

Fiscal Year 2026 Building Demolition and Site Revitalization Program

October 22, 2025



Department of
Development

Webinar Structure

Program Overview

- Grant Funding/Purpose
- Eligibility
- Application Process

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**

The screenshot displays a dark-themed Q & A interface. At the top, there is a header with a downward arrow, the text "Q & A", and a close button (X). Below the header, the text "All (0)" is centered. A horizontal line separates this from the main content area. In the main area, there is a section labeled "Ask:" followed by a dropdown menu currently set to "All Panelists". Below the dropdown is a large text input box with a green border, containing the instruction: "Select a panelist in the Ask menu first and then type your question here. There's a 512-character limit." At the bottom of the interface, there are two buttons: "Participants" with a person icon and "Q & A" with a question mark icon. The "Q & A" button is circled in red.

Grant Program Overview

Funding

House Bill 96, State Fiscal Year 2026-2027

\$21.5 Million FY 2026 with **\$230,000** Reserved per County

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.

Grant Program Overview

Purpose

To award grants for the demolition of commercial and residential buildings and revitalization of surrounding properties on sites that are NOT brownfields.

Redevelopment at discretion of Lead Entity or local governments pursuant to their strategic or community plans.

Eligible Properties



Commercial



Residential

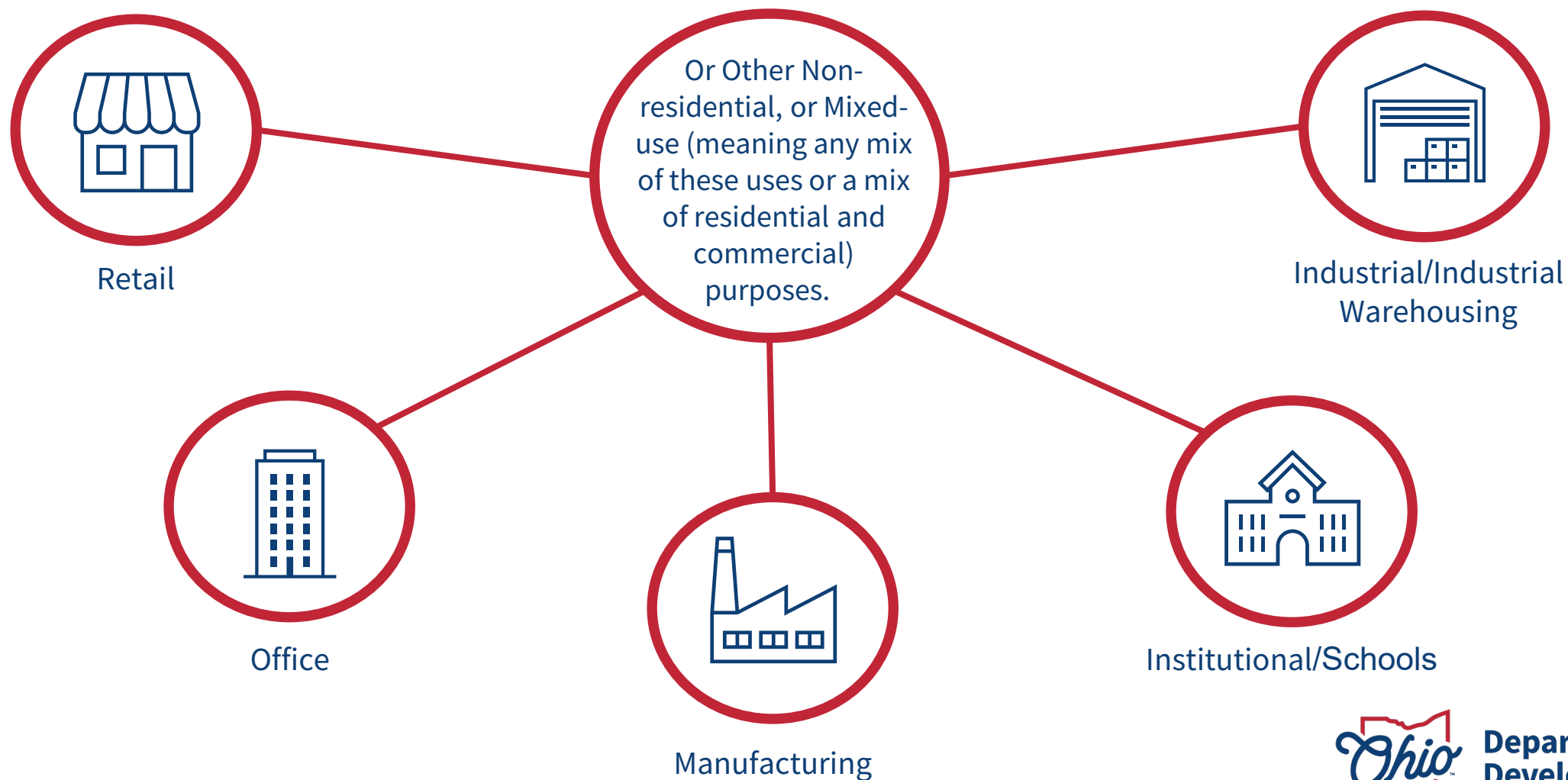


Mixed-use



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Eligible Properties – Commercial



Eligible Properties – Residential

Currently/Previously Used
as Residential Dwelling

OR

Connected to Structure
Currently/Previously Used
as Residential Dwelling as a
Mixed-use

Residential dwelling structures
affixed to the land (non-mobile)



Zoned for Residential Use



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Eligibility Requirements – Barns & Silos

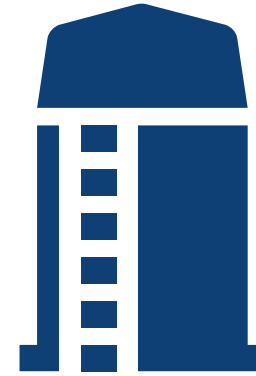


Barns

Zoned as Commercial,
Residential, or Mixed-
use

AND

House on the same
property is also being
demolished



Silos

Zoned/Land Use Code
Commercial Use



**Eligibility
Determined on Case-
by-Case Basis**

Eligibility Requirements – Partial/Internal Demo



Interior and Partial Demolition
if necessary for an eligible structure to be
demolished



**Eligibility Determined
on Case-by-Case Basis**

Eligibility Requirements – Historical Properties



Historic Review/Assessment



**Eligibility Determined
on Case-by-Case Basis**

Historical Properties – SHPO Waivers



Ineligible

Any property individually listed on **National Register of Historic Places (NRHP)** or a contributing building in a historic district listed on the NRHP.



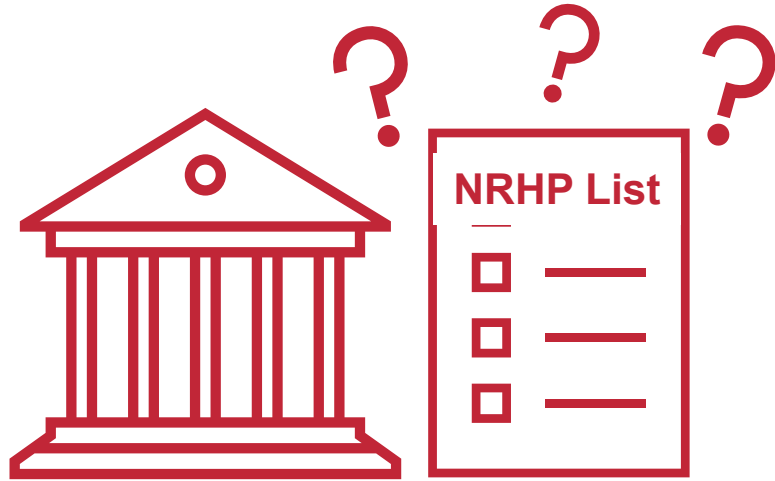
SHPO Waiver



Eligible

Compliance with all policies of **Ohio's State Historic Preservation Office (SHPO)** and completion waiver form required.

Historical Properties – SHPO Waivers



Ineligible

Property **not listed** on the NRHP but applicant is aware it **may be eligible for listing** in the NRHP and no local historic review authority exists, grantee must notify SHPO prior to demolition and adhere to any SHPO requirements.



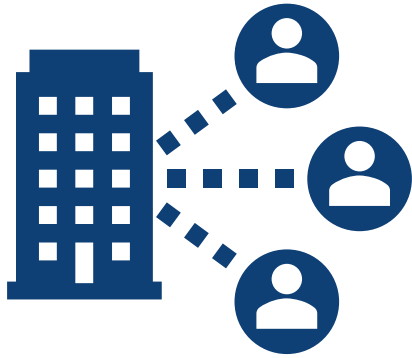
SHPO Waiver



Eligible

Compliance with all policies of **Ohio's State Historic Preservation Office (SHPO)** and completion waiver form required.

Ineligible Properties



Occupied

Unless they are contiguous and/or connected to a vacant/abandoned and blighted structure that will be demolished.



Structures Used for Agricultural Purposes



Brownfields



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Ineligible Properties - Brownfields



“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. The contamination to be remediated is required at the subsurface level...”

*Demolition projects requiring **asbestos abatement** are eligible

Is Your Property a Brownfield?



Suspected Brownfield?

Industrial uses or commercial structures.

Ex: Auto shops, dry cleaners, print shops, paint supply shops, abandoned USTs, etc.



Due Diligence

Please provide any documents below if available:

NFA, CNS, Phase I/II Assessment, Historical Use Records, Project Cleaned up in Development Brownfield Program, etc.



When in Doubt, Ask.

Eligibility Determined on Case-by-Case Basis



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Application Process – Letters & Access



**Lead Entity
Letter of Intent**



**Grant User Access
Forms**



OH|ID

Lead Entities must create an OH|ID account (email must match what was submitted in User Access Form)



**Applications Open
October 29, 2025**



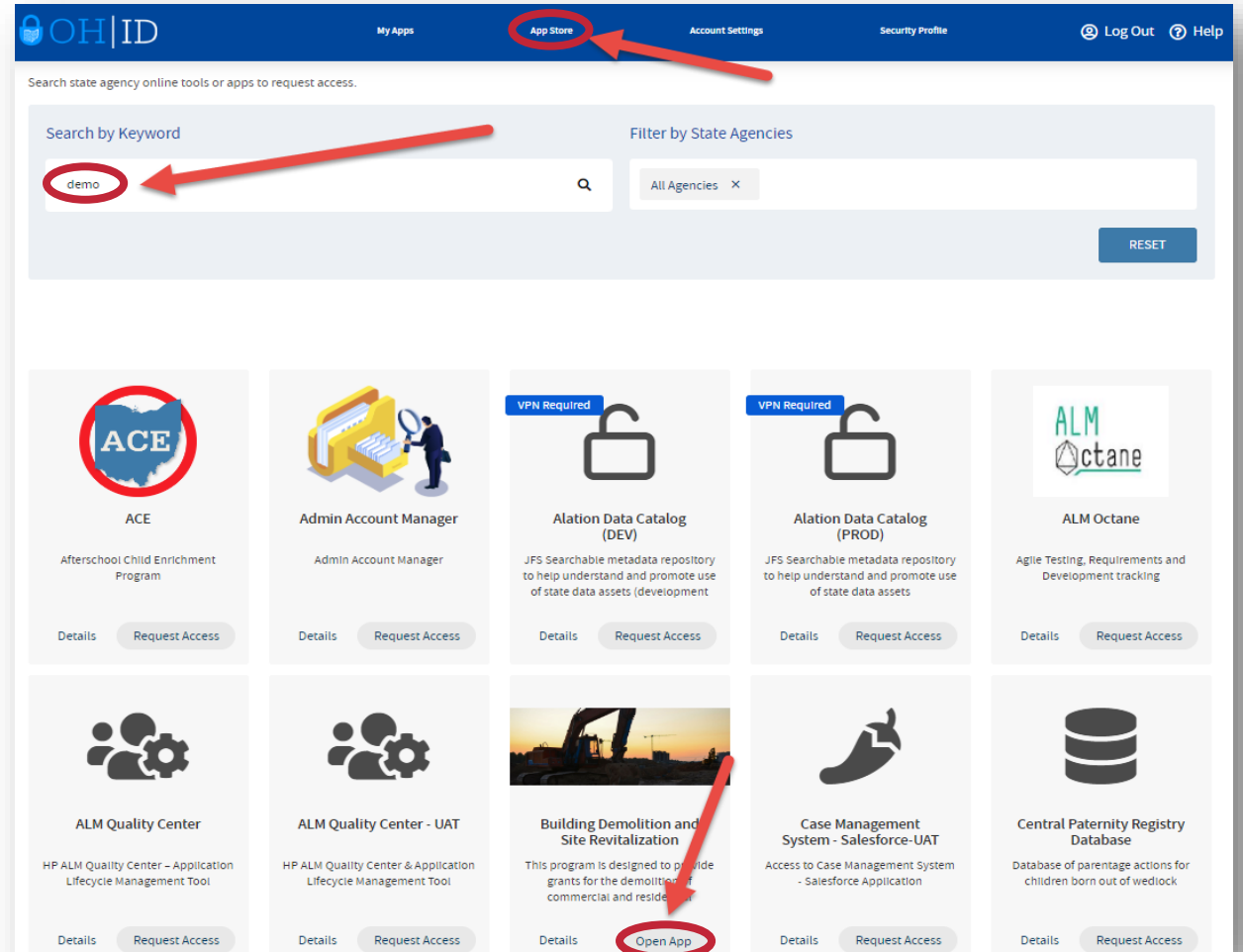
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Application Process – Application Access

Step 1 Go to: <https://auth.ohid.ohio.gov/login>

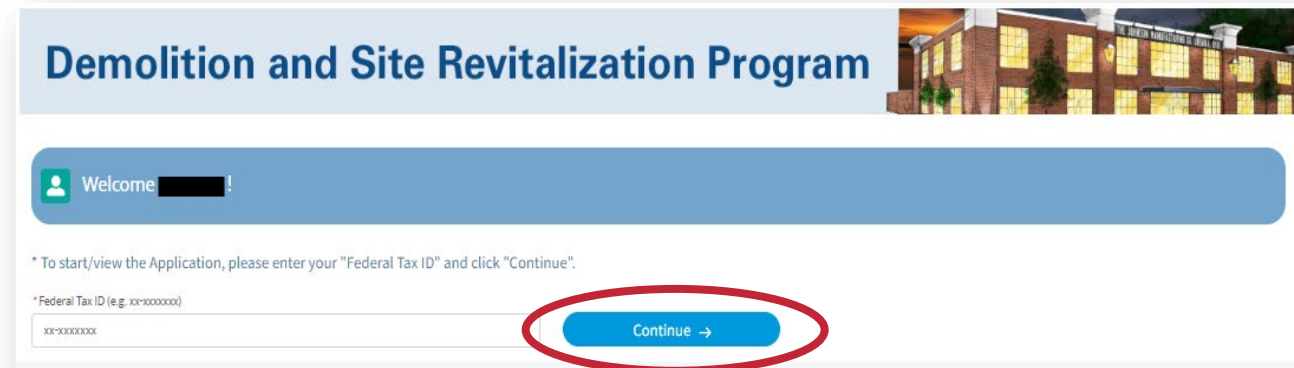
Step 2

- Click on **App Store**
- Search **Demolition**
- Returning users: **Open App**
- New users: **Request Access**



Application Process – Application Access Cont.

Step 3 Enter Federal Tax ID and click *Continue*.



Demolition and Site Revitalization Program

Welcome [redacted]!

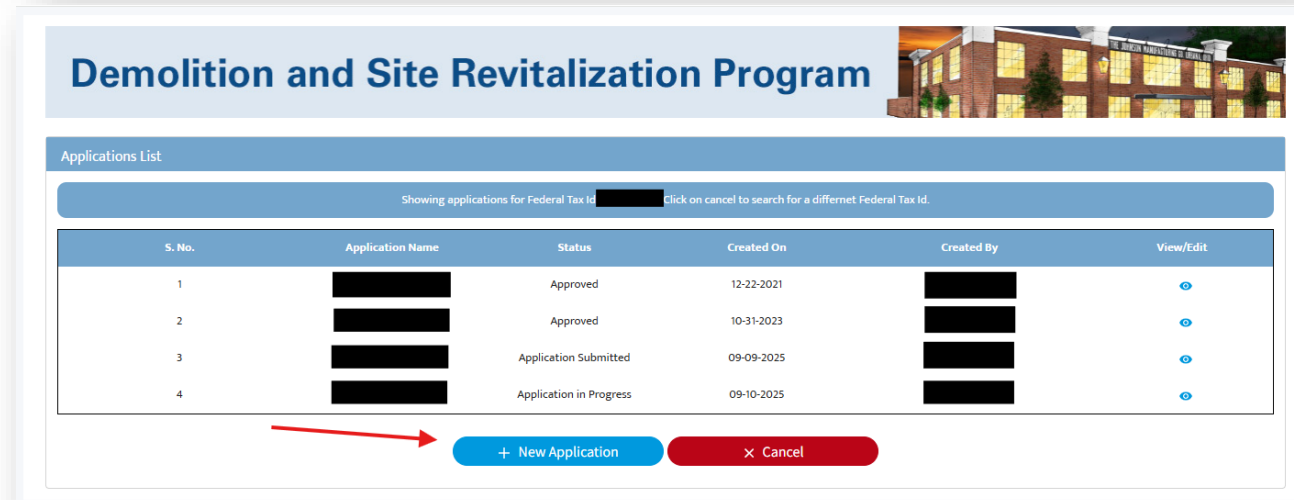
* To start/view the Application, please enter your "Federal Tax ID" and click "Continue".

* Federal Tax ID (e.g. xx-xxxxxxx)

xx-xxxxxxx

[Continue →](#)

Step 4 Click *New Application* when the application opens **October 29, 2025**.



Demolition and Site Revitalization Program

Applications List

Showing applications for Federal Tax ID [redacted]. Click on cancel to search for a different Federal Tax ID.

S. No.	Application Name	Status	Created On	Created By	View/Edit
1	[redacted]	Approved	12-22-2021	[redacted]	View
2	[redacted]	Approved	10-31-2023	[redacted]	View
3	[redacted]	Application Submitted	09-09-2025	[redacted]	View
4	[redacted]	Application in Progress	09-10-2025	[redacted]	View

[+ New Application](#) [× Cancel](#)

Application Process – Claiming Reserved Funding



All Projects Identified

- ✓ Complete all tabs in application
- ✓ Include PACE/budget justification
- ✓ Submit application



All Projects Not Yet Identified

- ✓ Complete all applicable tabs in application
- ✓ Include cost estimates in Budget tab
- ✓ Provide PACE/budget justification for any identified projects (if applicable)
- ✓ Submit application

Application Process – Submission Deadline



**Applications claiming reserved funds due by
5 p.m. on November 19, 2025.**

Application Process – Project Submission



- ☐ Applicant Contact Information
(indicating authorized signatory)
- ☐ County Represented
- ☐ Budget Categories
- ☐ Budget Justification/PACE



- ☐ Scope of Work
 - ☐ Project Name
 - ☐ Estimated Start/End Date
 - ☐ Project Location
 - ☐ Project Description
 - ☐ Anticipated Location End Use



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Application Process – Documentation



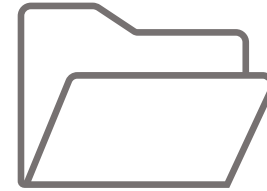
Required Documentation

- ✓ Verification of Blight
- ✓ Verification of
Vacancy/Abandonment
- ✓ Before Project Pictures
- ✓ Property Ownership
- ✓ Proof of Access
- ✓ PACE Budget Justification



If Applicable

- ✓ Subrecipient Agreement(s)
- ✓ Environmental Site
Assessments (Phase I/II, LSI,
etc.)



Optional

- ✓ Contracts
- ✓ Permits
- ✓ Asbestos Surveys*

***required for reimbursement**

Application Process – Adding New Projects



All Projects Not Yet Identified

Recommendation:

- Submit projects in batches *to allow for a faster cure.*

- 1) **Open** application
- 2) **Add** new project information in Scope of Work
- 3) **Re-submit** application
- 4) **E-mail** updated PACE/budget justification via redvelopment@development.ohio.gov, Subject: *Demo PACE - County Name, Grant Number*

Application Process – Project Submission Deadline



**All projects to utilize full reserved funds must be submitted by
5 p.m. on May 1, 2026***

*Unobligated reserved funds will be rolled over into the
competitive application round in FY27.

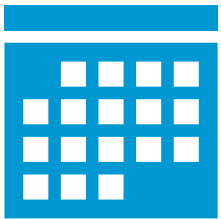
Application Process – Guideline Updates

Please be aware of the following updates:

- **Budget PACE** is required to justify requested funds per project. These should be supported by cost estimates, contracts, or prior projects.
- **Administrative costs** cannot be reimbursed to a private entity.
- **Match** funding is not required for FY 2026 projects.

Application Process – Dates & Deadlines

Oct. 29, 2025



Applications
Open

Nov. 19, 2025



Applications Claiming
Reserved Funds

Due by 5 p.m.

As Soon as Possible



Award Announcements
and Grant Agreements
Issued

May 1, 2026



All Projects Utilizing
Reserved Funds

Due by 5 p.m.

FAQs Rehabilitation/Revitalization

Can funds be used for *rehabilitation* instead of demolition?

- **No.** Funds legislatively set to cover demolition purposes. Once demolished, site can be revitalized.

Can funds be used to *revitalize* properties that have been previously demolished?

- **No.** This program provides for site revitalization at properties that have been demolished through this program. Applications for revitalization of properties alone that were previously demolished are not allowable.

What does site *revitalization* include?

- **Two eligible post-demolition cost categories:**
 - **Required costs:** Grading and seeding is required for all projects contiguous or non-contiguous. Public sidewalks repair, curb or catch basin repair is required for all projects contiguous or non-contiguous.
 - **Optional costs:** Greening and improvements AND architectural elements (**capped at \$5,000 per project**).

Rehabilitation



Revitalization



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FAQs Prevailing Wage Rates and Labor Standards

Applies if the cost of the project* is expected to exceed \$75,000, excluding maintenance costs and costs of hiring professional services vendors.

- * Prevailing wage rates are based on the **entire pool of money (i.e. grant amount)**, NOT individual projects. As Demolition Program Grants exceed the \$75,000 threshold, prevailing wage rates are likely to apply to all projects within the grant.

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

Prevailing Wage



Wage & Hour Administration



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FAQs Ohio EPA Requirements

What are your obligations?

- Owner/Operator Obligations include:
 - Asbestos building inspection (survey)
 - 10-day OEPA Notification
 - Follow specific work practices
 - Proper handling and disposal
 - Training, certification, and licensing

The screenshot shows the 'Notification of Demolition and Renovation/Abatement' form from the Ohio Environmental Protection Agency. Section 1: General Information includes fields for Notification #, Postmarked date, Received date, and a checkbox for Hand-Delivered. It also contains a section for Notification Information with checkboxes for Original, Revision # (count), Installation, Emergency, Annual, Cancellation, and NESHAP Residential Exemption. A Project County field is also present. Section 2: Owner, Asbestos Abatement Contractor, Billing and Fire Department Information is partially visible at the bottom.

When is an OEPA notification of demolition and renovation form required? [OAC 3745-20-03 and OAC 3745-22-04(C)(4)]

- **Every demolition, regardless of whether asbestos is involved.** The original notification must be postmarked or hand delivered to the Ohio EPA Central Office at least 10 working days (Monday-Friday excluding weekends) before operations begin.

For regulatory clarifications or questions, please contact the asbestos program at 614.466.0061 or by e-mail at asbestos@epa.ohio.gov.

Questions?

Program Information

www.development.ohio.gov/demolition

Program Inquiries

redvelopment@development.ohio.gov

Acronyms

CNS	Covenant Not to Sue
NFA	No Further Action Letter
NRHP	National Register of Historic Places
OEPA	Ohio Environmental Protection Agency
SHPO	Ohio State Historic Preservation Office



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