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**CITY'S MANAGER'S OFFICE**

Gary A. Huff – City Manager  
201 West Water Street \* Piqua, Ohio 45356  
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ghuff@piquaoh.org

December 21, 2016

Mr. Matthew Didier  
EPA Region 5  
77 West Jackson Boulevard  
Mail Code SE-7J  
Chicago, IL 60604-3507

**Re: City of Piqua's Application for an US EPA Brownfields Cleanup Grant for the Former Mo's Lounge, Piqua, Ohio 45356**

Dear Mr. Didier

The City of Piqua is applying for a \$200,000 cleanup grant to remediate the Former Mo's Lounge building located at 111 S. Main St., Piqua, Ohio 45356, which is a catalytic redevelopment site identified in the City's *"Riverfront District Development Strategy"*. The grant funding would be used to abate \$268,700 worth of asbestos which would assist in making this a more viable property for a developer to redevelop.

The building has sat vacant for the last 12 years and is structurally unsound and contaminated with asbestos-containing materials. The building is located along the Great Miami River and abuts the Great Miami River Recreational Trail which connects to 330 miles of paved interconnected trails linking communities throughout the Dayton and Cincinnati regions. The severe dilapidation of the building poses an immediate threat if the building should become unsecure, resulting in serious health risks to the community.

The Former Mo's Lounge has a distinct advantage of a full walk-out basement that is level at grade with the river trail, and a first floor fronting on to South Main Street. Thus, its redevelopment has the potential of a lower level operation that caters to river-oriented recreation traffic, and a first and second floor that caters to those wishing to be on a setting overlooking the River. Both first and second floors have a wonderful river views, and the ability to spill out on the vacant lot to the south provides ample outdoor space with spectacular downstream views.

The reinvestment of this property in a setup described above is expected to be over \$1 million and create over 40 new jobs. The US EPA Brownfields Cleanup Grant could accelerate private development in the Mo's building, and the Riverfront District.

The City of Piqua is strongly committed to this project and has allocated \$79,700 towards the asbestos abatement. If awarded, we will complete this project in a timely, appropriate and professional manner to better serve our community, state, and country.

The following provides information regarding the City of Piqua's grant application:

- a. Applicant Identification:** City of Piqua, 201 W. Water St., Piqua, OH 45356
- b. Funding Request:**
  - i. Grant Type:** Cleanup
  - ii. Federal Funds Requested:** \$200,000
  - iii. Contamination:** Hazardous Substances
- c. Location:** Piqua, Miami County, Ohio 45356
- d. Property Location:** Former Mo's Lounge, 111 S. Main St., Piqua, Ohio 45356
- e. Contacts**
  - a.** Project Director: Nikki Reese, Development Program Manager  
City of Piqua  
201 W. Water St., Piqua, Ohio 45356  
Phone: 937-778-2062  
Fax: 937-778-2048  
Email: nreese@piquaoh.org
  - b.** Highest Ranking Elected Official: Kathryn B. Hinds, Mayor  
City of Piqua  
201 W. Water St., Piqua, Ohio 45356  
Phone: 937-778-2051  
Fax: 937-778-2048  
Email: ward5comm@piquaoh.org
- f. Population:** 20,522 (Source: Economic Overview City of Piqua, OH by JobsEQ – US Census 2010)
- g. Other Factors Checklist:** Attachment I
- h. Letter from the State or Tribal Environmental Authority:** Attachment II

Thank you for your consideration of the City of Piqua's application. Please contact me with any questions or concerns.

Sincerely,



Gary A. Huff  
City Manager



***NARRATIVE PROPOSAL***

**1) Community Need**

**a. Targeted Community and Brownfields**

**Community Description:** The City of Piqua, approximately 11.62 square miles, and population of 20,522 is located in the western portion of Ohio approximately 25 miles north of Dayton, Ohio and has a rich and vibrant history given the community's strategic location along the Great Miami River. Piqua was a booming industrial town from the late 1800s through the 1900s. Apparel and textile manufacturers, hearse and ambulance manufacturers, and aviation equipment manufacturers established flourishing businesses, bringing a diverse work force and middle-class life to City residents. Brownfields are the legacy of this industrialization. The City has identified redevelopment of brownfields as a key component to economic recovery and future growth and wants to expand their existing brownfields redevelopment program.

**Demographic Information and Indicators of Need:**

Targeted Community	Piqua	Ohio	National
Population:	20,522 <sup>1</sup>	11,536,504 <sup>1</sup>	308,745,538 <sup>1</sup>
Unemployment:	3.9% <sup>2</sup>	4.4% <sup>2</sup>	4.4% <sup>2</sup>
Poverty Level (of all people):	22.2% <sup>3</sup> 4,541 people	15.9% <sup>3</sup> 1,790,564 people	15.6% <sup>3</sup> 47,755,606 people
Percent Minority:	7.6% <sup>4</sup>	17.3% <sup>4</sup>	36.7% <sup>4</sup>
Median Household Income	\$37,699 <sup>3</sup>	\$48,849 <sup>3</sup>	\$53,482 <sup>3</sup>
Per Capita Income	\$19,648 <sup>3</sup>	\$26,520 <sup>3</sup>	\$28,555 <sup>3</sup>
1. Economic Overview City of Piqua, Ohio prepared by Jobs eQ – US Census 2010 data 2. Ohio Job and Family Services – November 2016 (Not Seasonally Adjusted) Note: This is a Miami County, Ohio statistic and not just for Piqua, Ohio 3. Economic Overview City of Piqua, Ohio prepared by Jobs eQ – American Community Survey – 2010-2014 4. Quickfacts from the US Census - Piqua: Population 2014 estimate; Persons below poverty level, percent, 2009-2013; 2010 Percent Minority; Median household income, 2009-2013			

***2010 Low-Moderate-Income Summary Data for City of Piqua***

Area	Low Pop	Low-Mod Pop	LMI Universe	LMI Percent
City of Piqua	4,600	8,525	20,410	41.77%

Source: <https://www.hudexchange.info/manage-a-program/acs-low-mod-summary-data/>

**Brownfields and Their Impacts:**

The Former Mo's Lounge is located at 111 S. Main St. Piqua Ohio 45356. The property is approximately 0.1 acres and contains 9,200 square feet two-story structure with a walk-out basement that abuts the Great Miami River (GMR) Recreational Trail. The property structure is constructed of brick and concrete block and consists of two adjoining sections known as the "Original Building" and the "East Addition". The structure occupies most of the parcel area. The structure faces South Main Street which is the major transportation artery into Downtown Piqua from the south. There are vacant lots to the immediate north and south. The nearest body of water is the Great Miami River, which flows in a south/southwest direction approximately 125 feet east of the property.



The property site was first developed as early as 1887, but the current building was not built until 1930. Historically the building has had many uses including bottling, and laundry. The property was utilized as a Moose Lodge (meeting place for the Loyal Order of Moose) from at least 1960 to 1975. It was redeveloped as Mo's Lounge & South Sea Restaurant in 1980. The restaurant and bar operated until 2003. It was most recently sold to the City of Piqua in 2013 and is currently vacant. There has not been any prior cleanup/remediation known at the property. The property is vacant other than some items left from previous restaurant operations and items for renovations being stored.

A Phase I (completed in July 2014) and Phase II (completed in November 2015) Environmental Assessments (EA) have been completed utilizing FY 2013 US EPA Brownfields Assessment grant funds. The Phase II EA identified a large amount of asbestos in the structure that needs to be abated. The cost estimate to abate the asbestos is \$268,700.

Since 2003, this building has been vacant and has continued to deteriorate at a drastic rate. It is a constant eye sore to residents and visitors as they enter Piqua from the south end of the City not to mention those who utilize the GMR Recreational Trail and the Ohio-to-Indiana Trail. The GMR Recreational Trail is part of 330 miles of interconnected trails which is the largest in the Nation. Piqua serves as the northern most hub of this trail system. The Former Mo's Lounge is located just one-half block down from the cross section of these two prominent trail systems.

**b. Welfare, Environmental, and Public Health Impacts**

**Welfare Impacts:**

The Former Mo's Lounge is a vacant, blighted structure. However, it is such a unique structure that the City does not want to demolish it since it is the only known structure that opens up to the GMR Recreational Trail. If it is torn down the City and/or developer will not be able to build a similar structure that would open directly to the recreation trail due to the construction restrictions that the Miami Conservancy District has in place for a building along the GMR levee.

Health and safety risks are present from the deteriorating condition of the structures located on brownfield properties, which invite crime. This is borne out by the City's 189 burglaries and 867 larcenies reported in 2014. According to law enforcement statistics, Piqua's property crime levels tend to be much higher than Ohio's average level. The same data shows violent crime levels in Piqua tend to be lower than Ohio's average level (Ref: <http://www.idcide.com/citydata/oh/piqua.htm>).

If the City continues to let the Former Mo's Lounge to remain vacant and continue to deteriorate then we are at risk of trespassers becoming injured or the building being set on fire, creating serious health risks to nearby residents especially knowing the amount of asbestos that is contained within the structure. We have already had two detrimental fires to the two blighted structures that at one time were on each side of the Former Mo's Lounge. These fires could have been devastating to several other nearby buildings with these structures that burnt being located in the City's Downtown Historic District.

**Cumulative Environmental Issues:** The negative impacts of brownfields affect residents throughout Piqua. The most significant direct impact is experienced close to the riverfront brownfield sites in the Riverfront District target area, which is where we focused our FY 2013



US EPA Brownfields Assessment Grant funds. We have completed a Phase I EA on 12 brownfield properties in this area. In addition, we have completed a Phase II EA on 11 brownfield properties, including the Former Mo's Lounge.

This grant proposal is focused on remediation of one of the top priority sites in the Riverfront District. The *"Riverfront District Development Strategy"*, identified six properties abutting and/or in close proximity to the Riverfront as priorities for environmental investigation and potential redevelopment: Weaver (Edison) Building; the Old Laundry; Piqua Granite; the Piqua Milling Company; Mo's Lounge; and the Zollinger Building. The identified sites have according to the *"The Piqua Brownfield Action Plan – Riverfront District"*, "a rich history of various commercial and industrial uses. While there are some that are currently occupied {note: only one of these properties was occupied at the time of the Action Plan, a situation that remains today}, most are vacant and all are suspected to have environmental contamination based on their past uses and date of construction." All of the top priority sites sit atop the Great Miami River levee or are directly adjacent to it, providing an advantage over the river improvement plans in almost all of the other communities along the GMR.

Three of the blighted structures/substations have been demolished/dismantled as recommended in the *"Riverfront District Development Strategy"* utilizing City funds. An abandoned warehouse/former auto repair shop located across from the Former Mo's Lounge had a collapsed roof and was demolished. Also, directly across from the Former Mo's Lounge, a DP& L Substation that was no longer in use was dismantled and the soil contamination was removed. The redevelopment of the Former Mo's Lounge is the last recommendation to complete from the planning study in the southern end of the Riverfront District. The City has been extremely aggressive at following the recommendations outlined in the *"Riverfront District Development Strategy"*, but the most catalytic achievement for the City would be the redevelopment of the Former Mo's Lounge. This redevelopment has been cited as a game changer for the Riverfront District. The Former Mo's Lounge is the property of focus for the cleanup funds. Should they be received, the cleanup funds will be used to abate the asbestos that was identified in the Phase II EA.

Piqua has a long history as a manufacturing and industrial center for Western Ohio. Much of that history is tied to the apparel and textiles industries, where Piqua was a leader in the production of undergarments, shirts, blankets, and related products. Atlas Underwear and Superior Clothing were two of the better-known companies that once called Piqua home. Thanks to its location near the birthplace of aviation, Piqua was (and remains) home to several aviation equipment manufacturers, including Lear Avia, Robbins & Myers, Meteor Motor Car, and Hartzell Propellers. Products that have been known to Piqua include stoves, shovels and tools, hearses, and printed publications, among others. The City's industrial history points to Piqua's competitive position for attracting and growing manufacturing concerns. Manufacturing is still the most important private employer in Piqua. Major employers include Hartzell Propellers, Crayex Corporation, Miami Valley Steel, Evenflo, and Retterbush Fiberglass (Plan It Piqua Comprehensive Plan, 2007).

The City of Piqua operated a coal-fired electric generating municipal power plant that now has been decommissioned. The power plant operated from 1933-1997. The building is currently



vacant. There has been some remediation that has taken place and was paid with Clean Ohio Revitalization Funds. A Phase I and Phase II EA has been completed on this site and a Remedial Action Plan has been implemented.

**Cumulative Public Health Impacts**

The brownfields, located near or in residential neighborhoods, schools, and/or parks, negatively impact sensitive populations by potentially exposing them to numerous contaminants via direct contact, airborne particulates inhalation, and vapor intrusion pathways. Lung and bronchitis cancer incidence rate (cases per 100,000 populations per year) for Miami County, Ohio (60.6), is lower than the rate for Ohio (75.0) and the United States (63.9). However, the incidence rate for Piqua exceeds 105 cases per 100,000 (*all cancer data from Ohio Cancer Incidence Surveillance System – 2008*). The Ohio Department of Health (ODH) does have data for incidence of chronic lower respiratory diseases (formerly known as chronic obstructive pulmonary disease (COPD)). According to ODH published data for 2004-2006, 6.9% of deaths caused by chronic illnesses in Miami County, Ohio were attributed to chronic lower respiratory diseases. This is in stark contrast to State (5.7%) and National (5.3%) rates.

In reviewing available health data for Miami County, it is apparent that various cancers and respiratory disease occur at a significant rate when compared to the rest of Ohio. The data in the table below suggests that individuals in Miami County are being exposed to carcinogens or compounds that exacerbate existing respiratory conditions. As previously mentioned, the occurrence of COPD in Miami County is the highest in the immediate three county area. The mortality rate for lower respiratory disease is 13% greater in Miami County when compared to the entire State of Ohio. By assessing sites within the community that may be a contributing source of contaminants, the occurrence of these illnesses may begin to decline. Additionally, the occurrence of childhood obesity in Miami County is at an alarming 21% when compared to the State of Ohio overall. Providing children with a safe, clean place to play and exercise by redeveloping a brownfields site into possible greenspace will help to curb this disturbing trend.

<b>Incidence of Illness Amongst Population That May Come Into Contact With Brownfields in Piqua</b>	<b>Miami County Compared to State of Ohio</b>
Esophageal Cancer	57% greater occurrence
Pancreatic Cancer	28% greater occurrence
Mortality caused by Lower Respiratory Disease/COPD	13% greater occurrence
Childhood Obesity	21% greater occurrence

*Data from 2005 Ohio Department of Health Information Warehouse; 2008 Ohio Family Health Survey; and [www.scorecard.org](http://www.scorecard.org)*

The US EPA AirData County Emissions Report indicates that the large industrial plants in Piqua, Ohio, area landfills and vehicle traffic on State Route 36 and Interstate 75 have historically contributed millions of pounds of air pollutants. Piqua residents have been exposed to numerous airborne contaminants and continue to be exposed to residual contaminants via airborne particulate inhalation and vapor intrusion pathways.

**c. Financial Need**

i. **Economic Conditions:** The need for this funding is critical because we do not want to risk the chance of losing a potential developer of the Former Mo's Lounge due to the excess amount of asbestos that needs to be abated prior to redevelopment which in turn will impact the



economic benefits of reutilizing this unique structure. The reduction from State local government funds has severely impacted small cities. The City is under orders to build a new Water Treatment Plant and Wastewater Treatment Plant and this has significantly held us back from moving forward with the Riverfront District plans. These two new plants must be up and running by 2020.

According to the document prepared by GSG “Labor Commuting Certification Piqua/Miami County, Ohio” that was prepared in 2016, the earnings for resident workers in the City of Piqua have increased since 2004 but are significantly less than Miami County, Ohio and the State of Ohio, which are trending similarly. Earnings for workers employed in Ohio as a whole are significantly higher than in Miami County, which in turn are significantly higher than in Piqua. Furthermore, the education attainment level for the City of Piqua is lower than Miami County, which is lower than the State of Ohio. The gap between the city and county levels is smaller for workers employed in Piqua versus Piqua’s employed residents. Total Piqua resident employment decreased 13.4 percent from 2004 to 2014.

Over the last few years, businesses have been forced to reduce their workforce and residents are forced to either leave the community or stay in the community with very few prospects finding new employment. Some of the businesses that have reduced their workforce have left the community or even the state altogether. The impact of these businesses that have left or are no longer in operation have not only lead to higher unemployment rates, but have also lead to a proliferation of developed, but vacant, industrial and commercial buildings that are prime for reuse. Just this year The Orr Felt Company closed its doors after more than a century of business. This 3,000 square foot building is located just down from the Former Mo’s Building. This company manufactured wet felts for paper manufactures and was founded in 1963. In July of this year, 30 workers lost their jobs.

ii. **Economic Effects of Brownfields:** Data collected from the U. S. Census Bureau’s County Business Patterns shows that Miami County (where Piqua is located) has seen a consistent and steady erosion of economic health and employment between 2003 and 2009. In that seven year period, the percentage of business establishments in the county shrunk by 3.3% from 2003 to 2009 while the number of employees hired by these establishments decreased by an astounding 12.8% (from 37,231 employees in 2003 to 32,478 employees in 2009). Like many Midwestern communities, the manufacturing sector has been impacted here in Miami County. From 2003 to 2009, the number of manufacturing concerns diminished by 11.3%, while the number of those employed by manufacturers collapsed by over 30%. The steep drop by the manufacturing sector is also seen by the total percentage of jobs in the county by sector. In 2003, the manufacturing sector held 35.4% of all the county’s jobs, by 2009 that share shrunk to 28.1%. The dramatic loss of jobs in the community, particularly manufacturing jobs, has led to many industrial and commercial properties becoming vacant and underutilized. Through the assistance provided through this program, this community can provide much needed assistance to bring these properties back in to productive reuse.

## **2) Project Description and Feasibility of Success**

### **a. Project Description**

i. **Existing Conditions:** The Former Mo’s Lounge is located at the southeast portion of the Riverfront District and is a two-story property with a full walk-out basement that fronts both



South Main Street and the GMR Recreational Trail. It is the first property that is encountered as residents/visitors enter the Riverfront District either via South Main Street or the GMR Recreational Trail. This structure is along a nationally recognized Water Systems Trail known as the Great Miami River (GMR) Watershed Water Trail. The original building was constructed in 1930, with a non-historic rear addition added atop the original basement some decades later. It was most recently operated as a restaurant, with the upper level as an entertainment venue. It is currently vacant and has been that way for the last 12 years. The previous owner attempted to restore the property but was not financially able to complete the renovations. Instead, the owner reached out to the City to acquire the property which occurred in 2013.

The building is also situated between two vacant and unused lots, one to its north and one to the south. Both of these blighted structures that sat on these lots were destroyed by fire. These lots, if assembled along with the Former Mo's Lounge, provides a wide swath of riverfront and river view frontage that could provide a dramatic activity center for the riverfront. The ability to access the river trail directly from the property's lower level, in addition to a front entrance on Main Street, makes this property extremely attractive from a redevelopment standpoint. The *"Riverfront District Development Strategy"* identified the Former Mo's Lounge as having the most catalytic impact in a first phase of the Redevelopment Strategy's implementation program, for the property's ability to "seed" the riverfront with more activity and people and begin the transformation.

The Former Mo's Lounge is located just down from the intersection of the GMR Recreational Trail and the Ohio-to-Indiana Trail. The intersection of these two trails has made the Piqua Riverfront District a destination for bicycling enthusiasts around the region. The redevelopment of the Former Mo's Lounge will not only benefit the local community, but the entire region due to the frequent trail users who utilize these two prominent trails.

As previously mentioned, the Phase II EA identified \$268,700 of asbestos that needs to be abated. T & M Associates who completed the Phase II EA hired Helix Environmental Inc. to complete the asbestos survey. Mr. Ralph Froehlich, CIH, CSP, QEP and Mr. Benjamin Froehlich, IH with Helix Environmental, Inc. performed bulk sampling for asbestos at the Former Mo's Lounge. Mr. Ralph A. Froehlich is a Certified Industrial Hygienist with more than thirty years' experience in the fields of occupational and environmental health, and is certified by the Ohio Department of Health as an Asbestos Hazard Evaluation Specialist and Asbestos Abatement Project Designer. Mr. Benjamin Froehlich has over seven years' experience in the fields of occupational and environmental health and is also certified by the Ohio Department of Health as an Asbestos Hazard Evaluation Specialist and Asbestos Abatement Project Designer. They collected eighty-seven (87) bulk samples of suspect asbestos-containing building materials, except assumed Category I Nonfriable roofing materials on the property. Twenty-five suspect asbestos-containing building materials contain or were assumed to contain more than 1% asbestos in the Former Mo's Lounge. Helix Environmental Inc. provided the cost estimate above to abate the asbestos.

The asbestos abatement will take place immediately should the U.S. EPA Brownfields Cleanup grant be funded. The majority of the grant funding will go towards the abatement. The grant would leverage the over \$1 million investment already made by the City of Piqua as well as the



Phase I and II Environmental Assessments that have been completed in the Riverfront District. The potential reinvestment in this property is expected to be over \$1 million and create over 40 jobs. If we can secure the grant funding to abate the asbestos then this will be our first completed catalytic priority investment property in the Riverfront District.

ii. **Proposed Cleanup Plan:** Remediation of the Former Mo's Lounge will consist of the removal and proper disposal of the asbestos-containing building materials that contain or were assumed to contain more than 1% asbestos in the structure. This is Alternative #2 outlined in the "*Draft Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation (ABCA)*" – *Former Mo's Lounge*. An Ohio Department of Health licensed contractor will be properly procured to abate the asbestos. The asbestos abatement will be overseen by the Regional Air Pollution Control Agency (RAPCA) and staff from the City of Piqua's Development Department. The cleanup standards for the major contaminants listed in the "*ABCA- Former Mo's Lounge*" will be strictly enforced. Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act; Federal Davis-Bacon Act; state environmental law, and City Ordinances. Federal, state and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits i.e. OEPA Notification of Demolition and Renovation Form will be obtained prior to the work commencing.

iii. **Alignment with Revitalization Plans:** As part of the strategic process, community workshops were held and the community input that was received identified the Former Mo's Lounge as a property that would likely have the most catalytic impact in a first phase of redevelopment of the Riverfront District. The Former Mo's Lounge is a unique property for two major reasons. First it is located atop the Great Miami River levee overlooking the river. Secondly, the building is the only structure in this area that opens directly to the Great Miami River (GMR) Recreational Trail which opens up economic development opportunities to have a canoe/kayak livery and/or bike shop. Discussions with regional river recreational organizations confirmed that the Former Mo's Lounge provides a significant opportunity for Piqua's riverfront, as the growing number of recreationalists who utilize the GMR and the trail system cite the lack of supplies, services, food and drink, and bike or boat operations as a major deficiency in the amenities of the GMR's system. The recommended strategy for redevelopment of the Former Mo's Building outlined in the "*Riverfront District Development Strategy*", would be to target a river recreation outfitter as a lower level tenant and a casual food and drink establishment as the first floor operation, with the second floor available for use as an event or entertainment space. Both the first and second floors have wonderful river views, and the ability to spill out on the vacant lots on both sides of the structure providing ample outdoor space with spectacular downstream views.

CityVisions who was the consultant, who prepared the "*Riverfront District Development Strategy*", included a preliminary development pro forma for the potential redevelopment of Mo's Lounge in this planning document. The pro forma proposed the lower level be tenanted with a boat/bike recreational outfitter and a café/restaurant operation on the main and second floors. Overall, development costs are estimated to be approximately \$1,637,000, and the project assumes that Federal and State Historic tax credits of \$650,000 will be available to potential investors paying \$1.00 for each \$1.00 of tax credits used.



The “*Riverfront District Development Strategy*” remains the City’s redevelopment foundation of the Riverfront District. The ability to move from vision to reality was based on a number of conditions: market conditions and demand; property conditions, control and owner’s desires/cooperation; economic feasibility; financing and investor availability, public support; and operations and programming issues. The Riverfront District Redevelopment Project was intended to address these issues, determine their impact on a viable future redevelopment strategy, and specify the initial actions that can serve as the optimal catalysts for the long-term renaissance of the Riverfront. The recommended Riverfront Development Strategy has been designed with five major objectives:

1. Enhance the connections between downtown Piqua and its riverfront.
2. Provide targeted commercial activity designed to attract those using the River, downtown and community residents, and visitors.
3. Introduce a supply of residential units in the downtown and riverfront areas.
4. Create more regularly programmed events and activities along the river front.
5. Reinforce Piqua’s identity as a river-oriented community and attract additional recreational visitors.

The renovation and redevelopment of the Former Mo’s Lounge falls under Objective #2 and has been selected as a catalytic project in a first phase of the Redevelopment Strategy’s Implementation Program.

The Former Mo’s Lounge has two vacant lots on each side of the property that is owned by the City of Piqua. The City will incorporate green remediation practices and adaptation to climate change will be considered during the development of the ABCA and redevelopment design to ensure the environmental footprint of the implemented remedies are minimized and the long term cleanup is resilient to climate change and water conservation along the Great Miami River. The Redevelopment Strategy calls for saving the existing roadway that runs in front of the property. Water and sewer connection conveyances will also be saved and modified during the redevelopment of the property.

The “*Riverfront District Development Strategy*” calls for making smart growth along with livability principles a priority, not just for this site but the entire Riverfront District and Downtown District. Examples of how livability principles have been planned into the redevelopment of the Mo’s site and the Riverfront District:

- Green building design will be highly recommended to the potential developer when developing their renovation plan for the site.
- The reinvestment of the property is expected to be over \$1 million and create over 40 new jobs.
- The redevelopment is expected to open up new commercial opportunities i.e. river recreation outfitter and outdoor dining that are lacking in this region along the Great Miami River.
- The cleanup of the site will reduce human health risks of air-borne exposure of the asbestos.
- The redevelopment of the site will improve the overall aesthetic setting for trail users as they utilize the GMR Recreational Trail promoting community walkability.

In 2016, Gamble Associates was hired by the City to prepare a more detailed development plan for the Riverfront District. The document titled “Piqua Ohio Placemaking Initiative” outlined potential redevelopment plans for the Former Mo’s Lounge. The design components included



the following: demolition of rear/east addition; removal of tree overgrowth and underbrush; redesign of interior spaces for restaurant and dining; exterior terraces, decks and river outlook; Main Street façade improvements; lower-level trail amenities; expanded trail path; signage and wayfinding; and a stairway connection between Main Street and GMR Recreational Trail.

All these planning documents can be referenced on Piqua's Website: [www.piquaoh.org](http://www.piquaoh.org) under the "How Do I" tab and then select "Find the City's Strategic Planning".

**b. Task Descriptions and Budget Table**

**Task Descriptions:** The following is a description of each task that will be conducted under the cleanup program:

**Task I: Cooperative Agreement Oversight / Engineering:** Includes costs for the planning, engineering, design, bidding, and oversight of cleanup activities as well as programmatic management of the grant and funding for the Piqua Development Program Manager and City Planner to attend the US EPA National Brownfields Conference. This budget is further broken down as follows:

\$ 700 for programmatic management of the grant including quarterly reports, and ACRES updates (14 hours at \$50 per hour staff)

\$3,000 for travel to the US EPA National Brownfields Conference

\$1,000 for planning, engineering, design, and bidding (16 hours at \$70 per hour staff)

\$ 400 for on-site oversight and documentation (8 hours at \$50 per hour)

It is estimated that the City of Piqua will provide the funding for additional general administration of the cleanup grant as an in-kind service at an estimated amount of \$1,700.

Outputs for this include EPA Quarterly reports, quarterly ACRES updates, engineering bidding documents, and cleanup oversight field reports.

**Task II: Public Meetings and Community Involvement:** Includes finalizing the Analysis of Brownfields Cleanup Alternatives / Remedial Action Plan (ABCA/RAP), submitting the quality assurance project plan (QAPP), and public activities outlined in the Community Engagement and Partnerships Section. This task estimates the following:

\$1,000 for City staff to advertise and attend public meetings. (16 hours at \$70 per hour)

\$ 2,800 for City staff to finalize the ABCA/RAP and prepare a QAPP. (40 hours at \$70 per hour)

It is estimated that the City of Piqua will provide the funding for newspaper advertising and presentation materials as an in-kind service at an estimated amount of \$1,000. Outputs for this task include the ABCA/RAP, letters, handouts during public meetings, and meeting minutes.

**Task III: Cleanup Activities:** This task includes contractor costs for abating the asbestos. This budget allocates all costs to contractual items to complete remediation activities at the Former Mo's Lounge. This task estimates the following: \$268,700 for the removal of asbestos.

In addition, the City of Piqua will provide a cash cost share match of \$78,700, which will be sourced through a cash contribution from the City's General Fund. Outputs for this task will include the contractor invoices for abating the asbestos, Ohio EPA Notification of Demolition and Renovation Form, and Regulated Asbestos Material or Special Wastes Shipment Record.

**Task IV: Coordination and Final Reporting:** Includes submission of status reports and a remediation summary report. This task estimates the following: \$800 for City staff to complete all required reports. (16 hours at \$50 per hour).



**Budget Table**

<b>Budget Categories</b>	<b>Former Mo's Lounge Hazardous Substance Cleanup Budget</b>				<b>Total</b>
	<i>Task I. Cooperative Agreement Oversight &amp; Engineering</i>	<i>Task II. Public Meetings &amp; Community Involvement</i>	<i>Task III. Cleanup Activities</i>	<i>Task IV. Coordination &amp; Reporting</i>	
Personnel	\$2,000	\$4,000	\$0.00	\$1,000	\$7,000
Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$3,000	\$0.00	\$0.00	\$0.00	\$3,000
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contractual	\$0.00	\$0.00	\$190,000	\$0.00	\$190,000
<b>Total Federal Funding</b>	<b>\$5,000</b>	<b>\$4,000</b>	<b>\$190,000</b>	<b>\$1,000</b>	<b>\$200,000</b>
<b>Cost Share</b>	<b>\$2,700<sup>1</sup></b>	<b>\$0.00</b>	<b>\$78,700<sup>2</sup></b>	<b>\$0.00</b>	<b>\$81,400</b>
<b>Total Budget</b>	<b>\$7,700</b>	<b>\$4,000</b>	<b>\$268,700</b>	<b>\$1,000</b>	<b>\$281,400</b>
1. Piqua in-kind services for meeting notice mailings, bid advertising and presentation materials and other general administration tied to the cleanup grant. 2. Piqua cash cost share match for asbestos abatement.					

**c. Ability to Leverage**

The Former Mo's Lounge has already received approximately \$197,300 in local, Ohio EPA, and US EPA funds to execute the purchase of the property, planning studies, and environmental assessments. Below is a summary of the funding:

- Ohio Development Services Agency (ODSA), Office of Redevelopment – Brownfield Action Plan Pilot Program Grant (First and Second Round) - \$50,000 (total). The funding resulted in the development of the “*Brownfield Action Plan – Riverfront District*” and the “*Riverfront District Development Strategy*” which became the planning foundation for the Riverfront District Redevelopment.
- City of Piqua - Acquisition of the Former Mo's Lounge - \$46,600.
- FY 2013 US EPA Brownfields Assessment Grant - \$25,700. The funding was used to complete a Phase I and Phase II Environmental Assessment on the Former Mo's Lounge
- City of Piqua – Hired Gamble Associates in 2015 to develop the “Piqua Ohio Placemaking Initiative” – \$75,000

Refer to **Attachment III** for the leverage supporting documentation.

**3) Community Engagement and Partnerships**

**a. Engaging the Community**

The City of Piqua has actively engaged the community over the last 10 years on the redevelopment of the Riverfront District and will continue to involve the community throughout every aspect of this grant from cleanup to redevelopment. In September 2006, the City of Piqua initiated a process to update the Comprehensive Plan that was written in 1970. A Steering Committee made up of a variety of Piqua residents was created to oversee the planning process.



Referred to as “*Plan It Piqua – Preserve the Past Empower the Future*”, the Comprehensive Plan was developed using a combination of public input and technical analysis in order to create a vision for the future of Piqua. The goal of the “*The Plan It Piqua*” Comprehensive Plan is to prepare a framework to guide growth and development in the City of Piqua. One of the key findings that evolved out of this plan is that Piqua has a significant frontage along the Great Miami River (3 miles) with considerable development potential that the City needs to capitalize upon.

In 2010, *Project ReDO: Redevelopment Opportunities – Revitalizing Piqua through Economic Redevelopment*” was prepared. This planning document further redefined areas and prioritized them on their economic potential, while taking into account the environmental issues that may exist on these sites. The plan recognized underutilized and undeveloped land already served by infrastructure, and redevelopment opportunities along the Great Miami River as viable alternatives to new “edge” growth. Several public meetings were held to gather input and voice their concerns on the future of Piqua’s community redevelopment initiative. The Riverfront District was identified as one of the top five priority redevelopment areas in the plan.

In 2012, the City of Piqua received Ohio Development Services Agency, Office of Redevelopment funding through their Brownfield Action Plan Program to help communities struggling with the impacts of brownfields on an area-wide scale resulting in a more rapid, efficient, and comprehensive revitalization of Ohio’s communities. The City’s Action Plan focuses on the 26-acre Riverfront District, located just south of the City’s central business district and adjacent to the Great Miami River. The City of Piqua’s “Brownfield Action Plan – Riverfront District” resulted from this planning effort. The two-tiered structure of this program was designed to offer both technical assistance to develop a plan and subsequent seed funding to begin implementation of the plan. Two public workshops were held where attendees broke into small groups and brainstormed ideas about future use possibilities for six potential brownfield sites that were identified as priority redevelopment sites in the Riverfront District. The Former Mo’s Lounge is one of these sites. The second tier of the Brownfield Action Plan Program resulted in the development of the “*The Riverfront District Development Strategy*” which is referenced frequently throughout this narrative. Additional public meetings were held encouraging community residents and businesses to prioritize the six brownfield sites even further. The Former Mo’s Lounge was selected as one of the top three redevelopment sites that would have the most catalytic impact in a first phase of the Redevelopment Strategy’s Implementation Program.

In April 2016 after the completion of the “Piqua Ohio Placemaking Initiative” redevelopment document a public tour was orchestrated to showcase the results with the public and we had a record attendance of over 150 people. The enthusiasm from residents of the redevelopment plan was extremely promising from the residents.

The City of Piqua will host one initial public forum about remediation of the Former Mo’s Lounge to continue to educate the public on the US EPA Brownfields Cleanup Program process so that community members can understand what is happening to the property and what it may mean for them and also engage them in an interactive conversation involving active listening to questions and feedback. The City will also review the Draft ABCA for the property and solicit



public input and health concerns regarding the cleanup. This forum will be held prior to initiating cleanup work and during the 30 day comment period for the ABCA. One additional public meeting will be held during the cleanup to communicate progress of the cleanup to the community and to solicit any input and health concerns from area residents regarding the cleanup. Members from the Southview Neighborhood Association will be assisting with the public relations of this project. The Former Mo's Lounge is located in their neighborhood and this organization is a huge supporter of this project.

To communicate project updates and status to City residents, information, including legal notice of public meetings, will be provided through the local newspaper, and also by local public access television, the City's website, and materials provided in City areas, such as the City Municipal Building. Specific stakeholders may also receive information and notices via mail and/or email. All communications will be provided primarily in English, as the US Census for the City of Piqua shows that only 2.6% (2009-2013 ACS 5 year estimates) of the population speaks a language other than English. However, if there is a need to review the program with someone who does not speak English, the City will address any questions or concerns by obtaining a translator.

**b. Partnerships with Government Agencies**

The Piqua Health Department will be involved in overseeing this project. There will also be close communication with the Regional Air Protection Control Agency (RAPCA) Asbestos Program representatives. The purpose of the RAPCA Asbestos Program is to protect the public from asbestos emissions, or fibers that may become airborne if strict regulations are not followed when a building is being renovated or demolished. Asbestos program activities include a contractor notification procedure, sample identification, on-site inspections and follow-up activities. RAPCA insures that the proper techniques are used in the removal of asbestos from buildings. All removal operations must be properly permitted and selected projects are also inspected depending on the size and scope and the compliance history of the removal contractor. The City will partner with these government entities to share information on threats to human health and the environment associated with the Former Mo's Lounge, including guidance on impact of lead-based paint on children under 5 years old. The Phase II EA identified lead-based paint in this structure as well as asbestos. Notice will be made during public meetings regarding work activities that are scheduled to be completed. Public notices shall include contact information so that concerned citizens can call with questions and/or concerns during the assessment and redevelopment. RAPCA Asbestos Program representatives and the Piqua Health Director will participate in technical discussions on the ABCA and engineering documents, plan for safely and effectively implementing the cleanup, as well as review and comment on the QAPP, the ABCA/RAP, and remediation summary reports.

**c. Partnerships with Community Organizations**

We will rely on the following community organizations to implement this project. Letters of commitment from our project partners have been included in **Attachment IV**.

Grow Piqua Now is a non-profit organization funded through the generous support of the City of Piqua and the area's leading businesses and civic-minded organizations and institutions. Their work is accomplished through five standing committees: *Long-Range Planning, Membership & Fundraising, Retention & Expansion, Marketing, and Workforce Development*. Grow Piqua Now exists to strengthen the community's business environment by coordinating an array of resources



with an effective regionally-integrated economic development program. This group will be influential in the decision-making of the redevelopment of the Former Mo's Lounge.

Mainstreet Piqua is a non-profit organization dedicated to the revitalization, promotion and economic development of downtown Piqua. The organization was founded in 1993 with a core mission of improving the heart of the community. They follow the National Trust for Historic Preservation's 4-point approach for downtown revitalization. The organization is led by a dedicated Board of Trustees and is widely supported by the downtown business community, area financial institutions, and a host of corporate supporters and individuals throughout the community. This organization will be crucial in the public relation component of this project.

The Piqua Area Chamber of Commerce is a non-profit organization that plays an integral role in developing the Piqua community and downtown area. The mission of the Chamber is to unite the Piqua business community, enhance the quality of life for our citizens and to promote economic vitality and development. This organization will lead the way with sharing information on this project with local businesses.

Southview Neighborhood Association is a non-profit organization that was established in 2007. The purpose of this organization is to promote and improve the quality of the neighborhood; monitor actions by other organizations, city, state, and federal governments as those actions affect the quality of the neighborhood; and join with other neighborhood associations to promote the quality of life in Piqua. This organization will take the lead with spreading the word of public meetings discussing this project and provide viable feedback on the progress.

**d. Partnerships With Workforce Development Programs**

This project is expected to create over 40 jobs. The City of Piqua and Grow Piqua Now works closely with the local career one-stop center, OhioMeansJobs-Miami County. The entities have co-hosted a "reverse job fair" in downtown Piqua the last two years. The City of Piqua and Grow Piqua Now also partner with the Upper Valley Career Center and Edison Community College on the annual Career Expo job fair. The City of Piqua would utilize our workforce partners to fill positions created by this investment, including posting positions to OhioMeansJobs.com and the school career services offices and using the OhioMeansJobs center for creating a pool of applicants.

**4.) Project Benefits**

**a. Welfare, Environmental, and Public Health Benefits**

By abating the asbestos in the Former Mo's Building will make this a more viable property for a developer to purchase and redevelop. It would then eliminate the constant eye sore to residents and visitors as they enter Piqua from the south end of the City and not to mention those who utilize the GMR Recreational Trail and the Ohio-to-Indiana Trail. Piqua is also well known for their interconnecting trail system that runs throughout the City which connects into the other two trail systems mentioned above. The improvements made to the Former Mo's Building will capitalize on these assets and make Piqua a desirable destination to exercise. In addition, if the City can reduce the redevelopment cost to the developer by abating the asbestos then we are more able to spur a quicker redevelopment of the site and eliminate the liability the City currently has of trespassers becoming injured on site or setting a fire. The redevelopment of the Former Mo's Lounge will serve as a catalyst for investment on other blighted buildings and substandard housing in the Riverfront District. This will create significant welfare and economic benefits besides the obvious removal of blight.



The abatement of the asbestos will eliminate a detrimental environmental hazard and allow a commercial property to become a viable redevelopment site that will be unique to the entire region versus having to be demolished. The potential developers interested in this property are ready to move forward with the recommended redevelopment outlined in the *“Riverfront District Development Strategy”*. This will be the first catalytic redevelopment accomplishment in the Riverfront District if this can be accomplished!

**b. Economic and Community Benefits**

The redevelopment of the Former Mo's Lounge provides outdoor activity space that can further enhance access and connectivity between downtown and the riverfront areas. These areas provide unparalleled river views and can serve as gathering spaces for casual eating and drinking, river-related and food-related events, and other festival and celebrations that will use the River as downtown Piqua's “front door”. Additionally, the Mo's property is adjacent to the northern terminus of the nation's largest paved bike trail. The League of American Bicyclists estimates that nationally, the spill-over effects of all bicycling-related activities could be as large as \$133 billion, supporting 1.1 million jobs and generating \$17.7 billion in federal, state, and local taxes. Bicycling tourism has a positive economic impact on the local economy.

Grow Piqua Now is in discussions with potential end users of the building. Reinvestment in the property is expected to be over \$1 million and create over 40 new jobs. The US EPA Brownfields Cleanup Grant could accelerate private development in the Mo's building, and the Riverfront District. This grant would leverage over \$1.1 million in investments already made by the City of Piqua as well as the Phase I and II assessments funded by the US EPA Brownfield Assessment grant.

**5.) Programmatic Capability and Past Performance**

**a. Audit Findings**

The City of Piqua had no adverse findings.

**b. Programmatic Capability**

Piqua's organizational structure is as follows: the City Manager is in direct charge of all municipal offices in Piqua including Development, Health, Engineering, Utilities, Finance, and Police and Fire. As such, the City Manager will be directly responsible for managing this grant. He or she will however work closely with Finance on the details of grant administration. A description of the grant roles and experience of each staff involved is included below:

**Project Oversight:** Mr. Gary A. Huff, ICMA-CM, City Manager, is eminently qualified to oversee the management of this grant. He manages all City staff and all departments. Mr. Huff has a B.S. in Administration from Marshall University and M.S. in Administration from Virginia Tech. He has 42 years of public administration experience. Previously before coming to Piqua, he was the Town Manager of Fishers, IN; Town Manager of Blacksburg, VA, and Deputy Town Manager of Leesburg, VA. Mr. Huff has been involved with the Riverfront Redevelopment Initiative since 2011.

**Project Management:** Nikki Reese, Development Program Manager, will serve as the project director for this grant. Ms. Reese has 9 years of experience in development/grant administration and 6 years of experience in the environmental field as a watershed coordinator. Ms. Reese has had successfully managed several state and federal grants and administered the City's FY 2013 US EPA Brownfield Assessment Grant. Ms. Reese was the project manager for over 70 demolitions that was funded with Neighborhood Stabilization Program and Moving Ohio



Forward Demolition Program funds. Ms. Reese has a M.S. in Environmental Science from Miami University, OH and a BA in Biology from Wittenberg University.

**Grant Support:** The financial management of all grants administered by the City is done by Ms. Cynthia A. Holtzapple who serves as Finance Director. Ms. Holtzapple has been working in this capacity since 2004 and has 32 years of finance administration experience.

**Procurement:** In the case where additional expertise is required (i.e. environmental consulting), the City uses a competitive procurement process for obtaining this expertise. This will consist of setting up a proposal review committee, receiving proposals from multiple firms, evaluating the firm's base on established criteria, and awarding the contract to the firm that best meets those criteria.

**c. Measuring Environmental Results: Anticipated Outputs/Outcomes**

The Project Director will report to US EPA through quarterly reports and then an overall summary of the project in a final report to our assigned US EPA Project representative the status of the asbestos abatement project. In these reports the status of the abatement project will be delivered i.e. when will the project be publicly bid out, when will the preconstruction meeting be held, when public meetings will be held and the number of attendees present, when the project is completed, the total amount of funding leveraged, and the number of jobs created if the potential developer is able to complete the redevelopment before the final report is due to US EPA. If funds are received the City plans to complete the asbestos abatement by the end of 2017. We will also be diligently looking for a developer during this time if funding is received so they can immediately start the redevelopment of the Former Mo's Lounge after the asbestos has been abated and in turn create new jobs that will have a drastic impact in our Riverfront District.

**d. Past Performance and Accomplishments**

***i. Currently or Has Ever Received an EPA Brownfields Grant***

**1. Accomplishments**

The City received a FY 2013 US EPA Brownfields Assessment Grant. The total grant funds received was \$400,000 (\$200,000 – Hazardous; \$200,000 – Petroleum). The project period was 10/01/2013 – 9/30/2016. The Phase I and Phase II EA completed on the Former Mo's Lounge was funded with the US EPA Brownfield Assessment Grant funds. We successfully completed 12 Phase I Environmental Assessments (EA) and 11 Phase II Environmental Assessments. All Phase I EA's and Phase II EA's that have been completed and have been entered in ACRES and have received approval from our designated US EPA Brownfields Project Manager/Officer.

**2. Compliance with Grant Requirements**

The City has submitted all the required quarterly performance reports and final reports and grant deliverables in a timely manner meeting the 9/30/2016 deadline. All Phase I EA's and Phase II EA's that have been completed have been entered in ACRES and have received approval from our designated US EPA Brownfields Project Manager/Officer. The City was unable to spend only \$11.03 of their FY 2013 US EPA Brownfields Assessment Grant. After paying for the 12 Phase I Environmental Assessments (EA) and 11 Phase II Environmental Assessments and reimbursing for the eligible general administration expenses we unfortunately were unable to use up the remaining \$11.03. We are applying for the FY 2017 US EPA Brownfield Clean Up Grant for abating the asbestos at the Former's Mo Lounge since this was not an allowable expense under the US EPA Brownfields Assessment Grant.



**COVER LETTER**

**ATTACHMENT I**

**OTHER FACTOR CHECKLIST**



### Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: City of Piqua, Ohio 45356

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	Pg#10 Attachment III
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



**COVER LETTER**

**ATTACHMENT II**

**OHIO EPA SUPPORT LETTER**





John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Craig W. Butler, Director

November 29, 2016

U.S. Environmental Protection Agency, Region 5  
ATTN: Matthew Didier  
77 West Jackson Blvd., Mail Code SE-7J  
Chicago, IL 60604-3507

**RE: City of Piqua - Cleanup Grant Proposal**

Dear Mr. Didier:

I am pleased to offer Ohio EPA's support for the City of Piqua's (City) Cleanup Grant Proposal. The City is applying for a cleanup grant totaling \$200,000. We have worked with the City in the past and hope to be able to provide support to the City under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The City is requesting funding for asbestos remediation under their cleanup grant proposal. The property commonly known as the former Mo's Lounge was built in 1930 and incorporates about 11,000 square feet. Former uses include a bottling facility, retail and restaurant use. In 2012, the City completed a Downtown Riverfront District Redevelopment Strategy Plan which identified Mo's Lounge as well as five other priority sites along the riverfront. The unique aspects of this structure is its location atop the river levee and the only structure in the area with direct access to the Great Miami River Recreational Trail. The property was subject to a Phase II Environmental Site Assessment utilizing a FY13 USEPA Brownfields Assessment Grant. A developer is interested in purchasing the property if the asbestos abatement is completed. The cost for abatement is estimated \$250,000. A fund has been established by local investors to assist with gap financing in the Downtown Riverfront District to date over \$250,000 has been raised. The City has invested approximately \$1.1 million in the Downtown Riverfront District and if awarded will complete their first priority investment project.

We look forward to working with the City of Piqua and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-4829 or via e-mail at [Martin.Smith@epa.ohio.gov](mailto:Martin.Smith@epa.ohio.gov).

Sincerely,

A handwritten signature in black ink that reads "Martin G. Smith".

Martin Smith, Manager  
Ohio Environmental Protection Agency  
Voluntary Action Program

cc: Justin Sommer, Economic Development Director/Assistant City Manager, City of Piqua  
Mike Starkey, Ohio EPA, DERR/SWDO



**NARRATIVE SUPPORT PROPOSAL**  
**ATTACHMENT III**  
**COMMITTED LEVERAGE RESOURCES**





## CITY'S MANAGER'S OFFICE

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Gary A. Huff – City Manager  
201 West Water Street \* Piqua, Ohio 45356  
(937) 778-2051 - FAX (937) 778-2048  
ghuff@piquaoh.org

December 16, 2016

Mr. Matthew Didier  
EPA Region 5  
77 West Jackson Boulevard  
Mail Code SE-7J  
Chicago, IL 60604-3507

Dear Mr. Didier:

The City of Piqua will be submitting a FY 2017 US EPA Brownfields Cleanup Grant application and this letter serves as our commitment to leverage \$79,700 for the asbestos abatement of the Former Mo's Lounge should our application be funded.

We have received a cost estimate of \$268,700 to abate the asbestos in the Former Mo's Lounge which is located in our Riverfront District. The City will be committing \$78,700 of their General Funds towards the asbestos abatement and \$1,000 to cover notification of public meetings, bid advertising, and presentation materials and \$1,700 to cover general administration tied to the US EPA Brownsfield Cleanup Grant.

I hereby certify I have the authority to make this cost share commitment on behalf of the City of Piqua for the Former Mo's Lounge Asbestos Abatement Project. Please contact Nikki Reese, Development Program Manager at 937-778-2062 should you have any questions or need additional information.

Sincerely,

A blue ink signature of Gary A. Huff, written in a cursive style.

Gary A. Huff  
City Manager

## **RESOLUTION NO. R-128-16**

### **A RESOLUTION SUPPORTING THE FISCAL YEAR 2017 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS CLEANUP GRANT PROGRAM APPLICATION**

WHEREAS, the City of Piqua is a unit of local government that possesses the legal authority to apply for funding from the Brownfields Cleanup Grant Program offered by the United States Environmental Protection Agency (US EPA); and

WHEREAS, the US EPA Brownfields Cleanup Grant Program provides funds to conduct cleanup activities at a specific brownfield site owned by the grant applicant; and

WHEREAS, the City of Piqua used US EPA Brownfields Assessment Grant funds to complete a Phase I and Phase II Environmental Assessment at the Former Mo's Lounge Property located at 123 N. Main St., Piqua OH 45356; and

WHEREAS, the Phase II Environmental Assessment has identified \$268,700 of asbestos that needs to be abated, and

WHEREAS, the City of Piqua desires financial assistance to provide for the cleanup of the asbestos identified in the Former Mo's Lounge in order to make this property more desirable to a potential developer, and

WHEREAS, the City of Piqua has received a support letter dated November 29, 2016 for this US EPA Brownfields Cleanup Grant project from the Ohio Environmental Protection Agency; and

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereof concurring, that:

SEC. 1. The Fiscal Year 2017 Brownfields Cleanup Grant Program is hereby supported and the City Manager is hereby authorized and directed to submit the City's program application to the United States Environmental Protection Agency, including all understandings and assurances therein. The approved activity is: Asbestos Abatement at the Former Mo's Lounge, 123 N. Main St., Piqua OH 45356.

SEC. 2. The City Manager is to be the designated agent of the program in connection with the application and is authorized to execute all agreements in conjunction with the Fiscal Year 2017 Brownfields Cleanup Grant Program.



SEC. 3 This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Kathryn B. Hinds  
KATHRYN B. HINDS, MAYOR

PASSED: December 6, 2016

ATTEST: Rebecca J. Cool  
REBECCA J. COOL  
CLERK OF COMMISSION

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Resolution R-128-16 is a true, accurate and correct copy of Resolution R-128-16 passed by the Commission of the City of Piqua, Ohio, on the 6th day of December, 2016.

Rebecca J. Cool  
CLERK OF COMMISSION

RESOLUTION NO. R-139-15

**A RESOLUTION AUTHORIZING A CONTRACT WITH GAMBLE ASSOCIATES ARCHITECTURE + URBAN PLANNING TO PERFORM PROFESSIONAL URBAN DESIGN SERVICES FOR THE DOWNTOWN RIVERFRONT PARK AND PLACEMAKING IMPROVEMENTS DESIGN DEVELOPMENT**

WHEREAS, the Riverfront District Development Strategy identifies the expansion and redesign of Lock Nine Park as one of three initial catalytic actions instrumental to implementing the first phase of the Redevelopment Strategy; and

WHEREAS, the each of the initial catalytic actions instrumental to implementing the first phase of the Redevelopment Strategy is dependent upon the advancement of the others and significant progress has been made on the other two initial catalytic actions; and

WHEREAS, Professional Urban Design Services are needed to perform the Downtown Riverfront and Placemaking Improvements design development documents necessary to advance the implementation program; and

WHEREAS, Statement of Qualifications were secured from prospective firms and evaluated, and the candidate firms were interviewed, and the preferred firm provided a proposal that was reviewed and deemed acceptable, in accordance with the City of Piqua professional services procurement policies; and

WHEREAS, the professional services offered by Gamble Associates are within the allocated budget amount for this work.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: The City Manager is authorized to enter into a contract with Gamble Associates Architecture + Urban Planning to perform Professional Urban Design Services for the Downtown Riverfront and Placemaking Improvements Design Development project.

SEC. 2: The cost of the services is not to exceed \$75,000.

SEC. 3: The Finance Director certifies funds are available and is hereby authorized to draw her warrants from time to time on the appropriate account of the City treasury in payment according to contract terms.

SEC. 4: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED:

October 6, 2015

ATTEST:

Rebecca J. Cool

REBECCA J. COOL  
CLERK OF COMMISSION

Lucinda L. Fess  
LUCINDA L. FESS, MAYOR

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Resolution R-139-15 is a true, accurate and correct copy of Resolution R-139-15 passed by the Commission of the City of Piqua, Ohio, on the 6 day of October, 2015.

Rebecca J. Cool  
CLERK OF COMMISSION



August 6, 2015  
(Revised September 9, 2015)

City of Piqua, Ohio

## **DOWNTOWN RIVERFRONT DISTRICT PLACEMAKING IMPROVEMENTS**

Submitted to:

Chris Schmiesing, City Planner  
Development Department  
City of Piqua  
201 W. Water Street  
Piqua Ohio 45356

Submitted by:

Gamble Associates, Architecture + Urban Planning  
*in collaboration with*  
CityVisions Associates  
Booker Design Collaborative  
GS&P Engineering



678 Massachusetts Avenue Suite 502 Cambridge MA 02139

September 12, 2015

Chris Schmiesing, City Planner  
Development Department City of Piqua  
201 W. Water Street  
Piqua Ohio 45356

**DOWNTOWN RIVERFRONT DISTRICT**  
PLACEMAKING IMPROVEMENT

**SCOPE OF WORK**

Dear Mr. Schmiesing,

Gamble Associates is thrilled to have been selected by the review committee. Attached is a draft Scope of Work for the City of Piqua Downtown Riverfront District Placemaking Improvements. I look forward to meeting you next Wednesday at 10am and charting an effective course for the project's design and development. As mentioned in our proposal, we envision a three (3) phase process lasting approximately six (6) months. Six (6) meetings in Piqua will be augmented with frequent calls with you and the oversight committee. It has been our experience that the exact duration of the project will depend to a large extent on the decision-making capacity of the key partners with whom we will interact.

As mentioned in our interview, our team views this initiative as an **economic development tool** for Piqua, not merely an open space plan and streetscape project. The goal of the work should be to generate interest and excitement about downtown and its relationship to the Greater Miami River.



## PHASE 1

### SITE RECONNAISSANCE

Our team's familiarity with the downtown Piqua will enable the initial Site Reconnaissance and urban design analysis to be brief. Our team will document the character of the existing downtown and riverfront spaces through photographs and sketches with a particular emphasis on the potential linkages between them. The analysis will uncover an appropriate scale of intervention and a range of characters and potential uses for the various public spaces.

The Riverfront Park, the Canal Corridor and Recreational Trail Area can and should be different from one another. They will serve different purposes and will be programmed differently. We will determine the role of each of these public spaces in advancing the economic development goals of the community as outlined in recent development strategy efforts. The general character of each place will be established with an underlying palette of materials and elements that establish a sense of continuity. In this way, our team will create **a uniform language of design expression** that ties the spaces together into a network that is specific to downtown Piqua and the Riverfront.

Task/Deliverable: Team kick-off meeting and field tour and meetings with Key Partners.

Document major spaces and linkages and evaluate their potential for design intervention.

Create on-line visual preference survey for the character of the public spaces that can be created for the various parts of downtown. An Existing Conditions Report will be created that summarizes the prior studies and defines the major opportunities and challenges will be submitted. Present initial findings.

Duration: 5 weeks

## PHASE 2

### SCHEMATIC DESIGN

The team's primary goal for this phase will be to arrive at a clearly defined, feasible concept and present it in a form that achieves understanding and acceptance. This phase will clarify the

likely uses that will take place in the three Focus Areas and explore the most promising design solutions and their relationship to adjacent development opportunities. Our team will evaluate likely properties that are **viable candidates for infill development** (as opposed to remaining open spaces or vacant lots).

Task/Deliverable: Submission of 11" x 17" Schematic Design document with site plans, selected elevations and cross-sections complemented with three-dimensional sketch views. An overall urban design plan that establishes the open space framework for the downtown and riverfront and individual Focus Areas will be created. An assessment of native plants and local materials will be developed. A preliminary cost estimate (based on area take-offs) will be refined and updated for the duration of the project.

Duration: 14 weeks (broken into 2 phases including a mid-term client review)

### **PHASE 3**

#### **DESIGN DEVELOPMENT**

Based on the approved Schematic Design set, the team will complete the design documentation in order to refine and describe all important aspects of the project. This phase is vitally important to the overall success of the project. During design development, our team will refine essential areas of the plan so that these areas can be carried seamlessly through into a future Construction Document phase. The Design Development Phase will enable a full understanding of how the project will function and what it will look like. During this phase, **the design of the public realm itself will achieve a level of refinement and coordination necessary to garner fundraising support and public buy-in.**

Task/Deliverable: 11" x 17" Design Development document with updated cost estimates. Focus Area plan with materials and plants identified for all spaces and elements. A narrative of recommended improvements to the traffic patterns, parking and streetscape improvements will be established. A large three-dimensional foam-core model (scale TBD) will be assembled to clarify the design intentions and relationships between the sites.

Duration: 8 weeks



**STRATEGIC DEVELOPMENT EVALUATION**

The relationship between the design of these public spaces and the impact on adjacent development potential and the goals of the various strategic plans recently conducted is an important consideration of our work. Every effort must be made throughout the design process to integrate these revitalized spaces with adjacent development opportunities and to optimize the impact of their design on potential development investment. CityVisions Associates perspective and input will be fully integrated into the design process to insure that these spaces have this desired impact. Such collaborations in the past between Gamble Associates and CityVisions Associates have been extremely successful in seamlessly blending these elements into a holistic approach to urban design.

**SCHEDULE**

Our team is prepared to begin work immediately. The timing of this project comes at a good moment in our current workload, having recently completed the Jasper Downtown Riverfront Plan (with City Visions), the Davenport RiverVision Plan (led by Hargreaves Associates) and Design Guidelines for the Towns of Arlington and Watertown, MA.

*End of Scope.*



**Development  
Services Agency**

John R. Kasich, Governor

David Goodman, Director

March 3, 2014

Chris Schmiesing, City Planner  
City of Piqua, Economic Development Office  
201 W. Water St.  
Piqua OH 45356

Dear Mr. Schmiesing:

Thank you for your participation in the Brownfield Action Plan program. The Ohio Development Services Agency wishes to congratulate you on the completion of the redevelopment plan for the Riverfront District.

A review of the grant file indicates that:

1. The Office of Energy and Redevelopment is in receipt of the Final Report, the final documentation of the project.
2. A disbursement request of \$50,000 was submitted on February 7, 2014 leaving a grant balance of \$0.

Therefore, the Office of Energy and Redevelopment is closing grant number RED13109A.

If you have any questions or concerns regarding the closeout of this project, please contact Erin Hazelton, Section Supervisor, at (614) 728-1258 or via email at [erin.hazelton@development.ohio.gov](mailto:erin.hazelton@development.ohio.gov).

Sincerely,

Thea Walsh, Deputy Chief  
Office of Energy and Redevelopment

*Received 3-28-14*



## Nikki Reese

**From:** Donald Pinto <DPinto@tandmassociates.com>  
**Sent:** Wednesday, December 16, 2015 4:16 PM  
**To:** Nikki Reese  
**Cc:** Gordon Parish; Betsy Ehler  
**Subject:** RE: Total Cost for Phase I and Phase II EA - Mo's Lounge

Nikki:

Here is the cost breakdown:

Activity	Cost
Phase I ESA	\$9,200
Phase II ESA	\$16,500
<b>TOTAL</b>	<b>\$25,700</b>

Please let us know if we can be of further assistance. Thanks.

Donald.



**DONALD PINTO, PE, BCEE**  
VICE PRESIDENT, GROUP MANAGER  
4675 Lakehurst Court, Suite 250, Columbus, OH 43016  
T + 614.339.3380 D + 614.408.9240 C + 614.314.0105  
DPINTO@TANDMASSOCIATES.COM | TANDMASSOCIATES.COM

**From:** Nikki Reese [mailto:[nreese@piquah.org](mailto:nreese@piquah.org)]  
**Sent:** Wednesday, December 16, 2015 9:36 AM  
**To:** Donald Pinto <DPinto@tandmassociates.com>; Betsy Ehler <BEhler@tandmassociates.com>  
**Subject:** Total Cost for Phase I and Phase II EA - Mo's Lounge

	<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b>  <b>Cooperative Agreement</b>		GRANT NUMBER (FAIN): 00E01238		DATE OF AWARD 09/19/2013		
			MODIFICATION NUMBER: 0				
			PROGRAM CODE: BF		TYPE OF ACTION New		MAILING DATE 09/26/2013
			PAYMENT METHOD: ASAP				ACH# Pend
RECIPIENT TYPE: Municipal			Send Payment Request to: Las Vegas Financial Center				
RECIPIENT:			PAYEE:				
City of Piqua 201 W. Water Str. Piqua, OH 45356 EIN: 31-6000136			City of Piqua 201 W. Water Str. Piqua, OH 45356				
PROJECT MANAGER		EPA PROJECT OFFICER		EPA GRANT SPECIALIST			
William Lutz 201 W. Water Str. Piqua, OH 45356 E-Mail: blutz@piquaoh.org Phone: 937-778-2062		Lori Muller 77 West Jackson Blvd., ME-W Chicago, IL 60604-3507 E-Mail: Muller.Lori@epamail.epa Phone: 440-250-1735		Mirchell Phillips Assistance Section, MC-10J E-Mail: Phillips.Mirchell@epamail.epa.gov Phone: 312-886-5265			
<b>PROJECT TITLE AND DESCRIPTION</b> ASSESSMENT HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS  The grant monies will allow the City of Piqua to take the first step in addressing the many brownfields that have severely limited redevelopment options. The City anticipates the assessment funds will: 1) help spur interest and investment; 2) ideally allowing the City to establish itself as an attractive and healthy place to live; 3) continue to improve the City's riverbanks; and 4) continue to create parks along the Great Miami River that will connect nearby neighborhood, the existing Lock Nine Park and Linear park, and nearby schools.							
BUDGET PERIOD 10/01/2013 - 09/30/2016		PROJECT PERIOD 10/01/2013 - 09/30/2016		TOTAL PROJECT PERIOD COST \$400,000.00			
				TOTAL BUDGET PERIOD COST \$400,000.00			
<b>NOTICE OF AWARD</b>							
Based on your Application dated 07/16/2013 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$400,000. EPA agrees to cost-share 100.00% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$400,000. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA statutory provisions. The applicable regulatory provisions are 40 CFR Chapter 1, Subchapter B, and all terms and conditions of this agreement and any attachments.							
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)			AWARD APPROVAL OFFICE				
ORGANIZATION / ADDRESS			ORGANIZATION / ADDRESS				
U.S. EPA Region 5 Mail Code MCG10J 77 West Jackson Blvd. Chicago, IL 60604-3507			U.S. EPA, Region 5 Superfund Division 77 West Jackson Blvd., S-6J Chicago, IL 60604-3507				
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY							
Digital signature applied by EPA Award Official Kenneth Tindall - Acting Associate Director Resources Management					DATE 09/19/2013		



BF - 00E01238 - 0 Page 2

FUNDS	FORMER AWARD	THIS ACTION	AMENDED TOTAL
EPA Amount This Action	\$	\$ 400,000	\$ 400,000
EPA In-Kind Amount	\$	\$	\$ 0
Unexpended Prior Year Balance	\$	\$	\$ 0
Other Federal Funds	\$	\$	\$ 0
Recipient Contribution	\$	\$	\$ 0
State Contribution	\$	\$	\$ 0
Local Contribution	\$	\$	\$ 0
Other Contribution	\$	\$	\$ 0
Allowable Project Cost	\$ 0	\$ 400,000	\$ 400,000

Assistance Program (CFDA)	Statutory Authority	Regulatory Authority
66.818 - Brownfields Assessment and Cleanup Cooperative Agreements	CERCLA: Sec. 101(39) CERCLA: Sec. 104(k)(2)	40 CFR PART 31

Fiscal									
Site Name	Req No	FY	Approp. Code	Budget Organization	PRC	Object Class	Site/Project	Cost Organization	Obligation / Deobligation
PIQUA	1305STX103	11	E4D	05F5AG7	301D79	4114	G5MUNY00		200,000
PIQUA	1305STX103	11	E4D	05F5AG7	301D79XBP	4114	G5MUOR00		200,000
									400,000

## Budget Summary Page

Table A - Object Class Category (Non-construction)	Total Approved Allowable Budget Period Cost
1. Personnel	\$7,000
2. Fringe Benefits	\$0
3. Travel	\$6,000
4. Equipment	\$0
5. Supplies	\$3,000
6. Contractual	\$384,000
7. Construction	\$0
8. Other	\$0
9. Total Direct Charges	\$400,000
10. Indirect Costs: % Base	\$0
11. Total (Share: Recipient 0.00 % Federal 100.00 %.)	\$400,000
12. Total Approved Assistance Amount	\$400,000
13. Program Income	\$0
14. Total EPA Amount Awarded This Action	\$400,000
15. Total EPA Amount Awarded To Date	\$400,000



## **AGREEMENT TO PURCHASE**

~~2014~~ This Agreement is hereby entered into this 27<sup>th</sup> day of December of ~~2014~~ between the City of Piqua, a municipal corporation in the State of Ohio ("Buyer") and Joseph E. Drapp ("Seller") for the purchase of 0.1 acre part of Inlot No. 1051, also known as 111 S. Main Street, Piqua, Miami County, Ohio 45356.

WHEREAS, Buyer desires to purchase from Seller the property described below and Seller desires to sell the property;

NOW, THEREFORE, the parties hereto have executed this Agreement to Purchase, which is based on the terms and conditions as set forth below.

### **I. DESCRIPTION OF PROPERTY**

The real estate is located at 111 S. Main Street, Piqua, Miami County, Ohio 45356. The Parcel No. is N44-017270, and is part of Inlot No. 1051, and a copy of the deed with said legal description is attached in Exhibit A.

The said real estate being purchased shall include the land in its present condition. Buyer agrees to purchase the aforementioned real estate subject to all zoning laws, ordinances and restrictions of record. Buyer agrees to purchase the property "as is" and agrees to hold Seller harmless from any claim as to the condition of the property.

The land is currently unoccupied and the Buyer desires to acquire the property to assemble the tract with adjoining land to facilitate the development of public and or private improvements contemplated in the City of Piqua Riverfront District Brownfield Action Plan.

### **II. PURCHASE PRICE AND CONVEYANCE**

The Buyer and Seller agree to execute a Purchase Agreement, contingent upon the Piqua City Commission authorizing purchase of the property in a public meeting and the Buyer securing funds to complete the purchase of the subject property.

The Seller agrees the property is currently vacant and agrees no new improvements or alterations to the property will be constructed prior to the executing of a Purchase Agreement.

The Buyer and Seller agree to an appraisal value for the property equal to the amount assigned to the parcel by the Miami County Auditor's office effective December 19, 2013, with a copy of the Auditor's valuation information for the Property attached herewith as Exhibit B. Buyer shall pay, and Seller, shall accept, the sum of Forty Six Thousand Six Hundred Dollars (\$46,600), as and for

full consideration for the premises which shall be paid to the Seller in cash at closing. The purchase amount is in consideration of the Buyer's intent to assemble the tract with adjoining land to facilitate the development of public and or private improvements contemplated in the City of Piqua Riverfront District Brownfield Action Plan.

At closing, Seller shall convey marketable, fee simple title to Buyer by General Warranty Deed, free and clear of all liens and encumbrances, but subject to easements and restrictions. The deed shall be made in the name of the City of Piqua and shall be recorded by Buyer.

Buyer shall bear the cost of any title insurance to be secured regarding the premises. Any such title insurance shall demonstrate that Seller has good and merchantable title to the premises in fee simple, free and clear of all liens and encumbrances whatsoever except those created or assumed by Buyer, real estate taxes and assessments that are not yet due, zoning ordinances, legal highways, and building setback lines, easements, restrictions and reservations of record.

If the title to all or part of the premises is defective or unmerchantable, or if any part of the premises is subject to liens, encumbrances, easements, conditions or restrictions other than those excepted in this Agreement, or in the event of any encroachment, Seller shall have a reasonable time, not to exceed thirty (30) days after receipt of written notice thereof, within which to remedy or remove, at Seller's expense, and such defect, lien, encumbrance, easement, condition, restriction or encroachment. If Seller is unable to remedy or remove, or secure title insurance against such defect, lien, encumbrance, easement, condition, restriction or encroachment within said thirty day period, then Buyer shall have the option to terminate this Purchase Agreement and be relieved of any and all obligations, and this Agreement shall be null and void.

### **III. TAXES AND ASSESSMENTS**

The Buyer shall assume responsibility for any and all prorated property taxes from date of sale. The Seller shall assume responsibility for any and all prorated property taxes up to the date of sale. Taxes shall be prorated in accordance with the short proration method.

### **IV. TERM OF EXERCISE**

Seller shall provide the Buyer with the exclusive right to purchase the Property for the duration of this agreement. Buyer shall use its best efforts to expeditiously secure funds and receive authorization for the purchase of the Property. Buyer shall notify Seller immediately upon securing funding and authorization for the purchase of the Property. Seller reserves the right to terminate the Agreement if Buyer fails to receive the funding and authorization to

purchase the Property by December 31, 2015. Buyer may terminate this Agreement at any time and for any reason by providing written notice to Seller.

If the Buyer does not secure funding and authorization for the purchase of the Property by December 31, 2015, the parties may extend this Agreement upon a written request from the Buyer for such an extension with the said extension period being designated in writing.

Notwithstanding any other provision of this Agreement, Buyer shall have no obligation to purchase the Property, and no transfer of title to the Buyer may occur, unless and until the Buyer has provided Seller with a written notification that funds have been secured and the purchase of the property has been authorized.

## **V. CLOSING AND POSSESSION**

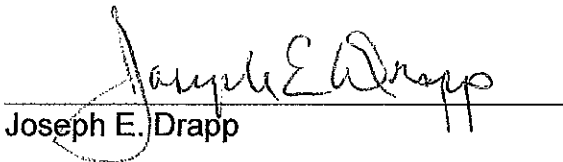
Seller shall transfer possession of the premises to Buyer at closing.

## **VI. ENTIRE AGREEMENT**

This offer, upon acceptance, constitutes the entire agreement between the parties. Any amendment hereto must be agreed upon by both parties and confirmed in writing. All certifications and warranties of the Seller shall survive the closing. The terms and conditions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first set forth above.

**SELLER:**

  
Joseph E. Drapp

**BUYER:**

CITY OF PIQUA, OHIO

  
Gary A. Huff, City Manager



APPROVED AS TO FORM AND CORRECTNESS:

Stacy M. Wall  
Stacy Wall, City Law Director

**Fiduciary's Deed**

Statutory Form Ohio Revised Code Section 5302.09

KNOW ALL MEN BY THESE PRESENTS THAT Dianna Sheryl King, Trustee of the Gustin Irrevocable Living Trust dated August 2, 2002, Grantor, by the power conferred by said Trust, and every other power, for Eighty Thousand Dollars (\$80,000.00) paid, grants with fiduciary covenants to Joseph E. Drapp, unmarried, whose tax mailing address is 1366 Park Avenue, Piqua, Ohio 45356, the following Real Property:

Situated in the City of Piqua, County of Miami, and State of Ohio:

Being sixty-one feet of the North end of Lot Number One Thousand and Fifty-one (1051) on the General Plat of the City of Piqua, Ohio: also, all the rights and interest under the lease for a strip of canal land on East side of North end of Lot Number One Thousand and Fifty-one (1051) from the City of Piqua and State of Ohio.

Permanent Parcel No(s): N44-017270.

IN WITNESS WHEREOF, the Grantor hereunto set his hand the 27<sup>th</sup> day of September, 2007.

GRANTOR:

500

TRANSMITTED	
In compliance with ORC 518.08	
CHINA A. PEPPER, Miami County Auditor	
By Joyce Shultz	
SEP 28 2007	
Total Fee	\$ 160.00
ORC 319.54	\$ 80.00
ORC 322.02	\$ 80.00
Exempt	<input type="checkbox"/>

Dianna S. King  
DIANA SHERYL KING, TRUSTEE  
THE GUSTIN IRREVOCABLE  
LIVING TRUST DATED AUGUST 2,  
2002

Thomas J. Buecker  
THOMAS J. BUECKER, CO-TRUSTEE  
THE GUSTIN IRREVOCABLE  
LIVING TRUST DATED AUGUST 2,  
2002

STATE OF OHIO )  
MIAMI COUNTY ) ss.

EXECUTED BEFORE ME, on the 29<sup>th</sup> day of September, 2007, by Diana Sheryl King and Thomas J. Buecker, Trustees of the Gustin Irrevocable Living Trust dated August 2, 2002, who, under penalty of perjury in violation of section 2921.11 of the Revised Code, represented to me to be said person.

At Kc  
NOTARY PUBLIC

This Instrument Prepared By:

Thomas J. Buecker Co., LPA  
306 W. High Street, P.O. Box 1215  
Piqua, Ohio 45356  
937-778-8000

GRANT D. KERBER, Attorney at Law  
Notary Public, State of Ohio  
My commission has no expiration date  
O.R.C. Section 147.03

Riverview Box

VOL 0788 PAGE 277

Exhibit A



MIAMI COUNTY RECORDER  
JOHN S ALEXANDER

**0476092**

PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/28/2007 10:22:36AM

REFERENCES 0  
RECORDING FEE 28.00  
PAGES: 2



## Data For Parcel N44-017270

## Valuation Data

Parcel: N44-017270  
Owner: DRAPP JOSEPH E  
Address: 111 S MAIN ST

## Valuation

	Market (100%)	Assessed (35%)
Land Value:	\$17,500.00	\$6,130.00
CAUV Value:	\$0.00	\$0.00
Improvements Value:	\$29,100.00	\$10,190.00
Total Value:	\$46,600.00	\$16,320.00

CAMA database last updated 12/19/2013 11:58:42 PM.

**NARRATIVE SUPPORT PROPOSAL**

**ATTACHMENT IV**

**LETTERS OF COMMITMENT FROM ALL COMMUNITY ORGANIZATIONS**



326 N. Main Street  
P.O. Box 1142  
Piqua, OH 45356  
1.800.251.1742 P  
937.778.0809 F

*Executive Director*

Justin A. Sommer

*2016 Board of Directors*

Wayde Davis  
*Chair*

Jeanie Jordan-Bates  
*Vice-Chair*

Mike Caughell

Michael Cox

Mark Douglas

Lisa Feeser

Daniel P. French

James Hartzell

Kathryn B. Hinds

Gary A. Huff

Dr. Nancy Luce

Mike Mengos

Julia A. Terry

*Ex Officio Directors*

Cynthia A. Holtzapple

R. Scott Miller

Lorna T. Swisher

October 28, 2016

Mr. Gary Huff  
City Manager  
City of Piqua  
201 W. Water Street  
Piqua, OH 45356

RE: US EPA Brownfield Cleanup Grant Support

Mr. Huff:

Grow Piqua Now is pleased to support the City of Piqua's efforts to redevelopment the former Mo's Lounge building.

The Mo's property provides unique economic development advantages with access to the Great Miami River Recreational Trail, as well as Main Street in Piqua. Grow Piqua Now is in discussions with potential end users of building. Reinvestment in the property is expected to be over \$1 million and create over 40 new jobs. However, end users expect a clean building prior to making their investments.

The US EPA cleanup grant could accelerate private development in the Mo's building, and the Riverfront District. The grant would leverage the over \$1.1 million investment already made by the City of Piqua as well as the Phase I and II assessments funded by the US EPA Brownfield Assessment grant.

If we can secure the U.S. EPA Brownfields Cleanup funds to abate the asbestos in the former Mo's Lounge then this will be our first completed catalytic priority investment properties in the Riverfront District. I look forward to the additional investment to come. If you have any questions, please contact me at (937) 778-4004 or jsommer@piquaoh.org. Thank you in advance for your time and consideration.

Sincerely,

Justin Sommer  
Executive Director  
Grow Piqua Now





## THE PIQUA AREA CHAMBER OF COMMERCE

326 North Main Street • P.O. Box 1142 • Piqua, Ohio 45356

Voice (937) 773-2765 • Fax (937) 773-8553 • Website: [www.piquaareachamber.com](http://www.piquaareachamber.com)

October 10, 2016

Mr. Gary Huff, City Manager  
Piqua Municipal Building  
201 W. Water St.  
Piqua, OH 45356

RE: City of Piqua, Ohio - Brownfield Cleanup Grant

Dear Mr. Huff,

The Piqua Area Chamber of Commerce supports the City of Piqua's efforts to obtain a Brownfield Cleanup Grant for asbestos abatement on the property located at 111 S. Main Street, Piqua, Ohio. The \$200,000 grant will allow the city to clean-up the former Mo's Lounge site and lead to the development of the Riverfront Mill District.

The Piqua Chamber of Commerce plays an integral role in developing our community and downtown area. The project fits perfectly with the mission of the Chamber which is to unite the Piqua business community, enhance the quality of life for our citizens and to promote economic vitality and development. The elements of the planned redevelopment would target the Riverfront area of the community to serve as a recreational area, unique shopping site and location for casual dining and drink establishments.

The Piqua Chamber of Commerce is committed to actively collaborate with City of Piqua leaders to develop the Riverfront project and other areas to draw people to the community for shopping, leisure and recreational activities.

Please feel free to contact me at 937-773-2765 or email [smiller@piquaareachamber.com](mailto:smiller@piquaareachamber.com) should you have questions or require additional information. On behalf of the Chamber of Commerce Board of Directors, I wish you the best in obtaining this grant to benefit our fine community and advance our opportunity for growth.

Sincerely,

R. Scott Miller, President  
Piqua Area Chamber of Commerce

RSM/jms

*"Your Business is Our Business"*



---

Friday, December 16, 2016

Mr. Gary Huff  
City of Piqua  
201 W Water Street  
Piqua, OH 45356

Dear Mr. Huff,

As the Executive Director of the Mainstreet Piqua organization, I am writing to support the City of Piqua's application for Brownfield Clean Up funds for the asbestos abatement in the former Mo's Lounge site at 111 S. Main Street.

The redevelopment of this building is critical for the progress of the Riverfront Mill District. This entire project promises to be a huge shot in the arm for the downtown Piqua business district and we strongly support its implementation. The events that we have already hosted in the riverfront area have been well received and have showcased the riverfront area to a huge variety of citizens. The implementation of this project will not only be a boost for existing downtown businesses but will spur new growth and interest in our downtown core.

If you have any questions please feel free to contact me at 937-773-9355 at your convenience. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads 'Lorna Swisher'.

Lorna Swisher  
Executive Director  
Mainstreet Piqua, Inc.

October 27, 2016

Mr. Gary A. Huff  
City Manager  
Piqua Municipal Building  
201 W. Water St.  
Piqua, OH 45356

Dear Mr. Huff:

Please receive this letter from the Southview Neighborhood Association. We have enthusiastic support for the Asbestos Abatement Project scheduled for the property at 111 S. Main St. Piqua Ohio 45356 (formerly known as Mo's Lounge). It is my understanding that the City of Piqua intends to submit a request to the US EPA for a Brownfields Cleanup Grant.

The Southview Neighborhood Association continues to be concerned about the building as it is. At present it may be a problem to the area if no action is taken to make the property safe and useful to the community.

Our neighborhood association has been and will continue to be committed to the improvements of this and other properties in Piqua. We will certainly be interested in being involved in the planning and implementation of this project.

Please do not hesitate to contact me if we can be of any help.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Vetter", with a stylized, cursive script.

James D. Vetter, President  
Southview Neighborhood Association  
714 S. Downing St.  
Piqua, OH 45356  
937-778-1696



**ATTACHMENT V**  
**THRESHOLD DOCUMENTATION**

**ATTACHMENT V – THRESHOLD DOCUMENTATION**

**1. Applicant Eligibility**

The City of Piqua is a municipal corporation organized under the Ohio Charter City Plan with a Council-Manager form of government. We have a municipal charter, as allowed by the Ohio Constitution. The City was incorporated in the State of Ohio in 1835.

**2. Site Ownership**

The City acquired the Former Mo's Lounge on December 27, 2013.

**3. Basic Site Information**

- a. Name: Former Mo's Lounge
- b. Address: 111 S. Main St., Piqua, Ohio 45356
- c. Current Owner: City of Piqua, Ohio
- d. City is the current owner

**4. Status and History of Contamination at the Site**

- a. The site is contaminated with hazardous substances.
- b. The property site was first developed as early as 1887, but the current building was not built until 1930. Historically the building has had many uses including bottling, and laundry. The Site was utilized as a Moose Lodge (meeting place for the Loyal Order of Moose) from at least 1960 to 1975. It was redeveloped as Mo's Lounge & South Sea Restaurant in 1980. The restaurant and bar operated until 2003. It was most recently sold to the City of Piqua in 2013 and is currently vacant. There has not been any prior cleanup/remediation known at the Site. The Site is vacant other than some items left from previous restaurant operations and items for renovations being stored.
- c. A Phase II Environmental Assessment was completed in November 2015. The assessment identified \$268,700 worth of asbestos that needs to be abated in the building. There were also detectable concentrations of lead, with many containing more than 0.5% lead, documented in the Original Building and the East Addition.
- d. The use of asbestos material and lead-based paint was common practice to use on a commercial building in 1930 when the building was constructed. Builders began using asbestos because of its desirable physical properties: sound absorption, average tensile strength, its resistance to fire, heat, electrical and chemical damage, and affordability back then. Lead was added to paint to speed up drying, increase durability, maintain a fresh appearance, and resist moisture that causes corrosion. The extent of contamination is confined to the boundaries of the Former Mo's Lounge.

**5. Brownfield Site Definition**

Review of available records pertaining to the site reveals the following about the Former Mo's Lounge:

- a. The Former Mo's Lounge is not listed or proposed for listing on the National Priorities List.
- b. The site is not currently subject to any unilateral administrative orders, court orders, administrative orders, or judicial consents decrees issued to or entered into by parties under CERCLA.

- c. The property is not subject to the jurisdiction, custody, or control of the United States Government.

**6. Environmental Assessment Required for Cleanup Proposals**

A written ASTM E1903-11 Phase II site assessment report was completed by T and M Associates, 4675 Lakehurst Court, Suite 250, Columbus, OH 43016 on November 6, 2015 on the Former Mo's Lounge. They also completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of AAI 40 CFR Part 312 and ASTM E1527-13 on this property was completed July 10, 2014.

**7. Enforcement or Other Actions**

The City of Piqua is not aware of any outstanding environmental enforcement actions related to this property. The research conducted during the Phase I and Phase II Environmental Assessments did not discover any environment enforcement actions related to this property. Furthermore, the City was not informed of any these actions during discussions with the previous property owner. The City is not aware, or received or been furnished copies, of any inquiries or orders from any state or federal agencies related to the contamination of, or hazardous substances at this property.

**8. Sites Requiring a Property-Specific Determination:**

Based on our review of the property-specific determination criteria, the City of Piqua has determined that this Site is not subject to this determination review process for the following reasons:

- There are no planned or on-going removal actions under CERCLA at the site,
- The site has not been issued or entered into a unilateral administrative order, court order, and administrative order on consent or judicial consent decree or to which a permit has been issued by the United States or an authorized state under RCRA, FWPCA, TSCA, or SDWA,
- The site is not subject to RCRA corrective action to which a corrective action permit or order has been issued or modified to require the implementation or corrective measures,
- The site is not a land disposal unit that has submitted a RCRA closure notification or is subject to closure requirement specified in a closure plan or permit.
- There has been no documented release of PCBs requiring that site to be subject to TSCA remediation, and
- The site is not receiving monies from cleanup from the LUST Trust Fund.

**9. Site Eligibility and Property Ownership Eligibility**

**a. Property Ownership Eligibility – Hazardous Substance Sites**

**(1) CERCLA §107 Liability**

The cleanup funds that the City of Piqua is requesting are only for the abatement of in-place asbestos and therefore no CERCLA § 107 Liability defense is required for this project.

**(2) Information on Liability and Defenses/Protections**

- i) Information on the Property Acquisition: The City of Piqua acquired the property from Joseph E. Drapp on December 27, 2013. The purchase price was negotiated



- between the City and Mr. Drapp. The City has sole ownership as indicated by the fee simple title through recorded deed. The City has no affiliation with Mr. Drapp.
- ii) Timing and/or Contribution Toward Hazardous Substances Disposal: All disposal occurred prior to the City's acquisition of the property. The City has never arranged for the disposal of hazardous substances at the property, or transported hazardous substances to the property.
  - iii) Pre-Purchase Inquiry: A written ASTM E1903-11 Phase II site assessment report was completed by T and M Associates, 4675 Lakehurst Court, Suite 250, Columbus, OH 43016 on November 6, 2015 on the Former Mo's Lounge for the City of Piqua. They also completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of AAI 40 CFR Part 312 and ASTM E1527-13 on this property was completed July 10, 2014 for the City. Mr. T. Donald Pinto, PE, BCEE (Ohio VAP Certified Professional #281) signed a "Environmental Professional's Statement and Signature" for both the Phase I and Phase II Environmental Assessment. The Phase I Environmental Assessment was not completed prior to the acquisition of the property.
  - iv) Post-Acquisition Uses: The property is currently vacant and is not in use. There are not applicable current or prior users during the time of ownership of the property by the City of Piqua.
  - v) Continuing Obligations: The City of Piqua is not aware of any continuing sudden releases or threatened releases at this property. All contaminants identified by the Phase II Environmental Assessment are contained within the building. The building remains locked with only authorized access to prevent future releases of hazardous substances as a result of vandalism and trespassing and exposure to the public.

The City of Piqua commits to complying with all land-use restrictions and future institutional controls; assisting and cooperating with those performing the cleanup and providing access to the property; complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and providing all legally required notices.

**b. Property Ownership Eligibility – Petroleum Sites**

The City of Piqua is not requesting funding for the cleanup of petroleum contamination at this time.

**10. Cleanup Authority and Oversight Structure**

**a. Cleanup Oversight**

The asbestos abatement will be overseen by the Regional Air Pollution Control Agency (RAPCA) and staff from the City of Piqua's Development Department. The cleanup standards for the major contaminants listed in the "*ABCA- Former Mo's Lounge*" will be strictly enforced. Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act; Federal Davis-Bacon Act; state environmental law, and City Ordinances. Federal, state and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits i.e. OEPA Notification of Demolition and Renovation Form will be obtained prior to the work commencing. There will also be close communication with



RAPCA Asbestos Program representatives. The City will enroll with the RAPCA Asbestos Program. The purpose of the RAPCA Asbestos Program is to protect the public from asbestos emissions, or fibers that may become airborne if strict regulations are not followed when a building is being renovated or demolished. Asbestos program activities include a contractor notification procedure, sample identification, on-site inspections and follow-up activities. RAPCA insures that the proper techniques are used in the removal of asbestos from buildings. All removal operations must be properly permitted and selected projects are also inspected depending on the size and scope and the compliance history of the removal contractor.

**b. Adjacent Property Access**

Site contamination is confined to the site building and adjoining property access is not required. There are also two vacant lots owned by the City of Piqua on each side of the building should the asbestos abatement contractor need to store their equipment there.

**11. Statutory Cost Share**

The City of Piqua will be using \$79,700 of their General Funds to cover asbestos abatement expenses, advertising, and presentation materials. Also, the acquisition of the property will be additional cost share for this project. The Former Mo's Lounge acquisition cost was \$46,600. Other leveraged funding tied to this project is \$50,000 from the Ohio Development Services Agency, Office of Redevelopment for the development of the "*Riverfront District Development Strategy*", \$25,700 from the FY 2013 US EPA Brownfields Assessment Grant that was used to complete the Phase I and Phase II Environmental Assessments on the Former Mo's Lounge, and \$75,000 of City of Piqua funds to hire Gamble Associates to develop a detailed planning document entitled "Piqua Ohio Placemaking Initiative" that included a proposed future redevelopment of the Former Mo's Lounge. Please see the attached Cost Share Supporting Documentation included as **Attachment III**.

**12. Community Notification**

The City of Piqua conducted a public meeting Friday, December 2, 2016 at 2:00pm to gather comments of the draft Brownfields Cleanup Grant application being submitted to the US EPA and the draft Analysis of Brownfields Cleanup Alternatives (ABCA) for the cleanup of the Former Mo's Lounge. The meeting was held at the City Municipal Government Complex in the Commission Chambers. Unfortunately, the turnout was low with only 7 people attending. Those in attendance of this meeting were very positive and supportive of the grant application. However, prior to this notification meeting the City had several other planning meetings that were outlined in the Narrative Proposal that discussed the redevelopment of the Former Mo's Lounge. In April 2016, the City hosted a walking tour showing the proposed development plans outlined in the "Piqua Ohio Placemaking Initiative" which highlighted the proposed redevelopment plans for the Former Mo's Building and surrounding properties. We had over 150 residents attend this walking tour. The required documentation including a copy of the meeting advertisement, a summary of comments received, responses to public comments, the meeting notes and sign-in sheet for the public meeting are included in **Attachment VI**. A copy of the draft Analysis of Brownfields Cleanup Alternatives is included as **Attachment VII**.

**THRESHOLD DOCUMENTATION**

**ATTACHMENT VII**

**DRAFT ABCA**



## **Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation**

**Former Mo's Lounge Property  
111 S. Main St., Piqua Ohio 45356  
ACRES Property ID: 175702  
DRAFT – DECEMBER 1, 2016  
Prepared By: The City of Piqua**

### **I. Introduction & Background**

#### **a. Site Location**

The site is located at 111 S. Main Street, Piqua Ohio 45356 (herein referred to as “the Site”), one-half block south of East Water Street in Piqua, Ohio. The Site is approximately 0.1 acres and contains a 9,200 square foot two-story structure with a basement.

#### **b. Previous Site Use(s) and any previous cleanup/remediation**

The Site was first developed as early as 1887, but the current building was not built until 1930. Historically the building has had many uses including bottling, and laundry. The Site was utilized as a Moose Lodge (meeting place for the Loyal Order of Moose) from at least 1960 to 1975. It was redeveloped as Mo's Lounge & South Sea Restaurant in 1980. The restaurant and bar operated until 2003. It was most recently sold to the City of Piqua in 2014 and is currently vacant. There has not been any prior cleanup/remediation known at the Site. The Site is vacant other than some items left from previous restaurant operations and items for renovations being stored.

#### **c. Site Assessment Findings**

The City of Piqua hired T & M Associates to prepare an ASTM Phase I Report for the Site, dated July 2014. The ASTM Phase I Report did not reveal Recognized Environmental Conditions (RECs), historical RECs, or controlled RECs in connection with the Site with the exception of the following:

##### **REC 1: Possible Former Coal-Fired Furnace**

The gas-fired furnace located in the basement may have historically been fired by coal or fuel oil before being converted to natural gas. Potential releases from historical use of coal and fuel oil could have impacted the Site.

##### **REC 2: Potential Releases from Neighboring Properties**

Potential releases from historical operations on neighboring properties are also of concern. The parcels on the block just west (and potentially up gradient) historically housed a transformer yard, auto operations, the Miami Light Heat & Power Company, Dayton Power & Light Company, and Zollingers (wholesale grocery distributor with possible on-site fleet fueling operations). The area further west historically housed

Linseed Oil Works Company, Piqua Street Railway Company, Miami Valley Electric Company, Car Barn Repair Shop, and the Dayton & Troy Electric Railroad Company. Potential releases from historical site operations and chemical handling at these facilities could have impacted the Site.

It was recommended that a Phase II ESA be performed, where soil samples from different locations beneath the basement floor are collected. The samples should be analyzed, at a minimum, for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPH), polychlorinated biphenyls (PCBs), and Resource Conservation and Recovery Act (RCRA) metals.

Should any of these chemical constituents be detected in the subsurface soil at levels of concern, potential migration to groundwater should be assessed through a groundwater monitoring investigation. In addition, if contamination is found in groundwater or unsaturated soils, a comprehensive assessment of the vapor intrusion pathway should be conducted.

Additional recommendations, while beyond the scope of the ESA, include:

- A study conducted by the previous owner, Joseph Drapp, confirmed the presence of asbestos and lead paint throughout the building. These materials should be properly addressed as part of any future redevelopment.
- Universal-like waste materials throughout the Site should be properly disposed. This includes items such as oils, paints, and degreasers.
- Because of the significant water damage, the potential presence of mold within the building is also a concern.

In October 2015, T & M Associates conducted Phase II site assessment activities to evaluate the extent of contamination remaining at the Site. Since the redevelopment objectives under consideration include renovation and restoration of the existing building for commercial use, T & M Associates compared analytical results to the Ohio Voluntary Action Program (VAP) Generic Direct-Contact Soil Standards (GDCSS) for two scenarios: Commercial/Industrial Land Use and Construction/Excavation Activity.

Based on the analytical results, T & M Associates has prepared the following conclusions and recommendations:

Environmental

- No VOCs, PCBs, TPH-GRO or TPH-DRO were detected at concentrations exceeding laboratory reporting limits. It is unlikely these COCs pose a significant environmental risk to future commercial or industrial tenants at the Site.

- Concentrations of TPH-ORO, various SVOCs, and several RCRA metals were detected above reporting limits in one or more samples collected less than 4 feet beneath the basement floor. None of these detections exceed Ohio VAP GDCSS for a Single Chemical under Commercial/Industrial or Construction/Excavation Activity scenarios. Therefore, these compounds do not represent an environmental risk for redeveloping the Property for commercial/industrial purposes.
- Lead was detected in one sample at 2,000 mg/kg. This concentration exceeds the Ohio VAP GDCSS for Commercial/Industrial and Construction/Excavation Activities scenarios. However:
  - Lead is not volatile, and therefore volatilization to indoor air is not a viable potential exposure pathway.
  - Lead is not mobile in the environment and is bound to the mineralogy of the soil and fill materials. Because groundwater within the vicinity of the Property is encountered within the limestone bedrock at depths of 40 or more feet below grade, it is highly unlikely that the elevated shallow lead concentrations discovered during this investigation could migrate to groundwater and off-Property.
  - If the building foundation is left in place, the direct-contact exposure pathway will be eliminated for the redevelopment and reuse of the Site.
  - If the basement floor slab is removed during redevelopment, then construction specifications should include provisions for worker safety (e.g. personal protective equipment) and/or delineation and removal of affected fill material (soil) followed by verification sampling and backfill with clean material.

#### Asbestos

- Significant quantities of asbestos-containing materials were encountered throughout the building interior and exterior, including window caulking, acoustical plaster, various adhesives and mastics, firebrick, pipe and electrical insulation, boiler gaskets and firebrick, fire doors, and electrical components.
- Current Federal and State regulations require special asbestos abatement procedures prior to building demolition that will disturb confirmed or assumed friable or potentially-friable asbestos-containing materials. Prior to renovation or demolition, asbestos-containing materials should be removed using a licensed asbestos abatement contractor.
- Helix Environmental Inc. provided cost estimates for the abatement of the confirmed asbestos-containing materials:
  - Original Building footprint: \$254,600
  - East Addition: \$14,100



### Lead-Based Paint

- A total of 20 suspect lead containing coating samples were collected in the building in an attempt to document the probability that detectable concentrations of lead are present on painted or coated surfaces. Eighteen of the 19 samples collected in the Original Building contained detectable concentrations of lead, with many containing more than 0.5% lead. A single paint-film sample collected in the East Addition was also reported to contain detectable levels of lead.
- Because the City anticipates a commercial redevelopment, the prospective new owner or tenants should be advised of the presence of lead-based paint and provided with a copy of the inspection report. There are no regulations requiring abatement of lead-based paint or coatings for commercial/industrial use except when considering potential construction worker exposure during renovation/demolition and in cases where the commercial use involves child occupancy.
- Because detectable concentrations of lead were documented in the Original Building and in the East Addition, renovation/demolition contractors must comply with the requirements of the OSHA Construction Industry Lead regulations during any work which may disturb lead-containing coatings.
- If the building is renovated for re-use as residences, child-care or child education purposes where children under age seven will be expected to spend time on a regular basis, then a lead-based paint risk assessment should be performed after the renovation is complete to document that the renovated building will not present lead hazards for the children. If lead hazards are found in surface dust at that time, then the hazards can be rectified by lead cleaning.

#### **d. Project Goal**

The planned reuse of the Site is commercial use. The Site is currently zoned commercial. In 2012, the City of Piqua completed a Downtown Riverfront District Development Strategy Plan that identified six properties abutting and/or in close proximity to the Riverfront as priorities for environmental investigation and potential redevelopment. As part of the strategic process, community workshops were held and the community input that was received was that the former Mo's Lounge was one of priority redevelopment properties. The former Mo's Lounge is a unique property for two major reasons. First it is located atop the Great Miami River levee overlooking the river. Secondly, the building is the only structure in this area that opens directly to the Great Miami River Recreational Trail which opens up economic development opportunities to have a canoe/kayak livery and/or bike shop. Discussions with regional River recreational organizations confirmed that the former

Mo's Lounge provides a significant opportunity for Piqua's riverfront, as the growing number of recreationalists who utilize the River and the trail system cite the lack of supplies, services, food and drink, and bike or boat operations as a major deficiency in the amenities of the River's system. By abating the asbestos the Site will become a more desirable property for a developer to purchase and renovate.

## **II. Applicable Regulations and Cleanup Standards**

### **a. Cleanup Oversight Responsibility**

The asbestos abatement will be overseen by the Regional Air Pollution Control Agency (RAPCA) and staff from the City of Piqua's Development Department.

### **b. Cleanup Standards for major contaminants**

- U.S. EPA established regulations that apply to friable and potentially friable materials with asbestos content in excess of one percent, as determined by PLM;
- Occupational Safety and Health Administration (OSHA) has promulgated an eight-hour Time-Weighted Average (TWA) Permissible Exposure Limit of 0.1 fibers/cc for airborne asbestos exposures while working in and around asbestos-containing materials;
- American Conference of Governmental Industrial Hygienists (ACGIH) recommends an airborne eight-hour TWA Threshold Limit Value of 0.1 fibers/cc (2014 TLVs and BEIs);
- National Institute for Occupational Safety and Health (NIOSH) identifies asbestos as an occupational carcinogen, and recommends that occupational exposures be "limited to the lowest feasible concentration";
- Ohio Department of Health (ODOH) has established additional regulations for asbestos abatement, including certification program for asbestos supervisors, workers, hazard evaluation specialists, project designers, and air monitoring technicians.

### **c. Laws & Regulations Applicable to the Cleanup**

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act; Federal Davis-Bacon Act; state environmental law, and City Ordinances. Federal, state and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits i.e. OEPA Notification of Demolition and Renovation Form will be obtained prior to the work commencing.

### **III. Evaluation of Cleanup Alternatives**

#### **a. Cleanup Alternatives Considered**

To address contamination at the Site, three different alternatives were considered, including Alternative #1: No Action, Alternative #2: Abate the asbestos, Alternative #3: Demolition of the Site.

#### **b. Cost Estimate of Cleanup Alternatives**

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommend cleanup alternative.

##### Effectiveness

- Alternative #1: No Action is not effective in eliminating the slum and blight of the existing building. If no action is taken then the Site will continue to deteriorate and will be beyond restoring this unique structure.
- Alternative #2: Abating the asbestos will allow the Site to be a more favorable property for a developer to purchase and restore. This is a more cost effective alternative compared to demolition. Also, this alternative preserves an unique property along the Great Miami River Recreational Trail bringing economic investment back into the City of Piqua.
- Alternative #3: Demolition of the Site with the end use as green space. This alternative would be extremely costly since you would still have to abate the asbestos prior to the demolition.

##### Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: The asbestos abatement will be expensive but the economic impact will be huge to the City of Piqua once a developer restores the commercial property. The asbestos survey has been completed and the proper procurement of hiring an asbestos abatement contractor will need to occur to implement this alternative.
- Alternative #3: Demolition of the Site will be the most costly alternative. The cost to demolish the Site will be significant not to mention the loss of economic investment that would occur once the building is gone.

##### Cost

- There will be no costs under Alternative #1: No Action
- It is estimated that Alternative #2: Asbestos Abatement at the Site will be on the order of \$268,700.



- Alternative #3: Demolition of the site and restored to green space is estimated to cost roughly \$349,000, which includes the asbestos abatement.

**c. Recommended Cleanup Alternative**

The recommended cleanup alternative is Alternative #2: Asbestos Abatement of the Site. Alternative #1: No Action cannot be recommended since it does not address the existing deterioration of the structure. If the Site is left as is it will continue to be a blighted impact on the Downtown Riverfront District. Alternative #2: Asbestos Abatement is less expensive than demolition and has an advantageous economic impact once a developer restores the Site into a restaurant, outdoor sporting goods store, and office retail. Alternative #3: Demolition would eliminate the slum and blight of the Site, but the City would lose this unique structure and the potential economic investment it has.

**THRESHOLD DOCUMENTATION**  
**ATTACHMENT VI**  
**COMMUNITY NOTIFICATION DOCUMENTATION**



## DEVELOPMENT DEPARTMENT

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Nikki Reese – Development Program Manager  
201 West Water Street \* Piqua, Ohio 45356  
(937) 778-2062 - FAX (937) 778-2048  
E-Mail: [nreese@piquaoh.org](mailto:nreese@piquaoh.org)

### MEMORANDUM

**DATE:** December 5, 2016

**TO:** FY 2017 US EPA Brownfields Cleanup Grant Application File

**FROM:** Ms. Nikki Reese  
City of Piqua  
Development Department  
201 W. Water St.  
Piqua, OH 45356

**SUBJECT:** Community Notification  
Former Mo's Lounge – 111 S. Main St., Piqua, OH 45356  
Asbestos Abatement Project  
FY 2017 US EPA Brownfields Cleanup Program Application  
Preliminary Analysis of Brownfields Cleanup Alternatives (ABCA)

The City of Piqua is applying for a FY 2017 US EPA Brownfields Cleanup Program Grant in the amount of \$200,000 to abate the asbestos that was identified through a Phase II Environmental Assessment that was completed in November 2015 on the Former Mo's Lounge located at 111 S. Main St., Piqua, Ohio 45356 and owned by the City of Piqua. As part of the application, a draft Preliminary Analysis of Brownfields Cleanup Alternatives (ABCA) was prepared for this cleanup. As part of the Community Notification requirements of the grant application, this memorandum provides the required documentation to meet the Community Notification requirements.

#### Public Comment Period

Piqua held a public comment period for the draft grant application and draft Preliminary ABCA from December 2, 2016 through December 21, 2016.

#### Advertisement for Solicitation of Public Comments

The public notice for community notification to the public and solicitation of public comments were placed in the Piqua Daily Call newspaper on November 17, 2016 and was placed on the City's website on November 15, 2016, notifying the public of the availability of the draft grant application and draft Preliminary ABCA, the date of the public meeting and how to submit comments on the draft grant applications and draft Preliminary ABCA. A copy of this public notice is attached to this memorandum.

#### Location of Grant Application and draft Preliminary ABCA for Review

The grant application and draft Preliminary ABCA was available for review at the City of Piqua Municipal Government Complex, Department of Development, located at 201 W. Water St., Piqua, Ohio 45356.



### Public Meeting/Meeting Notes

One public meeting was held regarding the FY 2017 US EPA Brownfields Cleanup Program Grant Application and draft Preliminary ABCA on December 2, 2016 at 2:00 PM. A sign-in sheet from the meeting is attached. Ms. Nikki Reese, Development Program Manager, lead the discussion. Public comments received are summarized in the attached minutes.

### Public Comments Received

The only comments received were from Mr. Jim Vetter who is the President of the Southview Neighborhood Association. Mr. Vetter resides at 714 S. Downing St., Piqua, Ohio 45356. The Former Mo's Lounge is located in the Southview Neighborhood.

### Comments on the EPA Cleanup Grant Application

*Mr. Vetter - I am very excited about this grant application. I think it is great that the City is doing their due diligence to salvage the Former Mo's Lounge versus demolishing the structure. The redevelopment of this building will be great for the City.*

**Response (Nikki Reese) – Thank you Mr. Vetter for your positive feedback. We really appreciate it!**

*Mr. Vetter - When will the City be notified if they received the grant funding and if grant funding is received when will the abatement work begin?*

**Response (Nikki Reese) – The Threshold criteria will be reviewed first by US EPA and applicants will be notified within 15 calendar days of the ineligibility determination. The threshold criteria are pass/fail. Should the City receive a pass determination then our grant proposal will be evaluated by national evaluation panels chosen for their expertise in the range of activities associated with the brownfields cleanups. We will be notified in the spring of 2017 if we have been selected to receive the funding. Once the grant agreement has been issued and signed by all parties then we will solicit bids for the asbestos abatement and begin implementation immediately.**

### Comments on the Draft Preliminary ABCA

*There were no comments on the Draft Preliminary ABCA.*

**FY 2017 US EPA Brownfield Cleanup Proposal  
Community Notification Meeting  
Former Mo's Lounge – Asbestos Abatement  
City of Piqua – Municipal Government Complex – Commission Chambers  
December 2, 2016 – 2:00 PM  
MEETING MINUTES**

Ms. Nikki Reese, Development Program Manager for the City of Piqua opened the meeting at 2:03 PM. Ms. Reese introduced herself and asked that everyone sign in and if everyone received a copy of the draft Analysis of Brownfields Cleanup Alternatives (ABCA) – Preliminary Evaluation for the Former Mo's Lounge and the US EPA Fact Sheet on EPA Brownfields Cleanup Grants.

Ms. Reese gave attendees a PowerPoint Presentation on the FY 2017 US EPA Brownfield Cleanup Proposal. She started the presentation by reviewing the grant requirements. She stated that the US EPA Brownfield Cleanup Program Grant funds were available to conduct cleanup activities at specific brownfield site owned by the applicant. She referenced the US EPA Fact Sheet on EPA Brownfields Cleanup Grants that provided the definition of what is considered a brownfield site. The maximum cleanup grant funding per site is \$200,000. The applicant must have completed a Phase II Environmental Assessment prior to submitting the grant proposal. The applicant must also provide at a minimum a 20% match.

Ms. Reese provided some background on the history of the Former Mo's Lounge building. She stated that the site is approximately 0.1 acres and contains a 9,200 square foot two story structure with a walk-out basement. The building was constructed in 1930. Former uses of the building include: bottling, retail sales, furniture shop, contractor trade office, restaurant, bus stop, Moose Lodge, and Mo's Lounge and South Sea Restaurant. Mo's Lounge was the last use of this building. It shut down in 2003 and the building has been vacant ever since then. The City of Piqua purchased the building from Mr. Joseph Drapp in December 2013.

Ms. Reese reviewed the City's planning efforts for the Riverfront District. She explained in 2012 the City received grant funding from the Ohio Development Services Agency, Office of Redevelopment to develop a Brownfield Action Plan for the Riverfront District. The action plan identified six properties abutting and/or in close proximity to the Riverfront as priorities for environmental investigation and potential redevelopment: the Weaver (Edison) Building, Old Laundry Building, Piqua Milling Company, Mo's Lounge, and the Zollinger Building. In 2013, the City hired CityVisions Associates to develop the "Riverfront District Development Strategy". Three projects were identified as those that would likely have the most catalytic impact in a first phase of the redevelopment of the Riverfront District.

1. Renovation and redevelopment of Mo's Lounge and its adjacent parcels.
2. Expansion and redesign of Lock Nine Park.
3. Redevelopment of the Zollinger's Building into market rate residential units.

The recommend strategy for the redevelopment of the Mo's Building that was outlined in the "Riverfront District Development Strategy" would be to target a river recreation outfitter as a lower level tenant and a casual food and drink establishment as the first floor operation, with the second floor available for use as an event or entertainment space.

In 2016, the City hired Gamble Associates to further detail the potential development of Mo's Lounge. They developed the Piqua Ohio Placemaking Initiative that lists five focus areas. One of these focus areas is Mo's Lounge. In this planning document it outlined the design components for Mo's Lounge. They include: demolition of rear/east addition; removal of tree overgrowth and underbrush; redesign of interior spaces for restaurant and dining; exterior

terraces, decks and river overlook; Main Street façade improvements; lower-level trail amenities; expanded trail path; signage and wayfinding; and a stairway connection between Main Street.

Ms. Reese explained that since the City acquired the Former Mo's Lounge that a Phase I Environmental Assessment (EA) was completed by T & M Associates in July 2014 and a Phase II Environmental Assessment was completed by the same contractor in November 2015. The Phase II Environmental Assessment identified a significant amount of asbestos in building that used to house Mo's Lounge. The cost estimate that was provided in the Phase II EA to abate the asbestos is \$268,700. Ms. Reese provided an excerpt from the Phase II EA listing the components in the building containing the asbestos that needs to be abated.

Ms. Reese reviewed the draft ABCA with attendees. She stated that this is a required document for the US EPA Brownfields Cleanup Grant. The draft ABCA listed the background and history of Mo's Lounge, provided a review of the Phase I and Phase II EA results, and listed all applicable regulations and cleanup standards for asbestos abatement.

Ms. Reese provided several slides of the exterior and interior of the Former Mo's Lounge. In conclusion, Ms. Reese explained that the maximum grant assistance is \$200,000 and explained that the City's proposal must pass the threshold eligibility review before US EPA will consider our grant proposal. She briefly reviewed the criteria that will be evaluated during this review. Lastly, Ms. Reese opened the meeting up to questions and comments. Listed below are the questions and responses:

The only comments received were from Mr. Jim Vetter who is the President of the Southview Neighborhood Association. Mr. Vetter resides at 714 S. Downing St., Piqua, Ohio 45356. The Former Mo's Lounge is located in the Southview Neighborhood.

*Mr. Vetter - I am very excited about this grant application. I think it is great that the City is doing their due diligence to salvage the Former Mo's Lounge versus demolishing the structure. The redevelopment of this building will be great for the City.*

Response (Nikki Reese) – Thank you Mr. Vetter for your positive feedback. We really appreciate it!

*Mr. Vetter - When will the City be notified if they received the grant funding and if grant funding is received when will the abatement work begin?*

Response (Nikki Reese) – The Threshold criteria will be reviewed first by US EPA and applicants will be notified within 15 calendar days of the ineligibility determination. The threshold criteria are pass/fail. Should the City receive a pass determination then our grant proposal will be evaluated by national evaluation panels chosen for their expertise in the range of activities associated with the brownfields cleanups. We will be notified in the spring of 2016 if we have been selected to receive the funding. Once the grant agreement has been issued and signed by all parties then we will solicit bids for the asbestos abatement and begin implementation immediately.

The meeting adjourned at 2:32 PM. After the meeting those interested were able to tour the Former Mo's Lounge. We had two attendees take part in this tour.

Respectively Submitted:  
Nikki Reese, Development Program Manager

COMMUNITY NOTIFICATION MEETING  
FORMER MO'S LOUNGE - ASBESTOS ABATEMENT

# CITY OF PIQUA

**DECEMBER 2, 2016 – 2:00 PM**

## ATTENDANCE SHEET

[illegible]



7am Sunday. Carriers needed immediately in the Troy, Piqua and Tipp City areas. Call 937-552-2298 or stop by the Troy Daily News 224 S. Market St., Troy or Piqua Daily Call 101 E. High St., Piqua.

#### Help Wanted General

**Bartender needed PT**, must be available weekends & Evenings. Bingo ticket experience preferred but will train. E-mail resume to dawnpost48@gmail.com or call 937-214-0438 for application.

#### For Sale By Owner

2002 Mazda Protege LX. 5 speed, 5% tinted windows, 198k. Tons of new parts. 2.0 4 Cylinder. Heat/AC/Power steering all work. \$2200 OBO. Text Wesley at 937-216-4210

Husqvarna Sewing Embroidery Machine. Top of the line EPIC Model with standard attachments. Six months old. \$8,300.00. Will consider any reasonable offer. Call 937-332-1419.

#### Apartments /Townhouses

Seipel Properties, Houses & Apts. (937)773-9941

1, 2, & 3 BR apartments available, with garages. Close to I-75, (937)335-6690, www.hawkapartments.net

**COVINGTON:** 1/2 duplex in country, 3 bedrooms, \$500/month plus \$500 deposit. No pets. 419-305-4061

**TROY,** nice 2 BR lower apt, nice location, all utilities furnished, Metro welcome, \$600 mo, (937)541-6215 after 2 pm.

**NEAR Downtown** upstairs, 1 BR. Stove, fridge. Credit check req. \$300, (937)773-5991

**TROY: FREE FIRST MONTH!** 3 BR. 937-335-6690.

#### Houses For Rent

3 BR House in country, W/D Hook-up, High Efficiency Heating/Cooling, \$715/mo+dep. 937-478-1376

**ARCANUM:** Between Laura & Pittsburg. Small country cottage, 1BR, 1BA, detach garage, elect heat, \$350/mo+dep Call 937-417-2508

**BRADFORD:** in country, 6 BR farm house, \$900; 3BR farm-house \$650. Call 937-417-7111

#### Pets

Golden Retriever puppies. AKC. 4 Males. 1st shots, vet checked, POP. \$750 (937) 492-7199 leave message. 09/28 DOB

at Courtview Center, Sidney, Ohio 45365, until 5:00 p.m. on Thursday, December 1, 2016. Bidder must clearly set forth his/her bid in a total dollar amount. Bids stating an amount per acre will not be accepted. The sealed bids will be opened at the law offices of FGKS on Friday, December 2, 2016 at 10 a.m. All interested bidders who have submitted sealed bids may be present at the opening of the bids and may raise their bids. Seller reserves the right to accept or reject any and all bids. The successful bidder(s) shall enter into a contract for the purchase of the real estate. All bids must be accompanied by an official bank check payable to FGKS Trust Account in the amount of \$10,000 as earnest money. The balance of the purchase price shall be due and payable at Closing, which shall occur on or before January 6, 2017. At Closing, a Fiduciary Deed will be delivered to Purchaser. Real estate taxes are to be prorated to the Date of Closing. Possession of ground immediately upon Closing. Any statements made on day of sale shall take precedence over any statements made in this advertisement. A bid packet, including a map of the real property and bid form, will be available at the office of Ralph F. Keister, FGKS, Courtview Center, Suite 300, 100 South Main Avenue, Sidney, Ohio 45365, or call (937) 492-1271, fax (937) 498-1306, or e-mail rkeister@fgks-law.com, and a bid packet can be mailed or e-mailed to prospective bidders.

Nov. 10, 17, 25  
40935487

#### LEGALS

### PUBLIC MEETING TO BE HELD TO COMMENT ON THE US EPA BROWNFIELDS CLEANUP GRANT THE CITY WILL BE SUBMITTING

The City of Piqua is hosting a public meeting on **December 2, 2016 at 2:00 PM** in the City Commission Chambers at the Municipal Government Complex, 201 West Water Street, Piqua, Ohio to provide citizens with pertinent information about the US EPA Brownfields Cleanup Grant Program Proposal they will be submitting this month.

The City of Piqua intends to apply to the United States Environmental Protection Agency (US EPA) for funding under the Brownfield Cleanup Grant Program. The US EPA Brownfields Cleanup Grants provide funds to conduct cleanup activities at a specific brownfield site that is owned by the grant applicant. The City is eligible to apply for \$200,000 in grant funding to abate the asbestos that was identified at the Former Mo's Lounge located at 111 S. Main St. Piqua, OH 45356. A Phase II Environmental Assessment was completed in November 2015 on the Former Mo's Lounge. The Phase II Environmental Assessment identified approximately \$260,000 worth of asbestos that needs to be abated.

The primary focus of this public meeting is to inform citizens about the City's US EPA Brownfield Cleanup Grant Proposal and allow for public comments on the proposal. The application deadline for the US EPA Brownfield Cleanup Grant Program application is December 22, 2016.

At this meeting citizens will have the opportunity to review the City's US EPA Brownfield Cleanup Grant Proposal, the draft Analysis of Brownfield Cleanup Alternatives (ABCA), and the Phase II Environmental Assessment that was completed on the Former Mo's Lounge. If you are unable to attend the meeting these documents will also be made available for review at the Piqua Development Department located on the 2nd floor of the Municipal Government Complex, 201 W. Water St., Piqua OH 45356 from 8:00 AM-5:00PM.

Citizens are encouraged to attend this public meeting on Friday, December 2, 2016 to provide their input on the City's US EPA Brownfields Cleanup Grant Program Proposal. The Municipal Government Complex is a handicapped accessible facility. If a participant will need auxiliary aids (interpreter, braille or taped material, assistive listening devices, other) due to a disability, please contact Nikki Reese, Development Program Manager at (937) 778-2062 in order to ensure that your needs will be accommodated.

November 17  
40937963

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## Public Meeting for Comments Regarding the U.S. EPA Brownfields Cleanup Grant

Posted on: November 15th, 2016 [No Comments](#)

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Comments are closed.

201 W. Water Street, Piqua, OH 45356

City Manager Office: 937-778-2051 | Utilities Business Office: 937-778-2000

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