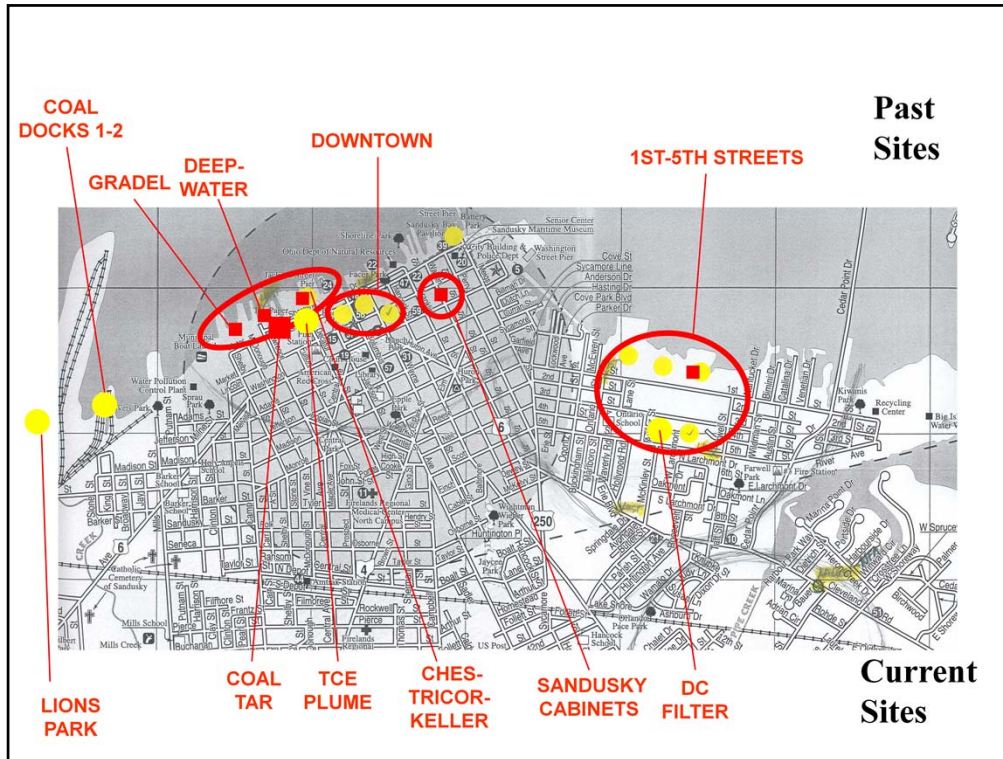


24-Aug-10 Meeting
SANDUSKY
BROWNFIELDS COMMITTEE

PLANNING FOR THE FUTURE

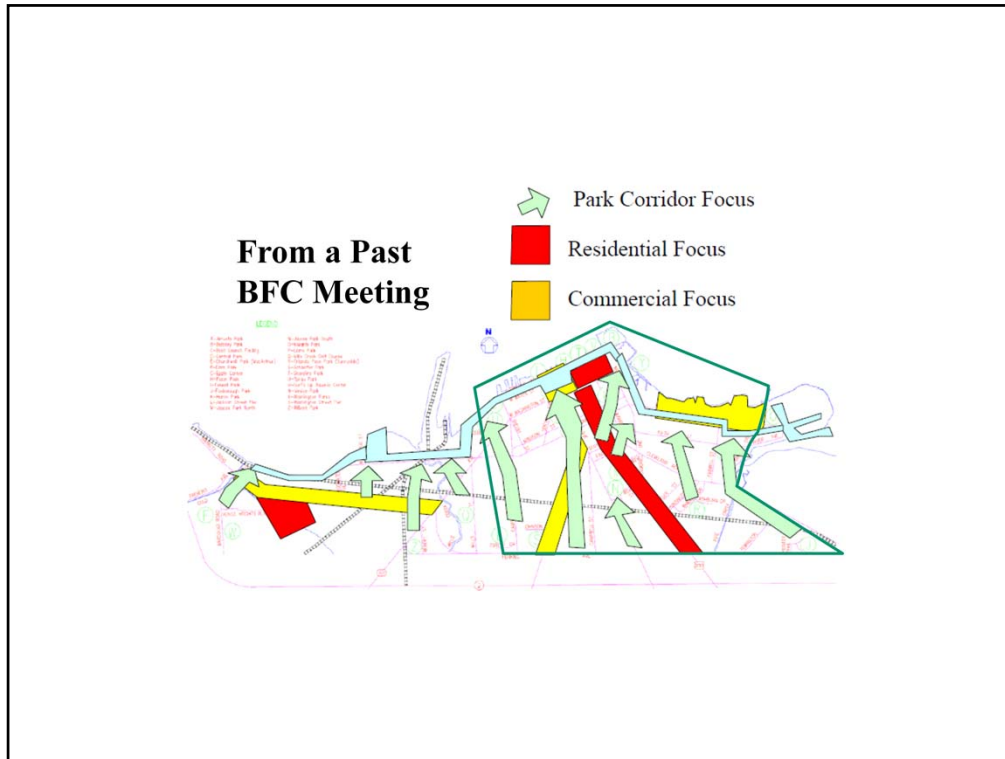
1. Review Work-in-Progress
2. Committee Input

The meeting began at 7:30AM.



The last meeting provided a status report. This meeting is to be a discussion of the next phase of grant funding. Lance Warner also asked if, at this meeting, the committee could talk about Coal Docks I and II, and looking forward.

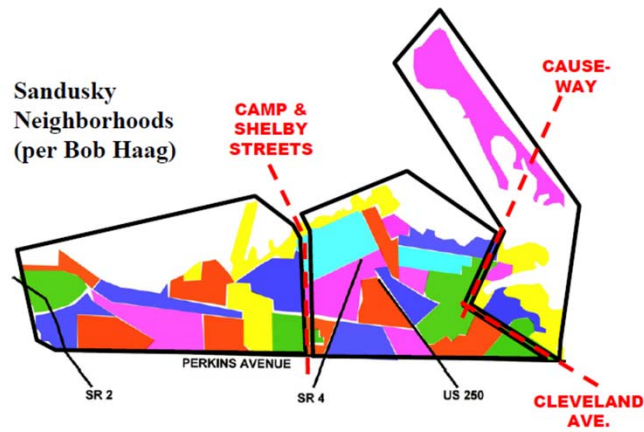
This is a map that we have used before. The sites listed on the bottom are either currently active or will be active in the future.



This diagram came from a past meeting when the Brownfield Committee decided where commercial focus and residential focus should be. Joe Hayberger added the area out by Venice. The residential corridor focus came from Mark Harrington. From “Lessons from Louisville” we had added some park corridors. The idea is to start at city parks and bring people to the Bayfront Corridor.

**From the HaagInsight Planning Grant Application
(EPA required focus upon one district in the City)**

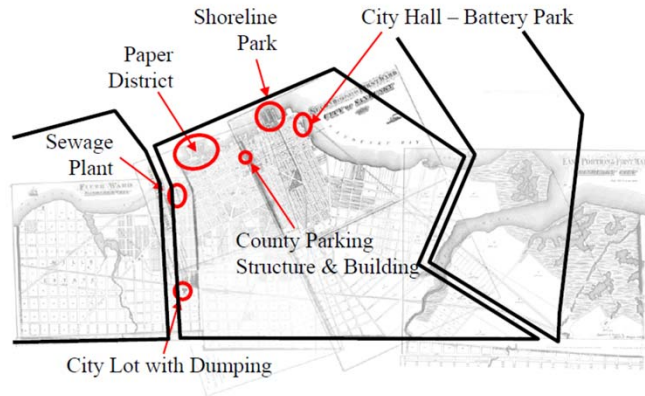
**ADJUST BROWNFIELD AREAS
TO NEIGHBORHOODS**



Haag Insight applied for a Brownfield planning grant. If Haag Insight got it we would do the same job we have now, but the city would not have to pay for it, the grant would. The grant said that the planning project could not be applied to the whole city, so we split Sandusky into 3 potential planning districts.

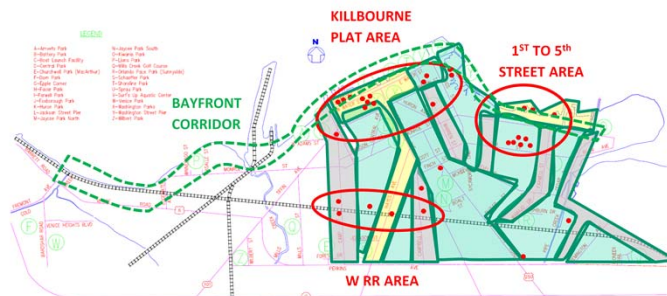
**From the HaagInsight Planning Grant Application
(Expand Central District to Include 2 Sites)**

**OLDEST INDUSTRIAL SITES
WITHIN BROWNFIELD AREAS**



In the Brownfield Planning grant application we expanded the areas a little as shown here because when you overlay the old 1800 map you lose some sites, such as the sewage treatment plant, and a City dumping lot on Camp Street. We also expanded it to include Brown Industries.

**From the In-Work 2011 Brownfields Plan
(Provided to City Manager's BF Oversight Team)**



- **3 Clusters of Brownfield Sites**
- **Noted Commercial Areas**
- **Noted Residential Areas**
- **Proposed Park-Linking Corridors**

The brownfield committee talked about the Central Planning District a few months ago. The red dots represent brownfield sites that the committee has identified and listed. There are three clusters of sites. This map also shows the commercial corridors that have been identified by the committee. Bob Haag said that his personal favorite is making a park-like corridor on Warren Street, down to Shoreline park. Also, with the plan shown, Camp street would be a park-like corridor. There is also shown a leg of the Bayfront Corridor that is planned to be extended this year.

Along with it being a good idea, another reason for this plan is that Karla Auker, the USEPA Assessment Grant coordinator, said that Sandusky needs a Brownfield plan. She implied that we need the plan in order to apply to extend the time frame on assessment grant that we have. A draft of this plan has been prepared and submitted to the oversight team, and we are expecting to discuss it in today's 3:00 meeting. We are asking for brownfield committee input today on this draft plan.

**From the In-Work 2011 Brownfields Plan:
Kilbourne Plat Area**

1. Continue on coal tar plume to stay out of CERCLA
2. Clean up TCE plume
3. Sandusky Cabinets as redevelopment-ready green space
4. Remove PCBs and asbestos from Keller
5. Develop park-linking corridor concept, start with Warren Street
6. Parking lot near tennis courts as Cedar Point traffic way-station

The end goal of the brownfield planning process is to have a plan that can be implemented with grant dollars, and produce development and jobs.

Here are the 6 points for brownfield work in the Kilbourne Plat area. Sandusky Cabinets needs a RAP describing the removal of the remaining contaminants, the building needs to be demolished, and the space needs to be made into a redevelopment-ready green space. We want to apply for a Clean Ohio Revitalization Fund (CORF) grant and proceed with it.

We had hoped an existing CORF grant would pay for asbestos removal on Keller, but that hasn't happened.

To plan what the spaces will look like when it is all done, involves developing a park-linking corridor concept and getting that concept incorporated into the City's overall plan. The planning grant application that we submitted has \$75,000 to draw up this part of the plan. It would be done using citizen concepts, and concepts created in this brownfield committee meeting.

Bob Haag has inserted an idea that would make the parking lot outside of the Sailing Basin in to a travelers' rest stop. Travelers could stop and get coffee, get rid of coffee and move on. It would also allow Cedar Point travelers who don't want to go to Cedar Point to enter

our park system. It is just an idea, and of course, Cedar Point might object.

**From the In-Work 2011 Brownfields Plan:
1st-5th Street Area**

7. DC Filter Phase I, II and product characterization
8. DC Filter Remedial Action Plan
9. Assist DC Filter in locating remedial funds (RLF?)
10. Park-linking corridors (Ogontz, Wamajo+Farwell)

After we got Allen Kacenjar (the City's environmental attorney) to talk with Bob Waldock's attorney, we called Bob to see if he wants to start. He has not returned our calls, so far. We would like it if he was able to get rid of any potential RCRA problems before we start this public process.

The USEPA's brownfield revolving loan fund (RLF) is a program that the City of Sandusky doesn't presently participate in, but could. So perhaps the City should apply for it. The City can't pay to clean up properties with grant dollars, unless the City acquires them. With the RLF, the City could provide low-interest loans to people who wanted to clean up properties.

**From the In-Work 2011 Brownfields Plan:
West Railroad Area**

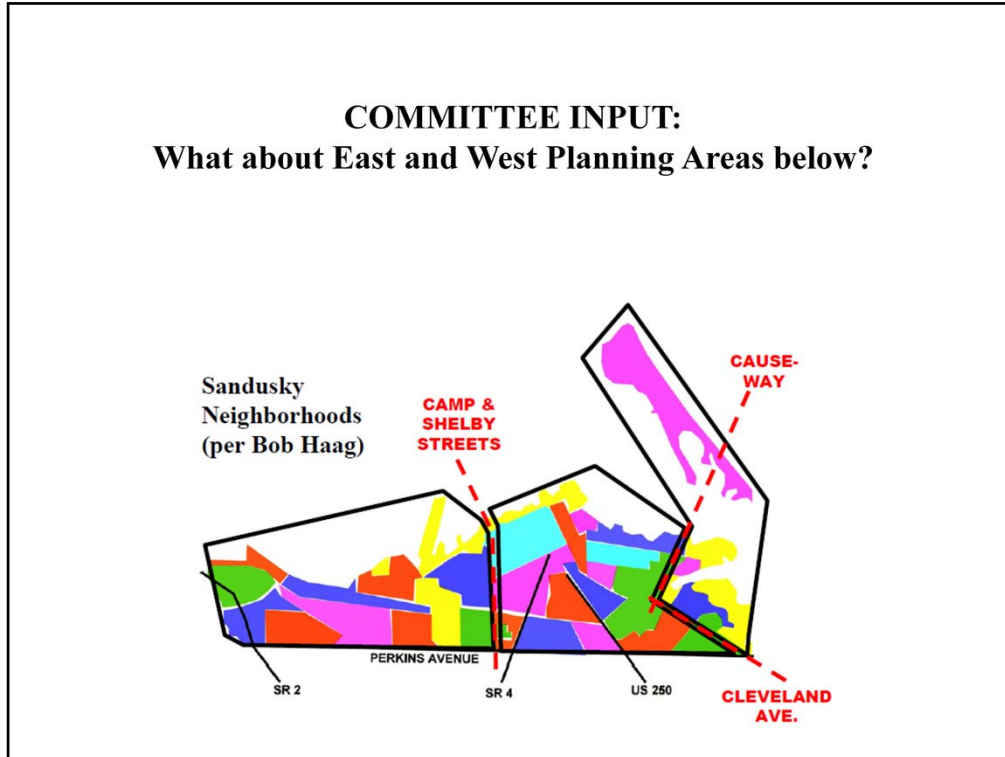
11. Consider Dixon acquisition
12. Remove debris piles near RR at Camp Street
13. Park-linking corridors (Camp, Campbell)

The City should consider whether it would be interested in acquiring all or part of Dixon.

For the debris piles along the railroad near Camp Street, we would propose that the City create a debris pile identification and removal program.

Tim Schwanger said that he would like to see Dixon stay by the railroad, and have this site be a manufacturing facility. Sharon Johnson agreed that is the only land available to get manufacturing. Mark Harrington said the land is long and narrow, which makes it difficult for new companies to come in. Mark Harrington said the lot is rectangular. Dan Kaman said the City might be able to buy the old office space and the warehouse part might go in the bankruptcy. The warehouse is not income-generating.

**COMMITTEE INPUT:
What about East and West Planning Areas below?**



We have not discussed the east or west areas of the City. Lions Park is in the west, and we have said nothing about it.

There was a discussion of the minutes. The City can link to the minutes. Most liked the link given in the minutes, as presently prepared. Sharon wants the minutes sent directly to them. Mark Harrington asked who gets them. Kelly Kresser (City Commission Clerk) gets them and can put them on the City website.

Wes thinks the overall plan looks excellent. Next step is to prioritize. He would like Bob to expand on park-link corridors.

Dan wants Bob Haag to look at the request-for-proposal for Lions park; can Bob get together with Carrie Handy (City Planner) and check to see if she can get her Lions Park concrete grinder over to Camp Street?

The Tricor debris piles are now at the Water Plant; we have to complete our documentation to Bob England (Health Department).

Tim asked regarding the \$75,000 figure for engineering the corridors, is that a quarter of the grant? Bob Haag said \$100,000 of the grant would go to Haag Insight. Tim said the

City already has plans for Warren Street. Bob said that this would be different from the City's current plan.

Sharon asked about the Cedar Point Causeway and Cleveland Avenue. What is the plan there? Bob Haag explained that it is just excluded from the Central Planning district. Sharon thinks we should plan on a highly visible area where tourism comes in to attract the eye.

We asked, what is purpose of a corridor? Bob Haag said that the purpose is to move traffic efficiently, but not break up neighborhoods. For example, the people who live on both sides of US Route 250 probably don't talk to one another. Route 250 dumps traffic onto Hancock Street. In the Hancock Street neighborhood, if we are going to enhance the residential character, we might have to move the Route 250 traffic somewhere else.

Sharon said we need proper signage.

John Hamilton (City Commissioner) came in.

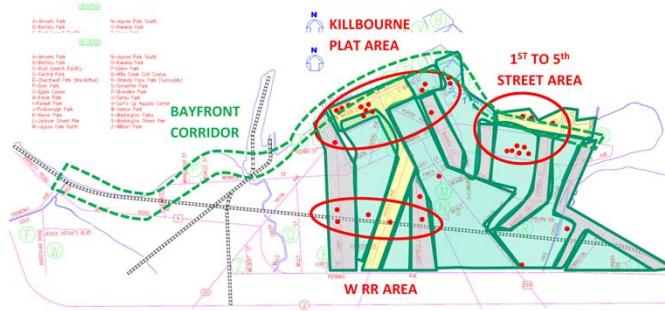
Bob Haag said to move people and equipment efficiently, the streets are typically asphalt-paved, with curbs and gutters. If we are going to encourage people to walk and enjoy, then the street and sidewalk might be all one surface.

The idea is to develop one conceptual design for park corridors, and another for fast traffic-moving.

Mark Harrington said it is very difficult to get to the Downtown. There needs to be an easy access for people that they think feels safe. Warren Street started as a boulevard. Tell people to follow the boulevard, and the center could be a bike and walking path. This would use Sycamore Line and Huron Avenue. Put a boulevard in along here.

Bob Haag noted that, today, we are really just trying to agree that we are going to have the design discussions; we are not trying to have those detailed design discussions now. All agreed, and the group moved on.

**COMMITTEE INPUT:
What about corridors below?
(Commercial, Park-Linking)**



**COMMITTEE INPUT:
What about proposed actions below?**

1. Continue on coal tar plume to stay out of CERCLA
2. Clean up TCE plume
3. Sandusky Cabinets as redevelopment-ready green space
4. Remove PCBs and asbestos from Keller
5. Develop park-linking corridor concept, start with Warren Street
6. Parking lot near tennis courts as Cedar Point traffic way-station
7. DC Filter Phase I, II and product characterization
8. DC Filter Remedial Action Plan
9. Assist DC Filter in locating remedial funds (RLF?)
10. Park-linking corridors (Ogontz, Wamajo+Farwell)
11. Consider Dixon acquisition
12. Remove debris piles near RR at Camp Street
13. Park-linking corridors (Camp, Campbell)

Committee review of the proposed actions listed above:

1. Coal tar plume: Yes, we have to do this.
2. TCE plume: Yes.
3. Sandusky Cabinets: Yes.
4. Keller PCBs and asbestos: Dan Kaman said to move this down in priority until we get a developer (Bob Haag pointed out that these are not in priority order, but these things will have to be removed even if the building is demolished)
5. Warren park corridor: Yes.
6. Way station near tennis courts: Sharon Johnson asked how would this impact an event at the parking lot? Bob Haag said it would be a vibrant landing area for people coming, to shoot down Washington, and shoot into the downtown. Sharon likes concept, but wants to know if we can keep it flexible, if we need parking if Surf's up gets redeveloped. Josh Pribanic asked why not do this with the Jackson Street Parking lot? Bob Haag said that taking busses through the heart of downtown might not be comfortable. Sharon thinks it's a good spot, but it should not be anything permanent. Wes Poole thinks we should discuss it. Mark Harrington wondered what impact this would have on the tennis courts? Bob Haag said that they would stay.
7. DC Filter assessments: Yes.
8. DC Filter remedial plan: Yes.

9. DC Filter remedial support: Should the City participate in the RLF program? Mark Harrington thinks it's a no-brainer. Commissioner Diedre Cole wonders if the grants are census-driven? Ruth Haag said no.

10-13. There were no objections to the rest of the points.

**COMMITTEE INPUT:
What else?**

1. Lions Park
2. Coal Docks 1&2
3. Others?

Bob Haag asked the brownfield committee members if they wanted the western and eastern areas in this plan. Bob and Ruth Haag have proposed to Commissioner Dave Waddington and Interim City Manager, Don Icsman, that instead of getting a grant for the offshore sampling of Lions Park, Ruth and Bob can put on boots and get some samples.

The committee then commented on the plan:

Sharon Johnson was concerned with algae and combined sewer overflows (CSOs) at Lions Park. Ruth Haag stated that Lion's park has had pretty good results for bacterial testing, but she was told at a public meeting that someone had blocked off the CSO near there. Bob England (Health Department) said that 2010 has had higher results, mostly due to the warmer weather.

Wes Poole said that he thought that the brownfield committee can keep clear of Lions Park and the Coal Docks. The committee's plate is full. Dan Kaman and Wes think that we should leave the Coal Docks off of our list. Mark Harrington said maybe we should put these on the back burner, but not totally remove them from the list.

Sharon Johnson asked how we can do anything with the Coal Docks. Mark Harrington said the City owns them. They are involved in the Bayfront Corridor pathway.

Tim Schwanger said that G&C Foundry is another site. Bob Haag said it is in the western area, so it is not our focus right now. Tim says that if you talk to people in the neighborhoods, they are not happy.

Bob England asked if there was any use for G&C, such as boat storage.

Bob Haag said that if we were consultants to a buyer of G&C, we would say go through a Phase I and then, probably don't buy it unless you know what you are doing. It is a former foundry that has not faced any remedial action. We would recommend that foundry operators buy it, as they are familiar with foundry issues. Commissioner Dan Kaman said that preliminary talks with Okomato would be to expand their plant and use G&C as a parking lot. Bob Haag said that a day care center is a bad idea, but a parking lot is a good idea. G&C foundry is something to be thought about carefully. Wes Poole said that there are a limited number of options.

24-Aug-10 Meeting
**SANDUSKY
BROWNFIELDS COMMITTEE**

PLANNING FOR THE FUTURE

Thanks for coming!

Next meeting?

More committee comments:

Tim Schwanger asked about the City owning property; he thought that the City didn't have to own the property in order to get a grant anymore. Bob Haag said that he thought only that there is no longer a need to have a development partner, for some grants.

John Hamilton said that Mitsubishi moved into a town 20-25 years ago promising to expand, and they didn't ever expand.

The meeting concluded at 8:33AM .

After the meeting, there were questions about the coal tar plume. Bob Haag explained that Malcolm-Pirnie (M-P) will answer two questions: (1) Is the brown oily liquid the same as in the Deepwater slip and, (2) is the brown oily liquid the same as has been found in an earlier monitoring well, MW4. We hope to get answers today. Dan Kaman said the results will be made public the next day, after we digest them. Bob Haag mentioned the high pH in well D3. After M-P purged the well, the pH was lower.

Bob England said drilling is messy. His question is, can you clean it up? He felt that you don't know what layer the material is coming from. In his experience, when one can get

the water to run clear by purging a well, and it doesn't come back maybe it isn't there; but will it return? Bob Haag said that he didn't think high pH will come back.

Bob England asked if there was slotted pipe all the way down? Bob Haag explained that there is 5" casing grouted in soil, followed by a 3" open-rock hole. Bob suggested that was done because there was an expectation that the coal tar would be viscous, so it would not come in through a slotted pipe. Sharon Johnson asked if we have to go back and verify by sampling again. Bob said we probably should, and probably will. It is good to see a pattern over time. Mark Harrington asked how long did they wait before sampling? Ruth and Bob both replied, one week. Bob explained the problem with D3 and the fracture zone. The rig broke, and then they put the grouted casing across the fracture zone of interest. So, D3 will show us what is under the fracture zone, but it doesn't give us access to that zone. Diedre Cole asked how critical is that information? Bob said that we wanted perfect confirmation that the coal tar is not over there, near the new marina. Now, we have pretty good confirmation.

Ruth Haag explained that in this type of work there are always some problems, her estimate is a problem with every third hole. The scientist then makes the best evaluation with the data that they have. It is often too expensive to keep drilling.

Mark Harrington asked about the other 300 holes that were drilled on the sites. Ruth Haag said that none of them were drilled deep enough. Bob Haag said that M-P will compare all of the results. Bob also said that MW4 didn't have coal tar when they first drilled it, but it did when they pumped. M-P is tasked to reevaluate all of that data. When they are done, the coal tar plume may get smaller rather than larger. Dan Kaman said that this is the hope.

Bob Haag showed some slides from past presentations and explained odor and color from hydrogen sulfide in one of the samples.

Tim Schwanger asked if the brownfield committee could meet again in two weeks. Mark Harrington agreed, saying that he wants to hear Bob Haag's interpretation of the coal tar study results.