

Clean Ohio Revitalization Fund

Application Training Session

July 1, 2008



What is a brownfield?

Brownfield property

- Former commercial or industrial property with environmental contamination above an actionable level.
- NO schools, residential



Why redevelop brownfields?

- Prepare contaminated land so that it is safe and ready for new economic opportunity.
- At the end of project, land is “shovel ready”



Who May Apply?

Applicants

- Cities, counties, townships, villages, port authorities, park districts

Property Owner

- Entity that did not cause or contribute to contamination – must have access agreement



Is the project ready?

- All property in application is owned or under purchase agreement with the applicant, developer, or end user
- Environmental Assessment complete
- Match funds required – minimum 25%



General Instructions

- Read everything carefully
- Organize documentation
- Don't skim on the good stuff – 'the story'
- Grade yourself honestly
- Make certain your project is something you would fund
- If you have questions ask for help



Number of copies of application

- 1 paper original
 - Library and Integrating Committee
- 2 paper copies
- 2 digital copies
- 5 total copies



Some very important dates

- August 4 – Brownfield Inventory
- August 25 – Application in library
- August 28 – Copies to ODOD and OhioEPA
- Early Oct – Scoring Verification complete
- October 20 – Original to Integrating Committee
- Late October – Integrating Committee Project Ranking
- Early November – Completeness/Cure period (Part A)
- Third week in December – Council Funding Decisions



Part A

- Application Summary
- Eligibility Criteria
- Required Environmental Information



Tell
Everyone
About it!



Make the Sale!!



Part A

- Pick your pony



Known End User
OR



Redevelopment Ready



Part A – Continued

- Applicant Information
- Project Information

Fill in the Blank



Part A - Continued

Make the Sale

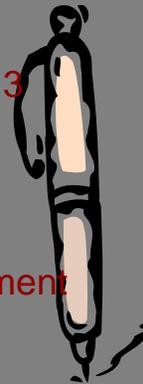
- Application Summary
 1. Goal of the brownfield project
 - Economic Benefit
 - Known End User
 - Redevelopment Ready
 - Community Benefit
 - Other Sources of Financing
 2. History of the project property
 3. Environmental improvements and benefits
 4. Project's readiness to proceed if funded



Part A - Continued

Sign on the dotted line

- Forms
 - A2, A3, A6, A9, A10, A11, A12, A13
 - All signed by Applicant EXCEPT
 - A6 – Certified Professional
 - A12 – Development Partner only
 - A9 – A12 Applicant AND Development Partner, if applicable



Part A - Continued

Who owns what

- Attachment A4
 - Legal Description – Deed or Surveyor
 - Plat Map or Survey Map
 - Must include survey points and distances and color coded parcel(s) identification
 - Only need survey map if the property does not encompass a whole parcel(s)
- Attachment A5
 - Copy of current deed(s)



Part A - Continued

Concept Plan and Schedule

- Attachment A7
 - Concept Plan – if applicable
 - Site Drawings, renderings and design
 - Schedule – Required for **every application**



Part A - Continued

Show me the money

- Attachment A8 - Sources and Uses of Funds Worksheet
 - Include all eligible future costs and past expenditures
 - Everything will total for you on the Excel version



Sources and Uses

Attachment A8: SOURCES AND USES OF FUNDS - KNOWN END USER TRACK

Sources of Funds	Name/Organization	Assessments	Uses of Funds					Totals	
			Environmental Insurance	Clearance*	Acquisition	Demolition	Infrastructure		Cleanup Remediation
Clean Ohio Revitalization Funds**						\$ 2,000,000.00	\$ 300,000.00	\$ 700,000.00	\$3,000,000.00
Clean Ohio Assistance Funds**									\$ -
Applicant	City of Ohioville	\$ 200,000.00						\$ 250,000.00	\$ 450,000.00
Local***									\$ -
State***									\$ -
Federal***									\$ -
Private***	PRP Contribution	\$ 50,000.00				\$ 50,000.00		\$ 100,000.00	\$ 200,000.00
	Partner XYZ				\$ 500,000.00				\$ 500,000.00
	SubTotal	\$ 250,000.00	\$ -	\$ -	\$ 500,000.00	\$ 50,000.00	\$ -	\$ 350,000.00	\$1,150,000.00
Applicant In Kind Labor & Materials***									\$ -
	SubTotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub Totals		\$ 250,000.00	\$ -	\$ -	\$ 500,000.00	\$2,050,000.00	\$ 300,000.00	\$1,050,000.00	
Total Project Cost									\$4,150,000.00
Percentage Total Match		6.02%	0.00%	0.00%	12.05%	1.20%	0.00%	8.43%	
Percentage of Applicant Match		4.82%	0.00%	0.00%	0.00%	0.00%	0.00%	6.02%	
Percentage Required Match****									27.71%

Notes
 *Clearance = Non Hazardous Solid Waste Removal (e.g. clearing or grubbing of vegetation, trees or organic material prior to remediation)
 **Clean Ohio Revitalization Funds may not be used for assessments, environmental insurance or clearance.
 ***Clean Ohio Assistance Funds may not be used as match or added to the total project cost.
 ****Labor and materials must be supported by proper documentation from the entity providing them.
 *****Percentage Required Match must be at least 25%.
 NOTE: Additional Documentation is required for match dollars in the form of a TIF. Please see page 15 of Part A for details.



Sources and Uses

Attachment A8: SOURCES AND USES OF FUNDS - REDEVELOPMENT READY TRACK

Sources of Funds	Name/Organization	Assessments	Uses of Funds					Totals	
			Environmental Insurance	Clearance*	Acquisition	Demolition	Infrastructure		Cleanup Remediation
Clean Ohio Revitalization Funds**						\$ 1,000,000.00		\$ 1,000,000.00	\$ 2,000,000.00
Clean Ohio Assistance Funds**									\$ -
Applicant	City of Ohioville	\$ 200,000.00							\$ 200,000.00
Local***									\$ -
State***									\$ -
Federal***									\$ -
Private***	Partner XYZ				\$ 500,000.00				\$ 500,000.00
	PRP Contribution	\$ 50,000.00				\$ 50,000.00		\$ 100,000.00	\$ 200,000.00
	Sub Total	\$ 250,000.00	\$ -	\$ -	\$ 500,000.00	\$ 50,000.00	\$ -	\$ 100,000.00	\$ 900,000.00
Applicant In kind Labor & Materials***									\$ -
	Sub Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub Totals		\$ 250,000.00	\$ -	\$ -	\$ 500,000.00	\$ 1,050,000.00	\$ -	\$ 1,100,000.00	\$ 2,900,000.00
Total Project Cost									\$2,900,000.00
Percentage Total Match		8.62%	0.00%	0.00%	17.24%	1.72%	0.00%	3.45%	
Percentage of Applicant Match		6.90%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Percentage Required Match****									31.03%

Notes
 *Clearance = Non Hazardous Solid Waste Removal (e.g. clearing or grubbing of vegetation, trees or organic material prior to remediation)
 **For the Redevelopment Ready track Clean Ohio Revitalization Funds may not be used for assessments, environmental insurance, clearance, acquisition or infrastructure.
 **Clean Ohio Assistance Funds may not be used as match or added to the total project cost.
 ***Labor and materials must be supported by proper documentation from the entity providing them.
 ****Percentage Required Match must be at least 25%.
 NOTE: Additional Documentation is required for match dollars in the form of a TIF. Please see page 15 of Part A for details.



Questions

&

Break



Part A - Continued

Tell Everyone About It

- Public Notice Requirements
 - Attachment A14, A15, A16
 - **On the SAME DAY**
 1. Sign on the Property
 2. Application submitted at the public library
 3. Notice in local newspaper
 - 45 days in the library before the public meeting
 - Count to 50 – do not count both first and last day
- <http://www.timeanddate.com/date/duration.html>



Tell Everyone About It

The collage consists of three main images. On the left is a newspaper clipping from 'Metro State' with the headline 'City settles free-speech c'. The middle image is a notary public document for the State of Ohio, Franklin County, signed by Charles Daniel, Call Center Manager, dated June 21, 2005. On the right is a photograph of a public notice sign posted on a utility pole. The sign reads: 'NOTICE Columbus Regional Airport Authority is applying for up to \$3,000,000 grant from the Clean Ohio Revitalization Fund for the development of this property. The application will be available for review at the Northside Branch Library (Campus), 1423 N. High Street, Columbus, Ohio on June 24, 2005. A public meeting will be held at this library on August 11, 2005 at 6PM.' Handwritten notes in blue ink are present: 'Date Sign was posted' with an arrow pointing to the newspaper, and 'Posted on June 21, 2005' above the sign photo.



Part A - Continued

Environmental Requirements

Homework

- Phase I (historical use of the property)
- Phase II (sampling all applicable media)
- Remedial Action Plan – describes the remedy for all media to meet applicable cleanup standards.



Other Environmental Information ORC 3734 Documents

- Haz. Waste Closure and Generator Closure – assessment completed in accordance with Ohio EPA Closure Plan Review Guidance.
- Solid Waste Closure – copy of Ohio EPA closure plan approval letter.



Environmental Requirements Continued

Phase II Assessment - Attachment A20

- Require only portions of the report in the application.
- We'll only review the following information:
 - Property description;
 - Report text;
 - Summary tables;
 - Figures, cross-sections, and maps;
 - Soil borings and test pit logs; and
 - Asbestos survey report(s), if applicable.



Environmental Requirements Continued

Phase II Assessment - Attachment A20

Do not include the following information:

- Analytical lab data reports, ODNR well logs, resumes of personnel, well development forms or field sampling sheets, standard operating procedures, geotechnical reports, monitoring well logs and construction diagrams, geophysical surveys, modeling worksheets and output files, hydraulic evaluation data (i.e. pump tests and slug tests), etc.



Part A - Continued

What's the Plan

Remedial Action Plan – Attachment A17

- New format.
- Organized for a more standardized and faster review.
- Organized by environmental media.
- Include some Phase II data to support remedy.
- Also includes asbestos, contaminated building materials, general wastes, and schedule.



Part A - Continued

What's the Plan

Remedial Action Plan – Attachment A17

- Ohio EPA will compare the RAP with the Project Assumption and Cost Estimates (PACE).
- The activities and costs in these two attachments must correspond.



Part A - Continued

How Much Does it Cost?

- Attachment A18 – Project Assumption and Cost Estimate (PACE)
 - Overall Costs
 - Major Tasks
 - Estimates for Soil, Groundwater and Other Environmental Media
 - Backfill Estimates
 - Demolition Estimates
 - General/Universal Waste Estimates
 - Detailed Costs
 - All subcontractor costs over \$25,000 (Need cost estimate)



Part A - Continued

Category	Item	CORF		CORF Total	Match Funds		Match Total	Project Item Total
		Unit Price	Quantity		Unit Price	Quantity		
Acquisition		435000	1	\$ 435,000.00	\$ 1,415,000.00	1	\$ 1,415,000	\$ 1,850,000
Assessment					\$ 10,000.00	1	\$ 10,000	\$ 10,000
Infrastructure					\$ 834,449.00	1	\$ 834,449	\$ 834,449
Demolition	Mobilization	\$10,000.00	1	\$ 10,000				\$ 10,000
	Performance Bond / seeding and erosion control	\$12,000.00	1	\$ 12,000				\$ 12,000
	Building Demolition (including floor slabs, foundation)(sf)	\$6.00	53,000	\$ 318,000				\$ 318,000
Cleanup/Remediation								
Asbestos abatement	Asbestos Abatement	\$11,940.00	1	\$ 11,940				\$ 11,940
	Hazardous Material Abatement	\$30,000.00	1	\$ 30,000				\$ 30,000
Soil Removal	Excavate, stockpile, and load (ton)	\$6.00	9,466	\$ 56,796				\$ 56,796
	Transportation and disposal (ton)	\$39.25	9,466	\$ 371,540				\$ 371,540
	Backfill (ton)	\$14.00	9,466	\$ 132,524				\$ 132,524
	Laboratory Testing	\$64,800.00	1	\$ 64,800				\$ 64,800
Groundwater	Equipment, Mileage, travel	\$7,500.00	1	\$ 7,500				\$ 7,500
	Installation of Injection Trench	\$38,650.00	1	\$ 38,650				\$ 38,650
	Installation of Fraction Point	\$5,000.00	11	\$ 55,000				\$ 55,000
	Injection Subcontractor	\$402,203.00	1	\$ 402,203				\$ 402,203
	Monthly Permanganate Injection	\$45,000.00	1	\$ 45,000				\$ 45,000
	Laboratory Testing	\$13,750.00	110	\$ 13,750				\$ 13,750
CP Cost	Sampling and Monitoring	\$58,900.00	1	\$ 58,900				\$ 58,900
	Reporting and H&S	\$35,634.00	1	\$ 35,634				\$ 35,634
	Field oversight	\$31,200.00	1	\$ 31,200				\$ 31,200
	Project management	10800	1	\$ 10,800				\$ 10,800
	CP	\$72,000.00	1	\$ 72,000				\$ 72,000
Contingency	Demolition	34,000	1	\$ 34,000				\$ 34,000
	Asbestos	2,273	1	\$ 2,273				\$ 2,273
	Hazardous Material Abatement	3,000	1	\$ 3,000				\$ 3,000
	Soil Remediation	66,806	1	\$ 66,806				\$ 66,806
	Groundwater Remediation	64,324	1	\$ 64,324				\$ 64,324
Total Costs				\$ 2,381,440			\$ 2,259,449	\$ 4,640,889



Questions

&

Break



Part B – Redevelopment Ready

Selection Methodology –
(Scoring Criteria)

Finding the right mix



Part B – Redevelopment Ready

Location, Location, Location

- Questions 1-5 Economic Benefit Section
 1. Infrastructure Usage
 2. Vacant Property
 3. Acquisition
 4. Location
 5. Unrestricted Use



Part B – Redevelopment Ready

1. Infrastructure Usage

- **MUST HAVE WATER & SEWER LINES**
 - Roads, Storm Sewers, Energy Utilities and/or Adjacent commuter/passenger rail.
- Serviced means on or directly adjacent to the property
- Map to scale – **Attachment B1**



Part B – Redevelopment Ready

2. Vacant Property

- 100% of the property vacant **at the time of application**

3. Acquisition

- No further legal or financial transactions required to acquire the property **at the time of application**

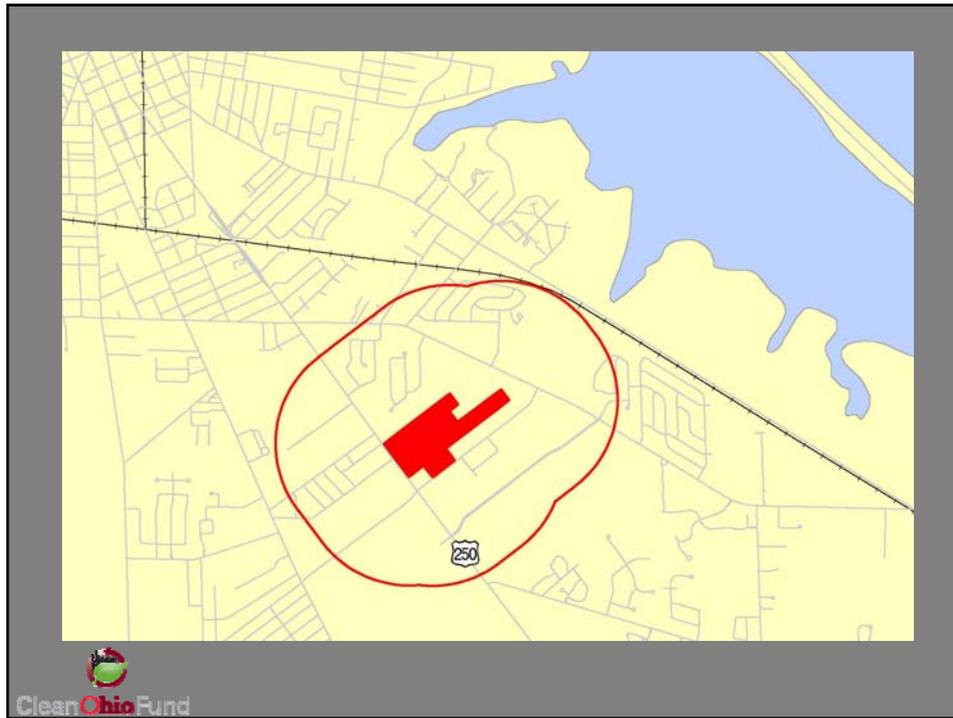


Part B – Redevelopment Ready

4. Location

- Accessibility and Marketability
- Relative distance to commercial rail, navigable waterway and/or major roadway (U.S. Route, Interstate or Ohio State Route)
- Look at ODOT driving map





Part B – Redevelopment Ready

5. Unrestricted use

- Marketability – multiple types of development or mixed development without build-out restrictions
- No institutional controls, no indoor air pathways, no use restrictions



Part B – Redevelopment Ready

Environmental Improvement Section

- Remedy selection.
- Proximity to receptors.
- Source water assessment & protection area (SWAP).
- Exposure potential (level of contamination).
- Orphan property/responsible party contribution.
- Green buildings.
- Project size.



Part B – Redevelopment Ready

Environmental Improvement - Remedy Selection

- Preference toward active remediation to reduce concentrations of chemicals.
 - Dig-and-haul
 - Pump-and-treat
 - Chemical or biological treatment of soil or groundwater.
- No points are awarded if contamination remains on the property above standards, or if asbestos-only.



Example Property

Environmental Improvement - Remedy Selection

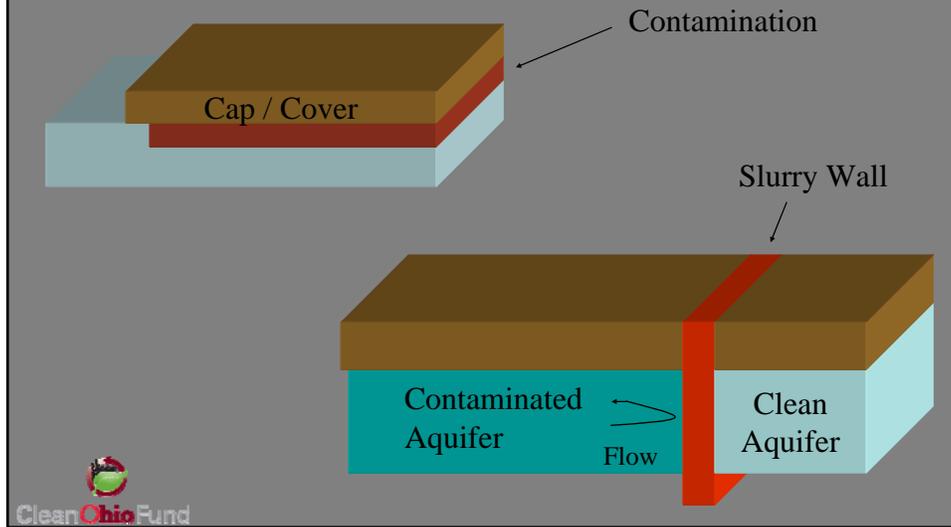
- An abandoned former industrial property has the following environmental issues:
 - Two areas of soil contaminated with lead above the commercial/industrial standard.
 - A chlorinated solvent plume that exceeds ground water standards (UPUS) and is migrating off-site.
 - Two buildings that contain asbestos materials.



Proposed Remedy



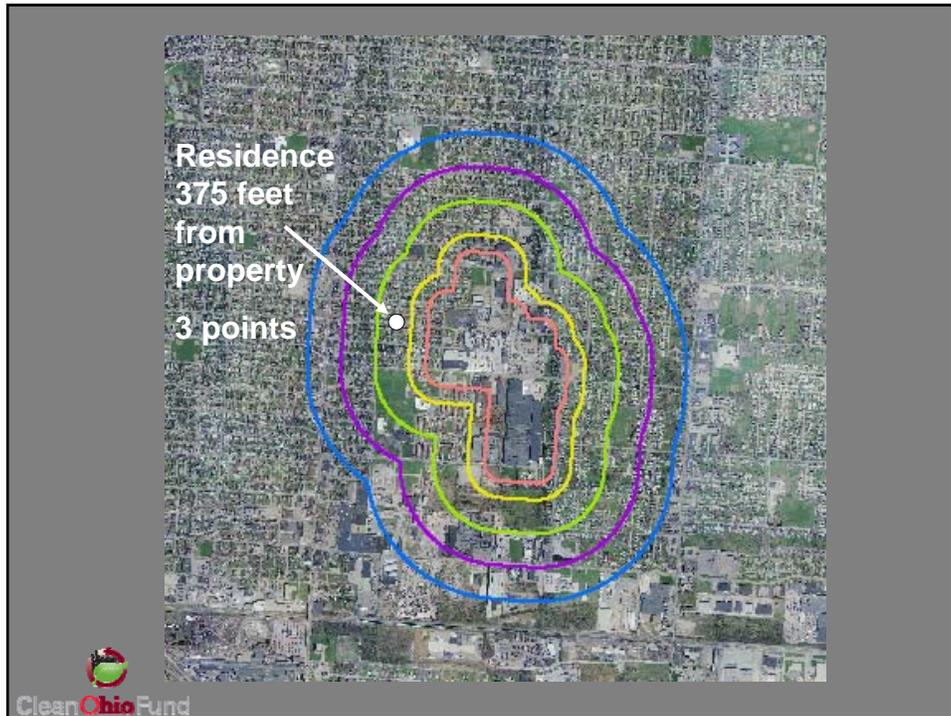
Proposed Remedy



Part B – Redevelopment Ready

Environmental Improvement – Proximity to Receptors

- Encourages cleanup of properties located near sensitive receptors.
- Distance to residences, schools, nursing homes, or daycares.
- Map and aerial photo must be included in the application.

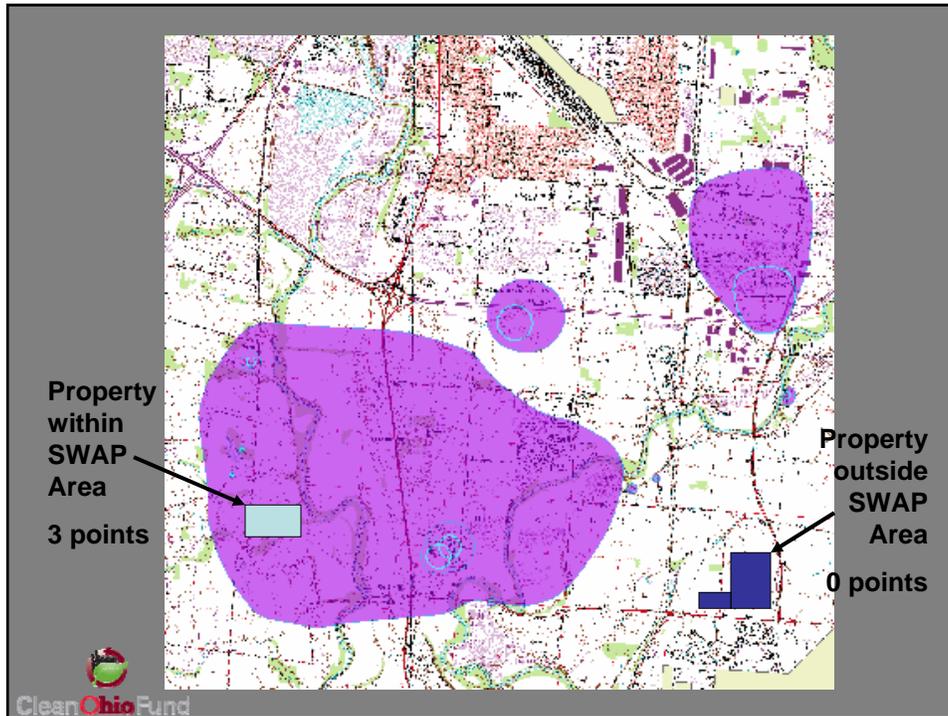


Part B – Redevelopment Ready

Environmental Improvement – Proximity to Receptors

- **Source Water Assessment Protection (SWAP) Area**
 - Designed to cleanup properties located near drinking water supplies.
 - Ohio EPA designates and delineates these areas, and we will score this measure based on maps provided in Part A of the application. Contact Julie Gillenwater at 614-644-3748 for questions.





Part B – Redevelopment Ready

Environmental Improvement – Proximity to Receptors

- Exposure Potential
 - Encourages cleanup of highly contaminated properties.
 - Compares actual contaminates levels in soil or ground water on the property to VAP's generic residential standards.
 - Only one data point necessary for comparison, either soil or ground water.

Part B – Redevelopment Ready

Environmental Improvement – Proximity to Receptors

- Exposure Potential

- 8 points, contamination is over 100 times VAP's generic residential standards.
- 4 points, contamination is 20 - 99.9 times the standard.
- 1 point, contamination is less than 19.9 times the standard.
- 0 points, if ground water and soil meet standard, or if asbestos-only project.



Example Property

- A former industrial property has two areas of soil contaminated with arsenic above the commercial/industrial standard, and also has a benzene plume that exceeds ground water standards (UPUS).
- Highest arsenic value in soil = 110 mg/kg
- Highest benzene value in GW = 285 µg/l



Comparison

- (actual arsenic)/(VAP res. standard)
- $(110 \text{ mg/kg}) / (6.8 \text{ mg/kg}) = 16.2$

- (actual benzene)/(VAP res. standard)
- $(285 \text{ } \mu\text{g/l}) / (5 \text{ } \mu\text{g/l}) = \underline{57.0}$

- Highest comparison = 57.0 (4 points)



Part B – Redevelopment Ready

Environmental Improvement – Orphan Property & Responsible Party Contribution

- Encourages cleanup of contaminated properties where no responsible party exists, or when they contribute to the cleanup costs.
- Points are not cumulative; they are one or the other.



Part B – Redevelopment Ready

Environmental Improvement – Orphan Property

- 7 points, no viable responsible parties exist.
- 1 point, property orphan because of CERCLA building materials exemption (if asbestos is the only contaminant).
- 0 points, property does not meet the definition of orphan.



Part B – Redevelopment Ready

Environmental Improvement – Responsible Party Contribution

- 7 points, RP(s) contribute more than 35% of the remediation costs.
- 3 points, RP(s) contribute 15% - 34.9%.
- 2 points, RP(s) contribute 5% - 14.9%.
- 0 points, RP(s) contribute less than 4.9%.

- 7 points, RP(s) contribute 100% of the remediation costs required by closure, decision document or court order.



Part B – Redevelopment Ready

Environmental Improvement – Green Building

- Encourages environmentally friendly post-cleanup development activities.
- Applicant or local governmental entity must pass a resolution or ordinance ensuring that any renovation or new construction follows LEED standards prior to submitting application to library.
- Resolution template found in Appendix 2.



Part B – Redevelopment Ready

Environmental Improvement – Total Acreage

- Encourages cleanup of larger properties.
- 0.5 acres or more



Part B – Redevelopment Ready

The Match Game

Questions 13 and 14

UPDATED

13. Percentage Participation

- Total match to the CORF project above 25% required

14. Private Match Contribution

- Total private dollars invested in the project



Sources and Uses

Attachment A8: SOURCES AND USES OF FUNDS - REDEVELOPMENT READY TRACK

Sources of Funds	Name/Organization	Assessments	Uses of Funds					Totals
			Environmental Insurance	Clearance*	Acquisition	Demolition	Infrastructure	
Clean Ohio Revitalization Funds**						\$ 1,000,000.00		\$ 2,000,000.00
Clean Ohio Assistance Funds**								\$ -
Applicant	City of Ohioville	\$ 200,000.00						\$ 200,000.00
Local***								\$ -
State***								\$ -
Federal***								\$ -
Private***	Partner XYZ				\$ 500,000.00			\$ 500,000.00
	PRP Contribution	\$ 50,000.00				\$ 50,000.00		\$ 100,000.00
	Sub Total	\$ 250,000.00	\$ -	\$ -	\$ 500,000.00	\$ 60,000.00	\$ -	\$ 900,000.00
Applicant In kind Labor & Materials***								\$ -
	Sub Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub Totals		\$ 250,000.00	\$ -	\$ -	\$ 500,000.00	\$ 1,050,000.00	\$ -	\$ 1,100,000.00
Total Project Cost								\$2,900,000.00
Percentage Total Match		8.62%	0.00%	0.00%	17.24%	1.72%	0.00%	3.45%
Percentage of Applicant Match		6.90%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Percentage Required Match****								31.03%

Notes
 *Clearance = Non Hazardous Solid Waste Removal (e.g. clearing or grubbing of vegetation, trees or organic material prior to remediation)
 **For the Redevelopment Ready track Clean Ohio Revitalization Funds may not be used for assessments, environmental insurance, clearance, acquisition or infrastructure.
 ***Clean Ohio Assistance Funds may not be used as match or added to the total project cost.
 ****Labor and materials must be supported by proper documentation from the entity providing them.
 *****Percentage Required Match must be at least 25%.
 NOTE: Additional Documentation is required for match dollars in the form of a TIF. Please see page 15 of Part A for details.



Part B – Redevelopment Ready

Benefit to Low Income

- 15. Percentage of population for census tract below the poverty line



Questions

&

Break

Part B – Redevelopment Ready

Strategy...

16. Strategic Plan in Place

5 points = adopted plan, updated in last 3 years, specifically identifies physical plans for the area including the project property

- physical plans for the property include renovation, demolition or upgrades to infrastructure

3 points = adopted plan, updated in last 3 years, identifies surrounding area

1 point = adopted general strategic plan



Clean Ohio Fund

Part B – Redevelopment Ready

17. New Jurisdiction – newbie's

- New brownfield property from new entity

18. Building Coverage – Bigger is better

- Large percentage of property is covered by a building – NO PARKING LOTS!

19. Demolition – Tear stuff down

- All structures on site will be demolished including subsurface



Clean Ohio Fund

Part B – Redevelopment Ready

20. Inclusion of Green Space

- Project incorporates funding through the clean Ohio Green Space Conservation Program and/or Clean Ohio Trails Program
- On or adjacent to the project property

21. Loans

- Portion of the grant request is in the form of a loan



Part B – Redevelopment Ready

Throw me a ...Bonus...

- Collaboration: Project property is within two or more municipal corporation limits at least 25% in each **AND** each jurisdiction provides a minimum 5% of total match dollars to the project.
- Economic Development Innovation Zones: Project property is within 1-mile of
 - University System of Ohio institution or a private four-year university, public hospital, OR non-profit research institution on land not currently owned by the university, hospital, or institution. **AND**
 - The eligible entity must provide at least 5% of the total match dollars for the project



Part B – Redevelopment Ready

District Integrating Committee Points

- 1st Priority = 50
- 2nd Priority = 30
- 3rd Priority = 15
- 4th Priority = 10
- 5th Priority = 5
- 6th Priority = 0



Part B – Known End User

Selection Methodology
(Scoring Criteria)



Finding the right mix

Part B – Known End User

The Letter

1. Known End User
2. Jobs Retained
3. Jobs Created
4. Quality of Jobs



Part B – Known End User

The Letter

1. Known End User - **All or nothing**
 - End User Commitment Letter – Use the template
 - Dun and Bradstreet Company Business Background Report
 - End User's Business Plan for the property



APPENDIX 1

Question 1: Known End User – Sample End User Commitment Letter Attachment B1

Date _____

Ohio Department of Development
 Urban Development Division
 77 S. High St., 20th Floor
 Columbus, Ohio 43216

To Whom It May Concern:

If the (Project Name) project located at (Project Address) is funded with a Clean Ohio Revitalization Fund (CORF) Grant, (Company Name) plans to invest (Dollar Amount) to develop (square feet) of (commercial, industrial or retail) space or (number of housing units) on the project property.

(Commercial/Industrial projects use the following paragraph)
 Development will occur within five years from the CORF grant agreement Effective Date assuming completion of the "Remediation Project" and "No Further Action Letter" has been issued within three years of the Effective Date. This will result in approximately (number of new jobs) and/or (number of retained jobs) at the property with an average wage of (hourly average wage).

(Residential projects use the following paragraph)
 A minimum of 20% of the proposed units will start construction within one year of the completed cleanup and will be completed by (Completion Date) within an estimated expenditure of (total cost for construction). Attached is evidence of available financing to complete the planned development at the property (Bank letter, Documentation of Equity, etc.).

Attached is evidence of available financing to complete the planned development at the property (Bank letter, Documentation of Equity, etc.).

(All letters must include the following paragraph)
 I also certify that I have the authority to make this commitment of behalf of the company/business, and that we have the resources to finalize the financing package identified above and shown in the community's application for funds.

Yours truly,
 Chief Executive Officer or Authorized Company Representative (Signature)

 (Typed Name and Title)

 (Witness)



Part B – Known End User

The Letter

2. Jobs Created

- From the letter: New to the State of Ohio

3. Jobs Retained

- From the letter: Jobs existing in the State of Ohio at the time of the application.



APPENDIX 1

Question 1: Known End User – Sample End User Commitment Letter Attachment B1

Date _____

Ohio Department of Development
Urban Development Division
77 S. High St., 26th Floor
Columbus, Ohio 43219

To Whom It May Concern:

If the Ohioville Redevelopment project located at 123 Main St. Ohioville, OH 12345 is funded with a Clean Ohio Revitalization Fund (CORF) grant, Partner XYZ plans to invest \$10 Million to develop 200,000 square feet of commercial and retail space on the project property.

(Commercial/Industrial projects use the following paragraph)
Development will occur within five years from the CORF grant agreement Effective Date assuming completion of the "Remediation Project" and "No Further Action Letter" has been issued within three years of the Effective Date. This will result in approximately 20 new jobs and 50 jobs retained at the property with an average wage of \$18.75 per hour.

(Residential projects use the following paragraph)
A minimum of 20% of the proposed units will start construction within one year of the completed cleanup and will be completed by (Completion Date) within an estimated expenditure of (total cost for construction). Attached is evidence of available financing to complete the planned development at the property (Bank letter, Documentation of Equity, etc.).

Attached is evidence of available financing to complete the planned development at the property (Bank letter, Documentation of Equity, etc.).

(All letters must include the following paragraph)
I also certify that I have the authority to make this commitment on behalf of the company/business, and that we have the resources to finalize the financing package identified above and shown in the community's application for funds.

Yours truly,
Chief Executive Officer or Authorized Company Representative (Signature)

(Typed Name and Title)

(Witness)



Part B – Known End User

The Match Game

Questions 14, 15, 16

14. Percentage Participation

- Total match to the CORF project above 25% required

15. Percentage Participation in cleanup and demolition

16. Private Match Contribution

- Total private dollars invested in the project



Sources and Uses

Attachment A8: SOURCES AND USES OF FUNDS - KNOWN END USER TRACK

Sources of Funds	Name/Organization	Assessments	Uses of Funds					Totals	
			Environmental Insurance	Clearance*	Acquisition	Demolition	Infrastructure		Cleanup Remediation
Clean Ohio Revitalization Funds**						\$ 2,000,000.00	\$ 300,000.00	\$ 700,000.00	\$3,000,000.00
Clean Ohio Assistance Funds**									\$ -
Applicant	City of Ohioville	\$ 200,000.00						\$ 250,000.00	\$ 450,000.00
Local***									\$ -
State***									\$ -
Federal***									\$ -
Private***	PRP Contribution	\$ 50,000.00				\$ 50,000.00		\$ 100,000.00	\$ 200,000.00
	Partner XYZ				\$ 500,000.00			\$ 500,000.00	\$ 500,000.00
	SubTotal	\$ 250,000.00	\$ -	\$ -	\$ 500,000.00	\$ 50,000.00	\$ -	\$ 350,000.00	\$1,150,000.00
Applicant In kind Labor & Materials***									\$ -
	SubTotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub Totals		\$ 250,000.00	\$ -	\$ -	\$ 500,000.00	\$2,050,000.00	\$ 300,000.00	\$1,050,000.00	\$4,150,000.00
Total Project Cost									\$4,150,000.00
Percentage Total Match		6.02%	0.00%	0.00%	12.06%	1.20%	0.00%	8.43%	
Percentage of Applicant Match		4.82%	0.00%	0.00%	0.00%	0.00%	0.00%	6.02%	
Percentage Required Match****									27.71%

Notes
 *Clearance = Non Hazardous Solid Waste Removal (e.g. clearing or grubbing of vegetation, trees or organic material prior to remediation)
 **Clean Ohio Revitalization Funds may not be used for assessments, environmental insurance or clearance.
 ***Clean Ohio Assistance Funds may not be used as match or added to the total project cost.
 ****Labor and materials must be supported by proper documentation from the entity providing them.
 *****Percentage Required Match must be at least 25%.
 NOTE: Additional Documentation is required for match dollars in the form of a TIF. Please see page 15 of Part A for details.



Part B – Known End User

Project Viability

18. Grant Request

- \$2 million or less

19. Expenditure of dollars in Cleanup/Demolition

- 40.00% or more CORF Dollars expended for cleanup or demolition



Part B – Known End User

Project Viability - Strategy...

20. Strategic Plan in Place

- 3 points = adopted plan, updated in last 3 years, specifically identifies physical plans for the area including the project property
 - physical plans for the property include renovation, demolition or upgrades to infrastructure
- 1 point = adopted plan, updated in last 3 years, identifies surrounding area



Part B – Known End User

22. Combo of End Uses

- Project incorporates a combination of residential, commercial and/or industrial end uses

23. Inclusion of Green Space

- Project incorporates funding through the clean Ohio Green Space Conservation Program and/or Clean Ohio Trails Program
- On or adjacent to the project property



Contact Information

- Ohio Department of Development
Urban Development Division
614-995-2292
urban@development.ohio.gov
- Ohio EPA
Site Assessment and Brownfield Revitalization Program
(SABR)
614-644-2924
Vlad.cica@epa.state.oh.us

