Swan Cleaners and the Imagination District

Asbestos, Tires, Gas Stations, and Dry Cleaners, OH MY!

Amy M. Hamrick, Manager, Richland County Land Reutilization Corporation
Swan Cleaners - Forfeited to State of Ohio for Non-Payment of Property Taxes November 20, 2017
The Imagination District is a $6 Million Collaborative Project of the “Little Buckeye Children’s Museum” and the “Renaissance Performing Art Association”. 
What to do?

Pretend like Swan Cleaners is not there!

Only look at all the pretty things the Renaissance and Buckeye Children’s Museum is doing. Ignore the other side of the road!
I know, let's make Swan Cleaners part of the Imagination District!
Where to start?

**Step #1**
Call our Friends at the Ohio EPA and discuss the options.

**Step #2**
Learn and Understand the legal risk involved with the undertaking of a Brownfield project.

Hi Dan!
Guess what, I have a dry cleaner that needs cleaned up!
Ohio Land Banks have an advantage

State of Ohio authorizes Land Banks a right of entry to conduct assessments, appraisals, and other health and safety inspections for lands that have been forfeited to the State of Ohio for nonpayment of taxes, and protection from liability for such entrances.
What’s next?

**Step #3**
Apply for an Ohio EPA Targeted Brownfield Assessment Grant

**Step #4**
Let Ohio EPA take the lead, their staff will help every step of the way!
No problem! Ohio EPA will provide a Phase I and Focused Phase II for Swan Cleaners.

Ohio EPA
Contracted with Environmental Consultant to:
- Prepare Phase I
- Conduct air quality testing
- Conduct soil borings and sampling

Dan
What was in Swan Cleaners?

Everything!
What Contaminants did Ohio EPA find?

- Approximately 1,900 tons of soil contaminated with chlorinated solvents from the back of the building
- Asbestos containing materials (ACM found in fire doors, gaskets, floor tiles, floor tile mastic, window caulk, and wall board)
- Chlorinated VOCs present in Site soil and sub-slab vapor
- Dozens of 55-gallon drums and other containers with hazardous chemicals
What do you mean it will $493,200.00 to cleanup Swan Cleaners!
We are not even demolishing the building.
What do we do now?

Only big communities receive US EPA cleanup funds!

Right?
If not us, Who?
If not now, When?
Let’s write an US EPA Cleanup Grant!
Teamwork Made Our the Grant Work

Land Bank
Environmental Consultant
Ohio EPA
Community
Imagination District
KSU TAB
Step #5
Land Bank entered into contract with Mannik and Smith to collaborate in grant writing process.

- Mannik and Smith wrote technical aspects of grant including proof reading Land Bank’s portion of grant.
- Land Bank staff wrote balance of grant including proof reading Mannik and Smith’s portion of grant.
We Beat the Odds!

June 5, 2019, Richland County Land Bank received Cleanup Grant for $411,000.00 from US EPA.
The keys to our successful grant!

1. Imagination District’s Partnership
2. Committed Board of Directors
3. A Solid Brownfield revitalization plan
4. Committed grant writing team (Ohio EPA, Mannik Smith Group, and Land Bank employees)
5. Match monies
Ohio EPA invested $37,581.85 for Phase 1 and limited Phase 2.

Ohio EPA invested $24,580.00 to remove chemicals from Swan Cleaners.

Richland County Land Bank paid Mannik and Smith Group $3,000.00 for grant writing assistance.

Richland County Land Bank will receive Cleanup Grant for $411,000.00 from US EPA.

Richland County Land Bank has $82,200.00 set aside for required match.
Our Swan Cleaners Goal!

Take an abandoned dry cleaners and seamlessly incorporate it into the Imagination District which will serve children and adults for generations!
Find your story!

How to start your project?