



Office of Brownfield Remediation and Development
Remedial Action and Redevelopment Municipal Grant Program
Notice of Funding Availability (NOFA)

December 21, 2020
Round 13 - Grant

The Office of Brownfield Remediation and Development (OBRD) of the Dept. of Economic and Community Development (DECD) would like to announce the availability of \$9.5 million under the Municipal Brownfield Grant Program and would like to invite applications for the same. Up to \$1 million out of the \$9.5 million will be set aside for assessment-only projects. The purpose of the Municipal Grant Program as per [C.G.S Section 32-763](#), is to provide grants for brownfield remediation and redevelopment. Additional goals for DECD include encouraging public-private partnerships, leveraging the maximum amount of private funds to increase the economic impact of the State's investment, reactivating long-stalled sites and encouraging job creation.

“Brownfield” Definition: As per [C.G.S Section 32-760](#), “Brownfield” means 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.

Maximum Request Per Application: Grants of up to \$2,000,000 per application (up to \$200,000 for assessment-only projects). Applicants are welcome to submit multiple projects/sites.

Application Process: The application is a two-step process. The Pre-Application Form will assess the applicant and project eligibility for the program. Once approved, you will be invited to submit the Full Application Form. Both forms can be accessed on the OBRD website – [Municipal Brownfield Grant Program Page](#). All applications shall be sent to Brownfields@ct.gov. **It may be noted that there are separate set of forms for requests for assessment-only funds.**

Pre-Application Due Date: Pre-application Form will be accepted until 3 p.m. on Tuesday, February 16, 2021. An email receipt will be sent back to confirm receipt of the form. Notifications to submit the Full Application Form will be sent by 3 p.m. on Friday, March 5, 2021.

Application Due Date: The Full Application Form will be accepted until 3 p.m. on Wednesday, April 7, 2021. An email receipt will be sent back to confirm receipt of the form.

Questions related to the NOFA that are not included in the FAQ document should be emailed to Brownfields@ct.gov by Tuesday, February 16, 2021. The FAQ addendum that includes responses to all questions will be posted on the OBRD website by Friday, March 5, 2021.

Finalists for funding under this program should tentatively expect to participate in a video conference interview in the third or fourth week of May 2021. Awards are tentatively scheduled to be announced in the 1st or 2nd week of June 2021.

Eligible Applicants: A Municipality as defined by [C.G.S Section 32-760](#) (12); Economic Development Agency, as defined by [C.G.S Section 32-760 \(6\)](#); and Connecticut Brownfield Land Banks, as defined by [C.G.S Section 32-760 \(22\)](#). Entities responsible for the contamination are ineligible. All applicants must provide proof of access to the site, site control or path to site control.



Source of Funding: State Bond Commission allocation of \$23 million (December 18, 2020/Item# 3)

Enabling Statutes: [C.G.S. Section 32-763](#)

Eligible Uses of Funds: Costs associated with the investigation, assessment, remediation and 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 monitoring or monitoring for natural attenuation; other forms of institutional controls; attorneys’ fees, planning, engineering and environmental consulting; building and structural issues (including demolition, asbestos abatement, PCB removal, contaminated wood or paint removal and other infrastructure remedial activities).

Public-Private Partnership: DECD hopes to encourage public-private partnerships with this NOFA offering. Remediation-redevelopment partnerships can help with arriving at cost-effective remediation solutions. In addition, the economic development impacts with such projects are assured.

Threshold Requirements: Applicants will need to demonstrate the following in the pre-application stage to be eligible to apply for the program:

- Proof that the site is a brownfield as per [C.G. S. Sec. 32-760](#)
- Proof that the Applicant and potential development partners have no direct or related liability for the conditions of the brownfield.
- Proof that Applicant has access or will have access to the property, site control or path to site control
- Proof that the potential development partner is registered to do business in the State of CT and is in good standing – no pending lawsuits, liens filed and tax arrears.

Award Criteria for Remediation Projects (including assessment): The following criteria will be used to score the applications.

Shovel-readiness/Project Merits	Remediation plan completeness	Up to 10 points
	Presence of developer/Public-private partnership	Up to 10 points
	Redevelopment plan completeness	Up to 10 points
Economic and Community Development Impact	Project is located in: <ul style="list-style-type: none"> • A distressed municipality, as defined in C.G.S. Section 32-9p; • A targeted investment community, as defined in C.G.S. Section 32-222; or • A public investment community, as defined in C.G.S. Section 7-545. 	6 points
	Project in Opportunity Zone	6 points



	Increase in property value/ Tax contribution to municipal tax base	Up to 10 points
	Job creation (permanent full-time equivalent FTE; direct and indirect)	Up to 10 points
	Supports the industrial sectors identified in the DECD/Advance CT economic development strategy - Advanced Manufacturing; Aerospace & Defense; Bioscience & Healthcare; Film, TV, Digital Media; Financial Services; Green Energy; Insurance; Technology & Innovation	Up to 4 points
	Supports other DECD initiatives - workforce and/or mixed-income housing, transit-oriented development, proximity to transit, use of renewable energy, reuse of historic property/mill, tourism supportive, and/or urban food desert solutions	Up to 4 points
Financing	Applicant/Developer partner contribution/share	Up to 10 points
	Private leverage of DECD funds	Up to 10 points
Applicant Experience	Applicant experience with completing similar projects on-time and within budget	Up to 10 points

Award Criteria for Assessment-only Projects: The following criteria will be used to score the applications for assessment-only funds.

Clarity on Assessment Needs	Knowledge of contamination history	Up to 6 points
	Preliminary investigations	2 points
	Project need and description	Up to 8 points
	Budget feasibility/Cost-efficiency	Up to 4 points
Economic and Community Development Impact	Project is located in: <ul style="list-style-type: none"> • A distressed municipality, as defined in C.G.S. Section 32-9p; • A targeted investment community, as defined in C.G.S. Section 32-222; or • A public investment community, as defined in C.G.S. Section 7-545. 	15 points
	Project in Opportunity Zone	10 points



	Property location benefits/merits	Up to 25 points
Non-DECD Support	Developer interest and non-DECD support	Up to 10 points
	Non-DECD funds committed	Up to 5 points
	Market demand/Studies for site	Up to 5 points
Applicant Experience	Applicant experience with completing similar projects on-time and within budget	Up to 10 points

New DECD Prevailing Wage Rule: All projects will have to be consistent with the requirements of [C.G.S Section 31-53c](#).

Completion Guaranty: If the property/project site belongs to the Applicant’s private development partner, the Applicant’s partner will need to provide a Completion Guarantee, or a mortgage lien on the property so that the Applicant/State can recoup the expenses in case the redevelopment project cannot be completed.

Special Note for Projects Seeking CHFA/DOH Funds: If applicant is simultaneously seeking and waiting on CHFA/DOH financing, DECD will only provide a conditional award pending CHFA/DOH approvals. The conditional award will expire in a year or after the CHFA/DOH funding announcement, whichever occurs earlier.

Application Page limit (excluding attachments): DECD encourages all applicants to be as succinct as possible with their responses to the questions in the application forms. DECD will only accept responses to the questions included in the space provided within the forms.

Schedule Summary:

February 16, 2021 @ 3:00 PM	Deadline to submit Pre-application Forms (pre-applications will be accepted any time prior to deadline)
February 16, 2021	Deadline to submit questions to DECD (regarding this Grant NOFA)
March 5, 2021 @ 3:00 PM	Deadline to receive approval/denial from DECD to submit Full Application Forms; Date when DECD will be publishing responses to all questions (FAQ Addendum)
April 7, 2021 @ 3:00 PM	Deadline to submit Full Application Forms (Full Application Forms will be accepted any time prior to this deadline and after receipt of Full Application submittal sign-off from OBRD)
May 3 rd or 4 th week	Video Conference Interview (tentative)
June 1 st or 2 nd week	Award Announcements (tentative)



Department of Economic and
Community Development

Connecticut

For questions: Please send email to brownfields@ct.gov (preferred) or contact the dedicated OBRD hotline number at 860.500.2395 by Monday, February 16, 2021.

***Disclaimer:** DECD reserves the right to amend or cancel this NOFA, to modify or waive any requirement, condition or other term set forth in this NOFA or the program application, to request additional information at any time from one or more applicants, to select any number of applications submitted in response to this NOFA, or to reject any or all such applications, in each case at DECD's sole discretion. DECD may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this NOFA shall be prepared at the sole expense of the applicant and shall not obligate DECD to procure any of the services described therein or herein from any applicant. DECD shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.*