



## Today's Agenda

- General Business
- Review Comments Received
- Proposed Policy Revisions
- Review Process
- Proposed Selection Methodology
- Other Business
- Adjournment



## General Business

- Roll Call and Introductions
- Approve minutes from September 14, 2012 meeting
- Ethics Training



## Public Comment Review

- Four primary themes
  - Predictability
  - Transparency
  - Funding limits
  - End User requirements “Redevelopment Ready”
- Specific policy comments
- Programmatic recommendations



## Public Comment Review

- Predictability
  - Maintain process on a structured timeframe to objectively compare and vet projects
  - Structured timeframes provide better predictability and planning to prospective businesses and developers
  - More than one funding round per year is needed



## Public Comment Review

- Transparency
  - Consider projects based on publicly available objective criteria
  - Provide clear program eligibility thresholds or consistent review mechanisms utilizing the same methodology throughout the state
  - New process lacks transparency regarding evaluation metrics and associated thresholds for funding
  - Criteria other than economic benefits should be considered when evaluating projects



## Public Comment Review

- Funding Limits
  - \$1 million per project is inadequate to meet project financing needs
  - Provide flexibility in the amount of funding available per project
  - Consider establishing access to additional funding based on anticipated economic benefits
  - \$200,000 for an Assessment project is adequate
  - Additional funding for the program is needed
  - Provide access to more grant funding rather than loans; Loans may discourage revitalization of brownfields



## Public Comment Review

- End User Requirements
  - Continue to consider projects without a firm end user commitment (i.e. the Redevelopment Ready track)
  - Maintain program intent to complete environmental remediation of complicated brownfield properties to prepare the way for redevelopment



## Public Comment Review

- Specific Policy Comments
  - Allow adjacent infrastructure improvements as eligible match costs
  - Increase the percentage of grant funds allowable for soft costs in Assessment projects to 50%
  - Allow proposed revisions to the Grant Completion Date definition and eligibility of matching funds expenditure to be retroactive for outstanding projects



## Public Comment Review

- Programmatic Recommendations
  - Consider “grayfield” projects as part of the brownfield program; House Bill 18 is an excellent start for this type of project financing
  - Consider a Brownfield Tax Credit Program
  - Consider rejection of the proposed policy revisions until the transfer of the liquor tax profits is complete
  - Refine scoring criteria in coordination with JobsOhio and Ohio businesses



## Proposed Policy Revisions

- Clean Ohio Assistance Fund and Revitalization Fund policies combined into one document
- Revision on Eligible Applicants and Properties:
  - For Assessment projects, sites must be located in a Priority Investment Area
  - For Assessment projects, sites with potential cause or contributor still operating on the property applicants must provide a purchase option



## Proposed Policy Revisions

- Revisions on Eligible Costs:
  - ~~Maximum Cleanup grant \$1 Million~~ **Maximum Cleanup grant \$3,000,000**
  - Maximum Assessment grant \$200,000
  - Assessment applications not eligible for acquisition or infrastructure activities
  - Urban Setting Designation application eligible cost
  - Cleanup projects may incur infrastructure costs up to the Grant Completion Date



## Proposed Policy Revisions

- Revisions on Project Costs:
  - Maximum percentage of grant allowable for acquisition 10%
  - Maximum percentage of grant allowable for infrastructure 25%
  - Infrastructure activities must occur on the project property
  - Assessment projects must utilize a minimum of 60% of funds toward hard costs
- Clarification on Matching Funds:
  - ~~Infrastructure matching funds must be completed on the project property~~
  - Defined administrative costs



## Proposed Policy Revisions

- Application Contents
  - Eliminated requirements for Urban Setting Designation prior to application submittal
- Application Process
  - Eliminated Schedule established by Council
  - Documentation will be required with PRAM form submittal
  - Brownfield Inventory submittal moved to Funded Property
  - Integrating Committees may forward a single application without having a meeting
  - Council will no longer assign discretionary points rather review and prioritize applications
  - Assessment and cleanup projects funded under ORC 122.656 will not be reviewed by Council or the Integrating Committee



## Proposed Policy Revisions

- Public Participation
  - Sign-in sheet from public meeting required
  - Applications may not be modified in response to the public notice process
  - Reduced days for Council meeting notices and comment
- Funded Property:
  - No Further Action submission required within 36 months of grant agreement effective date
  - Assessment report submission required within 18 months of grant agreement effective date



## Proposed Policy Revisions

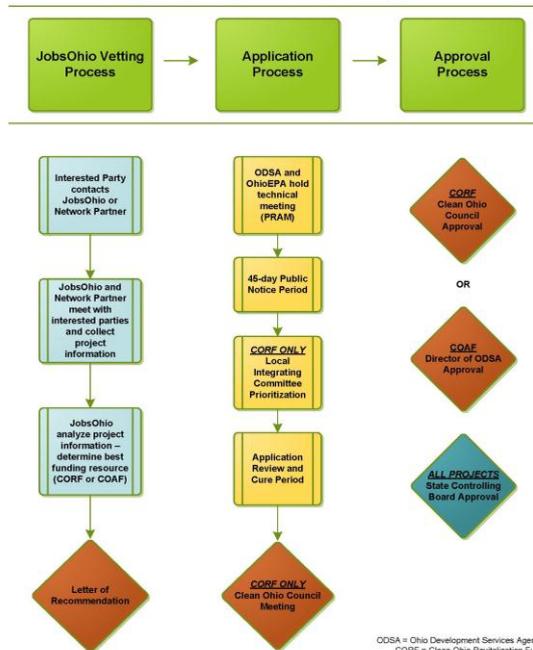
- Sustainable Reinvestment Pilot Track
  - Eliminated
- Definitions:
  - Definition for Assessment included
  - Grant Completion Date for Assessment and Cleanup projects
  - No Further Action Date
  - Known End User and Redevelopment Ready Scoring Track definition eliminated
  - Included definition of Services
  - Sustainable Reinvestment Pilot Track definition eliminated



## Process Review

- \$15M allocation for Assessment and Cleanup
- Projects vetted through JobsOhio for economic benefits
- Projects evaluated individually not in rounds
- Council meets more regularly to award projects

Clean Ohio Brownfield Fund Process



Last Modified: 2.28.2013

ODSA = Ohio Development Services Agency  
 CORF = Clean Ohio Revitalization Fund  
 COAF = Clean Ohio Assistance Fund  
 PRAM = Project Resource and Advisory Meeting

**Common Brownfield Funding Sources in Ohio**

Last Updated: March 5, 2013

Funding Program → ↓ FAQ's	Targeted Brownfield Assessments (TBA)	Clean Ohio Brownfield Funds		OWDA Brownfield Loan Program	Brownfield Revolving Loan Fund	Ohio Brownfield Action Plan Program
		Assessment	Cleanup			
Administrator/ Decision Maker(s)	Ohio EPA Amy Yersavich	ODSA Director	Clean Ohio Council or ODSA Director	OWDA Board with ODSA Recommendation	ODSA Director	ODSA Director
Funding Cycle	Rolling Cycle					TBD (currently in pilot round)
Eligible Applicants	Local municipalities (city, township, & county), port authorities, & conservancy districts			Local municipalities, port authorities, "for-profit" entities	Local municipalities, port authorities, "non-profit" entities	Local municipalities, port authorities, "non-profit" entities
Eligible Properties	All brownfields	Brownfields in Priority Investment Areas	All Brownfields	All brownfields	All brownfields & BUSTR sites	Brownfield-impacted area, such as block, corridor, or neighborhood
Eligible Activities	Phase I Assessment	Phase II Investigation	Cleanup and Demolition Infrastructure (Max. 25% of grant) Acquisition (Max. 10% of grant)	Phase II Investigation or Cleanup & Demolition	Cleanup only	Planning and limited plan implementation
Funding Limits	n/a	\$200,000	\$3,000,000	Phase II-\$500,000 Cleanup-\$5 million	\$1 million (loan) \$200,000 (grant)	\$50,000
Funding Type	OEPA funds & performs work	Reimbursement type grant		Low interest loan	Low interest loan; portion forgivable & sub-grants available	Technical assistance and grant
Match Req.	None		Minimum 25% of total project costs	None	None	None
End User Required	No	Yes	Yes	No	No	N/A
Prerequisite Docs	None	VAP compliant Phase I Assessment	VAP compliant Phase I, Phase II, Remedial Action Plan & Cost Estimates	VAP compliant Phase I, Phase II, Remedial Action Plan & Cost Estimates	VAP compliant Phase I, Phase II, Remedial Action Plan & Cost Estimates OR BUSTR assessment and cost estimates	N/A
Final Deliverable	ASTM/AAI/VAP report	VAP compliant Phase II report	VAP compliant NFA letter and CNS issued by Ohio EPA	VAP compliant NFA letter	VAP compliant NFA letter or BUSTR NFA letter	Brownfield Action Plan



**Current Funding Availability**

\$15 million Funding Allocation	Clean Ohio Assistance Fund	Clean Ohio Revitalization Fund
Total Available	\$8,474,501	\$6,525,498
Total Recommended:	\$4,034,015	\$0
Balance:	\$4,440,486	\$6,525,498



## Current Project Pipeline

- 8 projects received a recommendation letter
  - 4 assessments, 4 cleanups
- 13 projects under review
- 15 counties represented





## Selection Methodology

- 7 primary evaluation criteria required by Ohio Revised Code 122.657 D and H
  - Economic Benefit
  - Environmental Improvement
  - Matching Funds
  - Benefit to Low-Income Communities
  - Proposed Land Uses
  - Brownfield Loans
  - District Integrating Committee Prioritization



## Other Business

- Council Meeting Calendar
- Applicants should plan for 12 weeks prior to a Council meeting for application submittal
  - An additional month should be taken into consideration for the JobsOhio vetting process



# ADJOURNMENT

