



Brownfields Networking Event
October 31, 2023



DECD Brownfields Program Achievements

From 2008/2009 to date.

Over \$300 million invested in CT DECD funding

Impacted over 4,200 acres of brownfield sites in CT

Undertaken over 350 projects

Supported ~ 80 municipalities in CT

Leveraged over \$3.5 billion in non-DECD funding

Every \$1 (CT DECD funds) has historically resulted in ~\$11-12 of non-DECD funding

Brownfield Projects Investments in Governor Lamont's Administration

From 2021 to date.

Approximately \$85 million awarded in brownfield funding

Funding awards to ~95 projects across the state

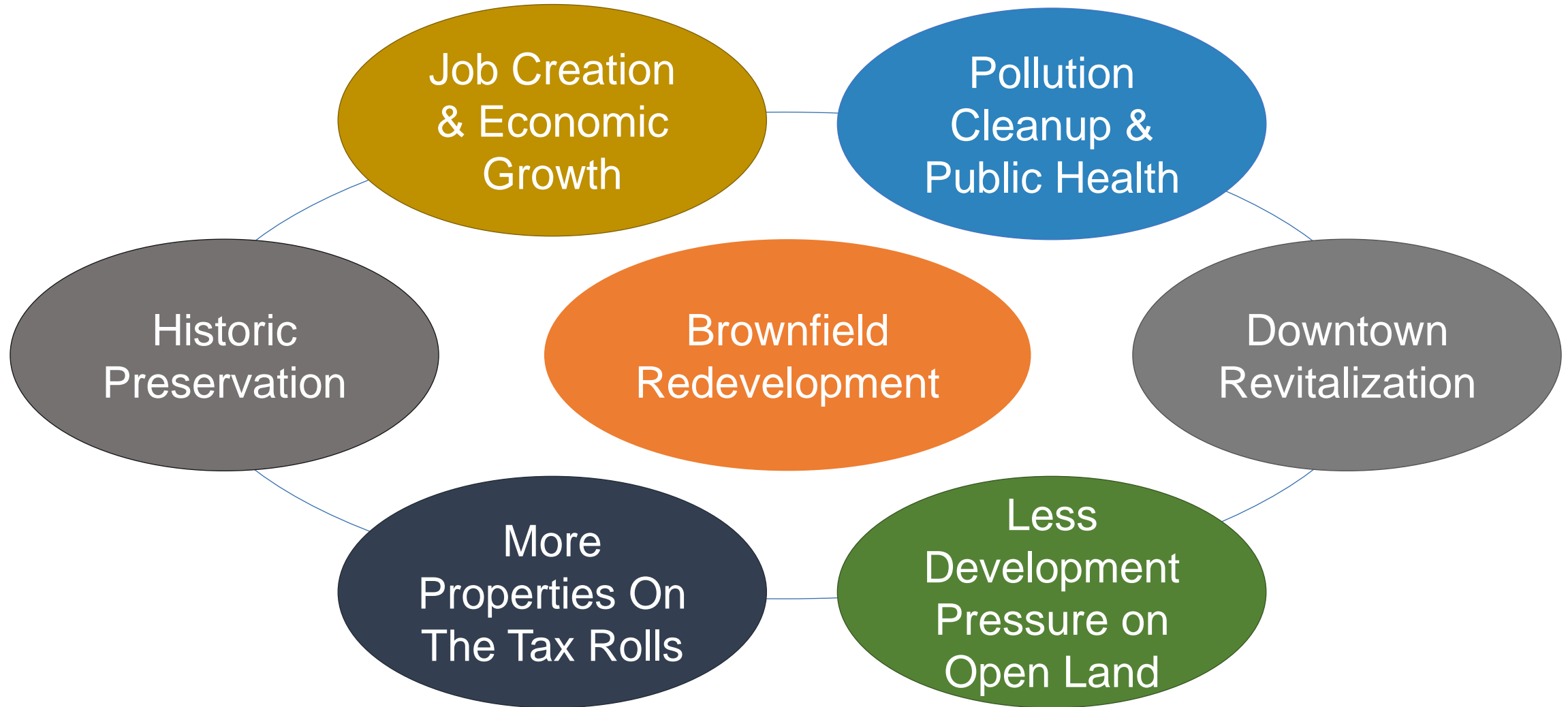
Funding for assessment, planning and remediation (cleanup) work

Expected to leverage over \$2 billion in non-DECD funding

Translates to a higher historical leverage ratio, \$1:~\$23 of non-DECD funding

Result of focus on public-private partnerships on brownfield cleanup and redevelopment projects.

Why Brownfield Redevelopment?



OBRD (Office of Brownfield Remediation and Development):

Dedicated State Brownfields Office

Website:
www.ctbrownfields.gov

- One-stop state resource for all things brownfields
- Funding, Liability Relief Programs and other technical programs
- Pre-application meeting requests and questions – send an email to brownfields@ct.gov
- Join Mailing List www.ctbrownfields.gov (WEBSITE)
- Hotline Number – 1.860.500.2395
- Binu Chandy, OBRD Director – binu.chandy@ct.gov; 1.860.500.2454
- OBRD works in close collaboration with CT DEEP's Remediation Division and other state and federal partners.

Suite of Tools

Grants (Municipalities
and Economic
Development Agencies)

Liability Relief
Programs

Low-Interest Loans
(Developers,
Municipalities,
Agencies)

The Brownfield Land
Bank Program

Funding Programs

Municipal Grant Program – Assessment and Clean-up

- **Eligible Entities:** Municipalities, Municipal Entities, Land Banks
- **Application Process:** Competitive basis - periodic funding rounds
- **Scoring/Award Criteria**
 - Shovel-readiness and merits of project
 - Economic development impact; projected tax revenues
 - Economic conditions
 - Consistency with Local and State Plans
 - Support of DECD's and State policies
 - Public-private partnership
 - Private/Applicant leverage of funds
 - Applicant team's experience
- **Maximum amount:** \$4 million for remediation (\$200,000 for assessment)

Eligible Uses of OBRD Funding

Costs associated with the investigation and redevelopment of a brownfield, including, but not limited to:

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

OBRD Financial Assistance: Loans

OBRD administers a Targeted Brownfield Development Loan Program (TBDL)

- **Eligible Applicants:** Potential brownfield purchasers and current owners (including municipalities)
- **Application Process:** Competitive basis - periodic funding rounds
- **Funding Amounts:** Loans of up to \$4 million
- **Terms:** Low-interest, flexible/deferred repayment; maximum 30-year term
- **Award Criteria:** Similar to the Grant Program and including private leverage of the DECD funds and return on investment.

Brownfield Area-wide Revitalization (BAR) Planning Grant

- Comprehensive planning; transform brownfields from liabilities to assets; move from traditional site-by-site to area-wide approach.
- Modeled after EPA's Brownfields Area-Wide Planning Program.
- **Maximum grant amount - \$200,000** (minimum 10% match amount)
- Eligible entities - Municipalities, Economic Development Agencies, Regional COGs, and Land Banks.
- Eligible activities – community visioning, existing conditions analysis, limited ESAs, GIS mapping, market studies, marketing to developers, site portfolio, local zoning revisions and other actions to spur investment.

CT
Brownfield
Program
Budget has
Increased
by 40%

Average funding in the
last 10 years - \$20-
25m/year

For FY 24 and 25-
\$35m/year

Other DECD and State Funding Resources

- **DEEP/EPA CERCLA 128(a) Brownfield Grant Program** - https://portal.ct.gov/-/media/DECD/Community-Development/03_Funding_Opportunities/Brownfields-Remediation/OBRD-Round-18---2023/DEEP/DEEP-CERCLA-128a-NOFA-Round-1-July-26-2023-DECD-R18DEEPRev0727.pdf
- **CIF 2030 Program** - https://portal.ct.gov/communityinvestmentfund?language=en_US
- **State and Federal Historical Tax Credits** – https://portal.ct.gov/DECD/Content/Historic-Preservation/02_Review_Funding_Opportunities/Tax-Credits/Historic-Homes-Rehabilitation-Tax-Credit
- **CT Housing Finance Authority (CHFA) Financing Products (Low Income Housing Credits and others)** - <https://www.chfa.org/developers/financing-products/>
- **DOH Programs** - <https://portal.ct.gov/DOH>
- **CT Green Bank Building Solutions** - <https://www.ctgreenbank.com/building-solutions/>

Liability Relief Programs

Liability Relief Programs

- OBRD works in close collaboration with CT DEEP on the
 - **Abandoned Brownfield Cleanup Program (ABC)** ; and
 - **Brownfield Remediation and Revitalization Program (BRRP).**
- Potential brownfield developers **not responsible for contamination** can obtain liability relief from the responsibility to investigate and remediate off-site contamination, provided that projects meet certain economic development thresholds and site remediation is completed under a formal DEEP program.
- DECD and DEEP have approved approximately 50 and 60 sites each under the ABC and the BRRP, respectively, since the programs were onboarded.
- **DEEP** manages the **Municipal Brownfields Liability Relief** – option for municipal or public entities looking to take temporary ownership of brownfield property until a prospective developer is identified.

Abandoned Brownfield Cleanup Program: §32-768

- For properties unused/ significantly underutilized ≥ 5 years
- Redevelopment of regional or municipal benefit
- Liability relief from state and third parties
- No offsite investigation/ remediation, must stop offsite migration
- No fee, exempt from transfer act
- Must enter before acquisition
- Must enroll/ remain in 22a- 133x voluntary remediation program
- Eligible for free 133aa covenant not to sue

Brownfield Remediation and Revitalization Program

CGS §32-769

- Bona fide prospective purchaser, innocent property owner or contiguous landowner
- Must enter before acquisition, except innocent landowners can enter after.
Cities/towns are innocent landowners by statute
- No offsite investigation/ remediation, must stop offsite migration
- Must investigate/ remediate within site boundaries
- Liability relief from state & third party
- Exempt from transfer act
- Fee 5% of land value- not improvements
- **No fee for municipality – only for future owner**

State and Federal Partners Brownfield Education, Investigation and Cleanup

- **CT DEEP Remediation/Brownfields Division** - <https://portal.ct.gov/DEEP/Remediation--Site-Clean-Up/Remediation-Site-Clean-Up>
- **U.S. EPA Region 1, Brownfields Unit (Land, Chemicals and Redevelopment Division)** - <https://www.epa.gov/aboutepa/epa-region-1-new-england>
- **University of Connecticut, Technical Assistance for Brownfields Program (TAB)** - <https://tab.program.uconn.edu/>
- **Regional Councils of Governments** - <https://portal.ct.gov/OPM/IGPP/ORG/Planning-Regions/Planning-Regions---Overview>
- **CT State Agencies** – CT DEEP, DPH, OPM, DOH/CHFA, DOT

Office of Brownfields SUCCESS STORIES



CITY OF STAMFORD'S SOUTH END (before...)



SOUTH END (before... former sites...)

- Yale & Towne
- Pitney Bowes "Main Plant"
- Northeast Utilities "HELCO"
- Petro fuel site
- Manger Electric site.



CITY OF STAMFORD'S SOUTH END (...now)



..THE HARBOR POINT DEVELOPMENT

- CT DECD invested in ~ \$16M
- Leveraged \$1.5 billion in private investment (BLT Co.)
- Over 90 acres remediated
- 4,000 residential units, a hotel complex, other retail, office and commercial space
- Half mile walk to the Stamford Train Station
- Home to the world headquarters for several Fortune 500 Companies.





CITY OF HARTFORD – the former Capewell Horse Nail Factory

Former Capewell Horse Nail Factory

- Built in 1902
- Abandoned/vacant since 1985
- Contaminated with asbestos, lead, volatile organic compounds and heavy metals, as well as PCBs





Now... Redeveloped to the.. CAPEWELL LOFTS



CAPEWELL LOFTS

- CT DECD Loan - \$3.5 million
- 72 units of housing
- including 15 affordable units
- 5,000 square feet of commercial space



CITY OF BRIDGEPORT – Downtown North – abandoned (former) Security Building



Former Security Building, Bridgeport CT

- Built in 1904
- abandoned
- one of three interconnected historic and vacant buildings in downtown North Historic Village district in Bridgeport
- E.W. Harral, Security, and E.E. Wheeler Buildings





...now, the Harral Security Wheeler Development





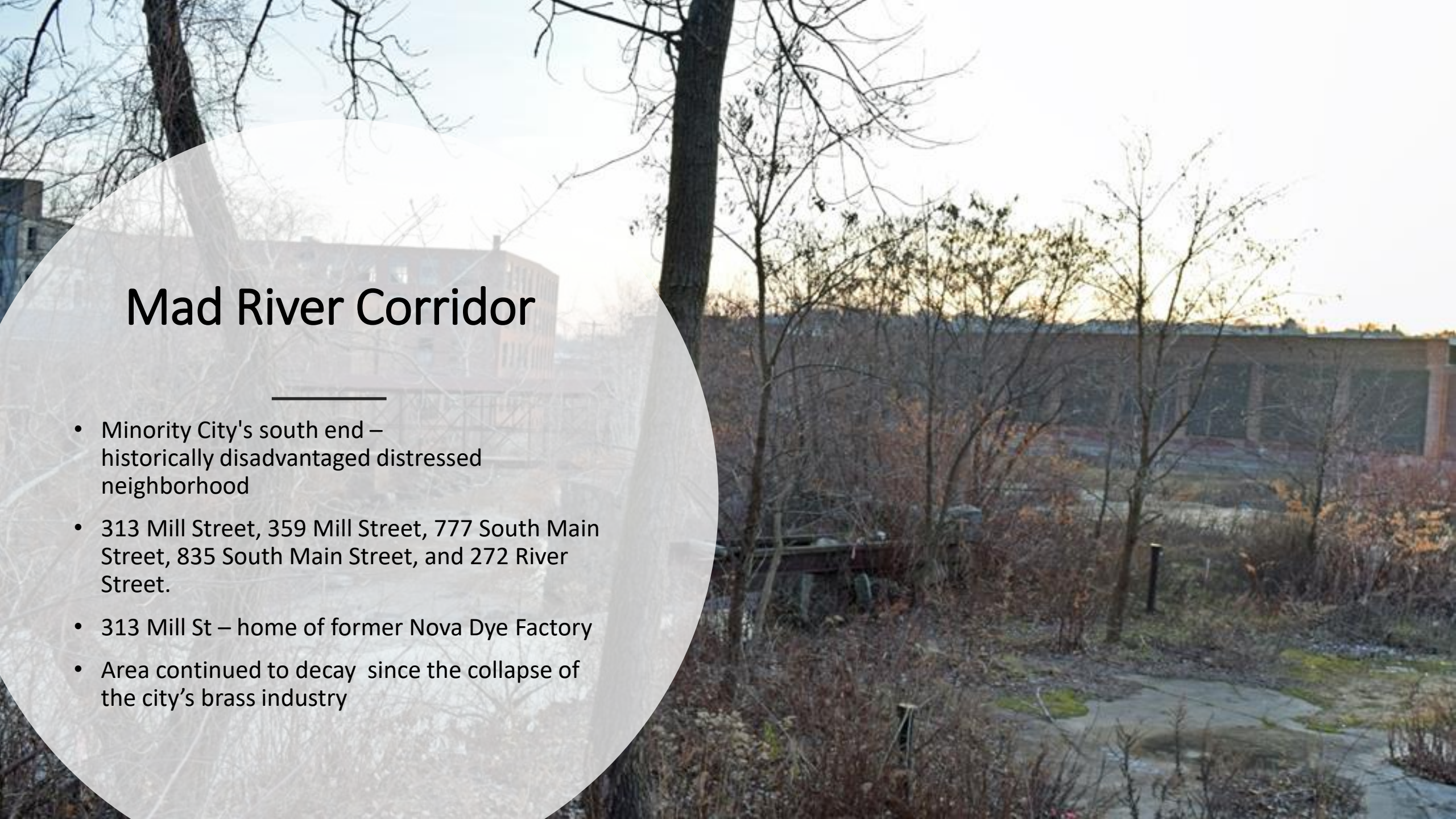
Harral Security Wheeler Development

- CT DECD Brownfield Loan of over a million
- Mixed-use (commercial/residential)
- Total of 70 residential units (18 affordable)
- 5 retail spaces – 11,000 square feet




CITY OF WATERBURY – Mad River Corridor



The background image shows a park-like setting with several trees, some with bare branches and others with sparse autumn foliage. In the distance, a large, multi-story building is visible. The scene is captured in a soft, slightly hazy light, possibly during the 'golden hour' of late afternoon or early morning. A large, semi-transparent white circle is overlaid on the left side of the image, containing the title and list.

Mad River Corridor

-
- Minority City's south end – historically disadvantaged distressed neighborhood
 - 313 Mill Street, 359 Mill Street, 777 South Main Street, 835 South Main Street, and 272 River Street.
 - 313 Mill St – home of former Nova Dye Factory
 - Area continued to decay since the collapse of the city's brass industry



..now, hope.... for the Waterbury MAD River Corridor

- multiple sources of state and federal brownfield funding for the area
- Brownfield planning activities – DECD BAR Planning funds
- DEEP funds
- EPA funds
- Ongoing planning, remediation and improvement activities



...success...**Brass City Harvest Food Hub** (359 Mill Street and 777 South Main Street)

- Phase I - 6,000 sq ft - a year-round “farmers market” to the South End neighborhood, along with a large-scale washing station for produce.
- Phase II – complete remediation
- Phase III - ~50 raised community garden beds, an outdoor kitchen, beekeeping area, native plant landscaping marketplace/retail café, greenhouses
- 200,000 pounds of fresh, locally grown food is infused into the community each year





CITY OF NEW HAVEN – former CT Transit Site along the Mill River (470 James St.)



...now, the District NHV Campus

- Comprehensive ecosystem designed to inspire people and businesses
- Work, Learn, Play environment
- Flexible office space, Restaurant, beer garden and full-service athletic club on site



District NHV

- ~ \$6 million CT DECD funding
- Leveraged ~\$15 million
- ~150,000 square feet of available space
- Mill River Trail – CT DEEP and other funding (river walk garden, kayak launch, farmers market and amphitheater)





CITY OF NORWALK – former public housing, Washington Village Complex





... now, Soundview Landing Development

- Replaces the former 136-unit Washington Village complex
- Built in the 1940s and passed its useful life
- CT DECD funds for remediation and abatement
- New mixed-income complex



CITY OF SHELTON
– Canal Street



Canal Street, Shelton

- CT DECD invested over \$4 million on various/projects
- Leveraged over \$40 million
- Now, Canal Street bustling residential neighborhood



CITY OF MERIDEN... the former Meriden Mall (Hub)...





..now the Meriden Green..

The Meriden Green

- 14-acre, former Meriden Mall site
- Home to International Silver Company
- Adjacent to the Meriden Train Station
- State investment about \$14m (CT DECD and DEEP)
- Private investment – approximately - \$45m
- A remediation and a flood capacity improvement project
- Facilitating multiple private housing develop projects



CITY OF NEW BRITAIN... 125 Columbus Boulevard (old police station)

- a former police station site (which passed its useful life)
- With the new transit station (CTFastrak), an excellent TOD site
- City decided to develop the highest and best end use
- Invited developers to submit proposals
- Utilized CT DECD funds (~\$3 million) to abate and remediate



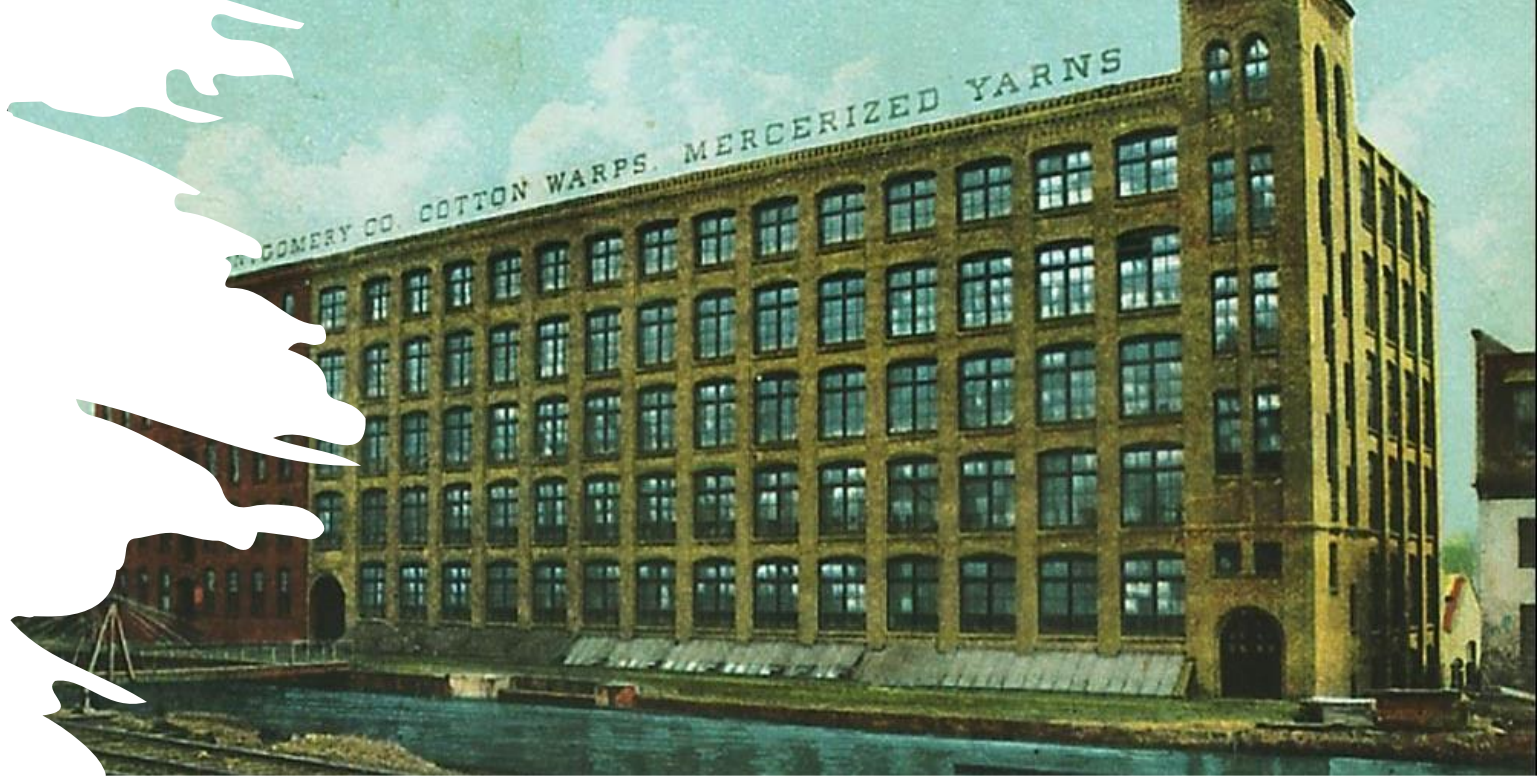
...now.. the Columbus Commons

- Partnership with private affordable housing developer
- 80 one- and two-bedroom apartment units
- ~10,000 square feet of ground-level commercial/retail space.



Windsor Locks, former Montgomery Mill...

- An industrial building, a former textile manufacturing facility
- Reinforced concrete style buildings dating back to 1891
- Located between Windsor Locks Canal and the Connecticut River
- Abated and remediated using significant CT DECD Funding
- Inter-agency cooperation – CT DOT, CT DEEP, CT OPM
- Site accepted into the CT BRRP Liability Program



...now the Montgomery Mill Apartments

- Close to the Windsor Locks Train Station
- 160 mixed-income apartments
- Windsor Locks Canal State Park Trail runs parallel to the buildings
- Close to town center and many amenities



Derby....
former
Manger Die
Casting
Building



- accepted into the ABC Liability Relief Program
- ...Now Bad Sons Brewing Company

DECD – OBRD Team and Contacts

- Gregory Ambros
- Mark Burno
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- Jennifer Schneider
- William Wallach
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- Binu Chandy

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Panelists



William V. Gambardella, Developer, AB Eco Park Project, North Haven

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Bill is the Managing Partner of Gambardella, Cipriano, Gottlieb & Hathaway PC. His law firm focuses on residential and commercial real estate, landlord / tenant matters, collections, small business matters, trusts and estates. Bill has served as a State Rep for North Haven and Hamden, Town Treasurer for North Haven, and in addition to his private law practice, Bill was an adjunct professor of Business Law for five years in the School of Management at SCSU.

Bill is now associated with the redevelopment of 250 Universal Drive (Cedar Hills Infrastructure Improvement District/AB Eco Park Project) in North Haven, a site that has remained vacant due to multiple issues and complications. With the help of DECD, DEEP and other state agencies, this long-abandoned Brownfield is proposed to be redeveloped into a Waste Reclamation Facility, an interdependent state of the art recycling center, which will truly turn trash into treasure.

Bryan Garcia, President and CEO, CT Green Bank

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Bryan Garcia is the president and CEO of the CT Green Bank – the nation’s first state-level green bank. The “green bank model” is demonstrating how smarter use of public resources can attract more private investment in the green economy – reducing energy burden on families and businesses, creating jobs in local communities, increasing the deployment of clean and resilient energy, improving public health, and confronting climate change. With its message of “[Inclusive Prosperity](#),” the Green Bank won the “Innovations in American Government Award” in 2017 by the Harvard Kennedy School’s Ash Center for Democratic Governance and Innovation. And through its design of retail accessible Green Liberty Bonds, modeled after the War Bonds of the 1940’s, the Green Bank won the “Innovative Financing” category from The Bond Buyer in 2020.

In addition to his professional responsibilities, Bryan serves on the Secretary of Energy Advisory Board and the Yale School of the Environment Leadership Council. He is on the Board of Directors of the Energy Foundation, Coalition for Green Capital, and Center for Sustainable Energy.





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Lee D. Hoffman is chair of Pullman & Comley, and before that was co-chair of the firm's Real Estate, Energy, Environmental and Land Use Department. He focuses his practice on the development of energy projects, assisting clients with complying with environmental regulatory requirements and the development of projects on contaminated properties.

Lee represents developers, municipalities and utilities in proceedings before the Connecticut Public Utilities Regulatory Authority and the Connecticut Siting Council. His experience includes representing private power producers, utility companies, municipalities, and lenders in connection with the siting of facilities, transmission lines and pipelines; representing interested parties in connection with cable franchise renewals; financing power projects and representing parties in connection with the siting and operation of telecommunications facilities.

Thank you!

