



2024 OHIO RURAL LAND BANK FALL SUMMIT

**BROWNFIELD REDEVELOPMENT – DTAC – AND OTHER
SONGS OF JOY & SADNESS**

Who & What We Are

- The Muskingum County LRC was incorporated in 2012, run as a passive LRC until 2019.
- Since 2019 the LRC has gone after large scale industrial blight, ran several demo and redevelopment programs and has received \$6.7M in grant funding to support its efforts.
- One part time employee (me).
- Southeast... Central... East... we don't honestly know who we belong to.
- Roughly 86K population, City of Zanesville largest population center (25K), 57K parcels, 664.5 sq/mi.
- City/County is more or less divided north and south by Interstate 70. The whole west side of the county is an emerging real estate market due to the proximity of Intel/Columbus.

Brownfield Redevelopment -Mosaic Tile

14.5 acre former Industrial Site with known contamination, massive tax liability, private bank liens, partially illegally demolished

2020-21 - Gained Access to the property, completed Phase I & II with USEPA BF funds. Worked with the Ohio Attorney General’s Office to release liens and gain ownership of the property (deed in lieu of foreclosure). Negotiated with a local bank to wipe out a \$2M note on the property.

2022 - Applied for and received \$1.85M of State of Ohio BF Funding. (foreshadowing... we used DTAC for match)

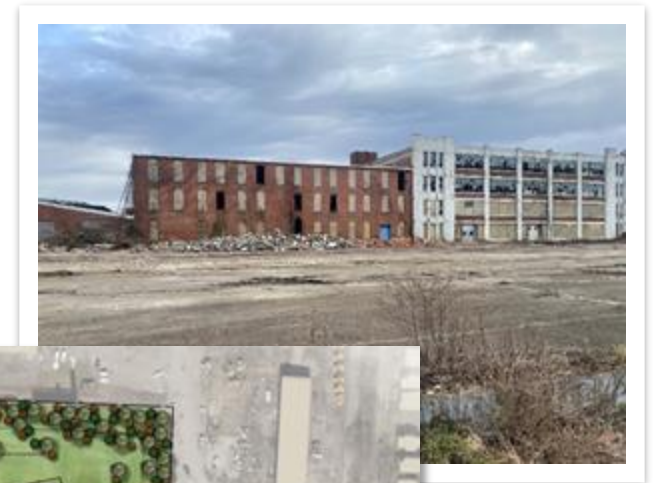
2024 - Project brought to completion, property sold to Muskingum County.

2025 - County to construct \$78M jail facility on site. (42x return on State investment)

Tripping blocks on redevelopment

- Local Zoning Board
- Residents not understanding contamination/remediation/cleanup
- Engineering Controls – 2’ soil cap for undeveloped areas (additional

funding)



Blight Removal – Infill Housing - Munson

1.5-acre former Elementary School Site, demolished, rebuilding 44 units of workforce housing

2021 – Received the property from forfeiture, had sat for 15 years after the local school district sold it for \$1 (this is also why I don't feel bad about taking DTAC).

2022 – Applied for and received \$710K in Ohio BF & Demo funds to raze the building and abate ACMs.

2022-23 - Negotiated a redevelopment plan with Woda-Cooper for a \$14.7M, 44-unit Workforce housing development on the site, utilizing Ohio Housing Finance Agency funds.

2024 – Project under construction with an open date in Q1 of 2025.

Tripping blocks on redevelopment

- Trying to redevelop the school for housing, costs were higher than building new.
- Homeless activity.
- Greed almost killing the deal.



Brownfield Redevelopment - Lear

28.5 acre Superfund Site with known severe contamination

2020 – Took ownership of the property since no one else would, property was listed as a USEPA Superfund Site in early 1980's due to a contaminated well.

Transferred the property to the City of Zanesville – City demolished remaining structures, LRC & City started discussions with US & Ohio EPA

2024 – Applied (late) for \$2.7M in funding from Ohio BF Funds to complete remediation and delist a large portion of the site from the Superfund, the request was not funded.

2025 – Reapplying to Ohio BF Fund when open.

Tripping blocks on redevelopment

- Complexity and diversity of environmental need on the site
- Timing on environmental studies
- Superfund designation



DTAC

Yes, you need it.

DTAC

Seriously though, it helps a lot.

-In 2021 the Muskingum County Commissioners allotted 5% of DTAC funding to go toward the Land Reutilization Corp.

-On average we have received ~\$250K per year in DTAC funding.

-Have used this funding to make up our required match on the grant funding we have received. To reiterate we would **not** have been able to capture the grant funding we have without the DTAC.

-2021-2024 YTD we have received \$1.23M in DTAC.

-Defending DTAC use:

-Funds are derived from unrealized/uncollected gains. We're taking 5% of taxes you weren't planning on collecting anyway.

-Funds collected, by and large, come from areas where the money will be reinvested.

-The money is being used to get more money (grants), to increase taxable valuation (more taxes) and to stabilize neighborhoods(not really quantifiable, but still good).

Key Takeaways

- This stuff takes time, plan for the unknown and prepare for failure.
- Dedicated funding, regardless if it is DTAC or some other mechanism, you need a constant stream of it.
- Have fun, taking these properties and making them productive again is one of the most rewarding things, enjoy it.

Harnessing the Sun to Empower Ohio

October 3, 2024



About Us

CEP Renewables develops, engineers, and constructs utility-scale solar plants across North America. Our expertise allows us to take on particularly challenging projects such as brownfields and landfills, repurposing such land for beneficial, sustainable, clean energy. We help landowners, farmers, and municipalities increase their property value while reducing carbon emissions and enhancing the quality of life for generations to come.

At IMC Solar, we bring together the people and resources to Develop, Finance, Build, and Operate solar facilities across the United States. You don't have to choose between making the planet cleaner and making money... you can do both. Sustainable ("green") practices in a company don't just help the planet; they can help a company's bottom line. In many cases, it's no longer a choice between the low-cost model and the sustainable model, because the two are one in the same.

Owl Energy Partners brings sophisticated financial and design tools to prospective solar energy customers. We work on commercial net metered projects as well as large-scale community solar projects.

Founded in 1930, McDonald Hopkins is a business advisory and advocacy law firm with locations in Baltimore/Annapolis, Chicago, Cleveland, Columbus, Detroit, and West Palm Beach. With more than 170 attorneys and 50 service and industry teams, McDonald Hopkins is the destination for a diverse array of companies looking for business-focused solutions to complex legal issues. Learn why McDonald Hopkins is the destination law firm for your business at mcdonaldhopkins.com.



Our Expertise

With over \$300 Million worth of projects in the past three years and over a gigawatt of approved projects currently under development. We are a leading innovator, designer, and developer of large-scale solar field projects across the United States and around the globe. Each site presents its unique obstacles requiring multiple levels of permitting.



**Over one billion
In project value**



**Leader in brownfields
and landfills**



**Over a gigawatt of projects
under development**



Global Experience:

North America, Europe, Asia



Mt. Olive – 25.6 MW



Mill Road - 18 MW



BEMS - 10 MW



South Brunswick - 13 MW



Old Bridge - 10.7 MW



Franklin - 10 MW



Pohatcong - 10 MW



Quakertown - 10 MW



Washington - 10 MW



Monroe - 14.7 MW

Project Spotlight:

Mt. Olive

Landfill - EPA Superfund Site

Budd Lake, New Jersey

25.6 - MW

The Largest Landfill Solar Project in North America

2023 POWER Magazine – Top Renewable Energy Plant of the Year Award





Project Spotlight:

Brooklyn, Ohio

Landfill – First landfill solar project in Ohio.

Constructed on 17 acres of the closed City of Brooklyn Landfill

Commercial operation September 2018

4 MWdc

Virtual net metered approach

2018 Solar Builder – Project of the Year



Why Solar on Closed Landfills and Brownfields?

- Reuse of closed sites that otherwise sit idle
- Generate revenue for owner
 - Lease rate per acre per year or purchase
 - Post-closure care obligations addressed by developer\owner
 - Mowing
 - Cap maintenance – erosion, woody growth etc.
 - Access road maintenance
 - Fence security and maintenance
 - Increased on-site presence
- Generate revenue for community
 - Increased property taxes
 - \$9K\MW\year



What Is Necessary for a Site to be Viable for Solar Generation

- Buildable acreage
 - Relatively flat
 - Minimum of 12-15 acres
- Proximity to three-phase electric
- Proximity to substation

- Enacting Legislation
 - HB 197
 - SB 275

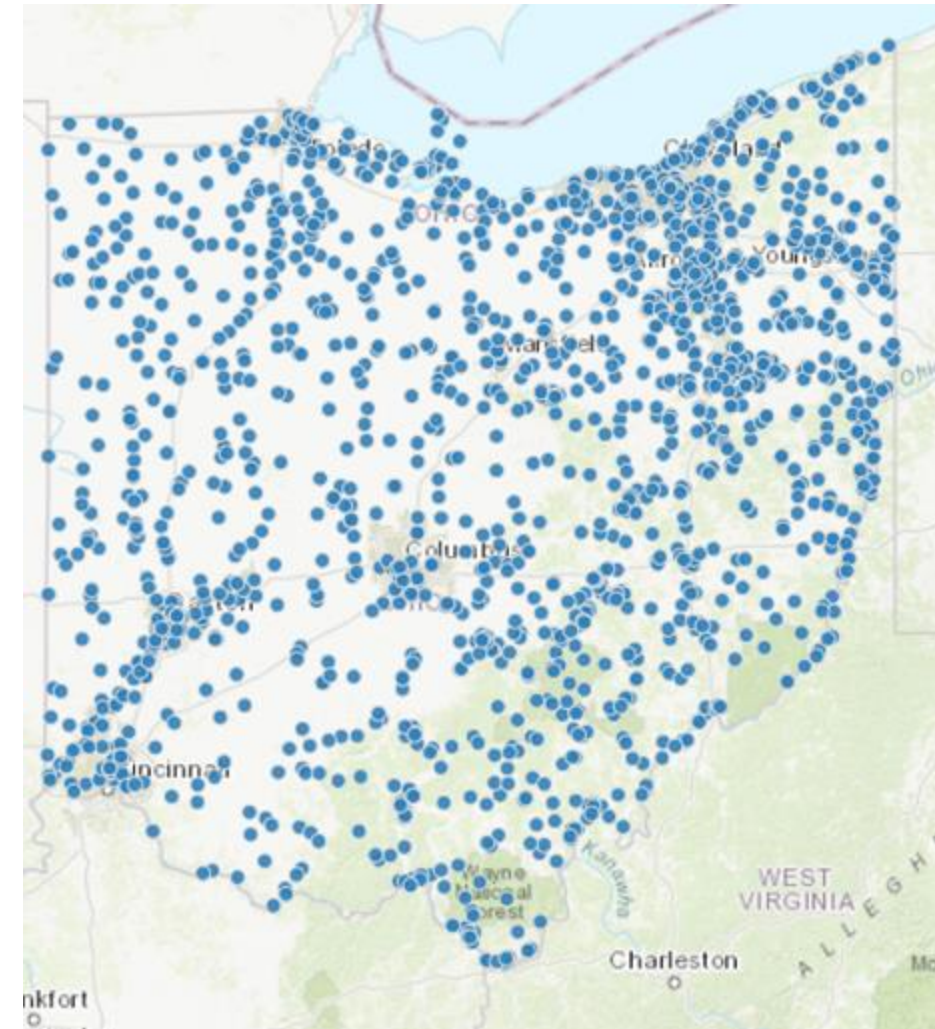


Ohio Solar Opportunity:



What HB 197 Does:

- Under current Ohio law, community solar is not permitted.
- HB 197 would open a new market sector in the energy industry to provide affordably-priced solar power.
- HB 197 would achieve this by allowing electric customers to subscribe to a community solar facility with a generating capacity of up to 10 megawatts (MW) on a conventional site or up to 20 MW on a distressed site (e.g. a brownfield) to receive bill credits towards their electric bills for electricity produced by the facility.
- The program is capped at 1500 MW.
 - 1000MW may be developed on either distressed or non-distressed sites.
 - 500MW must be developed on distressed sites..
- The Public Utilities Commission of Ohio would play an important role in pricing, managing the project queue, and consumer protection.



Historic Solid Waste Facilities
Ohio EPA

<https://data-oepra.opendata.arcgis.com/datasets/oepra::solid-waste-facilities-historic/explore?location=40.160726%2C-81.301946%2C7.25>

Community Solar – HB 197

Distressed sites include:

- Brownfield as defined in ORC 122.54
- Parcel within area under 45D of the Internal Revenue Code
- Solid waste facility licensed by OEPA
- Land or structure owned by metropolitan housing authority
- Property owned by a land revitalization corporation as defined in ORC 1724.01



Ohio Solar Opportunity: What SB 275 does:

- **SB 275** introduced by Sen. Dolan specifically calls out landfills, brownfields and other distressed sites for solar development
 - Electrical facility cannot be on ag land
- Modifies existing Ohio net metering law, to allow for “virtual net metering”, allowing off-takers to be anywhere in the territory of the public utility where the project is located
 - for a facility producing electrical energy from (**solar, wind, biomass, landfill gas, or hydropower**)
- Must be connected to end-user’s electrical meter.
- Allows for end-user meter aggregation
- Provides for natural gas-fired generation and battery to be added to virtual net metered renewable projects in order to decrease intermittency and better address grid weakness at any time of the day.



Virtual Net Metering – SB 275

Distressed sites include:

- Property affected by coal mining as described in ORC 1513.37(A)(1)
- Brownfield as defined in ORC 122.6511
- Solid waste facility as defined in ORC 3734.01
- Property owned by a land revitalization corporation as defined in ORC 1724.01
- Disposal system defined in ORC 6111.01
- Roof of commercial or industrial building > 80,000 sf.



Questions and Discussion

Contact

Kurt Prinic – CEP Renewables - Senior Project Development
Manager

8584 E. Washington St., Suite 350, Chagrin Falls, OH 44023

Kurt_Prinic@ceprenewables.com

440-318-4681



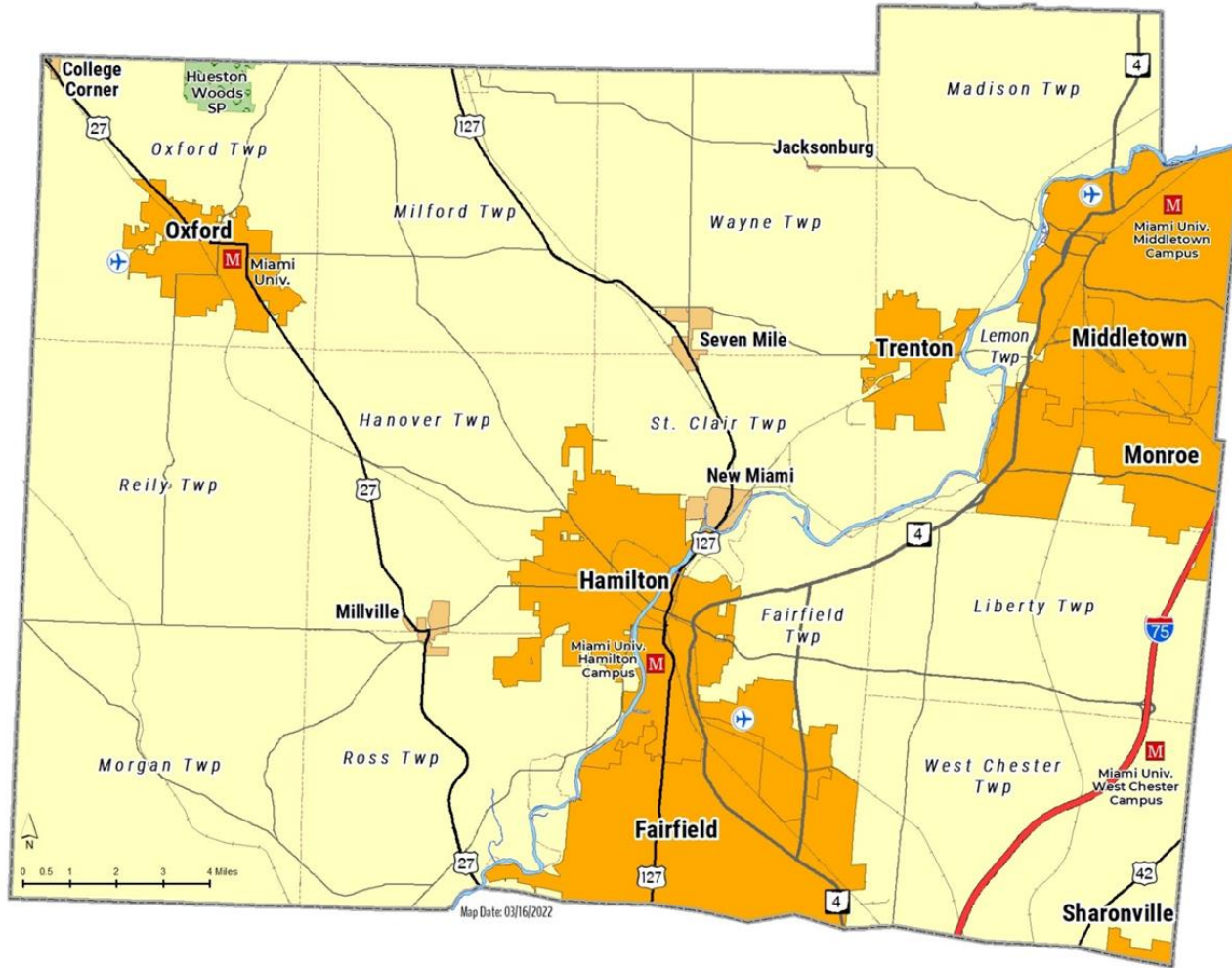


OLBA Fall Summit - Creative Case Studies

Presented By: Seth Geisler, OhioCED, MCP

Executive Director - Butler County Land
Bank

Development Specialist - Butler County
Development Department



Source: Butler County Planning Department



390,357
Population

<https://bclandbank.bcohoio.gov/>

- 1 Staff Member
 - Employed by Butler County as development specialist
- Funded by 1% DTAC and Unclaimed Excess Proceeds (new)
- 7 Member Board
 - 3 County Commissioners
 - County Treasurer - Board Chair
 - 1 rep from City of Hamilton
 - 1 rep from City of Middletown
 - 1 rep from West Chester TWP - largest township
- Current Strategic Plans allows for \$400,000 of project funding from Land Bank over the next 3 years.
 - This includes demolition activities and environmental clean-up
- MOUs with almost every township and city in county
- Federal non-profit PLR Ruling

<https://bclandbank.bcoho.gov/>



Past

Formed to help Hamilton and Middletown Administer the Moving Ohio Forward - Demolition Program

2012

Awarded general operating funds through 1% of Butler County's Delinquent Tax Assessment Collections (DTAC)

2015

2014-2020

Continued working with Hamilton, Middletown and now Fairfield Township to eliminate the worst of the worst through the NIP - Demolition Program

2015-2021

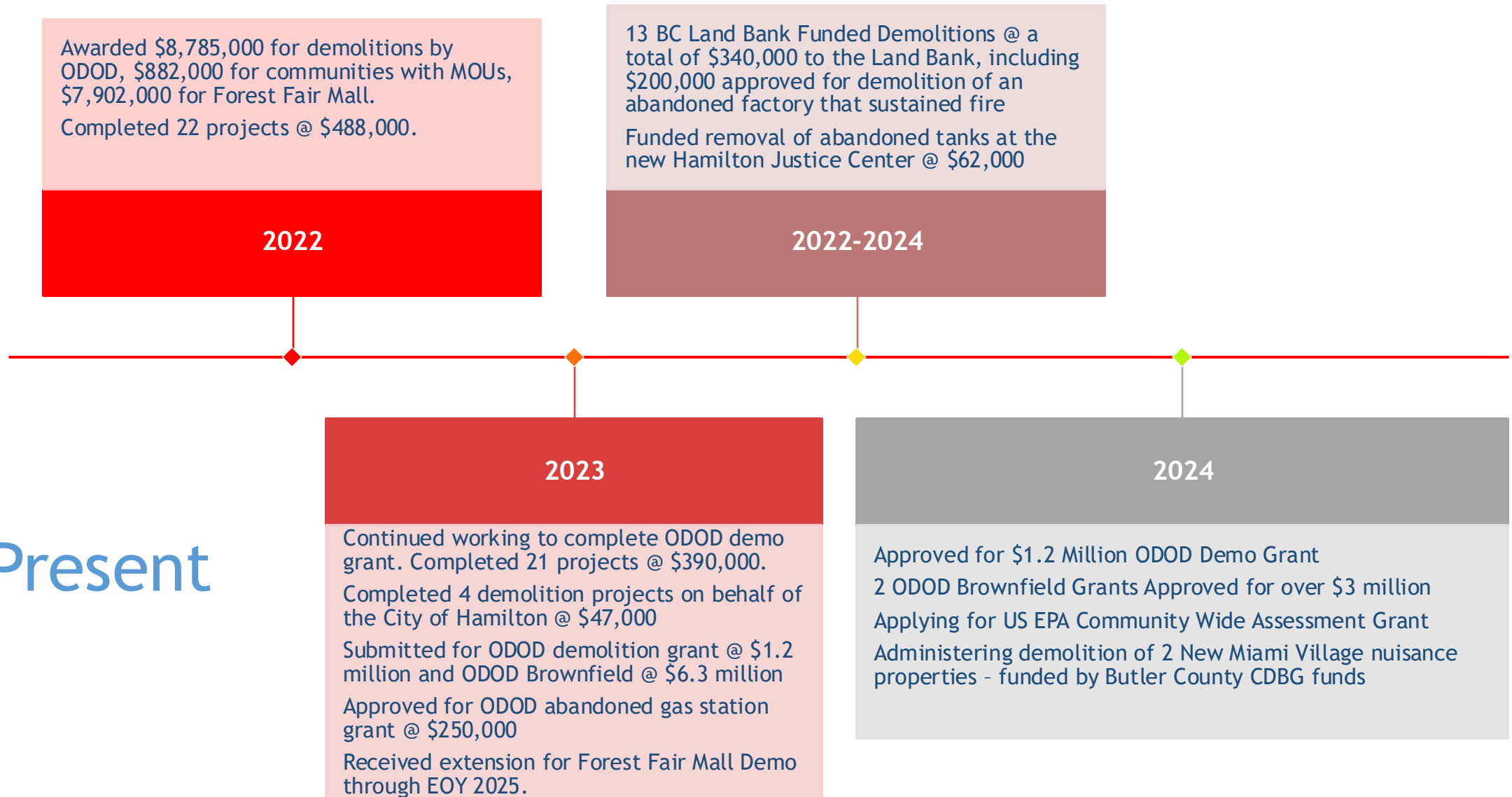
9 BC Land Bank Funded Demolitions @ a total of \$236,000

NIP
\$4,990,000
409 Parcels
1,318,642 SQ FT Reclaimed

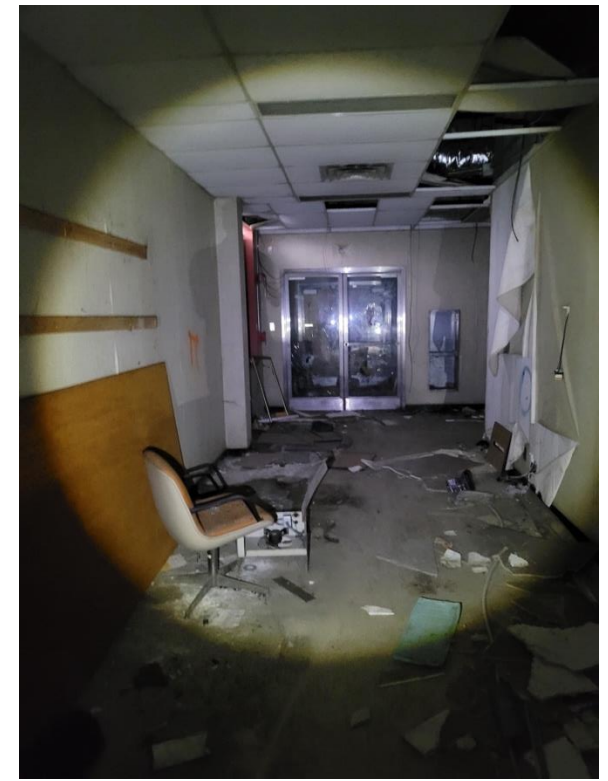
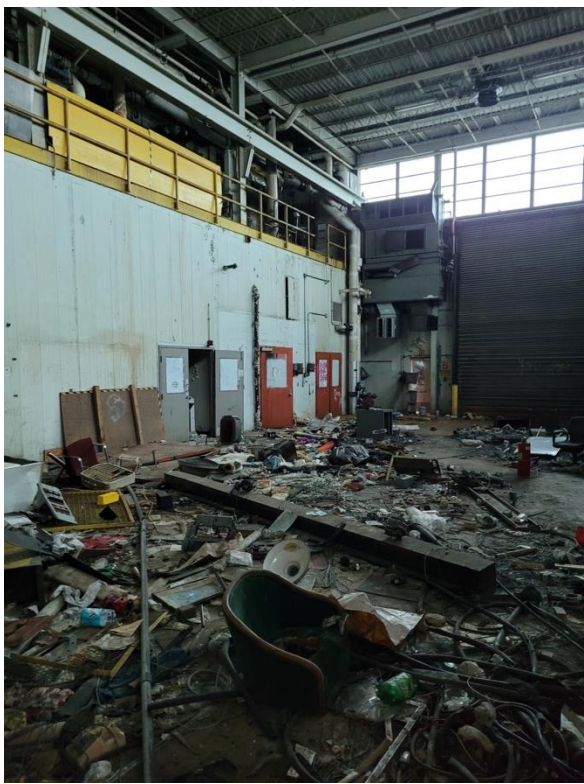
Moving Ohio Forward
\$2,610,000
442 Parcels
2,777,201 SQ FT Reclaimed

DTAC
\$236,000
10 Parcels
136,310 SQ FT Reclaimed

Present







Project Name: El Ceramics

\$3,117,090 (Grant amount)

Cleanup/Remediation

“This project involves the remediation of the former AK Steel Research Facility, a site with significant asbestos and universal waste contamination. Built in 1938, the facility has been vacant since 2018 and is currently unusable due to vandalism and copper theft. **Planned activities include asbestos abatement, removal of universal waste, and interior demolition, preparing the site for redevelopment.** The property will be transformed into a manufacturing site for El Ceramics, producing flow control products for the steel industry. The project is expected to create seven new jobs and retain 66 existing positions.”

This project exemplifies our land bank's mission statement to "improve neighborhoods, promote healthy living environments and promote economic development“

City of Middletown Project Support

- Soft support of refunding the escrowed purchase price after certain payroll benchmarks are met.
- An accompanying sales tax exemption on the construction materials relevant to the remodel of the building
- A Job Creation Tax Credit on the remaining payroll to alleviate demolition costs
- Detail oriented and attentive support for the company through the due diligence period.



BONUS SLIDES

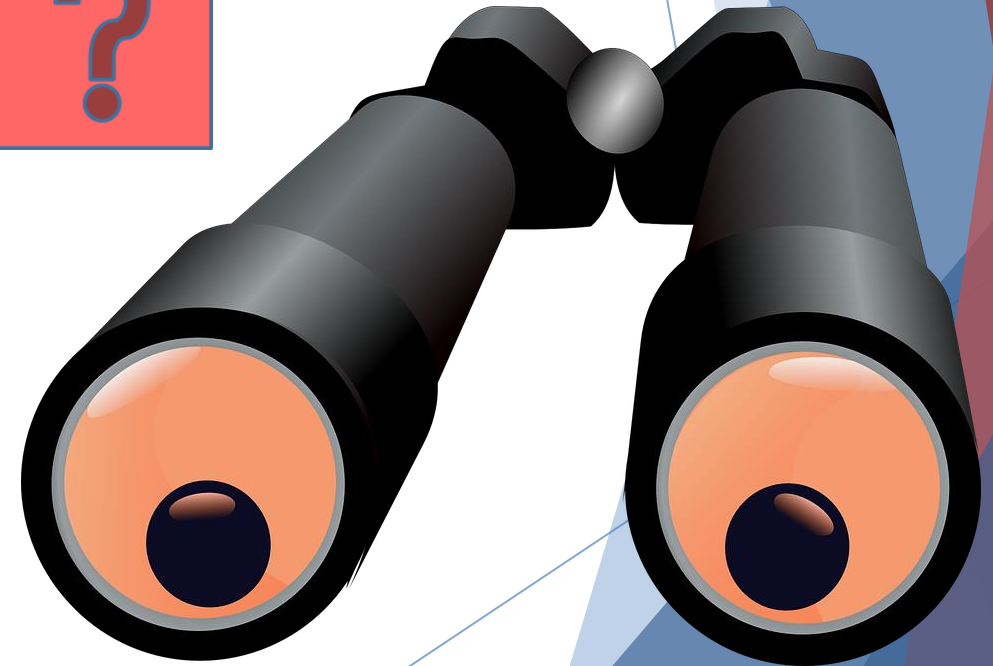
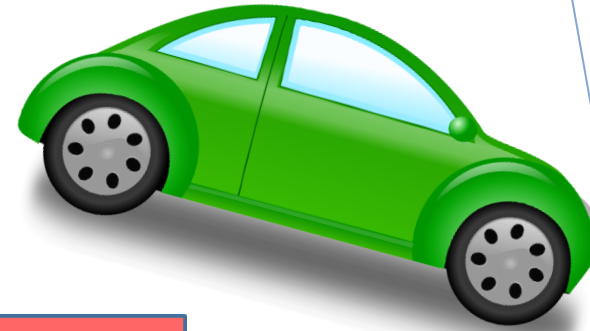
Presented By: Seth Geisler, OhioCED, MCP

Executive Director - Butler County Land Bank

Development Specialist - Butler County Development Department

Where are the brownfields in Butler County?

Brownfield Databases and Maps	
Websites	Information Available
<u>PEER: Platform for Environmental Records</u>	This site compiles and displays publicly available environmental records.
<u>Otter: Ohio Tank Tracking and Environmental Regulations</u>	Ohio's Underground Storage Tanks (BUSTR) site information portal.
<u>Ohio Mines Locator</u>	Location and permit information for surface and underground mines.
<u>Cleanups in My Community</u>	EPA's brownfield site information, interactive map, including Super Fund sites.
<u>Analysis of Brownfields Costs (ABC) Tool</u>	The Community Lattice Analysis of Brownfields Costs (ABC) is an interactive data tool that allows users to explore the assessment and clean-up costs of past, EPA-funded brownfields projects to inform their own project budgets.
<u>Ohio Brownfield Inventory Database</u>	A voluntary, statewide inventory of brownfield properties in Ohio that is maintained by the Ohio EPA and available to the public.

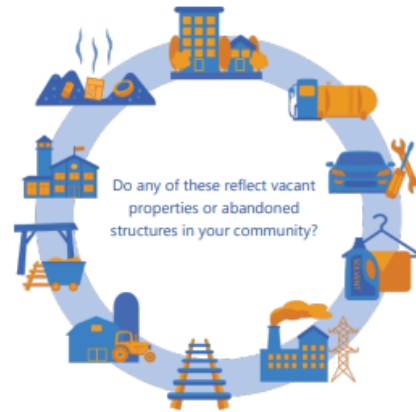






Where are the brownfields?








Past Property Uses May Result in a Brownfield Site

Looking around your community, what kinds of past land uses do you see? Many commercial, industrial and even some residential properties may be environmentally contaminated due to past uses at the site. People who live, work, go to school, play or exercise on or near a property may not realize it is a brownfield site. They may not know walking or playing on site can cause potential exposure to contaminants.

Communities can request technical assistance or seek funds from U.S. EPA, state or tribal programs to assess properties and to help determine the **history and past uses of a site and the likely presence, source(s) and extent of possible site contamination**. By understanding past property uses, communities can better understand health and environmental risks. Listed below are common past uses of brownfields.¹



Past Property Use	Example Sources	Possible Contaminants
Housing and Residential Areas 	Single/multifamily housing areas, apartment buildings and other structures built before 1978; garages, sheds or barns.	Asbestos used in insulation of heating and cooling systems, floor, wall and roofing materials. Lead from lead-based paint and materials in homes and apartments. Petroleum and fuels stored for use in heating systems. PCBs from caulk and paint, pesticides from pest control and methamphetamines from drug activity.
Gas Stations and Fuel Storage 	Gas station buildings, structures/signs; underground storage tanks and piping; storage areas for oil, fuel, or solvents.	Gasoline, diesel, and heating oil used in fuels or heating systems. Volatile organic compounds (VOCs) and solvents used for cleaning and repair. Polycyclic aromatic hydrocarbons (PAHs) from asphalts and as a combustion byproduct.
Railroad Facilities 	Railroad lines, rail yards, rail spurs; roundhouse, rail car repair/maintenance facilities; train stations/depots.	Lead from lead-based paint used on older structures, signs, metal equipment, railcars and in repair. Other metals used in railcar repair and treatment of wooden railroad ties. PAHs from coal and diesel combustion, ash and fill disposal. Pesticides or herbicides for weed control. PCBs from power generation.
Automotive Repair 	Structures and properties associated with automobile, truck and bus body repair; radiator and muffler repair.	Petroleum associated with fuels, spills and past gas or fuel operations and heating systems. PAHs from coal and diesel combustion, asphalt, ash and fill disposal. Lead and other metals used in vehicle, structure and sign paint, solder for radiator and car repair. Asbestos from brake repair.

Dry Cleaners and Industrial Laundry 	Small commercial and larger industrial laundry and dry cleaners.	VOCs or solvents used as degreasers and cleaning agents. Lead from lead-based paint used on older structures. Petroleum used to fuel equipment or associated with past fuel storage, heating or spills.
Manufacturers and Power Generation 	Textile mills, factories and power plants; industrial operation boiler houses and power systems.	Lead from lead-based paint and lead used on structures and equipment. Petroleum and fuel for industry equipment and heating. PCBs and PAHs as a result of industrial power burning, ash and fill. Other metals, solvents and other hazardous substances from manufacturing.
Agricultural Land and Facilities 	Single family homes, barns, outbuildings and fencing, farm equipment.	Lead from lead-based paint coated structures and equipment. Petroleum and diesel used to power agricultural equipment. Asbestos from older structures and insulation and illegal dumping on agricultural and range lands. Pesticides and herbicides .
Mines and Mining Operations 	Mines, extraction and processing structures/equipment; tailing and waste spoil areas.	Petroleum and fuel used to power equipment operations and PCBs from power generation. Asbestos from mining and materials use. Lead from mining, processing and lead-based paint on structures and equipment. Other metals from mining, extraction, processing and industry operations.
Public and Commercial Buildings 	Schools, hospitals, libraries, courthouses, jails, post offices and other governmental, community and commercial buildings built before 1978.	Asbestos from insulation and building materials. Lead from lead-based paint used in public buildings and structures. Petroleum for fleet fuel and heating operations. Pesticides or other hazardous substances used in operations.
Metal Salvage and Recycling 	Metal recycling, plating and scrap metal yards.	Petroleum from fuel and heating systems, tank and piping systems. PAHs from asphalt or combustion. VOCs from solvents and degreasers used in metal cleaning. PCBs, other metals and hazardous substances used in operations.
Illegal Dumping 	Unregulated solid waste, construction debris, tire and illegal dumping areas.	Lead from lead-based paint coated structures and materials. Petroleum used in oil and fuel systems. Other metals associated with a range of waste materials such as lighting waste materials. PCBs, solvents, asbestos, other metals and other hazardous substances

¹U.S. EPA grant recipients are required to report about brownfield properties and grant funded activities through U.S. EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES). The following information about the history and description of a brownfield property does not reflect all examples of past uses reported at brownfield properties but provides a national snapshot. This data is publicly available at www.epa.gov/cleanups/cleanups-my-community

Land Bank Powers and Abilities

Before Land Bank Involvement	Land Bank Mission/Value	After Land Bank Involvement
Unproductive land	Acquire, Redevelop, Sell Property	Back into productivity
Not paying taxes	Clear Delinquent Taxes	Marketable again
Not paying taxes and underproductive land	Foreclosure	Taxes are being paid and back into productivity
Blight and danger to the community	Nuisance Abatement	Increases land value of neighborhood/increase tax revenue/beautification
Unproductive or underproductive land	Clear Property Tax	Incentives development for more productive land use
Unproductive land	Brownfield Remediation	Increases property value and back into productivity