

# WHAT AN AIRPORT EXPANSION CAN MEAN

Estimates show that by the year 2016, expansion of the Cleveland Hopkins International Airport (CHIA) will result in considerable economic benefits to the region. The \$1.4 billion expansion program, currently underway, will fulfill the growing needs of the City of Cleveland and the entire region. There will be 9000 new airport jobs, 25,000 of them from regional growth generated by the expansion, and \$2.9 billion of additional regional revenues.

ally, Cleveland will be the newest hub in the Northeastern U.S. and will have more capacity than hubs in competing cities, such as Pittsburgh, Detroit and Cincinnati.

### Environmental Opportunities:

This expansion also affords an opportunity to mitigate some historical environmental concerns and add measures that will prevent these problems in the future. Over the years, use of compounds such as ammonia

(urea) and glycols to de-ice airplanes and runways have potentially impacted soils, substrate, and back-fill along runways, taxiways, and hundreds of miles of sewer lines under the airport. Release of these compounds into nearby surface waters, including Abram Creek and Rocky River, could cause harm to the ecosystem.

### The Plan:

The significant expansion projects that are currently underway include:

- Construction of a new 9000 ft runway, allowing parallel take-offs and landings
- Future extension of the existing 9000-ft runway to 11,250 ft
- Expansion and renovation of the baggage claim
- Relocation of a major road and portions of the adjacent NASA facility, for the new runway
- Partial relocation and conveyance of Abram Creek under the new runway
- Removal and replacement of hundreds of miles of sewer line
- Construction of a new de-icing facility to contain/ collect the chemicals



The City of Cleveland and the Department of Port Control own and operate Cleveland Hopkins International Airport (CHIA) and Burke Lakefront Airport, the areas combined to undergo the expansion.

The Department of Port Control asked Hull to head the Trigger Plan, which will include measures to pre-

vent the release of harmful compounds to surface waters during construction activities. Quality assurance during construction/excavation tasks will ensure that materials are being managed in accordance with the plan. To minimize disruption of airport operations, Hull's on-site team works around the clock in close coordination with construction schedules.

Hull's risk assessment specialists have also helped develop the trigger levels – concentration levels of chemicals in soil above which the potential for leaching to surface water or human health risks are significant. In addition, Hull is providing Certified Professional and Ohio Voluntary Action Program services to the Department of Port Control as needed for projects at CHIA and other Port properties.

Cleveland's expansion mission is to provide optimum air service and increased economic opportunity for the entire region. The airfield will provide increased passenger capacity, non-stop service to international destinations, and establish the region as a more desirable location for industries worldwide.

### In This Issue

President Signs Legislation ..... 2

Uncertain Future Costs ..... 2

Bill Rish New Hull Partner .... 2

Clean Ohio Fund Grants ..... 4

## SOIL EVALUATIONS FOR CHIA

Throughout years of operation, Cleveland Hopkins International Airport's (CHIA) use of aircraft deicing fluids has raised issues related to potential environmental impacts near runways and taxiways. The complexities of ammonia in soils make it necessary to evaluate it as a concern for both ecological receptors and human health.

With approximately 3.5 million cubic yards of soil to be managed during CHIA's expansion operations, issues will be addressed with evolving practical field screening methods. Hull used various techniques during the evaluation process including infrared spectra, immunoassay, chemical-specific vapor tubes, PID and FID, which were compared laboratory data. Statistical evaluation was then completed to determine the optimal techniques, allowing Hull to respond quickly to the CHIA Program Management Team prior to construction activities.

The behavior of ammonia in soils is very involved. Hull completed extensive modeling and sensitivity analysis to determine if residual ammonia in soils will volatilize to the air presenting a risk to commercial workers. This work has yielded a new soil standard that provides a wider range of acceptable soil concentrations that will not present a human health risk and will facilitate management of soils for the project. ●

## WILLIAM R. RISH, PH.D NEW HULL PARTNER

Bill Rish, Hull's Risk Practice Leader, was recently named shareholder. For over 20 years, he has prepared risk assessments and risk-based remediation strategies for hundreds of chemical or radiation contaminated sites. He has worked in all areas of risk including human, ecological and financial risk assessment, is nationally known for his work in brownfields and is one of Ohio's leading Certified Professionals under the Voluntary Action Program.



Bill has a doctorate degree in Engineering and Public Policy from Carnegie-Mellon University and joined Hull in 1999. He can be contacted at [wrish@hullinc.com](mailto:wrish@hullinc.com). ●

## UNCERTAIN FUTURE COSTS: ESTIMATING LIABILITY?

*By William Rish, Ph D – Hull's Risk Assessment & Liability Management Practice Leader*

Reliable estimation of environmental liability not only can satisfy SEC disclosure requirements, but also yield substantial benefits to redevelopment project planning. Accurately defined liability helps identify the potential of a project's success, ensure adequate funding, and acts as a mitigating factor during negotiations.

Benefits aside, the challenge is in the estimation itself. Due to the volume of uncertainties and their complexities, dependable calculations can seem overwhelming if not altogether impossible. Manufacturers of oil, pulp and paper, primary metals, organic chemicals, and such are most prone to be affected by environmental risk and must constantly sharpen their practices to realize trustworthy projections.

Successful strategies depend on three vital elements: 1) identification of key cost factors, current and future, 2) explicit and quantitative treatment of key uncertainties, and 3) accounting for the time value of money in the liability estimate. These considerations can be effectively addressed by combining techniques from engineering, cost estimating and decision analysis. The key is in doing the homework upfront, and developing a clear understanding of how key uncertainties and cash flow timing may impact the eventual financial outcome of environmental reserve and redevelopment decisions.

*Dr. Rish is an expert risk assessor and has been a featured speaker at numerous regional and national environmental conferences. To read "UNCERTAIN FUTURE COSTS: ESTIMATING LIABILITY?" in detail please visit Hull's Risk Assessment and Liability Management Practice Area Page at [www.hullinc.com](http://www.hullinc.com) ●*

## PRESIDENT SIGNS BROWNFIELDS LEGISLATION

With bipartisan support, President Bush just announced the passage of a long-awaited brownfield legislation to provide critical funding and liability protection. In 2003, \$200 million will be available to communities to implement brownfield projects. In addition, \$50 million will be distributed to help fund state brownfield programs, \$50 million will be available for USTs, and \$25 million will be available through the Department of Housing and Urban Development.

The Small Business Liability Relief and Brownfields Revitalization Act also provides liability protection for small businesses, and for prospective purchasers, contiguous property owners, and innocent landowners who plan to acquire and cleanup brownfields.

More information is available through *Hull's Special Edition on Brownfield Funding*. Contact Jane Dailey at [jdailey@hullinc.com](mailto:jdailey@hullinc.com) or call 614/793-8777.

## STATUTE OF LIMITATIONS FOR ENVIRONMENTAL VIOLATIONS - SENATE BILL 105 PASSES

Though Senate Bill 105 passed, it now awaits hearings in the House. The Bill would impose a five-year statute of limitations on Ohio EPA for bringing legal or administrative action for violation of environmental statutes. It also limits local governments to make claims for damages, and provides the state with a two-year window in which actions on currently pending cases can be brought.

Proponents of the SB 105 feel it will prompt fast action by the Ohio EPA and other agencies regarding environmental enforcement, and also claim that it puts the state in line with the federal government. Opponents of the bill deny those claims, citing the bill contains no language to urge Ohio EPA to act more quickly and that this legislation is actually written much more broadly than the US Code.

Several other concerns surround the Bill including the restrictions it puts on involvement of local governments, the vague starting point of the statute of limitations, and that it could limit the ability of citizens to bring actions against nuisances. The Bill now awaits hearings and a vote in the House Environment Committee. ●

## PROJECT SPOTLIGHT: CITY OF SPRINGFIELD

Once considered rich in industrial heritage, The City of Springfield recently faced issues like many Midwestern industrial cities. In the late 1990s Hull & Associates, Inc. and the City of Springfield partnered to evaluate and promote brownfield properties that are targeted for redevelopment in the community. Under Ohio's Voluntary Action Program, the City-led initiative has made aggressive strides in addressing urban blight and securing the resources necessary to achieve their goals.



Ten properties were targeted for evaluation, and concurrently under development was a marketing approach to promote these properties through existing City programs. Hull's role helped the City obtain additional funding, provide community workshops, and

give site tours and meetings to obtain support from key federal and state officials. The partnership has positioned the City to continually evaluate redevelopment opportunities.

For more details about the City of Springfield, please visit Hull's Urban revitalization & conservation web page at [www.hullinc.com](http://www.hullinc.com).

## HULL NAMES 3 NEW ASSOCIATES

Doug Stuart, Bill Burkett, and Bill Biehl were recently named Associates at Hull in recognition of their strong leadership, professional achievements and reputation, and outstanding contributions to the company.



Doug Stuart, an Environmental Scientist II, has been with Hull since 1996. He is currently a contract employee with BP in Cleveland and holds an M.S. and B.S. in Environmental Science from The Ohio State University.



Bill Burkett, a Sr. Project Manager and Group Leader, joined Hull in 1998 after first serving as our client while with the City of Toledo's Department of Public Services. He holds a M.S. in Biology and a B.S. in Environmental Studies from Bowling Green State University.



Bill Biehl, a Sr. Hydrogeologist and Group Leader, joined Hull in 1993. Bill holds a Bachelor of Arts in Geology from Miami University (Ohio) and a M.S. in Geology and Geophysics from the University of Missouri-Rolla.

Doug, Bill, and Bill join Associates Terry Baehr, Angie Gerdeman, Paul Hotz, Mark Mersmann, Karen Okonta, Kevin Wildman, Mark Zakrzewski, Doug Thomas, and Bill Beach. ●

## ED PFAU JOINS HULL

Ed Pfau joins Hull as a Senior Scientist in our Risk Assessment & Liability Management Practice. He formerly served Ohio EPA providing critical review and approval of risk and toxicity assessments under the Voluntary Action Program (VAP).

Mr. Pfau performed extensive research at Wright State University in the toxicology, physiology and ecology of cyanobacteria and other algae, and taught courses in botany, microbiology and general biology.

Mr. Pfau was recently a member of the ASTM E50.04 Voluntary Cleanup Task Group and currently serves as Councilor for the Ohio Chapter of the Society for Risk Analysis. Ed can be contacted at [epfau@hullinc.com](mailto:epfau@hullinc.com). ●

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## **CLEAN OHIO FUND GRANTS FOR BROWNFIELD REDEVELOPMENT UNDERWAY**

Brownfield funding applications will be available in February 2002, and will kick off the first round of funding under Ohio's new Clean Ohio Fund Program. The state is expected to make decisions in July. Applicants must have several steps completed before applying, including environmental assessments and a public meeting. Those with missing components will most likely be ineligible until next year.

### **2002 Proposed Schedule**

- March, 4 – March 18, 2002* Public meeting announced, application available for public review.
- May 10, 2002* Applications submitted to OPWC local integrating committee.
- June 4, 2002* Applications ranked locally and submitted to state Clean Ohio Council.
- July 15, 2002* Funding decisions finalized.
- August 2002* Controlling Board approval.
- September 2002* Agreement with Council signed. Funds available. Round 2 applications available.

### **Other Clean Ohio Fund Schedules:**

*Clean Ohio Assistance Fund*: - Ohio Department of Development: Applications expected in *mid-March*

*Green Space/Conservation Projects* - Local OPWC NRAC committees: *Schedules vary*. Committee members can be found on <http://www.pwc.state.oh.us>

*Trails Projects* - Ohio Department of Natural Resources: *March 1, 2002*. <http://www.dnr.state.oh.us>

More information is available through *Hull's Clean Ohio Fund Special Edition*. Contact Craig Kasper at [ckasper@hullinc.com](mailto:ckasper@hullinc.com) or Jane Dailey at [jdailey@hullinc.com](mailto:jdailey@hullinc.com).

For full grant details visit our website at [www.hullinc.com](http://www.hullinc.com), and click on "headlines/ deadlines". For assistance please contact Jenny Carter, Hull Toledo, (419) 385-2018 or [jcarter@hullinc.com](mailto:jcarter@hullinc.com).