

OHIO EPA
SITE ASSESSMENT & BROWNFIELD REVITALIZATION (SABR)
July, 23, 2010

OHIO BROWNFIELD INVENTORY APPLICATION

<http://www.epa.state.oh.us/derr/SABR/Brown/BrownDtb/browndtb.html>

Local Government Contact Information

First Name: John	Address: 1 Victoria Place, Suite 265A
Last Name: Loftus	
Title: Lake County Port Authority	City: Painesville
E-mail: jloftus@lcport.org	County: Lake
Phone: 440-357-2290 x 232	State: Ohio Zip: 44077
	Community Name: Painesville
	Community Website: www.painesville.com

Property Information

Property Name: Painesville Hotel	Current Land Use	Past Land Use
Property Size: <u>1.6 acres</u>	(choose all that apply):	(choose all that apply):
Street Address: 257 E. Main Street	<input type="checkbox"/> Residential	<input type="checkbox"/> Residential
City: Painesville	<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Commercial
County: Lake	<input type="checkbox"/> Industrial	<input type="checkbox"/> Industrial
Zip: 44077	<input type="checkbox"/> Residential	<input type="checkbox"/> Residential
	<input type="checkbox"/> Landfill/Dump	<input type="checkbox"/> Landfill/Dump
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Institutional
Current Zoning: B-2, General Business	<input type="checkbox"/> Gas Station	<input type="checkbox"/> Gas Station
Current or Potential Clean Ohio Fund Project?:	<input type="checkbox"/> Other	<input type="checkbox"/> Other
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Specify: _____	Specify: Hotel
Vacancy (choose one):		
<input type="checkbox"/> Fully occupied		
<input type="checkbox"/> Partially Occupied / Under-utilized		
<input checked="" type="checkbox"/> Vacant		
<input checked="" type="checkbox"/> Orphaned / Abandoned		

Property History

Provide an overview of ownership and operations history, including company names and dates operations ceased, as applicable.

Company Name	Owner Name	Operation Description	Date Operations Ceased
Lake County Port Authority	Port Authority	No Operation	2004 (Vacant)
City of Painesville	City	No Operation	2004 (Vacant)
E & D INTERNATIONAL INC	Sam Frankel	Hotel	None (Remodel)
	unknown	Hotel	1998 (Vacant)

Additional Property Details

Number of Usable Buildings: 1

Building Space: 65,334 Sq.Ft.

Utilities available (choose all that apply):

Environmental Assessments Completed:

- None
- Electrical
- Water
- Sewer
- Natural Gas Service
- Telecom Service
- Broadband

- Phase I
- Phase II
- Asbestos Inspection Report

Parcel Number(s): 15A0120000110 (0.76 acres), 15A0120000120 (0.84 acres), 15A0070000060 (0 acres), 15A0070000080 (0.41 acres)

Access

Proximity to major road(s) (provide names and distances): 1 mile: Route 2, 5 miles: Interstate Route 90

Proximity to railroad spur(s) (provide names and distances): 1.5 mile: CSX, Norfolk Southern

Proximity to major airport(s) (provide names and distances): 30 miles Cleveland-Hopkins Airport

Proximity to major river(s) (provide names and distances): .5 miles Grand River

Pedestrian accessibility:

- Yes
- No

Public transportation:

- Yes LakeTran
- No

General Comments

Please include any additional information pertinent to the property.

According to historical research and previous environmental reports, a gasoline station was located at the subject property. On June 30, 1994 BUSTER issued a "no further action" letter. A laundry facility also operated on the property for at least 62 years (1982-1954). The northern portion on the property was an auto repair facility for at least 45 years (1819 – 1964), and during on-site inspections an out of service oil/water separator covered by a heavy steel plate was observed in a former car wash area in the basement of the facility. It was decommissioned in approximately 1993 during the conversion of the building from a hotel to an assisted living facility. The building however, never operated as an assisted living facility. Water damage from a leaking roof caused the remodel to cease and at that time in 2003 the building went up for auction then was later donated to the City of Painesville who took ownership in 2004. In 2010 The Lake County Port Authority acquired this property from the City of Painesville for

Additional Property Details

redevelopment. A phase I was complete and we are in the process of conducting a Phase II and Asbestos's survey. The building has no historical value and the structure has deteriorated significantly. We propose demolition of the existing building and re-use of the property as a mixed use development.

2000, January - ADR Environmental Group, Phase I

1994, June – Buster Issued No Further Action Letter, #4331533

2007, September – Preliminary Asbestos's Survey

2010, June – Phase I Assessment, Burgess & Niple

2011, March – Phase II Assessment, Burgess & Niple

2011, May – Asbestos's Survey, EA Group

Updated – June 2011

OHIO BROWNFIELD INVENTORY APPLICATION

ATTACHMENT 1

Local Government's Permission Form

By submitting the information included with its completed *Ohio Brownfield Inventory Application*, the Local Government designated below, through its undersigned representative, gives permission for Ohio EPA to include the information with the Ohio Brownfield Inventory. With regard to the brownfield property that is the subject of the application, the Local Government owns / does not own the property in its entirety (*check one – if any portion of the property is not owned by the Local Government, the Local Government must obtain the written permission of each property owner (see Attachment 2) and include the written permission with the submitted application*).

The Local Government acknowledges that the application information is made available to interested parties through the Ohio Brownfield Inventory posted on Ohio EPA's website and as a public record pursuant to Ohio public records law. Further, the Local Government acknowledges that the responsibility to provide Ohio EPA with updated property and application information remains with the Local Government.

It is so agreed:

(Signature of authorized Local Government representative)

Date

(Printed/typed name of the authorized representative, job title)

(Name of Local Government)

OHIO BROWNFIELD INVENTORY APPLICATION

ATTACHMENT 2

Property Owner's Permission Form

Instructions: The owner of a "brownfield" property may grant permission for a local government entity ("Local Government") to include information about the property in an *Ohio Brownfield Inventory Application*. Through an *Ohio Brownfield Inventory Application*, the property owners and Local Government are requesting Ohio EPA to make the application information available to interested parties, including a website posting. To grant permission, each parcel owner needs to provide to the Local Government a *Property Owner's Permission Form* completed for each parcel. The Local Government may then include the completed forms in the application it submits to Ohio EPA.

* * *

Property Owner's Permission Form

List for the brownfield property:

Parcel No(s): _____

Property Address(es): _____

Name of the property owner(s): _____

Each owner of the above-described property, through its undersigned representative, gives permission both to:

- _____ (the "Local Government") – to submit to Ohio EPA an *Ohio Brownfield Inventory Application* for the property; and

- Ohio EPA – to include the application information with the Ohio Brownfield Inventory, which may include posting the information on Ohio EPA’s web site and otherwise making the information available to interested parties as a public record pursuant to Ohio public records law.

Further, each owner, through its undersigned representative, acknowledges that after the submission of an *Ohio Brownfield Inventory Application* for the property, an Owner would need to make, as necessary, updates to the application information in coordination with and through the Local Government. The Local Government may submit the updated information to Ohio EPA with a request to update the Ohio Brownfield Inventory.

It is so agreed:

(Signature of owner’s authorized representative)

Date

(Printed/typed name of the authorized representative, job title)

[Include a signature block for each owner, as needed.]