

**Environmental Assessment Checklist Instructions:**

Evaluate the significance of the effects of the proposed activity on the character, features, and resources of the project area. Provide a narrative explanation and list of supporting documentation. **The narrative must explain decision-making and compliance procedures.** Attach all supporting documentation to this worksheet. For technical assistance, see HUD's [Environmental Assessment Factors Guidance](#).

**Environmental Assessment Checklist**

Land Development		
Impact Category	Impact Code	Explanation and List of Source Documentation
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	No Impact Anticipated	Restoration of the building facades will comply with local designs standards and SHPO guidelines. SHPO has reviewed the plans and issued a letter stating that they will have No Advers Effect.
Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff	No Impact Anticipated	No change to the current footprint so no change in the current runoff or drainage
Hazards and Nuisances Including Site Safety and Noise	No Impact Anticipated	Normal construction safety compliance guidelines will be observed during construction. During operations typical noise levels are expected that will comply with any local noise and nuisance guidelines.
Energy Consumption	No Impact Anticipated	After renovation energy consumption will be typical of normal retail and service businesses. No expected excess.

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<b>Socioeconomic</b>		
<b>Impact Category</b>	<b>Impact Code</b>	<b>Explanation and List of Source Documentation</b>
Employment and Income Patterns	<b>Potentially Beneficial</b>	Repurposing of these buildings will provide some local employment opportunities.
Demographic Character Changes, Displacement	<b>No Impact Anticipated</b>	Project will not change the demographic makeup of the area or displace any residents or workers.

<b>Community Facilities and Services</b>		
<b>Impact Category</b>	<b>Impact Code</b>	<b>Explanation and List of Source Documentation</b>
Educational and Cultural Facilities	<b>Potentially Beneficial</b>	The project will provide support for the local historic and river tourism of the area.
Commercial Facilities	<b>Potentially Beneficial</b>	The project will add to the commercial health of the downtown area by providing additional services and retail opportunities.
Health Care and Social Services	<b>No Impact Anticipated</b>	No negative impact to health care or social services. Proximity to healthcare, medical services and social services.
Solid Waste Disposal / Recycling	<b>No Impact Anticipated</b>	Very limited impact. Project will create some additional refuse during construction then normal trash and recycling when operations commence.
Waste Water / Sanitary Sewers	<b>No Impact Anticipated</b>	No impact
Water Supply	<b>No Impact Anticipated</b>	No impact

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<b>Community Facilities and Services</b>		
<b>Impact Category</b>	<b>Impact Code</b>	<b>Explanation and List of Source Documentation</b>
Public Safety – Police, Fire and Emergency Medical	<b>No Impact Anticipated</b>	The project will not significantly add to the demand of any emergency services. Ripley is covered by local fire & EMS.
Parks, Open Space and Recreation	<b>No Impact Anticipated</b>	The project will provide for support of the local historic and river tourism trade.
Transportation and Accessibility	<b>Potentially Beneficial</b>	Accessibility to some services and retail will be improved by the project.

<b>Natural Features</b>		
<b>Impact Category</b>	<b>Impact Code</b>	<b>Explanation and List of Source Documentation</b>
Unique Natural Features, Water Resources	<b>Potentially Beneficial</b>	The project will support local river recreational traffic
Vegetation and Wildlife	<b>No Impact Anticipated</b>	No impact at all. The project is located in a downtown area with limited vegetation and wildlife.
Other Factors	<b>No Impact Anticipated</b>	

### 24 CFR Section 58.6 Requirements

#### Airport Runway Clear Zones and Clear Zones Notification

*[24 C.F.R. Part 51.303(a)(3)]*

Does the project involve the sale or acquisition of property located within a Civil Airport Runway Clear Zone or a Military Airfield Clear Zone?

- No. **Attach Source Document:**  
(Project complies with 24 CFR 51.303(a)(3).)
- Yes. **Notice must be provided to buyer.** The notice must advise the buyer that the property is in a Runway Clear Zone or Clear Zone, what the implications of such a location are, and that there is a possibility that the property may, at a later date, be acquired by the airport operator. The buyer must sign a statement acknowledging receipt of this information. (for a sample notice, see the [HUD Exchange](#)) **(attach a copy of the signed notice)**

#### Coastal Barrier Resources Act

*[Coastal Barrier Improvement Act of 1990 (16 U.S.C. 3501)]*

Is the project located in a [coastal barrier resource area](#)?

- No. **Cite or attach Source Document.**  
(Proceed with project.)
- Yes. Federal assistance may not be used in such an area.

#### Flood Disaster Protection Act\*

*[Flood Disaster Protection Act of 1973, as amended (42 U.S.C. 4001-4128)]*

Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard Area?

- No. **Attach copy of [Flood Insurance Rate Map \(FIRM\)](#)**
- Yes. **Attach copy of [Flood Insurance Rate Map \(FIRM\)](#)**

Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

- Yes. Flood Insurance under the National Flood Insurance Program must be obtained. If HUD assistance is provided as a grant, insurance must be maintained for the economic life of the project and in the amount of the total project cost (or up to the maximum allowable coverage, whichever is less). If HUD assistance is provided as a loan, insurance must be maintained for the term of the loan and in the amount of the loan (or up to the maximum allowable coverage, whichever is less).  
**(Attach a copy of the flood insurance policy declaration)**

- No. **Federal assistance may not be used in the Special Flood Hazard Area.**

*\*Per 24 CFR 58.6(a)(3), this requirement does not apply to State-administered CDBG, HOME, and ESG programs.*

## Statement of Process and Status of Environmental Analysis

**Instructions:**

Provide a brief description of the administrative procedures associated with the construction and presentation of the environmental review record (ERR). List the Responsible Entity, Certifying Officer, the physical location of the ERR, the dates and comment periods associated with any public notices, and contact information for the submission of comments regarding the ERR.

**The funding source for these projects requires that an Environmental Review Record, consistent with the requirements of Title 24 of the Code of Federal Regulations be prepared. This Environmental Review was ultimately completed on September 9<sup>th</sup>, 2021 by Kelly Cole. The President of the Brown County Board of Commissioners, Daryll R. Gray, is the certifying officer and assumes full responsibility for the accuracy and completeness of the record, which is public and open for review in the Brown County Commissioners Office at 800 Mt. Orab Pike, Georgetown, Ohio 45121 and appears, per new COVID 19 policy, on the Brown County Commissioners website. The County will publish a "Combined Notice to the public of a Finding of No Significant Impact to the environment (FONSI) and a "Notice of Intent to Request a Release of Funds" (NOI/RROF) on September 16<sup>th</sup> 2021. The "Request for Release of Funds will be submitted after the local comment period which ends on October 1, 2021 the at close of business. The environmental review process is anticipated to be complete after the State comment period ending on or shortly after October 20<sup>th</sup>, 2021.**

## Description of the Site and Environmental Context

**Instructions:**

Determine existing conditions and describe the character, features, and resources of the project area and its surroundings. Identify the trends that are likely to continue in the absence of the project.

**The Village of Ripleys' downtown has been in a declining state for several years and local leadership has begun efforts to reverse this trend. There are currently many former retail establishments that are vacant and the push is on to revamp and revitalize the downtown a section at a time. South Main is the current target with 2 Main being under new ownership and 4 Main having renewed interest from its ownership to restore these buildings to usefulness. Two other buildings in this section are experiencing small private renovation projects in order to get them servicable as well. Without the grant funding to offset the renovation costs it is doubtful that either the project (2 or 4 Main) would be going forward at this time and the continuance of decline would likely continue.**

## Analysis of Alternatives

**Instructions:**

Examine alternatives to the project, including the alternative of no action.

**There are really only two alternatives when examining the life of these buildings: Further decline with eventual razing or renovation. Renovation was chosen as there are only positive things that can occur when buildings are brought back to usefulness and only negative things that stem from continued neglect.**

### Analysis of Impacts and Mitigation Actions

**Instructions:**

Summarize and evaluate all potential environmental impacts, whether beneficial or adverse, and the conditions that would change as a result of the project. Describe measures to eliminate, minimize, or mitigate adverse environmental impacts.

**There are no real negative environmental impacts related to the renovations. By halting the disrepair of these buildings the negative impact stops. Reforming derelict structures lessens negative environmental impact.**





### Monitoring and Enforcement Procedures

**Instructions:**

Describe any post-review monitoring or enforcement procedures associated with environmental mitigation actions.

**None**



List of Sources, Agencies, and Persons Consulted

<b>Phil White, Village of Ripley Administrator</b>
<b>Jane Zachman, Village of Ripley resident and activist</b>
<b>Nowanna Bingaman, Village Council</b>



List of Site Visits and Important Meetings

Date	Participants	Description
8/28/2020	Phil White	Administrator
[REDACTED]	Gary Bailey	Owner
[REDACTED]	David Campbell	Owner
[REDACTED]	Jane Zachman	Resident & Activist
[REDACTED]	Dallas Kratzer	Mayor
[REDACTED]	Kelly Cole	Brown County Development
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

### Participants in the Review

Name	Title	Organization
Jane Zachman	Resident	[REDACTED]
Phil White	Administrator	Village of Ripley
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
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