

Financial Incentives to Clean and Green Your Brownfield Site

Ohio Brownfield Conference 2014 – Columbus

Resources for your next redevelopment project

- Sandra Kosek-Sills, Balanced Growth Program
- Martin Smith, Ohio EPA
- Diana Rife, JobsOhio
- Verne Ord, BUSTR
- Ildi Pallos, Ohio EPA
- Juliet Denniss, Dept. of Transportation
- John Mathews, Dept. of Natural Resources
- Erin Hazelton, Development Services Agency

Once Upon a
Time...



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PRIORITY[®]
★ MAIL ★



To: The Mayor

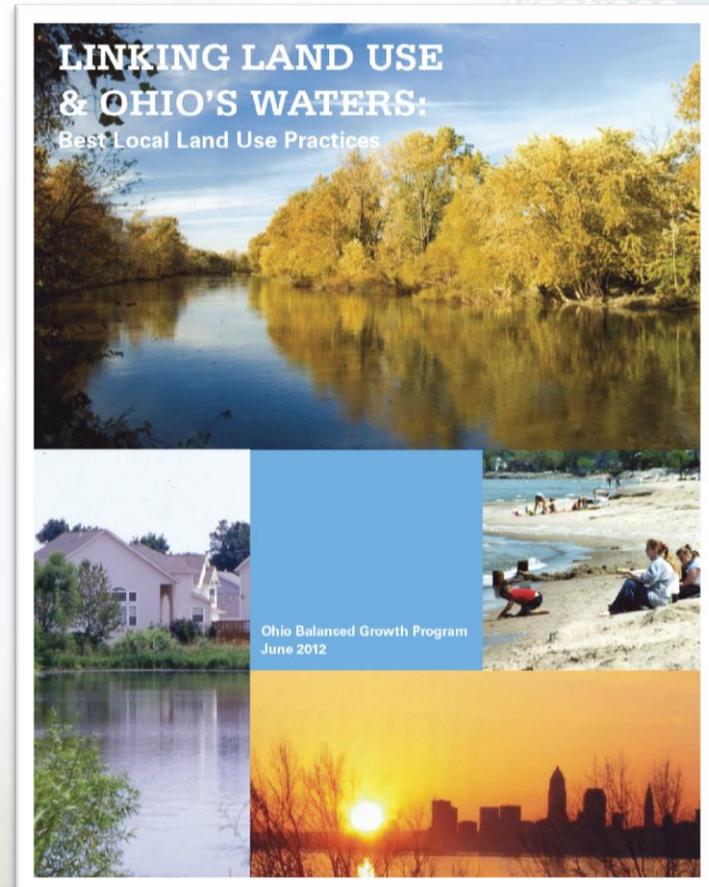
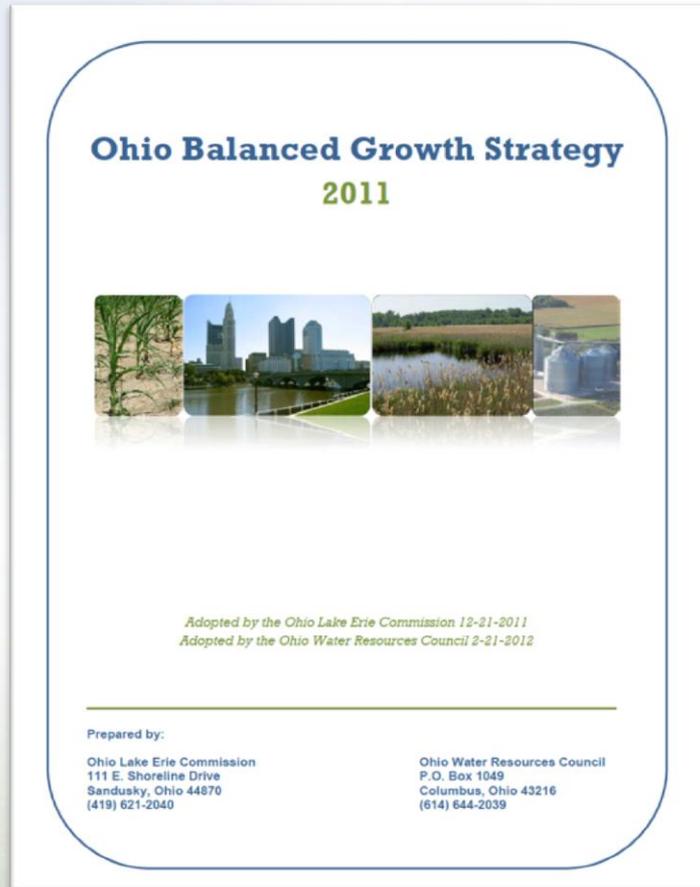
Sandra Kosek-Sills

Balanced Growth Coordinator

Ohio

**Lake Erie
Commission**

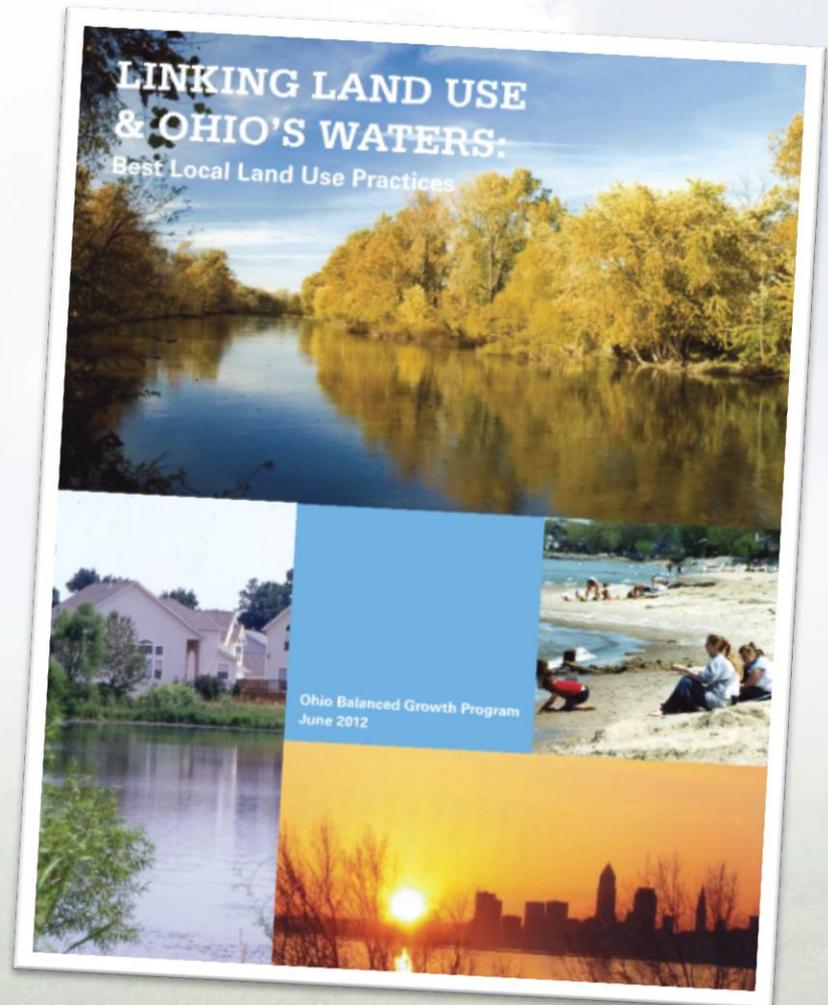
Linking Land Use and Water Resources



Planning Framework

Best Local Land Use Practices: Information For Local Communities

- Comprehensive Planning
- Compact Development
- Conservation Development
- Transfer of Development Rights
- Brownfields Redevelopment
- Source Water Protection
- Storm Water Management
- Stream, Floodplain, Wetland Protection
- Steep Slope Protection
- Scenic Protection
- Historic Protection
- Agricultural Protection
- Natural Areas Management
- Woodland Protection
- Access Management



Chapter 2



Above: Meaningful public engagement is a critical part of a well-prepared comprehensive plan. (photo: Kirby Davis)

Above Right: (map: CP Dalton)



COMPREHENSIVE PLANNING

Background

Why create a comprehensive plan?

Why should communities invest the time and effort in creating and maintaining a comprehensive plan? A comprehensive plan allows available resources properly to meet and maintain the goals of a community for preserving current character and creating a future identity. This is a dynamic process that should answer the questions: "Who are we?," "Where do we want to be?" and "How will we get there?"

If you don't know where you're going, you'll wind up somewhere else.

Yogi Berra

Chapter 9



Above: Cincinnati-American Can Building. American Can Building, Ohio Department of Development conduct remediation activities at the 2.3-acre American Can property. The completed Factory Square project includes apartments, retail, townhomes and office space. (photo: UrbanOhio)

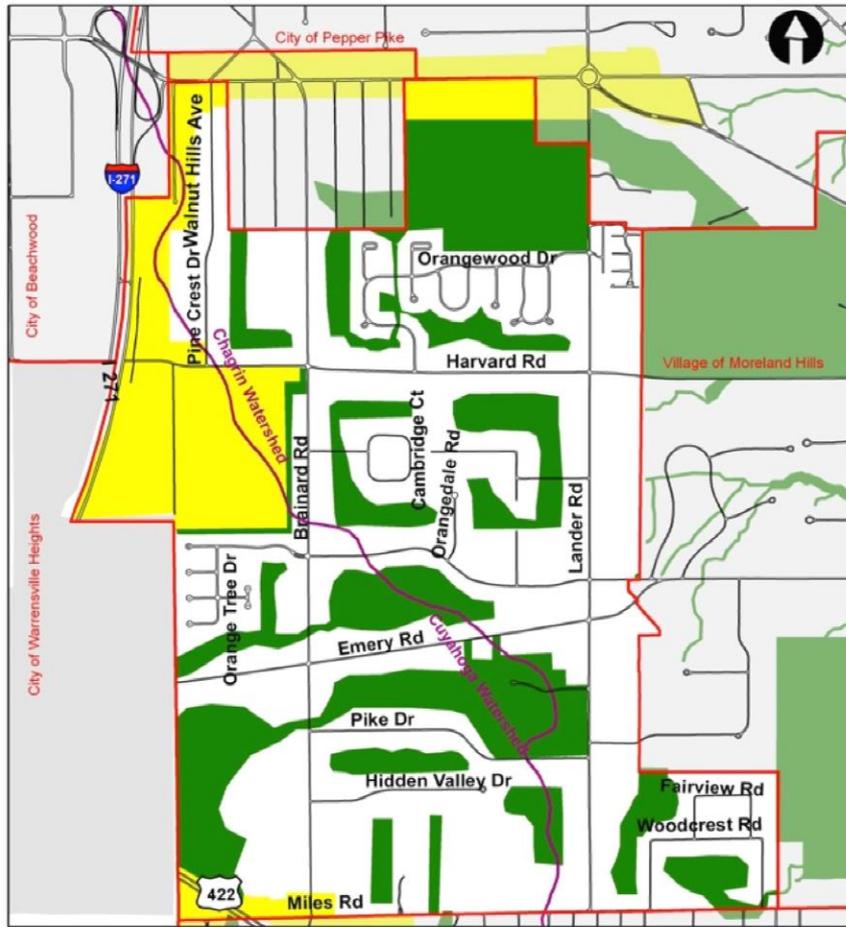
BROWNFIELDS REDEVELOPMENT

Background

Why Brownfields Redevelopment?

Brownfields are properties where the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. It is estimated that there are more than 450,000 brownfields in the nation. In recent years, brownfields redevelopment has become a common practice in Ohio, particularly in urban communities, but brownfields exist throughout the state.

Revised 12/10/13



Chagrin River Watershed Partners, Inc.



-  Roads
-  Watershed Boundary
-  PDA
-  PCA
-  Municipal Boundary



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Martin Smith

Targeted Brownfield Assessment Coordinator



What is a Targeted Brownfield Assessment (TBA)?

Work provided at no cost to local governments

- Ohio EPA pays all costs
- We oversee our contractors or use in-house field staff



Application Process

- Applicant must be unit of local government
- Application form must be completed
 - Available at www.epa.ohio.gov/derr/SABR/Grant_Assistance.aspx
 - Basic property and project information
 - Eligibility questions (applicant & property)
 - Requested services
 - Signed access agreement required (templates are included)
- Non-competitive
 - Projects funded as they come to Ohio EPA
 - Federal and State funding sources (renewed annually)

Property Assessment

- Phase I property assessment
 - First step for assessing a brownfield
 - Liability release: All Appropriate Inquiry (AAI)
 - Areas for further investigation
- Certified Asbestos Inspection
- Phase II property assessment
 - Screening assessment
 - Supplemental assessment



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Diana Rife
JobsOhio Revitalization
Program

April 9, 2014

The **JobsOhio Revitalization Program** is focused on helping revitalize sites in preparation for end-users that support future job creation opportunities for Ohioans.

JobsOhio Program Vision

- **Revitalization** – redevelopment of sites that support future job creation and tax revenue, not just brownfield sites
- **Flexible** – What works for the deal, not restricted by statute or pre-defined areas of the state
- **Accelerated process** – streamlined administration, open funding cycle vs. competitive rounds
- **Sustainability** – build a revolving fund that grows over time
- **Return on investment** – at the state and local level
- **Attract more private investment** – leverage more capital

JobsOhio Program Goals – Measuring Criteria

Three criteria for evaluating redevelopment projects:

1. **Jobs** (private sector jobs)
 - a. Retained
 - b. Created
 - c. Wage rate (priority for higher wages & targeted industry)
2. **Investment**
 - a. Private investment vs. public & JobsOhio investment
 - b. Capital investment in addition to site preparation
 - c. Priority for JobsOhio targeted industry projects
3. **Certainty of completion**
 - a. End user commitment
 - b. Completeness of redevelopment plans
 - c. Adequacy of project funding

Revitalization Program Guidelines

Three Program Tracks

1. Phase II Assessment
2. Asbestos & Lead Paint Abatement
3. Revitalization Loan & Grant Fund

Eligible Applicants

- a. Businesses including developers, non-profits, and local governments
- b. Cannot be responsible for environmental contamination
- c. Must have legal access to the property

Eligible Sites

An eligible site is an abandoned or under-utilized contiguous property where redevelopment for the immediate and primary purpose of job creation and retention are challenged by significant redevelopment constraints.

Eligible Use of Funds

- a. Phase II environmental site assessments
- b. Demolition and disposal
- c. Environmental remediation
- d. Building renovation
- e. Site preparation
- f. Infrastructure
- g. Legal & environmental consultation (capped)

Ineligible Costs

- a. Former school buildings
- b. Land acquisition
- c. New construction
- d. Housing and public facilities

Phase II Assessments

The project must demonstrate jobs are likely if environmental risks can be understood. Priority given to projects in JobsOhio targeted industries.

Asbestos & Lead Paint Abatement and Site Revitalization Loan & Grant Fund

Priority will be placed on projects that support near term job creation, typically at least 20 new and/or retained jobs. Priority given to projects in JobsOhio's targeted industries.

1. Phase II Assessment

- a. Grants up to \$200,000 per project
- b. Phase I must be complete

2. Asbestos & Lead Paint Abatement

- a. Grants up to \$500,000
- b. End user commitment of job creation
- c. Industrial, commercial, or mixed use w/office

3. Revitalization Loan & Grant Fund

- a. Site improvement loans of up to \$5 million
 - i. Payment deferral during site revitalization
 - ii. Up to 75% of eligible costs up to 15 years, fixed rate TBD
- b. Site improvement gap grants up to \$1 million
 - i. Awarded based on demonstration of need
 - ii. Must be coupled with site improvement loan



Learn more at [Jobs-Ohio.com](https://www.jobs-ohio.com)

41 S. High Street, Ste. 1500 | Columbus, OH 43215
(614) 224-6446 | [jobs-ohio.com](https://www.jobs-ohio.com)

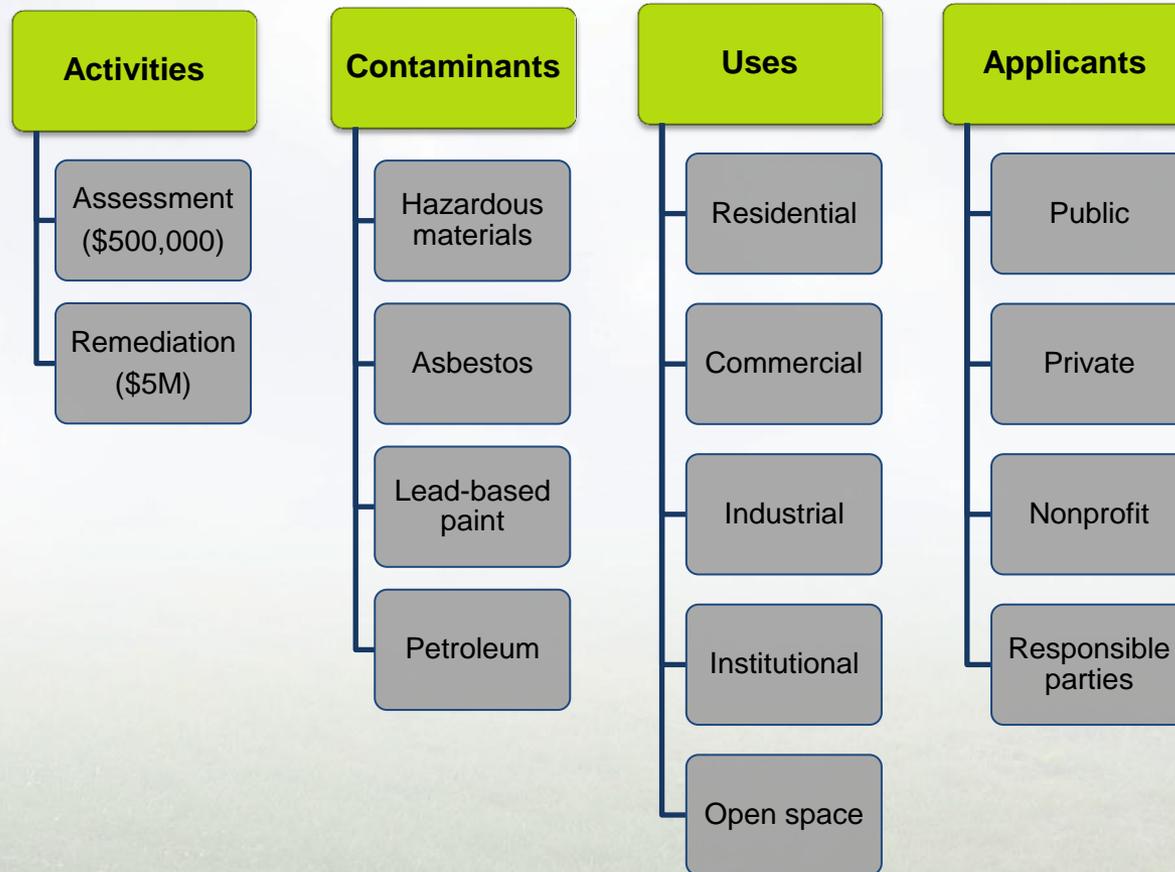
Erin Hazelton

Environmental Incentives Supervisor



Development
Services Agency

Development Services Agency Ohio Brownfield Fund



Verne Ord

Assistant Chief



**Department
of Commerce**

Division of State Fire Marshal

Bureau of Underground Storage Tank Regulations (BUSTR)

Revolving Loan Fund (RLF)

Revolving Loan Fund (RLF)

- Eligibility
 - Qualifying Political Subdivision
- Eligible Activities:
 - Closure of an underground storage tank (UST)
 - Assessment and/or remediation of UST site
- Application Process
 - Application will be made available on the State Fire Marshal's website

Revolving Loan Fund (RLF)

- Loan Repayment
 - No interest
 - Repayment schedule per loan agreement
 - Repayment schedule shall not exceed ten years
 - Any unused awarded dollars must be returned



Past



Present





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Ildi Pallos

Environmental Specialist



Foundation funding

- Use the cachet of receiving funds from a particular foundation as a basis for leveraging future funds.
- Different approach than seeking government funding – less prescriptive.
- Research the foundation, know what their values are.

Internet Resources

- Chronicle of Philanthropy
www.philanthropy.com
- The Foundation Center
www.foundationcenter.org
- Council on Foundations – member directory
<http://www.cof.org/members-directory/non-members>

Internet Resources (cont.)

- **Guidestar**

<http://www.guidestar.org/Home.aspx>

- **The Grantsmanship Center**

www.tgci.com/funding-sources/ohio

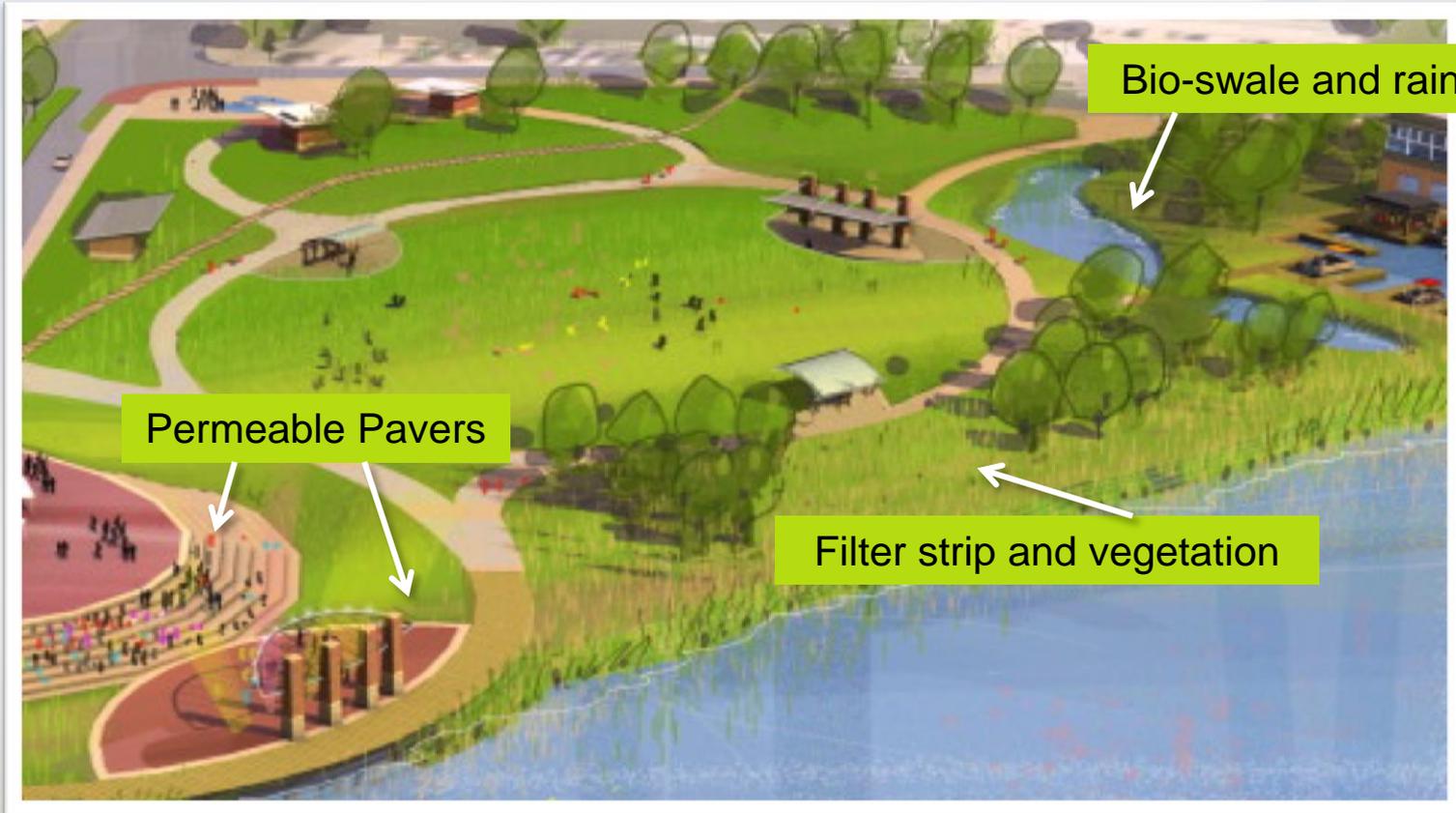
- **Agency website for community brownfield funding resources**

http://epa.ohio.gov/derr/sabr/Small_Rural_Community_Brownfield_Assistance.aspx



Baftore

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Permeable Pavers

Bio-swale and rain garden

Filter strip and vegetation

Juliet Denniss

ESA Supervisor



OHIO DEPARTMENT OF
TRANSPORTATION

- Metro Parks

- ODOT provides \$2.6 Million per year to the Ohio Parks & Recreation Association for park related transportation projects

- Park drives, access roads, bridges and parking lot improvement

- County Engineers Association of Ohio (CEAO)

- ODOT provides funds to CEAO for county owned road & bridge projects that are deficient, have poor pavement, low appraisal rating, etc.



- **State Infrastructure Bank**
 - Revolving loan/bond program for local public entities that may finance transportation projects up to 100%
 - May be used for portion or all of project
 - Excludes Environmental; however, it can cover project design which must specifically requested
- ODOT may issue bonds if funds are low at ODOT's rate
- Applications accepted year round
- Repayment plan is from 2-10 years
 - Year 1 – interest free and no payments
 - Year 2 – accrue interest (3%) with no payments
 - Program can be very flexible



- **Safe Routes to School**
 - Increases safety of students K-8 to walk, bike etc. to school. School must be within 2 miles
- **Municipal Program**
 - Bridges within a city that are deficient, have low appraisal ratings, etc.
- **Small Cities**
 - For small cities outside of Metropolitan Planning Organization (MPO)
 - Improvements of signals, safety project or roads on Federal Aid System



- Metropolitan Planning Organizations and Large Cities

- Finances multi-modal transportation in MPOs and 5 large Cities outside of MPOs

- May be used for historical, pedestrian/bike transportation systems, community improvements

- Congestion Mitigation and Air Quality

- Limited to specific designated areas and projects that have measurable improvements reduction for transportation air pollutants

- Urban Paving Program

- Preventive maintenance & repaving



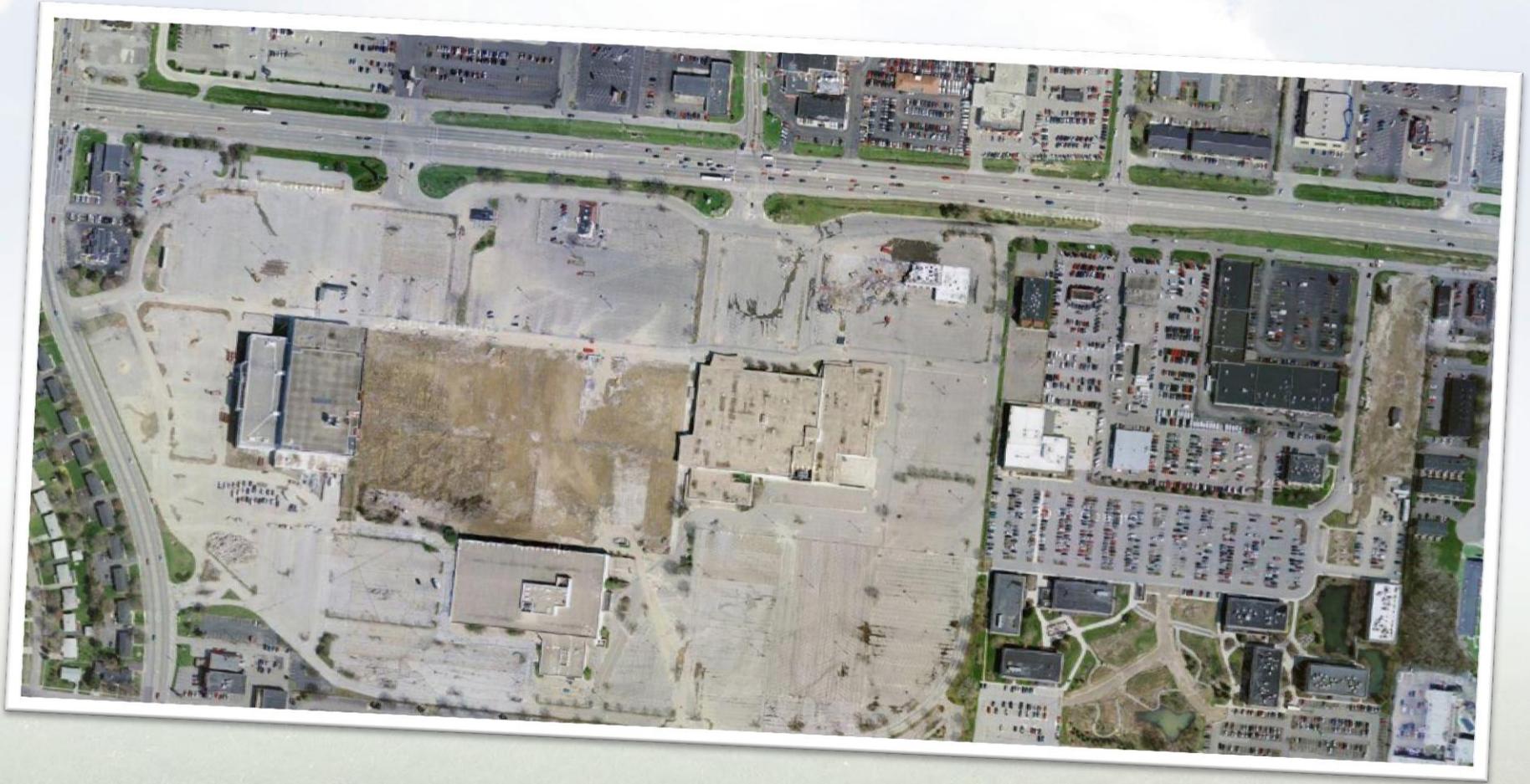
- ODOT, Office of Local Programs provides 1 day presentation in fall for funding opportunities
- Program Resource Guide 2013
 - Provides overview of all of ODOT's programs with contract information
 - www.dot.state.oh.us/Divisions/Planning/LocalPrograms/Pages/default.aspx
- Resource Guide Spring 2014
 - To request, contact Victoria Beale, victoria.beale@dot.state.oh.us or (614) 466-3129

John Mathews

Stormwater Manager



Contaminated Soils & Stormwater



ODNR & Ohio EPA Assistance

- Technical assistance – Regarding stormwater facility design, permitting, stream rehabilitation.
- Ohio EPA SWIF Grant – Publically accessible sites that demonstrate highly innovative stormwater approaches going beyond NPDES requirements.
- Potential ODOT Mitigation Funding –Retrofit of older stormwater facilities lacking pollution treatment.

Innovative Stormwater Treatment



Bioretention – Useful on Capped Areas Too





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A scroll of aged, yellowish parchment is unrolled across the center of the image. The scroll is set against a background of a bright blue sky with scattered white clouds. The text 'The End' is written in a large, dark red, gothic-style font across the middle of the scroll. The scroll has a slight wavy texture and appears to be floating or laid flat.

The End