



Lake County Land Reutilization Corp

For Immediate Release:

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Contact:

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**Abandoned Gas Station Site Clean-up
Hubbard Rd., Madison Twp.**

The Lake County Land Reutilization Corporation (Land Bank) is excited to announce that its \$250,000 Abandoned Gas Station Cleanup Grant application was approved today by Ohio's Controlling Board. These funds will be used to help remove the long abandoned Madison Beverage-Gas Station located at 1999 Hubbard Rd in Madison Twp. The Land Bank took title to this property on February 28th of this year.

The property has had an extensive history of litigation as it was subject to a lawsuit between the interested parties which was ultimately dismissed for a lack of prosecution. With a significant accrual of delinquent property taxes, an In Rem Foreclosure complaint was filed that ultimately led to the property's forfeiture to the State. This allowed the Land Bank to intervene and acquire title to clean up the property by remediating any contamination, removing the structures and restoring the parcel to a viable use.

Brownfield Restoration Group (BRG) has assisted the Land Bank with preparing its application for the Abandoned Gas Station Cleanup Grant, a program administered through the Ohio Development Services Agency.

As a contractor for Ohio EPA, under their **TBA** program, BRG was authorized to conduct a Voluntary Action Program - All Appropriate Inquiry (VAP-AAI) Phase I Assessment and Geophysical Survey (\$9,514) for the purpose of determining and identifying Underground Storage Tanks (UST), in addition to a Limited Phase II Assessment (\$5,500) to test for and confirm any petroleum releases that may have occurred on the property.

The \$250,000 grant approved by the Controlling Board today will enable the Land Bank to continue working with BRG who will perform the requisite environmental consulting work (e.g. sampling, analysis, remediation, contractor coordination and oversight, documentation, bidding and report preparation). Once the project's scope has been determined and bids are received and reviewed, the Land Bank's goal is to enter into a contract with a remediation contractor to clean up the site.

The scope of the work to be performed will include the removal and disposal of any contents inside of the building and the building's demolition. All contents remaining in the five underground storage tanks (four fuel and one oil) will be evacuated and properly disposed. All tanks, dispensing equipment, related piping and pavement will be also removed. Finally, once any contaminated soils exceeding applicable standards have been identified, they will be excavated and properly disposed of, and replaced with clean back-fill. The work will conclude with the grading and seeding of the land.

Madison Township Trustee Kenneth Gauntner Jr. remarked,

“I cannot thank the Lake County Land Bank and its Executive Director, John Rogers, enough for all they have done toward removing this eyesore from our township. This has been a project I personally took on four years ago. Without the help of the Land Bank working through all the legal hurdles, this property would still be tied up and a long way from any possible restoration. The Lake County Land Bank is a true asset to the residents of Lake County in regards to the excellent work they do in eliminating blighted properties. We look forward to this property being cleaned up and once again, being used for commercial purposes in our township”.

Rep. John Rogers, who serves as the Land Bank's Executive Director stated,

“The ultimate goal of the Land Bank, as with all of its property acquisitions and projects, is to return blighted and abandoned parcels to productive use. This specific property is located at a very visible and well-traveled intersection in Madison Township. Once our work is completed and the parcel restored, it will be immediately attractive for economic development - leading to additional jobs and an increased tax base while improving adjacent property values.”

The estimated time period to complete this work is estimated to be six to nine months.