Opportunities for Brownfield Redevelopment in Connecticut

Connecticut’s Brownfield Remediation and Development Program

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Binu Chandy, Deputy Director, Office of Brownfield Remediation and Development, DECD
Outline of today’s webinar

• Overview of state and federal funding programs for assessment and cleanup of brownfield sites
• Details on EPA assessment grants (tied to Municipal Assistance Program)
• Presentation of the Connecticut Brownfields Initiative and the Municipal Assistance Program
Overview of the State/DECD Brownfield Program
Under Governor Malloy’s leadership, Connecticut has become a national leader in brownfield redevelopment.

State Brownfield Funding - To-date

- $225.6M State Investment
- 170 Projects
- 72 Municipalities
- 2,283 Impacted Acres
- 15,000+ Construction Jobs*
- 3,000+ Permanent Jobs

*Construction job numbers are constructed using an OPM formula: 9.4 direct jobs are created or retained for every $1M of construction spending. Fifteen thousand is a conservative estimate for the number of construction jobs resulting from the total investment.

Governor Malloy and Mayor Harp participate in the June 2016 groundbreaking for DistriCT NHV, a $22M redevelopment of the former DOT bus garage located at 470 James Street in New Haven.
Significant Statewide Impact

Connecticut’s brownfield program has made investments in more than 70 of Connecticut’s cities and towns, in every corner of the state.
OBRD - Suite of Tools to Help Brownfield Redevelopment

**GRANTS** (Municipalities and Economic Development Agencies)

**LIABILITY RELIEF**

**LOW-INTEREST LOANS** (Developers, Municipalities, Agencies)

**LAND BANKS**
Municipal Grant Program

- Eligible Entities - Municipalities, municipal entities
- Competitive Rounds - Request for Applications
- Assessment or Remediation Funding Per Round
- Scoring/Award Criteria
  - Economic development impact
  - Public health/environmental benefit
  - Consistency with state policies
  - “But For” rationale
  - Economic and social conditions
  - Feasibility of redevelopment
  - Potential developer
- Eligible uses - investigation, assessment, remediation, abatement, demolition and development of Brownfield
- Funding up to $4 million ($200,000 for assessment)
DECD Application

- Project/Site specific info - Access, ownership
- Proposed redevelopment; financing; costs/budget; and timeline
- “But-For” Rationale; Purpose and Need; back to tax rolls; blight removal; jobs etc.
- Local approvals
- Project team capability
- Pre-development activity; preparation for project
- Environmental Status
  - DEEP/EPA enforcement actions?
  - State or Federal cleanup program?
  - Potential Responsible Party?
  - Timeline of environmental conditions - potential contaminants
  - Environmental studies conducted to date
  - Planned remediation activities
- Information regarding consistency with other state policies
## Overview of EPA brownfield grants under BUILD Act

<table>
<thead>
<tr>
<th>Type</th>
<th>Scope</th>
<th>Amount ($K)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assessment</strong></td>
<td>Phase I, II of one or multiple sites</td>
<td>200-350</td>
</tr>
<tr>
<td><strong>Revolving Loan Fund</strong></td>
<td>Capital fund to provide loans or subgrants for cleanup activities</td>
<td>Up to 1,000 (200 sub-granted per site)</td>
</tr>
<tr>
<td><strong>Clean Up</strong></td>
<td>Cleanup oversight, environmental monitoring</td>
<td>500-650</td>
</tr>
<tr>
<td><strong>Area Wide Planning</strong></td>
<td>Area-wide plan research and implementation strategies for brownfields</td>
<td>200</td>
</tr>
<tr>
<td><strong>Workforce Development</strong></td>
<td>Recruit and train, mostly low-income people and minorities</td>
<td>200</td>
</tr>
</tbody>
</table>
## Overview of EPA brownfield grants under BUILD Act

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<tr>
<th>Type</th>
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<th>Amount ($K)</th>
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<tbody>
<tr>
<td>State and tribal response</td>
<td>Brownfields inventory, oversight and enforcement authorities, resources for public participation, approval of cleanup plans</td>
<td>1,000 per state or tribe</td>
</tr>
<tr>
<td>NEW Multi-purpose</td>
<td>Inventory, characterization, assessment, planning or remediation activities</td>
<td>1,000</td>
</tr>
<tr>
<td>NEW Small communities</td>
<td>Training, technical assistance, research</td>
<td>20 per community</td>
</tr>
</tbody>
</table>
State Wide Statistics


- **Number of EPA grants (Total 74)**
  - Cleanup: 32
  - Assessment: 27
  - Job Training: 9
  - Revolving Loan Fund: 5
  - Multi-Purpose: 1

- **USD$M (Total $26.3M)**
  - Cleanup: 8.5
  - Assessment: 10.9
  - Job Training: 2.2
  - Revolving Loan Fund: 4.1
  - Multi-Purpose: 0.6
EPA Assessment grants

Anticipated Submission Deadline
Mid November, 2018

EPA will issue FY19 assessment grant guidelines in Fall 2018
## Assessment Grant Option Summary

<table>
<thead>
<tr>
<th>Community-Wide</th>
<th>Site-Specific</th>
<th>Coalition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to $200,000 for hazardous substances or $200,000 for petroleum or up to $300,000 for both</td>
<td>Up to $200,000 for hazardous substances or petroleum</td>
<td>Up to $600,000 for hazardous substances and/or petroleum</td>
</tr>
<tr>
<td>No waiver of funding limit</td>
<td>May request a waiver for up to $350,000</td>
<td>No waiver of funding limit</td>
</tr>
<tr>
<td>Maximum amount for each is <strong>$200,000</strong>. Maximum combined amount <strong>$300,000</strong></td>
<td>Maximum amount <strong>$350,000</strong></td>
<td>Maximum amount <strong>$600,000</strong></td>
</tr>
<tr>
<td>May also apply for a site-specific grant; may not apply as a member of a coalition</td>
<td>May also apply for a community-wide grant; may not apply as a member of a coalition</td>
<td>May not apply for an individual community-wide or site-specific grant or as part of another coalition</td>
</tr>
</tbody>
</table>

**Create Brownfields Inventory Fund ~4-5 Phase I and II investigations**

**Phase I, II and III investigation of one site**

**Community-side proposals across three or more eligible entities**

More details: EPA New England FY2018 Brownfields, Assessment Grant Session
<table>
<thead>
<tr>
<th>Grant Recipient Name</th>
<th>EPA Reg...</th>
<th>State/Terr...</th>
<th>Grant Type</th>
<th>Announce Year (FY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Massachusetts Regional Planning Commission</td>
<td>1</td>
<td>MA</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>Chittenden County Regional Planning Commission</td>
<td>1</td>
<td>VT</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>Greater Portland Council of Governments</td>
<td>1</td>
<td>ME</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>Kennebec Valley Council of Governments</td>
<td>1</td>
<td>ME</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>Lincoln County Regional Planning Commission</td>
<td>1</td>
<td>ME</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>North Country Council Inc.</td>
<td>1</td>
<td>NH</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>Northeastern Vermont Development Association</td>
<td>1</td>
<td>VT</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>Portland, City of (Maine)</td>
<td>1</td>
<td>ME</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>Providence, City of</td>
<td>1</td>
<td>RI</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>Sanford, City of</td>
<td>1</td>
<td>ME</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>Somerville, City of</td>
<td>1</td>
<td>MA</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>Southern Maine Planning and Development Commission</td>
<td>1</td>
<td>ME</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>Southwest Region Planning Commission</td>
<td>1</td>
<td>NH</td>
<td>Assessment</td>
<td>2018</td>
</tr>
<tr>
<td>Springfield, Town of</td>
<td>1</td>
<td>VT</td>
<td>Assessment</td>
<td>2018</td>
</tr>
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</table>
Example 1 - grant across a region

• Central Massachusetts Regional Planning Commission
• 2 grants, $200K hazardous, $100K petroleum
• Community-wide hazardous substances grant funds will be used to conduct six Phase I and four Phase II environmental site assessments
• Community-wide petroleum grant funds will be used to conduct three Phase I and two Phase II environmental site assessments.
• Grant funds of both types also will be used to select sites, develop three cleanup plans, and conduct community outreach activities.
• Assessment activities will focus on the original industrial core of Worcester County
Example 2 - grant in a single municipality

- City of Somerville, MA
- 2 grants, $200K hazardous, $100K petroleum
- Community-wide hazardous substances grant funds will be used to conduct four Phase I and five Phase II environmental site assessments, and develop three reuse plans.
- Community-wide petroleum grant funds will be used to conduct five Phase I and two Phase II environmental site assessments, and develop two reuse plans.
- Grant funds of both types also will be used to identify and prioritize sites and support community outreach activities.
- The target area for these grants is Eastern Somerville.
1. Who Can Apply?

- General Purpose Units of Local Government
  - County, municipality, city, township, local public authority, school district, special district, interstate district, council of governments, and regional entity.
- Land Clearance Authorities or Quasi-Governmental Entities
- Government Entities Created by State Legislature
- Regional Councils or groups of General Purpose Units of Local Government
- Redevelopment Agencies
- States
- Tribes

BUILD Act: 501(c)(3) nonprofits eligible to receive assessment and RLF grants

More details: EPA New England FY2018 Brownfields, Assessment Grant Session
1. Standard Form (SF) 424, Application for Federal Assistance (completed in www.grants.gov)
2. Cover Letter (2 Pages) + Required Attachments
3. Narrative Proposal/Ranking Criteria (15 Pages) + Required Attachments
4. Threshold Criteria Responses
EPA Assessment grants - review process

Step 1 Threshold Criteria
1. Applicant Eligibility
2. Community Involvement

Step 2 Review of full proposal - Ranking Criteria
1. Community Need (Environmental, Social, Financial)
2. Project Description (action items)
3. Community Engagement
4. Project Benefits
5. Programmatic Capabilities of applicant

More details: EPA New England FY2018 Brownfields, Assessment Grant Session
What is CBI and how can we help?

TRANSFORMING CONNECTICUT’S ENVIRONMENT

The Connecticut Brownfields Initiative will support an interdisciplinary training program teaching students how to transform polluted and abandoned property into valuable land. UConn Student will work directly with Connecticut cities and towns to revitalize and restore properties, gaining experience while supporting local communities.

News

CBI Director participates in Brownfields Event on the CLEAN UP act by Senator Murphy

Published: Apr 02, 2018

United Illuminating joins CBI as founding partner

Published: Mar 28, 2018
CBI Activities

Student training
- Brownfield Corps

Town Technical Assistance
- Support Grant applications
- Project Planning
- Information Hub

Stakeholder engagement
- Advisory Board
- Project based engagement/student mentoring
- Workshops/Webinars
CBI sponsors

If your organization is interested in joining our sponsors, contact

Nora Sutton
Associate Director of Development, UConn
School of Engineering
UConn Foundation
Mobile: 860.539.8785
Office: 860.486.8822
E-Mail: nsutton@foundation.uconn.edu
The Connecticut Brownfield Corps

ENVE 3995: Special Topics
Brownfield Redevelopment

36 students
(Engineering, Science, History,
Political Science backgrounds)

Fall ’18
Lecture and project course

Spring ’19
Practicum - Service Learning
The Municipal Assistance Program

**Fall ’18**
August - November
Support for EPA community wide assessment grant proposal

**Spring ’19**
January - April
Various BR projects (Phase I, Phase II SOW, area-wide planning, inventory etc.)
What can you expect the students to do?

- Standard Form 424, Application for Federal Assistance (no page limit - see Section IV.C.1.)
- Cover Letter (2-page limit, single-spaced) (see Section IV.C.2.)
- Cover Letter Attachments:
  - Regional Priorities Form (located in Appendix 3), if applicable (see Section IV.C.2.g.)
  - Other Factors Checklist (located in Appendix 3), if applicable (see Section IV.C.2.g.)
  - Letter from the state or tribal environmental authority (see Section IV.C.2.h.)
- The Narrative Proposal, which includes the responses to ranking criteria (15-page limit, single spaced) (see Section IV.C.3.)
- Narrative Proposal Attachments:
  - Documentation indicating committed leveraged resources, if applicable (see Section IV.C.3.2.c.)
  - Letters of Commitment from all community organizations identified in the Partnerships with Community Organizations ranking criterion (see Section IV.C.3.3.c.ii.)
- Threshold Criteria Responses Attachments: (see Section III.B.)
  - Community-wide Proposals:
    - Documentation of applicant eligibility if other than city, county, state, or tribe (see Section III.B.1.)
    - Description of Community Involvement (see Section III.B.2.)
What can you expect the students to do?

1. **Community Need (45 points)**
   a. **Target Area and Brownfields**
      i. Community description
      ii. Demographic Information table
      iii. Description of brownfields (proximity to residents, nature and extent, environmental impacts)
   b. **Welfare, Environmental And Public Health Impacts**
      i. Welfare impacts (blight, safety concerns, lack of transportation services)
      ii. Cumulative environmental issues (other than brownfields, pollution in the area, environmental justice concerns)
      iii. Cumulative Public Health Impacts (from brownfields and the above sources, specifically address sensitive populations)
   c. **Financial Need**
      i. Economic conditions (why no access to other funding, local issues)
      ii. Economic effects of brownfields (reduced tax base, lost business opportunities, depressed property values)
What can you expect the students to do?

2. Project description and feasibility of success (55 points)
   a. Project Description, Redevelopment Strategy, and Timing and Implementation
      i. Project description and alignment with revitalization plans (equitable development, sustainable practices, environmental justice)
      ii. Redevelopment Strategy
      iii. Timing and implementation (tasks over three years, who is responsible, discuss the development of site inventory or site identification process, and site prioritization and selection process)
   b. Task Descriptions and budget table
      i. Task Descriptions
      ii. Budget Table
   c. Ability to leverage (other sources of funding)

3. Community Engagement and partnerships (35 points)
   a. Engaging the Community
      i. Community involvement plan
      ii. Communicating progress
   b. Partnerships with governments agencies
      i. Local/State/Tribal environmental authority
      ii. Other (DOT, HUD, DPH)
   c. Partnerships with community organizations
      i. Community organization descriptions and roles
      ii. Letters of commitment
   d. Partnerships with workforce development programs
Who will oversee the student work?

CBI team includes

- Prof. Maria Chrysochoou
- Dr. Nefeli Bompoti, Assistant Research Professor, Environmental Engineering
- Bruce Hyde, Department of the Extension
- CBI partners (DECD, DEEP, industry)
Who can apply?

All entities eligible for EPA grants
• Municipalities
• Regional Planning Organizations
• State-sanctioned Redevelopment Agencies
• Other non-profits and non-profit community development entities (expanded eligibility under BUILD Act of 2018)
What is the applicant commitment?

- Assign a contact person who will communicate with the students and CBI staff and be available for periodic meetings and calls
- Provide the necessary access and resources needed to develop the proposal (i.e., access to town files and information, connecting students to the necessary departments, providing input on the technical aspects of the proposal)
- Attend two lectures at UCONN, one in September to kick off the projects and one in November for the final presentations
How can you apply?

• Online at cbi.uconn.edu/for-communities
• Page includes full RFP and FAQs
• Fill out Google Form
What is the deadline for applications?

June 19th: Announcement of RFP (CLEAR webinar)
June 20th - July 31st: Window for RFP submission
August 1st-15th Initial Review and communication with the applicants for additional information, if any
August 20th Announcement of selected proposals
August 27th Fall semester begins, student teams assigned to towns
November 15th (around) EPA grant submission deadline
For more information

http://cbi.uconn.edu

brownfields@uconn.edu

http://www.ctbrownfields.gov