

Brownfield Remediation Program Fiscal Year 2027 Webinar

Aug. 4, 2026

Office of Community Infrastructure
Community Development Division



Department of
Development

Webinar Structure

Presentation Overview

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

Q & A

- Click the **Q & A button** to ask a question.



Grant Program Overview

Purpose

- To award grants for the assessment or remediation 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 96, State Fiscal Year 2027
- Approximately **\$120,000,000** to be awarded for FY27
 - All applications evaluated on a merit-based selection system.
 - This includes FY26 county set-aside funds that were not claimed by June 30, 2026.



Key Dates

Application dates to note:

- Applications open ***Aug. 11, 2026, at 10 a.m.***
- Applications must be submitted by ***Sept. 11, 2026, at 5 p.m.***

Grant period of performance:

- FY 2027: **Begins July 1, 2026**
- All grant agreements will expire *one year* after announcement date.

Applications must meet the following criteria:

1. Access to the project property.
2. Site must be fully assessed.
3. Entities that caused or contributed to the contamination of the property cannot be an applicant or eligible partner.
4. Must provide a Remedial Action Plan (RAP) that includes all necessary work to be performed to bring site back into productive use.
5. Clearly identify a cleanup standard that is to be achieved.

What is acceptable access documentation?

- Proof of ownership of property.
- Signed access agreement between Lead Entity and current property owner and lessee, if applicable.
- Legal documentation showing acquisition of property has begun with an anticipated timeline of acquisition.
 - **Probate**
 - **Foreclosure**
 - **Condemnation**
 - **Proof of sale/Purchase Agreement**
 - **Other applicable scenarios**

How to demonstrate a site is fully assessed:

- All cleanup grants must have the property fully assessed, with those assessments being recent and reliable, before Development can consider the project for funding.
- A site must be fully assessed for Development to understand the full extent and cost of cleanup needed at the proposed site.
- Possible assessments that should be provided at the time of application:
 - **Phase I/II Environmental Site Assessment(s)**
 - **Asbestos Surveys**
 - **Tier I/II Source Investigations**

Eligible Applicants

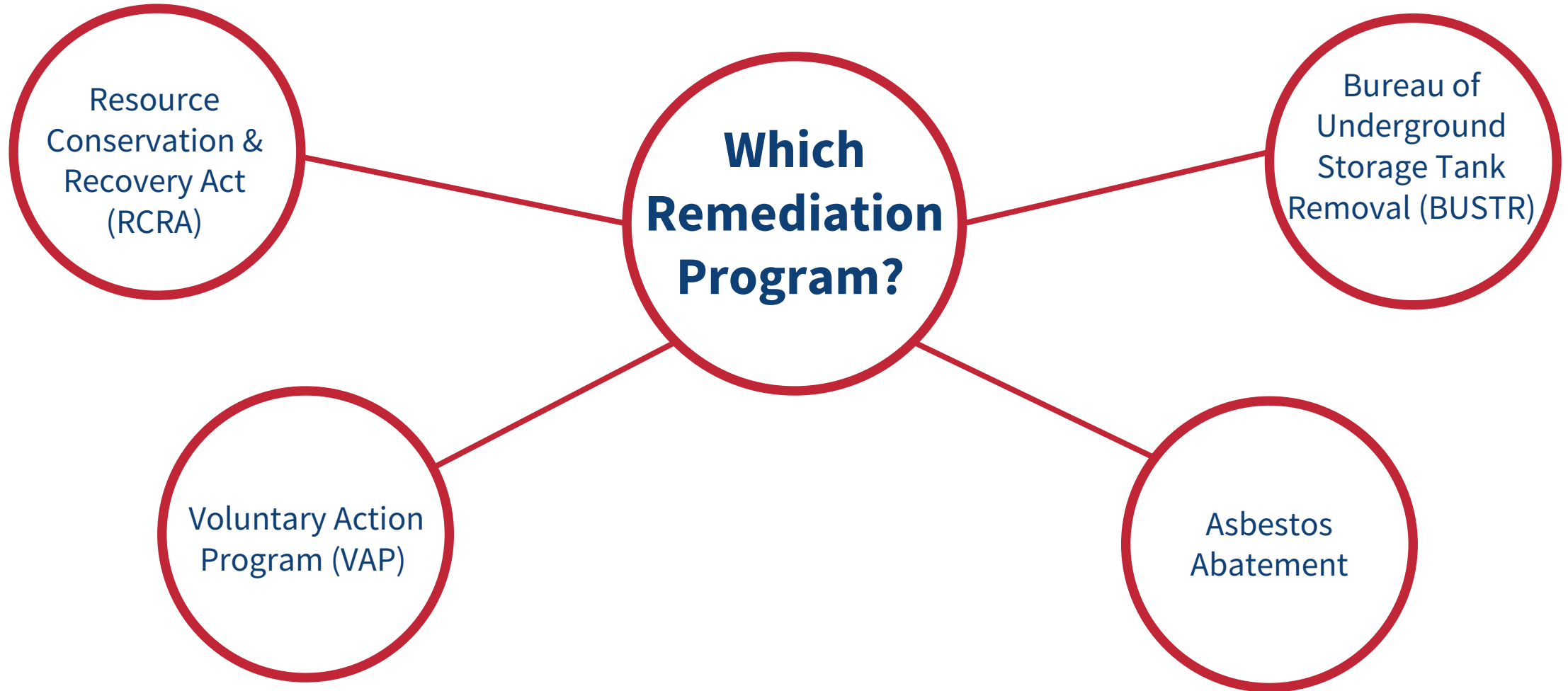
- **One Lead Entity may apply per project application.**
 - A “Lead Entity” means a county, township, municipal corporation, port authority, conservancy district, park district or other similar park authority, county land reutilization corporation, or organization for profit.
- **Applicants that caused or contributed to the contamination of the property cannot be an eligible partner.**
 - All applicants, property owner(s), and project partners are required to provide a signed Clean Hands Affidavit in the online application at the time of applying.

What is a Project Assumption and Cost Estimate (PACE) and a Remedial Action Plan (RAP)?

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.

Cleanup Standards



Project Deliverables

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

Application Process – Eligibility Questions

Did the applicant and/or recipient of grant funding cause or contribute to the contamination on the site?

- All applicants and partners *must* be able to sign a Clean Hands Affidavit.

Does the applicant currently own, have access to, or have a purchase agreement in place for the property?

- All applicants must have access to the site at the **time of application**.

Is the site fully assessed?

- All grants must have the property fully assessed, with those assessments being recent and reliable, before Development can consider the project for funding.

Does the Remedial Action Plan (RAP) or other remediation plans fully address all cleanup necessary on the site to bring the site back into productive use?

- The RAP or other remediation plan must detail the planned activities for cleanup. This must include cost estimates provided by a Certified Professional or engineer.

Has the project previously received a cleanup/remediation grant in the BRP?

- Gap funding is not available for this round of funding.

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."



Eligibility- Historic Properties



- Historic properties must be in compliance with all policies of **Ohio's State Historic Preservation Office (SHPO)**
 - Any property individually listed on National Register of Historic Places (NRHP)
 - Contributing building in a historic district listed in the NRHP

Cleanup/Remediation



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



\$5 million maximum award in FY 2027.*



Assessment work must be completed before applying.

*Up to \$10 million at the discretion of the Director

Priority Investment Areas (Brownfield and Coal Mine)

- Properties designated a Priority Investment Area, pursuant to Ohio Revised Code Section 122.161, are considered eligible properties.
- For consideration of funding under the Priority Investment Area, applications must include:
 - **Resolution/ordinance designating site as a Priority Investment Area.**

AND (if applicable)

- **Documentation of Development's approval and designation of a site as a Priority Investment Area.**

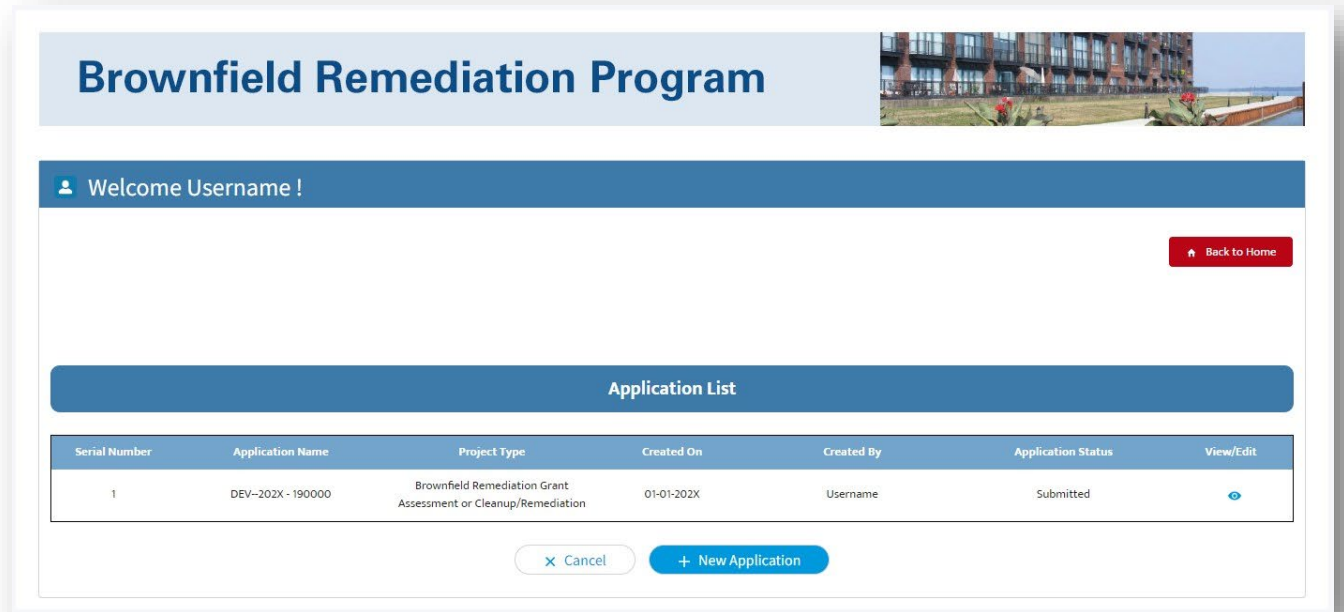
Application Process – Creating an Application

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 **August 11, 2026**.



The screenshot displays the 'Brownfield Remediation Program' web application. At the top, there is a header with the program name and a background image of a modern building. Below the header, a blue bar contains a welcome message 'Welcome Username !' and a 'Back to Home' button. The main content area features an 'Application List' table with columns for Serial Number, Application Name, Project Type, Created On, Created By, Application Status, and View/Edit. A single application is listed with Serial Number 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, there are 'Cancel' and 'New Application' buttons.

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	

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.

A remedial action plan (RAP).

Clean Hands Affidavit

Photos and surveys or plat maps identifying the site

Full site assessment.

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

Eligible Grant Expenses

Costs 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.

Eligible Grant Expenses: Demolition and Infrastructure Costs

Demolition performed at a brownfield and the installation or upgrade of the minimum amount of infrastructure that is necessary to make a brownfield operational for economic development activity are eligible expenses.

Infrastructure can include, but is not limited to, costs related to:

- Water
- Sewer
- Electric
- Gas
- Broadband

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.

When is a subrecipient agreement needed, and who is an eligible subrecipient?

- Subrecipient agreements are necessary only when the Lead Entity wants to designate grant administration to an 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.**

Application Evaluation Criteria

- **Economic merit of the project to the county, surrounding counties, and state**
 - Example documentation: economic impact analysis, investment commitment letters, pro forma financials, a market impact study, letters of intent for future business tenants, housing development documentation, housing needs and community impact analyses, an environmental impact statement, etc.
- **Ensuring that projects are awarded in different regions of the state.**
- **Readiness of the project to begin upon notification of award.**
 - Example documentation: Permits in place, local support, engineering plans, etc.
- **Local support of the proposed project.**
 - Example documentation: Resolutions, ordinances, or letters of support.

Application Process – Awards



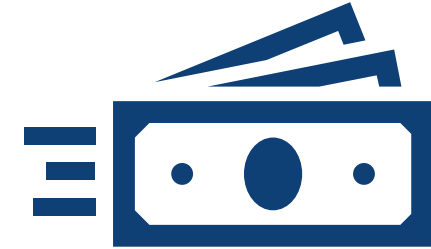
Review Process

Applications are reviewed on a merit-based evaluation criteria.



Award Announcements

Made as soon as possible.



Spending Funds

Grant Agreement end date
One Year after Award Announcement.

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](#)

Prevailing Wage



**Wage & Hour
Administration**



Application Process – Guideline Updates

Please be aware of the following updates:

- Only cleanup/remediation projects will be awarded this round.
- Eligible cleanup/remediation projects can receive a maximum grant amount of \$5 million; up to \$10 million at the discretion of the Director.
- Gap funding is not available.
- Applications continue to be selected for award on a merit-based scoring criteria.
- Properties designated a Priority Investment Area, pursuant to Ohio Revised Code Section 122.161, are considered eligible properties.

Questions?

Program Information

[Brownfield Remediation Program |
Development \(ohio.gov\)](#)

Program Inquiries

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Acronyms

CNS	Covenant Not to Sue
NFA	No Further Action Letter
OEPA	Ohio Environmental Protection Agency



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