



OHIO'S NEW BROWNFIELD FUNDING INSIGHTS TO HELP YOU GET READY NOW!

*Ohio Conference of Community Development
Fall Virtual Meeting
October 27, 2021*

HULL

Environment / Energy / Infrastructure



WELCOME

Welcome & Introductions

- Craig Kasper, PE, Hull & Associates, LLC

New State Brownfield Remediation and Demolition Funding Programs

- Aaron Clapper, MPPA, Greater Ohio Policy Center
- Jenny Carter-Cornell, APR, Hull & Associates, LLC

Case Studies

- Steven Gross, CPG, VAP CP, Hull & Associates, LLC

Questions/Discussions

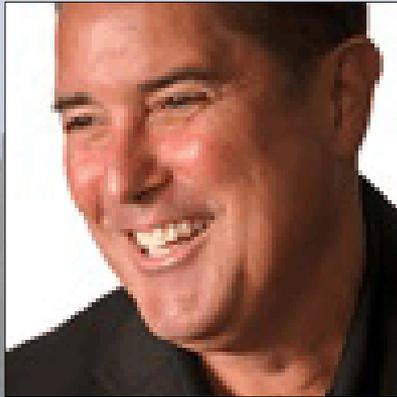


EVERY COMMUNITY HAS BROWNFIELDS



WHAT A BROWNFIELD CAN BECOME





Craig Kasper, PE
Hull & Associates, LLC



Aaron Clapper, MPPA
Greater Ohio Policy Center



Jenny Carter-Cornell, APR
Hull & Associates, LLC



Steven Gross, CPG, VAP CP
Hull & Associates, LLC

New State Brownfield Remediation and Demolition Funding Programs



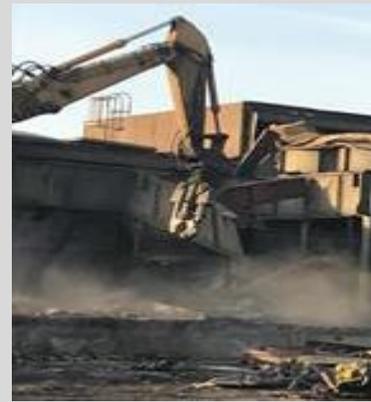
Aaron Clapper, MPPA, Greater Ohio Policy Center
Jenny Carter-Cornell, APR, Hull & Associates, LLC

NEW STATE FUNDING – WHAT WE KNOW



Brownfield Remediation Program

- \$350 million for remediation of brownfield sites
 - \$1 million per county: \$88 million
 - No match required
 - Reserved for one calendar year
- Remaining funds available on a first-come, first-served basis
 - Requires 25% match



Building Demolition & Site Revitalization Fund

- \$150 million for demolition of commercial and residential buildings & nearby revitalization
 - \$500,000 per county: \$44 million
 - No match required
 - Reserved for one calendar year
- Remaining funds available on a first-come, first-served basis
 - Requires 25% match

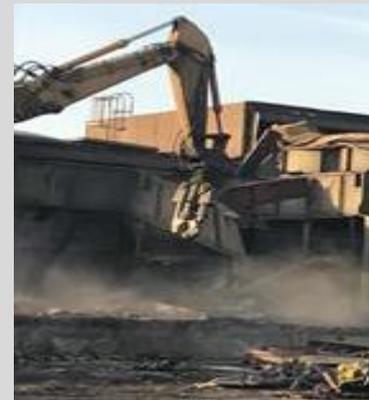
NEW STATE FUNDING – WHAT WE KNOW



Brownfield Remediation Program

- “Remediation of brownfield sites”

Brownfield: abandoned, idled, or under-used industrial, commercial, or institutional property where expansion or redevelopment is complicated by known or potential releases of hazardous substances or petroleum. (ORC Section 122.65)



Building Demolition & Site Revitalization Fund

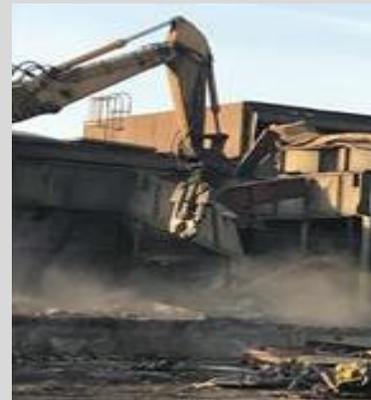
- “Demolition of commercial and residential buildings & revitalization of surrounding properties on sites that are not brownfields”

Demolition: Razing, disposal, and recycling of onsite structures including subsurface structures, removal and disposal of asbestos-containing materials, general waste, and universal waste. Demolition does not include any action to contain, remove, or dispose of hazardous substances or petroleum at a brownfield. (CORF Policies, 03-06-2013)

NEW STATE FUNDING – WHAT WE KNOW



**Brownfield
Remediation Program**



**Building Demolition &
Site Revitalization Fund**

ODOD will lead both programs

Must be able to accept grants within 180 days of signing into law

NEW STATE FUNDING – WHAT WE DON'T KNOW

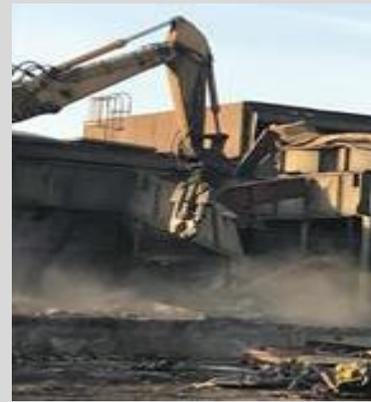
Application Release Date
Eligible Applicants
Eligible Properties
Amount Available Per Project
Eligible Activities for Funding
Eligible Match
Match Look Back Potential
Application Complexity
Award Determination Process

NEW STATE FUNDING – WHAT WE THINK MIGHT HAPPEN



Brownfield Remediation Program

- Anticipate that it will look similar to the former Clean Ohio Revitalization Fund Program, but more streamlined



Building Demolition & Site Revitalization Fund

- Could be focused on the more traditional residential/commercial demolition program

NEW STATE FUNDING –

WHAT WE THINK MIGHT HAPPEN

County-Reserved Funds

- Funds must be requested (or awarded?) within one calendar year from the date of the appropriation
 - We currently understand that to be July 1, 2022
- If not secured in time, funds will move to the statewide competition account



NEW STATE FUNDING – WHAT WE THINK MIGHT HAPPEN

Brownfield Remediation Program

- Eligible Applicants
 - Townships, municipal corporations, counties, port authorities, conservancy districts, land banks

- Eligible Development Partners
 - Non-profits, for-profits, park districts



MUST HAVE CLEAN HANDS!

Entities that caused or contributed to the contamination at the property are not eligible applicants, nor may they enter into an agreement with a third party to apply on their behalf.

NEW STATE FUNDING – WHAT WE THINK MIGHT HAPPEN

Brownfield Remediation Program

□ Eligible Properties

- Must be a brownfield – industrial, commercial, or institutional property
- Contiguous parcels
- Applicant must have legal access
- Program will likely require a VAP NFA and Covenant Not to Sue
 - Will BFPD be incorporated with its passage last year?



□ End Uses

- Redevelopment Ready? Known End User? Sustainable Projects Use?
- Flexibility with end use to be community-responsive

NEW STATE FUNDING – WHAT WE THINK MIGHT HAPPEN

Brownfield Remediation Program

- Amount of Funding Per Project
 - \$1 million - \$3 million under CORF

Brownfield Assessment Program?

- Amount of Funding Per Project
 - \$300,000/\$200,000 under COAF



Building Demolition & Site Revitalization Fund

- Amount of Funding Per Project
 - TBD

NEW STATE FUNDING – WHAT WE THINK MIGHT HAPPEN

Brownfield Remediation Program

□ Potential Eligible Costs

- Acquisition, demolition, cleanup/remediation, infrastructure
 - Removal and disposal of Regulated Asbestos Containing Material (RACM) are likely eligible costs
 - Could see limitations to acquisition and infrastructure amounts
 - The last program didn't allow acquisition and infrastructure costs for redevelopment ready projects



□ Potential Ineligible Costs

- Vertical construction likely won't be allowable again
- Off-property improvements

NEW STATE FUNDING – WHAT WE THINK MIGHT HAPPEN

Brownfield Remediation Program

- Eligible Match
 - Assessments (if not funded through program), environmental insurance, clearance, acquisition, demolition, cleanup/remediation, infrastructure
 - Allowed state-sourced funds to be used as matching in past



IDEAL TO HAVE MATCH LOOK BACK

A lookback period (~2-3 years) for prior eligible match investments will be an important component for many projects!

Case Studies



Steven Gross, CPG, VAP CP
Hull & Associates, LLC

SMALL TOWN BICYCLE FRAME FINISHING SITE



SMALL TOWN BICYCLE FRAME FINISHING SITE



CITY OF URBANA



FORMER JOHNSON MFG. & Q3 INC.



FORMER MANUFACTURING SITE FOR PUBLIC USE



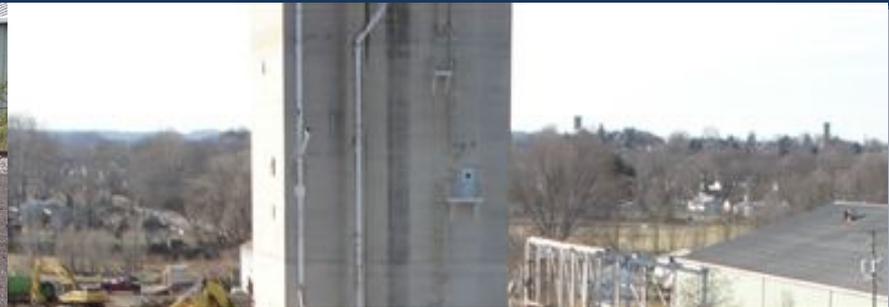
CITY OF LANCASTER



FORMER ANCHOR HOCKING PLANT 2



FORMER ANCHOR HOCKING PLANT 2



FORMER FRICK GALLAGHER



FORMER FRICK GALLAGHER



NEW STATE FUNDING – GET READY NOW!

Brownfield Remediation Program*



- ❑ Prepare:
 - VAP Phase I Property Assessment
 - VAP Phase II Property Assessment
 - Asbestos Survey
 - Remedial Action Plan
 - Cost Estimates
 - Infrastructure Improvement Plans and Estimates (if applicable)
 - Project Area Survey w/Legal Description
 - Potential End Use Details, Concept Plan
- ❑ Acquire Property, Establish Purchase Agreement or Gain Legal Access
- ❑ Plan for Development Partner/End User Agreements
- ❑ Secure Local Input and Support
- ❑ Gather Prior Expenses Documentation

* This is not comprehensive and reflects items needed for prior programs that we think most likely will be needed with the new applications.



QUESTIONS/DISCUSSION



Craig A. Kasper, PE
(614) 793-8777
ckasper@hullinc.com

Aaron Clapper
(740) 221-9584
aclapper@greaterohio.org

Jenny Carter-Cornell, APR
(567) 200-4355
jcornell@hullinc.com

Steven Gross, CPG, VAP CP
(614) 362-7432
sgross@hullinc.com

www.ohiobrownfields.com



HULL
Environment / Energy / Infrastructure