

THE CLEAN OHIO COUNCIL
77 SOUTH HIGH STREET
P.O. BOX 1001
COLUMBUS, OHIO 43216-1001
(614) 995-2292

[CORF Application Website](#)

CLEAN OHIO REVITALIZATION FUND
General Application Instructions and Style Guide

April 2010



Clean**Ohio**Fund

Application for Clean Ohio Revitalization Funds

NOTE: Please complete this application carefully. Many items and requirements have changed.

- ❖ All pages of the application shall be typed using font size no smaller than 12-point
- ❖ Pages must be typed and must have one-inch margins on each side: top, bottom, left and right.
- ❖ Applications must be submitted in 3-ring binders only. Multiple binders are acceptable. **Do not overload binders.**
- ❖ Applicants must submit three paper copies of their application, one with original signatures and two with copied signatures.
- ❖ Applicants must submit two electronic disk copies of their application in .pdf format.
- ❖ Each section of the application must be tabbed to delineate individual attachments (as indicated within parts A and B of the application).
- ❖ All pages must be numbered (i.e., 1-1, 1-2, 2-1, 2-2). Each section of the application must be independently numbered in the bottom center of the page. (Hand numbering will be accepted.)
- ❖ All map legend text must use no smaller than 10-point font.
- ❖ Attachments will be numbered per section (i.e., A-1, A-2, etc.).
- ❖ Applications must include Part A: Application Summary, Eligibility Criteria, and Required Environmental Information; Part B: Selection Methodology (Scoring Criteria)
- ❖ Per CORF Policy 8.03 applicants must hold a Project Resource and Advisory Meeting that includes a visit to the project property with the Ohio Department of Development and the Ohio Environmental Protection Agency prior to the submission of the application to the library. Applicants must complete a registration form for the meeting at <http://clean.ohio.gov/BrownfieldRevitalization/SiteVisits.htm>.
- ❖ Per CORF Policy 8.04 applicants must complete a request for inclusion to the Ohio Brownfield Inventory prior to application submittal to the public library. Applicants must complete all required information including the Local Government's Permission Form and the Property Owner's Permission Form (if not the local government). In addition, applicants must submit at least two digital (jpeg) photographs of the property that they would like displayed on Ohio EPA's website. Forms to be completed are located at: http://www.epa.state.oh.us/derr/SABR/brown_dtb/browndtb.aspx

Application for Clean Ohio Revitalization Funds

Important Deadlines for Application Submittals:

PRAM Request Deadline:

All PRAM request forms are due to ODOD no later than 30 days prior to the library submission date.

Forms are available on the Clean Ohio Revitalization Fund website:

<http://clean.ohio.gov/BrownfieldRevitalization/SiteVisits.htm>

July 12, 2010:

Brownfield Inventory Program Enrollment
(Mailed or Emailed applications are accepted)

Mail to: Sydney Poole

Ohio EPA – SABR

PO BOX 1049

Columbus, Ohio 43216-1049

Phone (614) 644-3751

Fax (614) 644-3146

Email to: sydney.poole@epa.state.oh.us

July 21, 2010:

One paper copy with all original signed documents of the CORF Application due in the Applicant's Public Library

July 27, 2010

One paper copy and one disk copy in PDF format of the CORF Application

Mail to: Ohio Department of Development

Urban Development Division

77 S. High Street, 26th Floor

Columbus, Ohio 43215-6130

And

One paper copy and one disk copy in PDF format of the CORF Application

Mail to: Ohio Environmental Protection Agency

Division of Emergency and Remedial Response

Attn: Amy Yersavich

For mail delivery:

P.O. Box 1049

Columbus, Ohio 43216-1049

For courier or hand delivery:

50 W. Town Street, Suite 700

Columbus, Ohio 43216-1049

September 15, 2010

The public library copy with all original signed documents of the CORF Application
(including Public notice requirements and Attachments A16 and A17, if applicable)

Mail to: Ohio Public Works Integrating Committee Liaison

(Contact your District Liaison prior to sending in your application to verify the shipping address.
Visit OPWC website for the list of liaisons in your area: <http://www.pwc.state.oh.us/chair.txt.htm>)

NOTICE REGARDING APPLICATION REVIEW

1. ODOD and Ohio EPA, on behalf of the Clean Ohio Council, may make use of resources beyond the materials submitted in each application and/or request additional documentation from applicants, as necessary. This may include, but is not limited to, documentation available from published and other sources related to the project and which supports or verifies the content of the application.
2. Requests for additional information from applicants will include a due date by which applicants must submit responses.

Contact Information:

ODOD, Urban Development Division

77 S. High St., 26th Floor

Columbus, OH 43215-6130

Phone: 614-995-2292

Fax: 614-466-4172

Email: urban@development.ohio.gov

Website: <http://clean.ohio.gov/BrownfieldRevitalization/Default.htm>

OEPA, Division of Emergency and Remedial Response, Site Assessment and Brownfield Revitalization Program

P.O. Box 1049

Columbus, OH 43216-1049

Phone: 614-644-2924

Fax: 614-644-3146

Website: <http://www.epa.state.oh.us/derr/SABR/sabr.aspx>

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[CORF Application Website](#)

CLEAN OHIO REVITALIZATION FUND APPLICATION FOR FUNDING

Part A – Application Summary, Eligibility Criteria, and Required Environmental Information

Updated April 2010



Clean**Ohio**Fund

Application for Clean Ohio Revitalization Funds

Applicant Authorization and Certification

I understand that by signing this application, I grant the Ohio Department of Development or its authorized agents access to any records needed for verification and evaluation of the information provided in this application. I understand that filling out this application does not guarantee that I will receive assistance.

I certify that the information I have provided in this application is, to the best of my knowledge, a true, accurate and complete disclosure of the requested information. I understand that I may be held civilly and criminally liable under Federal and State law for knowingly making false or fraudulent statements.

Applicant

Signature

Date

Name (Print)

Title

Application for Clean Ohio Revitalization Funds

Application Scoring Track

I understand by checking the box below this application will be reviewed pursuant to the scoring criteria set forth in the chosen track. I understand the track chosen may not be revised or changed once submitted to the public library.

KNOWN END USER TRACK

REDEVELOPMENT READY TRACK

APPLICANT INFORMATION

Applicant Name	
Address	
CEO Name	
Phone Number	
Email Address	
Fax Number	
Project Contact (Applicant's staff—not CP or Development Partner)	
Address	
Phone Number	
Email Address	
Fax Number	
Development Partner	

Application for Clean Ohio Revitalization Funds

Development Partner Contact Name	
Address	
Phone Number	
Email	
OPWC District	
Certified Professional Name	
Certified Professional Certification #	
Certified Professional Address, Phone, Email	

PROJECT INFORMATION

Project Name	
Former Property Name(s)	
Property Address City, State, Zip	
Acreage	

Application for Clean Ohio Revitalization Funds

Parcel Numbers	
Census Tract(s)	
Latitude and Longitude (Center of property)	
Property Type (Industrial, Commercial, or Institutional Property Formerly Owned by the State of Ohio)	
Ohio House District	
Ohio Senate District	
US Congressional District	
Amount Requested	
Match	
Total Project Costs	

**PART A
REQUIRED INFORMATION**

Attachment A1	Application Summary Document.
Attachment A2	Authorization Resolution or Ordinance approving project from the Applicant. Sample included as Attachment A2.
Attachment A3	Supporting Resolution or Ordinance from legislative authority(ies) of the community in which the property is located supporting the application submittal. Sample included as Attachment A3.
Attachment A4	Copy of legal description and plat map or survey map. The plat map or survey map must include survey points and distances, color-coded or numbered parcels and match the legal description. (Legal descriptions should be from the property deed and/or stamped and signed by a licensed surveyor)
Attachment A5	Copy of title(s) and access agreement(s), if applicable, for the entire project property. If applicant or development partner plans to acquire the property, include a signed purchase agreement, an affidavit from the applicant or development partner stating that the purchase price has been agreed upon and the anticipated date of closing.
Attachment A6	Affidavit by Certified Professional for Clean Ohio Revitalization Fund Application.
Attachment A7	Concept Plan (Required for Known End User track); Time schedule for redevelopment (Required for Both Tracks).

Application for Clean Ohio Revitalization Funds

<p>Attachment A8</p>	<p>Sources and Uses of Funds Worksheet. Provide proposed financing, including the amount requested and any match. This Attachment prints on Legal size paper</p> <p>NOTE: COMPLETE THE APPROPRIATE WORKSHEET FOR THE APPLICATION SCORING TRACK CHOSEN</p> <p>A Microsoft Excel version of this document is available at the following webpage: http://clean.ohio.gov/BrownfieldRevitalization/RevitalizationFundApplication.htm</p>
<p>Attachment A9</p>	<p>Supporting Documentation for Match. Provide documentation for match identified on the Sources and Uses Worksheet in Attachment A8.</p>
<p>Attachment A10</p>	<p>Development Partners – Authorization and Certification Form (if applicable). Form included as Attachment A10.</p>
<p>Attachment A11</p>	<p>Signed agreement between the Applicant and Development Partner (if applicable) for the project property.</p>
<p>Attachment A12</p>	<p>Clean Hands Affidavit (signed by Applicant and Development Partner). Form included as Attachment A12.</p>
<p>Attachment A13</p>	<p>Tax Information and Disclosure Information Form (signed by Development Partner ONLY). Form included as Attachment A13.</p>
<p>Attachment A14</p>	<p>Financial Liability Form (signed by Applicant and Development Partner). Form included as Attachment A14.</p>
<p>Attachment A15</p>	<p>Public Notice Requirements Copy of receipt from public library for the application, proof and copy of newspaper publication of the notice, photograph of the sign posted at the property and the date posted, and website address. See CORF Policies Section 9 Public Participation: http://clean.ohio.gov/BrownfieldRevitalization/Default.htm</p>

Application for Clean Ohio Revitalization Funds

Attachment A16	Copies of public comments received during the 45-day comment period and minutes of the public meeting.
Attachment A17	List of changes made to application only as a result of a documented response to the public process.
Attachment A18	Remedial Action Plan. A description of the proposed cleanup or remediation that includes timeframes and actions to meet applicable standards. Provide information for all items in the format provided as Attachment A18.
Attachment A19	Project Assumptions and Cost Estimate (PACE) Utilize format included as Attachment A19.
Attachment A20	VAP Phase I Report And/or Cleanup/Closure Plan (for ORC 3734 – Hazardous or Solid Waste Projects)
Attachment A21	Portions of VAP Compliant Phase II Report

Attachment A1
Application Summary Document

Total length of the application summary must not exceed four pages, including graphics, be of size 8.5 X 11, and have a font size no smaller than 12. All statements made in the summary must be supported in the appropriate attachment(s) (i.e. number of jobs listed in the Application Summary must correspond with the jobs listed in each end user's Letter of Commitment Part B Attachment B1).

Provide a brief overview of the project including but not limited to the following items:

1. Goal of the brownfield project.
 - a. Economic Benefit:
 - i. FOR KNOWN END USER: Include information regarding the end user, number of jobs created and/or retained and wages, total project costs, estimated dollars to be leveraged, taxes generated as a result of the project (i.e. real estate, income taxes).
 - ii. FOR REDEVELOPMENT READY: Include information regarding the location of the project property to infrastructure, marketability of the property, target market(s), estimated increase in property value.
 - b. Community Benefit: Include a description of how the project fits into the adopted redevelopment plan for the area and/or adopted Development Plan for the community. Also describe how this project will benefit low-income residents and/or impoverished communities.
 - c. Other Funding Sources: Include a description of match dollars to be obtained and used for the project, and any other funding that will assist or has assisted in the success of the project.
2. History of the project property.
3. Environmental improvements and benefits.
 - a. Cleanup Benefits: Include a description of the cleanup activities proposed for the project as well as any associated environmental benefits (i.e. reduction to threats to human health and the environment)
 - b. Sustainability: Include a description of how the project incorporates sustainable activities during the cleanup and redevelopment activities, including, but not limited to:
 - i. Recycling of demolition materials and any non-structural items (i.e. architectural features, windows, doors).
 - ii. Minimizing any storm water run-off impacts from the site during and after remediation activities (i.e. drainage swales, landscaped planters, rain gardens, or green roofs on new construction).
 - iii. Utilizing green building techniques (i.e. LEED standards).
 - iv. Utilizing alternative and sustainable energy sources during and after remediation activities (i.e. solar and/or wind to operate a ground water pump-and-treat system or a sub-slab vapor extraction system, or to offset grid power to any new construction).
4. Project's readiness to proceed if funded.

Application for Clean Ohio Revitalization Funds

**Attachment A2
SAMPLE**

AUTHORIZATION RESOLUTION OR ORDINANCE

A (RESOLUTION OR ORDINANCE) AUTHORIZING THE (NAME OF APPLICANT) TO FILE AN APPLICATION TO THE STATE OF OHIO, TO PARTICIPATE IN THE CLEAN OHIO REVITALIZATION FUND.

WHEREAS, the State of Ohio, Department of Development, provides financial assistance to local governments for the purpose of addressing local needs; and

WHEREAS, the (NAME OF APPLICANT) desires to participate in the Program to receive financial assistance for (PROJECT NAME) under the Clean Ohio Revitalization Fund and

WHEREAS, the (NAME OF APPLICANT) has the authority to apply for financial assistance and to administer the amounts received from the State of Ohio, Clean Ohio Council, Clean Ohio Revitalization Fund

WHEREAS, the (NAME OF APPLICANT) must direct and authorize the (APPLICATION CONTACT PERSON) to act in connection with the application and to provide such additional information as may be required;

NOW, THEREFORE, BE IT RESOLVED by the (BOARD OR COUNCIL) of the (NAME OF APPLICANT), Ohio, with a majority of members thereof concurring:

Section 1. That (BOARD OR COUNCIL) authorizes (CONTACT PERSON) as the official representative of (NAME OF APPLICANT) application to participate in the State of Ohio, Department of Development, and provide all information and documentation required in said Application for State of Ohio, Clean Ohio Council, Clean Ohio Revitalization Fund submission.

Section 2. That the (NAME OF APPLICANT) hereby approves filing an application for financial assistance under the Clean Ohio Revitalization Fund.

Section 3. That the (NAME OF APPLICANT) hereby understands and agrees that participation in the Program will require compliance with program guidelines and assurances.

Section 4. That the (NAME OF APPLICANT) hereby commits itself to provide the match as described in the application.

I hereby certify that the above is a true and accurate copy of a resolution adopted at the (DATE) regular meeting of the (BOARD OR COUNCIL).

CERTIFIED BY: _____
NAME, TITLE AND DATE

Application for Clean Ohio Revitalization Funds

**Attachment A3
Sample**

SUPPORT RESOLUTION OR ORDINANCE

A (RESOLUTION OR ORDINANCE) IN SUPPORT OF AN APPLICATION TO THE
CLEAN OHIO COUNCIL

WHEREAS, (NAME OF SUPPORTER) IS INTERESTED IN SUPPORTING THE (NAME OF APPLICANT) APPLICATION TO THE CLEAN OHIO COUNCIL FOR THE CLEAN OHIO REVITALIZATION FUND – (NAME OF PROJECT)

WHEREAS, The State of Ohio, through the Clean Ohio Council, provides financial assistance to local governments for the purpose of addressing local needs; and

WHEREAS, (NAME OF APPLICANT) is submitting a Clean Ohio Revitalization Fund Program Application to complete eligible activities, including but not limited to the performance of remedial activities at the (NAME OF PROJECT) redevelopment project; and

WHEREAS, (PROJECT NAME) is an approximately (#) acre property located principally at (PROJECT ADDRESS) identified as Permanent Parcels Numbers (PARCEL ID NUMBERS) and located within the boundary of (NAME OF SUPPORTER JURISDICTION)

WHEREAS, (NAME OF APPLICANT) intends to remediate the property, which formerly operated as the (FORMER NAME or OPERATION) for redevelopment into (PROPERTY END USE); and

WHEREAS, (NAME OF SUPPORTER) is committed to working with (NAME OF APPLICANT) to prepare and submit the Application for the Clean Ohio Revitalization Fund to pursue the remediation and redevelopment of the property; and

WHEREAS, the Clean Ohio Revitalization Fund grant is vital to making the completion of the (PROJECT NAME) redevelopment project economically feasible.

NOW, THEREFORE BE IT HERBY RESOLVED that the (NAME OF SUPPORTER) approves and authorizes (NAME OF APPLICANT) to submit a Clean Ohio Revitalization Fund application for work at the (PROJECT NAME), and that the District (OPWC DISTRICT #) Integrating Committee and the Clean Ohio Council are encouraged to fund this innovative and worthwhile project.

I hereby certify that the above is a true and accurate copy of a resolution adopted at the (DATE) regular meeting of the (NAME OF SUPPORTER BOARD OR COUNCIL).

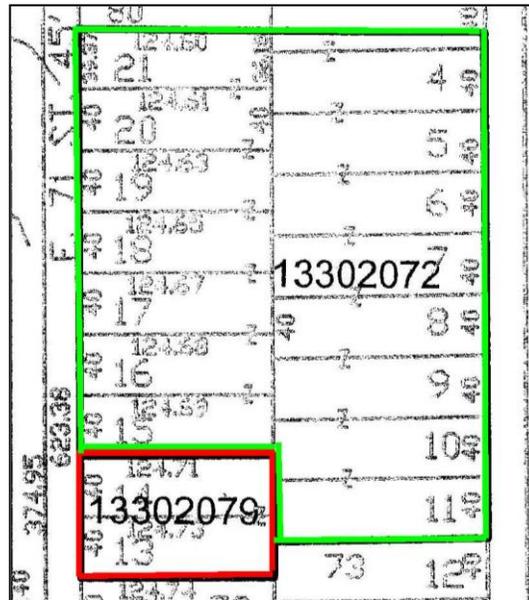
CERTIFIED BY: _____
NAME, TITLE AND DATE

Application for Clean Ohio Revitalization Funds

Attachment A4
(Provided by Applicant)

The property boundaries are defined by the Applicant, and can be a portion of a parcel, a single parcel or multiple contiguous parcels. The property must have been a commercial, industrial or institutional property. To evaluate the application, the size of the property, ownership of the property and access to the property must be accurately documented. Provide the following:

- Legal description
 - Provide legal description(s) either from the property deed(s) or stamped and signed by a licensed surveyor
- Plat Map(s) or Survey Map
 - Color-code parcels per legal description (see example below)
 - Include survey points and distances
 - If available, overlay plat map on aerial photograph



Parcel ID 13302072 Green Color Boundary
Parcel ID 13302079 Red Color Boundary

As shown above, indicate through the use of color coding parcels within the project area and describe them in a legend.

Application for Clean Ohio Revitalization Funds

Attachment A5

(Provided by Applicant)

- Title
- Access Agreement
- Purchase Agreement

Applicants must provide the copies of the current title(s) for the entire project property. If the Applicant is not the current owner, an access agreement must be provided. Access agreements must be for a time period that covers the date the application enters the library through NFA approval. Agreements must be between the applicant and the property owner not the applicant's development partner or consultant.

Application for Clean Ohio Revitalization Funds

Signature of Affiant

Sworn to and subscribed in my presence this ____ day of _____, ____.

Signature of Notary Public

Printed or typed name: _____

My commission expires: _____

**A certified professional shall not use his/her stamp at this point in the process.*

Application for Clean Ohio Revitalization Funds

Attachment A7

Concept Plan and Schedule
(Provided by the Applicant)

- Concept Plan (**Required for Known End User track**)
 - Site Renderings, drawings and design
- Time schedule for development (**Required for Both Tracks**)
 - Gantt format with key project milestones

Attachment A8

Sources and Uses of Funds

Complete the appropriate worksheet for the application scoring track chosen.

If Match dollars for the project include the use of a TIF (Tax Increment Financing) applicants must provide a timeline showing when the TIF dollars will be available for use, when the work funded by the TIF is scheduled to begin and when that work is to be completed.

A Microsoft Excel version of the Sources and Uses table is available on Urban Development Division's website:

<http://clean.ohio.gov/BrownfieldRevitalization/RevitalizationFundApplication.htm>

This version will calculate match percentages and total project cost as you enter your project cost information.

Attachment A9

Supporting Documentation for Match

Provide documentation for all match dollars identified on the Sources and Uses of Funds Worksheet.

For previously expended match dollars supporting documentation includes approved invoices with corresponding cancelled checks or check register.

For match to be expended in the future supporting documentation includes commitment letter(s) from the entity providing the match funds specifically detailing the amount of funds pledged and its purpose.

Application for Clean Ohio Revitalization Funds

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

Sources of Funds	Uses of Funds								Totals
	Name/Organization	Assessments	Environmental Insurance	Clearance*	Acquisition	Demolition	Infrastructure	Cleanup Remediation	
Clean Ohio Revitalization Funds**									\$ -
Clean Ohio Assistance Funds**									\$ -
Applicant									\$ -
Local***									\$ -
									\$ -
									\$ -
State***									\$ -
									\$ -
									\$ -
Federal***									\$ -
									\$ -
									\$ -
Private***									\$ -
									\$ -
									\$ -
<i>SubTotal</i>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Applicant In kind Labor & Materials***									\$ -
<i>SubTotal</i>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Cost									\$ -
Percentage Total Match		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Percentage of Applicant Match		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Percentage Required Match****									0.00%

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 16 of Part A for details.

Application for Clean Ohio Revitalization Funds

Attachment A10

Development Partner Authorization and Certification

I understand that by signing this application, I grant the Ohio Department of Development or its authorized agents access to any records needed for verification and evaluation of the information provided in this application. I understand that filling out this application does not guarantee that the Applicant will receive assistance.

I certify that the information I have provided in this application is, to the best of my knowledge, a true, accurate and complete disclosure of the requested information. I understand that I may be held civilly and criminally liable under Federal and State law for knowingly making false or fraudulent statements.

Development Partner

Signature

Date

Name (Print)

Title

Application for Clean Ohio Revitalization Funds

Attachment A11

Partnership Agreement
(Provided by Applicant if applicable)

Agreement must be complete and signed.

Application for Clean Ohio Revitalization Funds

Attachment A12

“CLEAN HANDS” AFFIDAVIT

(Must be completed by Administrative Applicant of Record and any additional applicant(s))

STATE OF OHIO _____)
COUNTY OF _____)

I,

(authorized representative of applicant or development partner)

being first duly sworn, depose and state that I have personal knowledge of, and certify, the following:

1. Neither this applicant nor a preceding organization or entity of this applicant, if any, caused or contributed, either in whole or in part, to the release of hazardous substances or petroleum on the property that is the subject of this application. Neither this applicant nor a preceding organization or entity of this applicant, if any, had any hands on involvement with or control over hazardous substances or petroleum that resulted in a release, or conducted any hands on activities that contributed, in whole or in part, to a release on the property.
2. **I understand that I may be found guilty of a felony resulting in a fine of not less than ten thousand dollars (\$10,000) or more than twenty-five thousand dollars (\$25,000), or imprisoned not less than two (2) years or more than four (4) years, or both, for knowingly signing and submitting a false affidavit.**

Signature

Date

Name/Applicant Name/Title

Sworn to before me and signed in my presence this _____
day of _____, 20_____.

Notary Public

Application for Clean Ohio Revitalization Funds

**Attachment A13
Tax Information and Disclosure Information
(Completed by Development Partner ONLY)**

I hereby **irrevocably** authorize the Tax Commissioner of the Ohio Department of Taxation or any agent designated by the Tax Commissioner of the Ohio Department of Taxation from the date below until the applicant(s) no longer is receiving funds from the Clean Ohio Council or repaying funds back to the Clean Ohio Council or obligated in any way to the Clean Ohio Council to disclose to the Clean Ohio Council, the Director of the Ohio Department of Development or any designated employee of the Director the amounts of any or all outstanding liabilities for corporation franchise tax, commercial activity tax, individual income tax, employer withholding tax, sales tax, use tax, or excise tax which are currently unpaid and certified to the Attorney General of the State of Ohio for collection.

I expressly waive notice of the disclosure(s) to the Clean Ohio Council or the Ohio Department of Development by either the Tax Commissioner of the Ohio Department of Taxation or by any agent designated by the Tax Commissioner of the Ohio Department of Taxation. **I expressly waive the confidentiality provisions of Ohio law, including but not limited to, Section 5703.21 of the Ohio Revised Code, which would otherwise prohibit disclosure and agree to hold the Department of Taxation and its employees harmless with respect to the limited disclosure authorized herein.**

This authorization is to be liberally interpreted and construed; any ambiguity shall be resolved in favor of the Tax Commissioner or the Ohio Department of Taxation.

This authorization is binding on any and all heirs, beneficiaries, survivors, assigns, executors, administrators, successors, receivers, trustees, or other fiduciaries.

A photocopy or facsimile of this authorization is as valid as the original.

Signature

Date

Name/Applicant Name/Title

Application for Clean Ohio Revitalization Funds

Attachment A13
TAX INFORMATION AND DISCLOSURE STATEMENT CONTINUED

Applicant Full Legal Name and Address	
Names and Addresses of any Affiliates (If necessary, attach a separate form for each affiliate listing each of the numbers set forth below.)	
Federal Tax Identification Number**	
Ohio Franchise Tax I.D. Number or other Ohio Tax I.D. Number**	

** The Federal Tax Identification Number Ohio Franchise Tax I.D. Numbers are required until the application is submitted to the District Integrating Committees for review.

Application for Clean Ohio Revitalization Funds

**Attachment A14
Financial Liability Form**

Explain any outstanding financial liabilities you (applicant or development partner) have with state or local governments in Ohio. Whether or not the amounts are being contested in a court of law, do you and/or your organization owe:

Any delinquent taxes to the State of Ohio (the "State"), a state agency, or a political subdivision of the State?

Yes No

Any monies to the State or a state agency for the administration or enforcement of the environmental laws of the State?

Yes No

Any other monies to the State, a state agency, or a political subdivision of the State that are past due?

Yes No

Are you or the applicant(s) the subject of any existing tax lien?

Yes No

If you answered "yes" to any of the above, please provide details of each instance including, but not limited to, the location, amounts, and case identification numbers (if applicable). Attach additional sheets if necessary.

Signature

Date

Name/Applicant Name/Title

Application for Clean Ohio Revitalization Funds

Attachment A15
Public Notice Requirements
(Provided by Applicant)

Four public participation components are required in order for an application to be eligible for funding.

The four components of performing and documenting the public notice are:

1. Public Notice in newspaper announcing the public meeting at least 45 days prior to the public meeting. **The applicant must post the following information on their website or other local government websites accessible to the community: application summary, legal notice and contact information.** The web link will be displayed in the public notice and on the four feet by four feet sign. A suggested format for the notice is included below. Insert the pertinent information where the parentheses are included. The notice does not have to use the type font shown.

Notice of public meeting and Information repository for a Clean Ohio Revitalization Fund Grant

The (City of ...) is applying for a grant from the Clean Ohio Revitalization Fund for a cleanup of the (property name) property located at (address). The application is available for review at the (name) Library, located at (address) until (day after public meeting). A public meeting to discuss and solicit comments to the grant application will be held on (date) at the (location) located at (address) at (time). Application information is also available online at (insert web address). Any questions may be referred to (applicant contact) at (phone number).

2. Sign on property announcing proposed work, application, and public meeting at least 45 days prior to public meeting. The sign must be at least four feet by four feet and must contain the following information. A suggested format for the notice is included below. Insert the pertinent information where the parentheses are included. The sign does not have to use the type font shown.

Application for Clean Ohio Revitalization Funds

NOTICE

The (City of ...) is applying for a Clean Ohio Revitalization Fund grant to pay for cleanup of this property, (property name and address). A public meeting will be held on (date) at (time) at the (place name) located at (location). The public is encouraged to attend this meeting to learn more about the application and provide comments about the grant application. The public meeting minutes and any public comments will be incorporated into the application.

The application is available for public review at the (Name) library located at (location). Application information is also available online at (insert web address). For more information contact: (name) at (Phone)

3. Library receipt signed by a librarian indicating that a copy of the application has been placed in the library at least 45 days prior to the public meeting. An example is provided below:

Date

On (date) the (name) library received a copy of the Clean Ohio Revitalization Fund application for (name of Property) located at (property location). The application will be available for public review in the reference section until (day of public meeting).

*Librarian signature
Typed name
Title*

After these steps have been completed, the applicant must do the following:

4. Fax or email copies of the newspaper public notice, picture of sign, and librarian receipt to the Ohio Department of Development, Urban Development Division within five days of publication. The fax number is 614-466-4172. The email address is urban@development.ohio.gov

The Urban Development Division will post on its website the date, time and location of each hearing conducted for a CORF application. See General Application Instructions for a list of submittal deadlines and additional information.

<http://clean.ohio.gov/BrownfieldRevitalization/RevitalizationFundApplication.htm>

Application for Clean Ohio Revitalization Funds

Attachment A15 continued:
Public Notice Requirements
(provided by Applicant):

The following items must be included as Attachment A15:

- Copy of receipt from public library for the application
- Proof and copy of newspaper publication of the notice
- Photograph of the sign posted at the property and date posted.
- Website address where public notice requirements are posted.

Attachment A16
Public Meeting Information
(Provided by Applicant)

- Copies of public comments received during the 45-day comment period.
- Minutes of public meetings (Both Applicant-held meetings and the Integrating Committee hearing)

Attachment A17
Changes made to application only as a result of a documented response to the public process (Provided by Applicant)

- Include list of changes made to the application and indicate places in the application where information was added or deleted.

Attachment A18
Remedial Action Plan

(Provided by Applicant)

This plan should describe all cleanup activities to be performed on the project property, including contaminated building materials and asbestos removal. The applicant must, at a minimum, provide the following information:

1.0 Project Property

- 1.1 A brief description of activities/media to be addressed on the project property.
- 1.2 Are the property boundaries the same in the Phase I, Phase II, and the grant application? If not, provide a map identifying all discrepancies.
- 1.3 Identify the proposed end-use(s) on the project property.
- 1.4 Identify any areas of the property which are governed by another regulatory program (i.e. TSCA, RCRA, Solid Waste or BUSTR). Provide maps and figures identifying the locations. Describe how the programmatic requirements will be met. (Note some of these activities may not be eligible for Clean Ohio Fund reimbursement.)
- 1.5 If applicable, include a detailed description and location map of any institutional and/or engineering controls that will be used to address all completed pathways after remediation.
- 1.6 For confirmation sampling, a description of the procedures to be used to demonstrate that the property will achieve the selected cleanup goals/applicable standards.

2.0 Environmental Media – Soil (if applicable)

- 2.1 A description of the proposed remedial activities and the rationale used in selecting the remedy.
- 2.2 A table showing a comparison of the contaminant levels in each identified area to the selected cleanup goals/applicable standards. The applicable standards must match the proposed end use(s) of the project property.
- 2.3 A figure showing location and extent of impacted soil above applicable standards.

3.0 Environmental Media – Ground Water (if applicable)

- 3.1 A summary of the classification and contaminant levels that exist in the ground water zone(s) under the project property.
- 3.2 A table showing a comparison of the contaminant levels in the ground water zone(s) to the applicable response requirements.

Application for Clean Ohio Revitalization Funds

- 3.3 If applicable, describe how an existing Urban Setting Designation affects the response requirements.
- 3.4 If applicable, a description of how off-site migration, either going on or off the project property, affects the response requirements.
- 3.5 A description of the proposed remedial activities and the rationale used in selecting the remedy, or a description of how ground water that currently meets UPUS will continue to be protected.
- 3.6 If applicable, a description of proposed ground water modeling. If ground water was previously modeled, include a summary of results with applicable tables.
- 3.7 A figure showing location and extent of impacted ground water above applicable standards

4.0 Environmental Exposure Pathway – Indoor Air (if applicable)

- 4.1 A summary of the VOC contaminant levels that exist in soil and/or ground water that may impact indoor air quality of existing or planned structures on the project property.
- 4.2 A table showing a comparison of the contaminant levels in the soil and/or ground water to the selected cleanup goals/applicable standards.
- 4.3 A description of the proposed remedial activities and the rationale used in selecting the remedy. Has indoor air modeling been completed or will it be included as part of the remedial activities? If completed, please summarize the results and include applicable tables.

5.0 Environmental Media – Surface Water (if applicable)

- 5.1 A description of the proposed remedial activities and the rationale used in selecting the remedy.
- 5.2 A table showing a comparison of the contaminant levels in the surface water to the selected cleanup goals/applicable standards.

6.0 Environmental Media – Sediment (if applicable)

- 6.1 A description of the proposed remedial activities and the rationale used in selecting the remedy.
- 6.2 A table showing a comparison of the contaminant levels in the sediment to the selected cleanup goals/applicable standards.
- 6.3 A figure showing location and extent of impacted sediment above actionable levels

7.0 Asbestos (if applicable)

- 7.1 A summary of the location, type, and condition of asbestos contained within on-site structures, in debris piles, or possibly in soil and/or ground water.
- 7.2 A description of the proposed remedial activities and/or management procedures and the rationale used in selecting them.

8.0 Contaminated Building Materials (if applicable)

A summary of the location, type, and quantities of contaminated building materials that exist (i.e. concrete floors, woodblock flooring, etc). Include a summary of the remediation and/or management procedures and the rationale used in selecting them.

9.0 General Waste Removal (if applicable)

A description of how each of the general wastes will be recycled, disposed of, or otherwise managed, including any regulatory approvals that may be necessary. General wastes include, but are not limited to, paint cans, lead paint debris, PCB ballasts, mercury switches, scrap tires, and infectious wastes.

10.0 Implementation Schedule

A description of the overall project schedule detailing all tasks necessary to complete the project. Include any necessary acquisition steps, remediation activities, submittal of the NFA letter, and any O&M obligations that would extend beyond the 30-month grant period. Attach a Gantt chart showing this information.

Attachment A19
Project Assumptions and Cost Estimates

This section includes all project assumptions and cost estimates that were developed for this grant application. The applicant must provide the following information:

1.0 Overall Costs

Provide an overall estimate of project costs for the property separated into the following four major categories: acquisition, demolition, cleanup/remediation, and infrastructure.

2.0 Major Tasks

Provide a list of all major demolition and cleanup/remediation tasks associated with the project. If applicable, include a description of the demolition methods and to-scale maps showing which structures will be demolished.

3.0 Estimates for Soil, Ground Water and Other Environmental Media

Provide all calculations and assumptions used to determine the estimated volume of contaminated soil, ground water or other environmental media, which will be remediated in each of the property's Identified Areas.

4.0 Backfill Estimates

Show all calculations and assumptions used to determine the estimated volume of backfill material, which will be placed at the property for the purposes of this project.

5.0 Demolition and Debris Disposal Estimates

Show all calculations and assumptions used to determine the estimated demolition activities and procedures for disposal of the debris generated from the property for the purposes of this project. The calculations should include dimensions of site structures which will be demolished, including subgrade areas and a description of the building materials (i.e., brick, concrete, sheet metal, asbestos, etc.). Please note the amount of material to be recycled and the amount to be removed from the site.

Application for Clean Ohio Revitalization Funds

6.0 General Waste Estimates

Show all calculations and assumptions used to determine the estimated volume of waste materials (i.e., hazardous materials, PCB ballasts and transformers, fluorescent bulbs, etc.) that will be removed from the project property.

7.0 Detailed Costs

Provide detailed third party cost estimates that correspond to the established remedial activities including any contingencies. Costs must be itemized and unitized. Costs for individual activities must be separated (i.e., show the cost per well or soil borings, staff time and analytical costs). All subcontractor costs over \$25,000 must be supported by a cost estimate provided by a potential subcontractor. Any remedial cost estimates for VAP work must be certified by an Ohio Certified Professional, while any remedial cost estimates for non-VAP work, including demolition and infrastructure, must be certified by an Ohio Professional Engineer.

Attachment 20
VAP Phase I and/or Closure Documents

For ORC 3746 Voluntary Action Program Projects:

- Provide copy of VAP compliant Phase I Property Assessment.

AND/OR

For ORC 3734 Hazardous Waste Closure Projects:

- A cleanup plan that includes an assessment of each hazardous waste unit completed in accordance with the Chapter 3 of the March 2008, Ohio EPA, Division of Hazardous Waste Management Closure Plan Review Guidance. (CPRG). The cleanup plan must be designed to achieve the objectives of a closure by removal or a risk-based closure as described in the CPRG.
- A copy of an itemized closure cost estimate developed pursuant to Ohio Administrative Code (OAC) rule 3745-66-42.
- NOTE: If funded, the applicant must prepare, submit for approval by the director of environmental protection, and implement a closure plan that is consistent with OAC Chapter 3745-66 and the CPRG.

For ORC 3734 Hazardous Waste Generator Closure Projects:

- A cleanup plan for each generator accumulation area which should be sufficient to support and justify the selection of a closure that is consistent with section 1.10 (Generator Closure) of the CPRG.

For ORC 3734 Solid Waste Closure Projects:

- Copy of the approval letter by the director of environmental protection for the solid waste closure plan.
- The application must identify the portions of the closure for which the applicant seeks funding.

**Attachment 21
VAP Phase II Information**

For ORC 3746 Voluntary Action Program Projects:

Include all the information that typically makes up a VAP compliant Phase II Report, **except** for the following items:

Do NOT provide these documents:

- 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).

The above information should be included in the NFA Letter, and Ohio EPA will review and evaluate the NFA once cleanup activities are complete. For the purposes of the Clean Ohio grant application, assessment data is necessary to help ODOD and Ohio EPA understand the level of contamination that exists on the project property compared to applicable standards, and it helps us determine the reasonableness of the selected remedy and the costs associated with it. ODOD and Ohio EPA deem only the following information crucial for this purpose:

Provide the following documents in Attachment 21:

- A description of the property covered by the Phase II report.
- The report text typically associated with a Phase II report.
- Summary tables typically associated with a Phase II report.
- Figures, cross-sections, and maps typically associated with a Phase II report.
- Soil boring and test pit logs typically associated with a Phase II report.
- Asbestos survey reports, if asbestos removal and disposal is planned.



Clean **Ohio** Fund

CLEAN OHIO REVITALIZATION FUND APPLICATION FOR FUNDING Part B – Selection Methodology (Scoring Criteria)

REDEVELOPMENT READY TRACK

Revised April 2010

THE CLEAN OHIO COUNCIL
77 SOUTH HIGH STREET
P.O. BOX 1001
COLUMBUS, OHIO 43216-1001
(614) 995-2292

<http://clean.ohio.gov/BrownfieldRevitalization/RevitalizationFundApplication.htm>

GENERAL INSTRUCTIONS FOR PART B

- I. Read each question carefully! Enter the requested information in the spaces provided and self-score each of the questions. A Microsoft Excel Version of this document is available on ODOD's website which will aid in calculating your score for each section and total application score.

- II. It is strongly recommended that the guidance document for Part B be used in conjunction with this document to answer each question. Guidance for completing this section of the Clean Ohio Revitalization Fund Application can be downloaded at the following website:

<http://clean.ohio.gov/BrownfieldRevitalization/RevitalizationFundApplication.htm>

REDEVELOPMENT READY TRACK

ECONOMIC BENEFIT

Measure	Definition	Information Required
1. Infrastructure Usage	The degree to which the project will make use of current infrastructure including that which may be improved.	A map to scale indicating the location of infrastructure in relation to the project property - include as Attachment B1 .
		Accepted types of infrastructure include: roads, storm sewers, energy utilities, bus lines and/or adjacent commuter/passenger rail.

NOTE: THE PROJECT PROPERTY MUST BE ALREADY SERVICED BY WATER AND SEWER LINES TO RECEIVE POINTS IN THIS MEASURE. IF THE PROJECT PROPERTY IS NOT CURRENTLY SERVICED WITH WATER AND SEWER LINES THEN SCORE = 0.

SELECT ONE SCORE FROM THE FOLLOWING CHOICES

In addition to water and sewer lines the project property is serviced with four or more types of infrastructure as defined above	10
In addition to water and sewer lines the project property is serviced with three of the four types of infrastructure as defined above	5
In addition to water and sewer lines the project property is serviced with any two of the four types of infrastructure as defined above	1

YOUR SCORE

Maximum Score = 10

ECONOMIC BENEFIT

Measure	Definition	Information Required
2. Vacant Property	The property is <u>not</u> currently occupied or used	Property must be 100% vacant or abandoned

SCORING INSTRUCTIONS

Is the property 100% vacant or abandoned?	YES	NO

SCORING

If YES	SCORE = 5
If NO	SCORE = 0

YOUR SCORE

Maximum Score = 5

REDEVELOPMENT READY TRACK

ECONOMIC BENEFIT

Measure	Definition	Information Required
3. Acquisition	At the time of application, the applicant, the non-profit organization or the development partner owns the entire project property with no need for further acquisition.	Copy of Deed to project property -include in Part A <u>Attachment A4</u>

SCORING INSTRUCTIONS

Is acquisition complete?	YES	NO

SCORING

If YES	SCORE = 7
If NO	SCORE = 0

YOUR SCORE

Maximum Score = 7

ECONOMIC BENEFIT

Measure	Definition	Information Required
4. Location	The relative distance the property is located to a source of commerce.	A map to scale indicating the location and distance to a source of commerce - include as <u>Attachment B2</u> .
		Accepted types of commerce include: airport, rail line, rail station, navigable waterway, major roadway (i.e. U.S. Route, Interstate or Ohio State Route) or major employer for the county.

SELECT ONE SCORE FROM THE FOLLOWING CHOICES

Property is located within 0.5 miles of two or more sources of commerce	5
Project property is located within 0.5 miles of one source of commerce	1

YOUR SCORE

Maximum Score = 5

REDEVELOPMENT READY TRACK

ECONOMIC BENEFIT

Measure	Definition	Information Required
5. Unrestricted Use	Property which will be cleaned up to an unrestricted point of compliance.	Point of compliance to be achieved as described in the Remedial Action Plan - Part A <u>Attachment A18.</u>

SCORING INSTRUCTIONS

Will the property be cleaned to an unrestricted point of compliance?	YES	NO

SCORING

If YES	SCORE = 3
If NO	SCORE = 0

YOUR SCORE

Maximum Score = 3

**TOTAL SCORE ECONOMIC
BENEFIT**

Maximum Score = 30

REDEVELOPMENT READY TRACK

ENVIRONMENTAL IMPROVEMENT

Measure	Definition	Information Required
6. Proximity to receptors (home, school, daycare)	Designed to stimulate cleanup of contaminants near receptors (homes, schools daycares)	1. Map, to scale, documenting the separation distance - include as Attachment B3
		2. Indicate the type/name of the receptor, the distance (in feet) from the project property boundary and the address of the receptor - include as Attachment B3
		3. At least one recent aerial photograph, noting the project property boundaries and the location of the receptor - include as Attachment B3

SCORING INSTRUCTIONS

Distance from property (in feet) to the receptor	BOX 1

SCORING

If BOX 1 = 0-250	SCORE = 3
If BOX 1 = 251-500	SCORE = 2
If BOX 1 = 501-1000	SCORE = 1

YOUR SCORE

Maximum Score = 3

ENVIRONMENTAL IMPROVEMENT

Measure	Definition	Information Required
7. Extent of Contamination	Encourages cleanup of sites with wide-spread contamination.	Description of each pathway and supporting data and/or modeling to determine if there are exceedences - include in Attachment B4

SCORING INSTRUCTIONS

How many exposure pathways are potentially complete on or adjacent to the project property?	BOX 1

SCORING

If BOX 1 = 3 or 4	SCORE = 5
If BOX 1 = 2	SCORE = 3
If BOX 1 = 1	SCORE = 1

YOUR SCORE

Maximum Score = 5

REDEVELOPMENT READY TRACK

ENVIRONMENTAL IMPROVEMENT

Measure	Definition	Information Required
8. Exposure Potential	Encourages cleanup of highly contaminated properties	For points 1-7 below: A map (to scale) showing identified areas, sample location(s), and sampling data – include in <u>Attachment B5</u>

For VAP (Voluntary Action Program) generic standards, found in Ohio Administrative Code (OAC) 3745-300-08, please visit the following website:

<http://www.epa.state.oh.us/derr/vap/rules/rules.aspx>

Any additional relevant information to this environmental measure, present in the environmental documentation (Part A of this Application) may also be provided as reference in Attachment B5. [Please cite the document name, section and page number(s).]

SELECT ONE SCORE FROM THE FOLLOWING:

	SCORE
1. A soil or ground water contaminant concentration 100 times or greater than its VAP residential generic standard or unrestricted potable use standard.	7
2. A soil or ground water contaminant concentration is between 20 times and 99.9 times its VAP residential generic standard or unrestricted potable use standard.	3
3. A soil or ground water contaminant concentration is between 1 and 19.9 times its VAP residential generic standard or unrestricted potable use standard.	1

YOUR SCORE

Maximum Score = 7

REDEVELOPMENT READY TRACK

ENVIRONMENTAL IMPROVEMENT

Measure	Definitions	Information Required
9. Orphan Property	Orphan property means any property for which no viable responsible party that caused or contributed to the contamination at the property exists to contribute funds for cleanup of the property	A Potentially Responsible Party (PRP) search conducted following USEPA guidelines using readily available financial tools such as Dunn & Bradstreet or Standard & Poor - include in <u>Attachment B6</u>
OR		
Responsible Party Contribution to Environmental Cleanup Costs	Responsible party means any past or present owner or operator who caused or contributed to the contamination at the property. Environmental cleanup means any action to contain, remove or dispose of hazardous substances or petroleum at the brownfield and does not include acquisition, demolition or infrastructure.	A summary of the responsible party contributions and Environmental Cleanup Costs - include in <u>Attachment B6</u>

NOTE: POINTS CAN ONLY BE SCORED IN ONE OF THESE CATEGORIES, NOT BOTH.

REDEVELOPMENT READY TRACK
ENVIRONMENTAL IMPROVEMENT

NOTE: POINTS CAN ONLY BE SCORED IN ONE OF THESE CATEGORIES, NOT BOTH.

SCORING - Orphan Property

If property meets the definition of orphan property	SCORE = 6
If property does NOT meet the definition of an orphan property	SCORE = 0

SCORING - Responsible Party Contribution

One or more responsible parties exist and are committed to contributing greater than 35% of the funds for cost associated with Environmental cleanup	SCORE = 6
One or more responsible parties exist and are committed to contributing from 15%-34.9% of the funds for cost associated with Environmental cleanup	SCORE = 4
One or more responsible parties exist and are committed to contributing from 5%-14.9% of the funds for cost associated with Environmental cleanup	SCORE = 2
One or more responsible parties exist and are committed to contributing 100% (or the maximum funds available based on the ability to pay of all responsible parties) of the funds for costs associated with remediation already required by solid or hazardous waste closure obligation, decision document or court order.	SCORE = 6

SCORING INSTRUCTIONS - Responsible Party Contribution

Enter % Responsible Party Contributions in BOX 1 [Calculate value using Total PRP contributions divided by Total environmental cleanup cost multiplied by 100, from Sources and Uses of Funds (Attachment A8)]	BOX 1

YOUR SCORE

Maximum Score = 6

REDEVELOPMENT READY TRACK

ENVIRONMENTAL IMPROVEMENT

Measure	Definition	Information Required
10. PRP Donation	Promotes the donation of a property by the Potentially Responsible Party to a third party or municipal corporation.	Documentation of property transfer between the Responsible Party and the current owner including: closing statement, deed or auditor information that clearly shows the minimal cost transaction between the two parties - Attachment B7.

SCORING

Did the PRP donate the property?	YES	NO

SCORING

If YES	SCORE = 2
If NO	SCORE = 0

YOUR SCORE

Maximum Score = 2

ENVIRONMENTAL IMPROVEMENT

Measure	Definition	Information Required
11. Green Building	The project will redevelop a large existing structure.	Resolution or Ordinance from Applicant or local government entity stating that any renovation or new buildings constructed on project property will be required to follow LEED (Leadership in Energy & Environmental Design) standards - include in Attachment B8.

SCORING - Green Building

Resolution or Ordinance in place	SCORE = 2
None	SCORE = 0

YOUR SCORE

Maximum Score = 2

REDEVELOPMENT READY TRACK

ENVIRONMENTAL IMPROVEMENT

Measure	Definition	Information Required
12. Total Acreage	Encourage cleanup of larger properties	Total Acreage documented in Part A <u>Attachment A4</u>

SCORING - Project Acreage

10 acres or greater	SCORE = 3
5 - 9.99 acres	SCORE = 2
0.5 - 4.99 acres	SCORE = 1

YOUR SCORE

Maximum Score = 3

ENVIRONMENTAL IMPROVEMENT

Measure	Definition	Information Required
14. Environmental Insurance	Promotes the use of environmental insurance as an extra level of protection against unknown or unforeseen conditions on the property.	A copy of the effective insurance policy at the time of application - include in <u>Attachment B9</u> .

SCORING INSTRUCTIONS

Is there an environmental insurance policy in place?	YES	NO

SCORING

If YES	SCORE = 2
If NO	SCORE = 0

YOUR SCORE

Maximum Score = 2

TOTAL SCORE ENVIRONMENTAL IMPROVEMENT

Maximum Score = 30

REDEVELOPMENT READY TRACK

MATCH

Measure	Definition	Information
14. Percentage Participation	Number of dollars committed in writing with terms and conditions set for the funder's participation. Percentage is based on the total project cost.	Supporting documentation included in Part A <u>Attachment A9</u> and detailed on Part A <u>Attachment A8</u> (Sources and Uses of Funds)

SCORING

40% or greater match participation	SCORE = 3
30% to 39% match participation	SCORE = 1

YOUR SCORE

Maximum Score = 3

MATCH

Measure	Definition	Information
15. Private Match Contribution	Private dollars invested in the total project cost. (This may include dollars borrowed from a public loan program by a private entity.) Percentage is based on the total match committed.	Supporting documentation included in Part A <u>Attachment A9</u> and detailed on Part A <u>Attachment A8</u> (Sources and Uses of Funds)

SCORING

Greater than 40% Private Participation	SCORE = 2
10.00% to 39.99% Private Participation	SCORE = 1

YOUR SCORE

Maximum Score = 2

REDEVELOPMENT READY TRACK

MATCH

Measure	Definition	Information
16. Previously Expended Match	Number of dollars already expended on the project property. Percentage is based on the total match committed.	Supporting documentation included in Part A <u>Attachment A9</u> and detailed on Part A <u>Attachment A8</u> (Sources and Uses of Funds)

SCORING

Greater than 50% Expended Match	SCORE = 2
20.00% to 49.99% Private	SCORE = 1

YOUR SCORE

Maximum Score = 2

TOTAL SCORE FOR MATCH

Maximum Score = 7

REDEVELOPMENT READY TRACK

BENEFIT TO LOW INCOME

Measure	Definition	Information
17. Location of Property	The potential benefit to low-income communities, including minority communities, that will result from the cleanup or remediation of a brownfield	Census Tract Information - include as <u>Attachment B10</u>

NOTE: Points will be determined using the poverty level in the census tract(s) in which the property is located

SCORING

40% or greater poverty level in census tract(s), including minority communities, in which the property is located	SCORE = 8
30-39.99% greater poverty level in census tract(s), including minority communities, in which the property is located	SCORE = 6
20-29.99% poverty level in census tract(s), including minority communities, in which the property is located	SCORE = 4
15-19.99% poverty level in census tract(s), including minority communities, in which the property is located	SCORE = 3
10-14.99% poverty level in census tract(s), including minority communities, in which the property is located	SCORE = 2
Less than 10% poverty level in census tract(s), including minority communities, in which the property is located	SCORE = 1

YOUR SCORE

Maximum Score = 8

**TOTAL SCORE FOR
BENEFIT TO LOW INCOME**

Maximum Score = 8

REDEVELOPMENT READY TRACK

PROJECT VIABILITY

Measure	Definition	Information Required
18. Development Plan in place	The project property is included in an adopted strategic plan, a market study, a Priority Development Area as part of a Watershed Balanced Growth Plan, or an adopted general plan.	The relevant portions of the Development Plan, and the resolution, if applicable - include in <u>Attachment B11</u>

SCORING

Applicant has BOTH of the following: 1) a strategic plan adopted by the municipality or township that identifies the project property AND 2) an approved resolution dated within one year from submitting this application to the Applicant's Public Library designating the project property as a high priority initiative for future development.	SCORE = 5
Applicant has ONE of the following: 1) a strategic plan adopted by the municipality or township; 2) a market study that includes the project property; 3) an adopted plan which addresses general brownfield strategy and prioritization; or, 4) an approved Watershed Balanced Growth Plan which identifies the project property as within a Priority Development Area.	SCORE = 3
Applicant has BOTH of the following: 1) a general plan adopted by the municipality or township OR 2) an approved resolution designating the project property as a high priority initiative for future development.	SCORE = 1

YOUR SCORE

Maximum Score = 5

REDEVELOPMENT READY TRACK

PROJECT VIABILITY

Measure	Definition	Information Required
19. New Jurisdiction	Project located in a jurisdiction which has not applied for or previously received a CORF award.	If an applicant is unsure whether they qualify for this measure please contact the Urban Development Division at 614-995-2292 or via email at urban@development.ohio.gov

NOTE: Jurisdiction is defined as the municipality or township in which the brownfield property is located.

SCORING INSTRUCTIONS

Is the project property located within a new jurisdiction?	YES	NO

SCORING

If YES	SCORE = 2
If NO	SCORE = 0

YOUR SCORE

Maximum Score = 2

REDEVELOPMENT READY TRACK

PROJECT VIABILITY

Measure	Definition	Information Required
20. Building Coverage	Onsite structures cover a large percentage of the project property's footprint. Structures are defined as buildings or building foundations and does NOT include parking lots.	To Scale Map showing the area of the property covered by building(s) or building foundations. Calculation sheet showing how the percentage was derived - include as <u>Attachment B12</u>

SCORING INSTRUCTIONS

Insert total project property square footage in Box 1	BOX 1
Insert total building and/or building foundation square footage in Box 2	BOX2
Divide BOX2 by BOX1 and Multiply by 100 ((BOX2 / BOX1) * 100) and insert percentage in BOX 3	BOX 3

SCORING

BOX 3 = 50% coverage or greater	SCORE = 3
BOX 3 = 25% - 49.99% coverage	SCORE = 1

YOUR SCORE

Maximum Score = 3

REDEVELOPMENT READY TRACK

PROJECT VIABILITY

Measure	Definition	Information Required
21. Demolition	All onsite structures including subsurface will be demolished	Demolition described in Project Assumption and Cost Estimate Part A <u>Attachment A19</u>

SCORING INSTRUCTIONS

Will all structures including subsurface on the project property be demolished?	YES	NO

SCORING

If YES	SCORE = 3
If NO	SCORE = 0

YOUR SCORE

Maximum Score = 3

TOTAL SCORE FOR PROJECT VIABILITY

Maximum Score = 13

REDEVELOPMENT READY TRACK

COMBINATION OF USES

Measure	Definition	Information Required
22. Inclusion of Green Space	Project utilizes statewide funding for greenspace development or preservation	Incorporates a project funded by the Clean Ohio Green Space Conservation Program and/or Clean Ohio Trails program - include in <u>Attachment B13</u>

SCORING

Project received funding from other Clean Ohio programs	SCORE = 1
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YOUR SCORE

Maximum Score = 1

TOTAL SCORE FOR COMBINATION OF USES

Maximum Score = 1

REDEVELOPMENT READY TRACK

LOANS

Measure	Definition	Information Required
23. Loans	Applicant requests all or a portion of its assistance in the form a loan.	A financial management plan that the applicant will implement to repay the loan – include as <u>Attachment B14</u>

SCORING INSTRUCTIONS

Enter total Clean Ohio Funds requested in Part A Attachment A8 (Sources and Uses of Funds) in BOX 1	BOX 1

Enter total loan amount requested in BOX 2	BOX 2

BOX 3 = BOX 2 divided by BOX 1 multiplied by 100	BOX 3

SCORING

If BOX 3 is 15% or greater	SCORE = 1
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YOUR SCORE

Maximum Score = 1

TOTAL SCORE FOR LOANS

Maximum Score = 1

REDEVELOPMENT READY TRACK

BONUS POINTS

Measure	Definition	Information Required
24. O.H.I.O. Hubs / Economic Development Innovation Zones	Project property must be located within a one-mile radius of one of the following qualifying institutions that is not currently owned by the institution: 1)an existing University System of Ohio institution or a private four-year university, 2)a public hospital, or 3)a non-profit research institution	1. Map to scale showing the property is within a one-mile radius of the qualifying institution OR within a designated O.H.I.O. Hub with an Anchor Institution - include in <u>Attachment B15</u>
	OR	2. Letter from the qualifying institution or O.H.I.O. Hub Anchor Institution describing the connection between its core assets or strengths and the proposed end use of the project property - include in <u>Attachment B15</u>
	Project property is within a designated Ohio Hub of Innovation and Opportunity (O.H.I.O. Hub) with an identified Anchor Institution.	3. The qualifying institution or O.H.I.O. Hub Anchor Institution is providing a minimum 5% of the total match contribution for the project. Documentation demonstrating the match to be provided must be included with Part A Attachment A8 (Sources and Uses of Funds).

SCORING	
Property meets the above definition and the information for numbers 1, 2, and 3 is provided in Attachment B12.	SCORE = 10
Property meets the above definition and the information for numbers 1 and 2 is provided in Attachment B12.	SCORE = 5

YOUR SCORE

Maximum Score = 10

REDEVELOPMENT READY TRACK

DISTRICT PRIORITY FACTOR (CLEAN OHIO COUNCIL)

Measure	Definition
25. District Priority Factor (Clean Ohio Council only)	Each Integrating Committee can submit up to six projects in priority order. This item assigns points in the Clean Ohio Council process for the ranking given by the local district.

Priority #1	SCORE = 50
Priority #2	SCORE = 30
Priority #3	SCORE = 15
Priority #4	SCORE = 10
Priority #5	SCORE = 5
Priority #6	SCORE = 0

TOTAL SCORE FOR DISTRICT POINTS

Maximum Score = 50

REDEVELOPMENT READY TRACK

SCORING SUMMARY

	<u>SCORE</u>
TOTAL ECONOMIC BENEFIT	0
TOTAL ENVIRONMENTAL IMPROVEMENT	0
TOTAL MATCH	0
TOTAL BENEFIT TO LOW-INCOME	0
TOTAL PROJECT VIABILITY	0
TOTAL COMBINATION OF USES	0
TOTAL LOANS	0
TOTAL BONUS POINTS	0
TOTAL BASE SCORE	0
DISTRICT RANK POINTS	0
CLEAN OHIO COUNCIL POINTS	
TOTAL PROJECT POINTS	0

REDEVELOPMENT READY TRACK

PART B ATTACHMENTS

<u>Attachment #</u>	<u>Description</u>
B1	A map to scale indicating the location of infrastructure in relation to the project property
B2	A map to scale indicating the location and distance therefrom the project property
B3	A description of each potentially complete pathway on or adjacent to the property (soil, ground water, surface water/sediment, and/or indoor-air) and specific sampling data and/or modeling that indicates an exceedance of applicable standards.
B4	<ol style="list-style-type: none">1. Cover sheet indicating the type/name of the receptor, the distance (in feet) from the project property boundary and the address of the receptor.2. A map, to scale, documenting the separation distance from the project property to the receptor.3. At least one recent aerial photograph, noting the project property boundaries and the location of the receptor.
B5	<ol style="list-style-type: none">1. Map, to scale, showing identified areas, sample location(s), and sampling data, that supports whether soil concentration(s) exceed generic construction worker standards, generic commercial/industrial standards, residential standards, or ground water concentration(s) that exceed unrestricted potable use standards.2. For regulated asbestos containing material (RACM), a map showing the location of structures containing RACM and sampling data from the Asbestos Inspection Report that verify the presence of RACM.3. Additional information, relevant to this environmental measure and present in the environmental documentation (Part A of the application), may also be referenced by citing the document name, section, and page number(s)
B6	<p>For Orphan Property Scenario:</p> <p>A PRP (Potentially Responsible Party) search conducted following U.S. EPA guidelines using readily available financial tools such as Dunn & Bradstreet or Standard & Poor.</p> <p>For Responsible Party Contribution to Cleanup Costs Scenario:</p> <p>A summary of the responsible party contributions and Environmental Cleanup Costs.</p>
B7	Documentation of property transfer between the Responsible Party and the current owner including: closing statement, deed or auditor information that clearly shows the minimal cost transaction between the two parties.
B8	Resolution or Ordinance from Applicant or local government entity stating that any renovation or new buildings constructed on project property will be required to follow LEED (Leadership in Energy & Environmental Design) standards
B9	A copy of the effective "cost cap" or "pollution legal liability" insurance policy that covers the project property.

Please visit the following website for guidance to completing Section B:

<http://clean.ohio.gov/BrownfieldRevitalization/RevitalizationFundApplication.htm>

REDEVELOPMENT READY TRACK

PART B ATTACHMENTS CONTINUED

B10	Census Tract Documentation for Project Property
B11	The relevant portions of the Development Plan, adoption or approval
B12	To Scale Map showing the area of the property covered by building(s) or building foundations. Calculation sheet showing how the percentage was derived
B13	Documentation of previous award from other Clean Ohio Programs
B14	Loan Repayment Plan
B15	Map to scale showing the property is within a one-mile radius of a qualifying institution or within a designated Ohio Hub with an Anchor Institution AND letter from qualifying institution or Anchor Institution describing the connection between its core assets or strengths and the proposed end use of the project property

Please visit the following website for guidance to completing Section B:

<http://clean.ohio.gov/BrownfieldRevitalization/RevitalizationFundApplication.htm>

Application for Clean Ohio Revitalization Funds

THE CLEAN OHIO COUNCIL
77 SOUTH HIGH STREET
P.O. BOX 1001
COLUMBUS, OHIO 43216-1001
(614) 995-2292

[CORF Application Website](#)

**CLEAN OHIO REVITALIZATION FUND
APPLICATION FOR FUNDING
Guidance for Part B
Redevelopment Ready Track**

April 2010



Clean**Ohio**Fund

Guidance to Answering Part B Scoring Questions for the Redevelopment Ready Track

General Instructions

- A. The purpose of Part B is to provide a self-contained stand alone section for scoring purposes.
- B. The District Integrating Committee (or Executive Committee, as applicable) may or may not prioritize projects in base score order. A Project scoring the highest base score does not have to be prioritized number one by the District.
- C. Scoring is based on Part B of the application as submitted to the Ohio Public Works District Integrating Committee. No additional information may be included in the application for Part B after the application is placed on file at the library.
- D. The scoring measures in Part B and the eligibility requirements in Part A are **separate and unconnected**. A Project may have a high base score and be ineligible for funding consideration; a Project may have a low score and be funded, if eligible.
- E. Points will not be given if the required documentation is not provided.
- F. An applicant may choose to provide no documentation and thus receive no points for a measure or part thereof.
- G. Part B of the application can be downloaded and completed in Microsoft Excel[™]. This version will calculate all formulas for you as you enter information. A copy of the self-scored application and attachments must be provided in a three ring binder.
- H. Decimal answers and percentages are used for some measures. Note: a percentage answer is the decimal answer multiplied by 100.

Economic Benefit

Question 1. Infrastructure Usage

The property must currently be serviced by water and sewer lines. Applicant will score “0” if the property is not serviced by water and sewer lines. Accepted types of infrastructure include that which may be improved (roads, storm sewers, energy utilities) as well as bus lines and adjacent commuter/passenger rail. Serviced by infrastructure is defined as on or at the project property. To document this scoring measure, a map to scale indicating the location of infrastructure in relation to the project property must be included in **Attachment B1**.

Ten (10) Points

Ten points are awarded to project properties which are serviced by the four accepted types of infrastructure listed above.

Five (5) Points

Five points are awarded to project properties which are serviced by three of the four accepted types of infrastructure listed above.

One (1) point

One point is awarded to project properties which are serviced by two of the four accepted types of infrastructure listed above.

Question 2. Vacant Property

The project property must be completely vacant at the time of application submission in order to score points in this measure. If the property may become vacant during the application process, no points may be scored in this measure; however, please indicate this in your Application Summary document (Attachment A1).

Question 3. Acquisition

The entire project property must be owned by the applicant, non-profit organization or the development partner with no further need for acquisition at the time of application submission in order to score points in this measure. This means that no further legal or financial transactions will be required to acquire the property prior to conducting cleanup activities. Additionally, the property owner must not have caused or contributed to the contamination on the property. If the property is to be acquired once the project is approved or during the application process, no points may be scored in this measure; however, please indicate this in your Application Summary document (Attachment A1).

The copy of the Deed provided in Part A Attachment A5 will be used to score this question.

Question 4. Location

Scoring is based on the relative distance to a source of commerce including: airport, rail line, rail station, navigable waterway, major roadway and/or major employer for the county. Major roadway is defined as a U.S. Route, Interstate or Ohio State Route. Major employer for the county includes those identified on the County Profile report available on the Department of Development website:

<http://development.ohio.gov/research/files/s0.htm>. Rail lines include commercial lines. Rail stations include commuter and passenger stations. Passenger rail stations include those identified by the Ohio Rail Development Commission:

<http://www.dot.state.oh.us/Divisions/Rail/Programs/passenger/Pages/Default.aspx>

To document this scoring measure, a map, to scale, documenting the separation distance from sources of commerce must be included in **Attachment B2**.

Five (5) Points

Five points are awarded to project properties that are located within 0.5 miles of two of the sources of commerce listed above.

One (1) point

One point is awarded to project properties that are located within 0.5 miles of one of the sources of commerce listed above.

Question 5. Unrestricted Use

Points are awarded for marketability. Project properties with no use restrictions (cleaned to unrestricted point of compliance) have more development options. The scoring measure is documented in Part A Attachment A18 (Remedial Action Plan).

Unrestricted use is defined as meeting applicable standards up to a 10 feet point of compliance for soil without any engineering controls or use restrictions and no anticipated indoor air pathways.

Environmental Improvement

Question 6. Extent of Contamination

The intent of this question is to differentiate projects based on the extent of contamination as measured by complete exposure pathways. More complete pathways will equate to a higher score. The four pathways relevant to this question are:

- Soil to human receptor (direct contact to end-user and/or construction worker),
- Ground water to human receptor (exceeds Unrestricted Potable Use Standards),
- Surface water and/or sediment to ecological receptor either on the property or immediately adjacent to the property (exceeds surface water or sediment standards),
- Indoor-air to current or future human receptor (exceeds an indoor-air risk standard, or a building contains friable asbestos)

Soil to Human Receptor

The soil pathway is considered complete if supporting sampling data shows that a direct contact standard is exceeded within the proposed point of compliance. The point of compliance and applicable standards must match the proposed end-use of the property or exposure unit (i.e. commercial/industrial, residential, or recreational end-use, or construction worker).

Ground Water to Human Receptor

The ground water pathway is considered complete if supporting sampling data shows that the ground water zone under the property is either Class A or Critical Resource and contaminants exceed Unrestricted Potable Use Standards in that zone. The ground water pathway is considered incomplete if the ground water is Class B or if the property is located within an Urban Setting Designation.

Surface Water and/or Sediment to Ecological Receptor

The surface water/sediment pathway is considered complete if supporting sampling data shows that the stream or sediment exceeds an applicable standard and that the contaminants are shown to have originated from the property. The stream must be located either on the property or immediately adjacent to the property. The applicable standards are surface water quality standards and/or sediment screening values.

Indoor-Air to Current or Future Human Receptor

Based on the current location or the reasonably anticipated location of future human receptors, the indoor-air pathway is considered complete if supporting sampling data (soil-gas, sub-slab, direct indoor-air, and/or J&E modeling) shows that the current soil and/or ground water contamination could or will impact either current or future human receptors. Furthermore, if asbestos is an identified contaminant, the pathway is considered complete only if the asbestos survey shows that the materials are currently friable.

Support documentation must be included in **Attachment B3**.

Question 7. Proximity to Receptors - Home, School, Daycare

The home, school and daycare receptors shall include: residences; daycare facilities; schools, colleges and other educational institutions; nursing homes, elder care and other long-term health care facilities; and, correctional facilities. All distances to these receptors should be measured in feet from the closest identified receptor to the nearest property boundary of the project. Points are awarded if **one** of these receptors is present within 1,000 feet of the property. Points are not cumulative if multiple receptors are present.

In order to receive points for this question, **all** of the following documentation must be provided in **Attachment B4**:

- Map, to scale, documenting the separation distance;
- The type/name of the receptor, the distance (in feet) from the project property boundary and the address of the receptor; and,
- At least one recent aerial photograph, noting the project property boundaries and the location of the receptor.

Question 8. Exposure Potential

This measure intends to differentiate projects based on the degree of contamination present on the property. Higher concentrations of contaminants will equate to a higher score. The maximum score for this measure is eight points. The points for this measure are not cumulative. Only the maximum score from one of the scoring choices will be awarded.

The highest soil or ground water contaminant concentrations determined during the Phase II assessment of the project property should be compared to Voluntary Action Program (VAP) generic residential standards found in the newly proposed Ohio Administrative Code (OAC) 3745-300-08(B)(3)(b) Table II, (f) Table V, and generic unrestricted potable use standards for ground water found in the newly proposed OAC 3745-300-08(C)(3)(b) Table VI and (c) Table VII. (See: <http://www.epa.state.oh.us/derr/vap/rules/rules.aspx>)

Supplemental residential direct contact and unrestricted potable use value tables developed by the VAP may also be used if a contaminant is not listed in the proposed VAP rules. These values can be found at the following link: <http://epa.ohio.gov/LinkClick.aspx?fileticket=kihrg/TDoWE=&tabid=3052>

The VAP generic standards and supplemental values provide a list of the most common compounds identified at brownfield properties. Only compounds found in the VAP rules or the above supplemental value tables can be used to develop the score for this measure. When determining a score for this measure, each contaminant shall be compared to each published generic standard or supplemental value and a multiple chemical adjustment shall NOT be performed if more than one contaminant is present.

The score is determined as follows:

For soil:

Soil concentration (mg/kg) ÷ by the generic residential standard or supplemental soil value (mg/kg)
= X

For ground water:

Ground water concentration (ug/l) ÷ by the unrestricted potable use standard or supplemental ground water value (ug/l) = Y

If X or Y is 100 or greater, Score = 7 points

If X or Y is 20 to 99.9, Score = 3 points

If X or Y is 1 to 19.9, Score = 1 point

To achieve maximum points in this scoring measure, at least one contaminant (soil or ground water) must be present on the property that is at least 100 times the VAP generic standards or supplemental values. No points will be awarded if all soil or ground water concentrations are below VAP generic standards or supplemental values, or if soil or ground water media have not been impacted. (e.g. if regulated asbestos containing material is the only contaminant of concern).

To document this scoring measure, a map must be included in **Attachment B5** that shows identified areas, sample location, and sampling data, which support whether a soil or ground water concentration exceeds generic residential standards, unrestricted potable use standards, or supplemental values.

Question 9. Orphan Property or Responsible Party Contribution

Points can only be awarded in either the Orphan Property category or the Responsible Party Contribution category, but not both.

Orphan Property

Points are awarded if no viable responsible parties exist, or the project is an asbestos-only project. An orphan property means any property for which no viable responsible party that caused or contributed to the contamination at the property exists to contribute funds for the cleanup of the property. Responsible parties should be identified by conducting a Potentially Responsible Party (PRP) Search following U.S. EPA guidelines (OSWER Directive 9834.3-2a, PRP Search Supplemental Guidance for Sites in the Superfund Remedial Program, Final, June 16, 1989). At a minimum, this search must identify present and past OWNERS and OPERATORS that caused or contributed to the contamination at the property through a title search for the property, using typical “Phase I” information, and appropriate interviews of past owners and operators, employees, and local residents. A property can be considered an orphan property if the business entities that acted as owners or operators and caused or contributed to the contamination at the property are either liquidated or no longer in existence. A search for transporters associated with past ownership or operations is not required, unless the property has been used as a dump or solid waste landfill. PRP viability should be determined using readily available financial research tools such as Dun & Bradstreet or Standard & Poor. The PRP search and viability determination should be documented in **Attachment B6**.

Responsible Party Contribution

If viable responsible parties are identified, points will be awarded based on the percentage of environmental cleanup costs that are committed by the responsible parties; or points will be awarded if environmental remediation at the property is required by solid or hazardous waste closure obligation, decision document or court order, and the viable responsible parties exist and will contribute 100% of the environmental cleanup costs. Only actual dollar contributions from viable responsible parties can be included in this measure. Any contributions by non-responsible parties (e.g., applicant, development partner, etc.) cannot be applied as a contribution. Furthermore, the reduction in property sale price by a responsible party owner is not applicable to this measure.

Environmental cleanup costs means those costs to contain, remove or dispose of hazardous substances or petroleum at the brownfield and does not include acquisition, demolition, or infrastructure costs.

The percentage of responsible party contribution must be calculated by dividing the total dollars committed by all responsible parties divided by the total environmental cleanup costs (excluding any acquisition, demolition or infrastructure costs):

$$\text{Total PRP contributions} \div \text{total environmental cleanup cost} \times 100 = \text{_____} \%$$

A summary of the responsible party contributions and environmental cleanup costs should be provided in **Attachment B6**.

Question 10. Property Donation from PRP

Points can be awarded if the responsible party donated the project property to the current owner. Donation is defined as either a zero sum transaction or a transaction where minimal costs were included to address typical administrative fees (i.e. \$1 transaction or charges for recording the deed).

A copy of the settle sheets, deeds or county auditor information should be provided in **Attachment B7**. At a minimum, the following information must be included in the documentation provided: property description, name of the parties, transaction date, and the dollar amount of the transaction.

Question 11. Green Building

Points are awarded if the applicant or local government entity has passed a Resolution or Ordinance that ensures any renovation or new building construction follows Leadership in Energy & Environmental Design (LEED) standards. LEED standards can be found on the U.S. Green Building Council's web page located at: www.usgbc.org/leed/

CORF projects are not required to seek LEED certification, however certified projects receive a LEED plaque, which is the nationally recognized symbol demonstrating that a building is environmentally responsible, profitable and a healthy place to live and work. Following LEED standards promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

An example of an acceptable resolution can be found in Appendix 2. If you have questions about Green Buildings or LEED standards, please contact Amy Yersavich Ohio EPA, DERR /SABR, at (614) 644-2285 or e-mail at Amy.Yersavich@epa.state.oh.us.

To document this scoring measure, a copy of the executed Resolution or Ordinance should be included **Attachment B8**; draft or un-signed ordinances will not be accepted.

Question 12. Total Acreage

Up to three points will be awarded based on total project acreage above 0.5. **No points** will be awarded to project properties that are smaller than 0.5 acres. Total acreage should be documented in Part A **Attachment A4**.

Question 13. Environmental Insurance

To help ensure that environmental risks are further minimized at brownfield projects funded by the Clean Ohio Fund, this question promotes the use of either "cost cap" or "pollution legal liability" insurance policies as extra levels of protection against unforeseen environmental conditions at the property. Points will be awarded to projects that have either a "cost cap" or "pollution legal liability" insurance policy in-place at the time of application; a draft or un-signed policy will not be accepted. A copy of this policy must be included in **Attachment B9**.

Match

Match includes cash, in-kind services, or portions of grants or loans specifically expended on project property for eligible activities. Match can either have been expended within two years prior to the application submittal to the Clean Ohio Council or committed to be expended during the application process and 48 month grant period. Eligible match categories are clearance, assessment, environmental insurance, acquisition, demolition, cleanup and infrastructure. The infrastructure must be on or at the project property. Application preparation is not an eligible match item.

Question 14. Percentage Participation

Up to two points will be awarded based on the match percentage of the total project costs. While 25% match is required for the program, additional points are given for a higher match percentage. Funds received through the Clean Ohio Assistance Fund program may NOT be counted as match. The percentage participation identified on the Sources and Uses of Funds document Attachment A8 along with match documentation provided in **Attachment A9** will be used to score this question.

Question 15. Private Match Contribution

Up to two points will be awarded based on the percentage participation committed by a private entity. The percentage participation is based on total match committed not the total project costs. Funds received through the Clean Ohio Assistance Fund program may NOT be counted as match. Loan(s) from a public loan program borrowed by the private entity are included as Private Match Contribution. The percentage participation identified on the Sources and Uses of Funds document Attachment A8 along with match documentation provided in **Attachment A9** will be used to score this question.

Question 16. Previously Expended Match Contribution

Up to two points will be awarded based on the percentage participation for previously expended match contribution. The percentage participation is based on total match committed not the total project costs. Funds received through the Clean Ohio Assistance Fund program may NOT be counted as match. The percentage participation identified on the Sources and Uses of Funds document Attachment A8 along with match documentation provided in **Attachment A9** will be used to score this question.

Benefit to Low Income

To find the census tract(s) for the property go to the website
http://factfinder.census.gov/servlet/SAFFFacts?_submenuId=factsheet_1&_sse=on .

In the upper right hand corner of the screen you will see a search box. Beneath the search box is a link called "Search by Address" Click this link and then type in the address of the PROJECT PROPERTY in the boxes provided then click "GO". This will bring up a new page. To the left of the search box you will now see a link for a particular census tract number. Click that link and the new page will show you the census tract, percent poverty and percent minority. Use these values to answer question 15.

Question 17. Location of Property

Points are based on the percentage of poverty in the census tract in which the project property is located.

To document this scoring measure, census tract information must be included in **Attachment B10**.

Project Viability

Question 18. Development Plan in Place

A development plan is a strategic plan, market study, or other document that guides the future economic development or land use of the community in which the project property is located. It is a working document that identifies priorities, outlines short-term, mid-term, and long-term goals, and is used to determine funding priorities.

Five (5) Points

Five points are awarded if the Applicant has both of the following:

- 1) a strategic plan adopted by the municipality or township that includes the project property; and,
- 2) a resolution dated within one year from submitting this application to the Applicant's public library approving the project property as a high priority initiative for future development.

Note: Submit documentation regarding the approval or adoption of the plan and/or study, approved resolution, AND the portion(s) of the plan that applies to the project property.

Three (3) Points

Three points are awarded if the Applicant has ONE of the following:

- 1) a strategic plan adopted by the municipality or township;
- 2) a market study that includes the project property;
- 3) an adopted plan which addresses general brownfield strategy and prioritization; or,
- 4) an approved Watershed Balanced Growth Plan which identifies the project property as within a Priority Development Area.

A Priority Development Area (PDA) is a locally designated area where growth and/or redevelopment is to be especially promoted in order to maximize development potential, efficiently utilize infrastructure, revitalize existing cities and towns, and help restore Lake Erie. PDAs are designated by the Watershed Planning Partnership in consultation with local and state governments and are part of a Watershed Balanced Growth Plan.

Note: Submit documentation regarding the approval or adoption of the plan and/or study AND the portion(s) of the plan that applies to the project property.

One (1) Point

One point is awarded if the Applicant has ONE of the following:

- 1) a general plan adopted by the municipality or township; or,
- 2) an approved resolution designating the project property as a high priority initiative for future development.

Note: Submit documentation regarding the approval or adoption of the plan and/or study, approved resolution AND the portion(s) of the plan that applies to the project property.

To document this scoring measure, the applicable portions of the plan must be included in **Attachment B11**.

Question 19. New Jurisdiction

New jurisdiction is defined as a brownfield project located in a jurisdiction that has not applied or received a previous CORF award. If it is unclear whether a project qualifies for this measure contact the Urban Development Division at 614-995-2292 or via email at urban@development.ohio.gov

Question 20. Building Coverage

Up to three points will be awarded based on the percentage of building coverage on the project property. The Redevelopment Ready track encourages blight removal of large onsite structures rather than vacant lots.

Onsite structures are buildings or building foundations and do **NOT** include parking lots.

To calculate the percentage of building coverage:

[Square footage of project property ÷ total square footage of building(s) and/or foundation(s)] X 100

Go to <http://www.convert-me.com/en/convert/area> to convert the property acreage to square feet.

To document this scoring measure, a scale map showing the area of the property covered by building(s) or building foundations and a calculation sheet showing how the percentage was derived must be included in **Attachment B12**.

Question 21. Demolition

Points are awarded for the demolition of all onsite structures, including substructures. The Redevelopment Ready track encourages apparent physical revitalization on the property.

This scoring will be documented in Part A Attachment A19 (Project Assumptions and Cost Estimates).

Combination of Uses

Question 22. Inclusion of Green Space

Points are awarded for project properties that incorporate a project funded by the Clean Ohio Green Space Conservation Program and/or Clean Ohio Trails Program on or adjacent to the project property.

To document this scoring measure, proof of the funding must be included in **Attachment B13**.

Loans

Question 23. Loans

Applicant requests a portion of the requested funds in loan form rather than as a grant.

To document this scoring measure, a financial management plan that the applicant will implement to repay the loan must be included in **Attachment B14**.

Bonus Points

Question 24. O.H.I.O. Hubs / Economic Development Innovation Zones

As a key priority for the Ohio Department of Development, leveraging the development impact of community institutions multiplies the neighborhood benefit of projects and is a recognized element of the state's economic well being.

Points are awarded for project properties located within a one-mile radius of one of the following qualifying institutions that are not currently owned by the institution:

- 1) An existing University System of Ohio institution or a private four-year university,
- 2) A public hospital, or
- 3) A non-profit research institution

OR

Project property is within a designated O.H.I.O. Hub with an Anchor Institution. The goal of the O.H.I.O. Hub strategy is for a region to leverage its resources to attract clusters of connected businesses, encourage new investments and an influx of talented workers, and create new opportunities to grow jobs and develop Ohio's key industries.

To be designated an Ohio Hub of Innovation and Opportunity (O.H.I.O. Hub), a region must identify core strengths and develop a strategic plan for urban revitalization. A Hub designation is a commitment from both the state and region to work collaboratively and target economic development efforts toward building upon those identified strengths.

To document this scoring measure, a to-scale map showing the project property within a one-mile radius of a qualifying institution or within a designated O.H.I.O. Hub with an Anchor Institution **AND** a letter from the institution must be included in **Attachment B15**.

The letter from the institution must state a connection between the institution's core assets and the proposed end use. If the qualifying institution or O.H.I.O. Hub Anchor Institution is providing a minimum 5% of the total match contribution for the project, documentation demonstrating the match to be provided must be included with Part A Attachment A8 (Sources and Uses of Funds).

APPENDIX 1

RESOLUTION NO. [_____]

BY:

In support of a Clean Ohio Revitalization Fund (CORF) project located at _____ to have any public and/or private new construction or renovation incorporate materials and methodologies that maximize economic and environmental performance through sustainable design practices.

WHEREAS, this Council believes that high-performance buildings are desirable for [Local government] because they protect, conserve, and enhance environmental resources, yield cost savings to the [Local government] taxpayers through reduced operating costs, and provide healthy work and living environments; and

WHEREAS, the [Local government] desires to merge sound, environmentally responsible practices into one discipline that looks at the environmental, economic, and social effects of a building or built project as a whole.

NOW, THEREFORE, BE IT RESOLVED by the Council of [Local government] State of Ohio:

Section 1. The [Local government] will require the use of building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction and/or renovation at CORF project [name of project] located at [address of property].

Section 2. The [Local government] will require establishment of performance goals for both renovation and new construction projects located at [address of property] and require utilization of Leadership in Energy and Environmental Design (LEED) standards developed by the US Green Building Council.

Section 3. *This resolution shall take effect only if [applicant] is a successful CORF grant recipient.*

Adopted [Date], 200_

Approved this _____ day of _____, 200_

[NAME, Title]

Attest:

[NAME]
[Title]