coalition Grant Application

## 2. Target Areas

Stark County Coalition will address 4 distinct Target Areas under this grant, each with brownfield challenges that are hindering redevelopment opportunities in their communities, and each located in 4 separate political subdivisions within the members' geographic service areas. These Target Areas are shown on the map included with the [Application Information Sheet](#); the 4 included Target Areas do not overlap.

SEDB will focus on the 11.6 square mile **Louisville Target Area** that includes census tracts 7124, 7125, and 7126.01, located in portions of the City of Louisville, City of Canton, Canton Township (Twp), Nimishillen Twp, Osnaburg Twp, and Plain Twp with significant manufacturing employment decline and many vacant former industrial sites. This Target Area is bounded by Easton St NE/W Reno Dr to the north, N Chapel St to the east, Georgetown St to the south, and Columbus Rd NE/Harmont Ave NE to the west and bisected in an east/west direction by Rt 62, which runs to Alliance, the Norfolk Southern Railroad, and East Branch of the Nimishillen Creek. The Target Area was planned to include the residential neighborhood on the west side of town, which is located near industrial properties including a vacant former industrial property currently being marketed as the Louisville Industrial Park.

Alliance Area Development Foundation will lead the 3.6-square mile **Alliance Target Area** that includes land within the City of Alliance and Lexington Township in census tracts 7102, 7104, and 7105, all of which are historically underserved. Boundaries are Rt 62 Bypass/Mahoning River to the north, S Mahoning Ave (eastern county line) to east, E State St/Norfolk Southern Railroad to the south, and S Union Ave to the west. Rt 62 and Rt 62 bypass surround the Target Area; Rt 62 links Alliance to Louisville and Interstate 77. There are many other brownfields in this area, including multiple large former industrial properties that are abandoned and near existing residents; several abandoned gas stations/auto repair facilities; and a vacant former industrial site adjacent to a city park that could be used to expand the park and create additional greenspace for nearby residents. This Target Area was designed to include neighborhoods, including East Alliance and Maple Beach, with aged housing stock in proximity to vacant brownfields, and high rates of poverty/children in poverty, unemployment, and chronic health conditions.

The City of Canton will head the 4.9 square mile **South Canton Target Area** that includes land within the City of Canton and Canton Township in census tracts 7015, 7023, and 7025, all of which have struggled with historical socioeconomic burdens, as evidenced by high rates of poverty/children in poverty, unemployment, and chronic health conditions. This Target Area is bounded by Tuscarawas St to the north, Belden Ave SE/Wheeling & Lake Erie Railroad to the east; Mill St SE/Sherrick Run to the south, and Gambrinus Ave SW/Harrison Ave SW to the west. This Target Area was structured to include residential areas impacted by the main I-77/Rt 30 highway cloverleaf in downtown Canton that divided neighborhood connectivity, and larger industrial sites located on the south side of Canton, located along the Wheeling & Lake Erie Railroad, Hurford Run, and Nimishillen Creek. Areas designated Core Targeted Investment Areas in the City of Canton's 2025 Comp Plan Amendment within the Target Area include the Sherrick Road Corridor Area, Allen St. SE Area, and Aultman Hospital Neighborhood Area. Redevelopment in this Target Area would create much-needed jobs to reduce poverty and unemployment and help improve health outcomes due to reduced contamination exposure.

The City of Massillon will oversee the 8.1 square mile **Massillon Target Area** that includes land in the City of Massillon and Perry Township, located in census tracts 7142, 7144, and 7150, which have experienced much disinvestment and high rates of poverty/children in poverty, unemployment, and chronic health conditions. Boundaries are North Ave NE/State Ave NE to the north, 16th St E/Genoa Ave SW to the east, Rt 30 to the south, and Rt 21/17 St SW to the west. This Target Area includes brownfields located around the main highway junction of Rt 21 and Rt 30 and is bisected north to south by the Tuscarawas River. Massillon



## Threshold Criteria

### FY26 USEPA Brownfield Assessment Coalition Grant Application

has historically been known for steel, sand, and gravel – all of which flourished due to the City’s extensive railroad network. This Target Area includes an area of vacant former industrial land marketed as the Massillon Energy and Technology Park, the neighborhoods of Franklin Village, Walnut Hills, Wellman, and Wright State, and several rail-adjacent brownfields.

#### 3. Non-lead Member(s) that Never Received an EPA MARC Grant

**None** of the four coalition members have ever been awarded a USEPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup Grant, nor do any of the members have previous experience with these grants.

#### 4. Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members

- a. The Stark Economic Development Board, the lead coalition member, attests to having legal jurisdiction across Stark County and therefore, to having legal authority to expend grant funds on behalf of the non-lead members and conduct the proposed grant activities. See **Attachment 2** for the resolution authorizing SEDB’s county-wide authority.
- b. Not Applicable - The geographic boundaries of Stark Economic Development Board encompass all geographic boundaries of the non-lead members.

#### 5. Coalition Agreement

See **Attachment 3** for letters from all coalition members (Alliance Area Development Foundation, City of Canton, and City of Massillon) to Stark Economic Development Board agreeing to be part of the Stark County Coalition.

#### 6. Community Involvement

Stark County is predominately rural with several distinct urban areas. Stark County Coalition will maximize its strong community ties and long-standing relationships to engage local stakeholders and improve community involvement outcomes for this grant. The Coalition recognizes the importance of stakeholder input throughout our community and especially within Target Areas. With input from its project partners, Stark County Coalition will prepare a Community Involvement Plan (CIP) to outline and guide community engagement activities centered around gaining input from and updating the community on grant-related activities, focused around Target Area stakeholders. The Coalition will utilize partners’ networks to coordinate resident communication, solicit feedback, and disseminate grant update information.

The Coalition plans to conduct at least **one public meeting each year**, likely in-person, at ADA-accessible venues – especially in Alliance and Massillon to accommodate the high number of residents with disabilities – to share grant updates and solicit input regarding potential sites and assessment and planning activities. Virtual meeting options will accommodate those without transportation or childcare. These public meetings will augment grant updates provided at Coalition members/partners regularly scheduled monthly meetings with public in attendance within Target Area cities. Public feedback on the types and effectiveness of communications will also be solicited at meetings. To date, Coalition grant application updates **have been**



## Threshold Criteria FY26 USEPA Brownfield Assessment Coalition Grant Application

shared at more than 28 Coalition members'/partners' meetings since September 2025, reaching more than 500 county residents, and will continue to be shared throughout the grant period.

SEDB will establish a brownfields program-specific web page to serve as a repository for coalition grant information, meeting details, updates, and contact information for inquiries. The Coalition will provide progress updates to our mailing lists and partner organizations via semi-annual emails, and post grant updates via members' social media platforms. Coalition members have successfully employed these types of public involvement activities for years and maintained strong community relationships. These efforts have been well-received in the past and will enable a conversation with community members regarding grant activities.

Outreach materials will be prepared in English based on community demographics; US Census Bureau 2023 estimates indicate 96% of county residents speak English. If additional communication formats including translation or sign language services are required during meetings, the Coalition will make these options available upon recognition of need or request. Any and all public and stakeholder comments will be considered and responded to throughout the grant period. SEDB will respond directly to all public feedback within two weeks and include a summary of the comments/responses in update materials.

### 7. Expenditure of Existing Grant Funds

Not Applicable - **None** of the Stark County Coalition members have an open USEPA Brownfields Assessment or Multipurpose Grant.

### 8. Contractors and Named Subrecipients

Stark Economic Development Board has not yet procured or named consultants or contractors associated with this USEPA Brownfields Assessment Coalition Grant.