



CUYAHOGA LAND BANK

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Community Involvement Plan

NOACA-Vibrant NEO Brownfields Revolving Loan Fund

8920 Laisy Ave. & 3420 E. 93rd St., Cleveland, OH 44104 (PPNs 127-13-031 & 127-13-004)

6/5/2025

Overview

The Cuyahoga County Land Reutilization Corporation (Cuyahoga Land Bank, or Land Bank) has acquired the parcels at 8920 Laisy Ave. and 3420 E. 93rd St. (PPNs 127-13-031 and 127-13-004, respectively) in the Kinsman neighborhood of Cleveland. The Land Bank is collaborating with the City of Cleveland Site Readiness for Good Jobs Fund to prepare this vacant commercial land for redevelopment.

Because of conditions brought about by prior uses of the site, the Land Bank has applied for and received funding from the Northeast Ohio Areawide Coordinating Agency (NOACA) and Vibrant NEO Revolving Loan Fund (RLF), which was supported by a 2022 grant from the United States (US) Environmental Protection Agency (EPA). The purpose of this Community Involvement Plan is to provide a general road map of how the Land Bank will engage the community in working through the remediation of known and suspected environmental hazards.

Site Background

The 11.75 acres of vacant commercial land was first developed for industrial purposes in 1922 and utilized by the National Bronze & Aluminum Foundry Company. In the early 1950s, the property was utilized by the Harshaw Chemical Company, and central and east portions of the property were developed with a large industrial building, which was utilized by the Cleveland Transit System. Various industries occupied the buildings from the 1970s to the 1990s when the buildings were razed in the late 1970s to early 1980s (Laisy Ave.) and in the mid to late 1990s (E. 93rd St.). Concrete building foundations are present in the northwest, central, and eastern portions of the property, and the remainder of the property consists of wooded and/or vacant land.

Environmental Investigations

A series of environmental investigations determined that the site's prior uses involved a number of potentially concerning Recognized Environmental Conditions (RECs), including the presence of hazardous substances and petroleum products associated with historical uses of the property and the presence of petroleum products associated with underground storage tanks (USTs). A geophysical survey found indications of at least one UST, and soil and groundwater sampling found that select Resource Conservation & Recovery Act

(RCRA) metals, volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs) are present within the subsurface of the site and exceed applicable standards (Ohio Bureau of Underground Storage Tank Regulations [BUSTR] and Ohio EPA Voluntary Action Program [VAP]). Exploratory excavations confirmed the presence of three USTs in the southeast portion of the property.

Environmental Remediation

An application was made by the Land Bank, in collaboration with the Site Readiness for Good Jobs Fund, to the NOACA-Vibrant NEO RLF program for 1) closure and proper removal of the USTs and surrounding petroleum impacted soils under BUSTR guidelines, and 2) proper removal and disposal of non-petroleum soil contamination at impacted site areas under Ohio EPA VAP guidelines. The estimated cost of this work is \$208,000, and NOACA/Vibrant-NEO approved the loan application in March 2025.

The remediation is expected to begin in the late summer/fall of 2025 and conclude by the end of 2025 or early 2026.

Prior Community Outreach

The Site Readiness for Good Jobs Fund first introduced the overall planned redevelopment of the site at a City of Cleveland Ward 6 community meeting on 4/8/2025 at the Cleveland Public Library Rice Branch (11535 Shaker Blvd, Cleveland, OH 44104). The Land Bank joined the Site Readiness for Good Jobs Fund at the next Ward 6 community meeting on 5/13/2025 to further discuss the planned cleanup of the site, including site background and history, cleanup alternatives under consideration, and general schedule. Approximately 40-50 people were in attendance. Questions were logged and responded to as part of the administrative record.

Future Community Outreach

The Land Bank is committed to responsibly cleaning up the site and recognizes the importance of engaging the public to keep them informed and to learn from them about areas of importance that might otherwise be missed or under-emphasized. To that end, the Land Bank's future community outreach efforts will include the following:

(1) Participation in Community Events. The Land Bank will continue to coordinate with City of Cleveland Ward 6 Councilman and Council President Blaine Griffin, as well as the more targeted neighborhood group around E. 93rd street. The Land Bank is scheduled to present at the neighborhood group's next meeting on 6/21/2025 to provide an overview of the project and review the draft Analysis for Brownfield Cleanup Alternatives (ABCA). This meeting will likely coincide or be right before the official ABCA public comment period. If during the public comment period, the Land Bank will review the proposed and chosen alternatives, ensure attendees can find the full-length ABCA and project records, and document all questions and comments for the decision document. If prior to the public comment period, the Land Bank will review the draft ABCA and discuss where and when

the public comment period notice and final ABCA will be posted. The Land Bank will work with Ward 6 staff and neighborhood group leadership to notify stakeholders of the meetings and ABCA public comment period. The Land Bank will present at a minimum of one more Ward 6 community meeting during or immediately following cleanup activities. The Land Bank will advertise its presence at the Ward 6 meetings at least seven days in advance via its website and social media platforms. At all meetings, the Land Bank will record attendance with a sign-in sheet and document all comments received, as well as responses to comments, for the Administrative Record.

(2) Ongoing Solicitation of Questions and Feedback. The Land Bank will have a staff member assigned to the project and available to receive comments and questions during regular work hours. See below for contact information.

(3) Creation of Administrative Record. Per EPA requirements, the Land Bank will create a formal group of documents related to the project, easily accessible to the public. The Administrative Record will be posted on the Land Bank's website and available in hard copy format at the Land Bank office and at the front desk of the Cleveland Public Library – Union Branch. The records will be updated as needed to reflect new activity and reports and will be retained for a period of at least three years after the end of the grant project period. The Administrative Record will include the following:

1. List of Administrative Record Documents
2. Community Involvement Plan
3. Record of Public Comments and Responses
4. CCLRC Eligibility Determination
5. Phase I Environmental Assessment, October 2023
6. Phase II Environmental Assessment, June 2024
7. Analysis of Brownfields Cleanup Alternatives (ABCA), August 2024
8. Remedial Action Plan, including cleanup standards, October 2024
9. BUSTR Closure Assessment and No Further Action Letter, [TBD]
10. Ohio VAP No Further Action Letter and Covenant Not to Sue, [TBD]

Updates and Contact Information

This document will be updated as necessary.

Comments from the public are welcome at any of our formal outreach events, or any time by contacting Carly Beck, Environmental Project & Data Analyst, at 216-698-4696 or cbeck@cuyahogalandbank.org. Any questions will be answered and kept as part of the project record.