

Ohio Job Ready Sites Program *Program Description*

**Ohio Department of Development
Strategic Business Investment Division
Office of Grants and Tax Incentives
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The State of Ohio is an Equal Opportunity Employer and Provider of ADA Services.

Overview:

The Ohio Job Ready Sites Program, authorized by Ohio's voters under Issue 1 in 2005, was created to bolster the state's inventory of available facility locations served by utility and transportation infrastructure. Sites improved under the program are kept ready for future business prospects seeking locations for new or expanded operations. The State will sell \$150 million in bonds during a seven-year period to fund the availability of the Ohio Job Ready Sites Program grant awards.

Program Goals:

- Bolster Ohio's current inventory of sites available for future development
- Promote reinvestment and reuse of property
- Leverage the State and local communities' previous investment in infrastructure
- Foster regional cooperation and economic growth strategies
- Encourage sustainable development

Eligible Applicants:

Entities that can apply for Ohio Job Ready Sites Program assistance are political subdivisions, non-profit economic development organizations, and private, for-profit entities that obtain prior written approval from the Director of the Ohio Department of Development to submit application materials.

Eligible Project Costs:

- Acquisition of land and buildings
- Building construction
- Renovation
- Remediation of environmentally contaminated property
- Infrastructure improvements, including the following:
 - Demolition of buildings and other structures
 - Installation or relocation of water, storm water and sanitary sewer lines, water and waste water treatment facilities, pump stations, water storage mechanisms, and other similar equipment or facilities
 - Construction of roads, bridges, traffic control devices, parking lots, and facilities
 - Construction of utility infrastructure such as natural gas, electric, and telecommunications
 - Improvement to rail access
- Profession service fees such as engineering and architecture (not to exceed 10 percent of the grant amount)

Obtaining Funds:

Grants are awarded to applicants through both a competitive application process and via direct application to the Director of the Ohio Department of Development. Applicants are strongly encouraged to apply under the competitive application process.



Under the competitive application process, an applicant submits materials describing site ownership, layout, and the proposed plan for improvements. Applications are first evaluated by the State's District Public Works Integrating Committees. The District Public Work Integrating Committees then forward the applications to the Ohio Department of Development for review. Ohio Department of Development convenes a review committee of agency staff, subject matter experts, and site selection/engineering consultants to evaluate each application and conduct site visits, selecting those projects best positioned to achieve the program's goals.

The Director's discretionary allocation process makes funds available to improve sites for speedy development by identified large-scale end users which intend to occupy the properties. During the Second Funding Round (FY08&09), discretionary projects were directed through the competitive application process.

Site Certification:

Eligible site certification categories include:

- o Manufacturing
- o Mega Manufacturing
- o Smart Office
- o Technical Center/Research Laboratory
- o Existing Industrial Building

"Certification" is the process by which a third-party site selection and/or engineering consulting firm hired specifically by the Ohio Department of Development verifies improvements at the eligible project site have been completed and that permitting and clearances have been obtained. The grantee must ensure at the time of certification that all site improvements have been performed and satisfactorily completed, to the levels committed, within the time specified under the grant agreement for the Ohio Job Ready Sites Program. Sites will be guided to complete the steps toward certification using a "Due Diligence Checklist." A "Due Diligence Checklist" will be provided from the site selection and/or engineering consulting firm. To obtain certification of the eligible project, an application for certification must be submitted in a format as required by ODOD.

For More Information Contact:

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