Vibrant Communities Program
Grant Funding Guidelines

JobsOhio®
Ohio's Economic
Development Corporation

The Vibrant Communities Program was established to assist distressed, small and mid-sized cities with catalytic development projects that fulfill a market need and represent a significant reinvestment in the community. This program recognizes that distressed communities often do not have adequate resources to support these types of economic development projects that can attract private investment and create new jobs opportunities. The Vibrant Communities Program intends to reduce risk and remove barriers the community faces in moving these investments forward. The definition of catalytic may vary community-to-community and JobsOhio intends to evaluate each project on its merits.

Guiding Principles for Program

- The primary focus is on generating reinvestment in eligible distressed communities that have experienced chronic disinvestment.

- Projects must have at least one identified end-user, however, this end-user does not have to align with JobsOhio target industries.

- Projects will lead to significantly improved quality of place in order to improve employer and employee retention and attraction. The projects should be catalytic in nature, making the surrounding area more attractive for future development.

- JobsOhio seeks to invest in projects that demonstrate leverage of outside funds and encourages the utilization and formation of public-private partnerships.

- Projects will align with broader JobsOhio goals and programs. As such they will increase real estate inventory, real estate appraisal value, attract capital investment, and job creation potential in participating communities.

- JobsOhio will support a diverse set of projects in varied geography of eligible communities across the state.

Funding

- Duration of Program: July 2020 – June 2025

- JobsOhio Funding will typically not exceed $1 million per Project and should not exceed 50% of eligible costs unless authorized by the JobsOhio President.

Eligible Applicants and Communities

- Municipalities with populations under 75,000 and poverty rates that are at or above the state's average poverty rate are eligible for support.

- The lead applicant should be the eligible community or appropriate local/regional economic development organization. The Project Beneficiary (Beneficiary is the recipient of the grant funds) may be the owner of the building/property, developer, or other Project company. The beneficiary will be discussed as part of the application process. All key partners in the Project should be active participants in the application process and understand their commitments as presented in the application for the Program.

- Ideally, either the applicant or Project Beneficiary should have control of the property in question or have a cooperative agreement with property owners. However, at minimum, the community must present a feasible plan to control the property.

- The Project Beneficiary cannot be the contaminator of environmental issues, if such issues exist.

- The JobsOhio President may allow a project in townships contiguous to an eligible municipality if the project meets all other eligibility criteria.

Eligible Projects

- Projects must be in an eligible community as defined above in Eligible Applicants.

- Projects will typically be in downtowns or a similar commercial district.

- The Project site should be in an area where added inducement is needed to reduce risk and attract new investment.

- Projects may include renovation of existing buildings, new construction, or a combination of both.

- The Project may be defined as a single building or parcel, or multiple buildings and parcels in the same area.

- Projects must have an Eligible Anchor Tenant, or Tenants, committed to at least 30% of the Project's usable square footage. (See next section for Eligible Required Anchor Tenants and End Users.)

- Mixed-use projects are eligible and encouraged.

- Operated Shared spaces such as business incubators, accelerators, innovation centers, maker spaces, and co-working spaces that contribute to the business community as well as workforce may be an Anchor Tenant, however, must meet additional requirements, including:

  » Shared spaces must target appropriate users, preferably within defined JobsOhio target industries but may also include small and early-stage businesses.

  » Operation of the space must be managed by an experienced entity. Applications must include a business plan, financials and proforma for review.

  » Co-working spaces must also provide programming such as small business assistance, technical training, and other workshops that assist businesses or individuals in a targeted way.

Eligible Required Anchor Tenants and other End-Uses

Anchor tenants may fall outside of JobsOhio targeted industries; however, the number and quality of jobs are a program consideration.

- Eligible Anchor Tenants (must be at least 30% of usable square footage)
  » Office
  » Co-Working Spaces
  » Business Incubators
  » Business Accelerators
  » Research and Development Spaces
  » Innovation Centers
  » Maker spaces
  » Light Industrial

- Eligible as part of mixed-use developments
  » Retail
  » Housing
  » Hotel
  » Healthcare*
  » Education (i.e. Universities, Technical Centers)

- Ineligible
  » Recreational Facilities and Parks
  » Streetscaping (sidewalks, lighting, signage)
  » Parking lots/garages*
  » Sports or entertainment venues
  » 100% speculative development projects

  Special Consideration

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Project Selection and Funding Determination

Anchor tenants may fall outside of JobsOhio targeted industries; however, the number and quality of jobs are a program consideration.

- Financial feasibility and strength of capital stack
- Experience and strength of developer, anchor tenant(s), and/or entity leading the Project
- Degree of community and economic impact
- Job Creation and Retention
- Level of community distress
- Alignment with broader JobsOhio goals
- Alignment with community plan and vision
- Local support for project, including public and private stakeholders
- Additional public or private sector participation (additional funds leveraged)
- Demonstrated need/funding gap
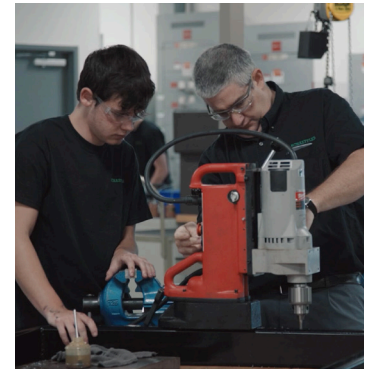
Eligible & Ineligible Project Costs:

- Eligible
  - » Building construction & expansions
  - » On-site infrastructure
  - » Environmental remediation
  - » Demolition, removal & disposal of universal construction waste
  - » Asbestos abatement
  - » Lead-based paint abatement
  - » Machinery & equipment (fixed assets)
  - » Building Renovation

- Special Consideration (must be approved in advance)
  - » Administrative or general project management costs
  - » Engineering services
  - » Planning fees and material costs
  - » Other relevant professional fees
  - » Parking lots and structures
  - » Real estate acquisition
  - » Legal fees associated with engagement & site marketing
  - » Tenant improvements
  - » Furniture & fixtures
  - » Marketing & site visit education
  - » Off-site infrastructure
  - » Phase I studies
  - » Phase II studies
  - » IT equipment

- Ineligible
  - » Signage, lighting, landscaping
  - » Environmental insurances & clearances
  - » Operational costs
  - » Meals, entertainment, travel expenses
  - » Fees or owed promised money such as
    - Fines & costs from violation of law
    - Contributions & donations
    - Interest on borrowed money
    - Debt servicing
    - Rolling stock
    - Taxes
    - Lease & rent payments
    - Retirement of bonds or other interest vehicles
    - Legal fees

Application Process

- Eligible communities should contact their JobsOhio Regional Network Partner to discuss eligibility and preliminary vetting of the Project.
- While program eligibility requirements exist, meeting those requirements is not indicative the Project will receive approval or support.

Eligible Cities

Aberdeen	Beaverdam	Cambridge	Congress	Fairport Harbor
Ada	Bedford Heights	Camden	Conneaut	Fairview
Addyston	Bellaire	Campbell	Corning	Fayette
Adelphi	Bellefontaine	Canton	Coshocton	Fayetteville
Adena	Bergholz	Cardington	Craig Beach	Felicity
Alger	Bethel	Castalia	Crestline	Florida
Alliance	Bethesda	Castine	Cridersville	Fostoria
Amsterdam	Beverly	Cedarville	Crooksville	Frankfort
Andover	Blakeslee	Chatfield	Crown City	Franklin
Ansonia	Blanchester	Chauncey	Custar	Frazeysburg
Antioch	Bloomingburg	Chesapeake	Cygnet	Freeport
Apple Creek	Bloomingdale	Chesterhill	Danville	Fremont
Arlington Heights	Bowerston	Chesterville	Defiance	Fulton
Ashland	Bowling Green	Cheviot	Dellroy	Galion
Ashley	Bradford	Chillicothe	Dennison	Gallipolis
Ashtabula	Bremen	Christiansburg	Dillonvale	Garfield Heights
Athalia	Brewster	Circleville	Dresden	Garrettsville
Athens	Bridgeport	Clarington	Dunkirk	Geneva
Bainbridge	Broughton	Clarksburg	East Cleveland	Georgetown
Baltimore	Buckeye Lake	Clay Center	East Liverpool	Gibsonburg
Barberton	Buckland	Cleveland Heights	Elmwood Place	Gilboa
Batavia	Bucyrus	Cloverdale	Elyria	Girard
Beach City	Byesville	Coal Grove	Empire	Glouster
Beallsville	Cadiz	Coalton	Euclid	Golf Manor
Beaver	Caldwell	College Corner	Fairborn	Gratiot

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Eligible Cities

Graysville	Jerry City	McArthur	Moscow	Ney
Greenfield	Jerusalem	McGuffey	Mount Healthy	North Baltimore
Greenville	Junction City	Macksburg	Mount Orab	North College Hill
Greenwich	Kent	Malta	Mount Sterling	Norwalk
Grover Hill	Kenton	Malvern	Mount Vernon	Norwood
Hamden	Killbuck	Manchester	Mowrystown	Oak Hill
Hamersville	Lakeview	Mansfield	Murray City	Oakwood village (Cuyahoga County), Ohio
Hamilton	Lancaster	Mantua	Napoleon	
Hanoverton	La Rue	Maple Heights	Navarre	Oberlin
Harrisburg	Laurelville	Marietta	Nellie	Octa
Harrisville	Leesburg	Marion	Nelsonville	Old Washington
Hartford (Croton)	Leipsic	Martinsburg	Nevada	Orwell
Haviland	Lewisville	Martins Ferry	Neville	Ottawa
Hebron	Lima	Massillon	Newark	Owensville
Higginsport	Lincoln Heights	Matamoras	New Bloomington	Oxford
Highland	Lindsey	Mechanicsburg	New Boston	Painesville
Highland Hills	Linndale	Melrose	Newburgh Heights	Patterson
Hillsboro	Lisbon	Metamora	New Carlisle	Payne
Hollansburg	Lockbourne	Middleport	Newcomerstown	Peebles
Holloway	Lockland	Middletown	New Concord	Perrysville
Hopedale	Lodi	Midland	New Holland	Philo
Irondale	Logan	Midway	New Lebanon	Piketon
Ironton	Lorain	Mifflin	New Lexington	Pleasant City
Jackson	Lore City	Miltonsburg	New London	Pleasantville
Jackson Center	Loudonville	Mineral City	New Miami	Pomeroy
Jacksonville	Lowell	Minerva	New Paris	Portage
Jamestown	Lower Salem	Mingo Junction	New Philadelphia	Port Clinton
Jefferson	Lynchburg	Montpelier	New Straitsville	Portsmouth
Jeffersonville	Lyons	Moraine	New Vienna	Port William

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Eligible Cities

Potsdam	Savannah	Trotwood	Whitehall
Powhatan Point	Scio	Tuscarawas	Williamsburg
Proctorville	Seaman	Uhrichsville	Williamsport
Racine	Sebring	Union City	Willshire
Rarden	Shawnee	Urbana	Wilmington
Ravenna	Silverton	Urbancrest	Winchester
Rawson	Somerset	Valleyview	Windham
Rayland	South Charleston	Van Wert	Woodlawn
Rendville	South Euclid	Venedocia	Woodsfield
Rio Grande	South Salem	Vinton	Woodstock
Ripley	South Zanesville	Walbridge	Xenia
Rittman	Sparta	Wapakoneta	Yorkville
Riverside	Spencer	Warren	Youngstown
Rock Creek	Spencerville	Warrensville Heights	Zanesfield
Rogers	Springdale	Washington Court House	Zanesville
Rome (Stout)	Springfield	Washingtonville	
Roseville	Steubenville	Wayne	
Rossburg	Stockport	Waynesburg	
Roswell	Stratton	Wellston	
Rushsylvania	Struthers	Wellsville	
Rushville	Summerfield	West Carrollton	
Russells Point	Syracuse	West Farmington	
Russellville	Tarlton	West Lafayette	
Sabina	Thurston	West Manchester	
St. Paris	Tiltonsville	Weston	
Salem	Tiro	West Union	
Salineville	Toronto	West Unity	
Sandusky	Tremont City	Wharton	
Sardinia	Trimble		