



# 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](http://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 late 2007 or early 2008.

#### Energy Loan Fund (ELF) Grants\* – Distributed Energy and Renewable Energy

[www.odod.state.oh.us/cdd/oe/elfgrant.htm](http://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 photovoltaic (PV) systems.

*\*This program will be named Advanced Energy Program in the future. The URL will continue to be active.*

### 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](http://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, photovoltaic systems, wind, biomass, landfill gas, and waste-recovery systems.

#### Ohio Air Quality Development Authority Tax Incentives

[www.ohioairquality.org/clean\\_air/large\\_bus\\_financial\\_benefits.asp](http://www.ohioairquality.org/clean_air/large_bus_financial_benefits.asp)

Offers a variety of tax incentives for projects improving air quality including 100 percent 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](http://www.greenenergyohio.org/page.cfm?pageID=578)

Promotes the installation of wind turbines in Ohio by allowing selected applicants to borrow anemometers and the equipment needed for installation to measure the wind resource on their land.

### Net Metering

[www.puco.ohio.gov/PUCO/Consumer/information.cfm?id=4412](http://www.puco.ohio.gov/PUCO/Consumer/information.cfm?id=4412)

Ohio 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 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	Yes <input type="checkbox"/>	No <input checked="" 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/](http://www.odod.state.oh.us/cdd/oe/), (614) 466-6797

##### Wind Production and Manufacturing Incentive Program, ELF Grants

Tom Maves, [elf@odod.state.oh.us](mailto:elf@odod.state.oh.us)

**All Tax Incentives**, Jim Zuber, [jzuber@odod.state.oh.us](mailto:jzuber@odod.state.oh.us)

##### Ohio Anemometer Loan Program

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

##### Ohio Air Quality Development Authority (OAQDA)

[www.ohioairquality.org](http://www.ohioairquality.org)

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

##### Public Utility Commission, Net Metering

[www.puc.state.oh.us](http://www.puc.state.oh.us)

Stuart Siegfried, [stuart.siegfried@puc.state.oh.us](mailto: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](http://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), Brownfield Cleanup (up to \$750,000 grant).

### Clean Ohio Revitalization Fund

[www.odod.state.oh.us/ud/CORF.htm](http://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/](http://www.odod.state.oh.us/edd/obd/jrs/)

Designed to stimulate 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](http://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](http://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](http://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

[www.owda.org/doc/notesall.pdf](http://www.owda.org/doc/notesall.pdf)

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](http://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/ersis/sifu/fieldtechasst/fieldtechasst.html](http://www.epa.state.oh.us/derr/ersis/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 Tax Abatement

[www.epa.state.oh.us/derr/vap/financial/tax\\_incentives/tax\\_incentives.html](http://www.epa.state.oh.us/derr/vap/financial/tax_incentives/tax_incentives.html)

Upon issuance of a covenant not to sue from the Director of the Ohio EPA for a remedy under the Voluntary Action Program, the Department of Taxation will grant a 10-year tax exemption to the property. 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](http://www.epa.state.oh.us/derr/vap/noaction/noaction.html)

Provides liability protection under the Ohio Environmental Protection Agency Voluntary Action Program covenant not to sue based on issuance of a no further action letter.

## Quick Facts

Limitations on Liability Yes  No

Number of State-Tracked Contaminated Properties: 223  
Includes Site Assessment and Brownfields Revitalization Program and Remedial Response Program sites

Number of EPA CERCLIS Sites: 342  
Sites identified for potential investigation under the federal Superfund Program

Number of EPA Brownfields Properties: 186  
Properties being funded or addressed under the EPA Brownfields Program

*There may be some overlap among the categories listed and sites listed may not represent all potentially contaminated sites in Ohio.*

## Points of Contact

### Ohio Department of Development (ODOD)

[www.odod.state.oh.us/ud/](http://www.odod.state.oh.us/ud/)

### Clean Ohio Assistance Fund, Clean Ohio Redevelopment Fund, Brownfield RLF, and Urban Redevelopment Loan Program

John Magill, [oud@odod.state.oh.us](mailto:oud@odod.state.oh.us), (614) 995-2292

### Voluntary Action Program

[www.epa.state.oh.us/derr/volunt/volunt.html](http://www.epa.state.oh.us/derr/volunt/volunt.html)

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

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

### Site Assessment and Brownfield Revitalization Program

[www.epa.state.oh.us/derr/SABR/sabr.html](http://www.epa.state.oh.us/derr/SABR/sabr.html)

### Field Technical Assistance – Targeted Brownfield Assessment

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