



Cuyahoga County Land Reutilization Corp.
812 Huron Road E, Suite 800 Cleveland, Ohio 44115
Tel (216) 698-8853 Fax (216) 698-8972

Narrative Information Sheet

1.) Applicant Identification

Cuyahoga County Land Reutilization Corporation
812 Huron Road E, Suite 800
Cleveland, Ohio 44115

2.) Website URL

<https://cuyahogalandbank.org/>

3.) Funding Requested

- a. **Grant Type** - Single Site Cleanup
- b. **Federal Funds Requested** - \$919,900

4.) Location

City of East Cleveland, Cuyahoga County, Ohio

5.) Property Information

Terrace Tower
13800 Terrace Road, East Cleveland, Cuyahoga County, Ohio 44112
Permanent Parcel #672-28-009

6.) Contacts

- a. Project Director
Vince Adamus, Environmental Project Manager
216-698-8843
vadamus@cuyahogalandbank.org
812 Huron Road E., Suite 800, Cleveland, Ohio 44115
- b. Chief Executive/Highest Ranking Elected Official
Ricardo Leon, President
216-698-8636
rleon@cuyahogalandbank.org
812 Huron Road E., Suite 800, Cleveland, Ohio 44115

7.) Population

Population of Cleveland, Ohio is 13,352 ((www.census.gov) population estimates based on April 1, 2020, U.S. Census)

8.) Other Factors Checklist

Other Factors	Page #
Community population is 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	n/a
The proposed brownfield site(s) is impacted by mine-scarred land.	n/a
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	n/a
The proposed site(s) is in a federally designated flood plain.	n/a
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	n/a
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	n/a
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	n/a

9.) Releasing Copies of Applications

Not applicable. This application does not have confidential, privileged, or sensitive information.

III.B. Threshold Criteria for Cleanup Grants

III.B.1a Applicant Eligibility

Cuyahoga County Land Reutilization Corporation
812 Huron Road E, Suite 800, Cleveland, Ohio 44115

The Cuyahoga County Land Reutilization Corporation (CCLRC) is a community improvement corporation as set forth in Chapter 1724 of the Ohio Revised Code. It is an instrumentality and agency of the County.

III.B.1b

CCLRC is not exempt from Federal Taxation under section 501(c)(4).

III.B.2 Previously Awarded Cleanup Grants

CCLRC affirms that the proposed Terrace Tower Project located at 13800 Terrace Road, East Cleveland, Ohio 44112 has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

III.B.3 Expenditure of Existing Multipurpose Grant Funds

The CCLRC affirms that we do not have an open EPA Brownfields Multipurpose Grant.

III.B.4 Site Ownership

13800 Terrace LLC is the current owner of the Site located at 13800 Terrace Road, East Cleveland, Ohio 44112. CCLRC plans to acquire ownership of the Site by November 14, 2024.

III.B.5 Basic Site Information

- a) Terrace Tower Project
- b) 13800 Terrace Road, East Cleveland, Cuyahoga County, Ohio 44112

III.B.6 Status and History of Contamination at the Site

- a) The Terrace Tower Project site consists of a vacant 13-story apartment building and is contaminated with hazardous substances.
- b) The Site was developed with a 13-story, 254-unit affordable housing complex and parking deck in 1961. The apartment building was closed in 2014 after the City of East Cleveland declared the building a health and safety hazard and unfit for occupancy. The Site, including the apartment building, has remained vacant since. Prior to Site development in 1961, the Site was wooded, undeveloped and/or residential land.
- c) Hazardous materials including asbestos containing material (ACM) are present throughout the 13-story apartment building and remain a significant environmental and public health concern. ACM within the building was confirmed during a pre-demolition and hazardous materials assessment completed in February 2023.
- d) Asbestos is a natural mineral fiber that occurs in rock and soil. Because of its fiber strength and heat resistance, asbestos has been used in a variety of building construction materials for insulation and as a fire retardant. Asbestos was commonly used in construction materials before 1975. ACM within the building was confirmed during a pre-demolition and hazardous materials assessment completed in February 2023 which included a survey for ACM, sampling and analysis of paints on representative surfaces to determine lead

content, representative sampling of building construction materials for waste characterization, and waste characterization for incinerator ash for toxicity characteristic leaching procedure (TCLP) metals. ACM was identified throughout the apartment building, including but not limited to, flooring mastic, drywall, floor tile, aircell pipe insulation, elevator door core and brake shoes, and caulking on windows, doors, and vents.

III.B.7 Brownfield Site Definition

CCLRC affirms that the Terrace Tower Project site located at 13800 Terrace Road, East Cleveland, Ohio 44112, is not listed on the National Priorities List, it is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA and is not subject to jurisdiction, custody, or control of the United States government.

III.B.8 Environmental Assessment Required for Cleanup Grant Applications

A Pre-Demolition Hazardous Materials Assessment report was completed for the Site in February 2023. The objective of the assessment was to identify and sample suspect ACM associated with the former apartment building, which is planned for demolition, pursuant to National Emission Standard for Hazardous Air Pollutants (NESHAP) and Occupational Safety and Health Administration (OSHA) regulations. Over 230 suspect ACM samples were collected from the building in December 2022 and were analyzed by polarized light microscopy for asbestos content. Composite or layered analyses were performed, depending on the nature of the material, with additional analysis (point count), if needed. Over 30 individual bulk ACM samples throughout the Site building were identified as ACM which equates to approximately 260,000 square feet of building material.

III.B.9 Site Characterization

- a) Not applicable
- b) Please find attached a letter dated October 29, 2024, from Ohio Environmental Protection Agency, acknowledging our intent to apply for FY25 grant funds and conduct cleanup activities.
- c) Not applicable

III.B.10 Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

III.B.11 Sites Requiring a Property-Specific Determination

CCLRC affirms that the Site does not need a Property-Specific Determination.

III.B.12 Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substances Sites

i. Exemptions to CERCLA Liability

Not applicable

ii. Exceptions to Meeting the Requirements for Asserting An Affirmative Defense to CERCLA Liability

Not applicable

iii. Landowner Protections from CERCLA Liability

Not applicable

iv. Sites with Hazardous Building Material That is Not Released into the Environment

CCLRC affirms that there has been no release and that there is no threat of release of the hazardous substance(s) from building materials into the outdoor environment based on site conditions.

III.B.12.b Property Ownership Eligibility - Petroleum Sites

Not Applicable

III.B.13 Cleanup Authority and Oversight Structure

- a) CCLRC will oversee the cleanup grant and implementation in consultation with Ohio EPA. CCLRC is working closely with Ohio EPA personnel to ensure we comply with Ohio EPA's asbestos abatement and demolition requirements. Proper asbestos abatement is vital to our redevelopment plan. The CCLRC has experience with federal grants and will use our grant management experience to our advantage.
- b) If off-site access is needed to carry out cleanup activities at the Site, CCLRC will discuss the need for access, scope of work, and duration of work with neighboring properties. If needed, CCLRC will prepare a Consent for Access to Property form for the neighboring property owners to review and authorize.

III.B.14 Community Notification

III.B.14.a Draft Analysis of Brownfields Cleanup Alternatives

Asbestos Containing Materials (ACMs)

Option 1: No Action (demolish building with ACM in place)

Option 2: Complete Abatement of ACM within the Site building by a licensed asbestos abatement contractor prior to the demolition of the building.

Option 3: Controlled building demolition with Partial Abatement of ACM. Includes the removal and proper off-site disposal of all regulated ACM (RACM) identified within the Site building by a licensed asbestos abatement contractor prior to the demolition of the building while leaving some nonfriable ACM in place during demolition activities.

III.B.14.b Community Notification Ad

Notice of Public Hearing

Grant Request for Remediation & Demolition Funding for 13800 Terrace Rd, East
Cleveland

November 6, 2024 at Noon at the East Cleveland Library, 1410 Euclid Avenue
Cuyahoga County Land Reutilization Corporation

The Cuyahoga Land Bank intends to apply for environmental remediation funding under the FY 2025 USEPA Brownfield Cleanup Grant for the Terrace Tower aka Huron Place Apartments

building at 13800 Terrace, East Cleveland. The Land Bank is acquiring the property for the purpose of pursuing environmental remediation and demolition.

The 13-story building has been vacant since 2014. Environmental assessments have concluded that the building contains large amounts of asbestos, a known public health hazard, which was introduced during initial construction in 1961. The Land Bank was recently awarded 75 percent of the funding to pursue remediation and demolition by the Ohio Department of Development and is seeking the balance of the approximately \$3.45 million project from the USEPA.

We invite the public to a meeting on Wednesday, November 6 at Noon at the East Cleveland Public Library, 14101 Euclid Ave., East Cleveland to provide comment on and input to the Land Bank's application and on the remediation and demolition project. A copy of the draft Grant application and the draft Analysis of Brownfield Cleanup Alternatives can be obtained at the East Cleveland Library, at www.cuyahogalandbank.org or by contacting Vince Adamus at 216-698-8843 or vadamus@cuyahogalandbank.org.

Published on <https://cuyahogalandbank.org/about/public-notices-board-meetings/> on October 30, 2024.

The notice was also posted as a banner on the land bank's home page.

III.B.14.c Public Meeting

See attached documentation from the November 6, 2024, public meeting.

III.B.14.d Submission of Community Notification Documents

See attached submission of community notification documents.

III.B.15 Contractors and Named Subrecipients

No contractors or subrecipients have been procured as part of this application and project.