



The Alternative Stormwater Infrastructure Loan Program

Diane Alecusan, AICP, LEED AP
Urban Revitalization Specialist

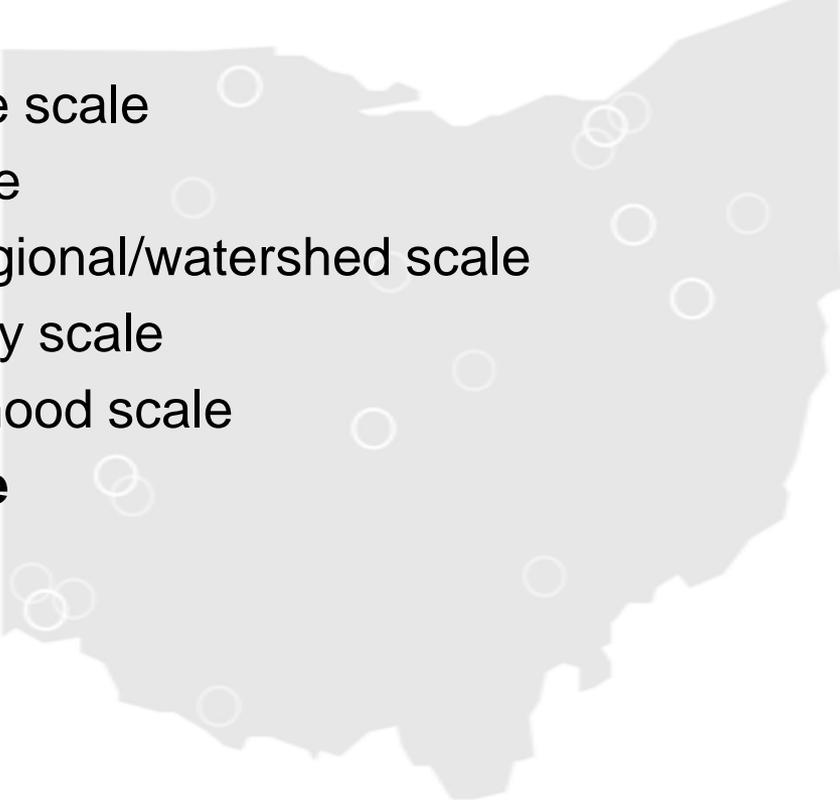
Also known as...

- Green Infrastructure
- Green stormwater management
- Sustainable stormwater management
- Natural drainage systems
- Water sensitive urban design
- Environmentally sensitive design
- Best Management Practices
- Low-impact development
- Etc...



Green Infrastructure

The Scales of Green Infrastructure

- The landscape scale
 - The state scale
 - The county/regional/watershed scale
 - The community scale
 - The neighborhood scale
 - **The site scale**
- 

Our Definition

“A network of **decentralized stormwater management practices**, such as green roofs, trees, rain gardens, and permeable pavement, that can **capture and infiltrate** rain **where it falls**, thus reducing stormwater runoff and improving the health of surrounding waterways.”

– Center for Neighborhood Technology



Why...

The Main Goals

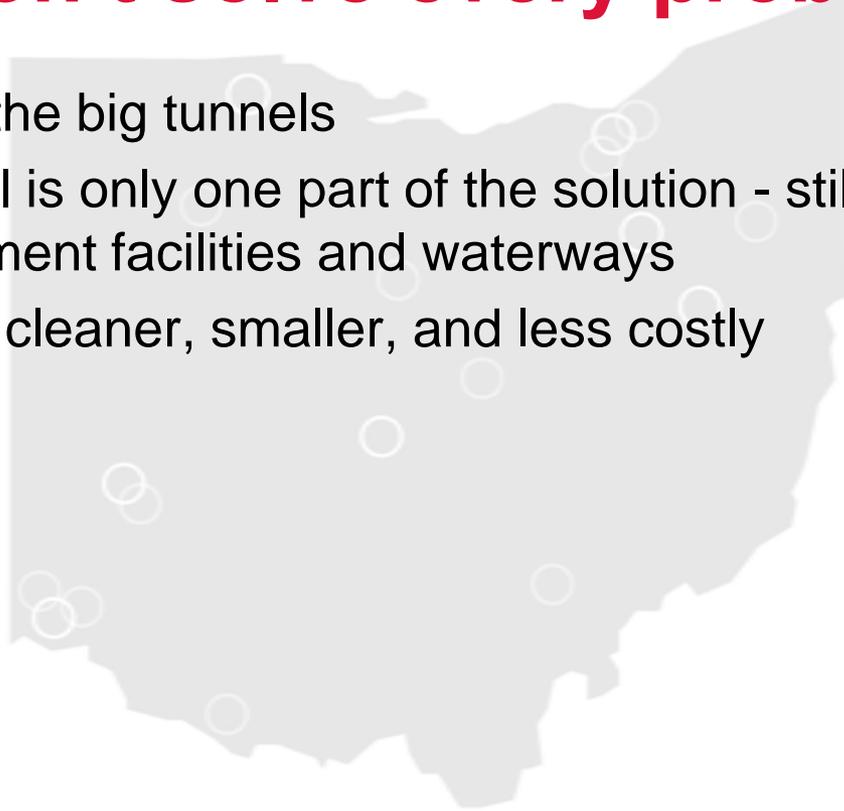
- Increase water **quality** and decrease water **quantity**
- Make alternative stormwater infrastructure more **affordable**, and therefore more **mainstream**
- Help communities meet their **goals** and requirements
- Provide another source of funding for **economic (re)development** projects that bring **multiple benefits** to communities

Why does Ohio need this?

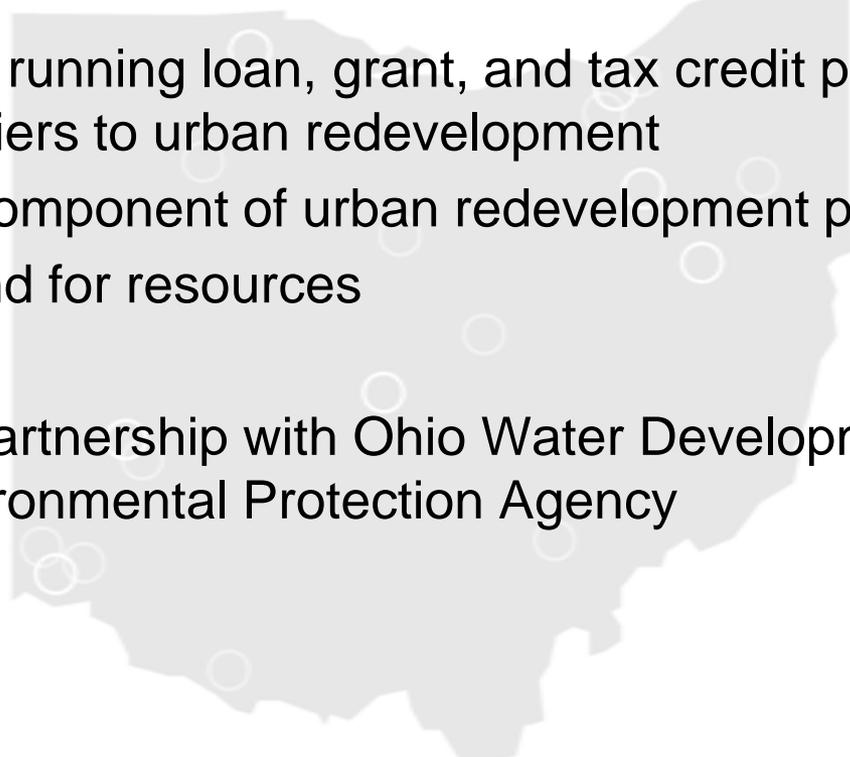
- Outdated infrastructure
- Flat land and urbanized areas that increase runoff
- EPA Consent Decree requirements
 - Combined sewer systems serve 86 communities in Ohio
 - 772 communities with over 40 million people in U.S.
 - Columbus wet-weather management plan:
 - \$2.5 billion over 40 years
 - Cincinnati's Project Groundwork:
 - Over \$3 billion
 - Cleveland's Project Clean Lake:
 - \$3 billion over 25 years

Won't solve every problem

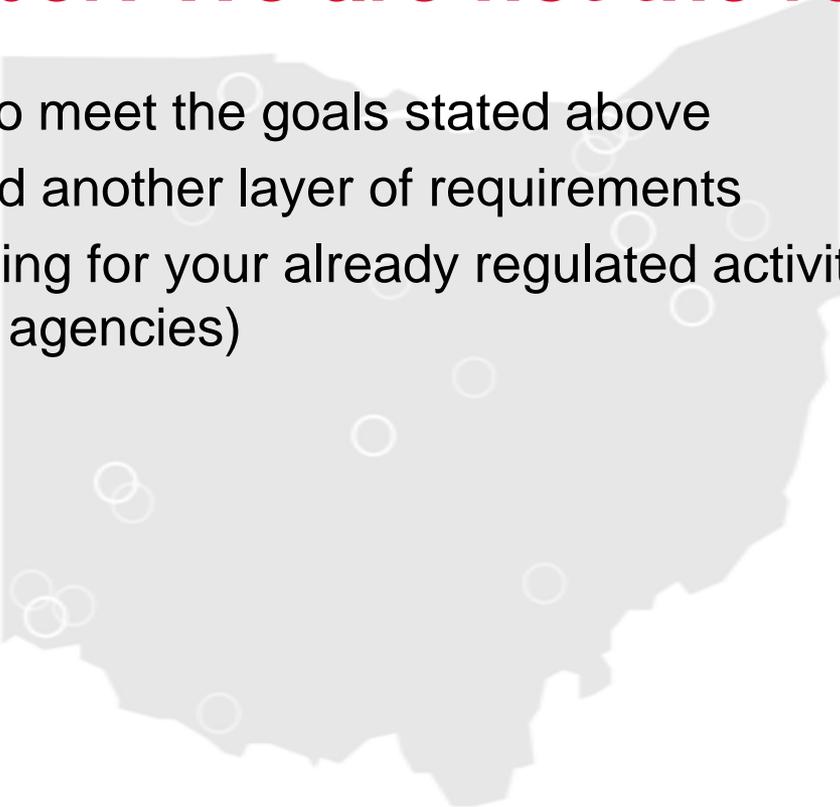
- We still need the big tunnels
- Source control is only one part of the solution - still must convey the water to treatment facilities and waterways
- BUT it can be cleaner, smaller, and less costly



Why the Urban Development Division?

- 
- A light gray silhouette of the state of Ohio is centered in the background. It contains several small, white, semi-transparent circles scattered across its surface.
- Experience in running loan, grant, and tax credit programs that eliminate barriers to urban redevelopment
 - Sustainable component of urban redevelopment projects
 - Unmet demand for resources
 - Staff diversity
 - Established partnership with Ohio Water Development Authority and the Ohio Environmental Protection Agency

Remember: We are not the regulators

- We just want to meet the goals stated above
 - Not here to add another layer of requirements
 - Providing funding for your already regulated activities (through local, regional, state agencies)
- 

Benefits



Business

- Reduced cost
- Reduced utility fees
- Corporate sustainability goals
- Positive image
- LEED Certified building/site

Community

- Cost savings
- Community health
- Alternative with aesthetic value
- Educational tool
- Meet requirements
- Social, environmental, and economic goals

Developer

- Reduced cost
- Meet LEED requirements
- Maximize site space and functions
- Positive reputation

The Program



Who qualifies?

- ‘Governmental agencies’
 - City, county, township
 - Sewer and water district
 - Conservancy district
 - Soil and water conservation districts
 - Watershed districts
 - Non-profit and for-profit are eligible Development Partners but can’t be primary applicant
 - Must own or have access to the property
- 

What areas qualify?

Redevelopment focus:

- Currently or previously developed (remember the goals)
- Must have legal access
- Plan for redevelopment or improvement resulting in economic benefit and/or revitalization of the community

NO:

- Solid waste facilities
- Agricultural land
- Properties lacking existing infrastructure

What will we pay for?

Relate everything back to the **stormwater project**:

- Indirect and/or administrative costs
- Consulting fees (look back of 12 months)
- Site preparation
- Materials
- Educational signage
- Construction and installation
- Initial maintenance
- LEED certification fees

Process

1. Pre-Application Meeting - ODOD and Potential Borrower

2. Application to ODOD

3. Application Review and Initial Loan Terms by ODOD

4. ODOD Director Recommendation to OWDA

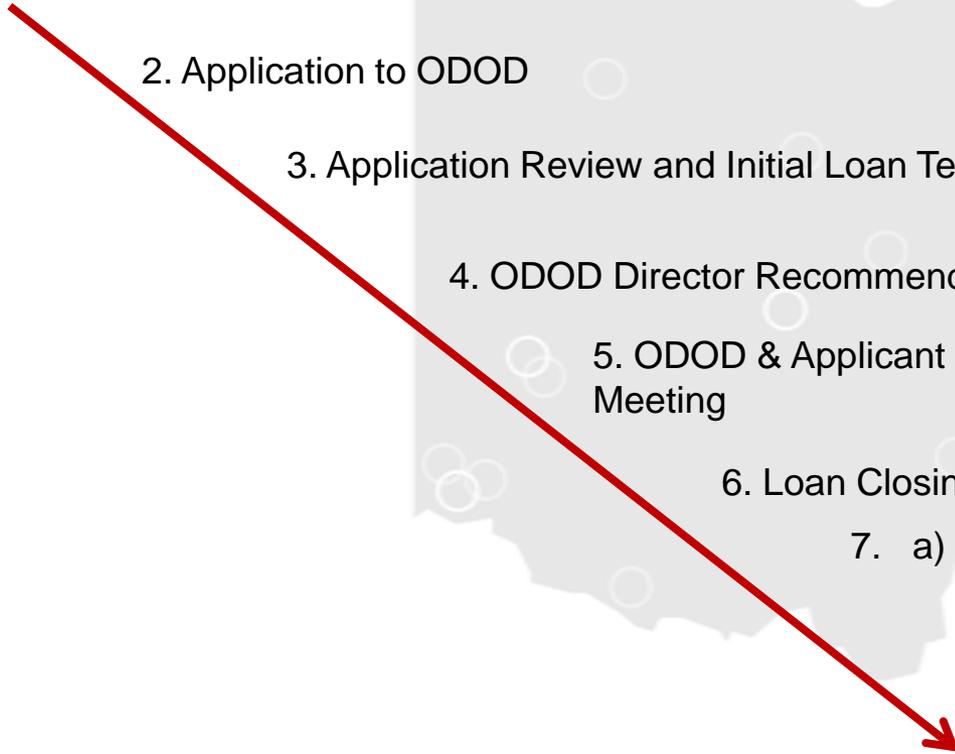
5. ODOD & Applicant Presentation at OWDA Board Meeting

6. Loan Closing by OWDA

7. a) Disbursement Request Review by ODOD

b) Disbursement by OWDA

8. Loan Repayment to OWDA





OWDA ALTERNATIVE STORMWATER INFRASTRUCTURE LOAN PROGRAM
PROJECT RESOURCE AND ADVISORY MEETING REQUEST FORM
DATE: _____

Desired Meeting Date:

Desired Meeting Location:

Applicant Information

Applicant Name:

Applicant DUNS # (if known):

Contact Person:

Contact Address:

Contact Phone:

Contact E-mail:

Project Name:

Site Information

Property Owner:

Project Address:

County:

Parcel(s) Identification Number (PIN):

Size of Property in Acres:

Census Tract(s);
Ohio House District;
Ohio Senate District;
US Congressional District

Longitude/Latitude Coordinates to
entrance of property:

So that Ohio Department of Development (ODOD) can best address your concerns and answer questions regarding your project at the meeting, please answer the following questions as completely as possible.

1. BRIEFLY describe the alternative stormwater infrastructure project and any specific questions to be addressed during the meeting.

2. If the alternative stormwater infrastructure project is part of a larger development or redevelopment plan for the property, please explain the plan including the proposed end use and what economic benefits will result from the project (jobs, tax revenue, etc.).

3. Describe the current or past use of the property and its location (in relation to landscape features; i.e. near a river or common roadway).

4. Is the site within an area covered by an approved or endorsed plan related to stormwater, such as a Balanced Growth plan, Watershed Action Plan, or Total Maximum Daily Load Study?

5. What is the estimated total project cost? What will be the requested amount from the OWDA ASILP?

Total Project Cost \$ _____ OWDA ASILP Request \$ _____

6. What are the sources and amounts of funds available for this project?

7. Does the applicant own the site? If the applicant does not own the site, do they have access to it?

8. What environmental improvements will result if the project is completed?

Process

1. Pre-Application Meeting - ODOD and Potential Borrower

2. Application to ODOD

3. Application Review and Initial Loan Terms by ODOD

4. ODOD Director Recommendation to OWDA

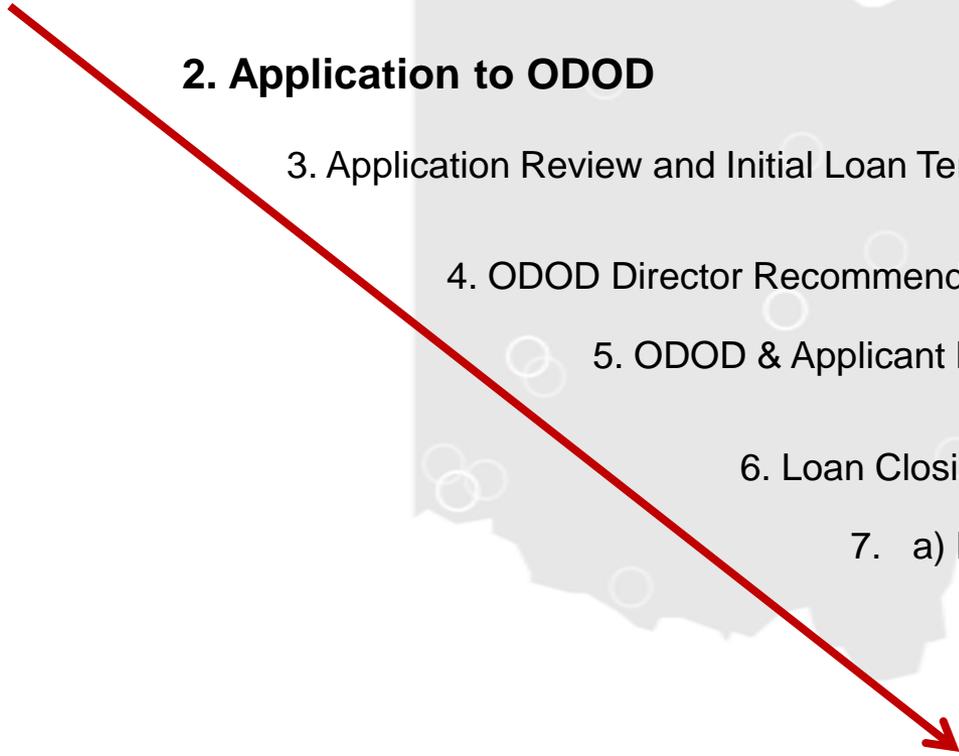
5. ODOD & Applicant Presentation at OWDA Board Meeting

6. Loan Closing by OWDA

7. a) Disbursement Request Review by ODOD

b) Disbursement by OWDA

8. Loan Repayment to OWDA



Part A: Applicant Information

Alternative Stormwater Infrastructure Loan Application

Part A Attachments	
Attachment A1	Applicant and Project Information Form
Attachment A2	Application Summary
Attachment A3	Development Partner Certification and Partnership Agreement (if applicable)
Attachment A4	Tax Information and Disclosure Information form
Attachment A5	Financial Liability form
Attachment A6	Copy of legal description and plat map(s).
Attachment A7	Copy of current property title (required) Copy of access agreement (if applicable) Copy of purchase agreement (if applicable)

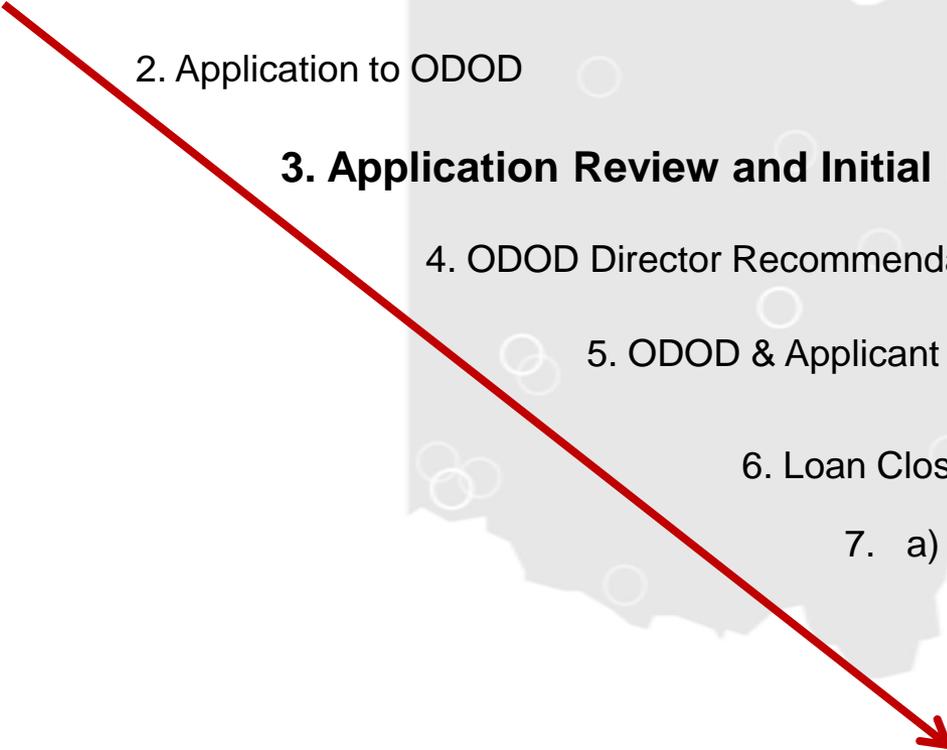
Part B Attachments	
Attachment B1	Most Recent Audit or Auditor Report from State Auditor's Website: http://www.auditor.state.oh.us/AuditSearch/Search.aspx
Attachment B2	Three years historical financial statements (balance sheet, profit and loss)
Attachment B3	Interim financial statement (not more than 90 days old)
Attachment B4	Projected financial statements for the current and next three years (balance sheet, profit and loss including all assumptions)
Attachment B5	Personal financial statements (if applicable)
Attachment B6	Real Estate Appraisal
Attachment B7	Pro forma for the development project (if applicable)
Attachment B8	Participating Parties and Lenders Contact Sheet
Attachment B9	Sources and Uses of Funds Sheet

Part C: Project Information

Alternative Stormwater Infrastructure Loan Application

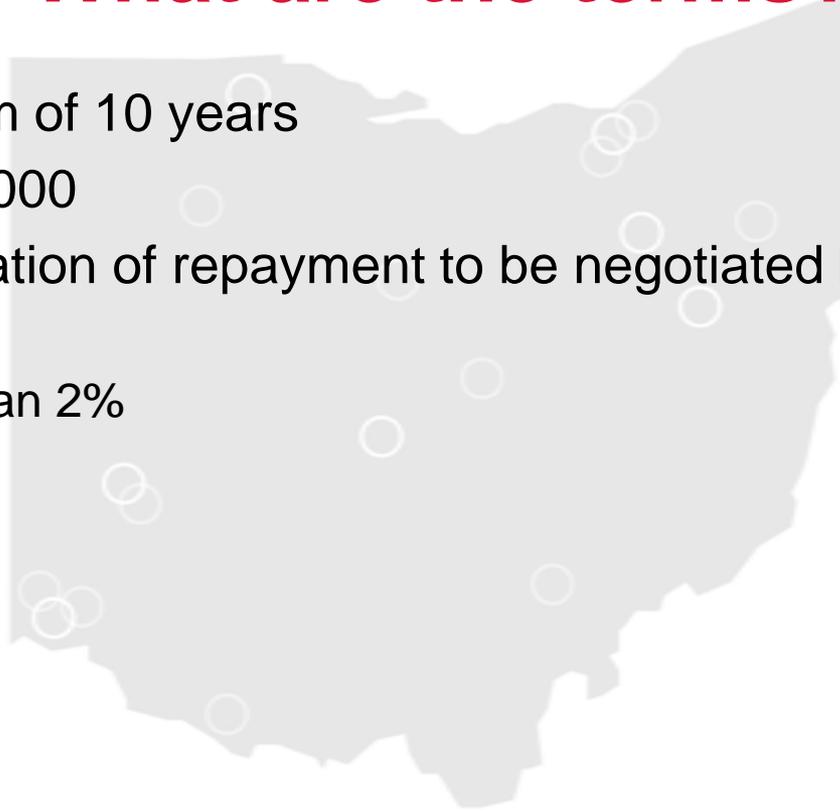
Part C Attachments	
Attachment C1	Alternative Stormwater Strategy
Attachment C2	Compliance with local plans and regulations
Attachment C3	Detailed drawings of the stormwater system
Attachment C4	Time schedule for redevelopment
Attachment C5	Work Plan and Cost Estimates
Attachment C6	Project Deliverables Worksheet

Process

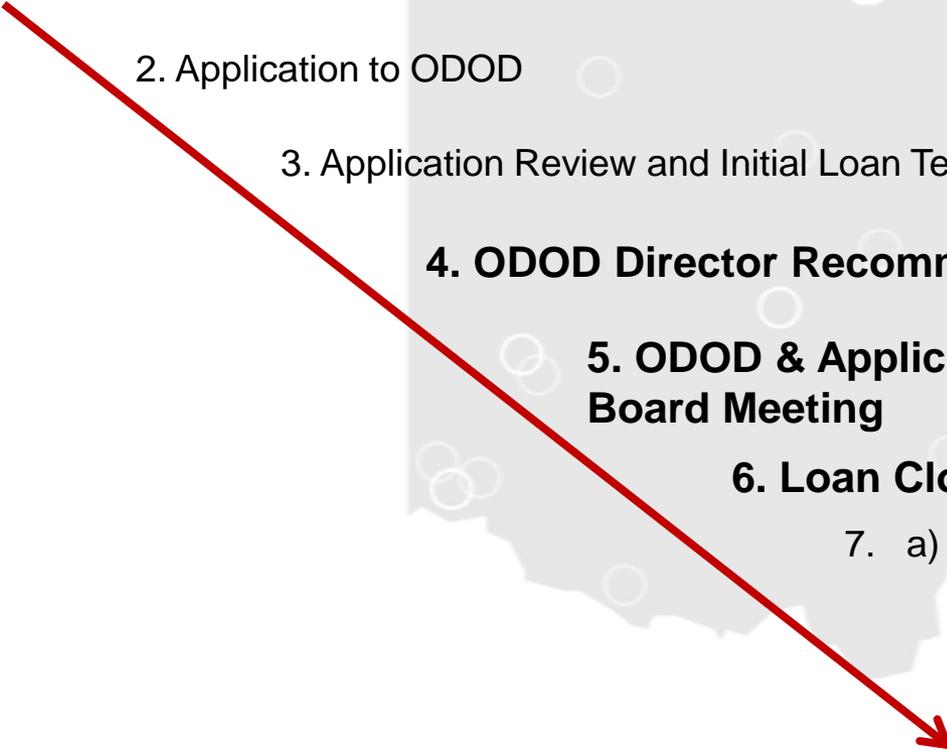
1. Pre-Application Meeting - ODOD and Potential Borrower
 2. Application to ODOD
 - 3. Application Review and Initial Loan Terms by ODOD**
 4. ODOD Director Recommendation to OWDA
 5. ODOD & Applicant Presentation at OWDA Board Meeting
 6. Loan Closing by OWDA
 7. a) Disbursement Request Review by ODOD
b) Disbursement by OWDA
 8. Loan Repayment to OWDA
- 

What are the terms?

- Maximum term of 10 years
- Up to \$5,000,000
- Rate and Initiation of repayment to be negotiated between borrower and ODOD
 - No more than 2%



Process

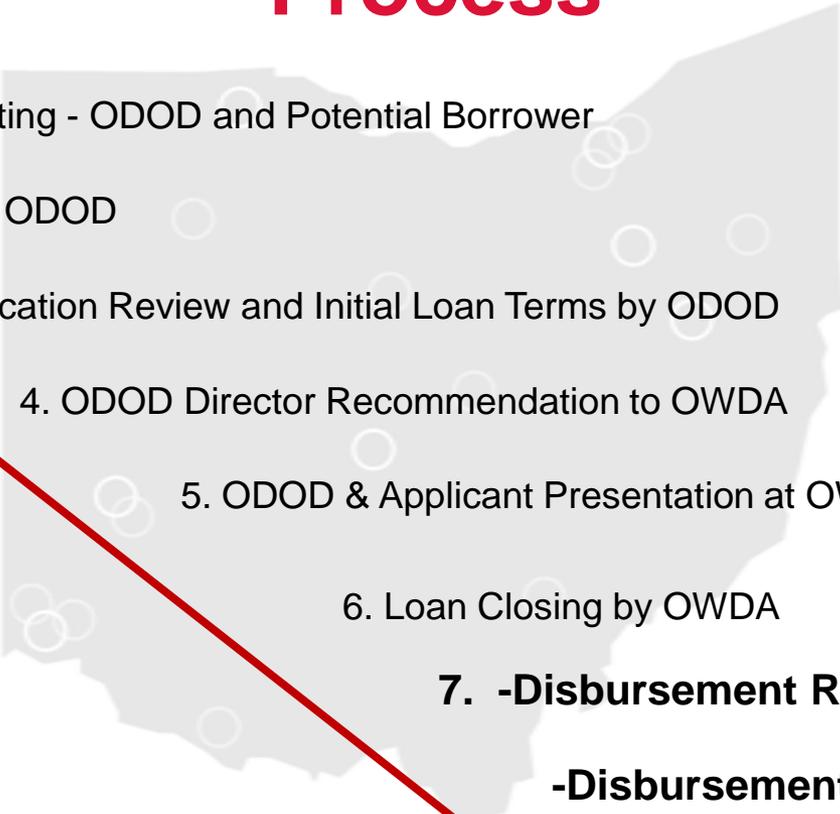
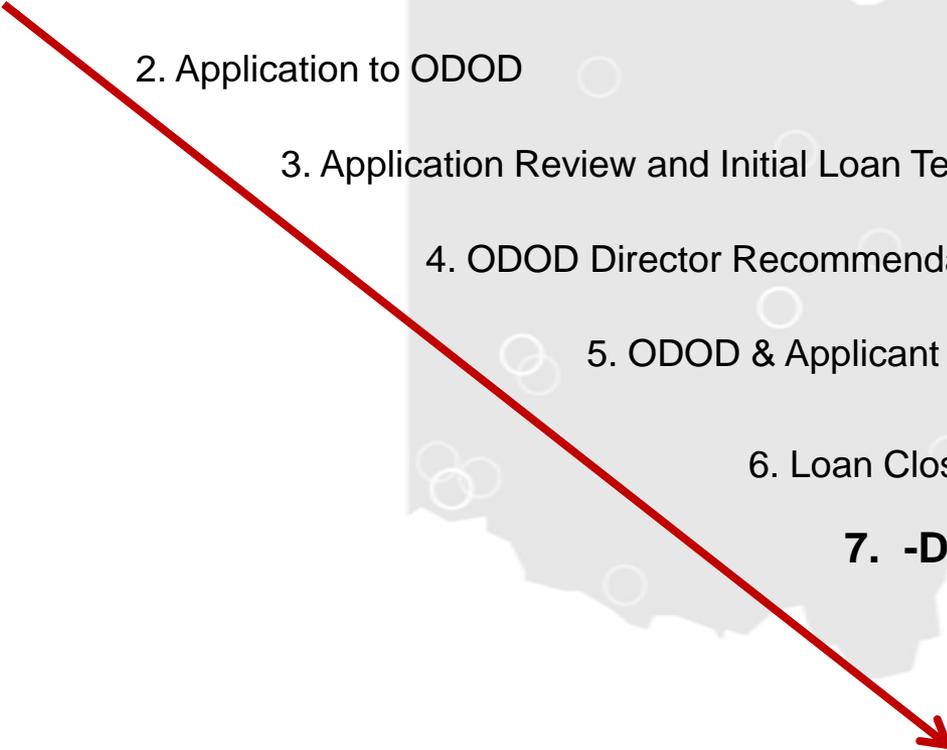
1. Pre-Application Meeting - ODOD and Potential Borrower
 2. Application to ODOD
 3. Application Review and Initial Loan Terms by ODOD
 - 4. ODOD Director Recommendation to OWDA**
 - 5. ODOD & Applicant Presentation at OWDA Board Meeting**
 - 6. Loan Closing by OWDA**
 7.
 - a) Disbursement Request Review by ODOD
 - b) Disbursement by OWDA
 8. Loan Repayment to OWDA
- 

Let the project begin!

- Project must commence within 18 months
 - Award of contract for demolition or construction contractor
- Submit all deliverables within 5 years of loan agreement date
- Quarterly progress reports – project deliverable worksheet



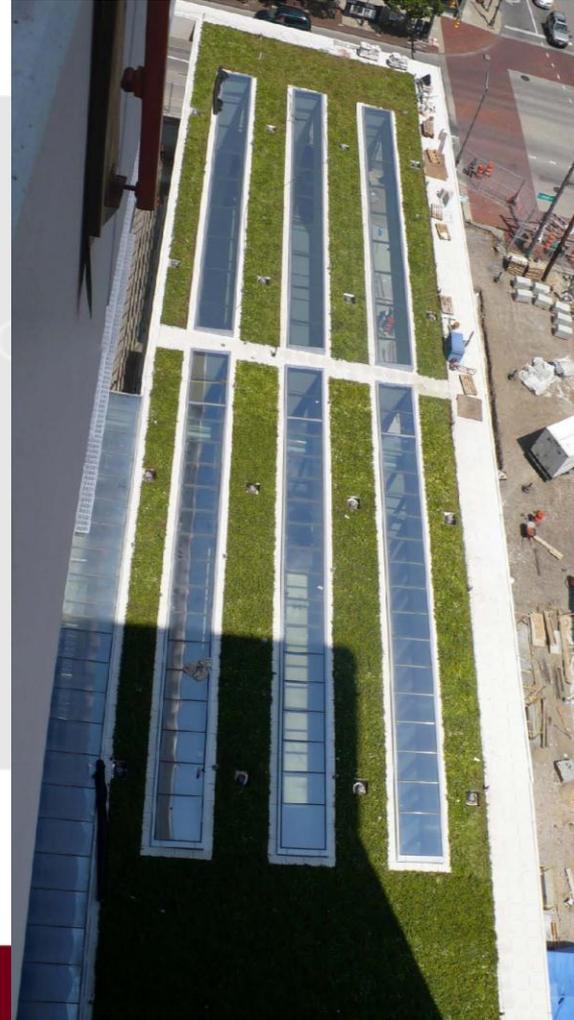
Process

- 
1. Pre-Application Meeting - ODOD and Potential Borrower
 2. Application to ODOD
 3. Application Review and Initial Loan Terms by ODOD
 4. ODOD Director Recommendation to OWDA
 5. ODOD & Applicant Presentation at OWDA Board Meeting
 6. Loan Closing by OWDA
 7. **-Disbursement Request Review by ODOD**
-Disbursement by OWDA
 8. **Loan Repayment to OWDA**
- 



What are we looking for?

Franklin County Courthouse



Photos courtesy of
Kinzelman Kline
Gossman and
www.urbanohio.com

Grange Insurance

- Corporate sustainability
- \$100 million project with 250,000 sf addition
- Environmentally conscious features:
 - Green roof
 - High-efficiency glass
 - Automatically adjusting light fixtures



This Week News

Cincinnati MSD

Project Groundwork – Communities of the Future

- Combine sustainable sewer improvements with urban renewal in areas which experience frequent CSOs
- Simultaneously address:
 - Brownfields redevelopment
 - Urban blight
 - Vacancy
 - Property abandonment
- **Goal:** Provide the **biggest public benefit** for the financial investment made in sewer improvements.

NEORSD

Project Clean Lake

- Minimum of \$42 million in green infrastructure projects
- Working with City to assess the use of vacant lots for green infrastructure projects and leverage economic development opportunities in redevelopment corridors



a clean water program of the **Northeast Ohio Regional Sewer District**

<http://neorsd.org>

Emphasis on partnerships

- Internal and external
 - Well-rounded solutions need a well-rounded team
 - Planners
 - Engineers
 - Landscape Architects
 - Architects
 - Developers
 - Grassroots organizations
 - Local, regional, state government
 - Private businesses
- 

The Main Goals

- Increase water **quality** and decrease water **quantity**
- Make alternative stormwater infrastructure more **affordable**, and therefore more **mainstream**
- Help communities meet their **goals** and requirements
- Provide another source of funding for **economic (re)development** projects that bring **multiple benefits** to communities

Thank you!

Diane Alecusan, AICP, LEED AP

Urban Revitalization Specialist

Urban Development Division

Diane.alecusan@development.ohio.gov

614-728-1229

www.development.ohio.gov/urban

A faint, light gray map of the state of Ohio is centered in the background of the slide, behind the contact information.