

**SANDUSKY  
BROWNFIELDS COMMITTEE**

Prior Meeting, on 14-Oct-08

**AGENDA**

1. Health Risk Assessment
2. Spending on Chesapeake-Tricor-Keller
3. Completing the Chesapeake Walkway
4. The CERCLA Option for Gradel/Deepwater
5. Committee input on the CERCLA Option
6. Extra: The Cabinets UST grant?
- 7. Committee mission**

The meeting was attended by BLRA staff Bob Haag and Ruth Haag, Sandusky City Commissioners Dan Kaman and Bob Warner, Sandusky City staff Scott Schell, Erie County representative Steve Poggiali, local industry representative Mark Harrington, environmental group representatives Barry Riddle and Kathy Mueller and citizen Sharon Johnson. We discussed changing from a bi-weekly to a monthly schedule. Commissioner Bob Warner said he wanted to meet every other week until the Chesapeake and Tricor piles were moved. Bob Haag said we would go back to the system of calling everyone to remind them of meeting times.

**SANDUSKY  
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**From USEPA Haz Assessment Grant Proposal**

- BFC an advisory board to assist in selection of sites
- Meet each quarter to to provide guidance in the use of the USEPA grant
- Discuss guidance on cleanup and reuse decisions
- Comments received to be discussed in City meetings and recorded in City minutes, available through City's website

**SANDUSKY  
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**Committee input on mission**

- BFC an advisory board to assist in selection of sites

Commissioner Warner said that he thought that Staff had already decided on the site selection. Bob Haag said that the City's application for the USEPA assessment grant said that the Brownfields Committee would provide input to those decisions.

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**Committee input on mission**

- Meet each quarter to provide guidance in the use of the USEPA grant

# **SANDUSKY BROWNFIELDS COMMITTEE**

Meeting on 28-Oct-08

## **Committee input on mission**

- Discuss guidance on cleanup and reuse decisions

Sharon Johnson stated that she wants the Brownfields cleaned up so that the land will be ready for developers. Bob Haag explained that the state funding we have been using has required a development partner. He further explained the future grants will not necessarily have that requirement. Scott Schell confirmed that the Clean Ohio Revitalization Fund (CORF) grants now go both ways, with a developer and without. Bob Haag asked the group if they wanted to focus more on getting a green site or getting a developer. Commissioner Warner said that we have to do both.

Mark Harrington agreed that the committee should work on getting a green site and a developer. Bob Haag concluded that the group had developed no new guidance for the Commission on this issue, the group is reaffirming the past policy.

Commissioner Dan Kaman said that Sandusky Metal Cabinets would be next to be cleaned up, and we should talk about Camp Street and Browning Ferris as sites to make green. The group also discussed the brief mention of the debris piles at the Tricor site, that had been brought up at the City Commission meeting the previous night.

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**Committee input on mission**

- Comments received to be discussed in City meetings and recorded in City minutes, available through City's website

**SANDUSKY  
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**Committee input on mission**

Bob Haag proposed the following mission for this Brownfields Committee: (1) Understand Brownfield issues, and (2) Advise the Sandusky City Commission on Brownfield decisions. Commissioner Bob Warner stated that he liked that mission statement. All voted to use it for now.

**SANDUSKY  
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**PRIORITIZATION CRITERIA**

1. Sites that qualify for funding,  
which means site control can  
be obtained

There was some discussion as to what should be the top prioritization criteria. Commissioner Bob Warner wanted to deal with the cleanest and the most contaminated sites first. Commissioner Dan Kaman wanted to address the sites with the best potential for development. Bob Haag wanted to deal first with the worst sites, to provide the most public protection. Commissioner Dan Kaman said that the Brownfields Committee had to look at the potential for development. Scott Schell proposed that priority should be given to the sites that provided the most benefit for public development. Commissioner Bob Warner also mentioned that the sites with public support would be good. Bob Haag mentioned that the Marina District is a brownfield site. Mark Harrington did not know that the Marina District was a brownfield site; Bob Haag explained that Sandusky Tool Works had been on the property. Commissioner Dan Kaman said that he thought the parking lot had been a junk yard. Commissioner Dan Kaman also mentioned that public support should be kept as a criterion.

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**PRIORITIZATION CRITERIA**

2. Degree and type of  
contamination

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BROWNFIELDS COMMITTEE**  
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**PRIORITIZATION CRITERIA**

3. Preserve, secure and enhance existing business (don't force relocation)

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**PRIORITIZATION CRITERIA**

4. Public support

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**PRIORITIZATION CRITERIA**

5. Sites with willing private investors, that lend themselves to economic re-use, now

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**STAFF SITE LIST**

**Target Area 1 – East Bay Entertainment District**

**The Old Ice House**

**Universal Clay**

**Apex Building**

**DC Filter**

**LEWCO Storage**

**Battery Park Marina Services**

**Cook Composites**

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**STAFF SITE LIST**

**Target Area 2 – Central Kilbourne Plat**

**Sandusky Cabinets  
Pfanners Dry Cleaners  
Form Pac  
Mack Iron Works  
Water Street Parking Lot  
Jackson Street Parking Lot**

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**STAFF SITE LIST**

**Target Area 3 - Railroads**

**Dixon Ticonderoga  
Old Railroad Yard**

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**Target Area 4 – Paper District Waterfront**

**Geo Gradel Co.  
Deep Water Marina  
Coal Docks #1 & #2**

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**STAFF SITE LIST**

**Target Area 5 – East Route 6**

**Griffing Airport**

**MHD Property/ Bayshore Campground**

**Sandusky Drive-In**

**Pipe Street Nursery**

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**SITE LIST**

RE-SCREEN WITH THIS QUESTION:

**CAN THE CITY GET CONTROL  
OF THIS SITE?**

(i.e., is the site for sale, or is it likely that the  
owner would sell to the City?)

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**SITE LIST**

Brownfield Committee opinions at this meeting:

Dixon Ticonderoga City can get control	1706 Hayes Avenue
Deep Water Marina City cannot get control	803 W. Shoreline Drive
Geo. Gradel Co. City might get control	931 W. Water Street

(Control means: is the site for sale, or might the owner sell to the City?)

The members reviewed the site list, and gave their opinions on the City's ability to obtain control of each candidate site. Site which the group felt could not be obtained by the City will be deleted from the prioritization list. Bob Haag will e-mail the list of remaining sites to everyone on the Brownfields Committee, for them to prioritize.

**SANDUSKY  
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**SITE LIST**

Brownfield Committee opinions at this meeting:

Sandusky Cabinets City can get control	513 & 430 E. Market Street
Apex Building City cannot get control	1649 First Street
DC Filter City might get control	1517 5th Street

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**SITE LIST**

Brownfield Committee opinions at this meeting:

Pfanners Dry Cleaner	414 Washington Street
Sandusky Coal Docks City can get control	W. Monroe Street
(Uncertain site)	1845 Superior Street

Pfanners is residential now

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**SITE LIST**

Brownfield Committee opinions at this meeting:

Martin's Motors	2600 Venice
Discount Muffler	1710 Tiffin Avenue
Monroe Services	640 Camp Street

All 3 above: City might get control

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**SITE LIST**

Brownfield Committee opinions at this meeting:

Form Pac	425 Warren Street City can get control
District Petroleum	1832 Milan City cannot get control
(Uncertain site)	2016 Milan Road

(Control means: is the site for sale, or might the owner sell to the City?)

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**SITE LIST**

Brownfield Committee opinions at this meeting:

(Uncertain site)	1601 Fifth
Guerra's	Fifth behind LEWCO
Feick	Fifth Street City cannot get control

City cannot  
get control

(Control means: is the site for sale, or might the owner sell to the City?)

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**SITE LIST**

Brownfield Committee opinions at this meeting:

Hearns (Uncertain site)	1847 Third
Cantelli Block City can get control	0, 1529, 1537, 1539, 1601, 1605
Alarmtech Security (Uncertain site)	1329 First Street

(Control means: is the site for sale, or might the owner sell to the City?)

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**SITE LIST**

Brownfield Committee opinions at this meeting:

Cook Composites City cannot get control	1321 First Street
Wisteria Hill Farm	1610 Campbell Street
Old Winery	Sadler Street

City can get control of Wisteria Hill Farm and  
the Old Winery

(Control means: is the site for sale, or might the owner sell to the City?)

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Brownfield Committee opinions at this meeting:

(Uncertain site)	Pierce (ask mully)
J & V Pallett	1737 Camp Street
(Uncertain site)	1422 & 1424 Taylor

City might get control of J&V Pallet

(Control means: is the site for sale, or might the owner sell to the City?)

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**SITE LIST**

Brownfield Committee opinions at this meeting:

(Uncertain site)	1636 S. Depot
Keller City has control	409 West Water
Old Ice House	First Street City can get control

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**SITE LIST**

Brownfield Committee opinions at this meeting:

Sanduskian	City has control	232 Jackson
Peerless	City has control	by the Amvets near 304 Harrison
Tuscarora Inc.		2901 Monroe (Uncertain site)

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**SITE LIST**

Brownfield Committee opinions at this meeting:

(Uncertain site)	1820 W. Jefferson	
Georgia Pacific	(Uncertain)	
Chicago Famous Hair	(Uncertain)	2333

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**SITE LIST**

Brownfield Committee opinions at this meeting:

Old Tofts (Uncertain)	2434 W. Monroe
Schonhardts (Uncertain)	303 Fremont
Jim's Auto (Uncertain)	1705, 1707, 1820 George?

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**SITE LIST**

Brownfield Committee opinions at this meeting:

Old Blue Chip	1822 George (Uncertain)
(Uncertain site)	2020 Superior
(Uncertain site)	1916 Superior

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**SITE LIST**

Brownfield Committee Opinions at this meeting:

Diamond Fertilizer	Fifth Street	(Uncertain)
Brown Industries	1700 Blk. Camp	(Uncertain)
Lk. Er. & Wh. Rail	1700 Blk. Camp	(Uncertain)

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**SITE LIST**

Brownfield Committee opinions at this meeting:

Sandusky Metal Prod	E. Washington Street	City can get control
Scott Paper	W. Shoreline Drive	City has control
Erie Brick	Olds Street btwn tracks	(Uncertain)

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**SITE LIST**

Brownfield Committee opinions at this meeting:

Old Rail Yard	City cannot get control
LEWCO Storage?	1340 Third (Uncertain site)
Old Landfill	(Uncertain site)

(Control means: is the site for sale, or might the owner sell to the City?)

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**SITE LIST**

Brownfield Committee opinions at this meeting:

Vulcan Materials	Superior off of Monroe		(Uncertain)
J&J Auto	Washington Stret		(Uncertain)
Bielstein Dry Cleaners	Jackson between Register and Care and Share		(Uncertain)

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**SITE LIST**

Brownfield Committee opinions at this meeting:

Foot of Ogontz			(Uncertain site)
Northwest Corner Tiffin and Pearl			(Uncertain site)
	430 Market	City can get control	Sandusky Cabinets
Cleveland/Milan/ Old Railyard	Jaycees Park		City has control

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**STAFF SITES NOT ON LIST**

Brownfield Committee opinions at this meeting:

**Battery Park Marina Services** City cannot get control  
**Mack Iron Works (with Sandusky Cabinets)**  
**Water Street Parking Lot** City has control  
**Jackson Street Parking Lot** City has control  
**Griffing Airport** (Uncertain)  
**MHD Property/ Bayshore Campground** (Uncertain)  
**Sandusky Drive-In** City has control  
**Pipe Street Nursery** City has control

(Control means: is the site for sale, or might the owner sell to the City?)

**SANDUSKY  
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**ADD TO SITE LIST**

**From Staff's list:**

Battery Park Marina Services  
Mack Iron Works (with Sandusky Cabinets)  
Water Street Parking Lot  
Jackson Street Parking Lot  
Griffing Airport  
MHD Property/ Bayshore Campground  
Sandusky Drive-In  
Pipe Street Nursery

**(The committee did not  
add any sites during  
this meeting)**

**SANDUSKY  
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**THANKS FOR PARTICIPATING!**

The final discussion was regarding the responsibility of companies to clean up their own sites. Sharon Johnson asked if they didn't have a responsibility, and Commissioner Bob Warner wondered about insurance. Bob Haag explained that the City had been, in previous years, only thinking about grant funding and not about who was responsible for the contamination. Bob Haag explained the CERCLA and RCRA laws. RCRA is the main law when a business that has generated hazardous waste is leaving, but citizens have to be aware of the problem because the Ohio EPA isn't always on top of this situation. New Jersey has a special law that requires industries to clean up before they leave. Commissioner Dan Kaman said that we had to be aware of problems while the industry is still there. A longer discussion ensued, regarding what happens when the USEPA or Ohio EPA become involved in clean-up. Commissioner Dan Kaman said that even if the CERCLA route took time, the end result would be that the site would be cleaned up.