



State Incentives for Achieving Clean and Renewable Energy Development on Contaminated Lands

The development of clean and renewable energy on formerly used land offers many economic and environmental benefits. Combining clean and renewable energy and contaminated land cleanup incentives can allow investors and communities to create economically viable clean and renewable energy redevelopment projects. This document provides information about incentives in your state that can be leveraged for clean and renewable energy and development of contaminated land.



Incentives for Clean and Renewable Energy

Funding (grants, loans, bonds, etc.)

Wind Production and Manufacturing Incentive Program

www.odod.state.oh.us/cdd/oe/GrantsLoans.htm

Provides production-based incentives to support new Ohio wind-energy projects at the rate of 1 cent (\$0.01) or 1.2 cents (\$0.012) per kWh of wind energy produced. The most recent solicitation, issued in February 2007, was open to utility-scale wind-energy projects (more than 5 MW) and to community wind-energy projects (500 kW to 5 MW). The Ohio Department of Development (ODOD) intends to issue a new round of funding in 2008 or 2009.

Advanced Energy Program Grants – Distributed Energy and Renewable Energy

www.odod.state.oh.us/cdd/oe/elfgrant.htm

Provides grants of up to 25% of the project cost (maximum grant award is \$100,000 and maximum linked deposit to the approved lender is \$500,000) on a first-come, first-served basis for the installation of new distributed energy resources (DER) projects, non-residential renewable-energy projects, residential renewable-energy projects, and homebuilders who construct houses with PV systems.

Tax Incentives (abatements, deductions, credits, etc.)

Energy Conversion Facilities Corporate Tax Exemption, Property Tax Exemption, and Sales Tax Exemption

www.odod.state.oh.us/cdd/oe/c_i_cfe.htm

Exempts certain property from real and personal property taxation, the state's sales and use tax, and the state's corporate franchise tax where applicable. The 100% tax exemption applies to property used for technologies including solar-thermal systems, PV systems, wind, biomass, landfill gas, and waste-recovery systems.

Ohio Air Quality Development Authority (OAQDA) Tax Incentives

www.ohioairquality.org/clean_air/large_bus_financial_benefits.asp

Offers a variety of tax incentives for projects improving air quality including 100% exemption from: tangible personal property tax, real property tax, corporate franchise tax, sales and use tax, and interest income on bonds and notes issued by OAQDA for qualifying air quality projects.

Technical Assistance and Other Incentives

Ohio Anemometer Loan Program

www.greenenergyohio.org/page.cfm?pageID=578

Promotes the development of wind power in Ohio by allowing selected applicants to borrow all equipment necessary to measure the wind resource on their land, including a temporary meteorological tower, data logger, and instrumentation.

Net Metering

www.puco.ohio.gov/PUCO/Consumer/information.cfm?id=8510

Allows net metering of up to 1% of a utility's peak demand and Yellow Springs Utilities allow residential and commercial customers to net meter PV and wind-energy systems up to 25 kW capacity. Contact the Ohio Public Utilities Commission (PUC) regarding potential opportunities and limitations to net metering.

Quick Facts

Public Benefit Fund (PBF)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Renewable Portfolio Standard 25% by 2025	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Net Metering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Interconnection Standards	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Electric Power Industry Generation by Primary Energy Source (EIA, 2006)

Petroleum-Fired	0.9%	Nuclear	10.8%
Natural Gas-Fired	1.5%	Hydroelectric	0.4%
Coal-Fired	85.9%	Other Renewables	0.3%

Points of Contact

Ohio Department of Development Office of Energy Efficiency

www.odod.state.oh.us/cdd/oe/, (614) 466-6797

Wind Production and Manufacturing Incentive Program

Tom Maves, tmaves@odod.state.oh.us

Advanced Energy Program Grants

Preston Boone, elf@odod.state.oh.us

Energy Conversion Facilities Corporate Tax Exemption, Property Tax Exemption, and Sales Tax Exemption

Jim Zuber, jzuber@odod.state.oh.us

Ohio Anemometer Loan Program

Green Energy Ohio, Kemp Jycox, kemp@greenenergyohio.org, (513) 833-7405

Ohio Air Quality Development Authority (OAQDA)

www.ohioairquality.org

Mark Shanahan, mark.shanahan@aqda.state.oh.us, (614) 224-3383

Public Utility Commission, Net Metering

www.puc.state.oh.us

Stuart Siegfried, stuart.siegfried@puc.state.oh.us, (800) 686-7826 or (614) 466-7536



Incentives for Development of Contaminated Land



Funding (grants, loans, bonds, etc.)

Clean Ohio Assistance Fund

www.odod.state.oh.us/ud/COAF.htm

Provides grants for conservation projects from the Clean Ohio Fund. Applicants must provide a 25% local match. Applicants undertaking projects on properties located in an eligible area may expend the dollars on three activities: Phase I and Phase II assessments (up to \$15,000 or \$300,000 grant, respectively) and brownfields cleanup (up to \$750,000 grant).

Clean Ohio Revitalization Fund

www.odod.state.oh.us/ud/CORF.htm

Provides grants of up to \$3 million to communities for brownfields cleanup activities. In 2007, 14 communities received grant funding totaling over \$41 million. This is part of a \$200 million initiative approved by Ohio voters as part of the \$400 million Clean Ohio Fund.

Job Ready Sites (JRS) Program

www.odod.state.oh.us/edd/obd/jrs/

Stimulates the development of large parcels of land and/or buildings through grants based on: the projected capital investment, job creation and/or retention, average hourly wages, and other factors deemed significant by the Director of ODOD. The maximum grant award per eligible site improvement project is \$5 million to offset costs traditionally incurred in industrial and commercial site development (including acquisition of real property, utility upgrades, and build-out of speculative facilities).

Brownfield Revolving Loan Fund (RLF)

www.odod.state.oh.us/ud/BCRLF.htm

Offers below-market rate loans up to \$2 million, with potential deferment of up to two years, to assist with the remediation of a brownfield property to return it to a productive economic use in the community. All real property with contamination from hazardous substances above the applicable standard is eligible. The borrower must own the property, not be a potentially responsible party, and have the ability to repay.

Urban Redevelopment Loan Program

www.odod.state.oh.us/EDD/Loans_Grants.htm

Provides low-interest loans for redevelopment of urban properties, including remediation of brownfield sites. Loans are offered for the lesser of up to \$5 million or 40% of eligible costs, for up to 15 years, with the potential for deferring principal and interest repayment for up to five years.

Water Pollution Control Loan Fund

www.epa.state.oh.us/defa/comguide.html

Issues low-interest loans for up to 20 years for site investigation, design, or remediation that addresses water quality at qualifying brownfields.

Ohio Water Development Authority (OWDA) Brownfield Fund

www.owda.org/owda0001.asp?PgID=pi-summary

Extends loans to public or private entities for planning and design (up to \$500,000) or construction of brownfield site remediation (no maximum). Eligible costs include engineering and design fees, construction costs, legal, and inspection fees.

Technical Assistance and Other Incentives

Grant-funded Technical Assistance

www.epa.state.oh.us/derr/vap/guidance/guidecon.html

Provides grant-funded technical assistance to public entities through the Voluntary Action Program.

Field Technical Assistance – Targeted Brownfield Assessment

www.epa.state.oh.us/derr/ers/sifu/fieldtechasst/fieldtechasst.html

Provides technical assistance to local government entities to conduct environmental assessment through a U.S. EPA grant.

Tax Incentives (abatements, deductions, credits, etc.)

Voluntary Action Program (VAP) Tax Abatement

www.epa.state.oh.us/derr/vap/financial/tax_incentives/tax_incentives.html

Grants a 10-year tax exemption to the property from the Department of Taxation upon issuance of a Covenant Not to Sue (CNTS) from the Director of the Ohio EPA for a remedy under the VAP. The exemption covers the increase in the assessed value of land and the increase in the assessed value of improvements, buildings, fixtures, and structures.

Limitations on Liability

www.epa.state.oh.us/derr/vap/noaction/noaction.html

Provides liability protection under the Ohio EPA Voluntary Action Program CNTS based on issuance of a no further action letter.

Quick Facts

Limitations on Liability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number of State-Tracked Contaminated Properties:	223
Includes Site Assessment and Brownfields Revitalization Program and Remedial Response Program sites	
Number of EPA CERCLIS Sites:	365
Sites identified for potential investigation under the federal Superfund Program	
Number of EPA Brownfields Properties:	107
Properties being funded or addressed under the EPA Brownfields Program	
<i>There may be some overlap among the categories listed and sites listed may not represent all potentially contaminated sites in Ohio.</i>	

Points of Contact

Ohio Department of Development (ODOD)

www.odod.state.oh.us/ud/

Clean Ohio Assistance Fund, Clean Ohio Revitalization Fund, JRS Program, Brownfield RLF

William Murdock, oud@odod.state.oh.us, (614) 466-4484

Urban Redevelopment Loan Program

Office of Financial Incentives, (800) 848-1300 or (614) 466-5420

Voluntary Action Program

www.epa.state.oh.us/derr/volunt/volunt.html

Water Pollution Control Loan Fund, Grant-funded Technical Assistance, VAP Tax Abatement

Amy Yersavich, amy.yersavich@epa.state.oh.us, (614) 644-2285

OWDA Brownfield Fund, (614) 466-5822

Site Assessment and Brownfield Revitalization Program

www.epa.state.oh.us/derr/SABR/sabr.html

Field Technical Assistance – Targeted Brownfield Assessment

Tiffani Kavalec, tiffani.kavalec@epa.state.oh.us, (614) 644-3538