

# Revitalizing Connecticut's Brownfields

Tim Sullivan, Deputy Commissioner



Connecticut  
*still revolutionary*

# The Challenge

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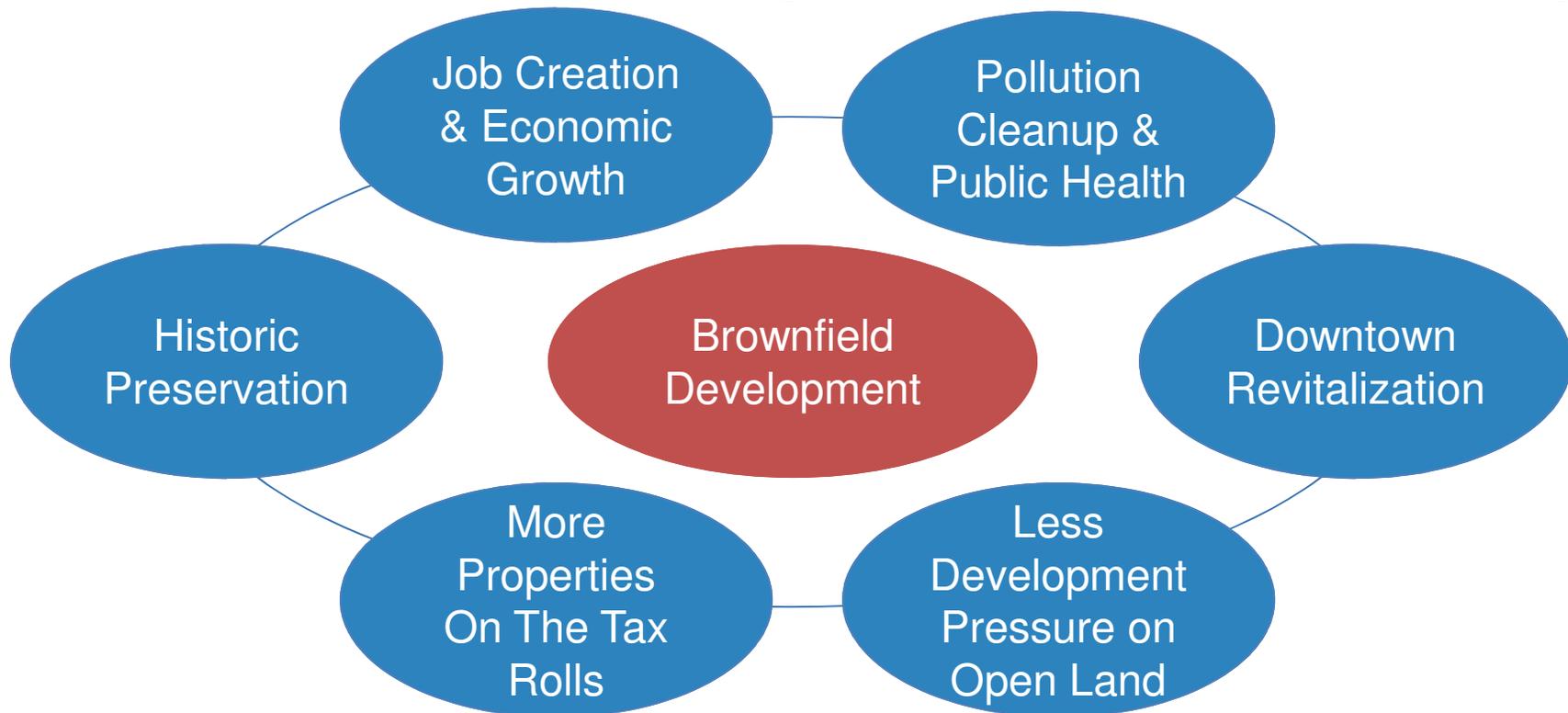
## **Connecticut's – and America's – economy is in constant transition, and our built environment must adapt as well**

- The development of factories and mills drove the creation and growth of Connecticut's cities and towns
- Many of these facilities operated before modern environmental laws existed, leaving behind significant contamination and hazardous waste
- In many cases, properties have been left abandoned for decades, and the original polluter is long, long gone
- There are thousands of abandoned or underutilized properties languishing in nearly every city and town in Connecticut

**These Sites are Market Failures Requiring Public Investment to Be Resolved**

# Why Brownfield Development?

**“Cleaning up Connecticut brownfields is an important component of our economic development agenda.” – Gov. Dannel P. Malloy**



# Brownfields 101: What is a Brownfield?

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## **Under Connecticut statute, a Brownfield is:**

- “Any abandoned or underutilized site...
- ...where redevelopment, reuse or expansion has not occurred due to the presence – *or potential presence* – of pollution...
- ...in the buildings, soil or groundwater...
- ...that requires investigation or remediation before or in conjunction with the redevelopment, reuse or expansion of the property.”

Source: CGS Chapter 588gg, Sec. 32-760

# OBRD: One-Stop Coordination Resource

## No two brownfield projects are the same

### Private Sector Partners

Developer

End User

Lenders

Tax Credit  
Investors

Counsel

LEP

### Federal Partners

EPA

HUD

### Local Partners

City /  
Town

COG

### State Partners

DECD

DEEP

SHPO

CHFA

DOH

OPM

# An Historic Commitment to Brownfields

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## **Connecticut has made an unprecedented commitment to investing in brownfield redevelopment**

- Since FY2012, the State has invested \$96.4m in 74 projects to remediate and redevelop contaminated sites in 37 cities and towns across the State
- In addition to these funded investments there is a pipeline of ~\$30m of investment commitments as of March 2015
- In CY2014, \$35+m was awarded to 55 projects in 35 cities and towns
- For every dollar invested by the State, \$3.97 has been or will be invested by non-State partners
- **Since ~1995, the EPA has invested a total of \$190m nationwide**

# Success Stories: Capewell, Hartford

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*Photo courtesy of Corporation for Independent Living*

# Success Stories: Capewell, Hartford

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**\$2m OBRD loan; ~\$25m of private investment**



*Photo courtesy of Corporation for Independent Living*

# Success Stories: Ball & Socket, Cheshire

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*Photo courtesy of Ball & Socket Arts*

# Success Stories: National Welding, Newington

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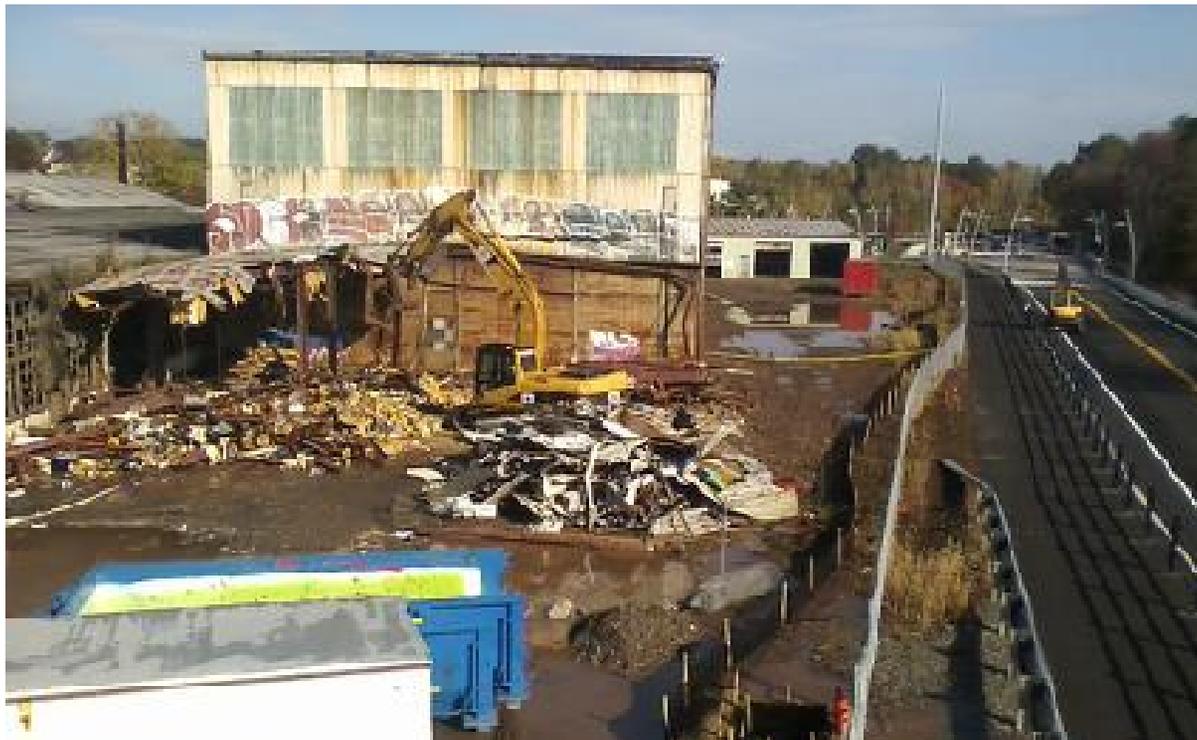


*Photo courtesy of The Hartford Courant*

# Success Stories: National Welding, Newington

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**“The town's biggest eyesore is finally coming down.”**  
**– Hartford Courant, October 17, 2014**



# Success Stories: National Welding, Newington

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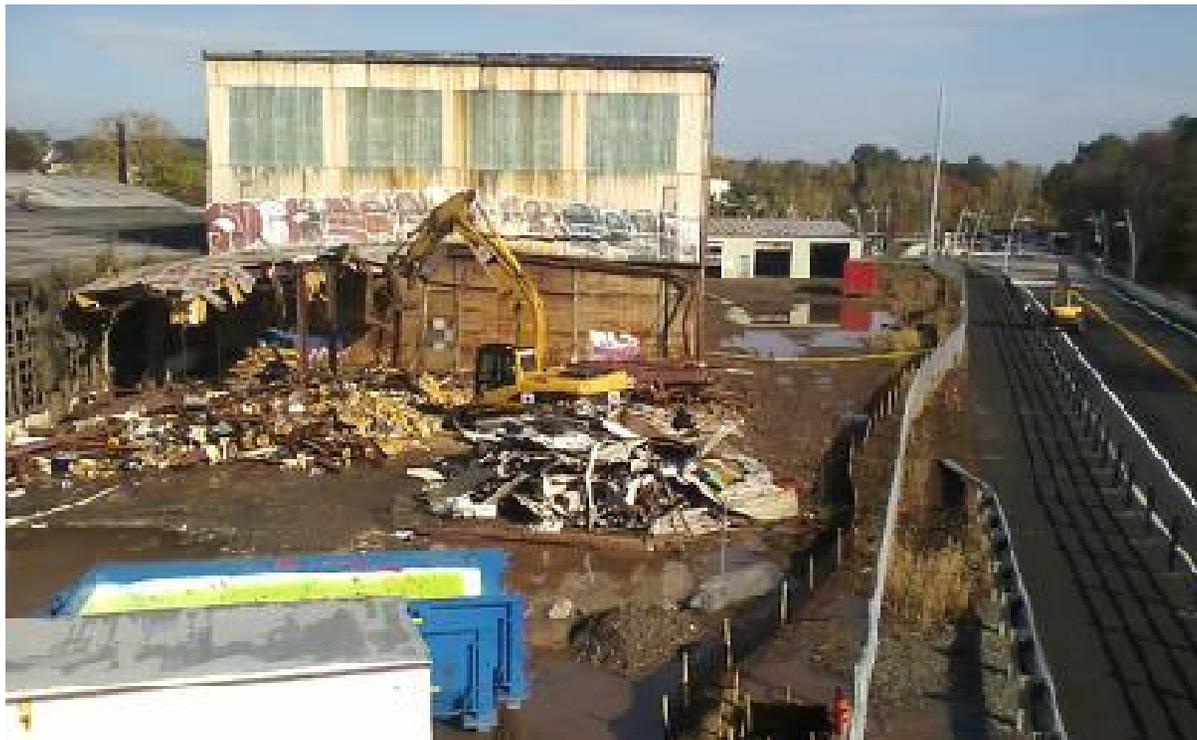


*Photo courtesy of The Hartford Courant*

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# Ongoing / New Initiatives

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## **In addition to managing a significant pipeline of projects, OBRD is also focused on a number of key initiatives**

- Refreshed [www.ctbrownfields.gov](http://www.ctbrownfields.gov)
- Published forward funding schedule – next grant round to be announced March 2015
- Refreshing Statewide inventory
- Published forgiveability criteria
- Implementing LEAN process improvement
- 2015 legislative agenda

# 2015 Legislative Agenda

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## **DECD is working closely with DEEP and the Brownfields Working Group to advance several program improvements**

- New program: Brownfield Areawide Revitalization (BAR) Grants
- Loan/Grant programs:
  - Equalizing maximum loan and grant sizes
  - Ending municipal authority to pass grants through as loans
  - Allowing acquisition as eligible cost for loan recipients
  - Enabling DECD to award additional grant funds for legitimate unexpected cost overruns
  - Exempting HBM-only loans from VCP requirements
- Expanding State-owned brownfield initiative to include formerly State-owned sites

# OBRD: How Can We Help?

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**Connecticut has developed a suite of tools to encourage the remediation and redevelopment of brownfields**

Grants (Municipalities  
and Economic  
Development Agencies)

Liability Relief

Low-Interest Loans  
(Developers,  
Municipalities, Agencies)

Tax Increment Financing

# Round 7 Grant Funding

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**On March 4, Governor Malloy announced that DECD will accept applications for up to \$7.5m of new brownfield remediation and assessment grants**

- **Eligible Applicants:** Municipalities and economic development agencies
- \$6.5m for remediation, \$1m for environmental assessment
  - Max of \$2m for remediation projects, \$200K for assessment projects
- Applications and all supporting material (ranking & review grids, Notice of Funding Availability) available at [www.ctbrownfields.gov](http://www.ctbrownfields.gov)

# Round 7 – Key Dates

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- **March 4:** Publishing of Notice of Funding Availability
- **Weeks of March 16 and 23:** Regional Information Sessions
- **March 23:** Questions due to [brownfields@ct.gov](mailto:brownfields@ct.gov)
- **March 30:** Answers published on [www.ctbrownfields.gov](http://www.ctbrownfields.gov)
- **April 14:** Applications Due to [brownfields@ct.gov](mailto:brownfields@ct.gov)
  - ELECTRONIC SUBMISSIONS ONLY
- **Weeks of May 11 and May 18:** In-person interviews in Hartford
  - 30 min presentation / Q&A
- **June:** Awards announced

# Eligible Uses of DECD Funding

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## **Costs associated with the investigation and re-development of a brownfield, including but not limited to:**

- Soil, groundwater and infrastructure investigation
- Assessment
- Remediation
- Abatement
- Hazardous materials or waste disposal
- Long-term groundwater or natural attenuation
- Other institutional controls
- Attorneys fees
- Planning, engineering and environmental consulting
- Building and structural issues
- Environmental insurance

# What Information Will You Need to Apply?

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- A description of the proposed project, including potential redevelopment uses, where applicable
- A description of the environmental condition of the brownfield
- An explanation of the expected benefits of the project
- Information concerning the financial and technical capacity of the applicant(s) to execute the proposed project
- A project budget (including additional non-State sources of funds that will be contributed to the project)

# What Makes an Application Stand Out?

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- Specific project vision: Desired end use, community support, addressing of an unmet community, municipal or regional need
- Potential economic impact (jobs, taxes, indirect economic impact)
- Committed private sector partners
- “But For” rationale: why State funding is necessary
- Site control: Title > access agreement > no access
- Completed preliminary environmental assessment
- Incorporation of good planning principles and/or historic preservation

# Application Evaluation Criteria (Remediation)

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## **Applications will be reviewed by an interagency committee representing DECD, DEEP, SHPO, OPM, and DOH**

- Municipal financial need (15 points)
- Remediation/cleanup project feasibility (20 points)
- Redevelopment project feasibility (15 points)
- Redevelopment project economic and community impact (33 points)
  - 3 points for inclusion in DECD brownfield inventory
- Responsible growth and livability initiatives (15 points)
- Applicant capacity and experience (5 points)

# Application Evaluation Criteria (Assessment)

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## **Applications will be reviewed by an interagency committee representing DECD, DEEP, SHPO, OPM, and DOH**

- Municipal financial need (20 points)
- Assessment project feasibility (25 points)
- Redevelopment project economic and community impact (38 points)
  - 3 points for inclusion in DECD brownfield inventory
- Responsible growth and livability initiatives (15 points)
- Applicant capacity and experience (5 points)

# Other Key Information

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## **Using DECD program tools comes with additional requirements that applicants should plan for**

- Procurement
  - Contracts must be procured and competitively bid
  - Compliance with DECD construction guidelines
- Security
  - DECD grants require some form of security – most often in the form of a Negative Pledge and/or Use Restriction on the property
- Connecticut Environmental Policy Act (CEPA)
  - Remediation may be subject to CEPA
  - SHPO approval may be required
- Flood Management Certification

# OBRD Contact Information

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**Please reach out to us with any questions on any element of a brownfield project**

Follow us: [@CTBrownfields](https://twitter.com/CTBrownfields)

[www.ctbrownfields.gov](http://www.ctbrownfields.gov)

[brownfields@ct.gov](mailto:brownfields@ct.gov)

# Q&A / Discussion

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