

**Clean Ohio Revitalization Fund Selection Methodology – Effective 03.19.2010
Redevelopment Ready Track**

Economic Benefit: Maximum 30 points				
Measure	Definition	Points		Rationale
Infrastructure usage (Max. 10 Points)	The degree to which the project will make use of current infrastructure including that which may be improved (water and sewer lines, roads, storm sewers, energy utilities) as well as bus lines and adjacent commuter/passenger rail. The property must currently be serviced by water and sewer lines.	In addition to water and sewer lines, property is serviced with four or more types of infrastructure	10	Encourages redevelopment of older communities by favoring the use of existing infrastructure; recognizes that some infrastructure may need repair or updating.
		In addition to water and sewer lines, property is serviced with any three of the four types of infrastructure	5	
		In addition to water and sewer lines, property is serviced with any two of the four types of infrastructure	1	
Vacant property (Max. 5 Points)	The property is not currently occupied or used.	The project will redevelop an abandoned or vacant property	5	Creates a preference for abandoned or vacant sites producing no tax revenue and not involving relocation issues.
Acquisition (Max. 7 Points)	At the time of application, the applicant, a non-profit organization or the development partner owns or controls the property with no need for further acquisition.	Yes	7	Creates a preference for sites where applicants or development partners have already invested dollars.
		No	0	
Location (Max. 5 Points)	The relative distance the property is located to a source of commerce: airport, rail line, navigable waterway, major roadway (i.e. Ohio Highway or Interstate), or major employer for the county	Property is located within 0.5 miles of two sources of commerce	5	Creates a preference for sites which may be easily accessed by potential end users.
		Property is located within 0.5 miles of one source of commerce	1	
Unrestricted Use (Max. 3 Points)	Property will be cleaned to unrestricted point of compliance.	Unrestricted Use	3	Sites which have no use restrictions are marketable to more types of development.
		Use restriction	0	

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Proximity to receptors (Max. 3 Points)	Is the property within the following ranges of distance from homes, schools or daycares?	0-250 ft	3	Designed to stimulate cleanup of contaminants near homes and schools, and to protect drinking water.
		251-500 ft	2	
		501-1000 ft	1	
Exposure potential (Max. 7 Points)	Cleaning up the most contaminated sites will reduce the likelihood that people can be exposed through direct contact with soils, vapors or water.	A soil or ground water contaminant concentration 100 times or greater than its VAP residential generic standard or unrestricted potable use standard	7	Provides incentive to clean up the most contaminated sites. (The presence of contamination does not mean it is harmful. Risk comes from the degree to which people come in contact with it.)
		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	
		A soil or ground water contaminant concentration is between 1 and 19.9 times its VAP residential generic standard or unrestricted potable use standard or asbestos only	1	
Extent of Contamination (Max. 5 points)	How many exposure pathways are potentially complete on or adjacent to the project property? 1. Soil exceeds standards 2. Ground water exceeds standards. 3. Surface Water and Sediment exceed standards 4. Indoor Air Standards are exceeded	Three or Four Pathways	5	Provides an additional incentive to clean up the most contaminated sites based on extent of contamination.
		Two pathways	3	
		One pathway or asbestos-only	1	

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Orphan Property (Max. 6 points) Note: Points can only be scored in the Orphan Property category <u>or</u> the Responsible Party Contribution category not both. -OR-	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. Asbestos only projects are considered orphan property since building materials are exempt from responsible party status. -OR-	If property meets the definition of orphan property	6	Creates a preference for cleaning up sites for which there is no viable responsible party.
		If property does not meet the definition of an orphan property	0	
Responsible Party Contribution to Cleanup Costs (Max. 6 Points) Note: Points can only be scored in the Orphan Property category <u>or</u> the Responsible Party Contribution category not both.	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.	One or more responsible parties exist and are committed to contributing greater than 35% of the funds for costs associated with environmental cleanup	6	Encourages contributions from responsible parties who caused or contributed to the contamination.
		One or more responsible parties exist and are committed to contributing 15% to 34.9% of the funds for costs associated with environmental cleanup	4	
		One or more responsible parties exist and are committed to contributing 5% to 14.9 % of the funds for costs associated with environmental cleanup	2	
		OR 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 required by solid or hazardous waste closure obligation, decision document or court order	6	

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Measure	Definition	Points		Rationale
Property Donation from PRP (Max. 2 points)	PRP donated property to current property owner.	PRP, regardless of viability, donated property to current property owner, prior to application. If no,	2 0	Recognizes PRP contributions to the project based on value of property donation.
Green Building (Max. 2 Points)	Any renovation or new buildings constructed on project property will be required to follow LEED (Leadership in Energy & Environmental Design) standards	Applicant, or local government entity, has a resolution or ordinance in place for renovation or new buildings to follow LEED standards	2	Sustainable redevelopment enhances environmental integrity, economic prosperity and community livability through development.
Total Acreage/ (Max. 3 Points)	The project will improve a number of acres helping change conditions on a greater amount of land.	Project Acreage: 10 acres or greater 5-9.99 acres 0.5- 4.99 acres	3 2 1	Larger projects will have a greater impact on communities and the environment providing additional acreage/larger properties for redevelopment.
Environmental Insurance (Max. 2 Points)	Environmental insurance may reduce future risks involved with the implementation of cleanup activities (cost cap insurance) or post-cleanup unanticipated obligations (pollution legal liability insurance).	The project has acquired cost cap or pollution legal liability environmental insurance at the time of application.	2	Encourages the use of insurance as another tool to reduce risks during and after site cleanup.

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Match: Maximum 7 points				
Measure	Definition	Points		Rationale
Percentage participation (Max. 3 Points)	Number of dollars committed in writing with terms and conditions set for the funder's participation. Percentage is based on total project cost.	40% or greater match participation	3	Clean Ohio Funds will be maximized if used to leverage additional investment. While a 25% match is required in statute, a larger match will maximize the Clean Ohio Revitalization Fund
		30% - 39.99% match participation	1	
Private match contribution (Max. 2 Points)	Private dollars invested in the total project cost. (May include dollars borrowed from public loan program by a private entity.)	Greater than 40% private participation	2	Demonstrates private market commitment to the property.
		10% - 39.99%	1	
Previously expended match contribution (Max. 2 Points)	Number of dollars already expended on the project property. Percentage is based on the total match committed.	Greater than 50% expended match	2	Demonstrates the level of financial commitment already expended on the project.
		20.00% - 49.99%	1	

Benefit to low income: Maximum 8 points				
Measure	Definition	Points		Rationale
Location of Property (Max. 8 Points)	The potential benefit to low-income communities, including minority communities that will result from the cleanup or remediation of a brownfield. Points will be determined using the poverty level in the census tract(s) in which the property is located.	40% or greater poverty	8	Redevelopment of brownfield properties can serve as an economic stimulus in low-income and minority areas
		30-39.99% poverty	6	
		20-29.99% poverty	4	
		15-19.99% poverty	3	
		10-14.99% poverty	2	
		Less than 10.00% poverty	1	

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Project Viability: Maximum 13 Points				
Measure	Definition	Points		Rationale
Development plan in place (Max. 5 Points)	The project property is included in either an adopted strategic plan, a market study, a Priority Development Area as part of a Watershed Balanced Growth Plan, or an adopted general plan.	Applicant has a strategic plan adopted by the municipality or township that identifies the project property AND 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.	5	A development plan demonstrates a community vision and commitment of resources to the brownfield project and its surrounding area.
		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.	3	
		Applicant has a general plan adopted by the municipality or township OR an approved resolution designating the project property as a high priority initiative for future development.	1	
New Jurisdiction (Max. 2 Points)	Brownfield project located in a jurisdiction (township or municipality), which has not applied for or received CORF dollars in Rounds 1-3.	New jurisdiction or Non-recipient	2	Encourage greater participation across Ohio.
Building Coverage (Max 3 Points)	Onsite structures cover a large percentage of project property's footprint. Structures include buildings or building foundations not parking lots.	Percentage coverage of total square feet: 50% and above	3	Incentive for revitalization of properties with large onsite structures rather than vacant lots – encouraging blight removal.
		25% - 49%	1	
Demolition (Max. 3 Points)	Demolition of all structures including subsurface.	If Yes,	3	Encourages physical revitalization of property
		If No,	0	

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Combination of Uses: Maximum 1 Point				
Measure	Definition	Points		Rationale
Combination of Funding Uses (Max. 1 Point)	Project utilizes a combination of Clean Ohio funding.	Incorporates a project funded by the Clean Ohio Green Space Conservation Program and/or Clean Ohio Trails program	1	Encourages projects to consider permanent incorporations of green space utilizing other Clean Ohio programs enhancing Ohio's quality of life.

Loans: Maximum 1 Point				
Measure	Definition	Points		Rationale
Loans (Max. 1 Point)	Applicant requests all or a portion of its assistance in the form a loan.	More than 15% of the Clean Ohio Revitalization Fund request is in the form of a loan.	1	Incentive for creating additional dollars for further brownfield efforts.

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BONUS POINTS: Maximum 10 Points				
Measure	Definition	Points		Rationale
O.H.I.O. Hub / Economic Development Innovation Zones (Max. 10 Points)	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 OR Project property is within a designated Ohio Hub of Innovation and Opportunity (O.H.I.O. Hub) with an identified Anchor Institution.	Meets definition <u>AND</u> includes a 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 <u>AND</u> the qualifying institution or O.H.I.O. Hub Anchor Institution is providing a minimum 5% of the total match contribution for the project .	10	Leveraging the development impact of community institutions is a key priority of the Ohio Department of Development, multiplies the neighborhood benefit of projects, and is a recognized element of the state's economic well being.
		Meets definition <u>AND</u> includes a 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	5	

DISTRICT SCORING: Maximum 50 Points				
District Priority factor (Clean Ohio Council only)	Each Integrating Committee can send in 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 Priority #2 Priority #3 Priority #4 Priority #5 Priority #6	50 30 15 10 5 0	Priority points assigned to a project based upon the ranking it receives from the District Integrating Committee.

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Economic Benefit	30
Environmental Benefit	30
Match	7
Benefit to Low Income	8
Project Viability	13
Combination of Uses	1
Loans	1
Base Score: Total potential base score	90
BONUS POINTS: Maximum bonus points	10

District Score:	50
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Total Score to Clean Ohio Council:	150
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