

State of Connecticut

**Department of Economic and Community Development**

**Office of Brownfield Remediation and Development**

***Targeted Brownfield Development Loan Program Application***

**Program Description**

###### The Connecticut Targeted Brownfield Development Loan Program will provide loan funds to municipalities, economic development agencies, for-profit and non-profit developers and other brownfield purchasers or innocent owners who are eligible to receive Brownfield Grants or Loans under Connecticut General Statute Chapter 588gg. The goal is to fund projects that will perform remediation, abatement, and demolition activities prior to redevelopment of the brownfield site(s). Additional goals include leveraging the maximum amount of non-State funds possible to increase the economic impact of the State’s investment, reactivating long-stalled sites and encouraging job creation.

**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 Rating and Ranking, and include all relevant attachments that support any information and statements being provided in this application. This application may be reviewed by the Connecticut Department of Energy and Environmental Protection (DEEP) and other state or quasi-state agencies. Information for this application such as Rating and Ranking sheet may be found at www.ctbrownfields.gov.

###### 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. Please contact DECD at [brownfields@ct.gov](mailto:brownfields@ct.gov) for further information on program requirements.

**SECTION I APPLICANT INFORMATION**

**1. Applicant:**       **Federal Employer Identification Number (FEIN):**

**2. Address:**       **ZIP Code:**

**3. Contact:**

**Telephone:**       **Email:**

**4. Type of Organization**

**Municipality  Economic Development Agency  For-Profit Developer**

**Non-Profit Developer  Brownfield Owner  Other**

**5. If applicable, please include copy of 501(c) 3 or corporate certificate. In addition, if applicant is a for-profit company, please include three years of financial statements.**

**6. Amount of Financial Assistance requested: $**

**7. Have you ever participated in any funding programs managed by DECD? Describe program, amount, contract date, and current status:**

**8. Have you ever participated in any funding programs managed by other Connecticut State agencies? Describe program, amount, contract date, and current status:**

**9. Please provide the following demographic information related to the municipality in which the proposed project is located:**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Municipality** | **State** | **National** |
| **Unemployment:** |  |  |  |
| **Median Household Income:** |  | **$69,243** | **$52,762** |
| **Resources to Complete Table**:  Unemployment – US/CT Department of Labor:  National: <http://www.bls.gov/news.release/empsit.toc.htm>  State: <http://www1.ctdol.state.ct.us/lmi/laus/lmi123.asp>  Median Household Income (Median Nonfamily Household): [See OBRD Website](http://www.ctbrownfields.gov/ctbrownfields/lib/ctbrownfields/ACS_2011_Median_Household_Income_By_Town.pdf) | | | |

**SECTION II PROJECT INFORMATION – Attach supporting documents as needed for all responses.**

1. **Project Address:**       **ZIP Code:**       **Site Acreage**:       **# of Parcels**:
2. **Property Owner:**

**If applicant is not the property owner, how and when will ownership be obtained?**

**3. Describe how this property is proposed to be developed in the future (mixed use, commercial, residential, industrial etc.)**

1. **Please provide a detailed overview of the proposed project.** **Include information regarding current interest for development, potential for job creation, housing creation, or improvement in health and safety.**

**Please describe the proposed development timeline (include attachments as needed):**

**5. What is the appraised value of the site(s) if remediated (“if clean”):**

**6. If applicable, please provide all relevant project financial information (i.e., development pro forma, development sources and uses; include attachments as needed):**

**Please describe how the State’s financial investment is required to advance the remediation and/or redevelopment project (i.e., the “but for” rationale):**

**7. Please describe status of discussions with municipal elected officials, relevant municipal committees (i.e., Planning and Zoning), community groups and other key stakeholders :**

**Does the project have site plan approval from the host municipality?**

**Yes  No  Details:**

**8. How will this redevelopment project address an unmet need within its surrounding neighborhood, municipality and/or region?**

**9. Please provide a range of permanent jobs associated with the redevelopment project:**

**10. Experience: Please list the project team members (municipal, developer, environmental professional, development consultants, etc.) and indicate the level of experience the team has with similar projects. Include project size, scope, and whether completed on time and within budget.**

**11. For each property involved in this application please provide the following information:**

**Please describe the current use of the property:**

**Vacant  Abandoned  Underused  Operating / In Use    
  
Current/Prior Usage Details (including relevant time periods):**

**If property is abandoned/vacant, how long has the property been abandoned/vacant?**

**Tax Status:**

**Description of why site may be considered a brownfield:**

**12. Please indicate pre-development activities to date, outlays and sources of funding:**

**13. Is the site included in a previous DECD Brownfield Areawide Revitalization (BAR) plan?:**

**14. Environmental Status (please attach information):**

**Are there any DEEP or EPA enforcement actions related to the site?**

**Yes  No  Details:**

**Has the property/applicant been a previous recipient of DECD or EPA assessment funding?**

**Yes  No  Details:**

**Does this property fall under a State or Federal cleanup program?**

**Yes  No  Details:**

**Is the applicant working with the DEEP and/or a Licensed Environmental Professional (LEP)?**

**Yes  No  Details:**

**Who is the “Potential Responsible Party”, i.e., who created the pollution and/or previously owned the property?**

**When was the current environmental condition caused?**

**Please describe the public health and environmental benefits of the proposed project:**

**15. Please provide information on the following activities that have been completed for the site(s):**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Consultant** | **Date Completed** | **Results/Estimates** |
| **Phase I ESA** |  |  |  |
| **Phase II ESA** |  |  |  |
| **Phase III ESA** |  |  |  |
| **Remedial Action Plan:** |  |  |  |
| **Asbestos Survey:** |  |  |  |
| **Lead Survey:** |  |  |  |
| **PCB Survey:** |  |  |  |
| **Demolition Estimate:** |  |  |  |
| **Remediation Activities:** |  |  |  |

**16. Please provide a detailed timeline of planned remediation activities (prepared by a LEP):**

**17. 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:**

**Will the project leverage federal and/or state historic tax credits?**

**Yes  No  Details:**

**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:**

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

**If yes, please explain how the redevelopment will obtain any necessary Flood Management Certification permits:**

**19. Does the project require wetland permits, or have they been obtained/applied for?**

**20. Please list any other local, state or federal approvals which will be necessary for the project to proceed and the timetable and process to achieve them:**

**21. Does the project site have all necessary public utilities required for the redevelopment project?**

**Yes  No**

**If no, what additional public utilities would be required and what is the expected cost of construction?**

**22. Will the redevelopment project include affordable and/or mixed-income housing?**

**If so, what is the census tract’s Areas of Opportunity ranking according to the Connecticut Department of Housing:**

**23. Transit-Oriented Development (TOD), Public Transit and Pedestrian Environment:**

**Is the project site within walking distance (a half mile) of an existing or planned commuter train station or a bus stop? Yes  No  Details:**

**Does the property have any features nearby that would enhance walkability or bikeability? (Example: Complete Streets design features, sidewalks, street trees, bicycle lanes, bicycle storage facilities, etc.)**

**Yes  No  Details:**      

**24. Mixed-Use Development:**

**Will future development of this site include a mixed-use development (residential, commercial, retail)?**

**Yes  No  Details:**      

**If so, is the neighborhood currently zoned for mixed-use development?**

**Yes  No  N/A  Comments:**

**If not, is the applicant pursuing the zoning changes to enable a mix of uses in the project site?**

**Yes  No  N/A  Comments:**

**25. 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** |
| $ | $ |

**SECTION III PROJECT BUDGET INFORMATION**

**Note: If budget information is based on contractor bids or other formal estimates, please attach copies of the bid/estimate documents.**

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

**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 federal 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, 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.**

**Please be sure to include all attachments with your submission.**

|  |  |  |
| --- | --- | --- |
| **Signature:** | **Title:** | **Date:** |

***Applications will only be accepted electronically,   
via email to***[**Brownfields@CT.GOV**](mailto:DECD.Brownfields@CT.GOV)