



# National Brownfields Assessment Pilot *Cleveland, OH*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

## BACKGROUND

EPA selected the Cuyahoga County Planning Commission (CPC) as its first Brownfields Pilot in September 1993. To date, the CPC brownfields project has leveraged an additional \$3.2 million to support environmental cleanup and property improvements at the Pilot site. Payroll tax base improvements alone have netted over \$1 million for the local government, and more than 170 new jobs have been created.

## OBJECTIVES

The CPC's objective has been to focus cleanup decisions on future reuse of the site and ensure that decisions about cleanup and redevelopment are consistent with the needs and expectations of the community. The CPC has garnered input and assistance from lending institutions, developers, regulatory agencies, and the community to ensure a holistic, coordinated approach. CPC's strategy involves all parties that have a stake in the redevelopment and provides each of them with an opportunity to communicate their concerns and help develop solutions. This includes ensuring that minorities and economically disadvantaged people actively participate in the brownfields efforts.

## PILOT SNAPSHOT



*Cleveland, Ohio*

**Date of Award:**  
September 1993

**Amount:** \$200,000

**Site Profile:** The Pilot targets regulatory, economic, and community organization efforts at three contaminated sites.

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Visit the EPA Brownfields Website at:  
<http://www.epa.gov/brownfields>

## ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Selected three sites for redevelopment: the Sunar Hauserman site; the Mid-Town Corridor site; and the Collinwood Railyard site;
- Performed three site assessments; and
- Worked with the Cuyahoga Community College (Tri-C), a community/business task force, to insure broad participation and input in the brownfields effort. This task force will be a key link to ensure that Cleveland has the trained workforce needed to assess, clean up, and redevelop contaminated properties.

The Pilot is:

- Performing a final review of the draft community manual prepared by the Community Strategies Team; and
- Developing a GIS system to support brownfields redevelopment decision-making. This tool will provide organizations and individuals with up-to-date information which many communities across the country already provide for economic development and marketing for local properties.

## LEVERAGING OTHER ACTIVITIES

Experience with the Cleveland Pilot has been a catalyst for related activities including the following.

- Under the auspices of the Cleveland Pilot, the Sunar Hauserman property has become a successful demonstration site. \$4.2 million has been leveraged for environmental cleanup and property improvements after the bankruptcy of the original site owners. The site is now home to several new businesses which provide 181 jobs, income and revenue generation of more than \$1 million per year, and approximately \$1 million dollars in property improvements. The property has changed ownership and the new owner has begun cleanup activities which will consist primarily of soil vapor extraction and groundwater remediation. A “comfort letter” from EPA Region 5 provided the assurance to make this activity possible.

- Working with the Cleveland State University (CSU), which received a two-year grant to support the creation of a Brownfields Redevelopment Finance Center which will develop models and strategies for resolving brownfields issues in EPA Region 5.
- The Cuyahoga County Council developed a revolving loan fund for site assessments. The fund will generate money for the redevelopment of brownfields within Cuyahoga County and possibly be used as a model throughout the State of Ohio.
- Tri-C is developing programs to provide trained and capable workers to support the redevelopment of brownfields. Efforts are underway to recruit local minority residents into these programs.
- Tri-C held a forum to discuss the risks posed by brownfields as part of its outreach efforts.
- The City is assisting the Tri-C in developing a high school curriculum on environmental issues to encourage interest and awareness among students.
- The City and Tri-C are conducting outreach activities to recruit minorities and other citizens to provide information to environmental justice neighborhoods.
- The Mid-Town corridor site has been expanded and now covers an area which includes over 200 parcels. Future uses of the area include food processing, light and heavy manufacturing, and service sector businesses. Phase I audits have been completed at over 150 parcels done in large part by Ohio EPA with EPA Site Assessment financial support. Phase II field work is scheduled for summer/fall 1997.
- The Collinwood Railyard site is a joint County/City effort that will transform an idle Conrail property into a commercial/retail center on Cleveland’s northeast side. Ohio EPA is again providing technical assistance through the Region’s Site Assessment mechanism.
- In August 1996, CSU released survey results of municipal industrial land capacity within various cities in the Region that could be developed as brownfields. The survey results were reported at a symposium organized by the University.

