



**Innovation Corridor Grant Program  
Competitive Grant Application**

*October 18, 2021*

**Deadline is March 4, 2022; submit to [InnovationCorridor@ct.gov](mailto:InnovationCorridor@ct.gov). Please contact DECD at [InnovationCorridor@ct.gov](mailto:InnovationCorridor@ct.gov) for further information on program requirements.**

*DECD will use the information you provide below to score your applicant team's proposal according to the categories which are **bolded**. Feel free to provide a separate document and attachments, but be sure to answer all of the questions listed below.*

*Please be sure to refer to the Notice of Funding Availability (available at the Innovation Corridor website) and include all relevant attachments that support any information and statements being provided in this application.*

*This application may be reviewed by the CT Office of Policy and Management and other state or quasi-state agencies. Projects funded under this program are subject to the Connecticut Environmental Policy Act ("CEPA"), other environmental regulations, and DECD regulations related to procurement and bidding procedures.*

**SECTION 1: Quality of proposed program and applicant team**

**Applicant team**

1. For all members of the applicant team, provide the following information:
  - a. Applicant name, FEIN, business address, and contact information
  - b. For any special-purpose entities (SPE), describe the SPE, the partners (list all 5% or more owners) and the parent company, and attach the organization bylaws.
  - c. For any private partner, state whether it is registered with the Secretary of State and attach a copy of the Certificate of Legal Existence.
  - d. Please state whether there are any lawsuits pending against the private partners or entities, its affiliates who will be involved in the Project, or the parent organization. If any, please describe the nature of these lawsuits and its procedural status.
2. Explain how this applicant team, together, demonstrates an established track record of producing successful, significant economic development and workforce development programs. You may provide references regarding specific projects if helpful.
3. Applicable only for municipal applicants: In accordance with [C.G.S. § 8-23](#), as amended by [Public Act 15-95](#), any municipality that has not adopted a plan of conservation and development (POCD) within the past ten years is ineligible for discretionary state funding unless they request and receive a waiver from the



prohibition on a grant-by-grant basis from the OPM Secretary. In conjunction with this completed Application Form, municipalities are required to submit a signed copy of the Municipal Certification of Eligibility for Discretionary State Funding to verify their eligibility to receive discretionary state funding under this grant program. Please visit the following website for more information: [Guidance for Maintaining Eligibility for Discretionary State Funding](#)

**Program**

1. Explain in detail what programming is proposed for the Project. Include the industry which will be served by the Project, including a rationale establishing that this industry is high-growth and meets the state’s economic development goals. Also include each component of the Project site’s programming and how the applicant team’s partners will be involved – i.e., whether/how the Project will be tenanted by established private businesses, incubator/start-ups/early-stage companies, post-secondary educational institutions, and/or philanthropic or other not-for-profit entities.
2. Explain how this program will result in a significant number of permanent, new jobs in this high-growth industry. Include projections for job growth and an explanation of these projections.
3. Explain how this program will result in a local/regional talent pipeline and workforce development to ensure sustainable, well-paying jobs for residents.

**SECTION II: Efficiency to taxpayers**

1. Include or attach a detailed budget proposal for the project, including all significant costs and sources of capital. You may use the template provided below. In your budget proposal, also be sure to:
  - a. Explain how you will leverage public/private partnerships to ensure that the state’s contribution is no more than 20% of the overall project cost. Include any signed and dated letters of commitment obligating the municipality or any other members of the consortia to providing the applicable capital.
  - b. Specify what (if any) other sources of state funding for which you are applying.
  - c. If the Project will use funding from the American Rescue Plan Act (ARPA), specify which ARPA funds will be used (including whether such fund is a competitive grant or a non-competitive entitlement), and explain how these expenditures will be in keeping with ARPA-related regulations issued by the U.S. Treasury Department and/or the U.S. Commerce Department.

(you may use the chart below as a template):



Project Activity (Use of Fund)	Source of Fund						
	DECD	Other State	Federal	Local	Private	Developer	Total
Land purchase							
Pre-development							
Planning activities/							
Abatement							
Remediation							
Demolition							
Construction							
Administration soft costs							
Development fee							
Legal costs							
Other costs - specify							
Other costs - specify							
Other costs (specify)							
<b>Total</b>							

**\*Note:** Please make sure to differentiate debt and equity among the various financing sources in

2. Include or attach a timeline for completion and full tenanting of the project, ideally within 7 years.
3. Explain why this site and the proposed development qualify as shovel-ready. Be sure to address:
  - i. Has the municipality obtained approval to request this funding (i.e., from the Town Council / Board of Alderman, etc.)? If so, attach the document giving such authority.
  - ii. Status of discussions of local approvals and participation of community groups and other key stakeholders, and the extent to which the neighborhood/community been involved in the planning process.
  - iii. Does the project have site plan, other planning and zoning approvals, variances etc. from the host municipality to move ahead with the project? If no, describe the plan or path that is charted out to obtain the same? What is the status and timeline of obtaining the same?
  - iv. Whether the project requires local inland wetland permits and if so, have they been obtained/applied for? What is the status?



- v. Please list any other local, state or federal approvals or permits which will be necessary for the project to proceed and the timetable and process to achieve them.
- vi. Please provide the status level of the project plans and construction design drawings (whether conceptual, 10%, 30% 60%, 100%)? (DECD may request for the drawings as described prior to any award)
- vii. Please describe status of assembling funding sources to complete the project (please attach Project Budget/Proforma and commitment letters from other funders).
- viii. Does the project site have all necessary public utilities, roads and other infrastructure required for the redevelopment project? If no, what additional (or upgrade of) public infrastructure would be required and what is the expected cost? Is there a plan in place to address the need and is there a funding source identified?
- ix. Will the project be a major traffic generator (MTG) as defined by Section 14-312-1 of the [Office of the State Traffic Administration \(OSTA\) regulations](#) (an MTG is defined as any development of 100,000 square feet or more of gross floor area or 200 or more parking spaces). What steps have been taken to initiate the process and what is the expected timeline?
- x. Any other information that describes the shovel readiness of the project.

**SECTION III: Appropriateness of site**

1. Complete the following information or attach an equivalent chart:

Parcel Address	ZIP Code	Parcel ID / Tax-Assessor ID	Acreage

TOTAL # of PARCELS:

TOTAL ACREAGE:



2. For each parcel, provide the current property owner name and a copy of the tax assessor's property card. If Applicant or any Project Partner is not the property owner, describe how and when ownership and access to property (if needed), will be obtained. In such an instance, attach the Letter of Intent, Purchase and Sale Agreement, Access Agreement or other documentation from owner indicating willingness to provide access.
3. Attach a site plan showing existing and proposed conditions of the site and any preliminary renderings of the project.
4. Provide, at minimum, the following information (in narrative and/or graphic form) for the site: existing and proposed land uses on the site; access to public transit (including whether/how the Project anticipates including transit improvements); and existing utility infrastructure, including whether/how the site and the surrounding area will include comprehensive broadband or 5G infrastructure.
5. Provide information regarding housing options in the surrounding area and affordability levels of such housing. Explain how existing housing is adequate to support the influx of new jobs, or whether/how the Project will include new housing development.
6. Specify which, if any, of the sites are located in Opportunity Zones, Enterprise Zones, or any of the four Innovation Places (Hartford/East Hartford, New Haven, Stamford, and southeastern CT (anchored by New London and Groton)).
7. Does the site include any parcels that qualify for Brownfield remediation? If so, include details about what remediation is needed and the proposed cost.
8. Describe any potential environmental using the chart below or an equivalent, and briefly describe any potential impacts.

(continued below)



Resources	Potentially significant with mitigation	Not significant with mitigation	No anticipated significant effects	Unknown at this time
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface or Groundwater resources <i>*including quality, quantity, or impacts to public drinking water supply</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floodplains (100-year) or Floodways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stream channel encroachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fish and/or Wildlife Habitats <i>*including the presence of endangered, threatened, and special concerns species and habitats (NDDB)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coastal resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural lands and/or soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Historic sites and districts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Archeologically sensitive areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aesthetic / scenic resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Designated open space and recreational uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surrounding land uses / neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utilities and Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (Please explain)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Briefly explain any potential impacts identified above, and provide additional comments as needed.

(Required) By checking this box, the applicant understands and acknowledges that the proposed project may warrant further review under the Connecticut Environmental Policy Act (CEPA), and agrees to comply with all requirements and costs associated with such review, and further acknowledges that the applicant is in a position to cover any and all additional costs associated with such review.



9. Please note that if the project involves federal funding, the project will need to be in compliance with Section 106 of the National Historic Preservation Act (NHPA) and the National Environmental Policy Act (NEPA). Separately, if this project is successful in receiving this grant and involves other state funding, it will have to be in compliance with several state laws including the CT Environmental Policy Act (CEPA). Please visit the State Historic Preservation Office's (SHPO) [webpage](#) for more info. Please answer the below questions and submit the Project Notification Form to assess the impacts to historic, cultural and archaeological resources and understand the federal and state obligations.
  - a. Describe what, if any, reuse or rehabilitation of any mills or historic structures (appearing on the National Register of Historic Places, State Register, or a designated Local Historic Property) the project will involve.
  - b. Describe any alteration, partial demolition, or full demolition that will occur of existing structures. If the project includes alteration or demolition of buildings more than 50 years in age, please indicate the dates of construction for the affected buildings.
  - c. Please attach a copy of the State Historic Preservation Office (SHPO) [Project Notification Form](#). Also indicate if the form has already been submitted to the SHPO. If determination has already been obtained, provide a copy of the SHPO determination letter as well.

#### **SECTION IV: Quality of diversity, equity, and inclusion practices**

1. Explain how the proposed program will reflect best practices of diversity, equity, and inclusion. These may include, but are not limited to, community engagement plans; proposed small business supports which serve businesses owned by minorities, women, veterans, and individuals with disabilities; and job-training programming for those same constituencies.
2. Explain what the applicant team is likely to offer in a Community Benefits Agreement. Components may include, but are not limited to, commitment to local hiring and contracting for women- or -minority-owned businesses; 5G or broadband build-out for surrounding community; development of permanently affordable housing units; other public infrastructure investments.
3. The U.S. EPA defines [Environmental Justice](#) as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. This goal will be achieved when everyone enjoys: 1. The same degree of protection from environmental and health hazards, and 2. Equal access to the decision-making process to have a healthy environment in which to live, learn, and work. Please describe any components of the development, design, or program plan which incorporate environmental justice as defined above.
4. Explain how the applicant team's internal practices and culture demonstrate a commitment to diversity, equity, and inclusion.