CUYAHOGA LAND BANK

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

**Application Information Sheet**
**USEPA FY26 Brownfields Cleanup Grant Application**

**(1) Applicant Identification:**

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

**(2) Website URL:** https://cuyahogalandbank.org

**(3) Federal Funds Requested:**

a. Grant Type: Single Site Cleanup
b. Federal Funds Requested: $4,000,000

**(4) Location:**

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

**(5) Property Information:**

Former Virden Lighting Co. - 2162, 2175-2187 Ashland Road and 0 Longfellow Ave, Cleveland, Ohio 44103

***Attachment:*** Please see attached Property Map showing property and parcel information.

**(6) Contacts:**

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

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

**(7) Population:**

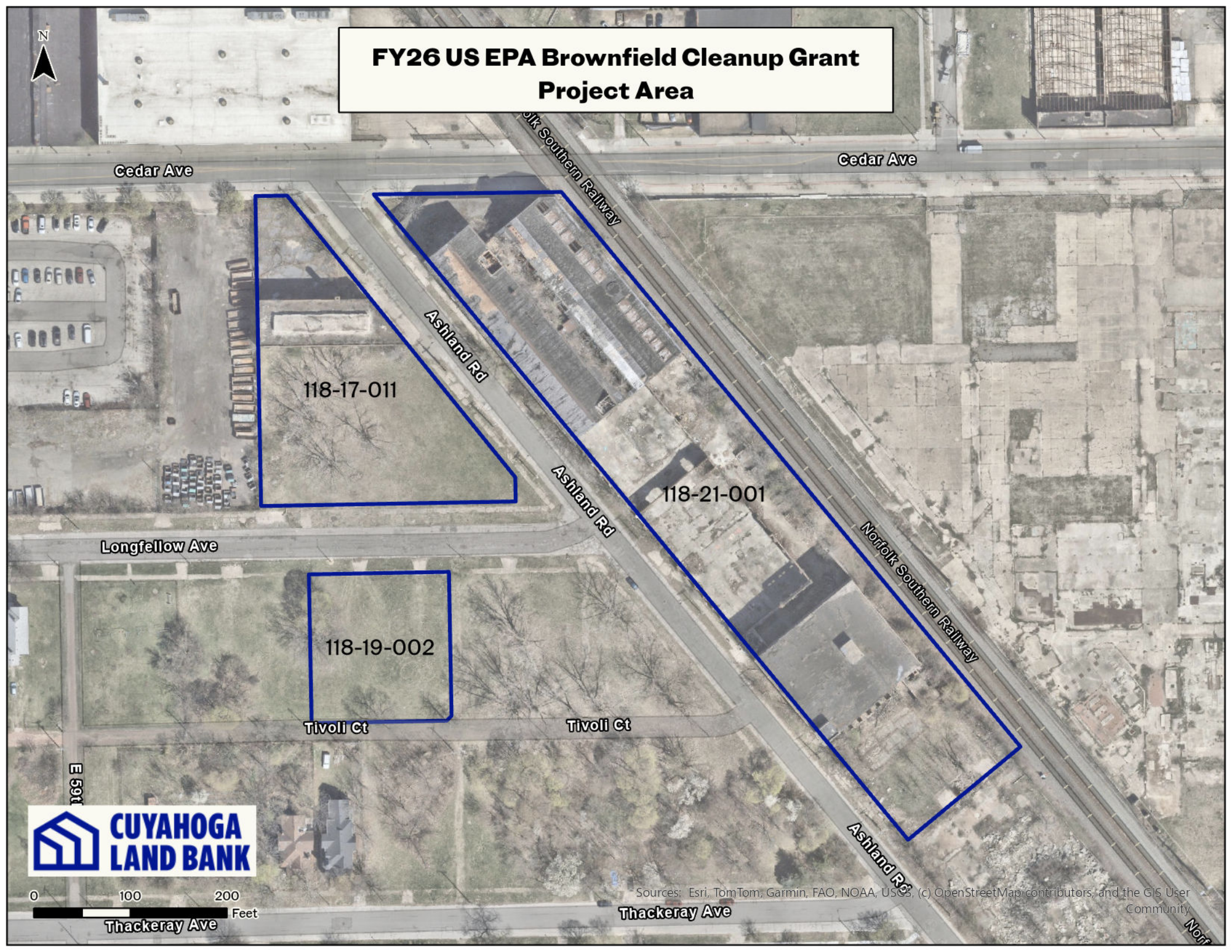
Cleveland City, Cuyahoga County, Ohio: 372,624 (Ref: U.S. Census Bureau, census.gov)

**(8) Other Factors**

| | **Page #** |
|---|---|
| Community population is 15,000 or less. | N/A |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory. | N/A |

| | |
|---|---|
| The priority brownfield site(s) is impacted by mine-scarred land. | N/A |
| Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation. | 4 |
| The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | N/A |
| The proposed site(s) is in a federally designated flood plain. | N/A |
| The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | 3 |
| The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures. | 3 |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters. | 3 |
| The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing. | 1 |

**(9) Releasing Copies of Applications:** Not applicable.


FY26 US EPA Brownfield Cleanup Grant
Project Area
N
Cedar Ave
Cedar Ave
Norfolk Southern Railway
Ashland Rd
Ashland Rd
Ashland Rd
118-17-011
118-21-001
118-19-002
Longfellow Ave
Tivoli Ct
Tivoli Ct
Norfolk Southern Railway
Thackeray Ave
Thackeray Ave
CUYAHOGA LAND BANK
0
100
200
Feet
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

## (1) PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

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

At the height of Cleveland's industrial era, thousands of local workers were employed in manufacturing jobs. Cleveland came to the end of its rapid industrial growth around 1930. Today, Cleveland is left with an industrial legacy and an **estimated 5,000 acres of vacant land**. Cleveland is consistently ranked as one of the poorest large cities in the U.S. Plant shutdowns in Cleveland aren't just a thing of the past. In April 2015, First Energy **closed its coal-fired Shoreway Plant**, located on the banks of Lake Erie, two miles north of the Priority Site, eliminating 60 jobs. Energy rates in the area subsequently rose, due in part to the closing of this plant.[1]

Cleveland consistently loses new businesses to Northeast Ohio suburban locations with available greenfield sites; businesses can spare neither time nor money to tackle Cleveland's many brownfield sites. Cuyahoga County Land Reutilization Corporation (CCLRC, aka the Cuyahoga Land Bank) is an experienced brownfield practitioner and a key player in Cleveland's renewed brownfield redevelopment strategy, designed around the City's newly created non-profit, Site Readiness for Good Jobs Fund (SRF), a grant project partner, that relies on public investment to redevelop these disinvested, vacant industrial properties. Creating job-ready sites has emerged as the top priority, necessary to attract new businesses, generate 25,000 new jobs, and develop 1,000 acres of brownfield real estate within underserved neighborhoods in the next decade.

The **Cedar Avenue Corridor**, the Target Area for this grant, runs the length of Census Tract 39035197200, less than 2 miles from E 55th St. to E 105th St. and serves as an arterial connector between E. 55th St, a bustling main north-south connector, and University Circle with world-renowned medical, higher education, and cultural institutions, such as Cleveland Clinic, Case Western Reserve University, and the Cleveland Orchestra. **53% of commercial/industrial land (85 acres) in the census tract is vacant[2].** Archetypal brownfield properties that line Cedar Ave are known or suspected to be contaminated due to historical industrial manufacturing. In addition to **exacerbating economic/racial disparities and environmental/health risks for this impoverished community**, brownfields along this corridor have **reduced property values, investment, and tax revenues**, **along with increased safety risks, crime, blight, and neglect.**

Located equidistant to two significant economic development projects that are spurring development, the $257 million Opportunity Corridor to the south and the $200 million HealthTech Corridor (HTC) to the north, Cedar Avenue Corridor is poised to undergo a significant transformation. This Site is key to a larger proposed industrial district and associated pedestrian greenway trail that surrounds the Site (see Section 1d). **USEPA Brownfields Cleanup funds are essential** to remediate and reactivate this Site and surrounding brownfields to create new jobs and cultivate healthy, safe neighborhoods.

### 1b. Description of the Proposed Brownfield Site(s)

The property proposed for cleanup and redevelopment is a 4.5-acre vacant former industrial Site, referred to as the Former Virden Lighting Co., that consists of 3 parcels currently owned by CCLRC, located at 2162, 2175-2187 Ashland Rd. and 0 Longfellow Ave. in Cleveland, Cuyahoga County, Ohio, USA ("the Site"). CCLRC took title to all three parcels in 2024; the eastern parcel was in foreclosure with back taxes totaling $114,500.The Site is on the eastern edge of downtown Cleveland **in a largely vacant, underutilized, and impoverished area within Cleveland's Central neighborhood.** The Central neighborhood is one of Cleveland's oldest and home to the city's largest concentration of Black residents. Heavy manufacturing had been ubiquitous in this neighborhood since the late 1800s.[3] Data for the Central portion of the Target Area census tract shows the area to be economically distressed with **94% minority population, median household income of $15,921, 66% of households below poverty, and 29% unemployment**.

The Site, surrounded by vacant former industrial and residential property, is divided by Ashland Rd. Parcels west of Ashland Rd., referred to as 2162 Ashland, include 1 brick former manufacturing building in poor condition and vacant former residential land. The parcel east of Ashland, referred to as 2175-2187 Ashland, consists of two large buildings in poor condition with a partially demolished building between them. Upper floors of the southern building are inaccessible due to collapsed stairwells. The **3 brick and concrete buildings are extremely deteriorated** and pose environmental and safety risks to the surrounding community due to

[1] cleveland.com *FirstEnergy Closes 104-year-old Coal Power Plant, Electric Rates to Rise,* 4/15/15
[2] NEO CANDO, 2026.
[3] *Industry*, Encyclopedia of Cleveland History

subsurface contamination, asbestos-containing materials (ACM), and bricks and concrete crumbling onto adjacent sidewalks. CCLRC has attempted to secure the buildings, but trespassing is evidenced by vandalism and graffiti. Leaking roofs have compromised the structural integrity of all buildings.

Originally residential, the Site has a long and varied manufacturing history since the early 1900s, including electrical components, lighting, and heavy machinery, as well as rail operations, plating, and lacquer/paint spray booths. Previous occupants include Cleveland Railway Company (early 1900s-1960s), Virden Manufacturing Company/Virden Lighting (1913-1981), East Cleveland Railroad Company Power Station (1887-1932), Westinghouse Electric & Manufacturing Company (1929-1932), Thompson Aircraft Products Company (1938-1955), Warner & Swasey Company (mid-1960s-1982), and Thompson Ramo Woodridge Inc./TRW Inc. (1963-1977). Residential dwellings along Longfellow Avenue were razed by 1970. **Significant operations at the Site ceased around 1982; it became fully vacant around 2000 and remains so**.

Environmental site assessments have been conducted at the Site; no remedial activities have been conducted. Previous Phase I Environmental Site Assessments (ESA) conducted at the Site identified the following Recognized Environmental Conditions (RECs): likely releases of hazardous substances and/or petroleum products at the Site due to the long history of industrial uses including rail spur, transformers, and aboveground storage tanks/associated piping; and likelihood of similar hazardous substances and/or petroleum releases from neighboring properties due to equally long industrial uses. Potential contaminants of concern (COCs) include volatile organic compounds (VOCs), poly-cyclic aromatic hydrocarbons (PAHs), poly-chlorinated biphenyls (PCBs), petroleum compounds, and heavy metals. ACM and other regulated materials that must be abated/removed prior to demolition were identified in the northern building (Building A) and middle partially demolished building/basement at 2175 Ashland. A complete pre-demolition asbestos and regulated materials survey cannot be conducted on the southern building (Building B) due to collapsed stairwells.

Phase II ESA findings indicated former industrial manufacturing operations at the Site and neighboring properties have negatively impacted groundwater and soil gas across the Site. Multiple VOCs, including trichloroethene (TCE), were found in groundwater and soil gas above applicable Ohio Voluntary Action Program (VAP) standards. The vapor intrusion pathway is currently considered complete for future residents and/or commercial/industrial workers across the Site. No petroleum products were found.

The Site was selected for cleanup due to its redevelopment potential, highly visible location, safety concerns due to its deteriorating condition, and the disproportionate impact of brownfields in this underserved neighborhood. The Site has sat vacant for over 2 decades. The substantial cost associated with returning the Site to productive use, due to the large size of the buildings and identified contamination, necessitates USEPA cleanup funding. CCLRC's ability to address the Site's environmental challenges is financially infeasible without this requested USEPA Cleanup grant, which will alleviate environmental contamination migration, protect human health and environment, and ultimately improve the surrounding neighborhood.

**Revitalization of the Target Area - 1c. Reuse Strategy and Alignment with Revitalization Plans**

Preliminary site planning and market analysis conducted by the project partners have identified light manufacturing and food production/packaging end uses for the Site; returning the site to productive use offers employment opportunities requiring minimal training or education to residents. Planned commercial/industrial end use, consistent with the Site's existing light industry zoning and the proposed cleanup plan, proposes the new construction of an approximately 77,000 sq. ft. building on the eastern parcel, with an estimated construction cost of $14 million, and an employee parking lot on the western Site portion. Final reuse decisions will rely on community/partner input, as outlined in 3b.

Site redevelopment plans have emerged through regular engagements with project partners Councilman Starr and Burten, Bell, Carr, Inc., the non-profit community development corporation that services the Central area; planning meetings with project partners and hired consultants/planners regarding future use of the Site and surrounding area; and partner discussions, including SRF and City of Cleveland. Planning visuals are currently being developed; end use concepts will be presented for public input in 2Q 2026.

Several existing plans inform the redevelopment plan for the Site. ***Connecting Cleveland 2020 City-wide Plan*** identifies the Cedar Ave Corridor for improvements, including streetscaping, gateways, and mixed commercial space. The ***Central Neighborhood Plan***, commissioned by Burten Bell Carr, in conjunction with the City of Cleveland Planning Commission, solicited community feedback to establish comprehensive

neighborhood goals, including addressing vacant industrial land and illegal dumping, increasing pedestrian safety and greenspace, and maximizing redevelopment opportunities, including for the Site.

The Site is located across Cedar Ave from Cleveland's MidTown district. Plans for the Site are intended to spread the resulting impacts from several recent notable MidTown projects into the Central neighborhood. The Cleveland Foundation, a project partner, recently constructed its new MidTown headquarters and adjacent Midtown Collaboration Center. The $64 million Warner & Swasey project will convert a historic industrial building into 112 affordable housing units in 2026; this project will provide new housing options for residents and offer workforce housing for the Site's redevelopment, beginning in early 2028. The Site is also within a federal **Opportunity Zone,** which offers preferential tax options within economically distressed communities.

**1d. Outcomes and Benefits of Reuse Strategy**

An economic impact study conducted by SRF evaluated post-remediation construction of a new one-story **77,000 sq ft** building for the proposed light manufacturing end use. Estimated impacts include a minimum of **93 new, permanent full-time jobs and 106 construction jobs** created on the Site, valued **at $49 million in wages, and a total annual income tax increase of $5 million**.

The Site and surrounding area are part of a larger industrial district that will redevelop approximately 200 acres of brownfields in conjunction with a 4+ mile pedestrian trail and 10+ acres of recreational space. As part of its master planning process, SRF also commissioned an advanced energy district feasibility study to evaluate funding, energy generation, and renewable energy technologies like solar or wind to ensure power reliability for all industrial district users and nearby residents. Energy efficient measures will be encouraged in future building construction, including LED lighting, insulation, energy-efficient windows and equipment, and a "solar ready" rooftop. The multi-use trail proposed as part of the industrial district will connect residents to new jobs, homes, and recreational spaces. These greenspaces will mitigate heat island effects and stormwater pressures by increasing permeable surfaces and tree canopy, while providing commuting and recreational opportunities (28% of households in Ward 5 do not have a car[4]). The Near East neighborhoods are historically disinvested and represent one of the most underserved Cleveland areas related to parks and recreation access[5].

Planned remedial components will increase the Site's resilience to extreme weather. Asbestos abatement is necessary to eliminate potential future releases to the environment during increased rainfall and extreme weather events. Future soil and groundwater management, through institutional controls, will reduce exposure to subsurface soil and groundwater by limiting land and/or resource use and guiding human behavior. Engineering controls, including a PRB to prohibit groundwater migration, improve resiliency by reducing off-site contamination migration and buffering seasonal changes in rainfall patterns predicted by increased rainfall. Passive vapor barriers will likely be required beneath future building(s), which further improves Site resiliency due to their continued ability to function during extreme weather events, including increased precipitation.

The 5 Pillars of USEPA's "Powering the Great American Comeback" are reflected in proposed grant activities. Cleanup funding will reduce contaminant effects on health and the environment, supporting Pillar 1: Clean Air, Land, and Water for Every American. Evaluating use of the Site for large-scale energy generation supports Pillar 2: Restore American Energy Dominance. Inclusion of City of Cleveland to streamline permitting efficiency per the Mayor's recent permit process improvements reflects Pillar 3: Permitting Reform.

**Strategy for Leveraging Resources - 1e. Resources Needed for Site Characterization**

The previous Phase II assessment did not confirm the extent of soil, groundwater, and soil gas contamination. Therefore, additional Phase II assessment activities are necessary and will be completed by June 15, 2026; additional assessment will be funded by CCLRC/SRF.

**1f. Resources Needed for Site Remediation**

Requested USEPA Cleanup funding is the final piece of funding necessary to complete Site remediation. CCLRC has obtained a $2.5 million Brownfield Remediation Program (BRP) grant from the State of Ohio Dept. of Development that will fund demolition of the northern building (Building A) and middle partially demolished building at 2175 Ashland. The State grant performance period (June 2026) will be extended to allow for procurement of additional Cleanup funds. **BRP and USEPA sources are anticipated to be sufficient to cover necessary abatement, demolition, and remediation activities**. In the unlikely event that

[4] Center for Community Solutions, Cleveland Ward 5 Fact Sheet, 2026
[5] City of Cleveland. *Cleveland Parks & Recreation Plan*, 2025

additional funding should be required to complete these tasks due to unforeseen circumstances, CCLRC will look to secure additional remediation funding from the Ohio BRP, which permits more than one award per site, or USEPA RLF funds through Northeast Ohio Areawide Coordinating Agency (NOACA).

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

Requested USEPA funding is **essential** to a development-ready property and will act as a catalyst to leverage additional funding for the Site and proposed nearby industrial district/pedestrian trail. CCLRC and partners are working with the community to refine end use for the Site and expect to procure a private development partner in late 2026. CCLRC/SRF have engaged developers to construct privately financed industrial buildings on other brownfields within the industrial district. CCLRC anticipates much interest from the funding community for this project, given the amount of brownfield real estate being brought to market in proximity to the Site. Funding CCLRC is likely to obtain is summarized below. See **Attachment 1** for proof of secured remediation and reuse funds.

| Name of Resource | Resource for (1.e.) Assessment (1.f.) Remediation (1.g.) Reuse Activities | Secured or Unsecured | Additional Details or Information About the Resource |
|---|---|---|---|
| FY25 Ohio Dept of Dev Brownfield Remediation Grant | 1.f. | Secured | $2.5 million: Demolition of Building A & former Middle Building at 2175 Ashland |
| USDOT IFAC Grant | 1.g. | Secured | $985,000: Ind district planning, design, & public input |
| NS Thriving Communities Grant | 1.g. | Secured | $100,000: Design of pedestrian trail improvements |
| SRF Contribution | 1.g. | Secured | Up to $500,000 to demolish 2162 Ashland building |
| FY27 ODOD BRP Grant | 1.f. | Unsecured | If necessary for additional remediation |
| NOACA USEPA RLF | 1.f., 1.g. | Unsecured | Available, if necessary, for additional remediation |
| Private Financing - Developer | 1.g. | Unsecured | $14MM Future industrial building construction |
| State Capital Budget Allocation | 1.g. | Unsecured | $1.5MM Pedestrian trail design adjacent to Site |
| USDOT BUILD | 1.g. | Unsecured | Pedestrian trail construction adjacent to Site |

**1h. Use of Existing Infrastructure**

Due to its urban location, the Cedar Ave Corridor and Former Virden Lighting Co. Site have available and sufficient infrastructure for the proposed development, including **roads, sidewalks, affordable city water and sewer, power, gas, broadband/fiber, and road/highway access**. The Site is located adjacent to Norfolk Southern (NS) rail and a 138 kV power transmission line. A preliminary infrastructure study conducted for the industrial district did not identify any infrastructure needs or necessary upgrades for the proposed Site end use. As mentioned in Section 1a, the Site will benefit from recent transportation improvements provided by Opportunity Corridor and HealthTech Corridor. Both offer enhanced **public transportation options for future Site workers**, as does existing bus service along Cedar Ave., adjacent to the Site. This grant will enhance this infrastructure use by supporting remediation and reuse of the Site.

**(2) COMMUNITY NEED AND ENGAGEMENT**

**2a. The Community's Need for Funding**

The proposed Target Area for this grant, Census Tract (CT) 39035197200 (1972), has a total population of 2,346, and **represents some of the most impoverished and distressed residents in the U.S.** as shown below. The Target Area, located in Cleveland's once-vibrant Central and Fairfax neighborhoods, has faced ***enduring poverty*** for the past five decades.[6] In the Central neighborhood portion of the Target Area, 66% of population is below the federal poverty level, indicating an area of ***extreme poverty*** (greater than 40%). Also, 8 out of 10 residents are considered low-income households at 2 times below the federal poverty level, and median income is less than ¼ of the State's. Poverty is also reflected in the area's employment data; the Central portion of the Target Area has a **29% unemployment rate** and only **33% of working-aged men 35 to 44 are employed, compared to Ohio's 63% rate**. Less than 2% of residents that live here also work within the ZIP code.[7]

[6] Bureau of the Census, 1960, 1970, 1980, 1990, and 2000; ACS 2007–11, 2017–21, 2018-22, and 2019-23 ACS 5-year period estimates; data for census tracts normalized to 2020 census tract geography using Geolytics Neighborhood Change Database

[7] U.S. Census Bureau 2023 LEHD Origin-Destination Employment Statistics (LODES)

| Geographic Area Name | Poverty Rate | Poverty Type | Low-Income Pop. | Median Income | Minority Pop. | Unempl-oyment | Labor Force Participation |
|---|---|---|---|---|---|---|---|
| Central Portion of CT | **66.3%** | **Extreme** | **81.4%** | **$15,921** | **93.6%** | **29.4%** | **32.6%** |
| Target Area (CT 1972) | **57.9%** | **Extreme** | **80.1%** | **$15,769** | **89.7%** | **10.4%** | **40.6%** |
| Cuyahoga Co. | 16.3% | NA | 32.4% | $62,823 | 43.0% | 4.4% | 63.8% |
| Ohio | 13.3% | NA | 29.4% | $69,680 | 23.5% | 3.1% | 63.3% |

**Source:** U.S. Census Bureau, 2024; ACS 2023

Steep manufacturing decline has driven historical job and population loss in Cleveland and the Target Area's neighborhoods. Cleveland's population has sustained a decline of more than 60% from its peak of 914,808 in 1950 to 365,379 in 2025. The Central neighborhood has suffered an even more **devastating population decline of 83%,** falling from approximately 70,000 in 1950 during the peak of Central's manufacturing era to under 12,000 in 2020, whereas Ohio's population has increased almost 150% since 1950.

In 2025, Cuyahoga County had a record **$76 million in delinquent property taxes**, with roughly 41,000 delinquent property owners. The County sales tax rate is the highest possible in the State. The County's effective tax rate (2.08%) is nearly 60% higher than the State average, constraining ability to raise taxes to meet critically needed remediation efforts. Pressures on property owners also are seen with mortgage delinquencies, which place the Cleveland Metro area 12th highest among large cities.

Revitalizing the Target Area through job-ready sites is a critical step toward attracting new businesses, creating much needed job opportunities for residents, and driving community redevelopment. USEPA Brownfields Cleanup funds are essential to enable redevelopment, as the cost and complexity of remediating brownfield sites are a barrier to development and have led businesses to favor suburban greenfield sites.

## 2b. Health or Welfare of Sensitive Populations

Target Area residents bear substantial environmental, health, and welfare burdens. Children and minority populations are the most impacted sensitive populations in the Central neighborhood with **25% of the population under the age of 18 and 77% of those children living in poverty**[8]; 94% of the Central portion of the census tract is minority**.** Teen pregnancy rate in the ZIP code (35.5 per 1,000) is more than twice the county (13.6) and national average (16.6). Unborn and young children are especially susceptible to effects of high lead levels and associated brain and nervous system damage; more than half the Target Area's housing was built prior to 1960, predating the U.S.'s 1978 lead paint ban. 11% of Cleveland children show elevated blood lead levels compared to 2% in Ohio.[9] Lead poses additive risks for children exposed to multiple sources, both at home and in the environment.

Central is considered a food desert, a low-income area with limited healthy food supply.[10]. **55% of adult residents struggle with obesity**, compared to the 36% U.S. average. Food desert residents generally have lower quality diets and higher obesity risk. **Two-thirds of households receive SNAP benefits** and schools in this impoverished area fall under the Community Eligibility Provision meal service option by which all students receive free breakfast and lunch at school.

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. This project will spur broader redevelopment like new housing, reducing lead risks in older homes, improve general community welfare for sensitive populations by creating recreational trails, and will generate employment opportunities and grow the local tax base.

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

The prevalence of chronic health conditions is elevated across Target Area compared to the U.S.; **diabetes and asthma rates are some of the highest in the U.S.** Contaminant exposure may contribute to these and other conditions.

| Geographic Area Name | Heart Disease | Diabetes | Asthma |
|---|---|---|---|
| CT 1972 | **99%** | **100%** | **100%** |
| Cuyahoga County | 82% | 82% | 79% |
| Ohio | 69% | 64% | 67% |

Cleveland (45%) led Cuyahoga County in infant deaths between 2021-2023, including due to birth defects. These chronic conditions are commonly associated with socioeconomic disadvantages and limited preventive care. Brownfields in the Target Area have exerted a disproportionate environmental impact and pollution

[8] ACS, 2023
[9] City of Cleveland, Public Health Data, 2023 and Ohio Dept. of Health, 2023
[10] USDA, Food Access Research Atlas, Sept 2025

burden upon residents. This grant will provide cleanup funding to reduce contaminant effects, exposure, and health impacts for Target Area residents.

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

This grant will positively impact economic challenges and environmental burdens faced by the economically impoverished Central neighborhood through job creation and contaminant reduction. This project also has the potential to address historical disinvestment resulting from policies like the large concentration of public housing projects and redlining, which negatively impacted 84% of the Central neighborhood by imposing high barriers to home loans.

The Target Area is affected by the significant crime rate; crime in the Target Area's ZIP code (44103) is in 1st percentile (99% of ZIP codes have lower crime rates) with 102 crimes per 1,000 residents. This level of crime has detrimental effects on its victims, discourages property investment, and causes out migration. In terms of tangible costs (damages, policing, lost wages), the high crime burden is estimated to cost residents $13.4 million in 2025, $2,108 per household.

The Target Area census tract reflects an overall higher environmental burden than elsewhere in the county and Ohio with higher percentiles of TRI, TSDF, and RMP proximity, indicating residents may be at a greater risk of chemical exposure, associated chronic health conditions, and cumulative environmental stress. Grant funding has the potential to mitigate disproportionate economic and environmental impacts borne by Target Area residents through activating brownfields in this highly distressed area, creating a safer, healthier environment and improved economic conditions. The proposed reuse will also prioritize sustainable development practices to further reduce environmental hazards and improve the quality of life for residents.

| Geographic Area Name | Diesel PM | TRI Site Proximity[2] | TSDF Proximity[2] | RMP Proximity[2] |
|---|---|---|---|---|
| Census Tract 1972 | **88** | **85** | **85** | **88** |
| Cuyahoga County | 72 | 61 | 54 | 34 |
| Ohio | 57 | 54 | 38 | 35 |

**Note:** All data are percentiles; data percentiles compared to US. PM: Particulate Matter; TRI: Toxic Release Inventory; TSDF: Treatment, Storage, and Disposal Facility; RMP: Risk Management Plan; **Sources:** [1]CDC Places, 2023; [2]U.S. EPA, 2023;

**Community Engagement**

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

Project partners include an experienced group of local brownfield experts, familiar with USEPA Brownfield funding, tied into the Target Area community, and motivated to see this project realized. All have been chosen because their constituencies/service areas include the Target Area's underserved communities, and/or their missions are well aligned with the economic and non-economic benefits of the project and the USEPA Brownfields Program. Organizations listed below will serve as community partners and have meaningful project involvement, including community engagement and Site reuse decisions.

| Name of Organization/Entity/Group & Point of Contact (Name, Title, Email, Phone)/Entity's Mission | Specific Involvement in the Project or Assistance Provided |
|---|---|
| **Site Readiness for Good Jobs Fund**, Richard Barga, Director of Site Development, rbarga@sitereadycle.org *Non-profit agency redeveloping brownfields to create well-paying jobs.* | ***Assist with QEP/contractor evaluation/selection, site reuse & area planning, remedial planning, securing additional funding, public meeting coordination, and workforce development needs.*** |
| **City of Cleveland**, Joevrose Bourdeau Small, Director, *Dept. of Economic Development*, jbsmall@clevelandohio.gov *Ward 5 Councilman* Richard Starr, rstarr@clevelandcitycouncil.gov - *Local government within Target Area. Currently managing FY23 USEPA Community-Wide Assessment grant.* | ***Assist with site reuse including evaluation of site redevelopment options and area planning, cleanup permitting & City service coordination, additional resource identification, and distribution of project updates/coordination of community meetings & input.*** |
| **Burten Bell Carr Development Corp. (BBC),** Michael McBride, Real Estate Dev Dir, mmcbride@bbcdevelopment.org - *Non-profit development corp servicing Central & Kinsman* | ***Community liaisons - Assist with community engagement, planning activities, and workforce identification for site end use(s). Help identify needs/interests of Target Area residents & solicit community feedback.*** |
| **MidTown Cleveland, Inc.,** Ashley Shaw, Executive Director, ashaw@midtowncleveland.org - *Non-profit development corp servicing MidTown* | |

| Name of Organization/Entity/Group & Point of Contact (Name, Title, Email, Phone)/Entity's Mission | Specific Involvement in the Project or Assistance Provided |
|---|---|
| **Cleveland Foundation**, Joyce Pan Huang, Chief Impact Officer, jhuang@clevefdn.org - *Community foundation investing in equitable site readiness and development projects.* | ***Community liaison - Assist with community outreach, planning activities & redevelopment funding for site end uses. Help evaluate equity impact of proposed future re-use for Target*** |
| **Port of Cleveland**, Rhonda Winslow, Vice President of Development Finance, rhonda.winslow@portofcleveland.com 216.377.1335 - *Local port authority providing funding & infrastructure to regional projects* | ***Provide input regarding cleanup construction resources and contractor RFP support; May provide financing/tax benefits for potential future building construction.*** |

## 2g. Incorporating Community Input

CCLRC considers community and partner input critical to the success of this grant and have integrated this involvement throughout the grant tasks and schedule. CCLRC has managed public funding, including USEPA funding, for property redevelopment since 2010 and intends to utilize community outreach mechanisms from previous grants and partners' existing relationships to enhance community involvement for this grant. CCLRC will develop a Community Involvement Plan and brownfield community outreach materials to provide grant updates and collect local input. CCLRC may also issue grant-related press releases and request local news stories. Community meetings specific to the grant include three public meetings to inform and update residents about this grant. Meetings and communications will be developed in English, which is spoken by 95% of residents living in the Target Area; a translator or American Sign Language interpreter will be made available if there is need. Materials will be distributed at libraries and community centers to overcome the digital divide. Meeting locations will be accessible to public transit routes and ADA-compliant. CCLRC will respond directly to all public feedback within two weeks. Partners' networks and public meetings will also be utilized to keep residents informed about the project and solicit input.

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

## 3a. Proposed Cleanup Plan

The cleanup plan includes pre-demolition asbestos and regulated materials abatement, demolition of all existing structures, and institutional and engineering controls necessary to create 4.5 acres of redevelopment-ready land within the City of Cleveland. CCLRC has also developed a conceptual redevelopment plan in conjunction with project partners for primarily commercial/light-industrial reuse on the Site. Former industrial manufacturing operations that occurred at the Site and neighboring properties have negatively impacted groundwater and soil gas across the Site. Multiple VOCs, including TCE, were found in groundwater and soil gas above applicable VAP standards. The vapor intrusion pathway is currently considered complete for future residents and/or commercial/industrial workers across the Site. As discussed in the attached draft Analysis of Brownfield Cleanup Alternatives (ABCA), the proposed cleanup will includes asbestos and regulated materials abatement and disposal in all buildings except Building B; demolition of Building B (the southern building on the eastern parcel) and disposal as asbestos-containing material; engineering controls that will include an in-situ Carbon Trap and Treat application as a combination of source area treatment grids across the Site, including beneath former buildings, and permeable reactive barrier (PRB) along the northern and western property boundaries to restrict off-site VOC migration; and institutional controls. This remedial plan is considered a climate-friendly improvement since it requires no long-term mechanical system maintenance.

ACM in poor condition, including roofing materials, and other regulated materials that require abatement and regulated disposal prior to demolition were identified in the northern building (Building A) and the middle partially demolished building at 2175 Ashland. A pre-demolition asbestos and regulated materials survey cannot be conducted on upper floors of Building B; these floors are inaccessible due to collapsed stairwells. Therefore, Building B is assumed to contain ACM due to its age; this building will be demolished and disposed of as ACM. The building roofing material at 2162 Ashland is presumed to contain ACM due to its age; the material cannot be sampled due to access issues. Per Ohio regulations, contractors will be notified of the presence of lead-based paint and ACM inside the buildings so appropriate worker precautions can be taken during abatement and demolition activities. Demolition of Building A and B is necessary to conduct source area treatment of VOCs beneath the buildings. (Demolition of Building A and the former middle building is funded with a remediation grant from the State of Ohio; demolition of 2162 building is funded by SRF.)

Institutional controls will be employed as an Activity and Use Limitation (AUL) filed as an Environmental Covenant (EC) with the deed that restricts future land use to commercial/industrial and future groundwater use. A Building Occupancy Limitation (BOL) requiring evaluation of the vapor intrusion pathway for any new buildings constructed on the Site, or installation of a vapor barrier/vapor mitigation system beneath the footprint will also be considered.

CCLRC will oversee all cleanup activities. The Qualified Environmental Professional (QEP) will prepare a Community Involvement Plan (CIP), finalize the ABCA, and develop an Ohio VAP Remedial Action Plan (RAP) along with a contractor RFP including construction plans and specifications. The QEP will prepare a Site-Specific Quality Assurance Project Plan (SSQAPP) and conduct confirmatory sampling, as necessary. The project will implement Green Remediation Principles and Techniques including waste recycling/reuse, reduced energy consumption, and limits on engine idling. Cleanup contractors will implement industry standard practices to ensure safe conditions and protect the public and sensitive populations; these measures include dust controls and building/hazard containment systems for potentially air-borne hazardous materials and debris. Stormwater management and controls will also be implemented at the Site to protect infrastructure and manage increased frequencies and intensities of storms due to predicted extreme weather events in the future. Cleanup work will be conducted by licensed contractors and materials will be properly disposed of at licensed disposal facilities. Final cleanup documentation will be prepared and submitted to USEPA. An Ohio VAP No Further Action letter requesting a Covenant Not to Sue from Ohio EPA will be prepared.

**3b. Project Implementation, 3c. Anticipated Project Schedule, 3d. Task/Activity Lead, 3e. Outputs**

| |
|---|
| **Task 1: Cooperative Agreement Oversight** |
| **b. Project Implementation:** *EPA-funded tasks/activities*: Grant management; Cooperative Agreement (CA) execution/oversight; compliance with technical requirements and protection of human health and environment. Prepare Work Plan. Develop RFP and implement competitive bid process consistent with federal requirements (2 CFR 200/1500); select a QEP; attend National Brownfields Training Conference; complete reports including quarterly reports, Davis-Bacon Act (DBA), Disadvantaged Business Enterprise (DBE), and Build America, Buy American (BABA) reporting, maintain/update ACRES. Monthly progress meetings with QEP and quarterly meetings with USEPA/partners. *Non-EPA grant resources*: Portions of CCLRC support will be in-kind for project oversight (time for financial drawdowns from ASAP, maintaining files, planning staff/legal services.) |
| **c. Anticipated Project Schedule:** 3Q26: Work Plan. 4Q26: Sign CA & issue QEP RFP; select QEP. 1Q27: begin monthly QEP & quarterly USEPA/partner meetings; Quarterly reporting through grant period; Fall 2030: Final closeout report. |
| **d. Task/Activity Lead:** CCLRC with QEP selection assistance from partners. QEP reporting support. |
| **e. Outputs**: CA; Work Plan; RFP, selection, and contracting of QEP; meeting planning agendas; quarterly partner meeting documentation; quarterly DBA/DBE/BABA/ACRES reporting over 4-year grant; 3 annual reports & final project closeout reporting/documentation, training. |
| **Task 2: Community Outreach & Engagement** |
| **b. Project Implementation:** *EPA-funded tasks/activities*: Preparation of EPA-approved Community Involvement Plan (CIP); creation of information repository; preparation of outreach materials & updates; public meeting notifications; at least 3 public meetings; receipt/response to public comments. 30-day public comment period on revised ABCA; incorporation/finalization of ABCA.<br>*Non-EPA grant resources*: Update/outreach materials shared via partners' communications/meetings; public input collected. |
| **c. Anticipated Project Schedule:** Outreach performed throughout grant period. Activities anticipated to commence with CIP in early 2027 & continue until cleanup field work is complete, estimated late 2029. Outreach will occur around the following milestones: 1. 1Q 2027: Post CIP & revised ABCA online for comment; hold first public meeting. 2. 3Q 2027: Solicit community feedback regarding draft specifications and proposed redevelopment and cleanup plans before remediation activities commence; hold second public meeting. 3. 3Q 2028: Provide remediation & reuse planning updates. 4. 1Q 2030: Issue post-cleanup updates & next steps. The third public meeting will occur in 2029-2030, dependent on project activities and schedule developments. |
| **d. Task/Activity Lead:** CCLRC. QEP to assist with CIP and provide technical expertise and support at 3 public meetings. |
| **e. Outputs**: CIP, outreach & educational materials; 3 public meetings & documentation; final ABCA. |
| **Task 3: Cleanup Activities & Oversight** |
| **b. Project Implementation:** *EPA-funded tasks/activities*: QEP to prepare contractor RFP, cleanup plans and bid specifications for USEPA review/approval, including a Health & Safety Plan (HASP) and site-specific Quality Assurance Project Plan (SSQAPP). CCLRC/QEP to conduct pre-bid site visit and select remedial contractor(s) for asbestos and regulated materials abatement, demolition, and installation of VOC source area/vapor mitigation treatment. Contractor, with QEP oversight, to obtain necessary permits, and coordinate with local health agency regarding monitoring activities, as necessary, and perform cleanup activities. QEP to monitor and oversee remedial activities and perform final site walk-through, review/approve contractor pay applications and DBA/DBE/BABA documentation. CCLRC and QEP will communicate with USEPA & Ohio EPA during this project phase. *Non-EPA grant resources*: None. |

| |
|---|
| **c. Anticipated Project Schedule:** 4Q 2026 - 1Q 2027: QEP prepare project documents, including SSQAPP and cleanup design/plans/specifications within 3-6 months of selection. Contractor RFP issued and contractor(s) selected by mid-2027. |
| **d. Task/Activity Lead:** QEP with oversight from CCLRC. |
| **e. Outputs**: Cleanup plans/specifications; bid documents, pre-bid site visit, RFP; contract; HASP; SSQAPP, permits; schedule, cleanup. |
| **Task 4: Voluntary Program & Closeout Reporting** |
| **b. Project Implementation:** *EPA-funded tasks/activities*: QEP to perform project reporting and final Site walk-through, collect confirmation samples, as needed, prepare the VAP NFA Letter and CNS request, including AUL/EC; and grant closeout documentation. Health and air monitoring conducted, as needed. CCLRC will communicate w/ QEP and regulators throughout task. *Non-EPA grant resources*: None. |
| **c. Anticipated Project Schedule:** Cleanup activities are scheduled to commence in Summer/Fall 2027 and will be completed within the grant period with closeout reporting and State of Ohio VAP documentation anticipated by 2Q 2030. |
| **d. Task/Activity Lead:** QEP with oversight from CCLRC. |
| **e. Outputs**: Confirmation soil data; VAP NFA and CNS request, including preparation of AUL/EC; closeout & financial reporting. |

## 3f. Cost Estimates

**CCLRC is requesting $4,000,000** to complete the tasks above. The cost estimate presents anticipated costs for this grant, based on experience, consultant and contractor estimates, local market conditions, and standard hourly rates; **no subaward, administrative, indirect, equipment, or supply cost are requested. CCLRC will spend 85% on Construction.**

| Budget Categories | | Task 1 Cooperative Agreement Oversight | Task 2 Community Outreach | Task 3 Cleanup Activities & Oversight | Task 4 Voluntary Program & Closeout | Admin Costs | Totals |
|---|---|---|---|---|---|---|---|
| Direct Costs | Personnel* | $15,000 | $15,000 | $9,960 | $15,000 | - | **$54,960** |
| | Fringe Benefits | $2,850 | $2,850 | $1,892 | $2,850 | - | **$10,442** |
| | Travel | $5,000 | | | | - | **$5,000** |
| | Contractual | $15,300 | $18,000 | $176,733 | $299,280 | - | **$509,313** |
| | Construction | | | $3,419,485 | | - | **$3,419,485** |
| | Other (conf reg fees) | $800 | | | | - | **$800** |
| | **Total** | $38,950 | $35,850 | $3,608,070 | $317,130 | - | **$4,000,000** |
| **Total Direct Costs** | | $38,950 | $35,850 | $3,608,070 | $317,130 | **$0** | **$4,000,000** |
| **Indirect Costs** | | - | - | - | - | **$0** | **$0** |
| **Total Budget** | | **$38,950** | **$35,850** | **$3,608,070** | **$317,130** | - | **$4,000,000** |

*CCLRC effort to complete programmatic activities beyond estimated amount will be provided as in-kind services.
Note: Contractual and construction costs include ~20% contingency for future cost escalations

**Task 1 - Total: $38,950 -** Personnel: General programmatic management, CA oversight; 250 hours @ $60/hour = **$15,000**, @ 19% Fringe = **$2,850**. Travel: Attend 2 National Brownfields Conferences (2 airfares @ $600 x 2 = $2400; 4 hotel nights x 2 at $200/night =$1600; 4 days food @100/day x 2 = $800, ground transportation $100 x 2 = $200 **= $5,000**). Contractual: Quarterly reporting & ACRES; meetings with CCLRC, partners, and regulators (90 hours [approx. 2 hours/mo x 45 months] @ $170/hr average = **$15,300**). Other: 2 conference registration fees at $400 each = **$800**. **Task 2 - Total: $35,850 -** Personnel: Community outreach coordination including ; 250 hours @ $60/hour = **$15,000**, @ 19% Fringe = **$2,850**. Contractual: Attend 3 public meetings and support meeting preparation (QEP ~$3,000/mtg x 3 public meetings + $3,000 for CIP + $6,000 final ABCA = **$18,000**). **Task 3 - Total: $3,608,070 -** Personnel: Prepare contractor RFP with QEP support; regulator communications; 166 hours @ $60/hour = **$9,960**, @ 19% Fringe = **$1,892**. Contractual: QEP = 1000 hrs @ ~$175/hr average = $175,000 for: HASP, SSQAPP, remediation design/specifications, including bidding assistance, and contractor administration services/oversight of demolition (20% on-site) and abatement/remediation (100% on-site) + pre-PRB survey @ $1,733 = **$176,733**. Construction: Remediation Contractor **$3,419,485** (remediation contractor costs: $243,000 for ACM abatement and confirmation sampling; $27,000 for regulated materials abatement; $1,339,200 for Building B ACM demolition; $1,810,285 for Carbon Trap & Treat application to address VOC source areas and prevent off-site COC/vapor migration, including permits, and insurance and confirmation sampling. **Task 4 - Total: $317,130 -** Personnel: Oversee grant closeout reporting and VAP NFA submittal; meetings with QEP and regulators. 250 hours @ $60/hour = **$15,000** @ 19% fringe = **$2,850**. Contractual: QEP= $299,280 = $255,000 (1,500 hrs @ $170/hr average) confirmation sampling, preparation AUL/EC, VAP NFA submittal, and CNS request; confirmation sampling @ $16,200 + final Site survey required for NFA @ $6,480 + well abandonment @ $21,600.

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

CCLRC will utilize its internal Sage accounting and grant tracking software to track, measure, and evaluate project outputs and outcomes throughout all project phases. Project achievements will be evaluated and

detailed in quarterly reports that outline project progress in achieving outputs, results, and outcomes, and frequent updating of the ACRES database; and QEP quarterly meetings to review schedules, monitor progress, and identify corrective actions, as needed. Additionally, CCLRC will meet virtually with the USEPA Project Manager at least quarterly to share progress, discuss challenges, and adjust strategies if necessary. All project outputs will be tracked and reported through the U.S. EPA ACRES system, including tasks complete, money spent, progress made, acres remediated/redeveloped, additional leveraged cleanup or redevelopment funding, and the number of jobs created or retained. Property profiles in ACRES will be updated following the completion of final reports including CIP, SSQAPP, ABCA, etc., remediation, and redevelopment activities.

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

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

CCLRC has extensive experience managing USEPA Brownfields grants with full compliance. Kim Steigerwald, Director of Acquisition & Disposition, will lead the project, bringing over 33 years of community development experience, including management of CCLRC's other EPA grants. She will manage all administration, scheduling, and procurement. Supporting her are Mel Sanders, CPA, Chief Financial Officer, with over 10 years of nonprofit grant accounting experience, and Matt Yourkvitch, Esq., Corporate Counsel, with more than 15 years of legal experience. CCLRC utilizes internal software integrated with Sage accounting software for grants management.

**4c. Acquiring Additional Resources**

CCLRC will engage QEPs and other experts, as needed, to provide environmental, reuse planning, and market study support in compliance with the cooperative agreement and procurement procedures of 2 CFR Part 200/1500, as applicable. In the event of staff turnover, CCLRC will fill positions with staff who possess strong project management skills. CCLRC has significant experience hiring contractors and consultants and working with various local partners and entities. For this grant, CCLRC will be supported by an outside QEP, and will hire outside contractor(s) to perform the cleanup activities.

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

**4d. Currently Has or Previously Received an EPA Brownfields Grant - (1) Accomplishments**

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

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

**(2) Compliance with Grant Requirements**

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

## Threshold Criteria

1. **Applicant Eligibility**

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

   a. Cuyahoga County Land Reutilization Corporation (CCLRC) was enabled by an act of the Ohio legislature that amended the Ohio Revised Code (ORC Sections 1724.10(A)(2) and 5722.02) to authorize such quasi-public corporation, and as such, meets the definition of a "public purpose" Corporation authorized by the state legislature. Additionally, CCLRC is a community improvement corporation and meets the eligibility definition of a General Purpose Unit of Local Government. For purposes of the EPA Brownfields Grant Program, EPA uses the definition of local government at 2 CFR 200.1: Local government means a county, municipality, city, town, township, local public authority (including any public and Indian housing agency under the United States Housing Act of 1937), school district, special district, intra state district, council of governments, any other regional or interstate government entity, or any agency or instrumentality of a local government. See **Attachment 1** for CCLRC's establishing resolution, provided as proof of applicant eligibility.

   b. CCLRC is not exempt from Federal Taxation under section 501(c)(4).

2. **Previously Awarded Cleanup Grants**

   CCLRC affirms that the Former Virden Lighting Co. site, herein referred to as "the Site," located at 2162, 2175-2187 Ashland Rd. and 0 Longfellow Ave., Cleveland, OH 44103 has **not** received funding from a previously awarded USEPA Brownfields Cleanup Grant.

3. **Expenditure of Existing Multipurpose Grant Funds**

   CCLRC affirms that we do not have an open USEPA Brownfields Multipurpose Grant.

4. **Site Ownership**

   The grant property consists of 3 parcels. CCLRC took ownership of the property located at 2162 Ashland Rd. (PPN 118-17-011) and 0 Longfellow Ave. (PPN 118-19-002) from Ashland 6000, LLC on 1/18/24 and ownership of 2175-2187 Ashland Rd. (PPN 118-21-001) from State of Ohio Forfeiture on 2/14/24.

   CCLRC currently owns PPN 118-17-001 and 118-21-001 as CCLRC Cleveland I LLC, an LLC wholly owned and controlled by CCLRC; CCLRC transferred these parcels to the LLC on 9/13/24.

   See **Attachment 2** for copies of deeds.

5. **Basic Site Information**

   a. Former Virden Lighting Co.

   b. 2162, 2175-2187 Ashland Road and 0 Longfellow Ave, Cleveland, Ohio 44103

## 6. Status and History of Contamination at the Site

a. **Identify whether this site is contaminated by hazardous substances or petroleum**

The Former Virden Lighting Co. is contaminated with hazardous substances.

b. **Identify the operational history and current use(s) of the site**

The Site is currently vacant with all three existing former manufacturing buildings in deteriorated condition. It operated under various manufacturing and industrial companies for nearly 120 years including the following:

- East Cleveland Railroad Company (1887-1932): Electrical components manufacturing
- Warner & Swasey Company (1960s): Machine manufacturing
- Westinghouse Electric & Manufacturing Company (1929-1932): Electrical components manufacturing
- Thompson Aircraft Products Company (1938-1955): Automotive and aerospace manufacturing
- Thompson Ramo Woodridge Inc. [TWR Inc.] (1963-1977): Automotive and aerospace manufacturing
- Virden Lighting Manufacturing Company (1913-1981): Lighting fixture manufacturing utilizing plating and lacquer spray booths

Portions of the Site became unoccupied beginning in 1982 until it was fully vacant in approximately 2000 through present.

c. **Identify environmental concerns, if known, at the site**

Known environmental concerns include several volatile organic compounds (VOCs): (1,2-dibromo-3-chloropropane, cis-1,2-dichloroethene [cis-DCE], trichloroethene (TCE), and vinyl chloride) and metals (arsenic, cobalt, and lead) in groundwater above Ohio Voluntary Action Program (VAP) Unrestricted Potable Use Standards (UPUS).

Two VOCs, tetrachloroethene (PCE) and TCE, in soil gas exceed USEPA Vapor Intrusion Screening Levels (VISLs) and calculated cumulative carcinogenic risk and non-carcinogenic hazard quotients are above their respective target threshold risk and hazard values for both the residential and commercial receptors.

In addition, benzo(a)pyrene is present in soil above Ohio VAP residential land use standards.

Asbestos-containing materials (ACM) and other regulated materials are present in Buildings A and B (north and south buildings, respectively, on 2175 Ashland Road). ACM is present in the basement of the former partially demolished middle building (between Buildings A and B) which was demolished in approximately 2014.

These materials pose an exposure risk to trespassers, construction workers, future commercial/industrial workers, and visitors at the Site.

d. **Identify how the site became contaminated, and to the extent possible, describe the nature and extent of the contamination**

Phase II Environmental Site Assessment (ESA) findings indicated former industrial manufacturing operations that occurred at the Site and neighboring properties have negatively impacted groundwater and soil gas across the Site. Multiple VOCs, including TCE, were found in groundwater and soil gas above application Ohio VAP standards. The vapor intrusion pathway is considered complete for future commercial/industrial workers across the Site.

Asbestos and regulated materials surveys have identified ACMs and other regulated materials including batteries and mercury-containing equipment that require abatement and disposal prior to building demolition. Use of these materials was considered acceptable practice when the buildings were built in the early 1900s. Asbestos has not been released to the environment.

Additional assessment is necessary prior to June 15, 2026 to evaluate the nature and extent of soil gas and groundwater contamination. Furthermore, supplemental investigation is necessary to adequately characterize soil conditions across the Site to identify potential source areas.

**7. Brownfields Site Definition**

CCLRC affirms that the Former Virden Lighting Co. site located at 2162, 2175-2187 Ashland Road and 0 Longfellow Ave, Cleveland, Ohio 44103 is:

- Not listed on the National Priorities List;
- Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- Not subject to the jurisdiction, custody, or control of the United States government.

**8. Environmental Assessment Required for Cleanup Grant Applications**

All Appropriate Inquiry-compliant Phase I ESAs were completed prior to CCLRC taking title, as follows:

1. **ASTM E1527-21 Phase I ESA and Asbestos Survey, 2175-2187 Ashland Road,** *The Mannik and Smith Group, Inc. (MSG), April 2020*

This Phase I ESA Identified three Recognized Environmental Concerns (RECs):

**REC-1/IA-1:** The likely release of hazardous substances and/or petroleum products at the Site from long-term industrial uses; specific items of concern included the historical use of a rail spur, the presence of transformers throughout the Site and other industrial infrastructure such as above ground tanks (ASTs) and associated piping.

**REC-2/IA-2:** The likely release of hazardous substances and/or petroleum products from the west / southwest adjoining properties to due to their historical status as a Resource Conservation and Recovery Act (RCRA) large quantity generator (LQG) and associated operations.

**REC-3/IA-3:** The likely release of hazardous substances and/or petroleum products from the east adjoining property (former TRW manufacturing facility) due to its historical status as a RCRA LQG and associated operations.

The following ACM were identified in the northern building at 2175 Ashland Rd (Bldg. A):

- 680 square-feet (SF) of pipe insulation in piles scattered throughout the western portions of the basement floor;
- 50 linear feet (LF) of pipe insulation on ceiling pipe runs in the basement kitchen and restrooms;
- 25 LF of brown pipe insulation on ceiling pipe runs in the north portion of the basement;
- 125 SF of brown mastic under gray 12-foot by 12-foot ceiling tile in the basement kitchen area;
- 32,300 SF of black roofing tar;
- 185 windows (i.e., 475 SF) with white window glazing throughout the building;
- 1,200 SF of white/gray cement board around a vertical duct on the east side of the second floor; and
- 400 SF of white 12-inch by 12-inch floor tile over black mastic in the southwest corner of the first floor.

ACM was not found in limited samples collected from floors 1 through 3 in Building B. ***Upper floors were inaccessible due to safety concerns and were not surveyed.***

2. **ASTM E1527-21 Phase I ESA, 2162 Ashland Road, 0 Longfellow Ave.,** *MSG, January 2024* - Identified two RECs:

   **REC-1/IA-1:** The (site-wide) likely release of hazardous substances and/or petroleum products at the Site from long-term industrial uses, and;

   **REC-2/IA-2**: Likely release of hazardous substances and/or petroleum products from neighboring properties due to their equally long industrial use.

3. **Limited Phase II ESA - 2162, 2175-2187 Ashland Rd., 0 Longfellow Ave**., *MSG, June 2024*

   Multiple VOCs, including TCE, were found in groundwater and soil gas above applicable VAP standards across both portions of the Site. The Site is located within an Urban Setting Designation (USD) and all potable water at the Site and surrounding properties is provided by a metropolitan water source; private groundwater wells are prohibited by the USD and by City of Cleveland municipal code. Since no receptors within the USD can use groundwater as a potable water source, this exposure pathway is considered incomplete under the VAP; however, not-potable groundwater exposure must be considered. No COCs were detected above applicable VAP commercial / industrial standards in soil.

   The MSG Phase II risk evaluation determined that the volatilization of multiple VOCs in groundwater to soil gas and ultimately indoor air through the vapor intrusion (VI) pathway exceeded acceptable risk values for both residential and commercial / industrial workers across both portions of the Site.

4. **Asbestos Survey – 2162 Ashland Rd.,** *MSG, October 2024*

   An ACM survey completed at the former manufacturing building on the 2162 Ashland portion of the Site indicated that none of the 23 bulk samples submitted for testing contained ACM. Findings indicated that the building roofing materials, which were not sampled due to access issues, should be presumed to contain ACM.

5. **Asbestos, Universal Waste, and Hazardous Materials Survey - 2175-2187 Ashland Rd**, *MSG, September 2025*

   This survey identified ACM that that will require abatement prior to demolition in Building A (e.g., pipe wrap/insulation, window glazing, ceiling tile glue/pucks, cement board, base cove molding, floor

tile, plaster, and roofing materials) and on the first floor of the south building (Building B) at 2187 Ashland Road (floor tile and mastic). Regulated materials were identified in Building A and B that require removal and proper disposal prior to demolition, including batteries, fire suppression system/equipment, and mercury-containing equipment. ***Upper floors in Building B were not surveyed; these floors were accessible due to safety concerns.***

**Additional assessment to further characterize and delineate the nature and extent of contamination identified by previous investigations in soil, soil gas and groundwater will be completed for this project by June 15, 2026, sufficient for the remediation work to begin on the Site.**

**9. Site Characterization**

a. Not applicable

b. i. A support letter was received from the Ohio Environmental Protection Agency (Ohio EPA), for the Site, dated January 26, 2026, that indicates:

   a. that the Site intends to be enrolled in the VAP,
   b. that the Site is eligible for entry into the VAP, and;
   c. that while characterization has been performed, additional characterization is necessary and will be conducted prior to June 15, 2026.

According to Ohio EPA, the site is eligible for USEPA Brownfields funding.

A support letter from the Ohio Bureau of Underground Storage Tank Regulations (BUSTR), dated December 29, 2025, acknowledges and supports CCLRC's intent to apply for FY26 Cleanup grant funds and conduct cleanup activities at the Site. BUSTR's letter indicates that the site is eligible to apply for USEPA Brownfields funding per BUSTR's determination.

See **Attachment 3** for Ohio EPA and BUSTR letters.

b. ii. An Environmental Professional has indicated that additional assessment is needed to sufficiently characterize the Site for remediation work to begin. CCLRC affirms there will be a sufficient level of site characterization from the environmental site assessment performed by June 15, 2026, for the remediation work to begin on the Site.

c. Not applicable.

**10. Enforcement or Other Actions**

CCLRC affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the Site for which this Brownfields Cleanup Grant funding is sought.

**11. Sites Requiring a Property-Specific Determination**

CCLRC affirms that the site does not need a Property-Specific Determination.

**12. Threshold Criteria Related to CERCLA/Petroleum Liability**

**a. Property Ownership Eligibility – Hazardous Substance Sites**

**i. Exemptions to CERCLA Liability**

(1) Indian Tribes – Not applicable

(2) Alaska Native Village Corporation & Alaska Native Regional Corporations – Not applicable

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

a) ***Describe in detail the circumstances under which the property was acquired.*** 2175-2187 Ashland Rd. (PPN 118-21-001) was forfeited to the State of Ohio on January 16, 2020. On February 14, 2024, the property was directly conveyed to the Cuyahoga County Land Reutilization Corporation (CCLRC), as prescribed in ORC 5723.04(8).

b) ***Provide the date on which the property was acquired.***
Cuyahoga County Land Reutilization Corporation acquired ownership of the property via deed transfer dated February 14, 2024. Cuyahoga County Land Reutilization Corporation currently owns PPN 118-21-001 as CCLRC Cleveland I LLC, an LLC wholly owned and controlled by CCLRC; CCLRC transferred this parcel to the LLC on September 14, 2024.

c) ***Identify whether all disposal of hazardous substances at the Site occurred before you acquired the property.***

All disposal of hazardous substances at the Site occurred before Cuyahoga County Land Reutilization Corporation took title to the property.

d) ***Affirm that you have not caused or contributed to any release of hazardous substances at the site.***

Cuyahoga County Land Reutilization Corporation affirms that it did not cause or contribute to any release of hazardous substances at the Site.

e) ***Affirm that you have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.***

Cuyahoga County Land Reutilization Corporation affirms that it did not arrange for the disposal of, nor transport hazardous substances to, the Site.

**ii. Exceptions to Meeting the Requirements for Asserting an Affirmative Defense to CERCLA Liability**

(1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002 – Not applicable

**iii. Landowner Protections from CERCLA Liability**

(1) Bona Fide Prospective Purchaser Liability Protection

a) ***Information on the Property Acquisition***
CCLRC took ownership of the two parcels located at 2162 Ashland Rd. (PPN 118-17-001) and 0 Longfellow Ave. (PPN 118-19-002) from Ashland 6000, LLC on January 18, 2024.

i. Purchased with a Quit Claim Deed
ii. Data property acquired: January 18, 2024
iii. Nature of ownership: Fee Simple Title
iv. Previous owner: Ashland 6000, LLC
v. CCLRC affirms that there are no familial, contractual, corporate, or financial relationships or affiliations between CCLRC and the prior Site owner.

b) ***Pre-Purchase Inquiry***

i. On January 12, 2024, an ASTM E1527-21 compliant Phase I ESA was completed by The Mannik & Smith Group on behalf of Cuyahoga County Land Reutilization Corporation.

ii. CCLRC affirms that The Mannik & Smith Group (MSG) performed the Phase I ESA. MSG is a qualified consulting firm with over 70 years of experience in Ohio performing assessments and environmental consulting work.

iii. The Phase I ESA was performed within 180 days prior to Cuyahoga County Land Reutilization Corporation's acquisition of the property.

c) ***Timing and/or Contribution Towards Hazardous Substance Disposal***
Cuyahoga County Land Reutilization Corporation affirms that the disposal of hazardous substances at the Site occurred prior to its acquisition of the property; that Cuyahoga County Land Reutilization Corporation has not caused or contributed to any release of hazardous substances at the Site; that the Cuyahoga County Land Reutilization Corporation has not arranged for the disposal of hazardous substances at the Site; and that Cuyahoga County Land Reutilization Corporation has not transported hazardous substances to the Site.

d) ***Post-Acquisition Uses***
The site has remained vacant since the Cuyahoga County Land Reutilization Corporation acquired the property.

e) ***Continuing Obligations***

i. There have been no continuing releases to Cuyahoga County Land Reutilization Corporation's knowledge.

ii. Cuyahoga County Land Reutilization Corporation has taken practical measures to restrict access to the site. Cleveland police patrol the area and perimeter on a regular basis to discourage trespassing.

iii. The Site has (and will) remain vacant until the known contamination is remediated.

Cuyahoga County Land Reutilization Corporation affirms our commitment to:

i. Comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;

ii. Assist and cooperate with those performing the cleanup and provide access to the property;

iii. Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and

iv. Provide all legally required notices.

**iv. Sites with Hazardous Building Material That is Not Released into the Environment**

1) CCLRC affirms that there has been no release of the hazardous substance(s) from building materials into the outdoor environment based on the **non-friable** nature of the identified asbestos, per the April 2020 (updated September 2025) asbestos surveys conducted for the 2175-2187 Ashland Rd. buildings and the October 2024 asbestos survey conducted at the 2162 Ashland Rd building. The only poor-condition **friable** ACM present on-site is scattered pipe wrap and pipe insulation located in the basement of Building A; this material has not been released to the environment due to the contained subsurface nature of the basement and lack of windows, exterior egress, etc.

<u>b. Property Ownership Eligibility – Petroleum Sites</u>

Not Applicable.

## 13. Cleanup Authority and Oversight Structure

**a. Cleanup Oversight** CCLRC has experience with federal grant management and brownfield redevelopment and will use our experience to our advantage. CCLRC will endeavor to ensure that the cleanup of hazardous substances at the Former Virden Lighting Co. complies with applicable local, state, and federal regulations, and that cleanup activities will be protective of human health and the environment. CCLRC will work closely with Ohio EPA and City of Cleveland Division of Air Quality personnel to ensure we comply with state and local asbestos abatement and demolition requirements. Proper asbestos abatement is vital to our redevelopment plan.

In addition, CCLRC will competitively procure a Qualified Environmental Professional (QEP) experienced with the proposed remedial elements. The QEP will work with CCLRC on the design, specifications, and bidding documents, oversee and document cleanup activities at the Site, and assist with the interface between CCLRC, Ohio EPA, and USEPA. The QEP will also assist with the competitive bid process for selecting environmental contractor(s) to perform the proposed cleanup activities.

CCLRC intends to enroll the site in Ohio's Voluntary Action Program.

**b. Off-Site Access** Off-site access is not expected to pose a problem. If off-site access is needed to conduct cleanup activities, including additional sampling or monitoring, CCLRC will discuss the need for access, scope of work, and duration of work with neighboring property owners. The majority of the adjacent properties are vacant land. CCLRC owns the majority of the surrounding properties, and currently has access agreements in place with a few surrounding off-site property owners to conduct assessment activities. If necessary, CCLRC will prepare a Consent for Access to Property form for the neighboring property owners to review and authorize.

## 14. Community Notification

CCLRC has fulfilled the USEPA FY26 Cleanup grant community notification requirements for this application.

**a. Draft Analysis of Brownfield Cleanup Alternatives**
A copy of the draft application and Analysis of Brownfields Cleanup Alternatives (ABCA) Preliminary Evaluation for the Former Virden Lighting Co., which includes a description of the Site, contamination issues, cleanup standards/laws, cleanup alternatives evaluated, evaluation criteria - including implementability, effectiveness, cost, extreme weather resiliency, and reasonableness - and a description of the proposed cleanup, were made available for public review at CCLRC's office and on their website on January 13, 2026 prior to the Public Meeting held on January 23, 2026. The public comment period ran from January 13th through January 27th, 2026. No written comments or questions were received from the public.

**b. Community Notification Ad**
CCLRC notified the community of its intent to apply for a USEPA Brownfields Cleanup Grant through a Legal Notice published in the Plain Dealer newspaper and online in the cleveland.com Legal Notices on January 13, 2026, and concurrently posted on CCLRC's website at: https://cuyahogalandbank.org/about/public-notices/. Content of the notice was published in English and clearly stated: a copy of the draft application and draft ABCA were available for review and public comment; how to review/comment; where the draft application and ABCA were located, and the date, time and location of the public meeting.

**c. Public Meeting**

CCLRC held a public meeting at noon on Friday, January 23, 2026 at the Woodland Branch of the Cleveland Public Library, located approximately 1-mile from the Site, and virtually via Teams. No members of the public attended; only project partners were in attendance. No comments or questions were received during the meeting.

**d. Submission of Community Notification Documents**

No comments or questions were received during the public comment period or at the public meeting; therefore, a summary of comments, questions, and responses is **not** provided.

The following documents are included in **Attachment 4**:

- Draft ABCA
- Public Notice Ad
- CCLRC Website Notification & Document Availability
- Public Meeting Agenda
- Sign-in Sheet
- Meeting Minutes
- Photo documentation of in-person and virtual meetings

## 15. Contractors and Named Subrecipients

**a. Contractors** and **b. Named Subrecipients**

No contractors or subrecipients have been procured as part of this application and project. We will select contractors in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500, and the EPA's Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements. We do not anticipate subrecipients as part of this grant.