



Senior Due Diligence Manager
jbelle@augustmack.com

James is a Senior Due Diligence Manager with August Mack Environmental, Inc. He has more than 17 years of experience and specializes in transactional driven due diligence investigations such as Phase I Environmental Site Assessments (ESAs) and Subsurface Investigations. James is also certified within the State of Ohio as an Asbestos Hazard Evaluation Specialist and Asbestos Hazard Project Designer. His experience includes completing and reviewing environmental due diligence assessments, soil, groundwater, and vapor sample collection and analytical results analysis, and asbestos-containing materials surveys and abatement oversight in support of real property transactions and redevelopment.

Project Experience:

- Performed and managed thousands of Phase I ESAs and subsurface investigations at single or multiple sites across several states undergoing acquisition, divesture or refinancing. Sites included commercial and industrial buildings, communications facilities, renewable energy facilities, and undeveloped sites.
- Completed and managed hundreds of Phase I ESAs and subsurface investigations for low-income housing projects including those funded by the Department of Housing and Urban Development (HUD), with submission through the HUD Environmental Review Online System (HEROS).
- Conducted pre-demolition and renovation asbestos surveys for industrial, commercial, and residential structures in Ohio.
- Provided oversight for asbestos abatement projects including the removal of thermal system insulation (TSI), surfacing, and miscellaneous materials for abatement projects under the Asbestos Hazard Emergency Response Act (AHERA) for school buildings and National Emission Standards for Hazardous Air Pollutants (NESHAP) for residential, commercial, and industrial buildings.

Expertise:

- ASTM E1527-13 Phase I ESAs
- Soil and Groundwater Investigations
- Ohio Voluntary Action Program (VAP) Environmental Assessments
- Ohio Bureau of Underground Storage Tank Regulations (BUSTR) Closures
- Vapor Intrusion Evaluation and Sampling
- Asbestos Surveys and Abatement Oversight

Education & Certifications:

- B.S. Geology, University of Akron
- 40-Hour Hazardous Waste Site Operations (HAZWOPER) Training, OSHA and current 8-hour refresher
- Licensed Ohio Asbestos Hazard Evaluation Specialist (AHES)
- Licensed Ohio Asbestos Hazard Project Designer (AHPD)

Professional Experience:

August Mack Environmental, Inc.
Senior Due Diligence Manager
2022-Present

Partners Environmental Consulting, Inc.
Senior Project Manager
2021-2022

Project Manager
2015-2021

Geologist/Environmental Professional
2005-2015