



# Revitalizing Ohio's Brownfields



An Initiative of Greater Ohio Policy Center

REVITALIZING OHIO'S BROWNFIELDS PRESENTS

## Tackling Ohio's Brownfields: An Overview of Ohio's Available Brownfield Funding Programs

A Brownfield Webinar Series

December 7, 2021  
11:00am - 12:00pm





# PLATINUM SPONSOR



# HULL

**Environment / Energy / Infrastructure**



# PLATINUM SPONSOR



**HZW** Environmental  
Consultants



PLATINUM SPONSOR



**Civil & Environmental  
Consultants, Inc.**



# GOLD SPONSOR



hemisphere<sup>TM</sup>



SME



GOLD SPONSOR



Tucker  
Ellis | LLP

**AECOM**



# SILVER SPONSORS



# Terracon



# PARTNERS

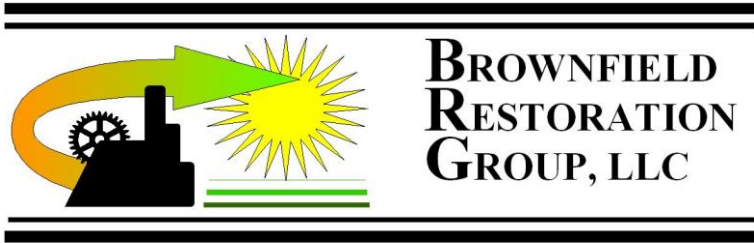


# eurofins





# BRONZE SPONSORS



Friend of Revitalizing Ohio's Brownfields



Ecological. Environmental. Emergency.





# Webinar Platinum Sponsor



**TECHNICAL SKILL.**  
**CREATIVE SPIRIT.**

[www.MannikSmithGroup.com](http://www.MannikSmithGroup.com)

# WELCOME & HOUSEKEEPING

## Today's Panelists:

- **Sally Gladwell**, Principal | **The Mannik Smith Group**
- **Diana Rife**, Director, Sites | **JobsOhio**
- **Ken Heigel**, Executive Director | **Ohio Water Development Authority**
- **Annie van Blaricom**, Special Projects Manager | **Ohio Department of Development**
- **Roxanne Anderson**, Brownfield Coordinator | **Ohio Environmental Protection Agency**

## Webinar Housekeeping

- Participants are in listen-only; please submit questions through the chat box (found by clicking "more" → "chat." We will hold time at the end for Q&A.
- Today's webinar will be recorded. The recording will be posted to [OhioBrownfields.Com](http://OhioBrownfields.Com).



# Sally Gladwell, The Mannik Smith Group

---



# MSG by the numbers

# 360+

## multi-disciplined staff

- Agricultural Engineers
- Archaeologists & Historic Architects
- NEPA Specialists
- GIS Specialists
- Transportation Engineers
- Structural | Bridge Engineers
- Environmental Scientists
- Funding Strategists | Grant Writers
- Traffic Engineers
- Surveyors
- Civil Engineers
- Construction Engineers & Inspectors
- Geotechnical & Geoenvironmental Engineers
- Landscape Architects
- Planners
- Chemical Engineers
- Electrical Engineers

# 9 business sectors

- Municipal
- Transportation
- Geoenvironmental
- Energy
- Industrial
- Development
- Energy
- Federal
- Agricultural

## nationwide performance

# over 40 states

# 15 locations

## Founded in

# 1955

# 50% private work

# 50% public work

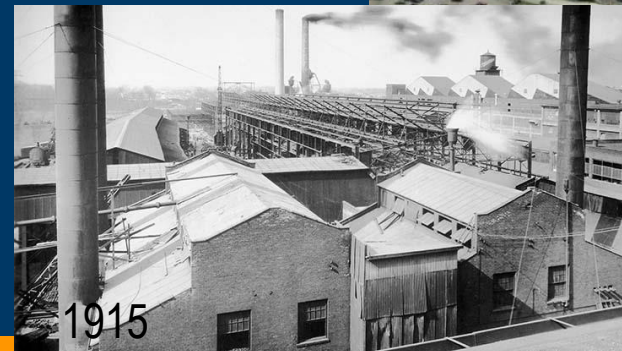
# 90% repeat business



# Goal: Redevelop the former Toledo Jeep Assembly Plant



- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Preparation of Two CORF Grant Applications
- Remediation Planning and Oversight
- Sustainable Stormwater Management Design
- Topographic and Utility Survey
- Existing Conditions/Demolition Plans





- Riverbank Phytoremediation and Riparian Restoration
- Roadway and Roundabout Design
- Stormwater Management/BMPs
- Roadway Lighting
- Foundation Plans and Details
- Survey Services & Legal Descriptions
- Flood Plain Modeling
- Grading and Utility Plans
- Permitting
- Landscaping Design





# Goal: Revitalize an abandoned gas station property: 1651 Tiffin Avenue, Sandusky, Ohio

- Phase I ESA
- Phase II ESA
- Geophysical Survey
- Preparation of BUSTR Release Class Code Determination Request
- Preparation of Two AGS Grant Applications
- UST Removal Oversight
- UST Closure Assessment Sampling
- BUSTR UST Closure Assessment Form Prep
- BUSTR Tier 1 Investigation
- Preparation of BUSTR Tier I Investigation Form
- Preparation of BUSTR Tier 2 Evaluation Form
- Coordination with ODSA and BUSTR
- Grant Reporting







CURRENT REVITALIZATION



REINVESTMENT CONSTRUCTION





# Roxanne Anderson, Ohio EPA

---

# Ohio EPA

Targeted Brownfield Assessment and  
Technical Assistance Programs



# TBA Program

## Mission:

Promote brownfield redevelopment by providing free environmental assessment services to communities.



## Purpose:

To assist community leaders and property owners with their goal of transforming blighted properties into economic and community assets.

# TBA Program



- Combination of an annual federal grant and state funding contribution.
- Estimate for FFY2022 - \$400,000 (Oct 2021)
- Environmental assessment activities provided to communities at **no cost** to them.
- In-house staff (SIFU) and/or external contractors and labs perform the work.



# Other Concepts

- Area-wide assessments or inventories
- Targeted Areas or Corridors
- Assistance on technical issues
- Facilitate other funding discussions beyond assessment

# Collaboration

- Partner with other agencies to prepare projects for the next step e.g. ODSA, BUSTR, ODOT.
- Partner with local communities and/or U.S. EPA to share costs for larger projects.
- Help facilitate discussions with JobsOhio on projects that have high job potential.
- Always open to new ideas & approaches!



# Application Process

- Application form online:  
[http://www.epa.ohio.gov/derr/SABR/Grant\\_Assistance.aspx](http://www.epa.ohio.gov/derr/SABR/Grant_Assistance.aspx)
- Basic property information, eligibility section, requested services, signed access form
- Non-competitive funding on a first come-first served basis for projects meeting eligibility and review criteria

# Typical Timeframes

- ASTM/AAI/VAP Phase I reports – 3-4 months
- Asbestos surveys – 3 months
- Targeted sampling – 2-3 months/site specific
- Remedy Plan – 2 to 3 months

# VAP Technical Assistance

- Grant funded assistance to local communities to help offset review costs associated with specific technical reviews conducted by Ohio EPA for the Voluntary Action Program.
- May include: Reviewing Urban Setting Designation requests, providing guidance on technical/legal issues, eligibility questions, or pre-NFA document review (including VAP-MOA track).

# Contacts

Ohio EPA

Division of Environmental Response and Revitalization (DERR)  
Brownfields Section

[Daniel.Tjoelker@epa.ohio.gov](mailto:Daniel.Tjoelker@epa.ohio.gov) – Lead Brownfield Coordinator  
614-644-3750

[Roxanne.Anderson@epa.ohio.gov](mailto:Roxanne.Anderson@epa.ohio.gov) – Brownfield Coordinator  
614-644-2938

<http://epa.ohio.gov/derr/SABR.aspx>





# Annie van Blaricom, Ohio Department of Development

---



**Annie van Blaricom**  
Office of Community  
Development

**Ohio Brownfield Fund  
Revitalizing Ohio's Brownfields  
Greater Ohio Policy Center Webinar**

**December 7, 2021**

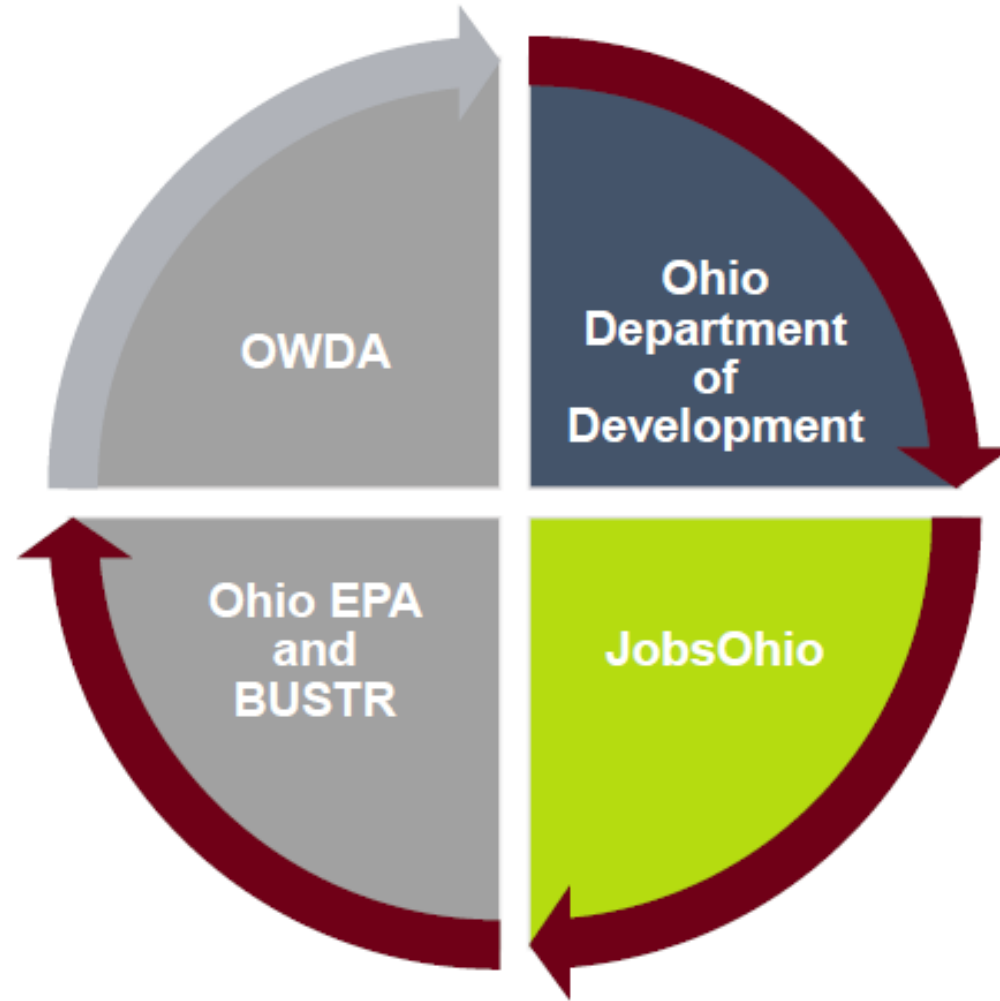
# Brownfield Remediation Goals:

Remove obstacles and promote sustainable redevelopment





# Brownfield Funding Partners



# The Brownfield Spectrum





# Community Brownfield Program

- Program Income from US EPA Grants
- Pilot Project remediating a former hospital in Warren
- Approximately \$2.3M left in the fund





## Former St. Joseph Hospital

- \$2.5MM in asbestos remediation granted by Development
- \$2MM in demolition costs committed by Warren
- 12 interconnecting buildings, totaling 270,000 sf on 15 acres
- Close to a Veteran's Health Clinic and a Domestic Violence Shelter, which feel the ill-effects of of vandals and increased drug activity on the property.
- End-use will be green space short-term



**THANK  
YOU**

# Thank You

**Annie van Blaricom**

Office of Community Development

[annie.vanblaricom@development.ohio.gov](mailto:annie.vanblaricom@development.ohio.gov)



Department of  
Development





# Ken Heigel, Ohio Water Development Authority

---



Ohio Water  
Development Authority

Created in 1968 by the State of Ohio to provide loans to local government agencies for the construction of water and sewer infrastructure



Ohio Water  
Development Authority



# Loan Programs



Fresh Water  
Loan Program



Water Pollution  
Control Loan  
Program  
(Ohio EPA)



Water Supply  
Revolving Loan  
Account  
(Ohio EPA)



Ohio Water  
Development Authority

# Other Loan Programs



Local Economic Development



Onsite Stormwater



**Brownfield**



Ohio Water  
Development Authority

# Eligible Borrowers

- Local Governmental Agency or Private Entity
- Owner of the brownfield site
- Participating in Ohio EPA's Voluntary Action Program
- Current on all taxes, loan payments, or other indebtedness to the State of Ohio



Ohio Water  
Development Authority

# Maximum Loan Amount

- \$500,000 for Phase II Environmental Assessment
- \$5,000,000 for Phase II and remediation
- Phase I may be eligible when part of a Phase II or remediation loan
- Prevailing wage rates apply (ORC 4115)



Ohio Water  
Development Authority

# Eligible Cost

- Site prep for remediation activities
- Removal and disposal of hazardous substances
- Application preparation
- Legal counsel related the application and remediation
- Consulting fees related to the remediation
- Ohio EPA fees



Ohio Water  
Development Authority

# Loan Terms

## Term

- 5 years for an assessment loan
- 15 years for a remediation loan

## Interest Rate

- 10 year treasury plus 10 basis points or 1.5% whichever is greater (Dec 3 the 10-Year UST was 1.35%)

No prepayment penalty

Form of loan security will be required



Ohio Water  
Development Authority

# Fees

## Application Fee

- \$1,500 for a private entity

## Loan Fee

- 0.35% of the loan amount

## Legal

- \$15,000



Ohio Water  
Development Authority



# Application Process

- Contact OWDA for an informational meeting
- Submit application for review
- Present project to the OWDA Board



Ohio Water  
Development Authority

# Contact Information

Ken Heigel, P.E.

Executive Director

[kheigel@owda.org](mailto:kheigel@owda.org)

614-466-5822

Kim Killian

Loan Officer

[kkillian@owda.org](mailto:kkillian@owda.org)

614-466-5822

[www.owda.org](http://www.owda.org)



Ohio Water  
Development Authority



# Diana Rife, JobsOhio

---



# JobsOhio Revitalization and Sites Program Highlights

*December 7<sup>th</sup>, 2021*

# JobsOhio Revitalization Program

There are three components of the JobsOhio Revitalization Program

## Phase II Grants

2014 - present

- Grants up to \$200,000 per project
- Phase I must be complete and submitted to JobsOhio
- Highly likely end user (*no job commitment required*)

## Revitalization Grants/Loans

2014 - present

- Grants typically up to \$1,000,000 and Loans typically up to \$5,000,000, totaling between 20-75% of eligible costs
- End user and commitment of job creation required
- Industrial, commercial, or mixed-use w/office

## Redevelopment Pilot Grants/Loans

2016 - 2018

- Up to \$80M authorized to build inventory of ready-to-go sites
- Experienced developer with proforma and schedule required (*no job creation commitment required*)
- Eligible projects include industrial, commercial, and mixed-use w/office
- Active marketing of site/building post development

***Primary focus is placed on projects where the cost of the redevelopment and remediation is more than the value of the land and a site cannot be competitively developed in the current marketplace.***

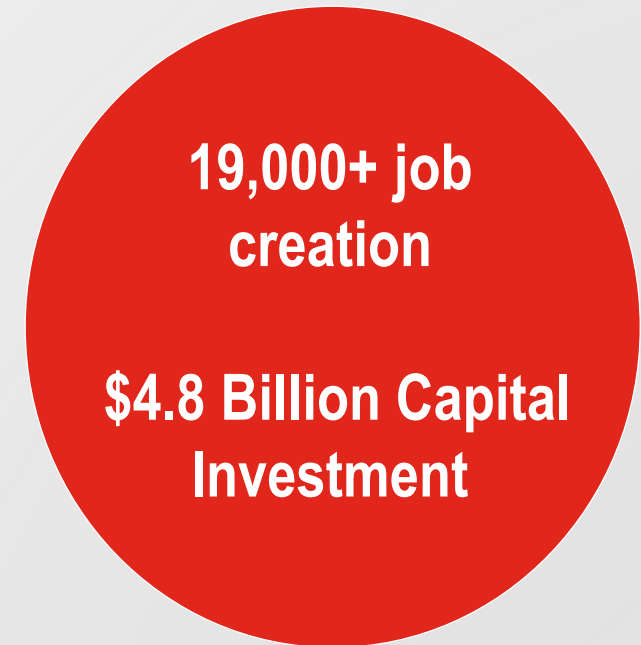




# REVITALIZATION: Program Achievements

Activity since launching Revitalization Program through 9/30/2021

<b>Site Preparation Projects</b>	<b>\$58,085,122</b>
Phase II	\$3,524,243
Site Redevelopment Pilot	\$54,559,879
<b>Revitalization Projects</b>	<b>\$202,317,577</b>
Grants	\$156,867,577
Loans	\$45,450,000
<b>TOTAL</b>	<b>\$260,401,699</b>



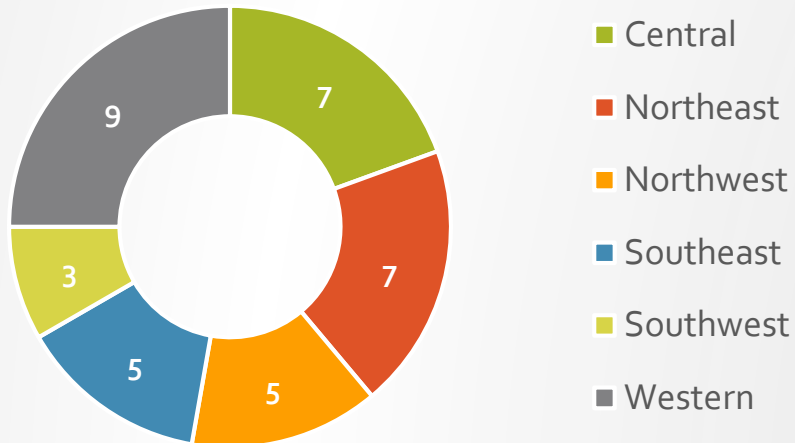
*\*Data above reflects Offered through Expired as of 12/31/2020.*

# OSIP Program Update

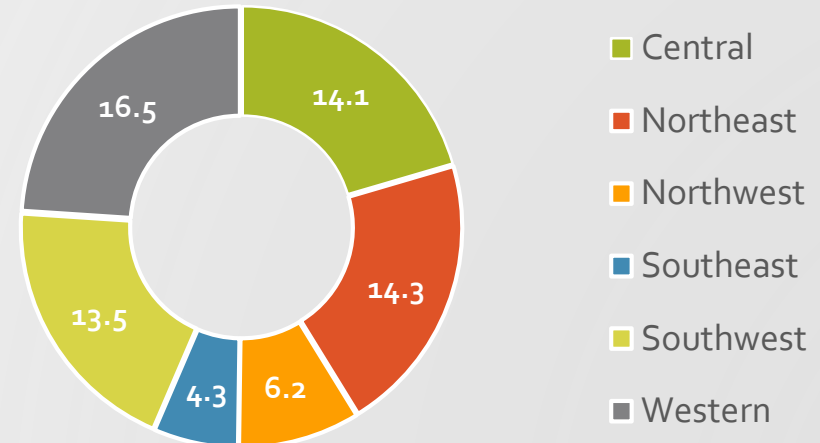
July 2020 - September 2021

Region	JO Support (Offered)	Total Investment	Site Acres	Building Sq Ft	Projects	\$Total:\$JO (Leverage Ratio)
Central	\$7,450,000	\$104,762,218	443.39	835,100	7	14.1
Northeast	\$7,050,000	\$100,730,672	460	1,742,000	7	14.3
Northwest	\$7,265,000	\$44,695,477	184.855	370,000	5	6.2
Southeast	\$5,749,446	\$24,675,079	165.01	168,600	5	4.3
Southwest	\$6,300,000	\$85,302,605	49.07	450,000	3	13.5
Western	\$8,838,105	\$146,175,609	2,106.97	1,089,800	9	16.5
<b>Total</b>	<b>\$42,652,551</b>	<b>\$506,341,660</b>	<b>3,409.29</b>	<b>4,863,500</b>	<b>36</b>	<b>11.9</b>

Number of Projects By Region



Leverage Ratio By Region





## Q&A

---

Please submit questions through  
the chat box

---



# Mark Your Calendar!



## **Revitalizing Ohio's Brownfields – Webinar 3 A Discussion with the Ohio Department of Development regarding the Brownfield Remediation Fund**

**Wednesday, January 12<sup>th</sup>, 2022 at 11:00am**

Additional details and a registration link will be sent following today's webinar. The online resource directory will also be updated following the release of the rules for the Brownfield Remediation Fund