

**SANDUSKY
BROWNFIELDS COMMITTEE**

Agenda for Meeting on 17-Feb-09

1. Proposed changes to the Brownfields Strategic Plan, due to **recommendations of this BFC**
2. Proposed changes, to **expand potential for MBE/WBE/local participation**
3. Committee **input from the floor**

Meeting opened at 3:00 PM by Commissioner Dan Kaman.

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Previously provided to the BFC:

Brownfield_strategic_plan_update_final_RDH1.doc

E-mailed to BFC on 02-Feb-09

This version of the Brownfields Strategic Plan was an update edited by Bob Haag (RDH) to reflect the changes listed on the prior slide.

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1. Skip over the Plan's Introduction, for now.
2. What is a Brownfield? (in your minds, not the USEPA definition)
3. Why do we even care about Brownfields? (Ruth and Bob have opinions, what are yours?)
4. What (if anything) do we want to do about our Brownfields sites? (Again, Ruth and Bob have opinions, what are yours?)
5. How will we do these things?
6. How do we wish to fund these actions?
7. How will we prevent future Brownfields from developing in our City?

This list of questions was designed to elicit BFC input from the floor.

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2. What is a Brownfield? (in your
minds, not the USEPA definition)

Barry Riddle: Building used 50-60 yrs, abandoned, and didn't get cleaned up. It is something we want to make inviting.

Wes Poole: May or may not have pollution, so difficult to use.

Bob Warner: Does the site have to be abandoned?

Karla Auker: In USEPA's mind, a Brownfield is any property where redevelopment is hindered by contamination, or perceived contamination. Doesn't have to be old industrial. The objective also includes City helping private owners.

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3. Why do we even care about
Brownfields? (Ruth and Bob have
opinions, what are yours?)

Kath Mueller: To avoid leapfrog development by re-using what we have already used.

Wes Poole: There is a potential health risk, and also to be able to re-use the property.

Lauren Berlekamp: To re-use the property, for example with urban farming.

Dan Kaman: The City is dotted with industrial sites due to past lack of zoning. Now we need to cleanup/demolish these buildings and sites.

Lance Warner: To save green fields, reduce urban sprawl.

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4. What (if anything) do we want to do about our Brownfields sites? (Again, Ruth and Bob have opinions, what are yours?)

Kath Mueller: Go after stimulus money.

Bob Warner: To acquire, clean up, and turn them over.

Karla Auker: Cities can have more than one grant from USEPA. Example: 10% to fund urban gardening sites. Groundworks grant from the National Park Service, to promote urban gardening. Using EPA assessment dollars can help to go after Groundworks dollars.

Lauren Berlekamp: Ecotourism opportunities.

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5. How will we do these things?

Bob Haag: Identify and classify sites. Classify means deciding if sites are likely to be residential, commercial, or industrial.

Bob Warner: Do you really want to limit yourself by deciding in advance?

Ruth Haag: Only to the extent that you need to decide cleanup limits.

Lance Warner: Need to decide highest and best uses, then decide time-frame for getting there. We need a rating system that assesses the timeframe for getting to a goal. Champions for different sites for different reasons, change. Re-development will happen faster if the site has a champion.

Kath Mueller: Can I nominate American Crayon to get back on the front list?

Ruth Haag: Yes, next meeting we will discuss. Scott also has sites on the backup list, for which he has made commitments.

Ruth Haag, then Dan Kaman: We need to meet our direction from commissioners to finish something.

Ruth Haag: Next time, we'll do this.

Karla Auker: Does the City have a plan for the BFC to interact with [to guide the BFC]?

Bob Haag: Several plans: Comprehensive, Bayfront, Brownfield Strategic Plan. The City and county are revising the Comprehensive plan.

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5. How will we do these things?

Continued conversation regarding question number 5:

Lance Warner: No big surprises coming.

Karla Auker: In your plan, focus to show success. But allow flexibility to help private landowners.

Bob Haag: Our City's recent experience has led this BFC to focus less on private landowners.

Karla Auker: You can use some of the Sandusky Cabinets cleanup dollars for further assessment on that property.

Wes Poole: Is Tim Schwanger's industrial redevelopment idea in conflict with our focus?

Dan Kaman: Consider that the former Edison Dairy could be used for light manufacturing.

Ruth Haag: Nationwide, Brownfield programs don't necessarily clean up the properties well enough for residential use, with children.

Lance Warner: With Edison Dairy, the cost would be too high to get to residential. It would be easy and fast to get to light industrial. This is an argument for classifying sites.

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5. How will we do these things?

Continued conversation regarding question number 5:

Kath Mueller: American Crayon goes well with the Hayes Avenue rehabilitation.

Sharon Johnson: There is a lot of red tape on American Crayon, because we don't own it.

Bob Haag: Can we allow both champions (like Kath) and focus on what we can acquire and finish (like Sharon)?

Mark Harrington: Do we have a master plan, are we working with it?

Ruth Haag: There are too many plans, many conflict.

Karla Auker: You need to develop a better plan.

Wes Poole: It may not matter. Let's add sites, do them, and let the City's Master plan catch up when it does.

Joshua Pribanic: Developing without a plan could lead to conflicts, and a need to re-do.

Bob Haag: We should have a master plan, but we don't.

Dan Kaman: Plans change with new staff, new commissioners. Dan wants this BFC to push for completions.

Karla Auker: Representatives from City staff, commission, and these committees should get together on the Comprehensive or strategic plan.

Barry Riddle: Did we consider small companies to fit in our buildings?

Scott Schell: Yes.

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6. How do we wish to fund these actions?

Skipped this slide due to limited time (only 7 minutes left).

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7. How will we prevent future
Brownfields from developing in our
City?

Sharon Johnson: This is real important. We need codes and ordinances.

Dan Kaman: A strong BFC presence. Work with the present industries.

Lance Warner: Don't make barriers to keep companies from coming.

Sharon Johnson: But they can't pollute.

Bob Haag: The City needs to watch our industries' financial and environmental conditions, to foresee when trouble is developing. Then the City can help.

Josh Pribanic: There needs to be a Comprehensive plan, then use the environmental laws.

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Thanks for Participating!

Ruth Haag: Next meeting in one month, 17-Mar-09, here at the Main Fire Station. I will send coal tar information for your consideration. We will also discuss the sites the we added to the priority list.

Wes Poole: What's happening in the meantime?

Ruth Haag: Our selected sites need USEPA approval. Quality Assurance Project Plans (QAPPs) will be received from the consultants next week, then they will be sent to USEPA for review. We can start some Phase I assessments. We are working on the Chesapeake Walkway. We have a meeting about the Tricor piles tomorrow at 11 AM.

The meeting adjourned at 4:05 PM.