

Senate Finance Committee
Interested Party Testimony, Sub. House Bill 33 (Edwards)
Written Only or In-person
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Chair Dolan, Vice Chair Cirino, Ranking Member Sykes, and members of the committee, thank you for the opportunity to present interested party testimony on Substitute House Bill 33 (HB33).

My name is Eric Wagenbrenner, and I am a principal of Thrive Companies. For three generations, Thrive Companies has been a part of Columbus real-estate development. Historically, Thrive has repurposed forgotten land or large urban infills and turned those sites into flourishing communities.

Brownfield Revitalization & Building Demolition and Site Revitalization Programs

Recognizing the challenge presented to Ohio by the presence of brownfields, the FY22-23 main operating budget established the Brownfield Remediation Fund (BRF), providing \$350 million to assess and cleanup these environmentally contaminated sites. We commend the legislature for the creation of this program, and thank the Ohio Department of Development (ODOD) for its successful administration of this program over the past two years.

The BRF's \$350 million provided grants to 313 projects in 83 of Ohio's 88 counties. While this is a significant investment in the assessment and cleanup of brownfields, the need remains for grant dollars to remediate and redevelop these blighted brownfields into productive use.

At the same time, the legislature made a significant investment in Ohio's Land Banks with a \$150 million investment in the Building Demolition and Site Revitalization Program (Demo). This program is helping local communities demolish nearly 3,700 dilapidated commercial and residential buildings in 87 of Ohio's 88 counties. Communities across Ohio are eliminating these blighted and abandoned structures, creating new opportunities for economic and residential development and revitalizing neighborhoods.

Taken together, these programs are making a transformational impact across the entire state.

Thrive is immensely grateful to your colleagues in the Ohio House of Representatives who restored funding to these two programs at the same levels as in the 2021 budget - \$350 million to the BRF, \$150 million to Demo – over the next two years.

The initial investment of \$350 million in the BRF granted 188 cleanup grants, which is the final step in the remediation process to address environmental contamination and allow these brownfields to become new industrial and commercial sites, new housing, mixed-use space, recreational, or developable land. The additional investment ensures that the 125 projects which previously received assessment grants can proceed with applications for clean-up funds, while also permitting those projects which were shut-out of the first phase of grants the opportunity to compete for clean-up and assessment dollars.

Likewise, the \$150 million initial investment in the Demo program has resulted in the demolition of nearly 3,700 dilapidated commercial and residential buildings in 87 of Ohio's 88 counties. Communities across Ohio are eliminating these blighted and abandoned structures, creating new opportunities for economic and residential development and revitalizing neighborhoods. The additional investment guarantees that this important work can continue.

In 2022, Thrive Companies was awarded \$10 million for our WestBend Project. This funding will assist in the clean up of a former land fill and auto salvage facility. This grant funding will assist in the demolition of buildings, clearing, grading, and capping of the landfill. Once the remediation of the site is completed, the property will be redeveloped into a mixed use project that will include 750 multifamily units with affordable housing options and a 12-acre park.

We would greatly appreciate the Senate's support for the renewed funding for the BRF and Demo programs in HB33.

Conclusion

Chair Dolan, thank you for the opportunity to share our thoughts regarding House Bill 33. I am happy to answer any questions the committee may have.