

**Clean Ohio Revitalization Fund Selection Methodology
Sustainable Reinvestment Track**

Economic Benefit: Maximum 17 points				
Measure	Definition	Points		Rationale
Infrastructure usage (Max. 5 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	5	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	3	
		In addition to water and sewer lines, property is serviced with any two of the four types of infrastructure	1	
Vacant property (Max. 6 Points)	The property is not currently occupied or used.	The project will redevelop an abandoned or vacant property	6	Creates a preference for abandoned or vacant sites producing no tax revenue and not involving relocation issues.
Acquisition (Max. 6 Points)	At the time of application, the applicant, non-profit organization or the development partner owns or controls the property with no need for further acquisition.	Yes	6	Creates a preference for sites where applicants, non-profit organizations or development partners have already invested dollars into the project.
		No	0	

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Environmental Improvement: Maximum 25 points				
Measure	Definition	Points		Rationale
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	5	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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Measure	Definition	Points		Rationale
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	5	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	5	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	3	
		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	5	

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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.	2	Recognizes PRP contributions to the project based on value of property donation.
		If no,	0	
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.
Green Remediation	Remedy selection is based on 1) AIR - minimizing air pollution impacts, 2) WATER - minimizing water pollution impacts, 3) LAND - reducing waste generation and maximizing reuse and recycling of fill and other materials, and 4) ENERGY - reducing energy use and increasing efficiency.	Implementing all four strategies	4	Remedies that consider, not just risk to receptors, but also conserving natural resources, minimizing the environmental footprint, protecting human health and the environment on a larger scale, and considering local community impacts.
		Implementing three strategies	3	
		Implementing two strategies	2	
		Implementing only one strategy	1	
Demolition / Deconstruction	The process of dismantling an existing structure specifically for re-use, re-sale, recycling, and waste management. Encourage the re-use or re-sale of any usable equipment and/or appliances within the structure. Encourage the recycling of common building materials like wood beams, old bricks, stone blocks, or other materials for either another building or some other end-product. Encourage waste minimization by using as much of the un-usable building materials as engineered fill either on the property or nearby.	Excluding steel and concrete: Re-use or recycle more than 50% of other building material and useable equipment or appliances. Re-use or recycle less than 50% of other building material and useable equipment or appliances. (Note - % determined by weight or number of items)	2 1	A “demolition” method that maximizes the re-use of building materials and minimizes or eliminates the long-term disposal of debris, thus saving resources.

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Match: Maximum 5 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 grant funds.
		30% - 39.99% match participation	1	
Percentage Participation for Infrastructure (Max. 2 Points)	Percent of total match dollars invested or to be invested toward infrastructure activities. (May include dollars borrowed from public loan program by a private entity.)	Greater than 40% private participation	2	Demonstrates commitment to the property for future investment beyond cleanup.
		10% - 39.99%	1	

Benefit to low income: Maximum 5 points				
Measure	Definition	Points		Rationale
Location of Property (Max. 5 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.	30% or greater poverty	5	Redevelopment of brownfield properties can serve as an economic stimulus in low-income and minority areas
		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 12 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 stormwater or wet weather management plan, 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	5	A development plan demonstrates a community vision and commitment of resources to the 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; 4) a stormwater or wet weather management plan or, 5)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	1	
Local Letters of Support (Max. 5 Points)	Applicant provides local letters of support from organizations and entities supporting the proposed project.	6 or more letters of support	5	Letters of support provide evidence as to the level of local commitment for the project
		3 – 5 letters of support	2	
Reuse of Architectural Significant Structures (Max. 5 Points)	Portions of the existing structure(s) are recycled for use back into the project or at other projects in the community.	Reuse of an architectural significant structure included as part of the project plans:		Preserves local history and character enriching the community for residents and visitors and attracting business and investment to the area.
		Yes	2	
		No	0	

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Combination of Uses: Maximum 5 Points				
Measure	Definition	Points		Rationale
Combination of Funding Uses (Max. 5 Points)	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	5	Encourages projects to consider permanent incorporations of green space utilizing other Clean Ohio programs enhancing Ohio's quality of life.
		Properties directly adjacent have been awarded funding through any other Clean Ohio Fund program	3	

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.

Bonus Points: Maximum 5 Points				
O.H.I.O. Hub / Economic Development Innovation Zones (Max. 5 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. .	5	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	3	

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Category Specific Measures: Maximum 30 Points - Signature Parks and Green Infrastructure				
Measure	Definition	Points		Rationale
Creation of Green space / Public Space	The percentage of project property to be utilized as green space or public space above the required 80% threshold	90 – 100.00%	5	Creation of green space and public space increases the quality of life for residents in the project area and increases the attractiveness to other local features.
		80-89.99%	3	
Alternative Energy	The project will incorporate the use of an alternative energy source providing power to the site.	Project will include an alternative energy component	2	Incorporation of an alternative energy source lowers energy costs to the community and utilizes a sustainable resource.
Property Size	The project property is larger than the minimum required 1.5 acres.	Larger than 3 acres	3	Larger projects will have a greater impact on the community and the environment.
		2.1 – 2.9 acres	2	
		1.5 – 2.0 acres	1	
Signature Elements	Project Property plan includes signature elements for public use	Plan includes 4 or more elements	5	Unique features enhance the quality and attractiveness of the site.
		Plan includes 1-3 elements	3	
Community Connectivity	The project property must show connectivity and walk-ability to the community in which it is located.	Project property is located within ½ mile of residential area or neighborhood	5	Connections to residential, commercial, retail, and greenspace areas are critical to the project's overall impact and success.
		Project Property is connected to or provides a connection to an existing pathway or trail	5	
		OR Project Property is within ½ mile of an existing pathway or trail	3	
		Project Property is located with ¼ mile to at least 10 basic services	5	
		OR Project property is located within ½ mile to at least 10 basic services	3	

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Category Specific Measures: Maximum 30 Points - Urban Waterfronts				
Measure	Definition	Points		Rationale
Creation of Mixed Use Space	The percentage of project property to be utilized as mixed use up to the 20% maximum.	15 – 20.00%	5	Creation of mixed use spaces increases the potential for development opportunities and quality of life for residents in the project area.
		10-14.99%	3	
		5 – 9.99%	1	
Alternative Energy	The project will incorporate the use of an alternative energy source providing power to the site.	Project will include an alternative energy component	2	Incorporation of an alternative energy source lowers energy costs to the community and utilizes a sustainable resource.
Property Size	The project property is larger than the minimum required 1.0 acres	Total Project property area:		Larger projects will have a greater impact on the community and the environment. Increases the potential for development opportunities.
		3.0 or more acres	3	
		2.1-2.9 acres	2	
		1.5 - 2.0 acres	1	
Water Frontage	The amount of project property which is adjacent to the water front	Total project property along the waterfront:		Project property with greater water frontage increases the potential for development opportunities and community connectivity.
		500 linear feet or more	3	
		350 - 499 linear feet	2	
		250 - 349 linear feet	1	
Private Match	Private dollars invested in the total project cost. (May include dollars borrowed from public loan program by a private entity.) Percentage is based on the total match committed	Greater than 40% private participation	2	Demonstrates private market commitment to the property.
		10.00% – 39.99%	1	
Community Connectivity	The project property must show connectivity and walk-ability to the community in which it is located.	Project property is located within ½ mile of residential area or neighborhood	5	Connections to residential, commercial, retail, and greenspace areas are critical to the project's overall impact and success.
		Project Property is connected to or provides a connection to an existing pathway or trail	5	
		OR Project Property is within ½ mile of an existing pathway or trail	3	
		Project Property is located with ¼ mile to at least 10 basic services	5	
		OR Project property is located within ½ mile to at least 10 basic services	3	

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Category Specific Measures: Maximum 30 Points – Cleanfields / Brightfields (Wind and Solar)				
Measure	Definition	Points		Rationale
Access to Connection	Project has received notification via letter from participating electric company regarding the potential for either net-metering or generation on the site	Letter from electric company	12	Creates a preference for projects with correspondence from the electricity provider for the project property.
Direct Net-Metering	Project will result in the net-metering of an existing entity.	Net-metering to an industrial facility, commercial facility, residential community at a minimum of 25kW capacity.	7	Net-metering provides the amount or a portion of the power required for an existing facility to operate reducing the amount of energy consumed from conventional sources.
Property Size	Project will result in a energy generation facility that exceeds 25 acres minimum property size.	Project property acreage: 75 acres or greater 25-74 acres	7 4	Creates a preference for properties with more acreage as the production capacity directly correlates to property size.
Private Match	Private dollars invested in the total project cost. (May include dollars borrowed from public loan program by a private entity.) Percentage is based on the total match committed	Greater than 40% private participation 20.00 – 39.99% 10.00 – 19.99%	4 3 1	Demonstrates private market commitment to the property.

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PROJECT SCORE CARD

Economic Benefit	17
Environmental Benefit	25
Match	5
Benefit to Low Income	5
Project Viability	12
Combination of Uses	5
Loans	1
Base Score: Total potential base score	70
Bonus Points: O.H.I.O. Hub / Economic Development Innovation Zones	5
Category Specific Points: Signature Parks and Green Infrastructure	30
Category Specific Points: Urban Waterfronts	30
Category Specific Points: Cleanfields and Brightfields (Wind and Solar)	30
Maximum Score to Clean Ohio Council:	105