

BEFORE THE

OHIO ENVIRONMENTAL PROTECTION AGENCY

In the Matter of:

Bunting Bearings LLC	:	<u>Director's Final Findings</u>
1001 Holland Park Blvd	:	<u>and Orders</u>
Holland, Ohio 43528	:	

And

**Fulton County Land
Reutilization Corporation**

PREAMBLE

The Director of Ohio Environmental Protection Agency ("Ohio EPA") hereby issues final findings and orders as follows:

I. JURISDICTION

These Director's Final Findings and Orders ("Orders") are issued to Bunting Bearings LLC. and Fulton County Land Reutilization Corporation (Respondents) pursuant to the authority vested in the Director of Ohio EPA under Ohio Revised Code ("ORC") §§ 3704.03, 3734.13 and 3745.01.

II. PARTIES BOUND

These Orders shall apply to and be binding upon Respondents and successors in interest liable under Ohio law. No change in ownership of Respondents or of the facility (as hereinafter defined) shall in any way alter Respondents' obligations under these Orders.

III. DEFINITIONS

Unless otherwise stated, all terms used in these Orders shall have the same meaning as defined in ORC Chapter 3704, 3734 and the rules promulgated thereunder.

IV. FINDINGS

The Director of Ohio EPA makes the following findings:

1. Respondent Bunting Bearings owns and operates a facility located at 200-208 Van Buren St., in Delta, Fulton County, Ohio ("Facility"). At the Facility (Facility ID 0326000015) Respondent Bunting Bearings manufactured continuous cast and centrifugal cast products in copper-based alloys (typically bronze) which contained various percentages of lead. Respondent Fulton County Land Reutilization Corporation ("Respondent FCLRC") was formed in 2021 with a mission to reclaim, rehabilitate, and reutilize vacant, abandoned, tax-foreclosed, or other real property in the County. The

Facility owner allowed Respondent FCLRC to hire a consultant to oversee demolition and a separate demolition company that demolished several structures at the Facility. For hazardous waste management purposes, the Facility has been assigned US EPA ID number OHD042159046.

2. ORC § 3704.05(G) states that no person shall violate any order, rule, or determination of the director issued, adopted, or made under this chapter.

3. OAC Rule 3745-15-04(C) states that, "The director may install, or require the owner or operator of any source of air contamination, at the owner or operator's expense, to install, use, and maintain monitoring equipment, and to sample the owner or operator's emissions in accordance with methods approved by the director."

4. Respondents are each a "person" as defined in ORC § 3734.01(G) and Ohio Administrative Code ("OAC") rule 3745-50-10(P).

5. OAC Rule 3745-52-11, states that, "Any person who generates a waste, must determine if that waste is a hazardous waste. The generator must determine if the waste is a listed hazardous waste defined in rules 3745-51-30 to 3745-51-35 of the Administrative Code, and the generator must determine whether the waste is a characteristic hazardous waste identified in rules 3745-51-20 to 3745-51-24 of the Administrative Code by either: (1) Testing the waste or (2) Applying knowledge of the hazardous characteristic of the waste."

6. The Ohio EPA, Division of Air Pollution Control Division ("Ohio EPA DAPC"), operates one airborne lead ("Pb") monitoring site near the Facility that is used to determine attainment with the 2008 Pb National Ambient Air Quality Standard ("NAAQS"). One Pb monitoring site consists of a single air monitor located at latitude 41.57588 and longitude -83.9959 just north and east of the Facility and is identified by Air Quality System (AQS) ID 39-051-0001 (the "Delta Monitoring Site"). The Delta Monitoring Site consists of a designated primary air monitor and a collocated air monitor.

7. On March 13, 2018, the United States Environmental Protection Agency ("U.S. EPA") promulgated the redesignation of a portion of Fulton County, Ohio (the "Fulton County Partial Nonattainment Area") from "nonattainment" to "unclassifiable/attainment" for the 2008 Pb NAAQS, with an effective date of March 13, 2018 (83 FR 10796). As a part of that approval, U.S. EPA approved into Ohio's State Implementation Plan ("SIP") a maintenance plan for this area. The maintenance plan includes contingency measures triggered by specific events. This maintenance plan included a trigger and measure as follows: "An action level response shall be prompted whenever a two-year average of the 3-month rolling average concentration of 0.143 µg/m³ or greater occurs within the maintenance area. A violation of the standard (any 3-month rolling average over a 36-month rolling average period (3-calendar years plus the preceding 2 months) exceeds 0.15 µg/m³) shall also prompt an action level response" and "In the event that the action level is triggered and is not found to be due to an

exceptional event, malfunction, or noncompliance with a permit condition or rule requirement, Ohio EPA in conjunction with the entity(ies) believed to be responsible for the exceedance will evaluate additional control measures needed to assure future attainment of the NAAQS for annual lead.”

8. Respondent Bunting Bearings indicated a potential relocation of their lead operations and is finalizing plans which included demolition of the existing site.

9. On August 25, 2025, prior to any demolition beginning, Ohio EPA sent a letter to Respondent Bunting Bearings identifying requirements for demolition, including providing at least a one-week advance notification when any lead bearing buildings/equipment would be part of the demolition (eight areas were identified by Bunting Bearings as qualifying).

10. Beginning in November 2025, Ohio EPA witnessed demolition activities occurring at the Facility. Respondent Bunting Bearings notified Ohio EPA that none of the eight activities identified in the August 2025 letter had been demolished.

11. On December 16 2025, Ohio EPA witnessed a significant amount of dust settled on the Delta Monitoring Site while demolition work was occurring at the Facility.

12. Ambient air quality data from the Delta Monitoring Site recorded a 3-month rolling average concentration of 0.156 ug/m³ for the September to November 2025 period and 0.403 ug/m³ for the October to December period, triggering an action level response under Ohio's maintenance plan SIP, with individual days such as November 21, 2025 as high as 1.580 ug/m³ and December 3, 2025 at 1.290 ug/m³.

13. The Facility is located next to several residential homes and abuts a parking lot with a mobile home park. Particulate emissions leaving the Facility due to demolition activities conducted by Respondents impacted the residential structures in the area, and the emissions may have contained the elevated levels of lead that produced the elevated lead levels captured by the Delta Monitoring Site.

14. Based upon observations by Ohio EPA staff and the monitoring results, the Director has determined that lead containing particulate emissions from Respondents' demolition activities have directly impacted the air quality monitor resulting in an air quality violation.

15. Respondents generated demolition waste at the Facility without properly evaluating the waste to determine if it was hazardous in violation of OAC Rule 3745-52-11.

16. The Director has given consideration to, and based his determination on, evidence relating to the technical feasibility and economic reasonableness of complying with the following Orders and its relation to benefits to the people of the State to be derived from such compliance.

V. ORDERS

The Director hereby issues the following Orders:

1. Within fourteen (14) days from the effective date of these Orders, Respondents shall hire an environmental contractor to develop an environmental site assessment plan to address the lead releases that occurred as a result of demolition activities at the Facility. Within thirty (30) days from the effective date of these Orders, the plan must be submitted to Ohio EPA for approval. At a minimum, the plan shall include a community sampling and analysis plan (soil sampling and wipe sampling), timelines for the work to be completed, and mitigation recommendations should sample results exceed state and/or federal standards for the media sampled (i.e. Regional Screening levels for Residential Lead for CERCLA and RCRA cleanup programs for soils, TSCA or HUD Guidelines for wipe samples and exterior surfaces). If Ohio EPA provides comments on the plan, those comments shall be incorporated into the plan as final. Ohio EPA must approve the plan before sampling begins. Respondents shall notify Ohio EPA not less than fifteen (15) days in advance, unless otherwise agreed to by the Parties, of all sample collection activity. Respondents shall submit the sampling results to Ohio EPA within seven (7) days of receiving them from the laboratory but no more than 30 days from sample collection.

2. Respondents shall eliminate fugitive dust emissions from the demolished areas at the Facility by adequately watering or using other dust suppression techniques.

3. If the ambient air monitor continues to show elevated levels of lead emissions leaving the Facility, Respondents shall, upon being notified by Ohio EPA of the elevated levels, immediately investigate the cause of the ambient monitoring exceedances and commence an evaluation of potential short-term actions for the emission reductions of lead. Based upon the evaluation, Respondents shall submit a proposal of actions to be taken to minimize lead emissions within three (3) days. Respondents shall submit in accordance with section VIII, the evaluation results, proposed actions and an implementation schedule, to Ohio EPA, for approval.

4. Within forty-five (45) days prior to commencing further demolition activities, including the removal of concrete, at the Facility, Respondents shall submit a lead mitigation plan to Ohio EPA for approval. The plan shall at a minimum include all steps and timing for decommissioning of emissions units for relocation, timing of further demolition of remaining structures, how Respondents plan to evaluate waste to determine if they are hazardous waste in accordance with OAC rule 3745-52-11, how Respondent will manage any hazardous waste generated, decontamination procedures, dust

mitigation measures, and ambient air quality monitoring. If Ohio EPA provides comments on the plan, those comments shall be incorporated into the plan as final. Further demolition after the effective date of this orders cannot proceed without approval of the mitigation plan by Ohio EPA.

5. Within fifteen (15) days Respondents shall develop a Community Involvement Plan and identify a Community Involvement Coordinator. The Respondent's Community Involvement Coordinator will be responsible for planning community involvement activities, ensuring information is shared with the community in a timely manner, and engaging with the community for access agreements for community sampling activities.

6. Within fourteen (14) days from the effective date of these Orders, Respondents shall submit documentation to Ohio EPA for where all materials from the demolition went along with waste receipts.

VI. TERMINATION

Respondents' obligations under these Orders shall terminate when Respondents certify in writing and demonstrate to the satisfaction of Ohio EPA that Respondents have performed all obligations under these Orders and the Chief of Ohio EPA's Division of Air Pollution Control acknowledges, in writing, the termination of these Orders. If Ohio EPA does not agree that all obligations have been performed, then Ohio EPA will notify Respondents of the obligations that have not been performed, in which case Respondents shall have an opportunity to address any such deficiencies and seek termination as described above.

The certification shall contain the following attestation: "I certify that the information contained in or accompanying this certification is true, accurate and complete."

This certification shall be submitted by Respondents to Ohio EPA and shall be signed by a responsible official of Respondents. For purposes of these Orders, a responsible official is as defined in OAC Rule 3745-77-01(II) for a corporation, or a corporate officer who is in charge of a principal business function of Respondents.

VII. OTHER APPLICABLE LAWS

All actions required to be taken pursuant to these Orders shall be undertaken in accordance with the requirements of all applicable local, State and federal laws and regulations. These Orders do not waive or compromise the applicability and enforcement of any other statutes or regulations applicable to Respondents.

VIII. NOTICE

All documents required to be submitted by Respondents pursuant to these Orders shall be addressed to:

Ohio EPA
Division of Air Pollution Control
P.O. Box 1049
Columbus, Ohio 43216-1049
Attn: Jennifer Van Vlerah
Assistant Chief, Division of Air Pollution Control
And
Josh Koch
Manager, Division of Air Pollution Control

or to such persons and addresses as may hereafter be otherwise specified in writing by Ohio EPA.

IX. RESERVATION OF RIGHTS

Nothing contained herein shall be construed to prevent Ohio EPA from seeking legal or equitable relief to enforce the terms of these Orders or from taking other administrative, legal or equitable action as deemed appropriate and necessary, including seeking penalties against Respondents for noncompliance with these Orders and/or for the violations described herein. Nothing contained herein shall be construed to prevent Ohio EPA from exercising its lawful authority to require Respondents to perform additional activities pursuant to ORC Chapter 3704 or any other applicable law in the future. Nothing herein shall restrict the right of Respondents to raise any administrative, legal or equitable claim or defense with respect to such further actions which Ohio EPA may seek to require of Respondent. Nothing in these Orders shall be construed to limit the authority of Ohio EPA to seek relief for violations not addressed in these Orders.

X. APPEAL RIGHTS

You are hereby notified that this action of the Director is final and may be appealed to the Environmental Review Appeals Commission pursuant to Section 3745.04 of the Ohio Revised Code. The appeal must be in writing and set forth the action complained of and the grounds upon which the appeal is based. The appeal must be filed with the Commission within thirty (30) days after notice of the Director's action. The appeal must be accompanied by a filing fee of \$70.00 which the Commission, in its discretion, may reduce if by affidavit you demonstrate that payment of the full amount of the fee would cause extreme hardship. Notice of the filing of the appeal shall be filed with the Director within three (3) days of filing with the Commission. Ohio EPA requests that a copy of the appeal be served upon the Ohio Attorney General's Office, Environmental Enforcement Section. An appeal may be filed with the Environmental Review Appeals Commission at the following address:

Environmental Review Appeals Commission
30 East Broad Street, 4th floor
Columbus, OH 43215

XI. EFFECTIVE DATE

The effective date of these Orders is the date these Orders are entered into the Ohio EPA Director's journal.

IT IS SO ORDERED:

Ohio Environmental Protection Agency



John Logue, Director

1-8-2026

Date