



Revitalizing Ohio's Brownfields



An Initiative of Greater Ohio Policy Center

REVITALIZING OHIO'S BROWNFIELDS PRESENTS

Preparing & Prioritizing: Assembling a Plan of Action for Brownfield Remediation Projects

A Brownfield Webinar Series

November 10, 2021

11:00am - 12:00pm





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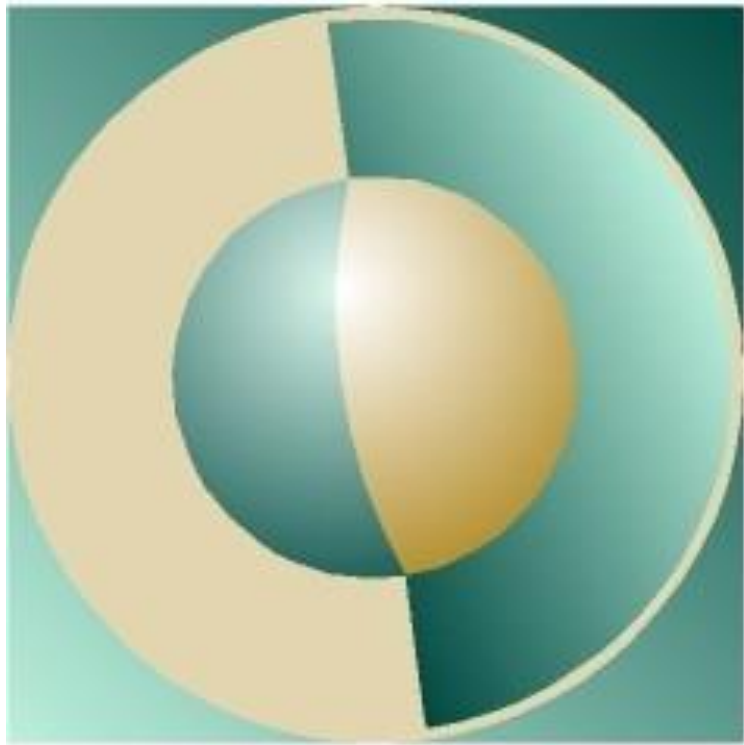
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WELCOME & HOUSEKEEPING

Today's Panelists:

- Craig Kasper, Executive Vice President | Hull & Associates, LLC
- Sarah Lown, Public Finance Manager | Western Reserve Port Authority
- David Ebersole, Director of Economic Development | City of Cleveland
- Jeffrey Harris, Public Financing Attorney | Bricker & Eckler, LLP

Webinar Housekeeping

- Participants are in listen-only; please submit questions through the chat box (found by clicking "more" → "chat.") We will hold time at the end for Q&A.
- Today's webinar will be recorded. The recording will be posted to OhioBrownfields.Com.



Craig Kasper, Hull & Associates



EVERY COMMUNITY HAS BROWNFIELDS



WHAT A BROWNFIELD CAN BECOME





Sarah Lown, Western Reserve Port Authority



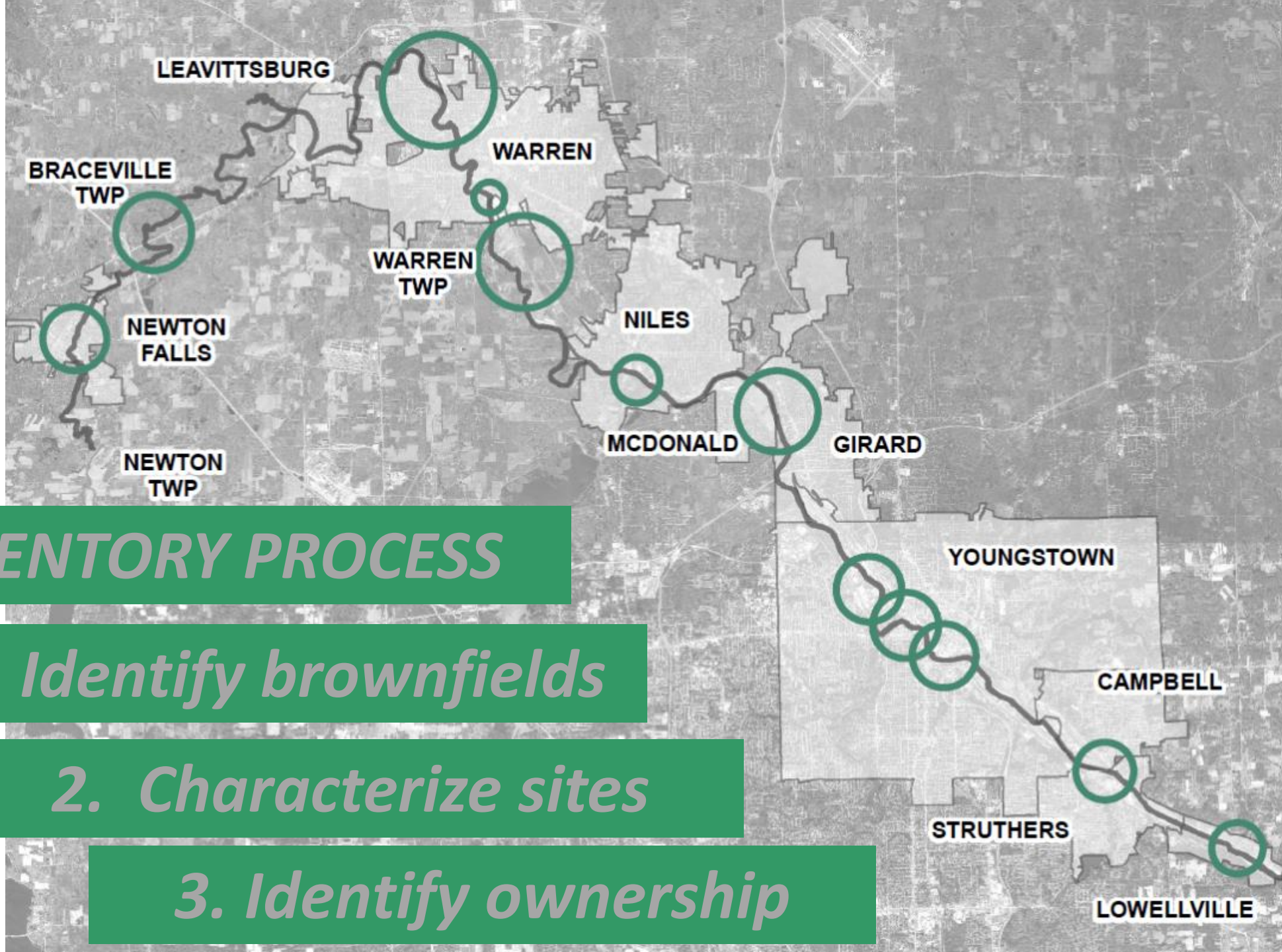


MAHONING RIVER

Corridor Revitalization

YOUNGSTOWN – WARREN REGION

WHOLESALE AND RETAIL REMEDIATION



INVENTORY PROCESS

1. Identify brownfields


2. Characterize sites

3. Identify ownership



PUBLIC INPUT PROCESS:

- Mayors Association
- Economic Development Professionals
- Planners
- Coalition of Stakeholders

An aerial photograph of a water treatment plant. The main building has a long, low profile with a green roof. To the left, there is a tall, white, cylindrical water tower. In the foreground, there are several large circular tanks with metal grates on top. The background shows a railway line and some industrial buildings. A large green oval is overlaid on the right side of the image, containing the text 'Jobs vs. Quality of Life' in white.

Jobs
vs.
Quality of Life



Integration & Integrity



David Ebersole, City of Cleveland



Site Assembly & Prioritization

- Identifying Targets
 - Infrastructure Investments
 - Development Anchors/Opportunities
- Short-term v. Long-term goals
- Ease of assembly
 - Residential v. Commercial/Industrial Districts
 - What do you own already?
- Brownfield Challenges
 - Known issues
 - “Known Unknowns”

HEALTH-TECH CORRIDOR

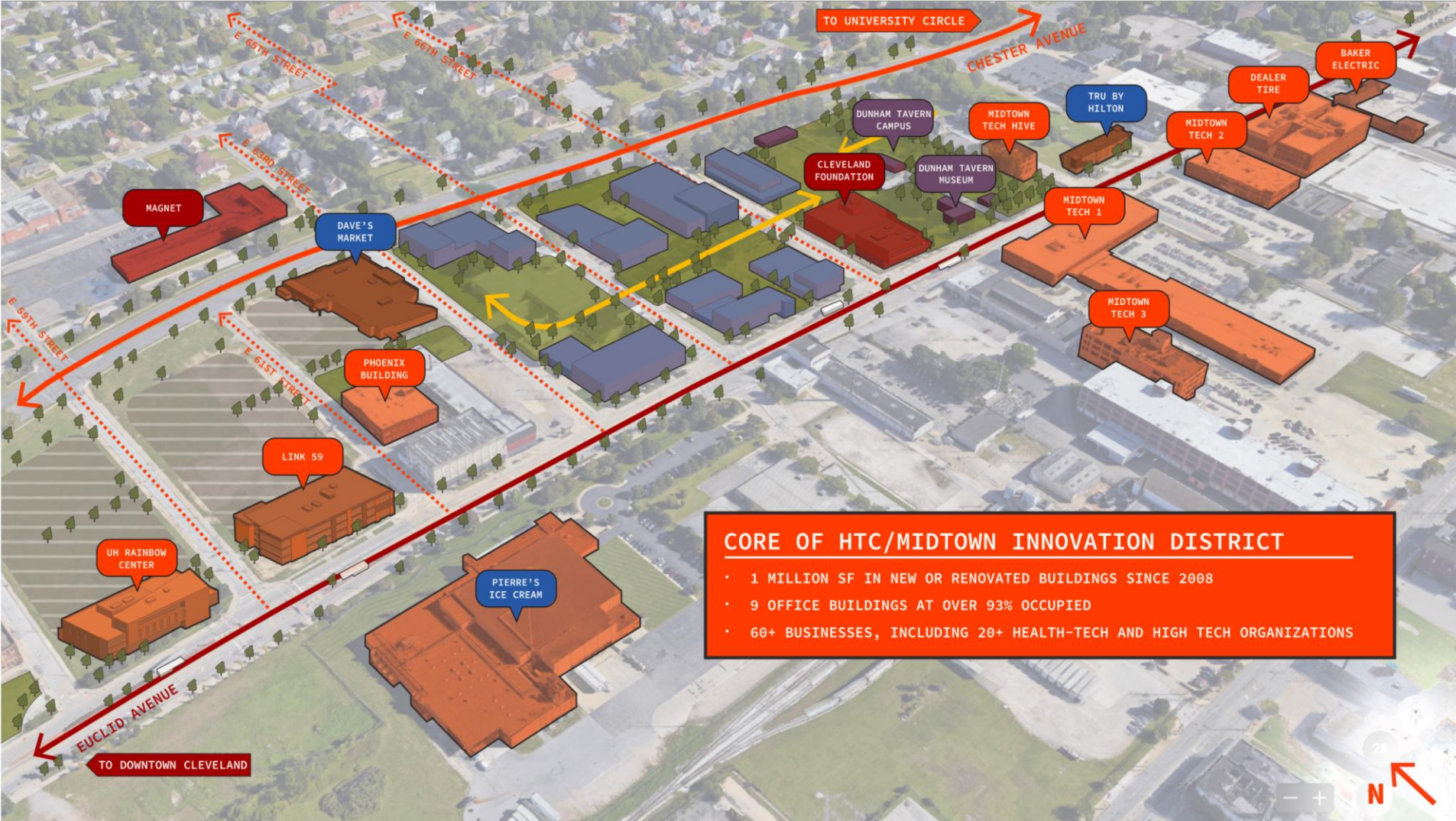
Health-Tech Corridor

- Regional Transit Authority completed construction of a \$300 Million Bus Rapid Transit lane running the length of Euclid Avenue, connecting Downtown and University Circle in 2008.
- Midtown had numerous vacant parcels and dilapidated buildings.
- The City and partners launched a strategy to re-activate vacant land and bring jobs to Midtown
- City investment of \$100,000,000 has leveraged over \$1,000,000,000 of private sector funding
- Property values have increased by 325% since 2008.
- Addition of over 3,000 jobs

Health-Tech Corridor (2007)



Health-Tech Corridor (Today)

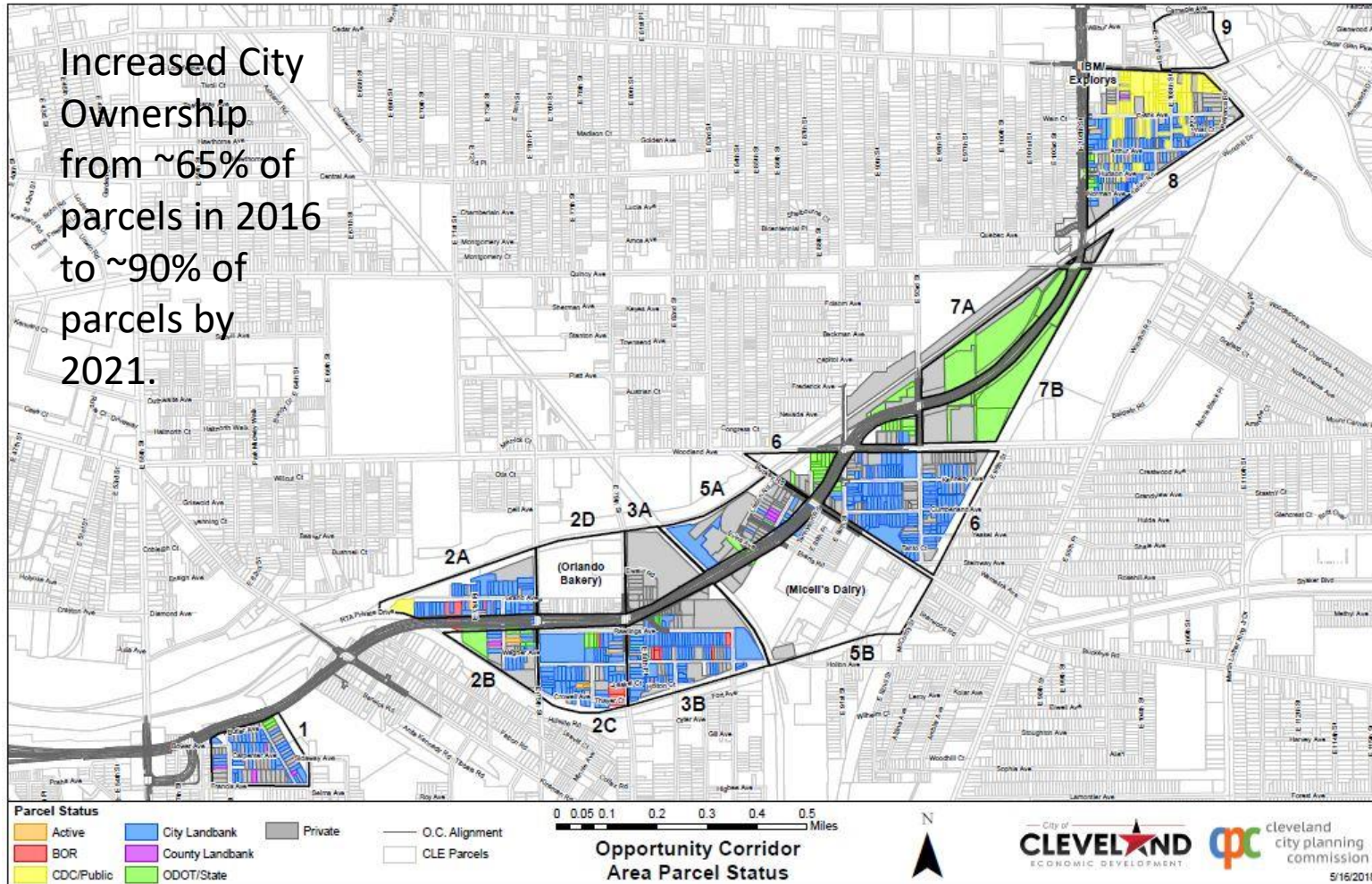


OPPORTUNITY CORRIDOR

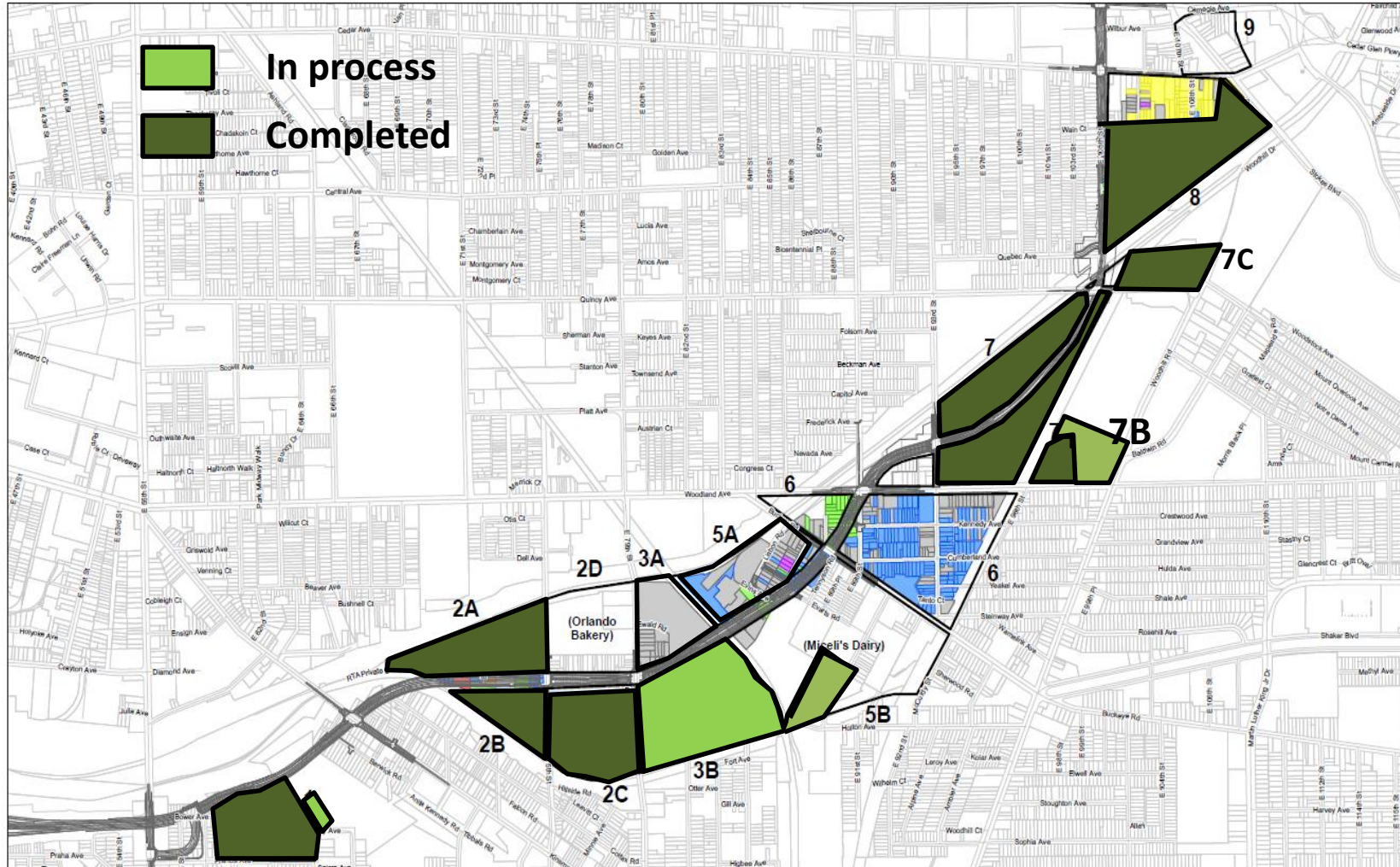
Background

- ODOT constructing boulevard to connect I-490 terminus with University Circle, through several neighborhoods that had faced historic disinvestment and abandonment
- City negotiated \$10,000,000 in funding for brownfield assessment and remediation and implements deployment
- Created a partnership with two community development corporations to acquire vacant and occupied parcels to create larger development parcels
- Created a committee of community partners to implement development opportunities in the area
- Actively negotiating sale and development of several significant parcels.

Land Assembly



Site Assessment





Jeffrey Harris, Bricker & Eckler LLP



Private Sector Perspective

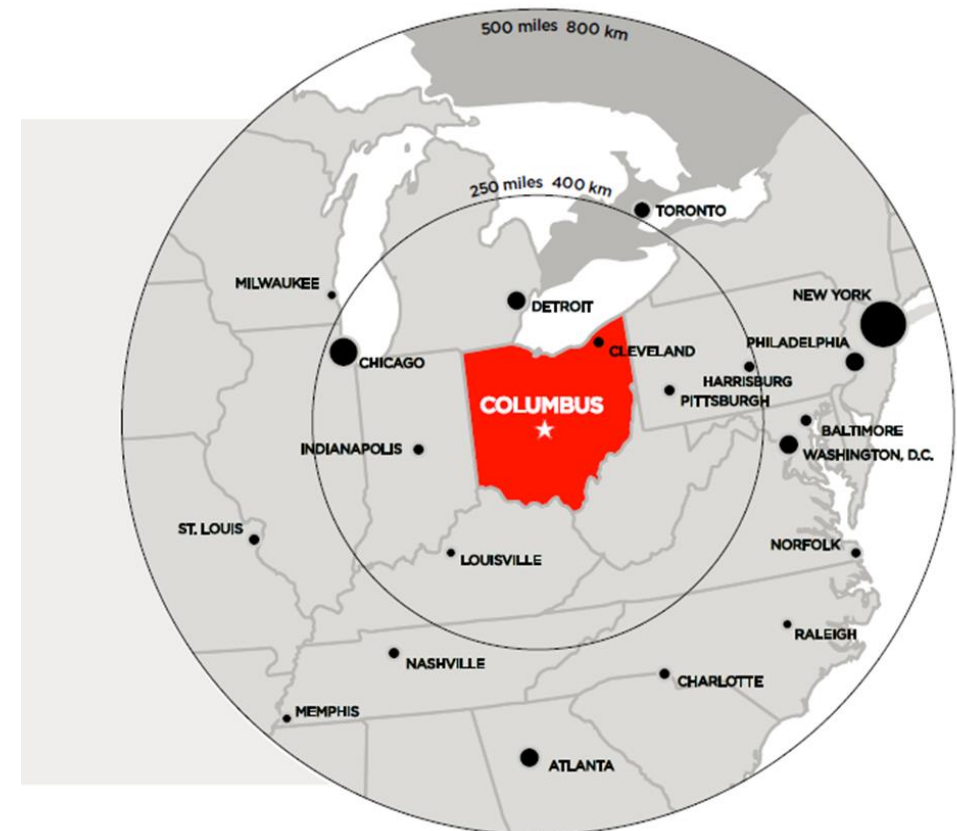


Got Utility Connections & Financing?

Private Sector Perspective

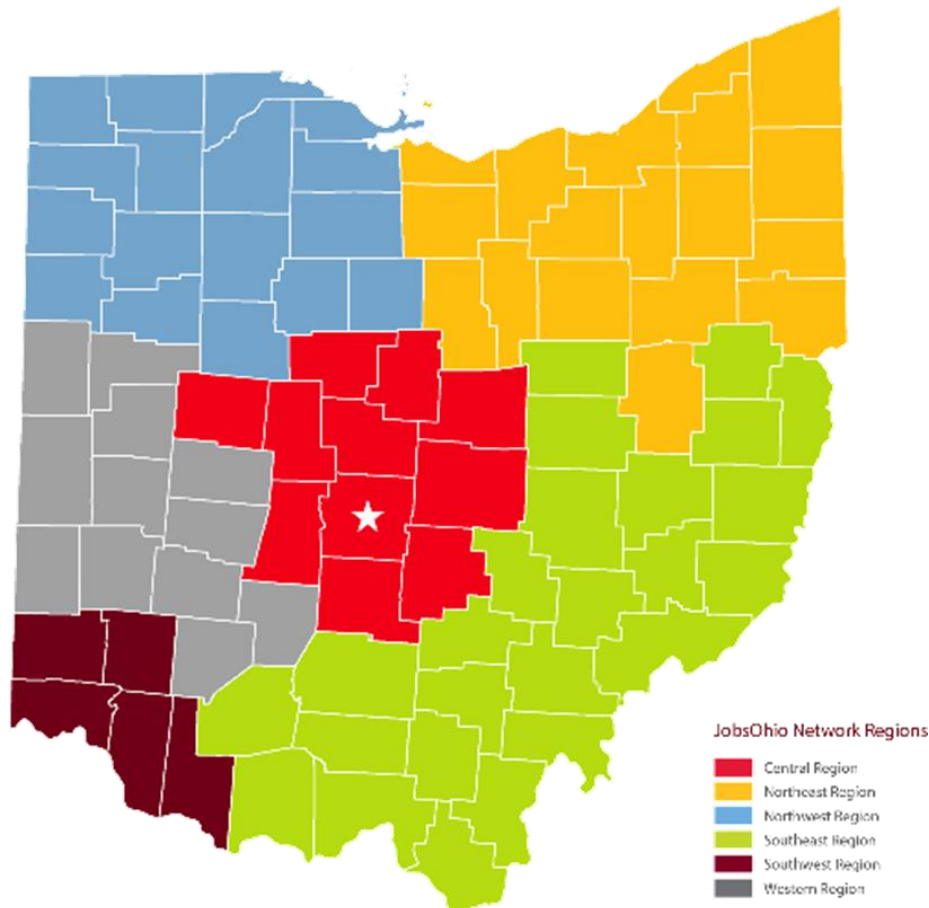
You've cleaned up that Brownfield... now the work begins

- Have you identified all the development partners?
 - Site owner
 - Utilities
 - JobsOhio REDO
- Have you uploaded the site to online searchable databases?
- Who's the point of contact?



Private Sector Perspective

You've cleaned up that Brownfield... now the work begins (*cont.*)

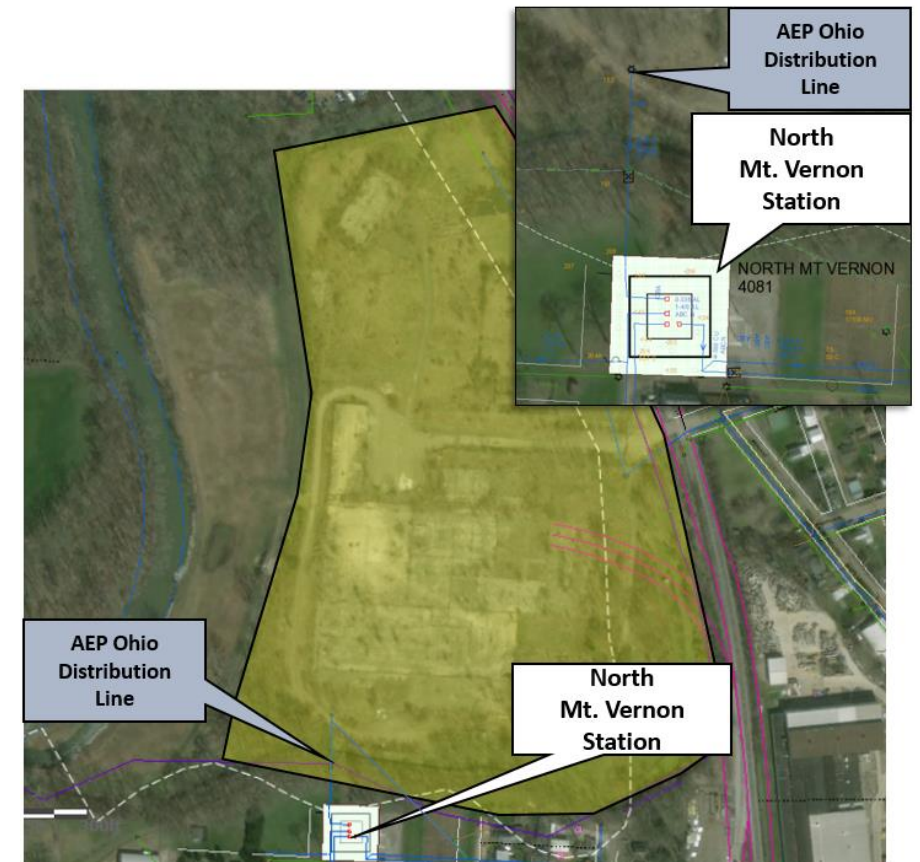


- Recite from memory your community demographics
- Local financing locked-and-loaded
 - EZ / CRA
 - TIF
 - Port Authority financing
 - (incl. sales tax exemption)
 - Development Agreement + Capital Lease docs on the shelf

Private Sector Perspective

You've cleaned up that Brownfield... now the work begins (*cont.*)

- Know all there is to know about the site
 - Address / GPS
 - Zoning
 - Acreage (developable?)
 - Electric provider + service capacity
 - Distance to substation? # interruptions?
 - Natural gas provider + service capacity
 - Water & sewer provider
 - MGD excess capacity as of [____], 2021
 - Size mains *at site boundary*



Private Sector Perspective

You've cleaned up that Brownfield... now the work begins (*cont.*)



- Know all there is to know about the site (*cont.*)
 - Rail access
 - Airport access
 - Interstate & S.R. access
 - Due diligence studies
 - Phase 1 & 2
 - NFA / Covenant Not to Sue
 - Geotechnical
 - Wetlands
 - Archeological
 - Endangered species

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Q&A

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