

WITNESS INFORMATION FORM

Please complete the Witness Information Form before testifying:

Date: March 3, 2025

Name: Douglas Ahlers

Are you representing: Yourself ☐ Organization ☒

Organization (If Applicable): Shelby County Land Reutilization Corporation

Position/Title: Director

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Do you wish to be added to the committee notice email distribution list? Yes ☐ No ☐

Business before the committee

Legislation (Bill/Resolution Number): HOUSE BILL 96

Specific Issue: BROWNFIELD

Are you testifying as a: Proponent ☒ Opponent ☐ Interested Party ☐

Will you have a written statement, visual aids, or other material to distribute? Yes ☐ No ☒

(If yes, please send an electronic version of the documents, if possible, to the Chair's office prior to committee. You may also submit hard copies to the Chair's staff prior to committee.)

How much time will your testimony require? NA

Please provide a brief statement on your position: SEE ATTACHED LETTER

Please be advised that this form and any materials (written or otherwise) submitted or presented to this committee are records that may be requested by the public and may be published online.

House Development Committee
Interested Party Testimony, House Bill 96 (Stewart)
DOUG AHLERS, DIRECTOR
SHELBY COUNTY LAND REUTILIZATION CORP
Wednesday, March 5, 2025

Chair Hoops, Vice Chair Lorenz, Ranking Member Abdullahi and members of the House Development Committee, thank you for the opportunity to present Interested Party Testimony on House Bill 96, the main operating budget for fiscal years 2026 and 2027.

My name is DOUG AHLERS and I am the DIRECTOR with SHELBY COUNTY LAND REUTILIZATION CORPORATION (Land Bank) I am testifying today to respectfully request the inclusion of continued funding for the Ohio Brownfield Remediation Program (BRP) in House Bill 96, the state's Main Operating Budget.

The Ohio General Assembly created the BRP in 2021 with an initial appropriation of \$350 million. Two years later, lawmakers renewed the program with a second appropriation of \$350 million. To date, the program has been responsible for the clean-up or assessment of more than 600 brownfield sites in 86 of Ohio's 88 counties. Importantly, 285 of these projects are underway in counties with a population of fewer than 70,000 people, and 355 are in counties with a population of less than 150,000.

These results not only show that brownfields are indeed a statewide problem but also show that there are opportunities for new economic development and revitalization in every region of Ohio.

The Shelby County Land Bank has been a recipient of funds from the BRP. Utilizing a BRP clean-up grant, we are in the process revitalizing the Wagner Foundry. The Wagner Foundry was vacant for approximately 20 years. It consisted of 16 buildings, half of which had collapsed. Without funding from the BRP program these dangerous structures would still be in place. The BRP funds are very important to counties like ours who do not have the funds to complete cleanups like Wagner. We have been working with the Sidney Shelby Economic Partnership as we look to find the new businesses to build on this site.

This is just one of many examples of projects that are currently underway across the state of Ohio.

As impressive as this work has been, the progress made over the past four years has just barely scratched the surface of what is needed to address brownfield remediation in Ohio. Of the grants that have been awarded since 2021, 279 have been assessment grants. Assessments just determine the scope of contamination that may exist on a site. The majority of these locations will need clean-up funds in order to ensure they are made available for future redevelopment opportunities.

This is why it is critical to continue funding for the Brownfield Remediation Program for at least the next two years.

As proud as we are with the work that we have been able to accomplish with the BRP, there have been issues with the current operation of the program. The first come, first serve nature of the BRP leaves Ohio's smaller counties at a disadvantage when seeking funding for remediation projects in their communities. This is why a majority of the sites that will need clean-up funds in the future (170) are in counties with a population under 150,000.

State Representatives Thomas Hall and Bride Sweeney have proposed important programmatic changes to the BRP which will shift the program from a first come, first serve model to a merit-based system, which scores applications reviewed by a panel of experts working with the Ohio Department of Development. This model mirrors Ohio's first brownfield program, the Clean Ohio Revitalization Fund (CORF). CORF was responsible for producing \$1.16 billion in one-time contributions and contributing \$1.4 billion annually to the state's Gross Domestic Product.

As someone who is directly involved in this work, I strongly believe it is imperative for Ohio to adopt these changes to help ensure that Ohio can maintain its competitive advantage as a great place to do business.

Please support a continued appropriation for the brownfield remediation program of at least \$100-\$150 million per year, along with the programmatic changes being proposed by Representatives Hall and Sweeney. This investment will unlock untold potential on the 9,000 plus former commercial and industrial brownfield sites across, while preserving agricultural land and green space from unnecessary development.

Chair Hoops and members of the House Development Committee, thank you for the opportunity to provide interested party testimony and for GOPC to share our views on what it will take to create the tools and policy environment Ohio needs to thrive in the years to come.