

A light gray silhouette of the state of Ohio is centered in the background. Overlaid on this map are several white circles of varying sizes, some of which are overlapping, creating a pattern that suggests a network or data points.

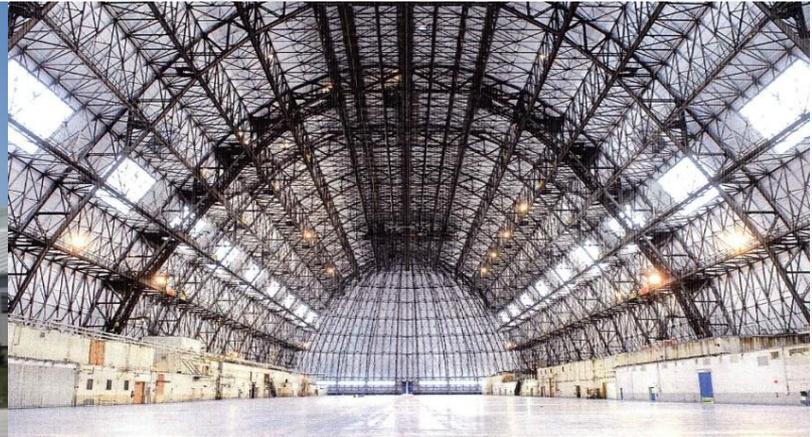
Creative Tools for Brownfield Redevelopment

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Goal: Remove obstacles and promote sustainable redevelopment



Goal: Remove obstacles and promote sustainable redevelopment



What is it? Is it a Brownfield?





Brownfield Action Plan Program



Legend

- 1 - Weaver's
- 2 - Laundromat
- 3 - Piqua Granite
- 4 - Piqua Milling Co
- 5 - Mo's
- 6 - Zollinger's
- Riverfront Mill District

Brownfield Action Plan Program:

Goals

- Create a **plan** to mitigate the negative impacts of brownfields on their surroundings (area-wide approach)
 - Corridor, block, small neighborhood, etc.
- **Fill gap** for assistance and funding at the planning stage
- Develop more **prepared applicants** for future funding
- Be **proactive**, not reactive to development opportunities
- Form community-supported **vision** for future redevelopment
- Identify **partnerships** to increase chances of success

Brownfield Action Plan Program:

Eligibility

- *Eligible properties:* Brownfield-impacted area (neighborhood, district, block(s), or corridor) within the community. Must contain more than one brownfield
- *Eligible applicants:* Local governments, regional governments, port authorities, and 501 C3 nonprofits
- *Activities:* Technical assistance to create the Brownfield Action Plan; Grant funding to begin implementation of the Plan

Brownfield Action Plan Program:

Award Details – Part 1

- *Technical Assistance:* ODSA and community work together to develop Action Plan for their brownfield planning area.
 - Background research (history, demographics)
 - Brownfield Inventory
 - Public input and visioning
 - Redevelopment scenarios
 - Site prioritization
 - Design principles
 - Implementation strategy

Brownfield Action Plan Program:

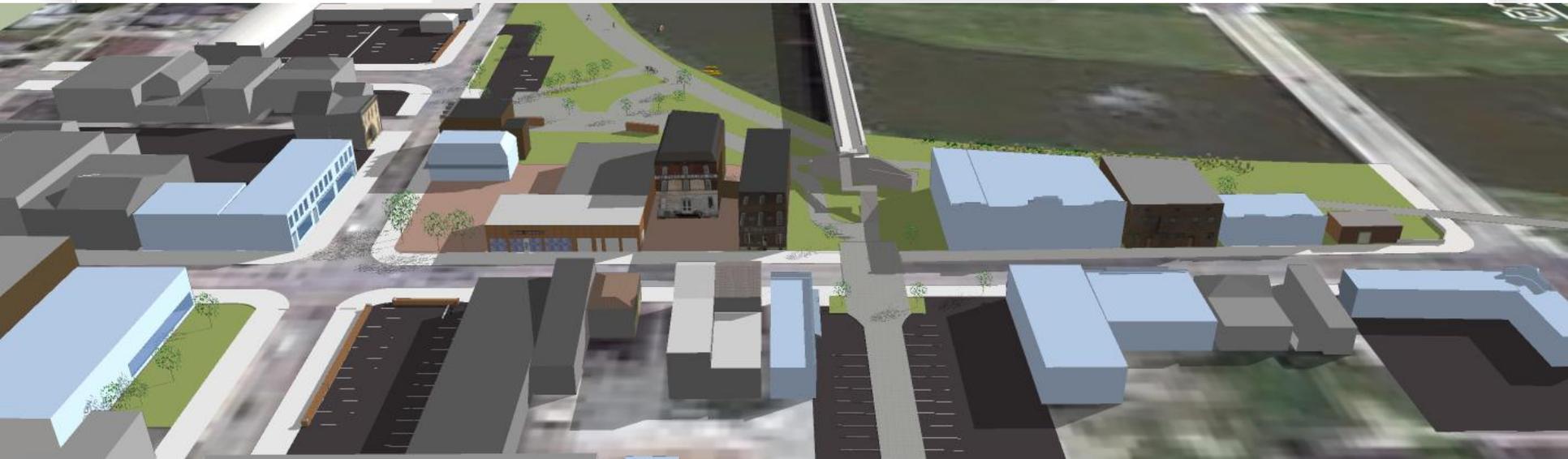
Award Details – Part 2

- *Funding:* \$50,000 in seed money to begin implementation of the Plan.
 - Conceptual design
 - Market study
 - Design charrette
 - Beautification project
 - Phase 1 or 2 Assessments
 - *To be determined at end of planning phase*

Brownfield Action Plan Program:

Pilot Round Progress

- 6 communities
- One completed, working on project proposal for grant funding
- Lessons learned
- Vision for next round





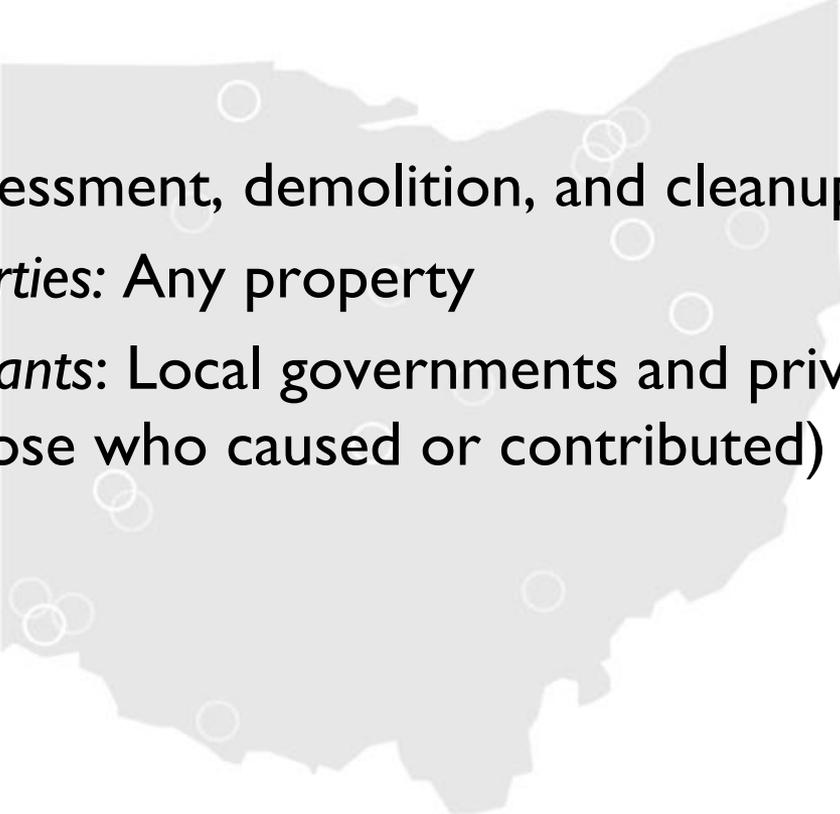
Tool #2

OWDA Brownfield Loan Program



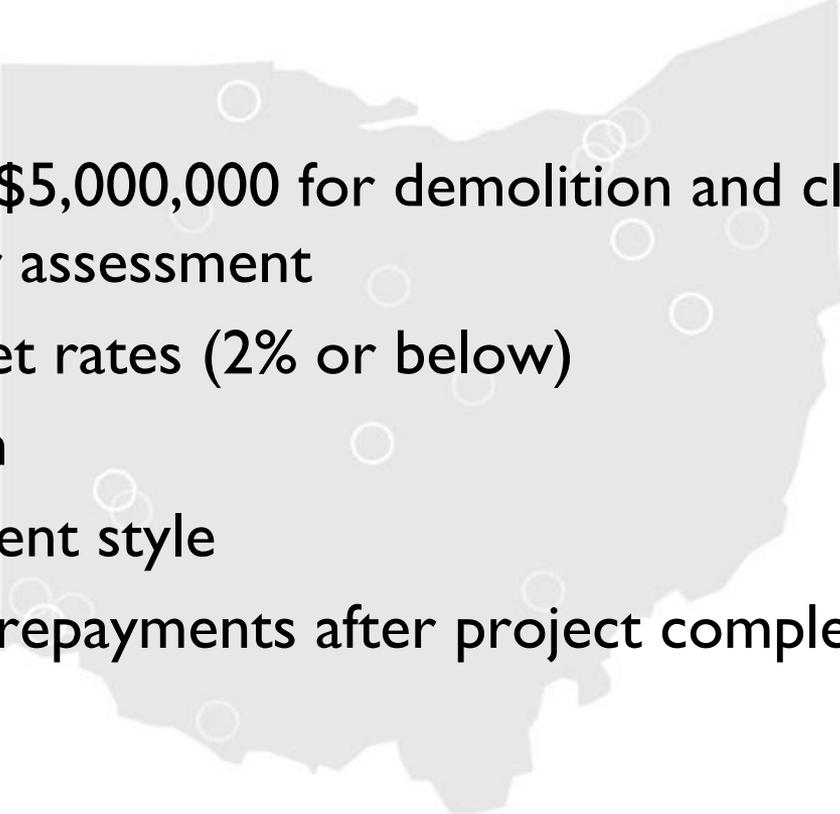
OWDA Brownfield Loan Program:

Eligibility

- *Activities:* Assessment, demolition, and cleanup
 - *Eligible properties:* Any property
 - *Eligible applicants:* Local governments and private entities (including those who caused or contributed)
- 

OWDA Brownfield Loan Program:

Terms

- Loans up to \$5,000,000 for demolition and cleanup and up to \$500,000 for assessment
 - Below-market rates (2% or below)
 - 10-year term
 - Reimbursement style
 - Semi-annual repayments after project completion
- 

OWDA Brownfield Loan Program:

Process

- Pre-application to ODSA
- Meeting at site
- Submit application to ODSA
- Preliminary terms in 1-2 months; recommendation to OWDA
- OWDA votes at its monthly meeting
- **Entire process = ~2-3 months**

OWDA Brownfield Loan Program:

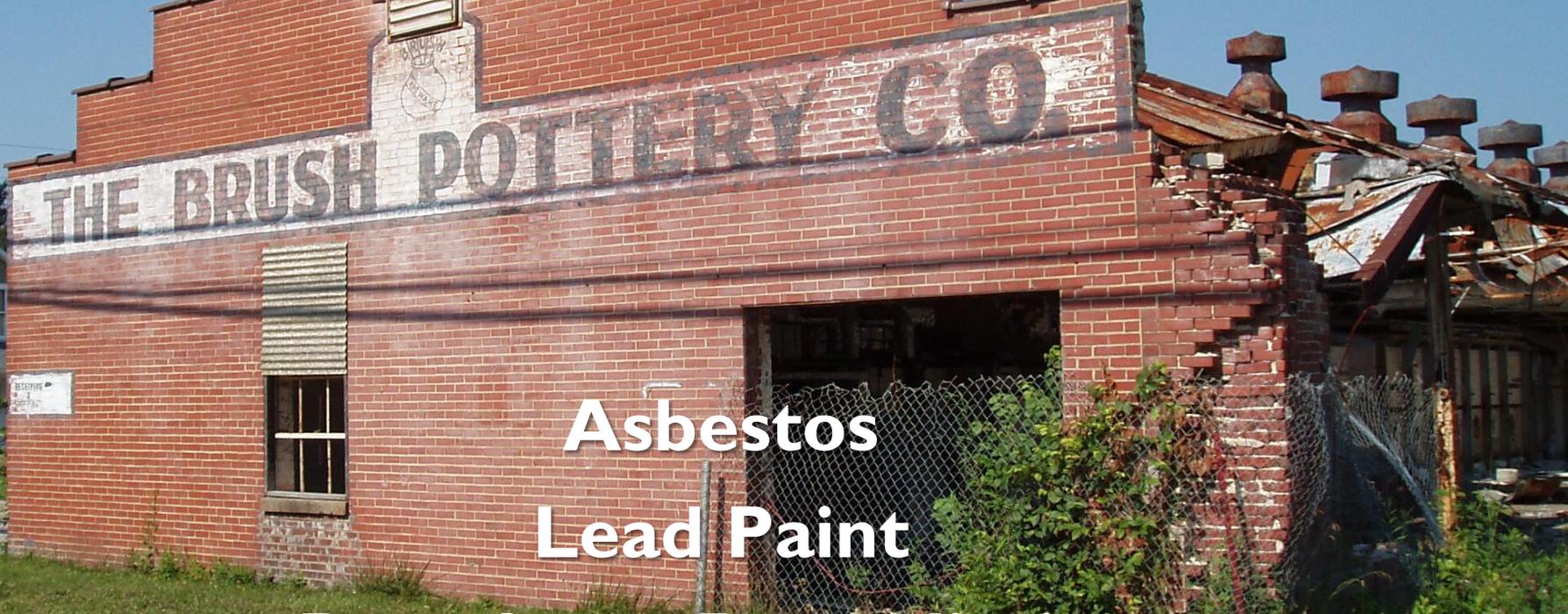
Key Differences

- No match requirement
- No public notification requirement
- Can be used as a resource for Potentially Responsible Parties (PRPs)
- Must use Voluntary Action Program (VAP)
- Can pay for demolition, but not acquisition
- Quick turnaround
- Not limited to commercial and industrial property



Tool #3

Brownfield Revolving Loan Fund (RLF Program)



Asbestos
Lead Paint
Petroleum Remediation

Brownfield Revolving Loan Fund

- *Funding Source:* US EPA
- *Eligible Site:* Real property not under environmental enforcement actions with documented contamination greater than allowable standards.
- *Eligible Applicants:* Anyone*
- No match required
- No application deadline



Terms

- Max loan: \$1 million asbestos/\$300,000 petroleum
- Maximum 2% fixed-interest rate
- Up to 9 years to repay
- Deferred repayment period of 1 year
- No penalty for early payoff
- Local Government and 501c3 borrowers are eligible for 50% principal forgiveness for petroleum remediation projects.



Clean Ohio Brownfields Program



Clean Ohio Brownfield Programs

- *Funding Source:* Ohio Bond Funding
- *Eligible Site:* Former industrial or commercial property, institutional property*
- *Eligible Applicants:* Government Entities
- *Funding available:* \$15M
- No application deadline



Proposed Policy Revisions

- Proposed process and policy revisions are available for review:

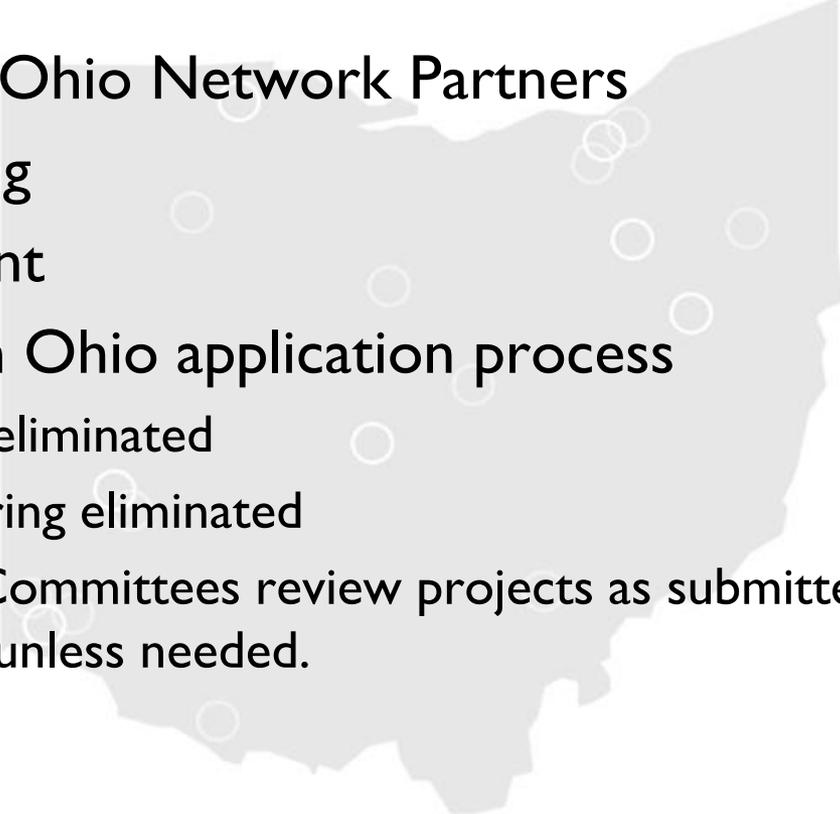
<http://clean.ohio.gov/BrownfieldRevitalization/CleanOhioCouncil.htm>

- Clean Ohio Council will meet to consider the revisions

Proposed Funding Limits

- **Maximum Cleanup Grant: \$1 million**
 - Statewide eligibility
 - End User Requirements
 - Acquisition maximum 10% of grant funding
 - Infrastructure maximum 25% of grant funding
 - 25% match required – on project property
- **Maximum Assessment Grant: \$200,000**
 - Priority Investment Areas
 - End User/Plan for redevelopment

Proposed New Vetting Process

- Contact Jobs Ohio Network Partners
 - PRAM meeting
 - Letter of Intent
 - Regular Clean Ohio application process
 - Self-scoring eliminated
 - Council scoring eliminated
 - Integrating Committees review projects as submitted rather than collectively, unless needed.
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Additional Financial Tools...

- **Ohio New Markets Tax Credit**
 - making business investments in low-income communities
- **Ohio Historic Preservation Tax Credit**
 - preserving historic structures
- **Alternative Stormwater Infrastructure Loan**
 - financing green infrastructure
- **Local Government Innovation Fund**
 - shared services and collaboration projects
- **Ohio Vacant Facilities Fund**
 - job creation in vacant buildings
- **SiteOhio Certification Program**
 - state certification for sites that are job-ready



Thank you!

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Website | <http://development.ohio.gov/>