

Clean Ohio Revitalization Fund Selection Methodology

Economic Benefit: JobsOhio Evaluation Measures			
Measure	Definition	Value	Rationale
Jobs Created	Created jobs include permanent full-time jobs or the equivalent not located within Ohio. Preference: More than 10 created jobs	Total Number of new permanent full time jobs committed for the project.	Required: 122.657 (D)(1) Jobs created is a key goal for Ohio and a recognized element of the State's economic well-being
Jobs Retained	Retained jobs include permanent full-time jobs or the equivalent currently located within Ohio. Preference: Any retained jobs	Total number of retained full time jobs committed for the project.	Required: 122.657 (D)(1) Jobs retained is a key goal for Ohio and a recognized element of the State's economic well-being
Wage Rate	Wage rate identified for the committed jobs created and/or retained. Preference: Wage rates above \$20/hour	Wage Rate for committed jobs.	Required: 122.657 (D)(1) Preferences projects with higher paid wages
Certainty of Redevelopment	Demonstration of commitment to the project by end user or development company. Preference: Projects with firm commitments to the project by end users and/or developers	Low, Medium, High	Required: 122.657 (D)(1) Demonstrated commitment to project is a key indicator of success
Reasonableness of Public Subsidy	Demonstration of project profitability from the developer pro-former or end user perspective. Preference: Projects with a reasonable rate of return including the grant subsidy	Low, Medium, High	Required: 122.657 (D)(1) Maximizing the value of public subsidy without unduly enriching developer or end user partners
JobsOhio Targeted Industry Sector	The project is included in one of nine Targeted Industry Sectors Preference: End use is one of nine Targeted Industry Sectors	JobsOhio Industry Sector	Required: 122.657 (D)(1) Preferences projects in key industry sectors
Leveraging	Amount of private investment committed to proposed redevelopment Preference: Projects leveraging private investment commitments greater than public investment commitments	Total Private Investment Commitment	Required: 122.657 (D)(1) Demonstrates public investment is appropriately sized relative to private investment commitments
Percent grant to loan and/or equity	Percent of grant dollars requested to loan and/or equity (assessment and remediation activities only) Preference: Projects with low percent grant	Percent Grant	Required: 122.657 (D)(1) Demonstrates grant funded commitment to the project

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CORF Required Evaluation Measures: Environmental Improvement, Matching Funds, Benefit to Low-Income Communities, Proposed Land Uses			
Measure	Definition	Value	Rationale
Exposure Potential	Cleaning up the most contaminated sites will reduce the likelihood that people can be exposed through direct contact with soils, ground water, surface water, or vapors. Preference: Sites with contaminant concentrations exceeding applicable standards	Highest onsite contaminant concentration found in soil or groundwater greater than its VAP residential generic standard or unrestricted potable use standard.	Required: 122.657(D)(2) Provides incentive to clean up the most contaminated sites. (The presence of contamination does not mean it is harmful. Risk comes from the degree to which people come in contact with it.)
Extent of Contamination	Exposure pathways that are potentially complete on or adjacent to the project property: Soil, Ground water, Surface water and/or sediment, Indoor air and/or friable asbestos. Preference: Sites with more than one complete pathway	The number of potentially complete pathways.	Required: 122.657(D)(2) Provides an additional incentive to clean up the most contaminated sites based on extent of contamination.
Previous Owner/Potential Responsible Party Contribution	Any potential responsible party (PRP) or owner that has contributed to assessment and/or cleanup activities on the property within the past five years. This measurement will be taken as a percentage of total cleanup costs as outlined in the PACE. Preference: Projects with contributions from PRP or previous owners for assessment and cleanup activities	Percent participation in total cleanup costs	Required: 122.657(D)(2) Provides preference to projects where a viable PRP is engaged and willing to help redevelop the property.

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Measure	Definition	Value	Rationale
Percent Matching Funds	<p>Matching funds committed for the project. A minimum 25% matching funds is required. The percentage is based on the total project cost. For example, a \$4,000,000 project requires \$1,000,000 matching fund commitment.</p> <p>Preference: Projects with matching funds above 25%</p>	Percent Participation	<p>Required: 122.657 (D)(3) Clean Ohio Funds will be maximized if used to leverage additional investment.</p>
Private Match Contribution	<p>Dollars committed for the project from private sources. Private match contribution may include dollars borrowed from public loan program by a private entity.) The percentage is based on the total match committed.</p> <p>Preference: Projects with matching funds from private sources above 20%</p>	Percent of matching funds committed from Private sources	<p>Required: 122.657 (D)(3) Demonstrates commitment to the project from private investors.</p>
Brownfield Loans	<p>A portion of the total project costs will be by a brownfield loan.</p> <p>Preference: Projects including loan financing</p>	Amount of total project costs supported by a brownfield loan.	<p>Required: 122.657 (H) Loan financing helps to leverage Clean Ohio grant funds for additional projects.</p>
Developer/End User Credit Risk Rating	<p>Based on the Dun and Bradstreet financial report of the development entity (for-profit only) or the end user if the project has no developer or the Applicant is the developer.</p> <p>Preference: Developers or End Users with a low risk rating</p>	Risk Rating provided in the Dun and Bradstreet report. Low, Medium, High	<p>Developed Under: 122.657 (D)(5) Demonstrates the Developer or End Users credit worthiness according to the D&B credit report</p>
Vacant Property	<p>At the time of application, the property is not currently occupied or used.</p> <p>Preference: Property that is 100% vacant</p>	Yes or No	<p>Developed Under: 122.657 (D)(5) Demonstrates project readiness and redevelopment of abandoned or vacant sites.</p>

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Measure	Definition	Value	Rationale
Acquisition	<p>At the time of application, the applicant, a non-profit organization or the development partner owns the property with no need for further acquisition.</p> <p>Preference: Projects where acquisition is complete</p>	Yes or No	Developed Under: 122.657 (D)(5) Demonstrates commitment to the project by investment partners.
Benefit to Low Income Areas	<p>The potential benefit to low-income areas, including minority communities that will result from the cleanup or remediation of a brownfield.</p> <p>Preference: Projects with a minimum 10% poverty</p>	Percent individuals below poverty level in census tract of project	Required: 122.657 (D)(5) Redevelopment of brownfield properties can serve as an economic stimulus in low-income and minority areas
Concept Plan Attributes	<p>Identifies development characteristics which provide for sustainable practices and alternative energy usage. Eligible attribute categories include greenspace, mixed use, sustainable stormwater practices, LEED building commitment, or alternative energy component.</p> <p>Preference: Projects with two or more attributes</p>	Number of attribute categories identified for the project	Required: 122.657(D) Demonstrates mixed use approach to redevelopment and/or inclusion of sustainable practices.
District Integrating Committee Priority	<p>Each Integrating Committee can send in up to six projects per year for Council consideration. If more than one project is reviewed by the District at a time a priority must be assigned. Otherwise the IC Chair may forward one project for consideration.</p> <p>Preference: Projects receiving 1st priority from the District</p>	Project Priority, if applicable	Required: 122.657 (D)(4)