

June 17, 2025

Corin Fogle
Supervisor, Voluntary Action Program
Ohio Environmental Protection Agency
50 West Town Street, Suite 700
P.O. Box 1049
Columbus, Ohio 43216-1049

Re: Grant-Funded Technical Assistance for the Former Avon Lake Power Plant Coal Yard

Dear Ms. Fogle:

This letter is a request from Avon Lake Regional Water for grant-funded technical assistance (TA) for the Former Avon Lake Power Plant Coal Yard located at 33570 Lake Road, Avon Lake, Ohio 44012. The applicant, Avon Lake Regional Water, has completed the attached Application Form with regard to the Avon Lake Power Plant Coal Yard, and was able to provide an acceptable answer to each question in Section 2. Therefore, it is the understanding of Avon Lake Regional Water that it may be eligible to receive grant-funded TA from Ohio EPA for Avon Lake Power Plant Coal Yard.

The technical assistance requested for this site is outlined in the attached Application Form.

I understand that if it is determined that this project is eligible for grant-funded TA, an Ohio EPA representative may contact me regarding details, including any project kickoff meetings that may need to be held in order to facilitate this technical assistance request.

The Avon Lake Regional Water's contact for this project will be Mr. Robert Munro, Chief Utilities Executive. If there are any questions from an administrative side, please feel free to contact me by phone at 440-933-6226 or email at rmunro@avonlakewater.org. For technical questions please feel free to contact Steven Gross as the project Certified Professional or Valerie Gill as the Verdantas Project Manager. Mr. Gross can be reached by email at sgross@verdantas.com and Ms. Gill can be contacted at vgill@verdantas.com. Thank you for your assistance on this project.

Sincerely,



Robert K. Munro
Chief Utilities Executive
Avon Lake Regional Water

Cc: Steven M. Gross, Verdantas LLC
Valerie Gill, Verdantas LLC

Enclosure: Application for Grant-Funded TA

Application Form for Subsidized Technical Assistance from Ohio EPA

Ohio EPA is able to provide technical assistance at no cost to communities through a grant from the United States Environmental Protection Agency (U.S. EPA).

For consideration in the program, please complete a request letter and application form and submit to Ohio EPA. The information requested in the application form is necessary for Ohio EPA staff to prioritize your project and to obtain information required by U.S. EPA.

If your project qualifies, Ohio EPA may request a kickoff meeting with you (and, if you have contracted with one, your environmental consultant or certified professional) to define work expectations and timelines.

If you have any questions about the technical assistance offered by the Voluntary Action Program (VAP), please contact Corin Fogle, VAP Supervisor, at (614) 902-4231 or at corin.fogle@epa.ohio.gov. Information is also available on our website at <https://epa.ohio.gov/divisions-and-offices/environmental-response-revitalization/guides-and-manuals/grant-funded-brownfield-assistance>.

Please complete the entire application form to the best of your ability. You may complete the form directly on your computer using Microsoft Word or you may print it out. If you print out the form and need additional space, please attach extra sheets of paper.

Section 1 - Eligibility

1. Is the property currently associated with a public entity?

Yes ☒ Name of public entity: Avon Lake Regional Water

No ☐ STOP – Property is not eligible for grant funded technical assistance.

Section 2 - Property description:

2. Provide the property name and any aliases or historic names: Former Avon Lake Power Plant Coal Yard, Cleveland Electric Illuminating Company Coal Yard
3. Provide the street address of the property: 33570 Lake Road, Avon Lake, Ohio 44012
4. Define the size (in acres) of the property to be assessed: Approximately 36 acres
5. Describe any potential hazards at the property, including any asbestos surveys that have been conducted: A total of 12 Identified Areas were determined for the Property as part of a Phase I Update conducted for the Property. This includes the presence of two former oil and gas wells, two former coal ash ponds, formerly stockpiled coal and associated operations, former transformers, and a former underground storage tank.
6. Current use of the property (check all that apply):

☒ The property is an abandoned or vacant industrial/commercial facility.

Explain how long the property has been vacant or abandoned and the circumstances surrounding its disuse:

The Property has been maintained but has not been actively utilized for commercial/industrial purposes since 2019.

☐ The property is an active industrial/commercial use.

What percentage of the property is currently utilized?:

- ☐ The property is residential and is currently abandoned or vacant.

Explain how long the property has been vacant or abandoned and the circumstances surrounding its disuse:

- ☐ The property is residential and is currently occupied or in use.

What percentage of the property is currently occupied or in use?:

- ☐ Other

Explain:

7. Has the applicant previously applied for or received, or is it currently receiving technical assistance (grant funded or otherwise) for this property?

- ☐ Previously applied for, but not currently receiving grant funded technical assistance
- ☐ Currently receiving grant funded technical assistance
- ☐ Currently receiving non-grant funded technical assistance
- ☐ If yes, list assigned VAP TA Number, if known:

Section 3 – Project details:

8. Does this site have a confirmed end user in place?

Yes ☒ Explain: A portion of the Property will be utilized by Lorain County Metroparks as a recreational multi-use trail (hiking, walking, biking, etc.). This trail will run north-south through the Property connecting Lake Road and Walker Road. The western portion of the Property will be retained by Avon Lake Regional Water to support wastewater treatment operations. Land use for the remaining balance of the Property has not yet been determined.

Yes ☐ A developer is in place, but no final end users confirmed.

If yes to either of above, is the end user or developer contributing to the cost of assessment and/or remediation?

Yes ☐

Explain:

No

☐

Explain:

No

☐

Project is included in community's master plan.

No

☐

No plan in place or being evaluated.

9. Specify the proposed future use of the property (Check all that apply):

☐

Recreational/Residential (includes greenspace).

X

Commercial/High-Frequency Commercial

☐

Industrial.

Explain:

A portion of the Property will be utilized for future commercial/industrial land use. The remainder of the Property will be utilized by Lorain County Metroparks as a recreational multi-use trail (hiking, walking, biking, etc.).

10. The type of work requested is:

☐

MOA Track Review

Explain:

☐

Determine eligibility

Explain:

☐

Review Phase I Assessment

Explain:

☐

Review Phase II Assessment

Explain:

☐

Review Risk Assessment

Explain:

☐

Review Ground Water Data

Explain:

X

Other

Explain: Review No Further Action Letter

11. What submittals are anticipated after completion of grant funded technical assistance?:

- ☒ Voluntary Action Program Classic Track (for release of liability from Ohio EPA)
- ☐ Voluntary Action Program Memorandum of Agreement Track (for release of liability from Ohio EPA and U.S. EPA)
- ☐ No Further Action Letter issuance only (no request for covenant no to sue)
- ☐ Other (explain):

- ☐ Unknown

12. Have resources been expended on assessment at this property, including local, state and/or federal grants and loans?

Yes ☒ If yes, provide the name(s) and amount of the funds used: An ODOD Environmental Assessment Grant was utilized to complete the Ohio VAP Phase II Property Assessment activities in preparation of the NFA Letter.

No ☐ Explain.

13. Is there a specified timeline in which site assessment activities need to be performed?

No ☒

Yes ☐ If yes, define timeline/deadlines for the project (if applicable, please include grant application deadlines, timelines for redevelopment, etc.):

The following section may be filled out by an environmental consultant. If the answer is unknown, leave it blank.

Section 4 – Additional information:

14. Has a Phase I site assessment been completed?

Yes ☒ If yes, please submit a copy with this application. Phase I information and data required to prepare the Draft NFA Letter will be provided within the Draft NFA Letter.

No ☐

15. Has any Phase II work been accomplished?

Yes ☒ Explain, and provide a copy of any data: Phase II and remediation activities have been completed for the Property. Phase II information and data required to prepare the Draft NFA Letter will be provided within the Draft NFA Letter.

No ☐

16. Provide the number of Identified Areas at the property, if known: 12

17. List types of media sampled, if known: Soil, groundwater, surface water

18. List Chemicals of Concern at property, if known: Volatile Organic Compounds, Semi-Volatile Organic Compounds, Polynuclear Aromatic Hydrocarbons (PAHs), Polychlorinated Biphenyls (PCBs), Metals + Hexavalent Chromium, Total Petroleum Hydrocarbons (TPH), Cyanide.