

**As Passed by the Senate**

**127th General Assembly  
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**Sub. S. B. No. 24**

**Senator Carey**

**Cosponsors: Senators Niehaus, Grendell, Spada, Harris, Padgett, Mumper,  
Buehrer, Schaffer, Clancy, Roberts, Miller, D., Kearney, Cates, Goodman,  
Sawyer, Cafaro, Faber, Wilson, Morano, Fedor, Stivers**

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**A B I L L**

To amend sections 122.086, 122.087, 122.089, 1  
122.0810, 122.0812, 122.0814, 122.0817, 122.0819, 2  
and 122.951 of the Revised Code to require the 3  
Director of Development to adopt rules regarding 4  
the annual competitive process for the Job Ready 5  
Site Program and to increase the maximum grant 6  
amount that may be awarded under the Industrial 7  
Site Improvement Fund. 8

**BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:**

**Section 1.** That sections 122.086, 122.087, 122.089, 122.0810, 9  
122.0812, 122.0814, 122.0817, 122.0819, and 122.951 of the Revised 10  
Code be amended to read as follows: 11

**Sec. 122.086.** (A) There is hereby created the job ready site 12  
program to provide grants to pay for allowable costs of eligible 13  
applicants for eligible projects. The program shall be 14  
administered by the department of development ~~pursuant to~~ 15  
~~guidelines established for it by the director of development.~~ All 16  
grants shall be awarded through one of the following two 17

processes: 18

~~(A)(1)~~ The annual competitive process under sections 122.087 19  
to 122.0811 ~~and~~, 122.0814, and 122.0815 of the Revised Code; 20

~~(B)(2)~~ The discretionary process under sections 122.0812- 21  
~~122.0813, and 122.0814~~ to 122.0815 of the Revised Code. 22

(B) The annual competitive process shall be administered by 23  
the department of development pursuant to rules adopted by the 24  
director of development under Chapter 119. of the Revised Code. 25  
The rules shall not establish criteria that have the effect of 26  
excluding applications for grants from any county of the state. 27

(C) The discretionary process shall be administered by the 28  
department of development pursuant to guidelines established by 29  
the director of development. 30

**Sec. 122.087.** The director of development shall establish an 31  
annual competitive process for making grants described in section 32  
122.086 of the Revised Code in accordance with rules adopted under 33  
that section. At least two-thirds of the amounts that may be 34  
distributed as grants each year under the job ready site program 35  
shall be distributed under the annual competitive process. 36

**Sec. 122.089.** An eligible applicant shall provide all of the 37  
following on the annual competitive process application: 38

(A) Contact information for the eligible applicant; 39

(B) A legal description of the property for which the grant 40  
is requested; 41

(C) A summary of the proposed eligible project that includes 42  
all of the following: 43

(1) A general description of the eligible project, including 44  
individuals, organizations, or other entities that will play a 45

critical role in the implementation of the project;	46
(2) An explanation of the need for the eligible project, and the predicted economic impact;	47 48
(3) An explanation of the need for a grant from the job ready site program;	49 50
(4) The commitments required pursuant to division (A)(3) of section 122.0815 of the Revised Code.	51 52
(D) A detailed summary of costs for the eligible project, including supporting documents for cost estimates;	53 54
(E) Sources of funding for the eligible project, including documentation verifying the status of those funds;	55 56
(F) Summary results of preliminary engineering studies and environmental reviews, if any have been conducted;	57 58
(G) A comprehensive marketing plan detailing how the eligible project will be marketed upon completion, if appropriate;	59 60
(H) Copies of resolutions or ordinances related to the eligible project, including resolutions or ordinances adopted by the political subdivision with jurisdiction over the geographic area in which the eligible project is located;	61 62 63 64
(I) Any other information the director <u>of development</u> requests on the application form.	65 66
<b>Sec. 122.0810.</b> (A) Each application for a grant pursuant to the annual competitive process received by a district public works integrating committee shall be evaluated by the executive committee of the district committee. In conducting the evaluation, the executive committee shall determine whether the application for the proposed eligible project is complete and whether the project meets the requirements of section 122.0815 of the Revised Code. If the application is complete and the eligible project	67 68 69 70 71 72 73 74

meets the requirements of section 122.0815 of the Revised Code, 75  
the executive committee shall prioritize the eligible project 76  
pursuant to section 122.0816 of the Revised Code and pursuant to 77  
local priorities, as those priorities are determined by the 78  
executive committee, with all other eligible projects with 79  
complete applications that meet the requirements of section 80  
122.0815 of the Revised Code. If the application is incomplete or 81  
the project does not meet the requirements of section 122.0815 of 82  
the Revised Code, the executive committee shall notify the 83  
applicant of the deficiencies and the period of time the applicant 84  
has to correct the deficiencies and submit the corrections to the 85  
executive committee. Failure to correct deficiencies within the 86  
time designated by the executive committee shall disqualify the 87  
project from consideration for a grant during the annual 88  
competitive process for that year. 89

The executive committee, by the affirmative vote of a 90  
majority of all its members, shall select up to three eligible 91  
projects from the projects it has prioritized each year pursuant 92  
to the annual competitive process. The executive committee shall 93  
forward the applications and any accompanying information for each 94  
of the selected eligible projects to the department of development 95  
in the time and manner required by the ~~guidelines~~ rules governing 96  
the annual competitive process for the job ready site program. 97

(B) For a district public works integrating committee that 98  
does not have an executive committee, the full committee shall 99  
perform the functions assigned to the executive committee under 100  
section 122.0816 of the Revised Code and division (A) of this 101  
section. 102

(C) An executive committee, or a district committee that does 103  
not have an executive committee, may appoint a working group of 104  
committee members and staff to perform the functions of those 105

committees as provided in this section. 106

**Sec. 122.0812.** The director of development shall establish a 107  
discretionary process that permits the director to make grants 108  
described in section 122.086 of the Revised Code in situations 109  
that include those in which the timing of a proposed eligible 110  
project is such that the annual competitive process is not 111  
suitable. The director, as part of the guidelines established for 112  
the discretionary process for the job ready site program, shall 113  
establish all the procedures and requirements governing 114  
application for the discretionary grants. 115

**Sec. 122.0814.** If the controlling board approves a grant for 116  
an eligible project pursuant to the annual competitive process or 117  
the discretionary process, the director of development shall enter 118  
into an agreement with the eligible applicant to provide the grant 119  
for the project. The agreement shall be executed prior to the 120  
payment or disbursement of any funds under the grant and shall 121  
contain the following provisions: 122

(A) A designation of a single officer or employee of the 123  
eligible applicant who will serve as the manager of the eligible 124  
project; 125

(B) A detailed description of the scope of the work required 126  
under the eligible project, including anticipated sources and uses 127  
of funds; 128

(C) A designation of the percentage of the estimated total 129  
cost of the project for which the grant will provide funding, 130  
which shall not exceed seventy-five per cent of the cost; 131

(D) Provisions for the recovery by the department of 132  
development of grant funds for failure to meet the terms of the 133  
agreement; 134

(E) A requirement that annual reports be made by the eligible 135

applicant on the progress of the eligible project and any other 136  
information about the status of the project as required by the 137  
guidelines and rules established for the job ready site program; 138

(F) Any other provisions the director determines necessary. 139

**Sec. 122.0817.** In accordance with the guidelines established 140  
to govern the discretionary process and the rules adopted to 141  
govern the annual competitive process for the job ready site 142  
program, the director of development shall publish an annual 143  
report that includes the following: 144

(A) Details on each grant awarded pursuant to the program; 145

(B) The status of projects funded in previous years; 146

(C) The amount of grants awarded for projects in economically 147  
distressed areas and, to the extent possible, the impact of those 148  
grants in those areas. 149

**Sec. 122.0819.** The ~~guidelines established~~ rules adopted to 150  
govern the annual competitive process for the job ready site 151  
program may provide for recovery of the costs, or a portion 152  
thereof, incurred by district public works integrating committees 153  
and executive committees in conducting their duties under the 154  
program. 155

**Sec. 122.951.** (A) If the director of development determines 156  
that a grant from the industrial site improvement fund may create 157  
new jobs or preserve existing jobs and employment opportunities in 158  
an eligible county, the director may grant up to ~~five~~ seven 159  
hundred fifty thousand dollars from the fund to the eligible 160  
county for the purpose of acquiring commercial or industrial land 161  
or buildings and making improvements to commercial or industrial 162  
areas within the eligible county, including, but not limited to: 163

(1) Expanding, remodeling, renovating, and modernizing 164

buildings, structures, and other improvements; 165

(2) Remediating environmentally contaminated property on 166  
which hazardous substances exist under conditions that have caused 167  
or would cause the property to be identified as contaminated by 168  
the Ohio or United States environmental protection agency; and 169

(3) Infrastructure improvements, including, but not limited 170  
to, site preparation, including building demolition and removal; 171  
streets, roads, bridges, and traffic control devices; parking lots 172  
and facilities; water and sewer lines and treatment plants; gas, 173  
electric, and telecommunications, including broadband, hook-ups; 174  
and water and railway access improvements. 175

A grant awarded under this section shall provide not more 176  
than seventy-five per cent of the estimated total cost of the 177  
project for which an application is submitted under this section. 178  
In addition, not more than ten per cent of the amount of the grant 179  
shall be used to pay the costs of professional services related to 180  
the project. 181

(B) An eligible county may apply to the director for a grant 182  
under this section in the form and manner prescribed by the 183  
director. The eligible county shall include on the application all 184  
information required by the director. The application shall 185  
require the eligible county to provide a detailed description of 186  
how the eligible county would use a grant to improve commercial or 187  
industrial areas within the eligible county, and to specify how a 188  
grant will lead to the creation of new jobs or the preservation of 189  
existing jobs and employment opportunities in the eligible county. 190  
The eligible county shall specify in the application the amount of 191  
the grant for which the eligible county is applying. 192

(C) An eligible county that receives a grant under this 193  
section is not eligible for any additional grants from the 194  
industrial site improvement fund in the fiscal year in which the 195

grant is received and in the subsequent fiscal year. 196

(D) An eligible county may designate a port authority, 197  
community improvement corporation as defined in section 122.71 of 198  
the Revised Code, or other economic development entity that is 199  
located in the county to apply for a grant under this section. If 200  
a port authority, community improvement corporation, or other 201  
economic development entity is so designated, references to an 202  
eligible county in this section include references to the 203  
authority, corporation, or other entity. 204

**Section 2.** That existing sections 122.086, 122.087, 122.089, 205  
122.0810, 122.0812, 122.0814, 122.0817, 122.0819, and 122.951 of 206  
the Revised Code are hereby repealed. 207