

Application Information Sheet

B.1. | Applicant Identification

Defiance County Land Reutilization Corporation
500 W. Second Street, Suite 101
Defiance, OH 43512

B.2. | Website URL

<https://www.mvpo.org/landbank>
Defiance County Land Bank

B.3.a. | Grant Type

"Single Site Cleanup"

B.3.b. | Federal Funds Requested

Federal Funds Requested: 2,000,000

B.4. | Location

- a. City of Defiance (Census Tract 9586)
- b. Defiance County
- c. Ohio

B.5. | Property Information

Site Name: Baltimore Street Property
Address: 1307 Baltimore Street, Defiance, Ohio, 43512
Owner: Defiance County Land Reutilization Corporation
Date of Ownership (or date you plan to acquire ownership): 10/02/2023

B.6.a. | Project Director

Name: Vickie Myers, Secretary/Treasurer
Ph: 419-782-8741
E: vmyers@defiancecounty.oh.gov
Mailing Address: 500 W. Second Street, Suite 101 Defiance, OH 43512

B.6.b. | Chief Executive/Highest Ranking Elected Official

Name: Curt Sigg
Ph: 419-438-8898
E: curt@nwohiohomes.com
Mailing Address: 618 S Clinton Street, Defiance, OH 43512

B.7. | Population

The proposed site is in the City of Defiance, Ohio (Census Tract 9586).
The population of Defiance, Ohio, is 17,043.
The population of the Census Tract 9586 is 3,863.

B.8. | Other Factors

Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	2
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	No
The proposed site(s) is impacted by mine-scarred land.	No
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
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).	4,5,6,11,19
The proposed site(s) is in a federally designated flood plain.	5
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	5
The reuse of the proposed 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.	No
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	No

B.9. | Releasing Copies of Applications

Not applicable (n/a) as the application does not have confidential, privilege or sensitive information.

Narrative Criteria

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

The City of Defiance is in rural northwest Ohio- south of the Michigan border and east of Indiana. Defiance's population is estimated at 17,043 residents in 2023 according to the U.S. Census. Defiance is the largest municipality and county seat in Defiance County. There are five brownfields in Defiance County and two are in Census Tract 9586. The Baltimore Street Property is in Census Tract 9586 with a population of 3,863. The Target Area has suffered from disinvestment for decades as manufacturing jobs decreased from 13,327 in 2002 to 9,280 in 2019. Manufacturing jobs accounted for 40.8% of the workforce in 2002 compared to 21.7% of the workforce today. The General Motors Foundry eliminated 285 jobs in the Target Area. The target area consists of small industrial and commercial sites, scattered low-income residential areas, and the Defiance Water Treatment Plant. The corridor suffers from poor property and building maintenance, vacancies, and two brownfield sites; a lack of unified aesthetics and setbacks; excessive impervious surfaces; and access management issues. The goal of the remediation is to prepare the corridor as a gateway for the 1000-acre mega-site purchased by First Quality Tissue, a paper product manufacturer. First Quality Tissue will invest \$985 million to construct a 1.6-million-square-foot production facility expected to create 800 construction jobs and 407 new permanent jobs.

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

The 4.172-acre site was developed by the National Box Company to manufacture wagon boxes from 1905-1924. The Defiance Automatic Screw Company, followed by the Zeller Corporation, moved into the site to manufacture universal joints, drive shafts, drive line components, and spark plugs from 1930-1999. Driveline Technologies occupied the property for a year after Zeller closed. Operations included steel forging, machining, heat treating, and plating and support systems included underground storage tanks (USTs), hydraulic machinery, trenches and drains. The site was vacated in 2000, and buildings demolished in 2011. The site is comprised of concrete pads, foundations, and basements filled with demolition debris. The topography is flat with a slight raise on the western portion of the property. The Maumee River and the city's sole source of drinking water is 300 ft to the west/northwest. To the north, the site is bound by Baltimore Street and to the south by railroad tracks. An automotive repair shop sits adjacent to the west. An undeveloped Linden Street and a vacant lot border the east property boundary. Utilities are no longer active, and disconnected electrical transformers remain.

The soil and groundwater are contaminated with hazardous substances and petroleum. The dominant contaminant is hazardous. The contaminated site is 300 ft east of the Maumee River and the potential exists for contaminants to migrate to the river. Assessments identified 31 recognized environmental conditions. Contamination was detected above applicable Ohio EPA VAP Generic Direct Contact Soil Standards (GDCSS) and the Bureau of Underground Storage Tank Regulations (BUSTR) Soil Saturation Limits (SSL). Chemicals of concern (COC) consist of total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and metals. Concentrations of VOCs, semi volatile organic compounds (SVOCs), and metals (arsenic and lead) have been detected above Ohio EPA VAP Unrestricted Potable Use Standards (UPUS) in perched groundwater and VOCs have been detected above the U.S. Environmental Protection Agency's (U.S. EPA) Vapor Intrusion Screening Levels (VISL) for sub-slab soil gas commercial/industrial exposure pathway. Thirty-five soil samples were analyzed for VOCs. TCE was detected at 1,300 mg/kg at a depth of 7 to 9 ft bgs; at 42 mg/kg at a depth of 0.5 to 1.5 ft bgs; and at 19 mg/kg at a depth of 4-6 ft. The VOC results define a source area of TCE in the south-central portion of the property. Fifty-five samples were analyzed for TPHs. TPH as GRO, DRO, and ORO were detected at multiple locations;

however, only TPH as DRO and ORO was detected above BUSTR SSL. TPH DRO was detected at two locations above BUSTR SSL at 7,200 and 7,300 mg/kg. TPH DRO and ORO was detected at three locations above BUSTR SSL at 2,100, 18,000, and 35,000 mg/kg. Three samples were analyzed for TCLP VOCs. TCE was the only compound detected in leachate at a concentration of 19 mg/L. This result exceeds the toxicity characteristic. Groundwater samples were collected from existing monitoring wells MW1 through MW4 for laboratory analysis of VOCs, SVOCs, RCRA metals (total and dissolved). Metals including aluminum, arsenic, barium, chromium, iron, lead, magnesium, manganese, nickel, and zinc were detected at concentrations above laboratory RLs in the groundwater samples. SVOC and RCRA metal compounds were also detected in groundwater samples. One monitoring well (MW1) contained an exceedance of UPUS. The SVOC dibenzo(a,h)anthracene was detected at a concentration of 0.17 micrograms per liter (µg/L) which exceeded the UPUS of 0.092 µg/L. Analytical results from the Phase II PAs indicate detections of PAHs, VOCs, and metals in groundwater that exceed VAP UPUS. Soil vapor investigations were conducted by the Ohio EPA SIFU in 2017 (Ohio EPA 2017a; b) and by Tetra Tech in 2022 (Tetra Tech 2022c) detected VOCs above U.S. EPA VISLs for sub-slab soil gas. Based on the most recent and prior results of soil vapor sampling, sub-slab soil gas is a property-wide concern. Engineering controls will be required to mitigate vapor intrusion if habitable structures are constructed on the property. The area of hazardous soils is estimated to be 16,700SF, at an average depth of 8 ft. The volume of impacted soil is estimated to be 4,948CY. The area of non-hazardous soil is estimated to be 6,500SF at an average depth of 8 ft. The excavated volume estimate is 1,926CY.

C.1.c | Reuse Strategy and Alignment with Revitalization Plans

The Defiance County Land Reutilization Corporation (DCLRC) acquired the site in 2023 and intends to redevelop the property with solar panels and battery storage for industrial use, as recommended by Defiance County Economic Development (DCED). The reuse strategy for the site complies with the city's current land use plans and zoning requirements and aligns with the revitalization plans of the city, articulated in its 2023 Comprehensive Community Action Plan (CCAP). The CCAP was developed with input from city departments, key community stakeholders, 2000 survey responses, and 13 existing city plans. 82% of the CCAP survey respondents identified with the statement "City officials should focus their efforts on first developing and revitalizing areas within their respective corporate limits." Property blight was identified as the biggest threat to the downtown. 48% of the CCAP survey respondents believe the biggest threat to the riverfront is "Poor environmental conditions". The contaminated site is 300 feet south of the Maumee River- just outside of the 100-year floodplain- and the potential exists for contaminants to migrate. The City of Defiance established an Opportunity Zone, Community Reinvestment Area, Energy Special Improvement District, Historic Preservation Tax Credits, and Foreign Trade Zone to encourage and incentivize private investment. The Baltimore Street Project is in Community Reinvestment Area #4. The CCAP designates this area as the "Baltimore Planning Area" and identifies several planning issues to address, including mitigating environmental issues from impervious surfaces and runoff into the Maumee River and using city-owned land along the Maumee River for economic development or meaningful public and recreational uses. The Maumee Valley Planning Organization's (MVPO) Comprehensive Economic Development Strategy (2018) for the five-county region calls for the redevelopment of brownfield sites along key transportation corridors to meet current and future infrastructure needs. The Baltimore Street Property is a brownfield site within the Baltimore Street/Quality Drive Corridor and on a major truck route- State Route 424- with an active railroad. The Baltimore Street Property is proximal to the 1,000-acre mega-site purchased in mid-2025 by First

Quality Tissue, a paper product manufacturer, and plays an important, supportive role in the successful operations of the 1.6-million-square-foot production facility in terms of improved access, infrastructure extensions, and a location for suppliers.

C.1.d | Outcomes and Benefits of Reuse Strategy

Remediation of the Baltimore Street Property will generate the following economic and social outcomes:

- Create **67 new jobs** by redeveloping the site for industrial use (calculated at 1 job=1,500 square feet floor space).
- Increase **taxable value 5%-15.2%** of the Baltimore Street Property and surrounding properties by eliminating the eyesore and reusing the property to support economic development.
- Increase **tax revenue \$600K-\$2M** for the local community to invest in its schools, infrastructure, and quality of life amenities.
- Revitalizes **4.172-acres of vacant, blighted, contaminated property for industrial reuse** by potential suppliers of First Quality Tissue.
- Supports the **\$985M investment by First Quality Tissue** on a 1,000-acre mega-site to build a 1.6M SF production facility, creating 800 construction jobs and 407 permanent jobs.
- Leverages **~\$1,000,000 investment by JobsOhio** Revitalization Program funds to provide infrastructure to the site, including water, sewer, access, parking, and fire hydrants.
- Reduce risks associated with the recreational use of the Maumee River.
- Protect the riverfront habitat by mitigating poor environmental conditions.
- Improve public health by removing contaminants to prevent exposure to hazardous substances.
- Protect drinking water sources from contaminants migrating to the Maumee River.
- Improve community morale by revitalizing **4.172 acres** of vacant, blighted, contaminated property in the neighborhood.

C.1.e | Resources Needed for Site Characterization

Resources Needed for Site Characterization, Remediation, and Reuse

Name of Resource	Is the Resource for (1.c.i.) Assessment, (1.c.ii.) Remediation, (1.c.iii.) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resources
DCLRC	1.c.i. Assessment	Secured	The Baltimore Street Property has been fully characterized; therefore, no additional resources are needed for site characterization. To date, the U.S. EPA, Ohio EPA, and Ohio Department of Development have invested \$230,000 to characterize the Baltimore Street Property. The ABCA is final draft, and the proposed cleanup plan is Alternative 2: In-Situ Treatment of Hazardous Soil to Non-Hazardous Levels and Excavation of Non-Hazardous Soil for Disposal Off Property. The DCLRC will pay for any additional

			characterization needed to develop the Remedial Action Plan.
US EPA	1.c.ii. Remediation	Unsecured	The cost of the proposed remediation of the Baltimore Street Property does not exceed the maximum threshold of the US EPA grant. DCLRC needs \$2,000,000 in funding from the US EPA to complete site remediation and receive a No Further Action letter and Covenant Not to Sue form the Ohio EPA. The contaminated soil will be treated by mixing with an oxidizer and then removing soil from the property for disposal as non-hazardous waste. Post-remediation groundwater monitoring wells will be installed. The concrete pads and building foundations will be removed prior to backfilling and grading the excavations. This alternative will provide long-term effectiveness, is easily implemented, supports some sustainability factors, and would be less expensive than the other alternatives.
JobsOhio Revitalization Program	1.c.iii. Reuse Activities	Unsecured	Once the Baltimore Street Property is remediated, the DCLRC will leverage \$1,000,000 in financial assistance from the JobsOhio Revitalization Program funds to provide infrastructure to the site for reuse, which will include water, sewer, access, parking, and fire hydrants, and upgrades to existing infrastructure. JobsOhio provides grant funding for public infrastructure needs that result in job creation or retention. Other available resources needed include job creation tax credits, equipment loans and grants, and training support to incentivize the new or expanding business using the remediated site.
JobsOhio Revitalization Program	1.c.iv. Use of Existing Infrastructure	Unsecured	New infrastructure will tie into the existing infrastructure near the site, which consists of roads, railroad, water, sewer, electric, natural gas, and communication lines. Baltimore Street / State Route 424 runs east to west, just north of the brownfield site. The CSX railroad traverses east to west along the southern property boundary, allowing for the addition of a rail spur/siding to the site. State Route 424 is a recognized truck route that connects the City to State Route 18 and U.S. Route 24. DCLRC may seek financial assistance from JobsOhio Revitalization Program to upgrade the existing infrastructure because the availability and quality of the existing roads will be integral to the success of the redevelopment of the site as a warehouse. The project will serve as a gateway site to support a \$985M production facility constructed by First Quality Tissue on a 1,000-acre mega-site that is on track to create 800 construction jobs and 407 permanent jobs.

C.1.f | Resources Needed for Site Remediation

The cost of the proposed remediation of the Baltimore Street Property does not exceed the maximum threshold of the US EPA grant. DCLRC needs \$2,000,000 in funding from the US EPA to complete site remediation and receive a No Further Action letter and Covenant Not to

Sue from the Ohio EPA. The Baltimore Street Property has been fully characterized; therefore, no additional resources are needed for site characterization. To date, the U.S. EPA, Ohio EPA, and Ohio Department of Development have invested \$230,000 to characterize the Baltimore Street Property. The ABCA is final draft, and the proposed cleanup plan is Alternative 2: In-Situ Treatment of Hazardous Soil to Non-Hazardous Levels and Excavation of Non-Hazardous Soil for Disposal Off Property. The DCLRC will pay for any additional characterization needed to develop the Remedial Action Plan.

C.1.g | Resources Needed for Site Reuse

Name of Resource	Is the Resource for (1.c.e) Assessment, (1.c.f) Remediation, or (1.c.g) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
JobsOhio Revitalization Program	1.c.iii. Reuse Activities	Unsecured	Once the Baltimore Street Property is remediated, the DCLRC will leverage \$1,000,000 in financial assistance from the JobsOhio Revitalization Program funds to provide infrastructure to the site for reuse, which will include water, sewer, access, parking, and fire hydrants, and upgrades to existing infrastructure. JobsOhio provides grant funding for public infrastructure needs that result in job creation or retention. Other available resources needed include job creation tax credits, equipment loans and grants, and training support to incentivize the new or expanding business using the remediated site.
JobsOhio Revitalization Program	1.c.iv. Use of Existing Infrastructure	Unsecured	New infrastructure will tie into the existing infrastructure near the site, which consists of roads, railroad, water, sewer, electric, natural gas, and communication lines. Baltimore Street / State Route 424 runs east to west, just north of the brownfield site. The CSX railroad traverses east to west along the southern property boundary, allowing for the addition of a rail spur/siding to the site. State Route 424 is a recognized truck route that connects the City to State Route 18 and U.S. Route 24. DCLRC may seek financial assistance from JobsOhio Revitalization Program to upgrade the existing infrastructure because the availability and quality of the existing roads will be integral to the success of the redevelopment of the site as a warehouse. The project will serve as a gateway site to support a \$985M production facility constructed by First Quality Tissue on a 1,000-acre mega-site that is on track to create 800 construction jobs and 407 permanent jobs.

C.1.h. | Use of Existing Infrastructure

New infrastructure will tie into the existing infrastructure near the site, which consists of roads, railroad, water, sewer, electric, natural gas, and communication lines. Baltimore Street / State Route 424 runs east to west, just north of the brownfield site. The CSX railroad traverses east to west along the southern property boundary, allowing for the addition of a rail

spur/siding to the site. State Route 424 is a recognized truck route that connects the City to State Route 18 and U.S. Route 24. DCLRC may seek financial assistance from JobsOhio Revitalization Program to upgrade the existing infrastructure because the availability and quality of the existing roads will be integral to the success of the redevelopment of the site as a warehouse. The project will serve as a gateway site to support a \$985M production facility constructed by First Quality Tissue on a 1,000-acre mega-site that is on track to create 800 construction jobs and 407 permanent jobs.

C.2.a. | The Community's Need for Funding

The Baltimore Street Property site has been a worsening eyesore in the community- its redevelopment stalled by back taxes and lack of owner responsibility. The burden of blight and environmental liability is a deterrent to buyers and a drain on community resources. Vandalism, squatting, and mischief occur more frequently around blighted properties. The current conditions at the Baltimore Street Property result in an increase to police responses and a higher incidence of repairs and replacements of public property. The blight also heightens risks to the small businesses and modest residential homes surrounding the brownfield site. The appraised land value of the target area has decreased steadily since 1992 when the property was valued at \$140,000. The last appraisal on record valued the land at \$31,000 in 2013 (Defiance County Auditor) illustrating a downward trend that this brownfield site has negatively impacted the target area financially, rendering the community unable to draw on other financial resources because it is small and low-income. The Target Area has a higher number of residents who are low-income, minority, low education attainment, renting, and living in poverty- which was why it was selected as DCLRC’s top priority. Significant job losses (285) have occurred at the General Motors Foundry in the last ten years, which contributed to a steady decline in population. The target area suffers from a poverty rate of 19.8% and investments are being prioritized in this area to revitalize the community. The DCLRC was created in 2019 to mitigate slum and blight, remediate contaminated sites, and revitalize non-productive properties. The DCLRC does not have the resources to remediate contaminated sites without financial assistance.

C.2.b | Health or Welfare of Sensitive Populations

Census Tract 9586 is one of the most distressed in Defiance County, with a staggering poverty rate of 19.8% compared to the County (9.5%) and Ohio (14.4%). Food stamps are being used by 20.2% of the community. Even more alarming is the rate of poverty among youth aged 18 and younger at 37%, which is considerably higher than that of the State and County. Census Tract 9586 has the lowest percentage of individuals with a high school degree or higher at 87.9%. Low educational attainment is linked to higher incidences of chronic disease and shorter life spans (Healthy Equity Report - Defiance County General Health District).

	Tract 9586	Defiance Township	City of Defiance	Defiance County	Ohio	U.S.
Population	3,630	13,216	16,848	38,311	11,609,756	321,004,407
Minority %	17.5%	17.2%	11.2%	6.6%	16.4%	23.0%
Disability	11.0%	15.3%	27.7%	26.5%	26.9%	25.5%
Poverty Rate	19.8%	14.6%	13.6%	10.3%	14.4%	13.8%
Children in Poverty	37.0%	26.4%	24.5%	16.4%	21.3%	20.3%
Food Stamps	20.2%	14.4%	15.8%	11.2%	14.2%	12.6%

HS Graduate	87.9%	91.6%	90.3%	90.7%	89.8%	87.3%
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C.2.c | Greater Than Normal Incidence of Disease and Adverse Health Conditions

Residents in the Target Area experience greater health inequities, including a higher rate of cancer diagnoses in Zip Code 43512 which encompasses Census Tract 9586. 43.5% of individuals in 9586 are covered by public health insurance and 5.7% have no health insurance at all. Individuals are dying at a younger age in Census Tract 9586 than in several other tracts in the county, with an average age of 75.4 years, as compared to the U.S. age of 78.8. The leading causes of death in Defiance County were heart disease, cancer, chronic lower respiratory disease, unintentional injuries, and cerebrovascular diseases.

C.2.e | Project Involvement

DCLRC is the lead applicant and partners with the City of Defiance, DCED, Defiance Ohio Visitor & Development Bureau (DOVDB), and MVPO to maximize development and revitalization opportunities. The city is responsible for managing the Enterprise Zone 060C Program, the Opportunity Zone, the Downtown Revitalization District, and the public infrastructure. DCED offers resources to new and expanding businesses, manages commercial and industrial site selection, and provides worker training programs. DCED has a wide reach, working with numerous partners such as Ohio Means Jobs, Northwest Ohio Regional Growth Partnership, Ohio Manufacturing Extension Partnership, and Defiance Area Chamber of Commerce, the Northwestern Ohio Community Action Commission, home and subdivision developers, and local realtors. DCED’s role is to secure an end user. DOVDB promotes attractions, outdoor recreation, and downtown experiences. DOVDB’s role is to develop outdoor recreation opportunities on the Maumee River. MVPO is the regional planning agency and provides grant administration and planning expertise for community and economic development, housing, and transportation for all communities within the five-county area. MVPO provides ongoing administrative and technical support to the DCLRC.

C.2.f. | Project Roles

Name of organization/ entity/group	Entity's Mission	Point of contact (name & email)	Specific involvement in the project or assistance provided
DCLRC	Land Reutilization Corporation, dispositions slum and blight properties.	Vickie Myers, vmyers@defiancecounty.oh.gov	Project Manager and Lead Applicant
MVPO	Regional Planning Organization supporting local government entities.	Estee Blair, eblair@mvpo.org	Technical and Administrative Support
City of Defiance	Provides public infrastructure and services to the project site.	Ryan Mack, rmack@cityofdefiance.com	Infrastructure for future use
DCED	Economic Development initiatives.	Erika Willitzer, Erika@defiancecountyed.com	Incentives for future use
DOVDB	Recreational Development Initiatives.	Kirstie Mack, director@visitdefianceohio.com	Recreation on Maumee River

C.2.g. | Incorporating Community Input

A notice of intent to apply for a US EPA Brownfield Grant to clean up the Baltimore Street Property was published in the local newspaper and a public meeting was conducted on 11/07/24 to present the draft ABCA and grant application. The documents are available online and in hard copy at the library. Community members can provide comments at the meeting in person and through email or US Mail. A response to comments will be incorporated into the final ABCA. Updates are posted online to communicate progress and provide transparency. Meetings and publications are available in English and translators are available.

C.3.a | Proposed Cleanup Plan

The proposed cleanup plan is Alternative 2: In-Situ Treatment of Hazardous Soil to Non-Hazardous Levels and Excavation of Non-Hazardous Soil for Disposal Off Property. An estimated 4,948CY of hazardous soil will be treated in-situ by mixing with an oxidizer and then removing soil from the property for disposal as non-hazardous waste. 1,926CY of non-hazardous soil will be excavated for disposal for a total of 6,875CY. Performance monitoring is expected to include 5 shallow post-remediation groundwater monitoring wells, 1 deep groundwater monitoring well, and 10 soil gas assessment points. The concrete pads and building foundations will be removed and disposed prior to backfilling and grading the excavations.

C.3.b. | Project Implementation

The below table is an optional format for addressing the criteria in subsections C.3.b through C.3.e

Task/Activity 1: Community Outreach Meetings
i. Project Implementation: Project Kick-Off Meeting, Quarterly Project Status Meetings, and Project Completion Meeting. Each meeting will include a presentation by DCLRC describing the scope of work, providing updates on the cleanup progress, and discussing potential or proposed reuse opportunities for the site after remediation is complete.
ii. Anticipated Project Schedule: Task 1 will begin 30 days from the Notice to Proceed and be completed 630 days from the Notice to Proceed.
iii. Task/Activity Lead: DCLRC, with support from MVPO and Tetra Tech
iv. Outputs: <ol style="list-style-type: none"> 1. Project Kick-Off Meeting - Day 30. 2. Community Update Meetings - Day 120, Day 210, Day 300, Day 390, Day 480, Day 570 3. Project Completion Meeting - Day 630.
Task/Activity 2: Final ABCA/QAPP/Remedial Design-Remedial Action Work Plan
i. Project Implementation: Prepare required documents to treat, remove, and dispose hazardous substances and petroleum. The anticipated documents are Final Analysis of Brownfield Cleanup Alternatives; Quality Assurance Project Plan for confirmation, air monitoring, soil sampling, and groundwater sampling; and Remedial Design/Remedial Action Work Plan.
ii. Anticipated Project Schedule: Task 2 will begin 30 days from the Notice to Proceed and be completed 180 days from the Notice to Proceed.
iii. Task/Activity Lead: Tetra Tech, under contract with the DCLRC
iv. Outputs: <ol style="list-style-type: none"> 1. Final Analysis of Brownfield Cleanup Alternatives - Days 60-90. 2. Final Quality Assurance Project Plan - Days 60-90. 3. Final Remedial Design/Remedial Action Work Plan - Days 90-180.
Task/Activity 3: Remediation
i. Project Implementation: Treat hazardous soil in situ by mixing with an oxidizer. Remove soils for disposal as non-hazardous. Install five groundwater monitoring wells in the deeper

groundwater zone. Collect and analyze two rounds of soil gas samples at 10 locations. Complete confirmatory sampling and reporting. Backfill site with clean soil. Grade and seed site per plans.
ii. Anticipated Project Schedule: Task 3 will begin 180 days from Notice to Proceed and be completed 500 days from the Notice to Proceed.
iii. Task/Activity Lead: DCLRC
iv. Outputs: <ol style="list-style-type: none"> 1. In situ treatment of 4,948 cubic yards of hazardous soil - Days 180-340. 2. Removal of 4,948 cubic yards of treated soil - Days 340-400. 3. Disposal of 6,874 cubic yards of soil as non-hazardous waste - Days 340-400. 4. Install Groundwater Monitoring Wells (5 shallow and 1 deep) - Days 400-430. 5. Soil Gas Sample Report (2 rounds, 10 points)- Days 400-430. 6. Confirmatory Sampling Report - Day 460. 7. Backfill site with 6,874 cubic yards of clean fill - Days 460-500. 8. Grade and seed 4.172 acres - Days 460-500.
Task/Activity 4: Ohio VAP/NFA/CNS
i. Project Implementation: Prepare "No Further Action (NFA) package for Ohio EPA approval and obtain a Covenant Not to Sue for the site. Develop a vapor intrusion mitigation system for future buildings and an operations and maintenance plan. Develop a site-specific health and safety plan.
ii. Anticipated Project Schedule: Task 4 will begin 500 days from Notice to Proceed and be completed 630 days from the Notice to Proceed
iii. Task/Activity Lead: Tetra Tech, under contract with the DCLRC
iv. Outputs: <ol style="list-style-type: none"> 1. No Further Action Letter Package - Days 500-570. 2. Vapor Intrusion Mitigation Design/Operations & Maintenance Plan - Days 500-570. 3. Site Specific Health and Safety Plan - Days 500-570. 4. No Further Action Letter - Day 600. 5. Covenant Not to Sue - Days 600. 6. Ohio VAP-compliant Site, ready for reuse - Day 630.
Task/Activity 5: Project Management
i. Project Implementation: Project set up, Work Breakdown Structure, contract management, grant administration and progress reporting, field work oversight (health & safety, technical, quality), record keeping/disposal receipts, project close out, and meetings.
ii. Project Schedule: Task 5 will begin 14 days from Notice to Proceed and be completed 630 days from the Notice to Proceed.
iii. Task/Activity Lead: Tetra Tech, under contract with the DCLRC
iv. Outputs: <ol style="list-style-type: none"> 1. Project Set Up - Day 14. 2. Work Breakdown Structure - Days 14-30. 3. Contract Deliverables Management - Days 14-630. 4. Grant Administration/Progress Reports - Days 14-630. 5. Field Work Oversight (daily log) - Days 180-500. 6. Project Close Out Report - Day 630. 7. Project Meetings, as needed - Days 14-630.
Task/Activity 6: Grant Administration
i. Project Implementation: Execute Grant Agreement, invoicing, grant drawdown requests, progress and monitoring reports, grant close out
ii. Project Schedule: Task 6 will begin at Notice to Proceed.
iii. Task/Activity Lead: DCLRC

iv. Outputs:

1. Executed Grant Agreement – Day 7.
2. Executed Contract with Tetra Tech – Day 14.
3. Monthly Invoice Procedure – Day 7.
4. Monthly Draw Down Requests – Days 30-630.
5. Progress Reports – Days 30-630.
6. Grant Close Out Report – Day 630.

C.3.c-e. | Anticipated Project Schedule, Task/Activity Lead, Outputs
 combining subsections 3.b through 3.e using the table in 3.b.

C.3.f. | Cost Estimates

Budget Categories	Project Tasks (\$)						
	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Total
Direct Costs							
Personnel	795	0	0	0	0	56085	56880
Fringe Benefits	0	0	0	0	0	0	0
Travel*	0	0	0	0	0	2500	2500
Equipment**	0	0	0	0	0	0	0
Supplies	300	0	0	0	0	2200	2500
Contractual	0	94060	0	78997	25730	0	198787
Construction***	0	0	1739333	0	0	0	1739333
Other	0	0	0	0	0	0	0
Total Direct Costs	1095	94060	1739333	78997	25730	60785	2000000
Indirect Costs	0	0	0	0	0	0	0
Total Federal Funding	1095	94060	1739333	78997	25730	60785	2000000
Total Budget	1095	94060	1739333	78997	25730	60785	2000000

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

DCLRC will track project progress through the ACRES systems, providing activity results (outputs), milestones, and outcomes in US EPA quarterly reports and during community meetings. Measuring and evaluating progress and results will occur during the daily oversight of field work and weekly progress meetings between Tetra Tech and DCLRC.

C.4.a. | Organizational Structure

DCLRC manager Vickie Myers will manage the project. Ms. Myers will access technical, project management, and project controls support from Tetra Tech, administrative support from MVPO, and redevelopment support from DCED.

C.4.b. | Description of Key Staff

Vickie Myers has served 12 years as Defiance County Treasurer, managing the County’s \$80 million portfolio. She is a member of the Budget Commission and Board of Revisions. Ms. Myers has experience posting legal notices, tracking schedules, managing budgets, verifying invoices, and completing drawdown requests. Her responsibilities will be preparing progress reports, evaluating contractor performance, managing activity implementation, approving invoices, and maintaining project schedule.

Estee Blair, MVPO, will assist with grant management and administration. Ms. Blair administers residential demolition programs and brownfield revitalization projects for five land banks. She works with contractors, fulfills grant reporting obligations, and works with the public.

Erika Willitzer, DCED, will coordinate reuse. Ms. Willitzer has 10 years of experience securing development opportunities, leveraging funding for infrastructure and incentives, and delivering high-paying jobs to Defiance County. This year, Ms. Willitzer secured \$985M private investment from First Quality Tissue to construct a 1.6M SF production facility on a 1,000-acre mega-site, which will create 800 construction jobs and 407 new permanent jobs. Tetra Tech, Inc. will oversee the field work and provide project management and project controls using the most up to date tracking tools.

C.4.c. | Acquiring Additional Resources

The DCLRC procurement policy complies with state and federal requirements. The policy creates equal opportunity for all vendors and contractors. Requests for Proposals, Requests for Qualifications, and contracts encourage using local vendors and labor, as well woman and minority owned businesses. Contracts include nondiscrimination and equal opportunity provisions.

C.4.d.1 | Accomplishments

DCLRC received a \$456,000 EPA Brownfields Cleanup grant in 2020 to remediate the 13-acre SK Tool site, contaminated with hazardous materials and petroleum. The site received a No Further Action letter and Covenant not to Sue in 2024. Redevelopment at the site is on track to create 100 new jobs. The project had 55% WBE/DBE participation with a project goal of 15%. The outputs and outcomes are accurately reflected in ACRES.

C.4.d.2. | Compliance with Grant Requirements

Quarterly reports and deliverables were completed in a timely manner, except for at least one quarterly report that was not submitted on time. Timely submittal of the report was the result of a change in personnel that was not updated in the ACRES system. Concurrently, the County transitioned its email provider, and a firewall blocked the transmission and subsequent forwarding of automated emails sent to the old email accounts. Once the administrative issues were corrected, the project was closed out and the expected results were achieved.

C.4.e.1. | Purpose and Accomplishments

N/A - DCLRC received a \$456,000 EPA Brownfields Cleanup grant in 2020 to remediate the 13-acre SK Tool site, contaminated with hazardous materials and petroleum. The site received a No Further Action letter and Covenant not to Sue in 2024. Redevelopment at the site is on track to create 100 new jobs. The project had 55% WBE/DBE participation with a project goal of 15%. The outputs and outcomes are accurately reflected in ACRES.

Compliance with Grant Requirements

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C.4.f. | Never Received Any Type of Federal or Non-Federal Assistance Agreements

N/A

Threshold Criteria Responses

1.a. | Applicant Eligibility

I affirm that my organization is a Land Clearance Authority, and therefore, eligible to apply for this assessment grant. Documentation of my organization's status is attached.

1.b. | Applicant Eligibility 501(c) 4 Status

DCLRC is not exempt from Federal taxation under 501(c)(4) of the Internal Revenue Code.

2 | Previously Awarded Cleanup Grants

DCLRC affirms that the property located at 1307 Baltimore Street, Defiance, OH 43512, has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3 | Expenditure of Existing Multipurpose Grant Funds

DCLRC does not have an EPA Brownfields Multipurpose Grant.

4 | Site Ownership

DCLRC owns Baltimore Street Property and documentation is attached.

5 | Basic Site Information

Site Name: Baltimore Street Property

Address: 1307 Baltimore Street, Defiance, Ohio, 43512

Owner: Defiance County Land Reutilization Corporation

Date of Ownership (or date you plan to acquire ownership): 10/02/2023

6 | Status and History of Contamination at the Site

- a) The site is contaminated with hazardous substances and petroleum.
- b) The Baltimore Street Property was developed in 1905 by the National Box Company to manufacture wagon boxes until 1924. The Defiance Automatic Screw Company moved into the site in the late 1930s and later the Zeller Corporation, to manufacture universal joints, drive shafts, drive line components, and spark plugs until 1999. A firm that made similar products, Driveline Technologies, reportedly occupied the property for about a year after Zeller Corporation ceased operations. The site has been vacant since 2000. The buildings were demolished in 2011.
- c) The underlying soil and groundwater are contaminated with hazardous substances and petroleum. Possible human exposure via direct contact with soil, water and/or indoor air in a future building at the Baltimore Street Property could threaten human health. Exposure routes include dermal contact, inhalation, and ingestion. Potential future receptors include tenants, workers, and construction/utility workers. The contaminated site is 300 feet south of the Maumee River and the Defiance Water Treatment Plant. The potential exists for contaminants to migrate toward the river.

d) Contamination discovered on site originated from underground storage tanks and equipment associated with manufacturing and forging. According to the Phase I Environmental Site Assessment, operations included steel forging, machining, heat treating, and plating. Supporting features such as underground storage tanks (USTs), transformers, hydraulic machinery, trenches and drains formerly existed at the facility.

The Subject Property has been well investigated, and contamination has been identified above applicable Ohio EPA VAP Generic Direct Contact Soil Standards (GDCSS) for commercial/industrial land use and/or construction/excavation worker exposure scenarios, as well as the Bureau of Underground Storage Tank Regulations (BUSTR) Soil Saturation Limits (SSL). Chemicals of concern (COC) consist of total petroleum hydrocarbons (TPH), volatile organic compounds (VOC), and metals. Additionally, concentrations of VOCs and metals (arsenic and lead) have been detected above Ohio EPA VAP Unrestricted Potable Use Standards (UPUS) in perched groundwater and VOCs have been detected above the U.S. Environmental Protection Agency's (U.S. EPA) Vapor Intrusion Screening Levels (VISL) for sub-slab soil gas.

The area of hazardous soils is estimated to be 16,700 square feet, at an average depth of 8 feet. The volume of impacted hazardous soil is estimated to be 4,948 cubic yards. The area of non-hazardous soil is estimated to be 6,500 square feet, also at an average depth of 8 feet. The volume of impacted non-hazardous soil is estimated to be 1,926 cubic yards. In total, 6,875 cubic yards of soil will be removed and disposed. Removing the hazardous materials from the site will alleviate future threats to the drinking water supply, significantly reduce risks associated with recreational use of the waterway and preserve the natural resources that are so vital to Defiance's longevity and attractiveness.

7 | Brownfield Site Definition

Baltimore Street Property is not listed or proposed for listing 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 Applications

A written ASTM E1903-19 or equivalent Phase II environmental site assessment report has been completed for Baltimore Street Property.

- Phase I PA and Phase II PA conducted by Soil and Materials Engineers (SME) in 2011 and 2012, respectively (SME 2011; 2012).
- Phase II PAs conducted by Tetra Tech in 2017 (Tetra Tech 2017; 2022a;b).
- Two investigations conducted by the Ohio Site Investigation Field Unit (SIFU) in 2017 (SIFU 2017a;b).
- Phase I PA and two Supplemental Phase II PAs conducted by Tetra Tech in 2022 (Tetra Tech 2022a; b; and c).

9 | Site Characterization

- b.i. This site is eligible to be enrolled in the Ohio Voluntary Action Program (VAP).
- b.ii This site intends to enroll in the VAP.
- b.iii There is sufficient level of site characterization performed to date for the remediation work to begin on site.

Documentation is attached.

10 | Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

11 | Sites Requiring a Property-Specific Determination

The Site does not need a Property-Specific Determination.

12 | Threshold Criteria Related to CERCLA/Petroleum Liability

In October 2023 Defiance County Land Reutilization Corporation acquired the property by tax foreclosure.

12.a | Property Ownership Eligibility - Hazardous Substance Sites

In October 2023 Defiance County Land Reutilization Corporation acquired the property by tax foreclosure.

12.a.i.1 | Indian Tribes

I affirm that my organization is a federally recognized tribe, and therefore, exempt from demonstrating a CERCLA liability defense.

Note: If you are not a Tribe, you will want to delete this subsection from your exported word document.

12.a.i.2 | Alaska Native Village Corporations and Alaska Native Regional Corporations

Note: If you are not an Alaska Native Village Corporations or Alaska Native Regional Corporations, you will want to delete this subsection from your exported word document.

12.a.i.3 | Property Acquired Under Certain Circumstances by Units of State and Local Government

In October 2023 Defiance County Land Reutilization Corporation acquired the property by tax foreclosure.

12.a.ii | Exceptions to Meeting the Requirement for Asserting an Affirmative Defense to CERCLA Liability

In October 2023 Defiance County Land Reutilization Corporation acquired the property by tax foreclosure.

12.a.iii. | Landowner Protections from CERCLA Liability

In October 2023 Defiance County Land Reutilization Corporation acquired the property by tax foreclosure.

12.a.iii.1 | Bona Fide Prospective Purchaser Liability Protection

In October 2023 Defiance County Land Reutilization Corporation acquired the property by tax foreclosure.

12.a.iii.1.a | Information on the Property Acquisition

In October 2023 Defiance County Land Reutilization Corporation acquired the property by tax foreclosure.

12.a.iii.1.b | Pre-Purchase Inquiry

In October 2023 Defiance County Land Reutilization Corporation acquired the property by tax foreclosure.

12.a.iii.1.c | Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before DCLRC acquired the property.

DCLRC did not cause or contribute to any release of hazardous substances at the site.

DCLRC has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

12.a.iii.1.d | Post-Acquisition Uses

The Baltimore Street Property has been vacant and not used by any entity for any reason since DCLRC has owned the property.

12.a.iii.1.e | Continuing Obligations

DCLRC takes reasonable steps with respect to hazardous substances found at the site to stop any continuing releases; prevent any threatened future release; and, prevent or limit exposure to any previously released hazardous substance by limiting access to the property.

DCLRC complies with state and local requirements.

DCLRC is complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls.

DCLRC is assisting and cooperating with those performing the cleanup and providing access to the property.

DCLRC is complying with all information requests and administrative subpoenas that have or may be issued in connection with the property.

DCLRC is providing all legally required notices.

12.a.iii.2 | Non-Publicly Owned Sites Acquired Prior to January 11, 2002

N/A

12.a.iv. | Sites with hazardous building material that is not released into the environment

N/A

12.b.i | Information Required for a Petroleum Site Eligibility Determination

N/A

12.b.i.1 | Current and Immediate Past Owners

The Baltimore Street Property consists of a single parcel of land that is about 4.172 acres in size, Defiance County Auditor Parcel ID # B-01-111-000-15-00.

The parcel is currently owned by the Defiance County Land Reutilization Corporation.

The immediate past owner is Croghan Colonial Bank as Successor Trustee, according to Defiance County Auditor Information.

12.b.i.2 | Acquisition of Site

In October 2023 Defiance County Land Reutilization Corporation acquired the property by tax foreclosure.

12.b.i.3 | No Responsible Party for the Cleanup of the Site

i. The current and immediate past owner did not dispense or dispose of petroleum or petroleum product contamination or exacerbated the existing petroleum contamination at the site.

ii. The current and immediate past owner did not own the site or the UST(s) when any dispensing or disposal of petroleum (by others) took place.

iii. The current and immediate past owner took reasonable steps with regard to the contamination at the site.

12.b.i.4 | Cleaned Up by a Person Not Potentially Liable

DCLRC did not dispense or dispose of petroleum or petroleum products, or exacerbate the existing petroleum contamination at the site, and took reasonable steps with regard to the contamination at the site.

12.b.i.5 | Judgments, Orders, or Third Party Suits

DCLRC affirms that no responsible party (including the applicant) is identified as potentially liable for cleaning up the site through either:

1. a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or

2. an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or
3. a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.

12.b.i.6 | Subject to RCRA

The site is not subject to any order under § 9003(h) of the Solid Waste Disposal Act.

12.b.i.7 | Financial Viability of Responsible Parties

The current or immediate past landowners (or where appropriate, current or immediate past UST owners), are not identified as responsible for the contamination at the site.

13 | Cleanup Authority and Oversight Structure

DCLRC will enroll in the Ohio EPA VAP.

13.a | Cleanup Oversight

DCLRC will enroll in the Ohio EPA VAP.

13.b | Access to Adjacent Properties

DCLRC does not anticipate contamination has migrated offsite, based on the Phase II results.

14 | Community Notification

A notice published in the newspaper to notify the community of DCLRC's intent to apply for US EPA Brownfields Cleanup Grant and offering a public meeting on 11/07/2024.

Opportunities to comment on the draft application and draft ABCA include in person at the public meeting, by email, and by US Mail. The draft documents are available on the DCLRC website and in hard copy at the public library.

14.a | Draft Analysis of Brownfields Cleanup Alternatives

I affirm that a draft ABCA has been completed for this cleanup grant application and is attached.

14.b | Community Notification Ad

Baltimore Street Property: An in person public meeting has been conducted and a community notification ad has been published at least two weeks prior to submitting this cleanup grant application.

14.c | Public Meeting

A public meeting occurred on November 7, 2024.

14.d | Submission of Community Notification Documents

The items listed below are attached to this application submitted to EPA:

- Draft ABCA.
- Notice of Public Meeting (Equivalent to an ad in the newspaper): Website notification of the public meeting held on October 28th, 2025 (website notification was posted on October 1st, 2025), screenshot of social media (facebook) post. The public meeting was also advertised via radio. The Defiance County Land Bank also advertises their meeting by posting on public bulletin boards and consistently invites the public to participate. The US EPA Zeller grant has been a discussion topic at several meetings. Minutes attached.
- A summary of the comments received.
- DCLRC's response to the public comments received.
- Meeting notes from the 10/28/2025 public meeting.
- Meeting sign-in sheet/participant list.

15 | Contractors and Named Subrecipients

DCLRC follows competitive procurement policies and procedures to obtain professional services and to hire contractors. DCLRC publishes Requests for Proposals/Requests for Qualifications in the local newspaper and on its website procurement page for a period of time appropriate to receive quality proposals, typically 30 days. DCLRC has not solicited contractors to perform the Baltimore Street Property Remediation. DCLRC published a Request for Qualifications of professional services as required by the Ohio Revised Code and selected Tetra Tech, Inc. to provide environmental consulting services.



January 26, 2026

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

RE: Ohio EPA's Letter of Support for Defiance County Land Reutilization Corporation Cleanup Grant Proposal

Dear Torre Ippolito:

Ohio Environmental Protection Agency (Ohio EPA) acknowledges that Defiance County Land Reutilization Corporation (DCLRC) plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

DCLRC has developed an application requesting site-specific federal Brownfields Cleanup funding for the Baltimore Street Property (formerly the Zeller Property) located at 1307 Baltimore Street, Defiance, Ohio. The project involves a 4.172-acre parcel currently owned by DCLRC. From the 1930s until 2000, the property was used for automotive component parts manufacturing. All structures on the site were demolished in 2011.

Ohio EPA affirms that:

- i. Unless new information is received, the site is eligible for Ohio EPA's Voluntary Action Program;
- ii. Based upon the environmental site assessments performed to date and information provided by the applicant, Ohio EPA's Brownfield program concurs that the site will require additional assessment to sufficiently characterize the site for the remediation work to begin. The applicant has affirmed that they will perform all needed assessments by June 15, 2026;
- iii. The Voluntary Action Program provides project assistance through its Technical Assistance program or enrollment into its US EPA Memorandum of Agreement Track; and
- iv. DCLRC plans to submit a No Further Action (NFA) Letter for the site in request of a Covenant Not to Sue from the Voluntary Action Program.

We look forward to working with DCLRC and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2295 or via e-mail at lisa.shook@epa.ohio.gov.

Sincerely,

Lisa Shook

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

cc: Curt Sigg, President, Defiance County Land Bank
Vickie Myers, Treasurer, Defiance County Land Bank
Estee Blair, Senior Planner, Maumee Valley Planning Organization
Gary Deutschman, Ohio EPA, DERR