

On December 16, 2022, Ohio Governor Mike DeWine and Lt. Governor Jon Husted announced \$88 million in grants for local communities as part of the Ohio Brownfield Remediation Program. The summaries of each grant were compiled by the Ohio Department of Development. Questions related to the grant program should be directed to Development Public Information Officer Megan Nagy at [megan.nagy@development.ohio.gov](mailto:megan.nagy@development.ohio.gov). Questions about individual grants should be directed to the entity receiving the funding.

### **Adams County Board of Commissioners (Adams)**

Project Name: S&G Marathon

\$117,825

Cleanup/Remediation

This 0.95-acre parcel is home to an approximately 1,830 square feet retail building, formerly the S&G Marathon retail store. The site was purchased by the current owner in August 1995 and intended to be operated as a retail gas station. The property is flooded and suspected of a petroleum release. Cleanup activities include the demolition of the building and asbestos abatement prior to demolition. After remediation activities are completed, the space will be redeveloped as potential expansion of the existing S&G Pizza Pound.

### **Spencerville Village (Allen)**

Project Name: Spencerville Revitalization

\$3,965,000

Cleanup/Remediation

Originally Ohio Decorative Products, a former die casting and plating facility, the site was developed in 1950 and operated until 2011 when the business closed. The property is currently vacant and most of the buildings were demolished in 2018. One warehouse is still present and is used for miscellaneous storage. Remediation will include mitigating soil, groundwater and vapor impacts associated with the property's industrial history. Following remediation, the property will be redeveloped for mixed use/residential use with parking and retail/commercial space on the first floor.

**Carlisle-Allen, LLC (Ashtabula)**

Project Name: Carlisle Allen

\$812,900

Cleanup/Remediation

The property, which has been completely vacant since 2013, consists of four buildings with more than 150,000 square feet. Originally opened in 1927 as a department store, the building featured the first elevator in Ashtabula. Prior to that, the property was used for commercial and residential space dating back to the late 1880s. The building has since been condemned as a result of deterioration, unauthorized scrapping of building materials and environmental hazards. Remediation will include asbestos abatement. Following remediation, the property will be redeveloped into a mixed-use site with housing, first-floor retail, and self-storage.

**Athens County Port Authority (Athens)**

Project Name: 63 S Court St Cleanup

\$431,920

Cleanup/Remediation

Originally built in 1915 as a car dealership, the property served as a bookstore from the early 1950s until 2019. Currently, the 33,200 square-foot building is vacant except for a small month-to-month tenant on the first floor. Remediation of the site includes asbestos abatement and demolition of the interior. Following remediation, the county intends to repurpose the building for extended stay hotels on the top two floors, as well as retail and restaurant use on the first floor and basement.

**Athens County Port Authority (Athens)**

Project Name: 83 Columbus Rd Cleanup

\$45,239

Cleanup/Remediation

This former Certified gas station was acquired by the City of Athens in 2012. The building is an extreme eyesore and contains asbestos throughout the site. Cleanup

and remediation will include asbestos removal and building demolition. After remediation, the city plans to redevelop the site for commercial use.

### **Athens County Port Authority (Athens)**

Project Name: Chauncey School Cleanup

\$280,515

Cleanup/Remediation

This site belonged to the Chauncey-Dover School system but has sat mostly vacant since a school system merger over a decade ago. The buildings on the property are sound but environmental hazards are present. Cleanup will include asbestos and other environmental remediation. After remediation, the owners plan to rehabilitate the buildings and create a brewery, a restaurant, possibly housing, and community space.

### **City of St. Marys (Auglaize)**

Project Name: 1049 East Spring Street Clean Up

\$110,000

Cleanup/Remediation

The property operated as a car dealership/auto service facility from shortly after World War II until approximately the 2010s. It also served as a gas station. The city purchased the property in March 2022 with the intention of remediation. Cleanup will include removing 122 to 244 cubic yards of contaminated soil where the garage once sat, allowing for redevelopment of the site.

### **Auglaize County Board of Commissioners (Auglaize)**

Project Name: Asbestos and Mold Remediation in Former Buckland School

\$173,950

Cleanup/Remediation

The project site is the former Buckland School Building and later became part of the Wapakoneta City School District, which ceased operation of the school and sold the building. The building has been vacant since. The project includes cleanup

of asbestos and mold in the building with plans to redevelop the property into apartment-style housing.

### **Auglaize County Board of Commissioners (Auglaize)**

Project Name: Remediation of Koenig Property

\$2,464,900

Cleanup/Remediation

Developed in the late 1800s, this site has been home to a variety of industrial and manufacturing purposes over the year. Vacant since the mid-2000s, the majority of the property is in disrepair. Cleanup activities include the abatement of asbestos, removal of universal contaminants, demolition of the building and site restoration. The site's close proximity to a rail line and nearby commercial areas make it prime for redevelopment.

### **Brown County Land Reutilization Corporation (Brown)**

Project Name: Former Aberdeen School House

\$457,100

Cleanup/Remediation

First developed in 1930, this property was used as a high school until the late 1980s when the school closed. The school reopened for several years as a middle school before closing again. The Village of Aberdeen purchased the property and the school building from the Ripley Union Lewis School District in the mid-1990s and the property then served as the Aberdeen Municipal Building and housed the Aberdeen Police Department. The building fell into a state of disrepair and has numerous roof leaks, black mold, water damage, asbestos floor tile and mastic, broken windows, and missing exterior bricks. The building was deemed unsafe and is now vacant. After asbestos removal and environmental cleanup, three buildings on the property will be demolished. The village of Aberdeen's short-term plan is to return the property to green space.

### **Brown County Land Reutilization Corporation (Brown)**

Project Name: Former Sardinia Creamery

\$411,670

Cleanup/Remediation

Originally developed in the 1950s, the site was primarily utilized as a creamery for local farming dairy processing and pasteurization. The site is now vacant, has fallen into disrepair and is a hazard to the local community. Remediation on the site includes asbestos survey and abatement, removal of hazardous materials and demolition and debris removal of the property buildings. After cleanup, the site can be redeveloped for future community use.

### **Carroll County, Ohio (Carroll)**

Project Name: Imperial Aluminum Hazardous Waste Removal

\$105,000

Cleanup/Remediation

This site was formerly the home of Structural Stoneware Inc., who manufactured ceramic floor tiles from 1926 until 1986 on the property. Prior to that, the Cronin China Company manufactured semi-porcelain dinnerware at the facility. The site is currently vacant and in disrepair. Cleanup activities include asbestos abatement and removal of other hazardous materials. After cleanup, the site will be demolished, and the owner will construct new buildings to expand adjacent operations.

### **Champaign County Board of Commissioners (Champaign)**

Project Name: Former Roberts Landfill Property Assessments

\$299,757

Assessment

The 18-acre property originally served as a sand and gravel facility and later used as a construction and demolition debris landfill, operating from 1959 to 1996. The facility unlawfully accepted solid waste and paper sludge and had orders issued from the Ohio EPA. Ohio EPA and Champaign County are working on a plan that would assess contamination, remediate it, and close the landfill. The county hopes to acquire the property through foreclosure, and the county Engineer's Office

would reuse it as a staging area for resurfacing projects, soils, and concrete associated with bridge demolition projects.

### **City of Springfield (Clark)**

Project Name: Former Greater Euclid Elements Area Property Assessments

\$292,446

Assessment

This property is made up of seven parcels of land, previously home to a variety of manufacturing uses. The majority of the buildings on the property have since been demolished, but one structure remains as well as building foundations from previously demolished sites. Brownfield Remediation Program funds will assist with the assessment of the property, including groundwater monitoring, soil gas probing and assessment for hazardous substances or petroleum. After assessment and needed remediation, the city hopes to redevelop the site as a recreation amenity, including green space, basketball courts and a pool/splashpad area.

### **City of Springfield (Clark)**

Project Name: Buffalo Steam Roller Property Assessments

\$295,693

Assessment

The former Buffalo Steam Roller project property is a 16-acre site, historically used for manufacturing and warehousing. Four vacant buildings remain on the property and are in poor condition. Brownfield Remediation Program funds will assist to assess the property for hazardous substances, including an asbestos survey. After assessment and any needed remediation, the property will be redeveloped into a state-of-the-art fire station for the City of Springfield.

**Clermont County Land Reutilization Corporation (Clermont)**

Project Name: Combs Dump Site - Industrial

\$178,900

Assessment

Formerly used for agriculture, the 1.1-acre property is now covered with various type of waste, including asbestos containing shingles, 55-gallon drums of potentially hazardous material, putrescible waste, and construction and demolition debris piled up to 20 feet high. Numerous trailers and heavy equipment are abandoned on the property and filled with waste. A Phase 2 assessment will be completed to collect soil samples to determine the extent of contamination. After assessment and any needed cleanup, the site will be available for development of proposed business operations.

**Clermont County Land Reutilization Corporation (Clermont)**

Project Name: Brock Trustee Dump Site - Industrial

\$78,100

Assessment

Formerly used for agriculture, the 1.38-acre property is now covered with various type of waste, including asbestos containing shingles, putrescible waste, construction and demolition debris piled up to 20 feet high. There are also numerous trailers and heavy equipment abandoned on the property also filled with waste. A Phase 2 assessment will be completed to collect soil samples that will be analyzed. After assessment and any needed cleanup, the site will be available for development of proposed business operations.

**Clermont County Land Reutilization Corporation (Clermont)**

Project Name: Combs Dump Site - Residential

\$130,700

Assessment

This four-acre property includes a home and detached garage. There also are numerous 10- to 15-foot-high piles of debris, as well as trailers and cargo boxes in various states of disrepair. A Phase 2 assessment will be completed to collect soil

samples that will be analyzed. The goal is to remove environmental and safety hazards to protect adjoining residential homes.

### **Coshocton Port Authority (Coshocton)**

Project Name: Former Edmonds Property

\$32,790

Assessment

This seven-acre property consists of two commercial buildings, now vacant. Originally developed in the early 1900s, the site house a variety of manufacturing purposes over the years. The remaining buildings have suffered extensive fire damage and are a danger to the community. Brownfield Remediation Program funds will assist with the assessment of soil, groundwater and soil gas to determine environmental contamination. After assessment, the port authority will determine future use for the site.

### **Crawford County Land Reutilization Corp (Crawford)**

Project Name: E Perry St

\$221,000

Assessment

The property is currently vacant with three structures along with grass fields and trees. Past uses of the property appear to be mainly commercial use, such as a saw and planing mill, laundry/dry cleaner operation, fabrication and manufacturing, and bottling operation. The property has been vacant since 1973. A phase 2 assessment, including soil, ground water, and soil vapor sampling, will determine remediation needs. Demolition of structures needs to also occur to allow safe access and to provide avenue for proper sampling. The remediated site will be transferred to City of Bucyrus to be utilized as a portion of the planned Bicentennial Park.



### **KD Prospect LLC (Cuyahoga)**

Project Name: United Church of Christ Re-Development

\$4,657,023

Cleanup/Remediation

Located in downtown Cleveland, the nine-story United Church of Christ building was constructed in 1899. Since its opening, the property has functioned as offices with various commercial and retail uses along the first floor. Today, the property is a vacant office building and has succumbed to deterioration over time.

Remediation will include asbestos abatement and selective demolition. Following remediation, the plan is to redevelop the structure into approximately 120 apartments and 6,800 square feet of commercial space on the first floor.

### **JJJ Real Estate LLC (Cuyahoga)**

Project Name: Downtown Solon Mixed-Use Development

\$643,595

Cleanup/Remediation

The site was first developed into an automotive dealership and repair shop in 1963 and remained in operation until 2020 when the facility became vacant. The smaller structure on the site was developed as a car wash facility in 1955 and remodeled in 2011, though it has since become vacant. All structures on the property have succumbed to deterioration over time and will need demolished prior to redevelopment. Remediation includes asbestos abatement, vapor mitigation and demolition of the existing vacant structures, as well as surface parking lots on the site. Redevelopment will include approximately 209 apartments in two separate buildings, as well as restaurant and retail space, two parking garages and a 110-key Hyatt Place Hotel. The project will also include green space.

### **Cleveland LD LLC (Cuyahoga)**

Project Name: Cleveland Riverfront Development

\$225,000

Assessment

The sites on this property have been occupied on and off by various businesses for more than a century, including a carpet cleaning facility, plating operations, a lead

company, and a smelting and refining facility. The vacant structure on the property currently serves as a small parking ticketing booth. The occupied structure is a connected series of parking ticketing booths in decent condition. Remediation will include environmental testing, which will help inform long-term redevelopment plans. However, after remediation, the site will likely be developed as a mixed-use district for recreation, office, retail, residential and parking uses.

### **Peninsula MFH Owner LLC (Cuyahoga)**

Project Name: The Peninsula

\$6,061,165

Cleanup/Remediation

The property has operated with various industrial uses from the late 1880s until 1987, including various foundries and heavy manufacturing companies such as Upton Nut Company, Republic Steel Corporation and Federal Steel & Wire Corporation. All structures were demolished by 1991 and the site has been primarily used for materials storage until becoming vacant. Remediation will include capping soil with building foundations and pavement to prevent contact with impacted soil, as well as installing a sub-slab depressurization system to prevent vapor intrusion to indoor air. Following remediation, the plan is to construct 316 units of multi-family housing -- 300 units within two five-story buildings and 16 townhouses in three additional two-story structures. Multi-use trails will also be built to link into the Cleveland Metroparks system.

### **Civic Property Development LLC (Cuyahoga)**

Project Name: Former RTA Site

\$1,405,511

Cleanup/Remediation

This property was developed for use by multiple tenants from at least 1887 until 2007, including printing facilities, laundry and dry-cleaning operations, chemical manufacturing, machining and more. The approximately 2.4-acre property has been vacant since around 2005. Remediation will include removal of underground storage tanks, removal of contaminated soils, groundwater treatment and placement of new concrete over open trenches. While there are currently no

redevelopment plans, the property could be developed into a number of mixed uses.

### **Cleveland Print Room Inc. (Cuyahoga)**

Project Name: 4730-4738 Lexington Avenue Assessment

\$97,327

Assessment

The first commercial building on the property was constructed in 1920 with a laundry and dry-cleaning operation occupying the site from 1923 until 1974. The property was then occupied by an electrical supply company until 2017 when the land went into foreclosure. The original 1920s-era building is still true to its original form and the attached building is in slightly better condition. Remediation will include environmental assessments, installation of groundwater monitoring wells and one deep monitoring well, and asbestos surveys and abatement. Following remediation, Cleveland Print Room will relocate and operate as community darkroom, gallery, and educational programming at the redeveloped site.

### **Templelive Cleveland LLC (Cuyahoga)**

Project Name: Cleveland Masonic Temple

\$1,449,000

Cleanup/Remediation

The seven-story, 226,000 square-foot building is listed on the National Registry of Historic Places and consists of a theater, multiple meeting and event rooms and large public spaces. Although the applicant has done significant work on the building already, the entire property requires asbestos abatement and selective demolition in addition to HVAC building infrastructure. Remediation will include asbestos abatement of the entire facility, demolition and the installation of critical HVAC infrastructure improvements. Following remediation, Beaty Capital and Dream Hotel Group plans to redevelop the property into a 125-room hotel with six floors of suites, as well as conference space, restaurants and a roof bar and a 200-space parking deck.

**WXZ Development, Inc. (Cuyahoga)**

Project Name: Monmouth Property Redevelopment

\$1,391,788

Cleanup/Remediation

Dating back to the late 1800s when the property was occupied by residential development, the Monmouth Building was constructed in 1914 and occupied by three or four first-floor storefronts and apartments on the second through fourth floors. The most-recent retail operation, as well as the apartments, have been vacant since 2019. Currently, the exterior of the structure is in fair condition, as well as some of the storefronts. Much of the rest of the building is in poor condition with asbestos-containing materials throughout. Remediation will include asbestos abatement, interior demolition, and the infrastructure improvements, as well as the construction of a proposed new building. Following remediation, the Monmouth Building will be restored and the site will include the development of a complementary residential/commercial building.

**Brixmor GA Southland Shopping Center LLC (Cuyahoga)**

Project Name: Southland Shopping Center: Building 3A (Units 57/58) Abatement and Demolition

\$1,026,750

Cleanup/Remediation

This three-story property was built in 1956 on the western portion of the property and has been utilized for various commercial and retail operations since its development. The building has been mostly vacant since 2013 aside from an archery club and the Cleveland Furniture Bank. Remediation will include asbestos abatement, hazardous materials removal, and demolition. Upon remediation, the plan is to develop a 140-unit multi-family residential property, including a café on the ground floor.

### **Euclid Avenue Development Corporation (Cuyahoga)**

Project Name: Rhodes Tower Redevelopment

\$3,365,110

Cleanup/Remediation

Portions of this property were occupied with residential dwellings and green space as early as the 1930s, with the construction of Rhodes Tower beginning in 1968 – completing in 1971. The building has operated under the ownership of the State of Ohio and Cleveland State University (CSU) for more than 50 years. Currently, the 21-story building is in fair-to-good condition as several floors are operated by CSU and a portion is leased to Cleveland Metropolitan School District. The 19<sup>th</sup> floor is vacant due to the presence of asbestos. Remediation will include asbestos abatement with selective demolition to support this effort. Following remediation, CSU is planning to begin a roughly \$150 million renovation of the tower, including an upgrade to the main library, collaborative study areas, retail sites, office spaces and more.

### **Darke County Board of Commissioners (Darke)**

Project Name: Gettysburg School Partial Demolition

\$250,000

Cleanup/Remediation

This site was the home of an elementary school that was part of the City of Greenville Schools. The school was abandoned in 2009 and fell into disrepair. Since that time, the gym has been used for recreational basketball and other group events. Remediation of the site includes asbestos abatement along with mercury switches, etc. and then detaching the existing building from the gymnasium area with demolition. Concrete and brick crushing are proposed to develop the area into partial parking and then seeding and mulching of the remainder vacant area.

### **Darke County Board of Commissioners (Darke)**

Project Name: Warren Sunoco Assessment

\$187,000

Assessment

Constructed in 1944, this property operated as a Sunoco gas station until the mid-1990s. The property has been vacant since then. Nine underground storage tanks were removed in 2007, and an assessment is needed to determine any petroleum contamination.

### **Delaware County Land Reutilization Corporation (Delaware)**

Project Name: 54 West Lincoln

\$218,634

Cleanup/Remediation

Constructed in 1870, this building was a personal residence until approximately 1915 and later served as the chapter house for Beta Theta Pi fraternity at Ohio Wesleyan University from 1915 to 1961. It was a nursing home from 1963 to 2008 and has been vacant since. In addition to the original home, there is a wrap-around addition built in the 1970s. After removal of asbestos, the owners plan to demolish the addition and restore the original structure to a single-family residence and home offices for businesses.

### **Lehner Company, LLC (Delaware, Franklin, Union)**

Project Name: 7775 Dublin Rd

\$1,000,000

Cleanup/Remediation

The 0.47-acres Delaware County property has operated as Wild Oak Market convenience store with the second floor serving as a residential apartment since 2015. The current site building appears to have remained relatively unchanged since its construction in approximately 1885. Cleanup activities include soil removal and groundwater remediation. The current owner plans to construct a new building and a new parking lot.

### **Fairfield County Land Reutilization Corporation (Fairfield)**

Project Name: Former Laurel Market Gas Station

\$80,000

Assessment

This abandoned site served as a gas station from 1993 to 2019. The structure has underground storage tanks remaining in place following the removal of surface structures. Following assessment and remediation, the property would be restored to productive use, either by transferring ownership of the clean lot to the Walnut Township or a private entity.

### **Fairfield County Board of Commissioners (Fairfield)**

Project Name: Bloom-Carroll High School Asbestos Abatement

\$455,561

Cleanup/Remediation

Located in the village of Carroll, Bloom-Carroll High School was constructed in 1967 and has been occupied by Bloom-Carroll Local Schools throughout its entire existence. The property currently serves as an active high school building. The building is currently in good condition, despite the presence of asbestos that has contributed to the age of the building. Planned asbestos abatement will include the removal and replacement of acoustic ceiling panels and associated systems, pipe insulations and other suspected asbestos-containing materials.

### **Fairfield County Land Reutilization Corporation (Fairfield)**

Project Name: Former Airport Gun Club

\$117,000

Assessment

Portions of this site operated as a gun club and trapshooting range from 1956 to approximately 2015, which is believed to have contributed to parts of the property being impacted with lead. Currently, the "club house" is vacant and due for a remodel, while the pole barn is utilized by the property owner as cold storage. Remediation will include renovation of the club house to convert the structure into an office building, as well as soil removal near the former shooting range to allow

for additional building and roadway construction.

### **Fayette County (Fayette)**

Project Name: Landmark Boulevard Site

\$1,857,250

Cleanup/Remediation

The former John A. Biewer Company of Ohio operated from 1976 to 2001, now occupied by the Cartwright Salvage Company and Big Chuck's Pallets. All structures on the property are in very poor condition and need to be demolished to allow the development of new buildings for future operations. Remediation will include abatement of hazardous waste and contaminated soil, as well as demolition of existing structures. Future plans include developing a plastic recycling center.

### **Old Brooklyn Community Development Corporation (Franklin)**

Project Name: Barthman Family Apartments

\$300,000

Assessment

This property was developed for light industrial use in the early 1900s with a main manufacturing building being constructed in 1934. In addition to an office building constructed in the 1950s, several structures were located on the site from the early 1920s to the mid-1980s, including an auto repair garage. The site has been vacant for more than 20 years with current structures in poor condition.

Remediation will include asbestos abatement, hazardous material removal, building demolition of two structures, underground storage tank removal and potential soil remediation. Following remediation, plans are to construct three four-story residential buildings with around 175 affordable apartments.

### **Woda Cooper Development, Inc. (Franklin)**

Project Name: The Enclave on Main

\$180,277

Cleanup/Remediation

With industrial history dating back to the early 1930s, this property is the former home of Sandusky Builders Supply, which occupied the site from around 1965 until



approximately 2017. The land has also contained residential and office space, a warehouse and three outbuildings used for storage. Remediation will include demolition of existing structures, a cleanup of the site, environmental safeguards, and hazardous materials removal. Following remediation, plans are to construct a four-story affordable housing project with new sidewalks, a bike trail and on-street parking.

**Woda Cooper Companies, Inc. (Franklin)**

Project Name: Granville Woods Lofts

\$330,000

Cleanup/Remediation

Since 1949, a number of businesses have called this site home, including a household appliance company, Awesome Motors, Fields Construction and more. The site has been vacant since 2020. Remediation will include an environmental assessment, necessary remediation and implementation of engineering controls, ground water use restrictions, vapor mitigation efforts and building demolition. Following remediation, the plan is to construct a two, low-income housing units.

**Connect Realty LLC (Franklin)**

Project Name: Trolley District

\$1,785,876

Cleanup/Remediation

This site was originally used as a trolley maintenance facility for the trolley line that had existed in the city of Columbus. This property remained vacant until Trolley Barn LLC acquired it in 2014 and began redevelopment efforts by renovating the one occupied structure. Remediation will include asbestos abatement, hazardous materials removal, and structural support. Following remediation, the property will be repositioned to provide a mixed-use development, including office, retail, and hospitality.

### **Fulton County Board of Commissioners (Fulton)**

Project Name: Former Jackson Cleaners

\$122,862

Assessment

Currently vacant, the Wauseon property had previously served as a dry-cleaning facility for the community. Remediation will include a two-phase environmental assessment with the intent to make the site available for development.

### **Gallia County Land Reutilization Corporation (Gallia)**

Project Name: 0 Clay Chapel Road

\$147,460

Assessment

Located in the village of Gallipolis, the property was originally used for agricultural purposes but later owned by a local family to salvage vehicles, farm equipment and machinery. Since then, the property has fallen into disrepair. The county intends to conduct an environmental assessment and investigation with plans to make the site available for development.

### **Gallia County Land Reutilization Corporation (Gallia)**

Project Name: 338 Second Street

\$32,848

Assessment

Most recently utilized as an antique store with a residential space on the upper floor, this structure now sits vacant and has fallen into disrepair. An assessment will be completed on the site and afterwards the site will be made available for redevelopment.

### **Gallia County Land Reutilization Corporation (Gallia)**

Project Name: 0 Brick School Road

\$137,150

Assessment

Currently vacant and in a state of disrepair, the property has a history of being used as a vehicle repair shop. The county intends to conduct environmental assessments of the property with plans to develop on the site.

### **Gallia County Land Reutilization Corporation (Gallia)**

Project Name: 11779 ST RT 141

\$86,094

Assessment

This formerly residential building is currently vacant and in poor condition. Brownfield Remediation Program funds will assist with assessment of the property which is needed prior to redevelopment. After assessment and any needed remediation, the county plans to make the site available for redevelopment.

### **Gallia County Land Reutilization Corporation (Gallia)**

Project Name: 1691 State Route 7 N

\$86,836

Assessment

This Gallia County site was most recently used as a tavern. Prior to that, it was likely a truck stop. One vacant building is located on the property and is in poor condition. The property will be assessed for environmental contamination. After assessment the county will determine future use of the site.

### **City of Gallipolis (Gallia)**

Project Name: 700 Second Street Revitalization

\$31,690

Assessment

This currently vacant and blighted site served as a paint store for over 50 years. Purchased by the current owners in 2012, environmental assessment is needed to

determine site contamination. After assessment and any needed remediation, the property owner plans to redevelop the site for residential use.

### **Guernsey County Port Authority (Guernsey)**

Project Name: Former BP Bulk Station

\$300,000

Assessment

Originally owned and operated as a bulk storage facility by BP Oil, this property has been largely vacant since 2013. One building remains on the property and is in poor condition. Assessment on the sites is needed to any petroleum or hazardous substances contamination. After assessment and any needed remediation, redevelopment could occur.

### **Guernsey County Port Authority (Guernsey)**

Project Name: Cambridge Storefront Demos

\$84,000

Assessment

Located in the heart of downtown Cambridge, these two storefront buildings previously housed a bike sale and repair shop and a show store. Vacant since 2018, the buildings are in danger of collapse and have been recommended for demolition. Due to presence of asbestos, an environmental assessment is needed prior to demolition. After assessment and any needed remediation, the buildings will be demolished and available for future redevelopment or green space.

### **Port of Greater Cincinnati Development Authority (Hamilton)**

Project Name: Carew Tower Abatement

\$6,439,500

Cleanup/Remediation

Originally constructed in 1930, Carew Tower features a 48-story office tower on a five-story base of retail shops. The original complex also included a 30-story hotel, which is now a separate condominium unit. The existing building remains in operation but is predominantly vacant and suffering from steady deterioration.

Remediation includes asbestos abatement, interior demolition, and a full roof replacement. Following remediation, former office spaces will be converted for residential use.

### **Port of Greater Cincinnati Development Authority (Hamilton)**

Project Name: City Club Apartments Union Central

\$1,917,945

Cleanup/Remediation

The 31-story Union Central Tower was constructed in 1913 and, at the time of its construction, was the fifth-tallest building in the world and second tallest outside of New York. The structure has been vacant since 2020 and in need of redevelopment. Remediation will include asbestos abatement, selective demolition, and environmental work on all 32 floors and basement levels. Upon redevelopment, the vacant historic building will include approximately 218 apartments, resident amenity spaces, approximately 25,000 square feet of commercial space and roughly 40 parking spaces for residents.

### **Port of Greater Cincinnati Development Authority (Hamilton)**

Project Name: Former Reliable Castings Redevelopment

\$42,785

Assessment

Beginning as an iron foundry in the 1920s, this property became Reliable Castings in the mid-1930s with expanded site operations from 1950 to the 1980s. The facility ceased operations in 2020 during the COVID-19 pandemic and has since been acquired by The Port. The foundry has not been operational since 2020 and has since significantly deteriorated. Remediation will include environmental assessments and remediation, demolition of the structures and abatement of any asbestos-containing materials. Following remediation, the plan is to make the site available for some sort of redevelopment.

### **Port of Greater Cincinnati Development Authority (Hamilton)**

Project Name: Mad Tree Coal Boiler

\$150,000

Cleanup/Remediation

The current site of MadTree Brewery and Tap Room was occupied as early as 1917 by Cincinnati Frog and Switch. Other occupants included Kimball Motor Company, Perfect Manufacturing Company and an electrical substation on a portion of the property. Additionally, paper mill operations began as early as 1940 and remained until late 2014 when the last facility closed. Remediation includes abatement and demolition of an abandoned coal boiler and silos. After remediation, the demolished part of the property will be covered with asphalt to accommodate additional parking for the brewery.

### **Hancock County Commissioners Office (Hancock)**

Project Name: 212 South Todd Assessment

\$110,000

Assessment

Located in the village of McComb, 212 South Todd Street has a history of serving as a gas station, vehicle service shop and car lot. The existing structure on site is currently vacant. The county plans to use these funds to conduct an assessment to determine necessary cleanup activities. The end goal for the site is to have it assessed, remediated as necessary and create a safe location for future business use in the community.

### **Hancock County Commissioners Office (Hancock)**

Project Name: 401 S. Main Street Abatement

\$22,000

Cleanup/Remediation

Constructed in 1890, this three-story building has a history of mixed commercial and residential use. Remediation on the site includes the abatement of asbestos present throughout the building. After cleanup, the city plans to redevelop the site as commercial or residential space.

**Hardin County Board of Commissioners (Hardin)**

Project Name: Kenton Feed & Grain

\$300,000

Assessment

The property was the site of a former grain elevator constructed circa 1910 and has been abandoned for approximately 20 years. The property is significantly deteriorated and will need to be demolished to allow safe environmental assessment of the property. The property will be redeveloped for commercial/light industrial use consistent with historical uses of the property.

**Hardin County Board of Commissioners (Hardin)**

Project Name: Former Trailer Manufacturer

\$297,500

Assessment

Located at the historical intersection of two major railroads, this site was originally developed in 1895 as a metal manufacturing facility, and later as a corn meal mill and trailer truck manufacturer. Several vacant structures remain on the site. The property will be assessed for hazardous substances and petroleum. After assessment, appropriate remediation will take place and the site will be redeveloped for commercial/light use.

**Hardin County Board of Commissioners (Hardin)**

Project Name: Dunkirk Masonic Temple

\$300,000

Assessment

Originally developed in 1895 as a hardware store, grocer and butcher, the property was located southeast of a flour mill powered by fuel oil, leading to suspected contamination. One current structure remains on the site, originally home to the Masonic Lodge and later the Dunkirk Masonic Temple. The site will be assessed for asbestos and other environmental contaminants. After needed remediation, the property will be redeveloped for commercial or mixed use.

### **Harrison County Board of Commissioners (Harrison)**

Project Name: Old School

\$513,040

Cleanup/Remediation

Originally constructed as a school in the early 1900s, the property has been home to residential uses as well as public space for the community. A flood in the spring of 2022 caused significant damage to portions of the building and demolition has been proposed. Brownfield Remediation Program funds will assist with asbestos abatement and subsequent demolition of the southern portion of the building. After remediation, the property will be sold for redevelopment for commercial, residential or community green space.

### **Harrison County Board of Commissioners (Harrison)**

Project Name: Old Post Office

\$212,635

Cleanup/Remediation

Originally residential units from 1909-1932, this property was redeveloped as a post office in the mid- to late-1950s. The post office operated at the site until operations ceased in 2017 due to structural damage. Remediation activities on the property include asbestos abatement and demolition of the current structure. After cleanup, the site will be redeveloped as parking, a gazebo or other community improvement project.

### **Henry County Land Reutilization Corporation (Henry)**

Project Name: Florida School

\$541,470

Cleanup/Remediation

Constructed in 1900, this property has been used as a school for the life of the building. The property, currently owned by the Henry County Land Reutilization Corporation, is in disrepair and in need of asbestos abatement and monitoring, as well as building demolition. Following remediation, the county intends to make the property available for commercial and residential redevelopment.



### **Napoleon (Henry)**

Project Name: Former Central School

\$675,525

Cleanup/Remediation

The 9.24-acre property began as a lumber yard in the late 1800s before being used for residential dwellings, an athletic field and then several school buildings beginning in the 1920s. The property has been largely vacant since 2015 and suffers from water damage, roof failure and other signs of deterioration.

Remediation of the property will include asbestos abatement and building demolition. Following remediation, Napoleon plans to convert the property into a mixed-use retail and residential area, with improvements to riverfront public access.

### **Henry County Land Reutilization Corporation (Henry)**

Project Name: Karl and Jan's Bulk Fuel Remediation

\$191,250

Cleanup/Remediation

Utilized as a bulk storage site since the late 1950s, the property has been vacant since the 1990s. Three above ground storage tanks remain on the property.

Cleanup of the property includes remediation of contaminated soils. After cleanup, the county plans to prepare the site for commercial development.

### **Highland County Land Reutilization Corporation (Highland)**

Project Name: East Monroe Mill

\$90,935

Cleanup/Remediation

This site was once used as a grain mill and currently is partially collapsed and unusable. Cleanup will include asbestos abatement, demolition, and remediation.

The improved site could be utilized for housing, retail, or green space.

### **Highland County Land Reutilization Corporation (Highland)**

Project Name: Rocky Fork Truck Stop Redevelopment

\$465,399

Cleanup/Remediation

Utilized as a truck stop and gas station since 1990, operations on this site ceased in 2016. The property is in poor condition and its location between two state parks make it a blight to the local community. Remediation on the site includes the removal of the oil tanks on the property. After cleanup, the county plans to construct a retail market and parking lot on the site.

### **Hocking County (Hocking)**

Project Name: Logan City Dump Brownfield Site

\$300,000

Assessment

Formerly the Logan City Dump, this property has been in use since 1938 as a refuse collection site. Nicknamed "Old Smoky", the site was known as a nuisance and health hazard until 1958 when the local city council contracted with a company to maintain the site. The facility remained open until 1970 when it closed permanently. Since then, the land has sat vacant. In collaboration with the City of Logan, the Hocking County Commissioners plan to clean up the property and remove surface contamination. Following soil removal and proper disposal, the city of Logan would like to construct a building on the property, with connected utilities, to establish a training area for first responders.

### **Huron County Land Reutilization Corporation (Huron)**

Project Name: 287 W Main Street

\$292,000

Cleanup/Remediation

The property was commercially developed from at least 1933 to present and occupied by either a gasoline filling station, charter bus service, apartment, automobile service station, or landscaping company. Six underground storage tanks and an oil pit are reportedly present on the property. The commercial structure was most recently utilized for storage and automobile maintenance.

Plans include demolishing the apartment portion of the structure and removing the storage tanks and oil pit. There are no current redevelopment plans.

### **Huron County Land Reutilization Corporation (Huron)**

Project Name: 78 Benedict

\$180,000

Cleanup/Remediation

The property was developed prior to 1884 as a buggy shop and blacksmith. By 1969, the property was developed as a gas station with two 7,500-gallon gasoline underground storage tanks. A 1,000-gallon kerosene underground storage tank was installed in 1985. The gas station operated until 2005. In October 2018, the storage tanks, dispensers, and piping system were removed. The current owner wants to remove any environmental contamination. There are no redevelopment plans.

### **Jackson County Economic Development Board (Jackson)**

Project Name: Engineer's Property

\$262,715

Cleanup/Remediation

Currently serving as the Jackson County Engineer's offices, the property previously served as the Ohio Fuel Gas Company until 1952. The two vacant structures on the property have fallen into disrepair and need demolition, though the existing buildings are in good shape. Remediation will include demolition of the vacant buildings and asbestos abatement and monitoring. Following remediation, the county intends to relocate additional services to the property where the abandoned buildings are now located.

### **Knox County Land Reutilization Corp. (Knox)**

Project Name: Cooper Administration Building

\$781,922

Cleanup/Remediation

This current site that serves as the Cooper Administration Building, is part of a 47-acre former industrial site that was an active manufacturing site from 1833 to 2017. A majority of buildings onsite are move-in ready for heavy manufacturing. Cleanup will include complete asbestos remediation of a large former industrial office building. Once cleaned, the site will be marketed for renovation as a part of an urban industrial park campus.

### **Knox County Land Reutilization Corp. (Knox)**

Project Name: Shellmar Industrial Park

\$218,078

Cleanup/Remediation

Formerly both American National Can and Ludlow Packaging Plant, a portion of the Shellmar Industrial Site was sold to Knox County in hopes of converting the property into a multi-tenant industrial area. Remediation will include removal of an eight-acre concrete pad that made up the former factory floor, as well as demolition concrete, removing utility lines and other material to allow a new user to purchase the property.

### **City of Newark (Licking)**

Project Name: Former Quality Chemical Company Property Assessments

\$277,401

Assessment

Former uses of this 1.4 acre site include an auto service repair operation, a trucking company, janitorial supply company and a chemical company. Three structures remain on the site and have been vacant since 2004. The property will be assessed for soil and wastewater contamination, after which appropriate remediation will take place. The property's location near a rail spur and State Routes 79 and 16 make it ideal for redevelopment for commercial or manufacturing uses.

### **The Fathers Children (Logan)**

Project Name: Lewistown School Property

\$718,707

Cleanup/Remediation

Constructed in 1927 as a public schoolhouse, the building was later used for vocational alternate training as well as numerous neighborhood and school activities for Logan, Champaign and Shelby counties. The nonprofit, The Fathers Children, operated the site until roughly five years ago, and the building has been vacant since 2019. The original two-story school building facing Center Street will be demolished, including the one-story building connected to the west. The main original building, gym and north classroom section will also be demolished, however the prayer hall cafeteria and attached building will remain. Cleanup will include remediation of asbestos and other hazardous materials. After remediation, a portion of the site will be utilized as a greenspace for recreational activities with plan to expand an area of the grounds for extra parking and access to community programs and activities in the remediated cafeteria.

### **McBeth LLC (Logan)**

Project Name: McBeth School Remediation and Demolition

\$272,063

Cleanup/Remediation

Built around 1919, McBeth School originally served socioeconomically challenged students on the west end of Logan until the early 1960s when it was replaced with a new elementary school. The Local County Historical Society moved into the building in the 1980s for around a decade before the building was converted into eight apartments which are now uninhabitable and facing potential condemnation. Remediation will include abatement of hazardous materials, demolition of the blighted school building and installation of engineered fill in preparation for the proposed construction of a 50-60-unit apartment.

### **Lucas County (Lucas)**

Project Name: South Avenue & Kuhlman Drive Fill Area Remediation

\$7,014,327

Cleanup/Remediation

The 11.78-acre property was primarily utilized for landfill operations between 1950 and 1957, though various owners have occupied the parcels on this property throughout the years. The City of Toledo assumed sole ownership in 2017.

Remediation will include acquisition of three properties comprising the land, soil remediation, vapor mitigation and infrastructure improvements to allow for economic development in the future. Future plans will include the Lucas County Solid Waste Management District developing a residential curbside recycling facility on a portion of the land and a full-service single stream materials recovery facility.

### **700 Liverpool Drive Ohio LLC (Medina)**

Project Name: 700 Liverpool Road Remediation

\$3,611,510

Cleanup/Remediation

One building was constructed on the property in the early 1970s by MTD Products Inc., which manufactured law maintenance equipment. The property went through two other owners and is now in foreclosure. After existing tenants are evicted, new owners will proceed with redevelopment plans for the entire 30.42-acre property, including the building. In order to reuse the building, 104,000 square feet of concrete must be removed because of concentrations of PCBs.

### **Medina County Port Authority (Medina)**

Project Name: Medina - Twin Pines

\$32,647.50

Cleanup/Remediation

Built in 1900 as a residential home, this site later housed the Waite and Sons Funeral Home. The property was later converted to office space and has been vacant for the larger part of a decade. Brownfield Remediation Program funds will assist in preparing the site for demolish and redevelopment, including an asbestos

study. After remediation, the owner plans to construct a new, mixed-use development on the site with first floor commercial space and residential units above.

### **Medina County Port Authority (Medina)**

Project Name: Wadsworth - Rospert Properties

\$36,300

Cleanup/Remediation

Originally constructed in 1900, this property in downtown Wadsworth was built as a residential property and later converted to a medical office. Vacant for the past decade, the site is in disrepair and in need of remediation. Cleanup on the site will include removed of asbestos on wiring and vinyl siding, as well as possible lead-based paint and asbestos in plaster. After remediation, the owner plans to demolish the site and convert the property into parking of nearby business.

### **Piqua Improvement Corporation (Miami)**

Project Name: Piqua Power Plant

\$300,000

Assessment

Constructed in 1933, this property was home to the Piqua Municipal Power Plant which operated until 1997. In the mid-2000s, Clean Ohio Funds were used to clean up around the exterior of the building. A previously completed Phase I ESA indicated additional assessment is necessary to determine the scope of any remediation activity that may be necessary for the interior of the building. The interior is unsuitable for occupancy. After assessment and any needed cleanup, the goal is to rehabilitate the building for an adaptive reuse, likely including residential and commercial uses.

### **Piqua Improvement Corporation (Miami)**

Project Name: Hartzell Hardwoods Project

\$300,000

Assessment

The property, currently owned by Hartzell Hardwoods, includes multiple interconnected buildings as well as two standalone buildings. The northern portions of the building are vacant due to dilapidated conditions. The two outbuildings, located just east of the main building, are a maintenance building and a steam box building. Multiple companies have used portions of the buildings over the years, including for painting, polishing, pickling, finishing, and machine shops. Additionally, oil tanks were formerly located in three areas on the property. After assessment and any needed cleanup, the building will be demolished to allow for construction of a climate-controlled warehouse.

### **Monroe County (Monroe)**

Project Name: Former Beallsville School

\$615,300

Cleanup/Remediation

Constructed in the 1920s, the property operated as a school for nearly a century prior to closing in 2011. The building is currently in disrepair and recommended for demolition. Remediation activities at the property include abatement of asbestos, demolition of the building, capping of utilities, and erosion control and restoration. After cleanup, redevelopment of the site will be focused on community-based uses, such as outdoor recreational use or a multi-purpose building.

### **Monroe County (Monroe)**

Project Name: Former Clarrington School

\$341,250

Cleanup/Remediation

Dating back to 1925, this building served as a public school until its close in the 1980s and has remained vacant since. Acquired by the port authority in 2020, remediation is needed prior to demolition. Remediation activities include asbestos



abatement, demolition, removal of materials and backfill on the site. After remediation, the port authority plans to market the site for redevelopment.

### **Monroe County (Monroe)**

Project Name: Sub-Surface Demo at Long Ridge Energy Terminal

\$8,087,625

Cleanup/Remediation

This property operated as a smelting facility for Ormet Aluminum until operations ceased in 2013. Property cleanup includes the demolition of current structures and removal of underground foundations and utilities. After remediation, the property will be redeveloped as a multi-tenant industrial site including a first-of-its-kind power plant blending hydrogen with natural gas as feedstock.

### **Morgan County (Morgan)**

Project Name: Pennsville Service Station

\$284,563

Assessment

This property has historically served as an automotive service station that was built in 1900. The property is currently vacant and dilapidated with over-grown trees and shrubs. Structure will be demolished prior to assessment for safety concerns as well as access to potentially impacted soil and ground water. Property will be prepared for redevelopment. It will be a potential mixed-use property.

### **Morgan County (Morgan)**

Project Name: York Elementary School

\$272,206

Cleanup/Remediation

This property operated as York elementary school in 1931 until it closed in 2001. It is currently vacant. Cleanup will include asbestos and wastewater remediation. This will allow new and improved access for the York Township Trustees.

**Morgan County (Morgan)**

Project Name: Rose Farm Schoolhouse

\$100,000

Cleanup/Remediation

Originally constructed in 1931, this property served as the home to Rose Farm Schoolhouse until the school closed in the 1960s. Currently vacant the building in the poor condition and asbestos is present. Remediation activities include removal of asbestos and universal waste prior to demolition.

**Morgan County (Morgan)**

Project Name: Harlow Property

\$50,000

Assessment

Located near a prime industrial corridor in McConnelsville, this property was formerly home to a trailer park and scrap metal business. Two structures remain on the site and are in poor condition. Assessment activities include soil assessments, groundwater monitoring and soil vapor assessments.

**Morgan County (Morgan)**

Project Name: C&B Hardware

\$50,000

Assessment

Formerly the home of hardware store, this site is currently vacant and underutilized. One building remains and is in poor condition. The site will be assessed for environmental contaminants to determine if remediation is needed.

**Morrow County Board of Commissioners (Morrow)**

Project Name: Former HPM #2 Plant

\$300,000

Assessment

This plant was original founded in 1877 and manufactured apple cider presses. In the 1920s, the site expanded their hydraulic press manufacturing to other

industries such as textiles and food processing. A variety of manufacturing operations took place over the years until closure of the site in 2018. The site will be assessed for contaminations and will be redeveloped for light industrial use after any needed remediation.

### **Morrow County Board of Commissioners (Morrow)**

Project Name: Bennett Distributing

\$238,950

Assessment

Former uses of this site are unknown, but there are eight known underground storage tanks located on the property and potential release of petroleum substances. The property will be assessed for contamination and transferred to the Morrow County Land Bank. After needed cleanup, the site will be redeveloped in collaboration with the Village of Marengo.

### **Morrow County Board of Commissioners (Morrow)**

Project Name: HPM #1

\$459,000

Cleanup/Remediation

Originally developed in 1877, this site manufactured apple cider presses and later served as home to various manufacturing uses. Operations ceased in 1999 and the site is now utilized as a recycling transfer station. 17 vacant structures remain on the property, as well as above ground and underground storage tanks and various manufacturing equipment. Cleanup on the site includes asbestos abatement prior to demolition of select buildings. After cleanup, the property will continue to serve as a recycling center.

### **Noble County Board of Commissioners (Noble)**

Project Name: Summerfield Store

\$321,000

Cleanup/Remediation

The property, which operated as a small store and gas station for a long time, has been underutilized for a long time and is deemed unusable by the community. Remediation includes removal of the underground storage tank system and requisite corrective action to achieve compliance with the State Fire Marshal's Bureau of Underground Storage Tank Regulations (BUSTR). Following remediation, hopes are removal of the negative stigma surrounding the site will spur redevelopment.

### **Noble County Board of Commissioners (Noble)**

Project Name: Claire's Corner Fuel Mart

\$222,500

Cleanup/Remediation

Currently serving as a vehicle repair business, the property previously operated as a gas station and convenience store. Remediation will include the removal of non-functional underground storage tanks and the completion of requisite action to achieve compliance with BUSTR.

### **Paulding County Board of Commissioners (Paulding)**

Project Name: Paulding Theatre

\$230,300

Cleanup/Remediation

Dating as far back as 1895, the currently unoccupied property served as a movie theater and opera house before becoming a furniture store and later an office area. Remediation of the property will include building demolition and asbestos abatement with the intent to prepare the site for future development.

### **Paulding County Land Reutilization Corporation (Paulding)**

Project Name: Park Station

\$71,196

Cleanup/Remediation

Originally constructed in 1920 as a restaurant, the property is currently in disrepair. Remediation of the property includes asbestos abatement and building demolition with plans to make the site available for development.

### **Paulding County Land Reutilization Corporation (Paulding)**

Project Name: JB Ventures

\$86,094

Assessment

Constructed in 1920, this building has served a variety of commercial uses over the year. Now vacant, the building is in poor condition. Brownfield Remediation Program funds will assist with a geophysical survey and asbestos survey on the property. After assessment and any needed remediation, the county plans to make the site available for redevelopment.

### **Perry County Board of Commissioners (Perry)**

Project Name: Former County Sheriff Property

\$250,000

Cleanup/Remediation

The former County Sheriff's Office Building and Jail on West Brown Street were constructed circa 1887. Several demolished structures were historically located on the Property. The existing structure is in good condition. Cleanup includes lead and asbestos remediation. The building will be redeveloped for institutional and mixed-use.

### **Pickaway County Board of Commissioners (Pickaway)**

Project Name: Clinton Street Property

\$299,250

Assessment

This site served several manufacturing operations from 1893 to today. The Site has been utilized as a warehouse for storage of various products by the current owner Jomel Equities LLC since 2017. Assessment will consist of installation of monitoring wells, soil borings, collection of soil, groundwater, soil vapor, and indoor air samples. Demolition will include asbestos abatement, universal waste disposal, and demolition of the western portion of the current site building. Redevelopment of site will include electrical supply equipment will be moved adjacent to the remaining portion of the site building, which will be renovated to accommodate expansion of the adjacent industrial facility to the north.

### **Ross County Land Reutilization Corporation (Ross)**

Project Name: McArthur Gardens

\$361,200

Cleanup/Remediation

The property originally served as a local elementary school for the city of Chillicothe that opened in 1961 and closed in 2004. The property transferred to Scioto Paint Valley and the ADAMH Board. The building was used periodically for local fire/EMS training. The facility has remained vacant, and ownership was transferred to Pike Metropolitan Housing Authority. Integrated Services for Behavioral Health has undergone a multi-year planning process seeking funding sources and developing a plan to create a 32-unit housing permanent supportive housing complex for high-risk individuals, including those who are homeless. Asbestos-containing materials must be cleaned up before the building can be demolished. After that, Integrated Services will move forward with its housing project.

### **Ross County Land Reutilization Corporation (Ross)**

Project Name: 2011 Western Avenue

\$142,508

Assessment

The property was purchased by Countywide Investments, LLC in October 2021. The property was purchased from Michael Hughes of Hughes Wholesale Tires. Prior to Hughes ownership, it was known as Rhoades Automotive who built the building and made the improvements around 1985. After assessment the site is intended to be available for redevelopment.

### **Ross County Land Reutilization Corporation (Ross)**

Project Name: Gillum Abandoned Gas Station

\$104,490

Assessment

This site was home to a gas station convenience store until it was demolished in 2006. Demolition was not properly documented, and the site must be assessed for soil and groundwater contamination. After any needed remediation, the property will be redeveloped for commercial use.

### **Ross County Land Reutilization Corporation (Ross)**

Project Name: CSX South Parcel

\$135,558

Assessment

Formerly a railyard, a portion of this property houses a newly built transit facility. The remaining property remains vacant, and an assessment is needed to determine any environmental contaminations that could restrict future development. After assessment and any needed remediation, the county land bank intends to make the site available for redevelopment.

### **Sandusky County Land Reutilization Corporation (Sandusky)**

Project Name: Triple J Towing

\$216,782

Assessment

Originally developed as a salvage yard in 1937, this property served as a site for several automotive uses over the years. One building remains on the property, currently used for residential, storage and a towing business. The site has outstanding regulatory issues regarding historical waste storage activities and must be assessed for soil and groundwater contamination. After assessment, the owner plans to complete needed remediation and make the property available for sale or redevelopment.

### **Sandusky County Land Reutilization Corporation (Sandusky)**

Former Kellogg's

\$262,449.00

Cleanup/Remediation

Built in 1899, the original Jackson Shear Company building served a variety of uses, including a truck repair business, machine shop and later became home to Kellogg's. Currently, a water tower maintenance company operates on the site, but the north portion of the property remains vacant and in poor condition. Activities include asbestos abatement and remediation of other hazards from the sites' historical uses. After cleanup, the northern part of the building will be demolished allowing for addition use of the property for business purposes.

### **Sandusky County Land Reutilization Corporation (Sandusky)**

Project Name: Former Atlas Industries (SR 20 Woodville Township)

\$146,907.20

Cleanup/Remediation

Developed around 1943 as a custom machine shop, operations ceased at this property in the 1970s. Seven structures remain on the property, five of which are vacant and deteriorating. Remediation on the site includes asbestos abatement and the demolition of the deteriorating buildings.



**Seneca County Land Reutilization Corporation (Seneca)**

Project Name: 930 Sandusky Street

\$110,000

Assessment

Formerly utilized as a soft alloy extrusion facility, the 12-acre property is littered with remnants of its former operation, including several above-ground and one underground storage tank. Soil, groundwater, and soil vapor assessments will determine if the site needs remediation. After assessment and any needed cleanup, the site will be available for redevelopment.

**Seneca County Land Reutilization Corporation (Seneca)**

Project Name: 0 and 17 N. Washington Street

\$88,000

Assessment

The property consists of one parcel and is approximately 0.227 acres. The property was previously occupied by Rainbow Muffler and reportedly contained a gasoline underground storage tank. Records show the previous owner removed a gasoline storage tank in the 1980s outside of government regulations. During removal, the tank ruptured, spilling an unknown amount. The owner was required to clean up the site, but the previous owner never implemented the required remedial action. Because of the potential contamination, the city of Tiffin will not accept the deed, and therefore the property cannot be redeveloped.

**Seneca County Land Reutilization Corporation (Seneca)**

Project Name: 12 N. Washington Street

\$88,000

Assessment

The project property contained a former Bridgestone/Firestone service center and is listed by the Bureau of Underground Storage Tank Regulations. The current owner of the project property is the Seneca Industrial & Economic Development Corporation, which purchased it from Bridgestone/Firestone in 2011. The property appears to have been utilized as an automobile service center from at least 2002

to at least 2010. There are no planned redevelopment projects because the property cannot be developed because of known or suspected contamination.

### **Van Wert County Land Reutilization Corporation (Van Wert)**

Project Name: Van Wert Forward

\$561,000

Cleanup/Remediation

In 2019, the Van Wert County Foundation began purchasing properties to launch Van Wert Forward which is a multi-phase development project with a goal of preserving and enhancing core downtown assets to improve quality of life for residents and attract and retain talent and encourage tourism. The buildings are in poor condition and need renovation and restoration. Cleanup will include Asbestos abatement, and the rehabilitation of more than 50 properties will result in retail, commercial, restaurants, office space and loft living.

### **Van Wert County Land Reutilization Corporation (Van Wert)**

Project Name: Anthony Wayne School

\$224,400

Cleanup/Remediation

Formerly the home the Anthony Wayne Elementary School in Van Wert, the school closed in 2012 and the building has been unoccupied since. Vacant for a decade, the building is blighted and deteriorating. Remediation activities include the abatement of asbestos present throughout the building. After cleanup, the property will be redeveloped for community use.

### **Vinton County (Vinton)**

Project Name: Deskins Redevelopment

\$123,439

Assessment

Operating as a gas station for many years, this site is now vacant. An assessment is needed prior to redevelopment of the site. Program funds will assist with a

geophysical survey and an asbestos survey on the property. After assessment and any needed remediation, the site is intended to be available for redevelopment.

### **Vinton County (Vinton)**

Project Name: Hammond Hardware

\$148,808

Assessment

Owned and operated as a hardware store and boat repair shop for 50 years, the site sat vacant for nearly 20 years prior to the current owner purchasing the site in 2020. The two buildings on the property are in good condition, but environmental contamination is suspected. Brownfield Remediation Program funds will assist with an environmental assessment of the property. After assessment, the property will be available for redevelopment.

### **Southeastern Ohio Port Authority (Washington)**

Project Name: Harmar School Site Assessment

\$165,080

Assessment

Harmar School first opened in 1926 and remained active until its closure in 2021. The structure is still generally in good shape given its age and use throughout the last 95 years. Although asbestos is suspected given the age of the property, remediation plans include a phase two environmental assessment. If not repurposed by the school system or razed for another purpose, the Port Authority believes the property is well suited for a mixed-use residential facility.

### **Southeastern Ohio Port Authority (Washington)**

Project Name: Old Belpre Elementary Site Assessment

\$165,080

Assessment

The former Belpre Elementary School was in operation from 1949 until its recent closure to make way for new school facilities. The building is in disrepair and not suitable for redevelopment. Prior to demolition, the site will be assessed for

remediation. After assessment and any needed cleanup, the school will be demolished to allow for development of new campus facilities.

### **Southeastern Ohio Port Authority (Washington)**

Project Name: AMP-Ohio Gorsuch Site Assessment

\$281,239

Assessment

This site was part of the original Union Carbide facility, later American Municipal Power where coal-fired electrical generation took place until 2012. The site is partially demolished and has been vacant since. Brownfield Remediation Program funds will assist to assess the site and determine potential contaminants. After assessment and any needed remediation, the owner plans to rebuild 1,000 feet of new rail line, restore the e-crane operation on the site and utilize the site for multi-model transload.

### **Wooster Growth Corporation (Wayne)**

Project Name: 517 E. Liberty St Downtown Wooster Remediation Project

\$775,000

Cleanup/Remediation

The subject site is a 0.653-acre commercial site, formerly an automotive repair facility, fronting East Liberty Street in downtown Wooster, the community's main downtown commercial thoroughfare. The single-story, 10,900-square-foot automotive repair facility still stands, boarded up, with weeds breaking through the former parking lot. The site was last operated by Tire Centers Incorporated, which ceased occupying the building in 2007. Since then, the building has continued to deteriorate and is a community eyesore in addition to attracting crime. In 2015, an assessment uncovered significant contamination from a suspected leaking underground storage tank. Demolition of the building will provide access to clean up the contamination, which will allow the Wooster Growth Corporation to bring the property back to productive use.

### **Edgerton Development Incorporated (Williams)**

Project Name: Edgerton Revitalization

\$970,000

Cleanup/Remediation

This 4.394-acre property has been used for manufacturing purposes since 1901 and currently is vacant with all demolition activities being completed in 2020. Remediation efforts will focus on mitigating soil and groundwater impacts associated with the former plating area. The property will be redeveloped to include a community facility, amphitheater, river walk, canoe/kayak launch, mixed use space (commercial and residential, including senior living facilities), and parking.

### **Williams County, Ohio Land Reutilization Corporation (Williams)**

Project Name: Edon School Redevelopment

\$551,997

Cleanup/Remediation

The property was Edon Northwest School until 2005. It became a storage facility until 2010. Cleanup and remediation will include the abatement of the asbestos and demolition of all the structures. The site will be redeveloped for commercial and recreational use.

### **Williams County, Ohio Land Reutilization Corporation (Williams)**

Project Name: Williams County Courthouse

\$282,475

Cleanup/Remediation

The property was originally constructed in 1891 as a courthouse and continues to be used as a courthouse today. Cleanup and remediation will include managing asbestos materials, abatement, and monitoring. The site will be redeveloped to allow other county departments and commercial office users to lease space from the county.

### **Village of Edgerton (Williams)**

Project Name: Edgerton Revitalization

\$3,987,500

Cleanup/Remediation

A former plating facility, the 4.394-acre property has been used for industrial and residential purposes since at least 1901. Many businesses have operated on the property since, with the most recent being Edgerton Warehouse Leasing LLC and Edgerton Metals & Recycling. The property is currently vacant, and all previous structures were demolished in 2020. Remediation will include mitigating soil, groundwater and sediment impacts associated with previous operations on the property. Following remediation, plans include public recreational areas including a community facility, amphitheater, river walk, canoe/kayak launch, a mixed-use space and parking.

### **Wyandot County Board of Commissioners (Wyandot)**

Project Name: Wyandot County-EJJA Properties Remediation Phase

\$209,000

Cleanup/Remediation

This vacant 3-story, roughly 8,280 square foot property was originally the site of a dairy and cheese production facility. The other structure on the property is a 12' x 14' gas meter building. Uses after the original are unknown. Cleanup and remediation will include soil and asbestos abatement and demolition. The site will be redeveloped for future expansion and commercial use.