



Funding opportunities made possible by Mayor Michael B. Coleman

Dear Partners:

Residents and business leaders throughout our community have expressed that maintaining and improving the quality of our environment is a top priority, and I agree. In order to be the best city to live, work and raise a family, it is essential that the City of Columbus be able provide clean air, clean water and areas of open space.

Demonstrating my commitment and recognizing the investment of resources necessary to fulfill this goal, I have authorized two separate funding opportunities: the Green Switch Loan Fund and the Green Columbus Fund. It is my hope these funding mechanisms will help our community get green to achieve our mutual environmental objectives.

Sincerely,

Michael B. Coleman
Mayor

Green Columbus Fund

Encourages sustainable development and redevelopment with a primary focus on the inner city. Private businesses and non-profit organizations in Columbus are eligible to receive reimbursement grants in the two broad areas of site clean-up and green buildings.

\$1,000,000 is available in the first program year running from October 2010 through September 2011. Applicants may apply for funding up to the following amounts:

- \$200,000 for land acquisition or phase I and II environmental assessments for brownfield sites.
- Qualifying LEED-NC buildings (new construction and major renovation) can receive reimbursement up to triple the USGBC certification fee.

Administered by: City of Columbus, Department of Development
614-645-6330

Green Switch Loan Fund

A revolving loan fund to implement strategies to reduce fossil fuel emissions, total energy use, and improve energy efficiency in commercial and industrial buildings.

Through the US Department of Energy, \$1,000,000 is available in amounts up to \$200,000 per loan for gap financing of energy efficiency construction/renovation projects.

Loan funds can also be used for the purchase and installation of energy efficient equipment. All materials and equipment must be Energy Star qualified (or equivalent).

Administered by: City of Columbus, Department of Development
614-645-8644
Community Capital Development Corporation
614-645-8066



www.getgreencolumbus.com

Program Description for the Green Columbus Fund

Revised 9/28/10

Introduction

Mayor Michael B. Coleman launched the Get Green Columbus initiative in 2005 with the issuance of his Green Memo. In February 2010, Mayor Coleman released an updated action plan for Get Green Columbus. One objective of the plan is to encourage new developments and existing neighborhoods to Get Green by providing policies, incentives and regulatory measures. The plan calls for the City to provide financial incentives to targeted activities to spur infill development and construction of sustainable buildings.

In response to this objective, the Green Columbus Fund was created. It is a reimbursement grant program meant to encourage sustainable development and redevelopment by providing financial incentives. Private businesses and non-profits in Columbus will be eligible to receive reimbursement grants in the two areas of brownfield redevelopment and green building. Priority consideration will be given to projects in inner city developed areas, defined as being within the Community Development Block Grant district or the 1950 City boundaries (which together comprise about 25% of the land area of Columbus). The program is expected to produce environmental, economic and social benefits.

Grant funding for environmental assessments and land acquisition will be available for brownfield sites. Entities receiving funds under the brownfield portion of the program shall not have contributed to the abandonment or contamination of the project site.

A second component of the Green Columbus Fund program provides financial incentives to build green. Funds will go to owners of qualifying buildings in Columbus in the form of reimbursement of the fee required for LEED-NC green building certification. Under this building component, additional incentives are available if certain conditions are met.

For the initial program year of October 2010 through September 2011, the City has allocated \$1,000,000 toward the Green Columbus Fund grant program. Individual brownfield grant awards will be capped at \$200,000, and individual green building grant awards will be capped at triple the certification fee. Grants for both components of the Green Columbus Fund program will be awarded on an open application cycle.

Part I: Incentives for Brownfield Redevelopment

With the ongoing uncertainty in the United States economy and the continued decline of manufacturing industries, municipalities throughout the country are faced with the challenge of vacant industrial sites. Once abandoned, these sites are often difficult to redevelop due to environmental assessment and cleanup costs that are necessary to make these locations viable for new construction. The City of Columbus recognizes the negative effect these vacant sites have on neighborhood revitalization and is working to promote their safe redevelopment.

By partnering with local businesses, developers, and both state and federal governments, the City has been very successful in bringing renewed vitality to core neighborhoods through investment in former brownfield sites such as B&T Metals, Gowdy Field, Columbus Coated Fabrics and the Techneglas site. These four projects alone are expected to generate 2,104 jobs and approximately \$113 million in private investment.

In addition to large abandoned industrial sites, there are hundreds of abandoned gas stations or other vacant commercial properties that contribute to the decline of property values, increased crime and diminished pride in our neighborhoods. The brownfield redevelopment part of the Green Columbus Fund serves to supplement existing state and federal brownfield programs and is targeted toward smaller sites in core neighborhoods.

This component of the Green Columbus Fund will address sites that meet the following Ohio “Brownfield” definition -- “Abandoned, idled, or under-used industrial and commercial property where expansion or redevelopment is complicated by known or potential release of hazardous substances or petroleum.”

Grant funding of up to \$200,000 per project will be available for the following:

- Phase I Environmental Assessment -- up to \$5,000 for preliminary record research
- Phase II Environmental Assessment -- onsite analysis of contamination
- Phase II Physical Environmental Assessment -- for gas stations only, actual removal of gas station and storage tanks can be combined with assessment
- Land Acquisition -- partial funding to assist in acquiring brownfield sites shall not exceed the Franklin County Auditor card value of the property and shall not exceed 50% of the grant funds received from the City

To receive funds in the last three areas indicated above, applicants will be required to perform State approved remediation. Although grants for remediation are not available from the Green Columbus Fund, the City will work with the applicant to seek funding for this purpose from Clean Ohio programs. Brownfield redevelopment grant recipients are strongly encouraged to take advantage of the green building incentives described in the next section.

Part II: Incentives for Building Green

The City of Columbus recognizes the economic, environmental and energy saving benefits of building in a green and sustainable manner. Lester Brown of the Earth Policy Institute puts the matter into perspective: *The building sector is responsible for a large share of the world electricity consumption, raw materials use, and waste generation. In the United States, buildings – commercial and residential – account for 70% of electricity use and over 38% of CO2 emissions. Worldwide, building construction accounts for 40% of materials use (Plan B 3.0, p. 221).*

Columbus Mayor Michael B. Coleman has championed sustainable construction by making certain that Columbus leads by example. The City worked with partners to turn the historic Lazarus Building into one of the nation’s largest green rehabs, achieving LEED-NC Gold. The City and Franklin County developed the Accessible, Water Conservation, Air Quality, Resource Conscious, Energy Efficient (AWARE) Green/Universal Design Manual as the performance standard for the construction and renovation of federally funded residential projects. Fire Station 10 is LEED Gold and the Westside Family Health and Wellness Center is projected to be LEED Silver.

The Mayor’s Green Team and City staff conducted a major outreach effort to a broad range of stakeholders to determine what was needed to take green building to the next level by spreading it beyond City buildings. Input was received from Columbus Area AIA Chapter, Building Industry Association (BIA), Builders Exchange (BX), Association of General Contractors (AGC), National Association of Industrial and Office Properties (NAIOP), Sierra Club, and others. The consensus finding of this extensive outreach and of research was that the City needs to provide financial incentives to encourage building green in Columbus. It was also considered important to verify whether buildings are actually green and sustainable, and be able to do so without creating a new bureaucracy.

Fortunately, the widely representative United States Green Building Council (USGBC) has developed the detailed LEED rating system, which now has broad national acceptance as the most comprehensive and legitimate program for certifying building sustainability. The LEED-NC category, which applies to new construction and major renovation, has been particularly well developed and vetted over time. It is fortunate that this category also aligns most closely with city economic development and job creation priorities.

The USGBC charges a fee proportional to the size of a building to cover its administrative costs for processing LEED certification applications. While the fee is not unreasonably high, it is significant enough to deter some companies from pursuing LEED certification. Many companies that do not pursue certification claim that their building is “green.” Unfortunately, there is no way of knowing if the building is in fact built in a sustainable manner without third party verification. Therefore, under the terms stated below and within the limits of available resources, the Green Columbus Fund will reimburse 100% of the cost of the LEED-NC Version 3.0 certification fee. The minimum requirement for receiving City reimbursement from this program will be the achievement of LEED-NC certification along with meeting at least 8 of 12 credits selected by the City.

The twelve (12) credits that follow reflect goals of particular importance to Columbus. Some would result in direct physical or financial benefits to the City, such as reduced water use, extending the life of the landfill and reducing storm water runoff. Others contribute to achieving City policy goals of reducing greenhouse gas emissions in accordance with the U.S. Mayor’s Climate Protection Agreement, developing downtown and inner city neighborhoods, and implementing the City’s growth policy to “grow inward with a passion and outward with a plan.” These 12 key LEED-NC Version 3.0 credits are:

SSc1 Site Selection

SSc2	Development Density & Community Connectivity
SSc3	Brownfield Redevelopment
SSc4.1	Alternative Transportation: Public Transportation Access
SSc6.1	Stormwater Design: Quantity Control
SSc6.2	Stormwater Design: Quality Control
SSc7.2	Heat Island Effect: Roof
WEc1	Water Efficient Landscaping: Reduce by 50%
WEc3	Water Use Reduction: Reduce by 30%
EAc1	Optimize Energy Performance: achieve at least 20% cost savings for new buildings, 16% cost savings for existing building renovations
MRc2	Construction Waste Management: Divert 50% from Disposal
MRc4	Recycled Content: 10% (post-consumer + ½ pre-consumer)

Threshold Requirement and Opportunities for Increased Incentives

To qualify for the *Columbus Green Building Incentive Grant*, a building would need to be located within the City of Columbus and achieve LEED-NC Version 3.0 certification, **while also** achieving at least eight (8) of the twelve (12) selected credits listed above. The applicant would then be fully reimbursed for its certification fee, as determined by evidence of payment to the USGBC (at member’s rate).

Applicants can significantly increase the magnitude of this reimbursement incentive by:

Building in the inner city or “Developed Area” of the City of Columbus, defined as within 1950 Boundaries or CDBG Service Area: 100% additional reimbursement

Meeting more than 8 of the selected credits, at a rate of 25% more for each extra credit:

9 credits	25% additional reimbursement
10 credits	50% additional reimbursement
11 credits	75% additional reimbursement
12 credits	100% additional reimbursement

Achieving a higher level of LEED-NC certification:

Silver	50% additional reimbursement
Gold	100% additional reimbursement
Platinum	150% additional reimbursement

Within the cap these incentives can be added to each other. For example, Silver with 10 City credits (50%+25%+25%) would equal a 100% increase of the reimbursement. Being within the 1950 borders or CDBG area would add 100% by itself, resulting in a doubling of the reimbursement. You can mix and match in any way. However, the total reimbursement cannot exceed the cost of the LEED certification fee by more than 200%. In other words, reimbursement is capped at triple the certification fee.

For applications and more information about the Green Columbus Fund Program, call the Columbus Department of Development at 645-6330.



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

Green Columbus Fund Brownfield Redevelopment Grant Application

Revised 9/28/10

APPLICATION FOR A PROPOSED Grant for Green Columbus Fund between the **CITY OF COLUMBUS** located in the County of Franklin, Ohio and

Introduction: The Green Columbus Fund is a \$1 million grant program to encourage sustainable development and redevelopment. It has an inner city focus, and is expected to produce environmental, social and economic benefits. Private businesses and non-profit organizations with projects in Columbus that qualify will be eligible to receive grants based on development agreements and subject to the availability of appropriated funds. Grant funds will be awarded on an open application cycle in the two areas of brownfield redevelopment and green buildings. This application form is for brownfield redevelopment projects.

Eligible sites must be designated a brownfield in accordance with the Ohio definition: "Abandoned, idled, or under-used industrial and commercial property where expansion or redevelopment is complicated by known or potential release of hazardous substances or petroleum." . Priority goes to sites in developed areas, which are defined as those within either the 1950 City of Columbus boundaries or the Community Development Block Grant (CDBG) service area. Entities receiving funds shall not have contributed to the abandonment or contamination of the project site. Funds can be used to acquire land and/or conduct environmental assessments up to a maximum of \$200,000 per site.

(Enterprise)

1. A. Name of business, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Enterprise Name

Contact Person

Address

Email Address

Telephone number

B. Project Site Location:

Address

Parcel Number(s)

2. Does the Enterprise owe:

A. Any delinquent taxes to the City of Columbus, the State of Ohio or any other political subdivision of the State?

Yes [] No []

B. Any moneys to the City of Columbus, the State or any other political subdivision of the State for the administration or enforcement of any environmental laws?

Yes [] No []

C. Any other moneys to the State or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

Yes [] No []

D. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets if necessary).

3. Indicate whether the brownfield site is within a “Developed Area,” which is defined as either 1950 Columbus boundaries or the CDBG service area:

Yes [] No []

4. Site Description (describe previous site uses and the existing condition of site, including surface and underground):

5. Project Description (describe all steps necessary to remediate the site, including how activities funded under this agreement will relate to other activities):

6. Project Budget (clearly distinguish between site clean-up related costs covered in this grant agreement and those covered from other funding sources; indicate sources of other funds and whether those funds are secured or merely anticipated):

Acquisition: _____ (Acquisition costs reimbursed may not exceed the Franklin County Auditor card value of the property or 50% of the grant)

Environmental Assessment Phase I (up to \$5,000):

Environmental Assessment Phase II: _____
Physical Phase II Assessment (only for abandoned gas stations – includes station demolition, tank pull and backfill soil removal):

Remediation: _____

Other: _____

TOTAL: _____

7. Estimate the amount to be invested by the enterprise (this is not limited to site cleanup, but also includes anticipated investments in the use of the cleaned up site):

A. Acquisition of Buildings/Land \$ _____

B. Additions/New Construction: \$ _____

C. Improvements to Existing Buildings: \$ _____

D. Machinery & Equipment: \$ _____

E. Furniture & Fixtures: \$ _____

F. Inventory: \$ _____

G. Site Remediation

Total New Project Investment: \$ _____

8. Start Date and Project Schedule:

9. Anticipated future use of site after remediation:

9. Requested Amount:

Site Acquisition: _____

Environmental Assessment: _____

Total: _____

APPLICANT’S CERTIFICATION

The applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the applicant’s knowledge and belief.

Submission of this application expressly authorizes the City of Columbus to contact the Ohio Environmental Protection Agency to confirm statements contained within this application and to review applicable confidential records. As part of this application, the business may also be required to directly request from the Ohio Department of Taxation or complete a waiver form allowing the Ohio Department of Taxation to release specific tax records to the City of Columbus.

Applicant agrees to supply additional information upon request. The applicant affirms its awareness that it may not request reimbursement from the City of Columbus for any costs paid for by other state or federal grants.

The applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2931.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefit as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

U.S.C. Title 18, Sec. 1001, provides: *Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies. . . or makes any false, fictitious or fraudulent statements of representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement of entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both.*

Name of Enterprise

Date

Signature

Typed Name and Title

Please submit the application and attachments to:

**City of Columbus
Department of Development
Office of Sustainability and Regional Development
109 North Front Street, 1st Floor
Columbus, Ohio 43215
(614) 645-6330**



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

Green Columbus Fund LEED-NC Certification Reimbursement Application

Revised 9/28/10

APPLICATION FOR REIMBURSEMENT from Green Columbus Fund of the **CITY OF COLUMBUS** located in the County of Franklin

Introduction: The Green Columbus Fund is a \$1 million grant program to encourage sustainable development and redevelopment. It will have an inner city focus, and is expected to produce environmental, social and economic benefits. Private businesses and non-profit organizations with projects in Columbus that qualify will be eligible to receive grants based on development agreements and subject to the availability of appropriated funds. Grant funds will be awarded on an open application cycle in the two areas of brownfield redevelopment and green buildings. This application is for green buildings obtaining LEED-NC certification under Version 3.0.

Among the prerequisites for receiving reimbursement under this LEED-NC certification component of the Green Columbus Fund are that the applicant must both receive certification from the United States Green Building Council (USGBC) for its building and receive credit for at least 8 of 12 key LEED-NC credits that the City has designated. The specific amount of reimbursement that can then be granted will vary according to provisions specified in the Program Description (a separate document). The range of reimbursement will be from the amount of the certification fee up to a maximum of triple that fee.

Applicants do not have to wait until the USGBC certification process has been completed in order to submit this application. On the contrary, entities that have begun the process of attempting to achieve LEED-NC certification, or are even considering doing so, are encouraged to contact the Columbus Development Department right away at 645-6330 to explore putting an application together as a first step. The second step will be preparing a development agreement between the applicant and the City. The third step (the only step that must await certification by USGBC) is a reimbursement request from the applicant to the City.

(Enterprise)

- 1. A. Name of business, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

<i>Enterprise Name</i>	<i>Contact Person</i>
<i>Address</i>	
<i>Email Address</i>	<i>Telephone number</i>

B. Project Name: _____

C. Building Location:

<i>Address</i>	
<i>Parcel Number(s)</i>	

- 2. Does the Enterprise owe:

- A. Any delinquent taxes to the City of Columbus, the State of Ohio or any other political subdivision of the State?

Yes [] No []

- B. Any moneys to the City of Columbus, the State or any other political subdivision of the State for the administration or enforcement of any environmental laws?

Yes [] No []

- C. Any other moneys to the State or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

Yes [] No []

- D. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets if necessary). _____

- 3. Indicate whether the location of the building is within the inner city developed area of Columbus, which is defined as being within either the 1950 Columbus Boundaries or the Community Development Block Grant (CDBG) service area:

Yes [] No []

- 4. Indicate Level of LEED Certification being sought:

- Certified []
- Silver []
- Gold []
- Platinum []

5. Indicate which of the twelve (12) LEED-NC criteria below selected by the City as being of particular importance the applicant seeks to meet (Must achieve at least 8):

- SSc1 Site Selection
- SSc2 Development Density & Community Connectivity
- SSc3 Brownfield Redevelopment
- SSc4.1 Alternative Transportation: Public Transportation Access
- SSc6.1 Stormwater Design: Quantity Control
- SSc6.2 Stormwater Design: Quality Control
- SSc7.2 Heat Island Effect: Roof
- WEc1 Water Efficient Landscaping: Reduce by 50%
- WEc3 Water Use Reduction: Reduce by 30%
- EAc1 Optimize Energy Performance: 20% cost savings for new, 16% existing
- MRc2 Construction Waste Management: Divert 50% from Disposal
- MRc4 Recycled Content: 10% (post-consumer + ½ pre-consumer)

6. Indicate the status of the applicant in the USGBC registration process:

7. Indicate the amount of the USGBC certification fee: _____

8. Indicate when building is expected to be completed: _____

APPLICANT’S CERTIFICATION

The applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the applicant’s knowledge and belief. Applicant agrees to supply additional information upon request.

Submission of this application expressly authorizes the City of Columbus to contact the United States Green Building Council and/or its Central Ohio Chapter to confirm statements contained within this application and to review applicable confidential records. As part of this application, the business may also be required to directly request from the Ohio Department of Taxation or complete a waiver form allowing the Ohio Department of Taxation to release specific tax records to the City of Columbus.

The applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2931.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefit as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

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false, fictitious or fraudulent statements of representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement of entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both.

Name of Enterprise

Date

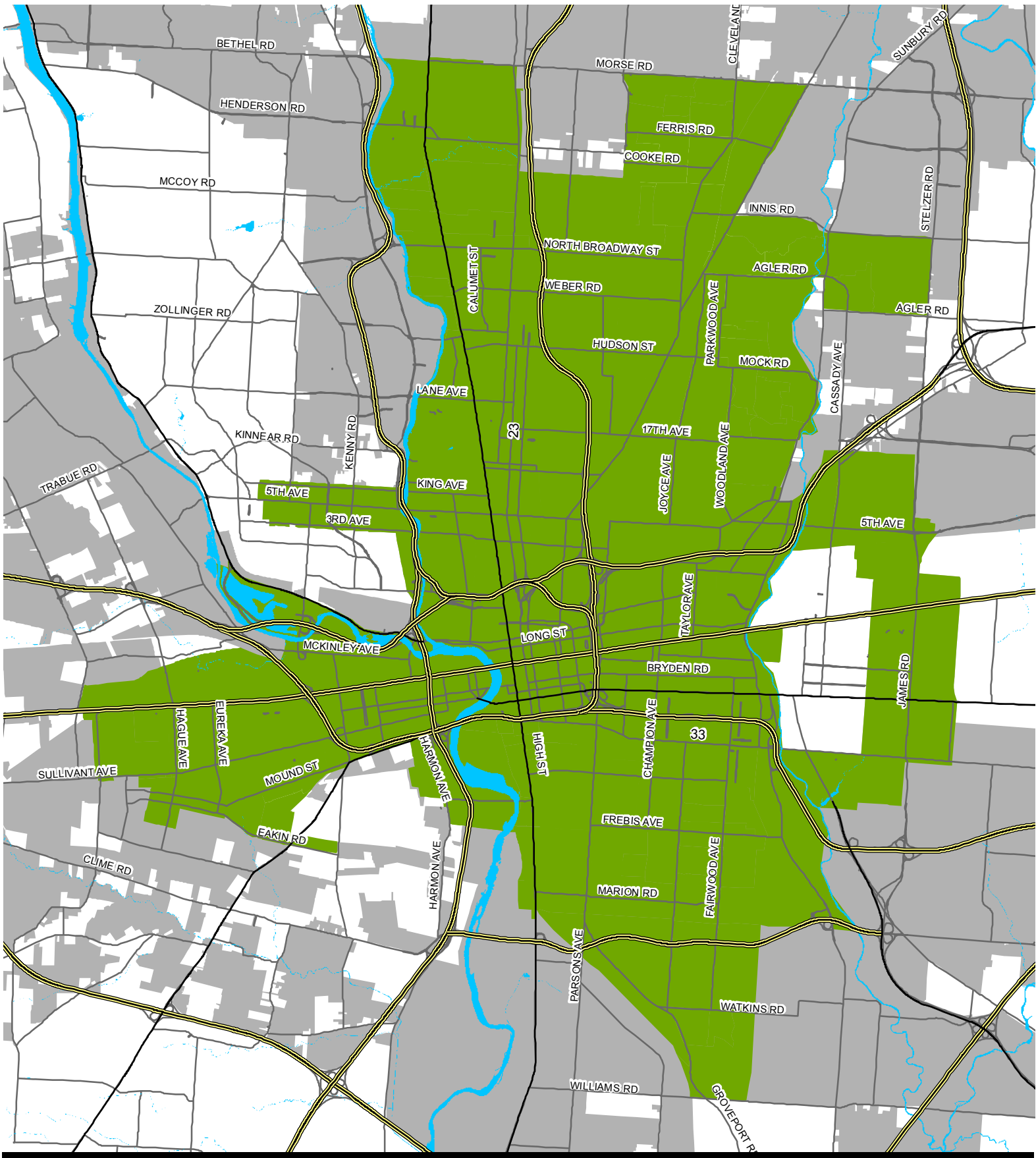
Signature

Typed Name and Title

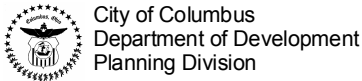
Please submit the application and attachments to:

**City of Columbus
Department of Development
Office of Sustainability and Regional Development
109 North Front Street, 1st Floor
Columbus, Ohio 43215**

Address questions concerning the Green Columbus Fund Program to the Development Department at (614) 545-6330.



Green Columbus Fund: Developed Areas



Legend

- Community Development Block Grant; 1950 Boundary (Compilation)
- Columbus Corporate Boundary

May 2010

