



State of Connecticut

Department of Economic and Community Development

Office of Brownfield Remediation and Development

2020 Municipal Brownfield Grant Program Application

Assessment and Remediation

Program Description

The purpose of the Municipal *Brownfield* Grant Program as per [C.G.S Section 32-763](#), is to provide grants to municipalities, Connecticut brownfield land banks and economic development agencies for the eligible costs of brownfield remediation and assessment projects.

Note

This is a State of Connecticut funded program and this application will determine the eligibility of the applicant and/or project to apply for the program.

Please be sure to refer to the Notice of Funding Availability (when posted at www.ctbrownfields.gov) and include all relevant attachments that support any information and statements being provided in this application.

All applicants have to be approved at the pre-application stage and should be invited to submit this full application form for any project.

This application may be reviewed by the Connecticut Department of Energy and Environmental Protection (DEEP) and other state or quasi-state agencies.

Projects funded under this program may be subject to the Connecticut Environmental Policy Act ("CEPA"), other environmental regulations, and DECD regulations related to procurement and bidding procedures.

Please contact DECD at brownfields@ct.gov for further information on program requirements.

PLEASE READ CAREFULLY: The response fields included within this application have been assigned character limit restrictions. Please be sure that all text is visible in the provided spaces prior to signing the form. Once the document has been signed, any text extending beyond the space provided WILL NOT BE VISIBLE. Please adjust your response lengths accordingly.

A. Background/History of the Project Site:

Brief summary of general site and property characteristics; previous use of property, whether it is an adaptive reuse project, contamination history and timeline, name of the "Potentially Responsible Party" for contamination present on site, any other relevant information.

B. Redevelopment Plans and End Use:

Brief summary of proposed end use and redevelopment plans. Discuss market demand for the proposed use. If available, attach the market demand study. Provide summary of presence of private developer, if any - details can be provided under Question 6.

C. Feasibility of Redevelopment:

Brief summary of feasibility studies to confirm constructability of the project and the proposed reuse. Attach any available feasibility studies such as structural analysis etc.

D. Infrastructure Requirements:

Brief summary of existing infrastructure required for successful redevelopment or the extent to which the project will use/improve existing infrastructure, any additional needs. Details can be provided in Question 8.

E. Project Benefits:

Brief summary of the economic and community development opportunity, municipal support, contribution to the community's tax base, potential for job creation, housing creation, improvement in health and safety etc.

F. Environmental Investigation:

Brief summary of the environmental status, including investigation activities conducted to-date. Details can be provided in Questions 11 and 13.

G. Clean-up Plan:

Brief summary of the proposed remediation/abatement/clean-up plan and activities (by LEP). Details can be provided in Questions 11 and 13.

H. Prepared Workbook:

Has the application used the EPA/DEEP PREPARED Workbook? If so, please attach the relevant outputs and provide a brief summary:

I. Project Costs and Budget:

Brief summary of the estimated project costs and budget for remediation and redevelopment, status of fund assembly, gaps in funding, other funding sources that are being sought, such as federal or state historic tax- credits, low income housing tax credits, bank financing etc.. Detailed breakout can be provided in Question 12 and Section III. I Financing.



J. Timeline of Remediation and Redevelopment.

Brief summary of the timeline, anticipated project start date, completion of pre-development activities to date.

K. Any other relevant information:

Use additional space if needed for above responses.

6. If partnering with a private developer, please provide the following information:

A. Approval from Town Council/Board of Alderman/Board of Selectman/Applicant Board to partner with the Applicant (please attach Approval):

B. Status of redevelopment plans in conjunction with a remedial plan (Conceptual Site Plan, 10%, 30%, 60%, 100%):

C. Status of assembling funding sources to complete project (please attach Project Budget/Proforma and commitment letters from other funders):

7. Please describe status of discussions with municipal elected officials, boards and committees; community groups and other key stakeholders. Attach municipal support letter (if applicable):

A. 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, what is the status and timeline of obtaining the same?:

B. Does the project require local inland wetland permits and if so, have they been obtained/applied for? What is the status?:

C. 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.:

8. Does the project site have all necessary public utilities, roads and other infrastructure required for the redevelopment project? Yes No If no, what additional public utilities would be required and what is the expected cost of construction?

9. Mills/Historic Structures: Does the project include or assist in 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)? Yes No Details:

A. Are you planning to alter, partially demolish or fully demolish any structures on the property?: Yes No Details:

B. 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. Details:

C. Indicate if the State Historic Preservation Office [Project Notification Form](#) has been submitted. Explain. Please attach a copy of the form:

10. Flood Management: Is the site located in a 100-year or 500-year flood plain?

If yes, please indicate if any of the proposed buildings will be within the flood plain or regulatory floodway and if there have been any discussions with DEEP regarding the proposed plans? Please attach FEMA/FIRM maps as applicable <https://msc.fema.gov/portal/search>:

11. Detailed Environmental Status (please attach supporting documentation):

Are there any DEEP or EPA enforcement actions including consent orders or unilateral orders and notice of violations related to the site? Provide details. Yes No
Details:

Has the property and/or applicant been a previous recipient of DECD or EPA assessment funding? Provide details. Yes No Details:



Is the project enrolled in or subject to/potentially subject to a State or Federal cleanup program? Provide details. Yes No Details:

Is the applicant working with the DEEP and/or a Licensed Environmental Professional (LEP)? Provide name of the LEP of record and/or the DEEP Project Manager. Details:

Does your overall investigation contain any significant data gaps? What are they? How quickly can you incorporate the missing data in a conceptual RAP? Provide details:

Has sufficient investigation been completed at the site to evaluate each identified area of concern, and has the extent and degree of each release area and groundwater plume been fully delineated? Yes No Details:

Has the completion of investigation been submitted to the DEEP? Yes No

If yes, please attach the DEEP Transmittal and include notes below, if any. Notes:

Has a Hazardous Building Material Survey and/or Demolition Survey been completed? Was extensive destructive hazardous building material sampling completed as part of this survey? Provide details:

Is the Remedial Action Plan conceptual or final? Has the remediation design been done in conjunction with site redevelopment plans? Provide details:



Has the project site been enrolled in a regulatory program? Yes No Details:

Voluntary Remediation Program, ABC, BRRP, Transfer Act etc.

Have detailed abatement and/or demolition plans been submitted to the relevant local, state, and/or federal officials; please provide details and specifics? Please describe if plans are preliminary or final? Provide details:

Have the relevant abatement and/or demolition permits and approvals to start work been received (local, DEEP, DPH and/or EPA)? Provide details:



Any other relevant information:

(use additional space if needed for above responses)

12. Clean-up Estimates/Budget:

Please provide detailed cleanup-budget with complete breakout of remedial activities by line item (example, soil excavation, transportation and disposal, engineered controls, capping, paving, building foundation, landscaping, parking, environmental land use restrictions, demolition, abatement, etc.). Section III, Question 1 can include the broad totals.

Have cost comparisons been made between proposed remedial methodologies? Provide Details. If available, please provide EPA’s Analysis of Brownfield Cleanup Alternatives (ABCA) report:

13. Please provide information on the following activities that have been completed for the site(s). Attach documents/reports as available and applicable.

Please attach a current Phase I ESA prepared for the Applicant in accordance with the ASTM Standard Practice and DEEP’s Site Characterization Guidance Document.

Reports as Applicable	Consultant Name	Date Completed	Submitted to DEEP (Y/N)	Summary of Results/Estimates
Phase I ESA				
Phase II ESA				
Phase III ESA				
Remedial Action Plan:				
Hazardous Building Material Survey:				
Asbestos Survey:				
Lead Survey:				
PCB Survey:				

Demolition Survey:				
Remedial Design :				
Structural Analysis:				
Other Reports:				
Other Reports:				

SECTION II ECONOMIC AND COMMUNITY DEVELOPMENT IMPACT

1. Is the project currently located within a designated Distressed Municipality (Enterprise Zone), Public Investment Community and/or Targeted Investment Community? Describe.

For more information on designations and definitions, please visit the following links - for [Distressed-Municipalities](#); [Enterprise Zones](#); [Public Investment and Targeted Investment Communities](#)

2. Is any part of the project located within a designated Opportunity Zone (OZ) or adjacent to an OZ?. Explain. Is this project related to an OZ project?:

Visit map of [Designated Opportunity Zones and Locations](#)

3. What is the current appraised value of the project site and the appraised value once remediated/cleaned and redeveloped (please attach property appraisal with projected redevelopment):

4. Summary of the subject property's tax contribution to the municipal tax base:

Subject Property Tax Impact	
Most Recent Year	Projected Year 1 After Development

5. Please provide the number and type of permanent jobs expected to be created by the redevelopment project:

6. Is the project supportive of the industrial sectors identified in DECD's economic development strategy. Provide proof or justification:

(please list all that apply - Advanced Manufacturing; Aerospace & Defense; BioScience & Healthcare; Film, TV, Digital Media; Financial Services; Green Energy; Insurance; Technology & Innovation).

7. Is the project supportive of other DECD's initiatives? Provide proof or justification:

(please list all that apply - 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)



SECTION III FINANCING AND BUDGET DETAILS

1. Please fill out the Budget table below:

If budget information is based on contractor bids or other formal estimates, please attach copies of the bid/estimate documents. Feel free to include any funds spent on investigation and predevelopment activities. Include any comments or special notes in the space provided.

Project Activity (Use of Fund)	Source of Fund						
	DECD	Other State	Federal	Local	Private	Developer	Total
Land purchase							
Environmental							
Assessment							
Remediation							
Abatement							
Monitoring							
Demolition							
Construction							
Administration soft costs							
Development fee							
Legal costs							
Other costs							
Other costs							
Other costs							
Total							

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

2. What is the applicant share and/or developer equity in the project?:

(Equity may include assessment costs, local bonding, cash, administrative expenses, predevelopment expenses, property acquisition costs, deferred developer fee and other investments by the applicant relevant to the project. Details of developer financing should be provided under Section 1. 6C.)

3. What is the expected leverage of DECD funds compared to total project costs?:

(DECD Funds/(Total Project Cost minus DECD Funding))

4. What is the expected leverage of the DECD funds compared to the applicant and developer contribution?

(DECD Funds/Applicant and Developer Contribution)

SECTION IV APPLICANT EXPERIENCE

1. Provide up to five examples of similar scale remediation and redevelopment projects that the Applicant/Partners has undertaken:

For each project: Provide project name; address; project scope; total project costs; details of funding sources; if DECD/other state agency funding was involved; project period; indication if project was completed on time and on budget; project issues and how they were resolved, and project testimonials and contact information.



2. Please list the project team members. Please summarize their experience and skillset to undertake such projects.

(Developer, environmental professionals, environmental attorneys, financial partners, development consultants, municipal officials, development companies, etc.).

SECTION V CHECKLIST OF DOCUMENTS

Please attach copies of the following required documentation:

- Site Plans, Remediation Plans, Redevelopment Plans (Supporting Graphics)
- Market Study, if applicable
- Municipal Support Letter
- SHPO Project Notification Form
- Supporting Environmental Documentation
 - Current Phase I ESA
 - Phase II ESA
 - Phase III ESA
 - Completion of Investigation Transmittal form
 - Remedial Action Plan
 - Hazardous Building Material Survey
 - Other Environmental Reports
- Property Appraisal (with projected redevelopment)
- Timeline of Proposed Project
- Feasibility Studies/Structural Analysis
- FEMA FIRM Maps
- ABCA Report
- Project Pro Forma Worksheet
- Project Budget including copies of bid/estimates used to develop the Project Budget



SECTION IV CERTIFICATION BY APPLICANT

It is hereby represented by the undersigned, that to the best of my knowledge and belief no information or data contained in the application and attachments are in any way false or incorrect and that no material information has been omitted. The undersigned agrees that the Connecticut Department of Energy and Environmental Protection (DEEP), the U.S. Environmental Protection Agency (EPA) are hereby authorized now, or anytime in the future, to give the Department of Economic and Community Development (DECD) any and all information in connection with matters referred to in this application. Your application and the contents of your application and our discussions with you are subject to public disclosure. We may communicate with the municipality, state agencies (including DEEP, the CT Department of Housing, the CT Office of Policy and Management, the CT Department of Public Health), the EPA, and the general public. You or the owner may be requested to enroll in the DEEP Voluntary Remediation Program or other regulatory programs, and to cooperate with DEEP and the EPA. Projects funded under this program may be subject to the Connecticut Environmental Policy Act (“CEPA”), as well as other environmental regulations, and DECD regulations related to procurement and bidding procedures. State funding may require placement of a lien on project property. In addition, if the applicant is a private corporation, a personal guaranty may be also required from each owner of 10% or more. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended and agreed to by the DECD. DECD reserves the right to modify or waive any requirement, condition or other term set forth in this Application, to request additional information at any time from one or more applicants, to select any number of applications submitted to this program, 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 program 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.

Signature:	Printed Name:
Date:	Title:

The document cannot be edited once a signature is applied using the sign option on Adobe Acrobat.

Please make sure the application is complete and ALL RESPONSES ARE VISIBLE (start and end of response) prior to applying your signature.