

THE CLEAN OHIO COUNCIL  
77 SOUTH HIGH STREET  
P.O. BOX 1001  
COLUMBUS, OHIO 43216-1001  
(614) 995-2292

[CORF Application Website](#)

## **CLEAN OHIO REVITALIZATION FUND APPLICATION FOR FUNDING**

### **Part A – Application Summary, Eligibility Criteria, and Required Environmental Information**

Updated October 2010



Clean**Ohio**Fund

Application for Clean Ohio Revitalization Funds

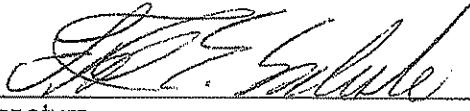
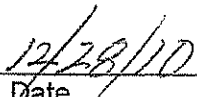
**Applicant Authorization and Certification**

I understand that by signing this application, I grant the Ohio Department of Development or its authorized agents access to any records needed for verification and evaluation of the information provided in this application. I understand that filling out this application does not guarantee that I will receive assistance.

I certify that the information I have provided in this application is, to the best of my knowledge, a true, accurate and complete disclosure of the requested information. I understand that I may be held civilly and criminally liable under Federal and State law for knowingly making false or fraudulent statements.

City of Piqua

\_\_\_\_\_  
Applicant

   
\_\_\_\_\_  
Signature Date

Frederick E. Enderle

City Manager

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Title

Application for Clean Ohio Revitalization Funds

**Application Scoring Track**

I understand by checking the box below this application will be reviewed pursuant to the scoring criteria set forth in the chosen track. I understand the track chosen may not be revised or changed once submitted to the public library.

**KNOWN END USER TRACK**

**REDEVELOPMENT READY TRACK**

Application for Clean Ohio Revitalization Funds

**APPLICANT INFORMATION**

<b>Applicant Name</b>	City of Piqua
<b>Applicant Address</b>	201 West Water Street Piqua, OH 45356
<b>CEO Name</b>	Frederick E. Enderle, City Manager
<b>CEO Phone Number</b>	937-778-2051
<b>CEO Email Address</b>	fenderle@piquaoh.org
<b>CEO Fax Number</b>	937-778-0809
<b>Project Contact (Applicant's staff—not CP or Development Partner)</b>	Bill Lutz, Project Manager
<b>Project Contact Address</b>	City of Piqua 201 West Water Street Piqua, OH 45356
<b>Project Contact Phone Number</b>	937-778-2062
<b>Project Contact Email</b>	blutz@piquaoh.org
<b>Project Contact Fax Number</b>	937-778-0809
<b>Development Partner (Entity Legal Name)</b>	NOT APPLICABLE Redevelopment Ready Track

Application for Clean Ohio Revitalization Funds

<b>Development Partner Contact Name</b>	NOT APPLICABLE Redevelopment Ready Track
<b>Development Partner Address</b>	NOT APPLICABLE Redevelopment Ready Track
<b>Development Partner Phone Number</b>	NOT APPLICABLE Redevelopment Ready Track
<b>Development Partner Email</b>	NOT APPLICABLE Redevelopment Ready Track
<b>Certified Professional Name</b>	Barry J. Franz
<b>Certified Professional Certification Number</b>	CP 119
<b>Certified Professional Address</b>	Burgess & Niple, Inc. 312 Plum Street, 12th Floor Cincinnati, OH 45202
<b>Certified Professional Phone</b>	513-579-0042 ext. 4184
<b>Certified Professional Email</b>	barry.franz@burgessniple.com

Application for Clean Ohio Revitalization Funds

<b>PROJECT INFORMATION</b>	
<b>Project Name</b>	Piqua Memorial Hospital
<b>Former Property Name(s)</b>	Ball Memorial Hospital
<b>Property Address City, State, Zip</b>	624 Park Avenue and 813 Nicklin Avenue Piqua, Ohio 45356
<b>Acreage</b>	6.5 acres
<b>Parcel Numbers</b>	N44011205 through N44011209; and N44011211 through N44011215
<b>Census Tract(s)</b>	3151
<b>Latitude and Longitude (Center of property)</b>	Latitude: 40.1539350 Longitude: -84.2474170
<b>Eligible Property Type (Industrial, Commercial, or Institutional Property Formerly Owned by the State of Ohio)</b>	Current – Institutional (former public hospital) Future – Residential Land Use Scenario
<b>OPWC District</b>	11
<b>Ohio House District</b>	79
<b>Ohio Senate District</b>	05
<b>US Congressional District</b>	08

Application for Clean Ohio Revitalization Funds

<b>PROJECT FUNDS</b>	
<b>Amount Requested</b>	\$2,000,000
<b>Match</b>	(Minimum 25% of Total Project Costs) \$1,049,544
<b>Total Project Costs</b>	\$3,158,345

Application for Clean Ohio Revitalization Funds

**PART A  
REQUIRED INFORMATION**

<b>Attachment A1</b>	Application Summary Document.
<b>Attachment A2</b>	Authorization Resolution or Ordinance approving project from the Applicant. Sample included as Attachment A2.
<b>Attachment A3</b>	Supporting Resolution or Ordinance from legislative authority(ies) of the community in which the property is located supporting the application submittal. Sample included as Attachment A3.
<b>Attachment A4</b>	Copy of legal description and plat map or survey map. The plat map or survey map must include survey points and distances, color-coded or numbered parcels and match the legal description. (Legal descriptions should be from the property deed and/or stamped and signed by a licensed surveyor)
<b>Attachment A5</b>	Copy of title(s) and access agreement(s), if applicable, for the entire project property.  If applicant or development partner plans to acquire the property, include a signed purchase agreement, an affidavit from the applicant or development partner stating that the purchase price has been agreed upon and the anticipated date of closing.
<b>Attachment A6</b>	Affidavit by Certified Professional for Clean Ohio Revitalization Fund Application.
<b>Attachment A7</b>	Concept Plan ( <b>Required for Known End User track</b> );  Time schedule for redevelopment ( <b>Required for Both Tracks</b> ).

Application for Clean Ohio Revitalization Funds

<p><b>Attachment A8</b></p>	<p>Sources and Uses of Funds Worksheet. Provide proposed financing, including the amount requested and any match. This Attachment prints on Legal size paper</p> <p><b>NOTE: COMPLETE THE APPROPRIATE WORKSHEET FOR THE APPLICATION SCORING TRACK CHOSEN</b></p> <p>A Microsoft Excel version of this document is available at the following webpage: Attachment A8 Sources and Uses</p>
<p><b>Attachment A9</b></p>	<p>Supporting Documentation for Match. Provide documentation for match identified on the Sources and Uses Worksheet in Attachment A8.</p>
<p><b>Attachment A10</b></p>	<p>Development Partners – Authorization and Certification Form (if applicable). Form included as Attachment A10.</p>
<p><b>Attachment A11</b></p>	<p>Signed agreement between the Applicant and Development Partner (if applicable) for the project property.</p>
<p><b>Attachment A12</b></p>	<p>Clean Hands Affidavit (signed by Applicant and Development Partner). Form included as Attachment A12.</p>
<p><b>Attachment A13</b></p>	<p>Tax Information and Disclosure Information Form (signed by Development Partner ONLY). Form included as Attachment A13.</p>
<p><b>Attachment A14</b></p>	<p>Financial Liability Form (signed by Applicant and Development Partner). Form included as Attachment A14.</p>
<p><b>Attachment A15</b></p>	<p>Public Notice Requirements Copy of receipt from public library for the application, proof and copy of newspaper publication of the notice, photograph of the sign posted at the property and the date posted, and website address. See CORF Policies Section 9 Public Participation: <a href="http://clean.ohio.gov/BrownfieldRevitalization/Default.htm">http://clean.ohio.gov/BrownfieldRevitalization/Default.htm</a></p>

Application for Clean Ohio Revitalization Funds

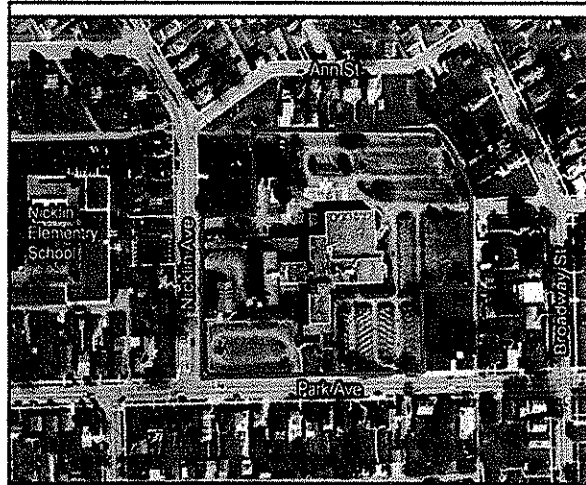
<b>Attachment A16</b>	Copies of public comments received during the 45-day comment period and minutes of the public meeting.
<b>Attachment A17</b>	List of changes made to application only as a result of a documented response to the public process.
<b>Attachment A18</b>	Remedial Action Plan. A description of the proposed cleanup or remediation that includes timeframes and actions to meet applicable standards. Provide information for all items in the format provided as Attachment A18.
<b>Attachment A19</b>	Project Assumptions and Cost Estimate (PACE) Utilize format included as Attachment A19.
<b>Attachment A20</b>	VAP Phase I Report And/or Cleanup/Closure Plan (for ORC 3734 – Hazardous or Solid Waste Projects)
<b>Attachment A21</b>	Portions of VAP Compliant Phase II Report
<b>Attachment A22</b>	Standard Affirmation Form – compliance with Executive Order 2010-09S

Attachment A1

The City of Piqua is seeking a Clean Ohio Revitalization Fund (CORF) grant for the amount of \$2,000,000 to complete the environmental restoration and demolition at the former Piqua Memorial Hospital Property (the Property). The Property is a 6.5 acre brownfield located in the heart of the downtown residential district. The City of Piqua intends to acquire the Property to demolish the unusable structures and address environmental issues in preparation for redevelopment.

Property History

The Property has been the site of a hospital throughout most of its documented history. Ball Memorial Hospital, named after DeLoss C. Ball an industrialist and Piqua resident, was opened on the Property in 1905. In 1911 a nurses' training school and dormitory was constructed on the southwest corner of the Property.



Additions and wings were added to the hospital in 1927, 1938, 1941, and 1959. The original 1905 structure was torn down and replaced with the most recent addition of 1969. The hospital ceased operations as Piqua Memorial Hospital in 1996 and has remained vacant ever since.



The Property was sold to Hospdela, LLC in 2005. Hospdela intended to convert the hospital into senior housing but these plans were derailed by the economic downturn. Hospdela entered into a business arrangement with a contractor operating under the name Avalon Commonwealth, Inc. (Avalon), in which Avalon agreed to demolish the hospital in exchange for the market value of the associated steel and scrap metal. Avalon's destructive

activities on the Property violated environmental regulations and resulted in uncontrolled piles of asbestos-contaminated debris in and outside of the hospital building. This condition along with the corrosive wastes and mercury found to remain throughout the hospital were deemed "an imminent and substantial threat to public health, welfare, and the environment" by the United States Environmental Protection Agency (U.S. EPA). Through an Administrative

Attachment A1

Consent Order, Hospdela was ordered to abate this imminent threat. Under the Consent Order, hazardous wastes and asbestos-contaminated debris situated outside of the hospital building were removed in 2009 and the hospital was boarded shut. The interior of the hospital remains in a state of disrepair with suspect asbestos-contaminated materials (ACM) and demolition debris strewn about the floors.

Current Property Use

The Property is unoccupied and not in use. The buildings have been secured and the Property fenced to restrict access.

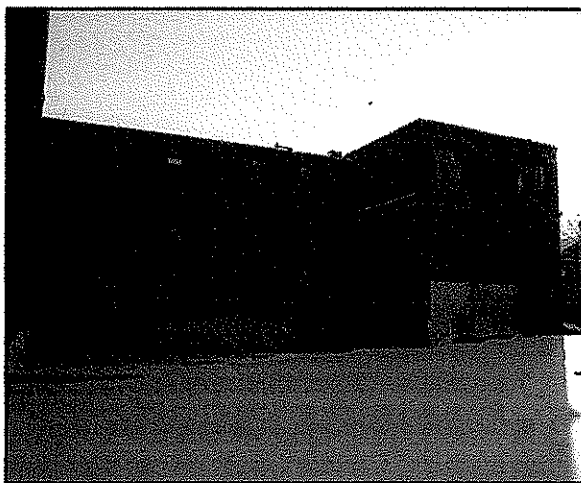


Adjacent Properties

The Property is situated within a residential setting. Nicklin Elementary School is located across the street approximately 200 feet west of the Property. Single family houses flank the Property to the north, south, and west in close proximity. The Good Shepherd Presbyterian Church adjoins the Property to the southeast. Nicklin Medical Building is located adjacent to the northwest portion of the Property.

Buildings

The Property contains three primary structures: the former hospital building, an administration building (formerly nurses' quarters building), and the remnant of a power house.

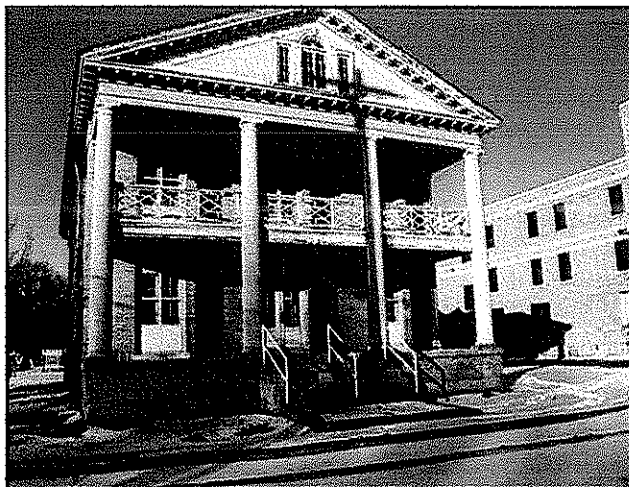


The hospital building is a 4-story concrete structure with brick façade plus a partial basement and tunnel system. Portions of the hospital building have been demolished and the resulting gaps secured with plywood. Most of the doors and windows are missing, and the openings have been boarded up to secure the building and prevent the release of ACM. The building is in very poor condition. The hospital building is approximately 150,000 square feet in size, not including the

Attachment A1

basement portion.

The administration building is a 3-story brick structure with a basement. This building has not been subjected to the same damage and salvaging activities as the hospital. The doors and windows are intact and the building is kept locked. The administration building is approximately 7,200 square feet in size not including the basement.



The power house is connected to the hospital via an underground tunnel. Only the concrete basement of the power house remains and is accessible through this tunnel. All exterior openings have been boarded up to restrict access. Demolition debris (i.e., concrete, bricks, etc.) is present in part of the power house basement. The power house is approximately 2,200 square feet in size.

The remainder of the Subject Property is paved parking lots with some exposed landscape areas.

Previous Sampling Activities

Previous sampling activities known to have occurred at the Property include sampling for suspect ACMs, limited sampling for lead based paint, and soil sampling associated with underground storage tank (UST) removal activities.



An asbestos building survey was conducted in April 1998. Numerous building materials including thermal systems insulation, spray on fireproofing, roofing materials, ceiling tiles, and floor tiles were found to be ACM. Only readily accessible materials were sampled during the asbestos survey and the administration building was excluded from the survey. As a result of damage and material scattering caused by Avalon's destructive

activities, the 1998 survey is of little use in evaluating the current status of ACM in the building.

Attachment A1

Between April 2009 and August 2009, site cleanup activities were conducted by the current property owner at the direction of the U.S. EPA. Cleanup activities included stabilization and removal/disposal of demolition debris and surface soil contaminated with asbestos located outside of the hospital building, partial removal/disposal of ACMs inside and outside of the building, removal/disposal of two fuel oil USTs, and removal/disposal of various hazardous wastes from inside the hospital building.

A VAP Phase I Property Assessment (PA) was completed in March 2010 and identified several Areas of Concern (AOCs) on the Property. The City of Piqua requested and received Clean Ohio Assistance Fund grant funds to complete a Phase II PA. A VAP Phase II PA was completed in November 2010 and confirmed AOCs identified in the Phase I PA. A Remedial Action Plan was prepared as part of this CORF application and is included as Attachment A

Redevelopment/Future Use

The Subject Property is currently zoned residential. The City of Piqua intends to acquire the property and demolish the hospital building. Given the site's location in a residential area, the City believes that an intense use consistent with residential uses would be the most appropriate land use for the parcel. At this time, the City of Piqua is looking at various options in order to provide the land as a site for a potential new school building. The city school district has indicated that they are investigating the pursuit of funds from the Ohio School Facilities Commission in order to build a new school building that would serve students in a more centralized location. Current school buildings located around the site, while in excellent condition, were obviously not designed to take advantage of the technological and climatological building advancements that modern buildings have; these older buildings often do not provide an optimal learning environment for the community's students.

There is also a strong sense that the site could be developed with infill residential development as well. As previously stated, the old hospital site is located in the heart of a residential district and continuing the low intensity residential use would be appropriate for the area.

End users, investment, # jobs

If positive conversations continue between the city school district and the City of Piqua, it is entirely possible that any new building built upon the site would be in excess of a multi-million dollar project and could create at least twenty-five professional level jobs to the site, not to mention a dozen jobs which would be required for other ancillary activities within the school.

Application for Clean Ohio Revitalization Funds

Attachment A1

Master Plan

A master plan for the property has not been fully developed at this time.

Other Sources of Funding

The City of Piqua is making this application for funding through the CORF to provide funding for the demolition and environmental clean-up of the current structure. Additionally, the city school district is continuing to investigate funding through the Ohio School Facilities Commission for any new construction that would take place on the site as a redevelopment project. As with most Ohio School Facilities Commission projects, the city school district will need to provide local matching funds for any construction.

Attachment A15

**Public Notice Requirements**

Attached is the proof and copy of the newspaper publication of the public meeting notice, a photograph of the sign posted at the Property with the date and time of the photograph taken, and a copy of the library receipt showing delivery to the library on January 14, 2011.

The City's Brownfield website address is [www.piquaoh.org/brownfields.htm](http://www.piquaoh.org/brownfields.htm).

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**DEADLINE/CORRECTIONS:**  
Ad Display After 2 Days Prior Lines For:  
Mon - Thurs 8:50am  
Weds Thurs 8:50am  
Fri - Thurs 8:50am  
Thurs - Weds 8:50am  
Sat - Thurs 8:50am

**GENERAL INFORMATION**  
Office Hours: Monday-Friday 8-5  
Piqua Daily Call  
877-844-8388  
We Accept

**100 - Announcement**  
**(105) Announcements**

**Notice of Public Meeting**  
Recipients for a Clean Ohio Revitalization Grant  
The City of Piqua is applying for a grant from the Clean Ohio Revitalization Fund for a cleanup of the Former Piqua Memorial Hospital property located at 624 Park Avenue, Piqua, Ohio. The application is available for review at the Piqua Public Library, 116 W. High Street, Piqua, Ohio until March 9, 2011. A public meeting to discuss and solicit comments will be held on Wednesday, March 2, 2011 at the Municipal Government Center located at 201 W. Water Street, Piqua, Ohio at 7:00 P.M. Application information also available online at [www.piquaohio.com](http://www.piquaohio.com). Any questions may be referred to Bill Lutz at (937) 778-2582.

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Or apply online at: [www.stateoftheheart.com](http://www.stateoftheheart.com)

**General**

**OPPORTUNITIES**  
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**CHILDHOOD SERVICES COORDINATOR**  
The Council on Rural Services is seeking a highly motivated leader to oversee, operate and grow their **LEADERSHIP PLACE** franchise in **CHAMPAIGN and LOGAN COUNTIES**.  
The ideal candidate must have a minimum of 2 years supervisory experience and management in childcare operations with working knowledge of childcare licensing regulations. In addition, must possess excellent communication and business development skills and be willing to work with the local community to sustain continued growth.  
A bachelor's degree in a relevant field (Business Marketing, Early Childhood Education or related) is required.  
Minimum of 10 years of experience in a similar position.  
To apply please send cover letter and resume to: [wwwcmr@stateoftheheart.com](mailto:wwwcmr@stateoftheheart.com)

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Early Start!

**AMERICORPS PROJECT COORDINATOR**  
The Council on Rural Services is seeking a highly motivated leader to oversee, operate and grow their **LEADERSHIP PLACE** franchise in **CHAMPAIGN and LOGAN COUNTIES**.  
The ideal candidate must have a minimum of 2 years supervisory experience and management in childcare operations with working knowledge of childcare licensing regulations. In addition, must possess excellent communication and business development skills and be willing to work with the local community to sustain continued growth.  
A bachelor's degree in a relevant field (Business Marketing, Early Childhood Education or related) is required.  
Minimum of 10 years of experience in a similar position.  
To apply please send cover letter and resume to: [wwwcmr@stateoftheheart.com](mailto:wwwcmr@stateoftheheart.com)

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**Local Children's Entertainment needs...**  
**OPPORTUNITY KNOWN**  
Need Organized Dependable Social Individual with cleaning/organizing skills. Required to drive from show-to-show and carry heavy gross. Full-time (5 days/week), week-end evenings. Many Valley area background checks will be completed.  
Call (937) 778-2786 for more information.

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**CUSTOMER SERVICE**  
We are seeking an energetic individual to perform customer service. Benefits are available as to a full time position. Must be able to work flexible hours.  
Qualified individuals should have experience with Microsoft Word, Excel and Outlook. Must be willing to receive telephone etiquette, excellent verbal and written communication skills and possess customer service skills as well as the ability to multitask and work in a fast paced environment. Sales experience preferred but not required.  
If you are interested in an outstanding company, please submit resume, references and salary requirements to: [Kroger@kroger.com](mailto:Kroger@kroger.com)

**NATIONWIDE**  
agent looking for part time telephone sales staff and licensed life agents. Call Jerry Wolf at (937) 770-0500

**DATABASE MANAGER**  
Part Time Full Time  
We are looking for someone who specializes in Access and Excel. Must have good data entry skills.  
Send resume to: R&B Health Enterprises  
443 S College Street  
Piqua, OH 45355  
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**DIRECTOR OF DEVELOPMENT**  
Catholic High School, Sidney is seeking an individual who has a strong commitment to Catholic School development. The position is an administrative position responsible for the oversight and direction of the school's development programs and works with the President, members of the Administrative Team, Trustees and other staff in implementing the vision of the development office and its long range plan. Applicants should possess outstanding self-motivation and relationship building skills as well as high personal, professional and moral integrity. Resumes should be forwarded via email to: [Michael@stjohns.edu](mailto:Michael@stjohns.edu)

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**Keester's**  
18+ Year Experience  
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**11pm-7am RN NURSING SUPERVISOR**  
Full-time  
Experience in Nursing supervision preferred.  
Experience in long-term care preferred.  
Pay for experience.  
Medical/Dental/Drug/Vision Benefits.  
Vacation/Personal/5 Paid Holidays.  
Retirement/Plant Life Insurance/Long-term Disability Insurance.  
Send resumes to or apply in person at: [Barbara.Love@retiremy.com](mailto:Barbara.Love@retiremy.com)  
Retiremy Community  
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Spring, OH 45066

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Serving Montgomery County & Surrounding Counties  
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Home Health Care experience required. Health-care experience preferred. Recent Graduates with appropriate Licenses will be considered.  
Send resume to: [AssuredHealthCare@assuredhealth.net](mailto:AssuredHealthCare@assuredhealth.net)  
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1250 W. Emerald Lane  
Suite 204  
Kettering, OH 45400  
Or apply online at: [www.AssuredHealth.net](http://www.AssuredHealth.net)

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**IT Support Tech**  
Auto Parts Manufacturer in Ft. Loraine, Ohio is seeking an IT Support Tech  
Experience in the Following:  
2 years experience supporting users in Windows environment, install, configure, maintain desktop hardware, software, LAN/WAN, Microsoft Office Apps, Active Directory, maintain servers, file servers, printers & scanners, and other misc equipment, document systems and procedures.  
Please send resumes to:  
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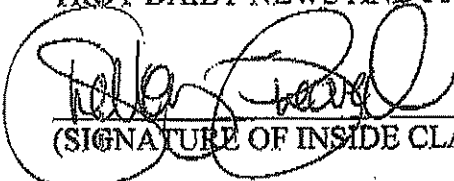
PROOF OF PUBLICATION  
THE STATE OF OHIO  
MIAMI COUNTY

PIQUA DAILY CALL

CITY OF PIQUA  
201 WEST WATER STREET  
PIQUA, OHIO 45356

REFERENCE: ACCOUNT NUMBER 240107  
AD # 507767 Clean Ohio Revitalization Grant

SHELLY L. FIREOVED, BEING FIRST DULY SWORN,  
SAYS THAT SHE IS AN INSIDE CLASSIFIED  
SALES SPECIALIST OF THE SIDNEY DAILY NEWS,  
TROY DAILY NEWS AND PIQUA DAILY CALL.



(SIGNATURE OF INSIDE CLASSIFIED SALES SPECIALIST)

A NEWSPAPER PRINTED, AND OF GENERAL  
CIRCULATION, IN SAID COUNTY, AND THAT  
A NOTICE OF WHICH THE ANNEXED IS A  
TRUE COPY WAS PUBLISHED IN SAID  
PAPER ON SATURDAY OF EACH  
WEEK FOR ONE DAY(S) BEGINNING  
ON THE 8TH DAY OF JANUARY, 2011.

SWORN AND SUBSCRIBED TO ME THIS 10th  
DAY OF January, 2011.

  
(NOTARY PUBLIC, STATE OF OHIO)

Notice of Public Meeting and Information Repository for a Clean Ohio Revitalization Grant  
The City of Piqua is applying for a grant from the Clean Ohio Revitalization Fund for a clean-up of the Former Piqua Memorial Hospital property located at 624 Park Avenue, Piqua, Ohio. The application is available for review at the Piqua Public Library, 113 W. High Street, Piqua, Ohio until March 9, 2011. A public meeting to discuss and solicit comments will be held on Wednesday, March 9, 2011 at the Municipal Government Complex located at 201 W. Water Street, Piqua, Ohio at 7:30 P.M. Application information is also available online at [www.piquaoh.org/brownfields.htm](http://www.piquaoh.org/brownfields.htm). Any questions may be referred to Bill Lutz at (937) 778-2062.



KARIE BELL  
NOTARY PUBLIC - OHIO  
COMMISSION EXPIRES 4-12-15

Piqua Daily Call 1/8/2011

TOTAL COST: \$312.60 AD SPACE: 118 WORDS

FILED ON: 1/10/2011

## NOTICE

The City of Piqua is applying for a Clean Ohio Assistance Fund grant to pay for cleanup of this property, the former Piqua Memorial Hospital at 624 Park Avenue. A public meeting will be held on Wednesday, March 9, 2011 at 7:00 p.m. at the Municipal Government Complex located at 201 West Water Street, Piqua, Ohio.

The public is encouraged to attend this meeting to learn more about the application and provide comments about the grant application. The public meeting minutes and any public comments will be incorporated into the application.

The application is available for public review at the Piqua Public Library located at 116 West High Street until March 7, 2011. Application information is also available online at [www.piquaoh.org/brownfields.htm](http://www.piquaoh.org/brownfields.htm)

For more information contact: Bill Lutz  
at (937) 778-2062.

01/04/2011 15

Application for Clean Ohio Revitalization Funds

Attachment A15

January 14, 2011

On Friday, January 14<sup>th</sup>, 2011, the Piqua City Library received a copy of the Clean Ohio Revitalization Fund – Redevelopment Track Ready application for the Former Piqua Memorial Hospital located at 624 Park Avenue. The application will be available for public review in the Library's reference section until March 7, 2011.

Kristina R. Reed  
Signature

Name: Kristina R. Reed

Title: Librarian