

# Brownfield Remediation Program

February 12, 2025

Office of Community Infrastructure  
Community Services Division



Department of  
Development

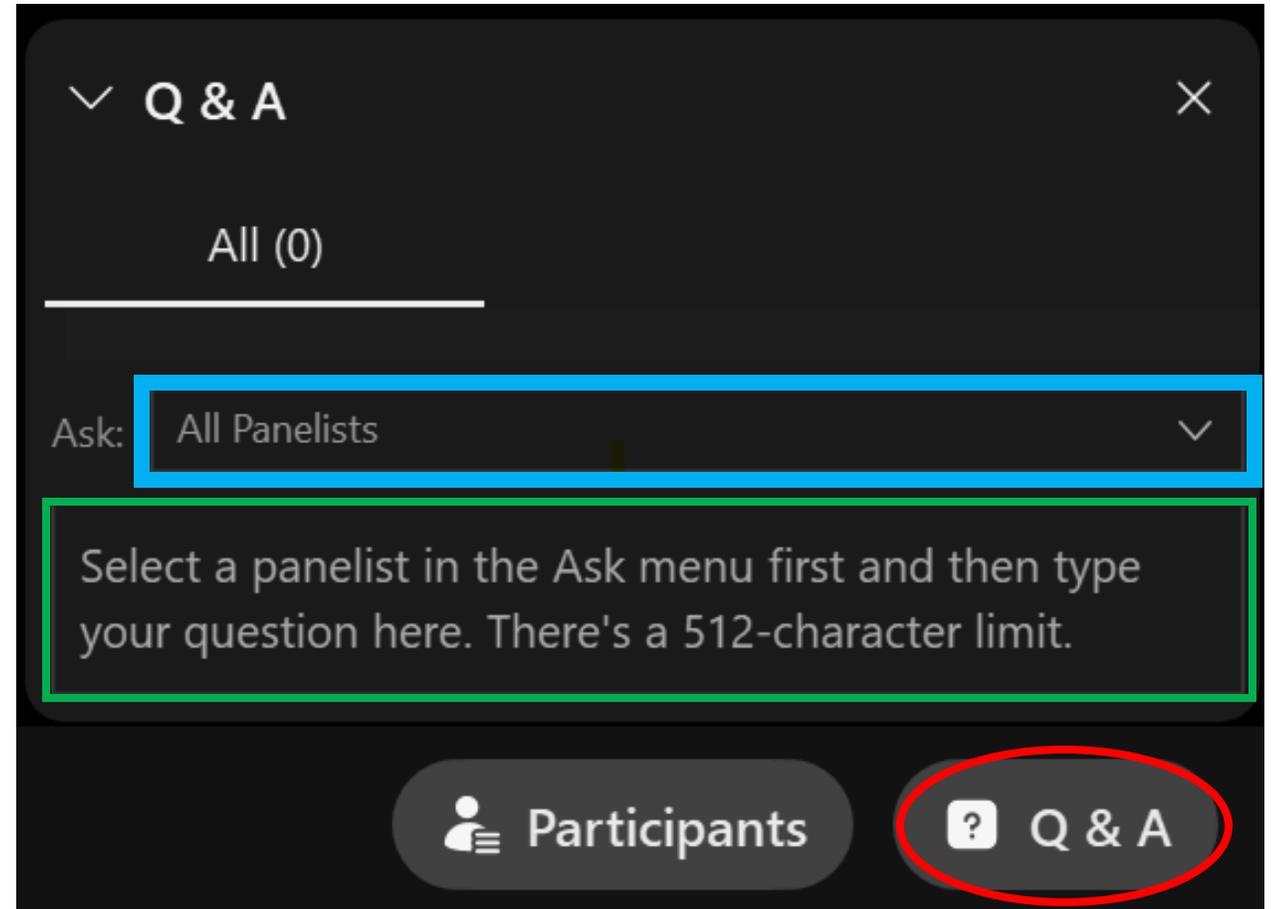
# Webinar Structure

## Program Overview

- Grant Funding/Purpose
- Eligibility
- Application Process and Requirements

## Q & A

- Click the **Q & A button** in the bottom right corner to open the Q & A box to ask a question.
- Type your question in the box and send to **All Panelists**.



# Grant Program Overview

## Purpose

- To award grants for the assessment or cleanup of brownfield sites, to assist in the remediation of hazardous substances or petroleum at industrial, commercial, or institutional properties.



# Grant Program Overview

## Funding

- **House Bill 33, State Fiscal Year 2025**
- **Approximately \$50M**
- **One Lead Entity per County**
  - County Land Reutilization Corporation/land bank (if county has a land bank and is larger than 100,000 population), or
  - Entity recommended by Board of County Commissioners.
  - Designated in Fiscal Year 2024.



# Guideline Updates

**Please be aware of the following updates:**

- Eligible cleanup/remediation projects can receive a maximum grant amount of \$2.5 million.
- Projects that have previously received awards from Development in the Brownfield Remediation Program with funding gaps cannot apply for additional grant awards.
- All funding is competitive – there is no county allocation in this round.

# Eligible Properties

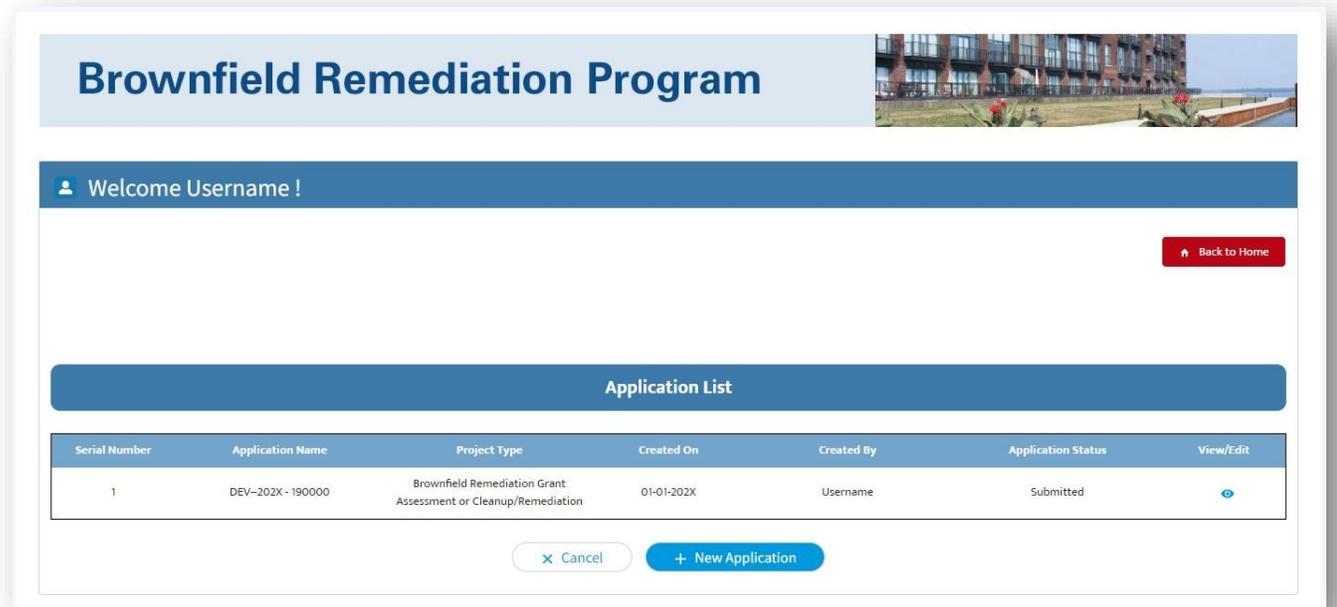
- **Must meet definition of a Brownfield:**

"An abandoned, idled, or under-used industrial, commercial, or institutional property where expansion or redevelopment is complicated by known or potential releases of hazardous substances or petroleum."



# Application Process

- Step 1** • Go to: <https://ohid.ohio.gov/wps/portal/gov/ohid/login>
- Step 2** • Click on “App Store”  
• Search “Brownfield”  
• Returning users: “Open App”  
• New users: “Request Access”
- Step 3** • Enter Federal Employee Identification Number (FEIN) and click “Continue”
- Step 4** • Click “New Application” when the application opens **February 19, 2025, 10 a.m.**



The screenshot displays the 'Brownfield Remediation Program' web application. At the top, there is a header with the program name and a photograph of a modern building. Below the header, a blue bar contains the text 'Welcome Username !' and a 'Back to Home' button. The main content area features a blue bar labeled 'Application List' above a table. The table has columns for Serial Number, Application Name, Project Type, Created On, Created By, Application Status, and View/Edit. A single application is listed with a serial number of 1, application name 'DEV-202X - 190000', project type 'Brownfield Remediation Grant Assessment or Cleanup/Remediation', created on '01-01-202X', created by 'Username', and application status 'Submitted'. At the bottom of the interface, there are two buttons: 'Cancel' and '+ New Application'.

Serial Number	Application Name	Project Type	Created On	Created By	Application Status	View/Edit
1	DEV-202X - 190000	Brownfield Remediation Grant Assessment or Cleanup/Remediation	01-01-202X	Username	Submitted	

# Grant Categories

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1

• Assessment

2

• Cleanup/Remediation

# Assessment



A property assessment done in accordance with a remediation program (VAP Phase I/II, BUSTR Tier I/II, RCRA, Asbestos Survey, etc.).



\$300,000 maximum award.



Assessment work must be completed before cleanup/remediation work can begin.

# Cleanup/Remediation



Any action to contain, remove, or dispose of hazardous substances at a brownfield.

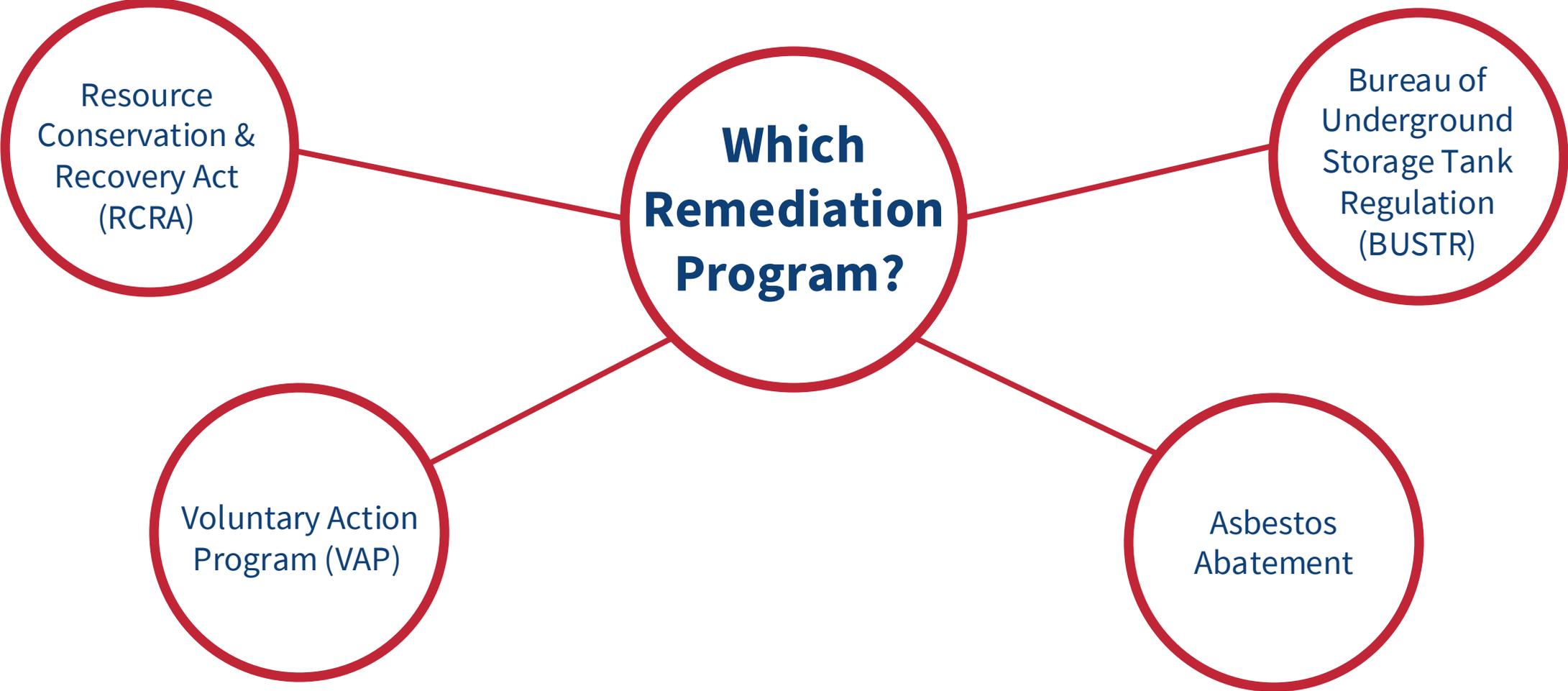


\$2.5 million maximum award.



Assessment work must be completed before applying. Cannot apply for Assessment and Cleanup/Remediation grants at the same time for the same site.

# Cleanup Standards



# Project Deliverables

## Assessment Grants:

- Asbestos Survey
- Phase I/II
- BUSTR Tier I/II
- RCRA Assessments
- Other applicable documentation

## Cleanup/Remediation Grants:

- No Further Action Letter (NFA)
- Covenant Not to Sue (CNS)
- Updated Phase II with Confirmation Sampling
- Asbestos Compliance Form
- Other applicable documentation

# Eligible Grant Expenses

Costs directly associated with cleanup of brownfield site.

Costs associated with the crafting and submittal of a “No Further Action Letter,” or fee for a “Covenant Not to Sue,” or other submittal for regulatory review.

For projects that use engineering controls as the sole remedy, justification is required.

Administrative costs, which shall not exceed a maximum of 10% of the total request. Administrative costs must adhere to all uniform cost guidance.

Costs related to employing a certified professional.

Acquisition costs – not to exceed 10% of grant award.

# Eligible Grant Expenses: Infrastructure Costs

**Infrastructure costs may not exceed 20% of the total amount of request.**

For purposes of this program, “infrastructure” means utilities such as:

- Water
- Sewer
- Electric
- Gas

# Ineligible Costs

Administrative costs related to application preparation and legal counsel related to the application or project implementation.

Costs incurred prior to the grant agreement begin date.

Costs related to site clearance (i.e. clearing, grubbing, removing solid waste).

Payment of delinquent utility costs.

# Application Process – Required Documentation

## Project Assumption and Cost Estimate (PACE)

- The PACE must be justified by **cost estimate(s)** provided by Certified Professional or project engineer/consultant.

## Proof of ownership, access, or legal action to obtain access to contaminated property.

- This must exist at **time of application**.

A remedial action plan (RAP), if applying for cleanup funds.

Full site assessment(s), if applying for cleanup funds.

A letter of support or resolution from unit of local government.

Clean Hands Affidavit(s)

# What is a Project Assumption and Cost Estimate (PACE)?

A PACE is a tool that explains cost breakdowns, helps justify the budget, and helps with the review process.

The Remedial Action Plan (RAP) must detail the planned activities for cleanup. This must include cost estimates provided by a certified professional or engineer and must match the PACE.

# What is Acceptable Access Documentation?

Proof of property ownership.

Signed access agreement between Lead Entity and current property owner.

Legal documentation showing acquisition of property has begun with an anticipated timeline of acquisition listed.

- **Probate**
- **Foreclosure**
- **Condemnation**
- **Proof of sale/Purchase Agreement**
- **Other applicable scenarios**

# When is a subrecipient agreement needed?

Subrecipient agreements are necessary only when the lead entity wants to designate grant administration to an eligible entity other than themselves.

Subrecipients are not eligible to directly receive grant funds. They may administer all grant activities, but payments will always be routed through the lead entity.

All grant activity remains the ultimate responsibility of the Lead Entity, regardless of any subrecipient agreement.

# Who is an eligible subrecipient?

- Local Governments
- Nonprofit Organizations
- Community Development Corporations
- Regional Planning Commissions
- County Land Reutilization Corporations
- Community Action Agencies

# Application Process – Match Requirement

Development can award up to 75% of the total project cost.

All projects must commit 25% match.

- Commitment letters with exact amounts.
- Previously incurred costs on or after July 1, 2022 are eligible as match.
- Include commitment on PACE document.
- Ineligible costs cannot be used as match

Match Example: A lead entity submits a project with a total project cost of \$500,000. The grant request to Development is \$375,000. Match must be provided at \$125,000.

# Application Process – Submission Deadline

Application portal will close on **Wednesday, March 21** or until Development receives funding requests that total \$125 million in applications.

Funds are awarded on a first-come, first-served basis. Submission of an application by the deadline does not guarantee funding.

Each application will be reviewed in order received. Where a cure is necessary, a response from the applicant is required to fulfill all requested items within **10 business days**.

- **Late or incomplete responses will deem a project *ineligible*.**

# Application Process – Awards



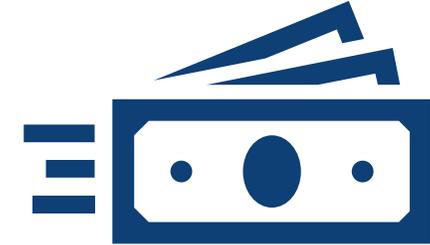
## Review Process

Applications are reviewed in the order they are received.



## Award Announcements

Made as soon as possible



## Spending Funds

Grant Agreement start date  
**July 1, 2024**

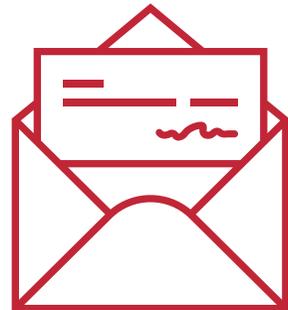
# Prevailing Wage Rates and Labor Standards

Please contact the **Ohio Department of Commerce Bureau of Wage & Hour Administration** to verify project-specific applicability and compliance requirements.

[Wage & Hour | Ohio Department of Commerce](https://com.ohio.gov/divisions-and-programs/industrial-compliance/wage-and-hour/wage-and-hour)

<https://com.ohio.gov/divisions-and-programs/industrial-compliance/wage-and-hour/wage-and-hour>

**Prevailing Wage**



**Wage & Hour Administration**



# Questions?

## Program Information

[Brownfield Remediation Program | Development \(ohio.gov\)](https://development.ohio.gov/community/redevelopment/brownfield-remediation-program)  
<https://development.ohio.gov/community/redevelopment/brownfield-remediation-program>

## Got Questions? Contact Us!

[reddevelopment@development.ohio.gov](mailto:reddevelopment@development.ohio.gov)





# Department of Development

[Development.Ohio.gov](http://Development.Ohio.gov)