



People.
Land.
Prosperity.

BROWNFIELDS 101 INFORMATIONAL DECK

APRIL 2018

WHAT ARE BROWNFIELDS?

Brownfields are former industrial or commercial sites where future use is affected by environmental contamination

- Sites are unusable for development, discourage investment, and hinder economic growth

There are more than 9,000 brownfields throughout Ohio, found in every county.

- There are as many brownfields as fast food restaurants across the state





CAUSES OF BROWNFIELDS

Market Forces

- Business expansion in suburban/greenfield areas
- Business closure/relocation

Remediation Concerns

- Liability/ownership concerns
 - Uncertainty of property owner when no clear owner is known
- Financing considerations (wariness of bank lending)
- Timing/delays for remediation



ISSUES CREATED BY BROWNFIELDS

Vacant buildings and empty lots create an eyesore for the community and invite vandalism

Blight discourages investment in communities

Additional infrastructure is needed as urban sprawl increases with shift from urban to suburban

Increased taxes/loss of tax revenue base as revenue sources shift from urban core to suburban areas



WHY REMEDIATE BROWNFIELDS?

- Unlocks latent land and provides redevelopment opportunities
- Economic development through residential, commercial, and industrial business development
- Remediation brings millions of dollars in additional investment to a community
- Job creation



MANUFACTURING JOBS CREATED AT REDEVELOPED SITE IN SPRINGFIELD



Former Navistar
Site before
demolition.



Topre Building
under construction
at the Champion
Business Park

Fast Facts:

- \$2.2 million CORF Grant
- \$9.8 million investment in private funds
- 60 acre remediation
- New 176,000 ft² building
- 140 employees
- \$66 million capital investment



CLEAN OHIO REVITALIZATION FUND (CORF)

The former state brownfield program provided catalytic dollars to local governments and developers to evaluate contamination and support cleanup activities

CORF provided \$400 million to 164 projects between 2002-2013

- Projects occurred in 127 communities throughout 61 counties in the state

The program received **strong bipartisan support**



THOUSANDS OF MEDICAL RESEARCH JOBS CREATED THROUGH REDEVELOPMENT OF PREVIOUS INDUSTRIAL SITE IN CINCINNATI



Former Nutone
Property before
Demolition



Future plans for
the Madison
Center Campus

Fast Facts:

- \$3 million CORF grant
- \$6 million investment through private funds
- Received a Covenant Not to Sure (CNS) from OEPA in 2015
- Medpace's \$30M investment and expansion plans for a total of 1,900 jobs and an annual payroll of \$116 million
- Follow on investments including a 217-room hotel and conference center, 160,000 ft² of office space, and 75,000 ft² of commercial space



CORF SUCCESSES

A 2013 GOPC research study found that state investment has a proven ROI:

- **One state dollar invested** through CORF **generated at least \$4.67** in new economic activity
- For **every one job created or sustained** through activities directly tied to a remediated brownfield, more than **one additional job was indirectly created or sustained**
- **\$500 million** in household and business earnings were generated annually by remediated sites
- **\$1.4 billion** annually contributed to the state's GDP, as a result of remediated sites.



CURRENT BROWNFIELDS REMEDIATION PROGRAMS

Brownfield remediation programs current exist through:

- JobsOhio
- Ohio Environmental Protection Agency
- Ohio Water Development Authority
- Ohio Development Services Agency

These programs often target specific site types or only offer loans, which limits redevelopment possibilities



A CLOSER LOOK: JOBSOHIO

In 2016, JobsOhio awarded \$16.1 million in loans and \$15.5 million in grants to assist 45 projects

In 2017, JobsOhio awarded \$17 million in loans and \$39.1 million in grants to assist 58 projects

JobsOhio's program is becoming more flexible with regards to the allocation of funding, with an increase in grant funding

However, each community has varying needs – and sites that are suitable for housing, green space, or mixed-use do not always fit in the JobsOhio criteria

Sometimes, communities need a site that is shovel ready, but do not have an end user identified



DECLINE IN BROWNFIELDS WORK

Brownfield remediation has considerably declined since CORF ended in 2014

In 2016, GOPC surveyed economic development officials and experts in a diverse group of 13 counties. The study found

- Brownfields remediation across the state has decreased dramatically
- Projects now focus on smaller, simpler projects (i.e. asbestos removal and removal of underground tanks)
- Communities are opting to forgo VAPs with the EPA

Bottom Line: Larger, and usually more contaminated, sites are going untouched, hindering development opportunities



CLEAN OHIO 2.0

GOPC, working with public and private partners, is developing and stewarding a statewide “Clean Ohio 2.0” coalition to advocate for improved financial support and regulatory reform for brownfield remediation.

GOPC is advocating for an investment strategy that is flexible and complements existing state and federal programs.



POLICY PLATFORM - CLEAN OHIO 2.0

GOPC's policy platform to gubernatorial candidates and state legislators:

- **Streamline Ohio EPA's Voluntary Action Program (VAP)** by providing options in addition to the covenant not to sue. Make regulatory reforms for legal assurances from the state to prospective landowners and real estate developers who did not contaminate a site under consideration.
- **Establish Clean Ohio Revitalization Fund 2.0**, a program for brownfield clean-up and revitalization – designed for long-term stability. With funding of \$25 million annually, this funding would complement and enhance current brownfield programs focused on industrial expansion.



BECOME INVOLVED WITH GOPC'S BROWNFIELDS WORK

If you are interested in learning more about GOPC's brownfield initiative, please contact Aaron Clapper at aclapper@greaterohio.org or via phone 614-224-0187.



RESOURCES

For information on GOPC's "Clean Ohio 2.0" work:

<https://www.greaterohio.org/redeveloping-brownfields/>

For information on the economic impacts of brownfields redevelopment in Ohio:

<https://www.greaterohio.org/clean-ohio/>

