

**SANDUSKY
BROWNFIELDS COMMITTEE**

Meeting on 06-Jan-09

1. **Review: The 13** priority sites selected by the BFC on 09-Dec-08
2. Committee input: Sites for **updated Phase I** assessments
3. Committee input: Sites for **first-time Phase I** assessments
4. Committee input: Sites for **Phase II assessments**

The Brownfields Committee (BFC) meeting was called to order at 3:00 PM by the chair, City Commissioner Dan Kaman. Bob Haag explained that the purpose of this meeting was to determine the investigation needs for the sites that the BFC had selected and prioritized in previous meetings, so that we could get the consultants started on some Phase I environmental assessments.

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HOW MANY STUDIES?

Application (Work Plan)

Phase Is (12-18)

Phase IIs (3-6)

RAPs (2-4)

Bob Haag reviewed the number of assessments anticipated by the Work Plan for the USEPA grants. Bob noted that the number in the USEPA-approved Work Plan may differ slightly from the number in the City's original grant application.

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1. Tricor	PI PII	
2. Cabinets	PI PII	
3. Keller	PI PII	
4. Coal Tar	PI PII	
5. TCE	___	___
6. Surf's Up	PI	___
7. City Hall	PI	___
8. Battery Lot	PI	___
9. Coal Docks	PI	___
10. Jackson Lot	PI	___
11. Water St. Lot	PI	___
12. Dixon	___	___
13. Ice House	PI	___

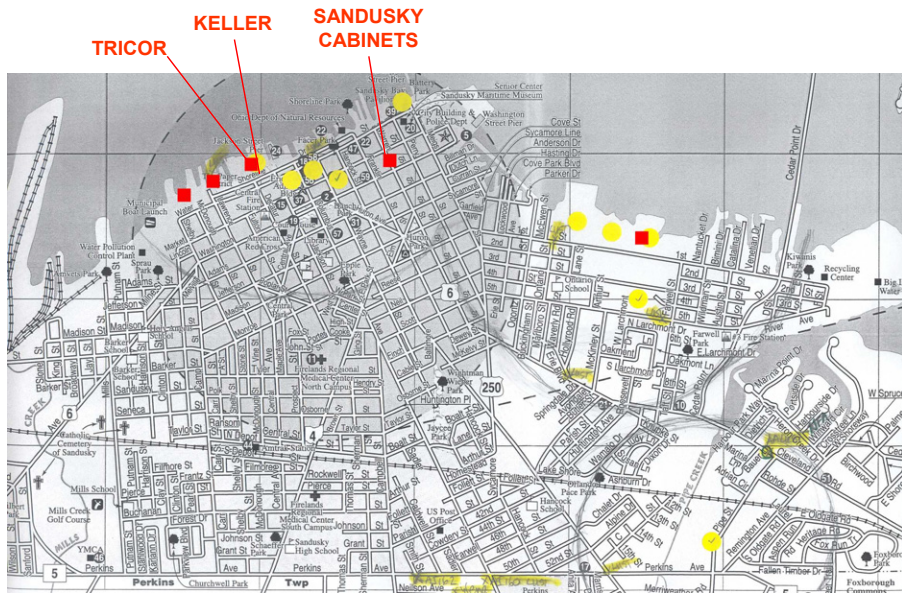
This slide summarizes the sites selected previously by the BFC, as well as the prioritization developed by the BFC. Also shown is each site's status with regard to completed assessments, where PI = Phase I assessment completed, and PII = Phase I assessment completed.

The general discussion included a question about adding the Crayon Factory (Dixon Ticonderoga) to the site list. Scott Schell said he would have to talk with the bank to see if they were interested in a Phase I (part of the site is in foreclosure). Bob Warner asked if a Phase I and Phase II could be done on just part of the site. Scott Schell, Bob Haag and Ruth Haag all agreed that this should be possible.

Bob Haag suggested that the BFC may not yet have selected enough sites to match the funding available from the USEPA assessment grants, so we will probably be adding sites, after we decide what we wish to do with the 13 sites that we have already identified. Tim Schwanger said that he'd like to see some manufacturing sites given higher priority because, so far, all of the high-priority sites are along the waterfront, and the waterfront is all tending toward condominium development.

Lance Warner suggested that the BFC should do a present value computation for the sites being considered. With this concept, a site that could be cleaned up quickly, and return on the City's investment quickly, would rate higher.

HIGHEST PRIORITY SITES



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Highest Priority Sites:

-Tricor (Has Phase I & II reports; Key contaminants are BaP at 3 soil locations, TCE in GW; Concerns are drinking GW, soil disposal)

-Sandusky Cabinets (Has Phase I & a limited Phase II report; Key contaminants are As/Pb, BaP, TMB in soil; **Concerns are it's too clean, what did we miss?**)

-Keller (Has Phase I & II reports; Key contaminants are ACM in roof, TCE in GW, PCBs in elevator, Pb/As along South wall; Concerns are in-building inhalation of TCE, dust ingestion of PCBs, dust ingestion or direct contact with Pb/As)

Among the highest-priority sites, Bob Haag proposed that we have sufficient data for the Tricor and Keller properties, and should therefore focus our attention upon the Sandusky Cabinets site. A discussion of Sandusky Cabinets ensued.

Bob Haag and Ruth Haag observed that the Phase II done by Malcolm Pirnie was labeled “limited” by the consultant, implying that more investigation might be appropriate. Bob Haag noted that no groundwater contamination was reported on the site itself. Bob Haag noted that this is not logical, given the former operations and chemicals used there, and the Phase II study might therefore need to be expanded.

Bob Warner asked how many drill holes the EPA would require to show that the site is clean. Bob Haag said the EPA does not direct such things, it is defined by the consultant. The consultant determines this using the Quality Assurance (QA) concepts that we reviewed in the last meeting (PACRC, or Precision, Accuracy, Completeness, Representativeness, and Comparability). The decision regarding how many holes should be drilled is also subject to the professional judgment of the consultant. In the case of Sandusky Cabinets, the lack of detected groundwater contamination may indicate that the holes might not be in all of the necessary locations, or the holes might not have been deep enough. (Some of the holes went only a few feet deep before encountering bedrock. Some of the locations that would have been down-gradient were off the site, and were therefore not sampled.)

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Lance Warner suggested that, if a Voluntary Action Program (VAP) Covenant Not to Sue (CNS) was given to the site, then the question would be closed. Ruth Haag said that, if this site had a CNS under the VAP, and contamination was later found, the Ohio EPA could reopen the site for further work. Ruth said that, in at least one relevant court case, the consultant was found to be at fault for not sampling in the correct places (testing was not Representative). Many in the discussion group agreed that the chance of having problems in the future would only slow down development.

Wes Poole asked what the cost would be for further investigation. Bob Haag said that the existing Phase II cost \$125,000, and Bob would estimate that the additional sampling might cost about \$25,000. At any rate, Bob Haag would place the cost for additional work somewhere between \$25,000 and \$125,000. After some discussion about the grant amounts, Bob Warner suggested that, if we have the money, we should do the additional study and make everyone happy.

Bob Haag again noted that we already have enough Phase I and Phase II information on Tricor and Keller. Bob Haag discussed the contaminants at those sites, and the fact that we only have to be careful moving soil around on the Tricor site, so as not to invalidate the studies that we have there. For the Keller site, Bob Haag noted that we are currently planning to address PCBs, lead, arsenic, asbestos and TCE with the City's existing grant from the

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Clean Ohio Revitalization Fund (CORF). Bob Haag said that the TCE impact on Keller would be taken care of with an interceptor system on the Keller site, because the CORF grant will not fund off-site remediation (the source of the TCE plume appears to be outside the Chesapeake-Tricor-Keller property covered by that CORF grant).

Dan Kaman suggested that we might want to hold off on remediation of the Keller building, until we get a developer.

Sharon Johnson asked if the Tricor site would be safe for children if it had a cap. Bob Haag said that most of the site is OK and Bob is even questioning whether a cap will be needed.

Mark Harrington asked if the Tricor sampling went deep enough to check the old slips that were there when it was a marina, or did they just check the fill? Ruth and Bob Haag determined that they would check the Tricor report in the Brownfields reading room.

Dan Kaman noted that the purpose of this committee is to make sure that money from the grant is spent where the BFC wants it, and not just where the City Staff might decide on their own.

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Sharon Johnson asked about the cost of a Phase I assessment. Bob Haag said that the Work Plan estimated range was \$5,500 to \$8,000 per site. Sharon then asked about a Phase II, and Bob Haag said between \$25,000 and \$125,000. Tim Schwanger asked, if you paid less did you get less? Bob Haag said that, since both of the City's selected consultants do good-quality work, following their QAPPs, then it is a simple matter that you get less work if you spend less money.

Sharon Johnson asked how many phases there were. Bob Haag explained that, in this work, there was just a definition of Phase I and Phase II for investigation. If there is more investigation, it is considered "additional Phase II work". Bob noted that the next step is called a Remedial Action Plan (RAP). Finally, said Bob, there is remediation.

MEDIUM PRIORITY SITES

MARINA DISTRICT

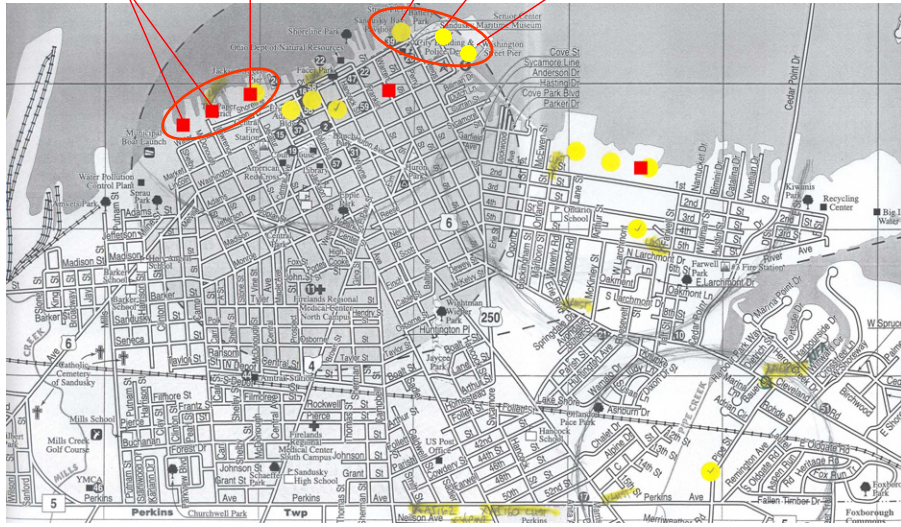
PAPER DISTRICT

COAL TAR PLUME **TCE PLUME**

SURF'S UP

BATTERY PARKING LOT

CITY HALL



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Medium Priority Sites:

-Coal Tar Plume (Has Phase I & II reports; Key contaminants are coal tars; **Concerns are bay sediment**, drinking GW)

-TCE Plume (**Has no studies of its own**, is inferred from other reports; Key contaminants are TCE, TCA, DCE, VC, TMB, BTX; Concerns are building and construction inhalation, drinking GW)

-City Hall (Has Phase I report; Concerns are coal pile, water treatment chemicals, Pb from firing range, ACM, LBP, historic building considerations)

-Surf's Up (Has Phase I report; Concerns are boat repair, fuel, warehouse, filled areas)

-Battery Parking Lot (Mostly covered by the City Hall Phase I; Concerns are former cooperage, Sandusky Tool Works)

For the medium-priority sites, Bob Haag said that Surfs Up and City Hall were in Matt Kline's hands. Matt had proposed that he would ask the developer if the developer wants additional investigations by the City, or not. Matt Kline agreed, and then said that he might have a site to add, on Cleveland Road where the Friends of Pipe Creek Watershed (FPCW) want to develop a nature center (several members of the BFC are also members of FPCW). There was some discussion as to who owns the Cleveland Road site.

With regard to the TCE plume, Bob Haag explained that we have bracketed it by means of other studies, but we have not yet studied the TCE plume site, itself. To address the TCE plume, Bob Haag proposed a Phase I and most likely a Phase II on the parking lot west of the Keller Building. Lance Warner asked if, when we determined where the TCE was, would it be easy to deal with? Ruth Haag said that cleaning up TCE is relatively easy.

For the Coal Tar plume, Bob Haag explained that there is a question as to whether the coal tar is in the bedrock, or not. If it is, then our currently-available sampling data don't go deep enough. Bob Haag suggested that it might cost about \$100,000 to investigate to greater depths.

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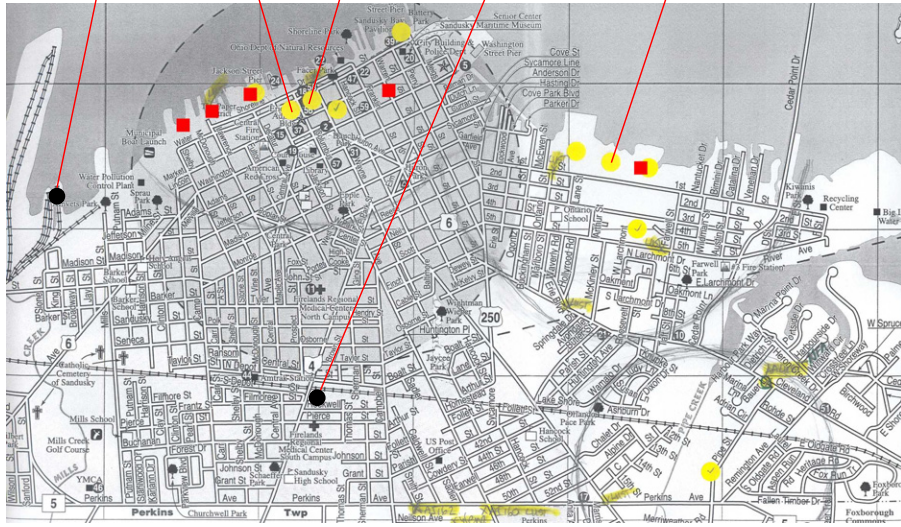
Bob Warner asked if it was realistic that the City would acquire the sites affected by the Coal Tar plume. Matt Kline said that the City has to try. Lance Warner said that we need to determine where the Coal Tar is, so that a developer will be willing to touch these sites. Lance Warner asked what type of drilling would be needed. Bob Haag said a City consultant had previously used a sonic drill rig to get through the large blocks in the debris fill. Bob Haag explained that conventional drill rigs are set up to handle either soil, or rock. The more expensive sonic rig was used by the City's consultant to get through the mixture of soil and rock.

Scott Schell was concerned that, if we want to do additional drilling, we would need property owner permission. Scott saw no problem getting permission from Gradel, but noted that obtaining access to the Deepwater site might be more of a problem.

Sharon Johnson asked about the salt piles at the Gradel property. She wondered if there might be contamination from that. Scott Schell and Lance Warner noted that the salt is contained on pads. Lance added an observation that salt is not considered a hazardous waste. Bob Haag concurred, but noted that the issue could be more complicated. Bob Haag indicated that HaagEnviro would review the reports in the Brownfields reading room, to see whether there is any data that might address Sharon's question.

LOW PRIORITY SITES

- COAL DOCKS
- JACKSON LOT
- WATER STREET LOT
- DIXON/ AMERICAN CRAYON
- ICE HOUSE



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Low Priority Sites:

- Coal Docks (Has no studies of its own)**
- Jackson Lot (Has a Phase I report, should be updated)**
- Water Street Lot (Has a Phase I report; should be updated)**
- Dixon/American Crayon (Has no City studies)**
- Ice House (Has a Phase I report)**

For the Coal Docks, listed in the BFC's low-priority sites, Scott Schell said that the City's prior consultant, CRA, did the Phase I and Scott thinks that we will need an updated Phase I. Scott would also like to see a Phase II for this property, because the City owns it and needs to have a better handle on what is there. No-one in the meeting disagreed.

Bob Haag said that there are Phase Is for the Jackson and Water Street parking lots, and they should be updated, unless no-one saw a need for Phase Is at those sites right now. Scott Schell said he saw more value in the Jackson Street site than the Water Street site. All present agreed not do more work on these lots, at this time.

For the Crayon Factory site, Kathie Mueller said that she would like to initiate a community project with that building. Scott Schell said he could pursue the bank, to see if a Phase I might already have been done (part of the site is in a foreclosure process). All agreed that a Phase I should be done on as much of the building as the City can get access to.

For the Ice House, Bob Haag noted that there is a Phase I. Dan Kaman said there is no need for the City to do a Phase II, as this site is privately owned. Scott Schell agreed that it would be the responsibility of the property owner. Bob Warner suggested that we let it go, unless the property owner approaches us.

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|-------------------------|-----------------------|--|
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| 3. Keller | PI PII | |
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| | 7. City Hall | PI ___ |
| | 8. Battery Lot | PI ___ |
| | | 9. Coal Docks PI ___ |
| | | 10. Jackson Lot PI ___ |
| | | 11. Water St. Lot PI ___ |
| | | 12. Dixon ___ ___ |
| Need more sites? | | 13. Ice House PI ___ |

Bob Haag noted that, with the determinations that the BFC had made today, it would probably be necessary for the BFC to select more sites, in order to make full use of the USEPA assessment grants.

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Thanks for Participating!

Bob Haag concluded that HaagEnviro would e-mail a short summary of the sites, and today's BFC recommendations, to the group. The next meeting will be January 20 at 3:00 PM, at a place yet to be determined. At the next meeting, we will discuss adding site to the list.

The meeting concluded at 4:00 PM.