



Clean Ohio Revitalization Fund (CORF)





Clean Ohio Revitalization Fund

- Statewide competitive program
- Up to \$3M grants
- 25% match required
- Two \$20M funding rounds per year





Clean Ohio Revitalization Fund Statistics

To Date:

- 118 CORF Project Funded: \$
- Leverage Funds Anticipated: \$2 Billion
- Jobs created/retained anticipated: 12,000+
- Communities Served:
- Project Complete: 42
- Projects underway: 48
- Projects not started: 28



Applicants

- Counties
- Municipalities (Cities and villages)
- Townships
- Port Authorities
- Park and Conservancy Districts



Program Eligibility Requirements

- Brownfield Property: former commercial, industrial or institutional
- Contamination above an actionable limit
- Current owner must not have caused or contributed to contamination
- Must be a viable known end use or planned use after cleanup is completed



- CORF Process – approximately 6 months
- PRAM
- Brownfield Inventory
 - Public Notice
 - Public Meeting
 - Integrating Committee
 - Clean Ohio Council
 - Controlling Board
 - Grant Agreement



Known End User Track

- Max \$3 million grant
 - Acquisition - \$1M max
 - Environmental Cleanup
 - Demolition
 - Infrastructure - 10% max
 - 10-15% Consultant Costs
- Must have committed end user (10 created or retained jobs) or residential project

Redevelopment Ready Track

- Max \$2 million grant
 - Environmental Cleanup
 - Demolition
 - 10 – 15% Consultant Costs
- Must have plan in place for future development



**CORF Application Part A
Key Components for KEU and RR**

- Application Summary
- Acquisition, Access, Purchase Agreement vs. Option
- Match and Documentation
- Forms
- Clean Hands
- RAP and PACE
- Phase I and II assessments



**CORF Application Part A
Key Components for KEU and RR**

- Application Summary:
 - Tell your story – Sell your project!
 - Must be consistent with other application documents including Sources and Uses, Concept Plan, RAP and PACE



CORF Application Part A Key Components for KEU and RR

- Resolutions:
 - Authorizing for application submittal
 - Supporting, if needed, from local jurisdiction – deal breaker if not obtained
 - Resolutions may be combined if needed however each section of the resolution must have the necessary language to meet the requirement
 - May be in draft form in the original application



CORF Application Part A Key Components for KEU and RR

- Acquisition:
 - If applicant is requesting acquisition dollars a purchase agreement is required with agreed price and closing date
 - If the current owner of the property is responsible for the contamination a purchase agreement is required with agreed price and closing date
 - If applicant is using acquisition as match funds, and the transfer is not complete at time of application a purchase agreement is required with agreed price and closing date



CORF Application Part A Key Components for KEU and RR

- Access:
 - If the current owner of the property will remain but is not the applicant an access agreement is required for the entire term of the CORF grant 42 months
 - If the current owner will sell the property following grant award an access agreement is required for the time period leading up to the property transfer



CORF Application Part A Key Components for KEU and RR

- Match and Documentation:
 - Match requirement is 25% of Total Project Costs i.e. \$3M grant requires \$1M match
 - All previously expended match must be documented with invoicing and proof of payment including cancelled checks and accounting reports - BE CAREFUL OF PERSONAL INFORMATION!!
 - All future match must be documented in letter(s) of commitment
 - All match must fit into one the categories on sources and uses document
 - All match must be completed prior to NFA submission with the exception of infrastructure



CORF Application Part A Key Components for KEU and RR

- Forms:
 - All forms must have original signatures in the application sent to the Integrating Committee
 - Development Partners must fill out the following:
 - Development Partner Authorization
 - Financial Liability
 - Tax Information and Disclosure
 - Executive Order 2010-09S
 - Must be filled out to the best of your knowledge – at least items 1 and 2



CORF Application Part A Key Components for KEU and RR

Clean Hands vs. Responsible Party

- Clean Hands – applicant and development partner did not cause or contribute to the release of hazardous substances or petroleum on the property
- Affidavit required in the application



CORF Application Part A Key Components for KEU and RR

Clean Hands vs. Responsible Party

- Responsible Party – as part of the cleanup, the PRP cannot benefit in any way from the Clean Ohio Fund
- PRP is not an eligible applicant, not an eligible development partner, cannot own the property, and cannot be associated with the project



CORF Application Part A Changes to Ohio EPA Application Review

Application Submitted

SABR reviews

ODOD reviews

COC approves application

Grant agreement signed

Applicant enters technical assistance (TA)



CORF Application Part A Changes to Ohio EPA Application Review

Scope of SABR Review

- Review the RAP to determine if the remedy is highly likely to achieve applicable standards after implementation
- Review the Phase II to determine if the data supports the remedy, or if there are data gaps or too much uncertainty
- Review the Phase I to determine if the Phase II assessment is adequate
- Finally, review the PACE to determine if all the quantities and assumptions match and if they are reasonable



CORF Application Part A Changes to Ohio EPA Application Review

Scope of District Office TA Review

- Review the Phase I and Phase II to help identify any potential issues that relate to the future issuance of the NFA letter
- Intended to foster communication between Ohio EPA and the applicant, and to streamline the NFA review process
- Must open TA account within 60 days after the Clean Ohio Council awards meeting
- Grant funded ... no cost to applicant



CORF Application Part A Key Components for KEU and RR

Phase I Assessment

- VAP compliant ... no ASTM Phase I's
- Detailed description of historic industrial processes
- Sanborn Fire Insurance maps
- City Directories
- Detailed description and map of identified areas with contaminants of concern



CORF Application Part A Key Components for KEU and RR

Phase II Assessment

- VAP compliant ... no ASTM Phase II's
- Soil and ground water assessment, certified data, and pathway analysis to determine "nature" of contamination
- Enough samples to determine "extent" of contamination to accurately select and design the appropriate remedy and estimate the associated costs



CORF Application Part A Key Components for KEU and RR

Phase II Assessment (con't)

- All pathways must be assessed and/or evaluated to determine if a remedy will be necessary to meet applicable standards
- Example: Vapor intrusion on or off the property ... need enough data to determine if a remedy is needed or not
- Other media – asbestos, universal waste, wood block flooring, and concrete



CORF Application Part A Key Components for KEU and RR

Project Remedy

- Ultimately, the applicant, with advice from their consultants, chooses the remedy
- Applicant constraints ... proposed end use, time, available match, client comfort, O&M obligations, etc.
- Clean Ohio constraints ... laws, Clean Ohio Council, stewards of public money, economic development, and policies



CORF Application Part A Key Components for KEU and RR

Remedial Action Plan

- Follow the format in the application
- VAP media ... soil, ground water, surface water/sediment, and indoor air
- Other media ... asbestos, universal waste, contaminated building materials
- Implementation schedule



CORF Application Part A Key Components for KEU and RR

Remedial Action Plan (con't)

- Entire remedies must have enough supporting Phase II data to demonstrate exceedance of applicable standards within a point of compliance
- Examples ... Class B ground water cleanups eligible only if non-potable pathway is complete
- Arsenic digs to meet residential soil standards will be carefully evaluated ... depending on the levels, we may ask for background study.



CORF Application Part A Key Components for KEU and RR

- PACE (Project Assumption and Cost Estimate)
 - Must relate to RAP
 - 3rd Party Cost Estimates
 - Calculations for volumes
 - 10-15% Cap on Consultant Costs
 - VAP costs signed by CP
 - Non-VAP costs signed by P.E.
 - Breakout costs
 - Infrastructure cost estimate and figure



BREAK



CORF PART B

Known End User
And
Redevelopment Ready



CORF Application Part B KEU and RR

- KEU Scoring Measures
 - KEU documentation: D&B Report, Letter of Commitment, Business Plan
 - Jobs: Must have a minimum of 10 created/retained jobs to score points. Jobs must be located on the project property



CORF Application Part B

- KEU and RR Scoring Measures
 - Match: read carefully as most questions are a percentage of total match funds NOT total project costs
 - Development Plan
 - 5 points: Plan specifically identifies the project property AND resolution
 - 3 points: Property included in plan
 - 1 point: General Plan OR resolution



“Orphan/Potential Responsible Party”

- Environmental Score only
- Use U.S. EPA guidelines and Phase I Title search
- No viable PRP’s = orphan property ... 6 points
- Asbestos only = orphan property ... 6 points
- Viable PRP = not orphan ... 0 points, unless you can get a contribution
- Be prepared at Clean Ohio Council meeting to address questions



PRP Property Donation

- A responsible party donates the property to the current owner ... 2 points
- Donation ... either a zero sum transaction or a transaction with minimal administrative and transaction costs (i.e. \$1 transaction)
- A copy of the settlement sheets, deeds, or county auditor information



“Extent of Contamination”

- Number of complete pathways (soil, ground water, surface water/sediment, and indoor air)
- Soil must exceed a direct contact std. within a point of compliance
- Ground water must exceed UPUS, be Class A or above, and not in a USD
- Surface water/sediment must exceed applicable DSW or sediment standards
- J&E modeling or direct sampling must exceed indoor air std.



CORF Application Part B

- RR Scoring Measures
 - Infrastructure: each category counts as one type (i.e. multiple roadways nearby do not add to the total count); clearly label infrastructure on map



BREAK



CORF

Sustainable Reinvestment Pilot Track



CORF Sustainable Pilot Track

- Purpose: Turning Brownfields into planned Sustainable Reinvestment
- A new way of looking at economic benefits
- Clean Ohio Council Committee on Sustainable Reinvestment



Program Eligibility Requirements

- **Same as the other CORF tracks:**
- Brownfield Property: former commercial, industrial or institutional
- Contamination above an actionable limit
- Current owner must not have caused or contributed to contamination
- Must be a viable known end use or planned use after cleanup is completed



CORF Sustainable Pilot Track

- Maximum \$1.5M grant
- Cleanup, Demolition and Infrastructure
- Maximum \$400,000 for infrastructure
 - 10% for Professional Design Fees
- 25% match of Total Project Costs



CORF Sustainable Pilot Track

- Important Notes:
 - Project Boundaries are very important
 - Not everything in the planned development needs to go through the cleanup process
 - Take careful consideration of changes to the development plan as it effects the remedy as well
 - More complete cleanups allow for more development options



CORF Sustainable Pilot Track

- Terms:
 - Sustainable Reinvestment
 - Sustainable Infrastructure (Green Infrastructure)
 - Signature Parks
 - Urban Waterfronts
 - Brightfield and Cleanfield



Signature Park



Urban waterfront



Brightfield

Cleanfield





CORF Sustainable Pilot Track

- Parameters and Requirements:
 - Sustainable, Green, or LEED practices utilized for infrastructure activities
 - USEPA Guidelines Green Infrastructure Guidelines
 - LEED guidelines
 - USEPA Best Management Practices for Construction or Post Construction
 - LEED guidelines for any new building construction via local resolution or ordinance



Sustainable Reinvestment Pilot Track

- Signature Parks and Green Infrastructure
 - 80% of property used for green space / public space
 - Max 20% of property used for parking
 - 1.5 acre minimum property size
 - Green Infrastructure Guideline Requirement
 - LEED Guideline Requirement



Sustainable Reinvestment Pilot Track

- Urban Waterfronts
 - 80% of property used for green space / public space
 - Max 20% of property used for parking
 - 1.0 acre minimum property size
 - Infrastructure Guideline Requirement
 - LEED Guideline Requirement



Sustainable Reinvestment Pilot Track

- Cleanfields and Brightfields
 - Infrastructure Guideline Requirement
 - LEED Guideline Requirement



Sustainable Reinvestment Pilot Track

- Application Part A
 - Application Summary
 - Resolutions
 - Sources and Uses
 - Match
 - Concept Plan
 - PACE/RAP
 - Phase I and II Assessments



Sustainable Reinvestment Pilot Track

- Application Part A
 - Application Summary connects to other documents in the application and must be consistent.
 - Make your case – sell your project!



Sustainable Reinvestment Pilot Track

- Application Part A
 - New Resolutions:
 - Land Use Restrictions
 - LEED Building Requirement
 - Combining resolutions
 - Land Use Restrictions should be on their own



Sustainable Reinvestment Pilot Track

- Application Part A
 - Sources and Uses of Funds Worksheet
 - Assessment, Acquisition, Cleanup, Demolition, Environmental Insurance, Clearance, Infrastructure
 - Infrastructure Definition different than other tracks



Sustainable Reinvestment Pilot Track

- Application Part A
 - Match
 - Any of the categories on Sources and Uses are available for match
 - 2 year look back from date application goes to Integrating Committee Districts
 - Invoices and Cancelled checks or Accounting Report for expended match
 - Commitment letters for future match



Sustainable Reinvestment Pilot Track

- Application Part A
 - Concept Plan: More than basic plan but not final design
 - Property uses breakdown
 - Hardscape and Green space areas
 - Public space areas
 - Infrastructure placement – depth from grade
 - Conceptual Model (just a land use map is not good enough)



Sustainable Reinvestment Pilot Track

- Application Part A
 - Concept Plan:
 - Areas tied to scoring
 - % of land uses
 - Architectural Significant Structures
 - Alternative Energy
 - Signature Elements



Sustainable Reinvestment Pilot Track

- Application Part A
 - Timeline:
 - Gantt chart with major milestones for project and planned development
 - CORF grant term is 36 months to NFA submittal and 42 months to CNS
 - All activities paid with CORF funds must be completed by NFA submittal
 - Match infrastructure activities must be completed by the CNS



Part A - Remedial Action Plan

- Same as other tracks, plus “green remediation”
- Goal is to minimize air & surface water pollution, and fuel & energy use; and to maximize re-use & recycling of available on-site materials
- Include a summary in the RAP ... detailed information will be in Part B of the application



Part A – Risk Assessment

- If the applicant is pursuing a “recreational” end use, and not using the unrestricted “residential” generic standards, a preliminary risk assessment is required
- What is the applicable cleanup standard?
- How does the remedy related to that standard?
- Submit modeling assumptions and results



Sustainable Reinvestment Pilot Track

- Application Part B – Scoring Measures
 - Local Letters of Support
 - Reuse of Architectural Significant Structures
 - Green Remediation
 - Demolition/Deconstruction
 - Category Specific Measures



Sustainable Reinvestment Pilot Track

- Application Part B – Scoring Measures
 - Local Letters of Support
 - Entities directly benefiting from the project
 - Reuse of Architectural Significant Structures
 - Archway, keystone, cornerstone, historic machinery, signs from the historic prior uses of the site
 - Letter from accepting site if reused on another project



Green Remediation Question

- How many “sustainable and green” strategies will be implemented during remedial action? The four strategies are:
 - Air pollution minimization ... 1 point
 - Water pollution minimization ... 1 point
 - Land conservation ... 1 point
 - Energy conservation ... 1 point



Green Remediation Question

- 1-2 page detailed descriptions or plans for each of the four strategies to be submitted with application.
- Examples ... imposing idling restrictions, use of low-sulfur fuel, dust control measures, temporary retention ponds to manage all storm water, re-use crushed concrete on-site, shred wood waste for re-use on-site, use in-situ remedial technologies, and incorporate renewable energy (wind and solar) into the remedy.



Demolition/Deconstruction

- To promote the use of deconstruction or selective dismantlement of building components for re-use, recycling, and waste minimization.
- Goal ... 50% or more of on-site materials will not be sent to a landfill (2 points)
- Excludes concrete and steel
- Includes other structural and non-structural materials



Demolition/Deconstruction

- Other structural materials ... used bricks, wood beams, dimensional lumber, and stone
- Non-structural materials ... appliances, furniture, doors, windows, architectural pieces, and other finish materials
- Inventory of materials by weight (est.) ... a spreadsheet listing all structural and non-structural materials with estimated quantities, weights, and projected use or disposal.
- De minimis quantities don't count



Sustainable Reinvestment Pilot Track

- Application Part B – Scoring Measures
 - Category Specific
 - Signature Parks and Green Infrastructure
 - Urban Waterfronts
 - Cleanfields and Brightfields



Sustainable Reinvestment Pilot Track

- Application Part B – Scoring Measures
 - Signature Parks and Green Infrastructure
 - Creation of Greenspace / Public Space
 - Alternative Energy
 - Property Size
 - Signature Elements
 - Community Connectivity



Sustainable Reinvestment Pilot Track

- Application Part B – Scoring Measures
 - Signature Parks and Green Infrastructure
 - Creation of Greenspace / Public Space
 - Alternative Energy
 - Property Size
 - Signature Elements
 - Community Connectivity



Sustainable Reinvestment Pilot Track

- Application Part B – Scoring Measures
 - Signature Parks and Green Infrastructure
 - Signature Elements
 - Iconic/Identifying symbols to community,
 - › Water features, public art, amphitheatre, outdoor stage, historic monuments, architectural significant features
 - Community Connectivity




Clean Ohio Fund
 Brownfield Revitalization

Sustainable Reinvestment Pilot Track

- Application Part B – Scoring Measures
 - Signature Parks and Green Infrastructure
 - Community Connectivity
 - Three parts: connection to neighborhood, connection to or provides connection to pathway, within short distance to basic services
 - › Basic services include Community and Commercial/Retail Services


Clean Ohio Fund
 Brownfield Revitalization

Sustainable Reinvestment Pilot Track

- Application Part B – Scoring Measures
 - Urban Waterfronts
 - Creation of Mixed Use Space
 - Alternative Energy
 - Property Size
 - Water Frontage
 - Private Match Contribution
 - Community Connectivity



Sustainable Reinvestment Pilot Track

- Application Part B – Scoring Measures
 - Urban Waterfronts
 - Water Frontage
 - Linear feet directly adjacent to the water front
 - Private Match Contribution
 - Connection of mixed-use development to waterfront



Sustainable Reinvestment Pilot Track

- Application Part B – Scoring Measures
 - Cleanfields and Brightfields
 - Access to Connection
 - Direct Net Metering
 - Property Size
 - Private Match Contribution



Sustainable Reinvestment Pilot Track

- Application Part B – Scoring Measures
 - Cleanfields and Brightfields
 - Access to Connection
 - Letter from electric company
 - Direct Net Metering
 - Letter from electric company
 - Property Size
 - Larger properties indicate greater production capacity
 - Private Match Contribution



Clean Ohio Revitalization Fund Contacts

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