

OHIO'S ELECTRIC COOPERATIVES CURRENT

Grant Programs Set to Increase Ohio's Site Inventory

Ohio's robust economic development activity demands a healthy inventory of speculative sites and buildings. Although created before the coronavirus pandemic, two Ohio site development accelerator grant programs are poised to help with job creation, business attraction, and economic recovery efforts.

Robust inventory needed to keep Ohio at forefront of job creation

The Ohio Site Inventory Program (OSIP) was launched by JobsOhio in July 2020 to help Ohio stay at the forefront of site selection and business expansion opportunities. OSIP offers grants and low-interest loans to support speculative site and building development projects.



JobsOhio's targeted industry sectors include:

- Advanced Manufacturing
- Aerospace and Aviation
- Automotive
- Energy and Chemicals
- Financial Services
- Healthcare
- Food and Agribusiness
- Logistics and Distribution
- Technology

"The primary goal of OSIP is to fill gaps in Ohio's real estate inventory with sites targeting near-term sector wins to ensure our state is more competitive for reactive site selection projects," says JobsOhio Senior Project Manager Diana Rife.

OSIP's focus is on filling known or proven site inventory gaps aligning with JobsOhio's targeted industry sectors. The program is structured to create property that is not being developed by the market but that has proven demand and known economic benefit.

Along with filling gaps in Ohio's real estate inventory, the program also seeks to mitigate developer risks that prevent development and accelerate the process of bringing in-demand projects and sites online.

JobsOhio's objective is to help spur development of a statewide portfolio of diverse inventory types and locations, such as:

- Light to heavy industrial sites, parks, and buildings
- Sites and buildings suitable for warehousing and distribution
- Office buildings (preference is for office buildings to be located in a downtown or urban core)
- Buildings suitable for supporting research and development activities
- Sites suitable for supporting future development of business parks
- Developed property must be suitable for an eligible end user aligned with a JobsOhio targeted industry sector

OSIP is a five-year program with program funding of \$50 million annually through a combination of loans, grants, and direct vendor/consultant payments. Grants will typically support costs associated with demolition, environmental remediation, building renovations, site preparation, and infrastructure improvements, while loans will typically support new construction.

Eligible speculative development costs for OSIP grants include:

- Site preparation
- New building construction
- Infrastructure (utilities, roads, rail, docks, etc.)
 - On-site (may be new or upgraded)
 - Off-site (e.g. utility lines, municipal plant improvements, substation improvements, etc.)

• For redevelopment projects:

- Demolition
- Environmental remediation
- Environmental testing and lab fees
- Building renovation
- Removal and disposal of universal and construction waste
- Asbestos abatement
- Lead-based paint abatement

OEC grant program supports cooperative-served development

Ohio's Electric Cooperatives' (OEC) Site and Community Development Program encourages economic development and expansion in cooperative-served communities. The grant aims to serve as a catalyst to help projects move forward and accelerate site development.



Up to \$30,000 in grant funding is available to local and regional development partners to support manufacturing and industrial site readiness. The local electric cooperative provides 50% of grant funds, and OEC provides the matching amount.

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Your Touchstone Energy® Cooperatives 

Funding requirements are:

- Only cooperative-served sites and communities are eligible.
- Funding requests must contain an estimate and scope of planned work, with submission of the completed project, study, accreditation, or certification to the cooperative within six months of grant funding.
- All site and community development projects requesting funding must be approved and submitted by the local cooperative.
- Current funding cycle is July 1, 2020, to June 30, 2021.

OEC awarded 44 grants totaling \$430,525 in the past five years, with recipients and projects as diverse as the communities served by OEC member cooperatives, including:

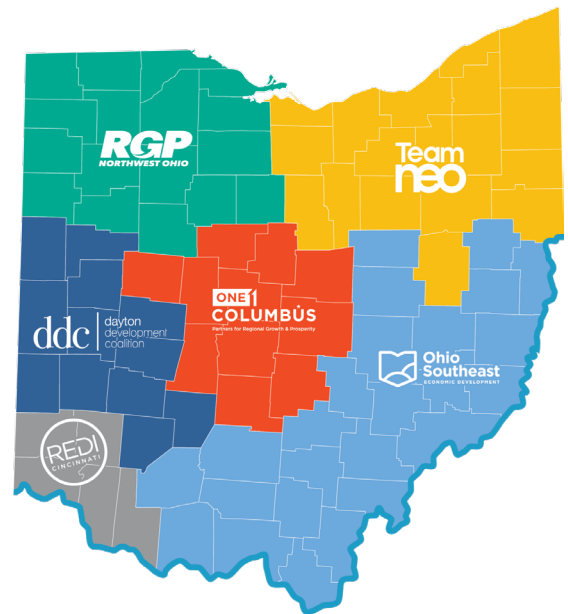
- Engineering, environmental, and archeological studies
- Site studies and analysis
- JobsOhio site accreditation support
- Site clearing and preparation



Continuum of initiatives targets balanced growth

The new OSIP is part of a continuum of JobsOhio initiatives related to site and building development and community readiness, all with the shared goal of encouraging job creation and capital investment within the state. Additional programs include:

- **SiteOhio authenticated sites database** – provides detailed information about authenticated sites with quantified utility and due diligence details
- **Property database** – detailed information on all available sites and buildings in Ohio
- **Revitalization program** – grants and loans to eligible job creators to improve underutilized property
- **OhioSE Sites Initiatives** – engineering due diligence and speculative development in Southern and Eastern Ohio
- **Inclusive growth strategy** – support for distressed communities with nontraditional projects and to develop growth strategies
- **Innovation strategy** – to attract and retain companies in the fastest-growing sectors and improve vitality in urban settings



The JobsOhio Regional network is comprised of six economic development partners. Regional partners will work cooperatively with local lead development entities (e.g., community, port authority, private developer) requesting OSIP support.

Eligible projects can use both grant programs. For more information about JobsOhio's Ohio Site Inventory Program or OEC's Site and Community Development Program contact:

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Look for Us:

IAMC Fall 2020 Professional Forum
September 12-16, 2020
Boise, Idaho

Site Selectors Guild Fall Forum
September 21-23, 2020
Richmond, Virginia

National Rural Economic Developers Association (NREDA)
November 4-6, 2020
Albuquerque, New Mexico

Buckeye Power and Ohio's Electric Cooperatives can help with:

- Comprehensive site and building portfolios
- Preliminary site studies
- Site search tours
- Assistance in identifying financial incentives
- Electric rate analyses
- Community profiles
- State and local government contacts
- Contractor introductions

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