

Brownfields Competitive Round 17

**Walk in Session #1 – What's new in
Round 17?**

March 1, 2023



Brownfields Competitive Round # 17

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Office of Brownfield Remediation & Development

*Connecticut Department of Economic
& Community Development*

March 1, 2023

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Meeting announcements

- Please keep yourself muted. As you join, please note your name and organization in the chat feature.
- Raise your hands if you have a question when we get to the Question-Answer section. You may also type in your question using the chat feature. Names will be called on a first come –first serve basis.
- We will be recording this meeting. The recording may be posted on our Website.
- If we are not able to answer a particular question, please provide your contact info (email or phone) and we will get back to you with a response.
- All general questions/responses not included in the current FAQ Document will be added and posted on Friday, March 17, 2023.
- If you have a project/site specific question you want to discuss in a private and confidential setting, please let us know and we can arrange for a separate meeting.
- We will start with a general presentation on the special topic and then handle questions. Your name will be called out in the order you raise your hand or include in chat.

Summary of Funding Availability

- TOTAL AVAILABILITY - \$25 million**

PROGRAM	MAX per application	MIN per application	Notes
Grant – Remediation/Limited Assessment	\$4 million	\$200,000	Note: Max is back to \$4 million
Grant – Assessment- only (Land Banks/COGs)	\$500,000	\$100,000	Can apply for multiple projects/sites. Maximum per project - \$200K
Grant – Assessment- only (Others)	\$200,000	\$100,000	
Loan – Remediation/Limited Assessment	\$4 million	\$500,000	Min. is \$500K

Schedule

Presentations and Walk-in Teams Meetings	
<u>Wed, March 1, 2023 (1 – 2PM)</u>	Special Topic: What's new in Round 17?
<u>Wed, March 15, 2023 (1 – 2PM)</u>	Special Topic: Application Form Budget Tables
<u>Wed, March 22, 2023 (1 – 2PM)</u>	Special Topic: Public-private Partnerships
Questions on the NOFA	
Wed, March 15, 2023	Deadline for questions to DECD on this NOFA
Friday, March 17, 2023	Posting of FAQ Addendum (if any) on OBRD's Website
Application Deadline	
Wed, April 12, 2023 @ noon	Request for SharePoint folder (see Application Process)
Friday, April 14, 2023 @ noon	Deadline to submit or upload Application Package
Round 17 Award Announcement	
June 2023 3rd or 4th week	Award Announcements (tentative)

What's New in Round 17?



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What's new in Round 17?

1. Application Form Updated

(DO NOT USE OLDER FORMS – WILL NOT BE ACCEPTED)

- **Clarifying language**
- **Deleted duplicate questions**
- **Table Formatting**
- **Document checklist**
- **Addition of new questions related to**
 - DECD Affordable Housing Policy compliance
 - Community engagement
 - Environmental Justice
 - Green energy
 - Climate change, resiliency, sustainability

What's new in Round 17?

2. Affordable Housing Policy

- **Effective July 20, 2022 (from Round 16)**
 - May apply to conditional redevelopment initiatives from previous rounds (where scope was not negotiated)
- **Threshold requirement – Part A of Application**
- **Covers grant and loan remediation programs when the proposed redevelopment project includes 10 or more units**
- **A portion of those units must be deed-restricted for below market rates for 30 years**
- **Either A. 10% affordable to households making 50% of AMI (Area Median Income) OR B. 20% affordable to households making 80% of AMI.**
- **Amount spent on housing costs may not exceed 30% of criteria AMI (50% or 80% AMI as per option chosen).**
- **Units – sizes, finishes, bedroom counts, distribution similar to and blended with market rate units**
- **All projects have to comply – unless requested and approved by DECD Commissioner**

What's new in Round 17?

3. New Scoring Criteria Added

- **Commitment to Environmental Justice**
 - Corresponding question

3. **Explain how the proposed project is committed to achieving Environmental Justice* goals by 1. providing the same degree of protection from environmental and health hazards to all; and 2. To provide everyone equal access to the decision-making process to have a healthy environment in which to live, learn, and work. Provide examples.** *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.

What's new in Round 17?

3. New Scoring Criteria Added

- Renewable energy and clean Hydrogen production
 - fuel cell installation
 - energy storage
- Corresponding question

7. Is the redevelopment project or proposed end use directly related to the following industrial sectors identified in DECD's economic development strategy (Advanced Manufacturing; Aerospace & Defense; Bioscience & Healthcare; Film, TV, Digital Media; Financial Services; Green Energy; Insurance; Technology & Innovation)? **Describe:** *(example: The former mill will be repurposed to support advance manufacturing. The ACT company manufactures automated guided vehicles and is a major supplier worldwide.)*

8. If the redevelopment project or proposed end use is primarily related to the Green Energy sector, please provide more details. What specific type of Green Energy (wind, solar, hydro power, geothermal, biomass/biofuel etc.) will be produced? Is clean Hydrogen manufacturing, fuel cell installation or energy storage part of the technology or redevelopment plans? *Please write N/A if one of the primary end uses is not related to the Green Energy sector.*

What's new in Round 17?

3. New Scoring Criteria Added

- Climate change, resiliency, sustainability
 - green building design
 - resiliency features
 - Corresponding question
- 9. **Does the proposed redevelopment project design go above and beyond to incorporate environmental sustainability and resiliency features that addresses climate change and reduction of the carbon footprint? Explain and describe specific project features that further the following:**
 - a. *Resiliency measures including low impact development, storm resiliency measures, flood control infrastructure.*
 - b. *Green building design including net-zero building, geothermal, solar panels, green roofs, sustainable materials, energy star windows and equipment etc.*

What's new in Round 17?

4. Loan Terms Clarification

- **Permanent Refinancing** - The loan will have to be fully repaid on permanent refinancing (does not apply to initial conversion from construction to permanent debt)

What's new in Round 17?

5. Submission Deadline and other requests/reminders

- **Friday, April 14 at Noon** (not 3 PM!)
- **PLEASE!!!** Submit request to DECD Staff for a SharePoint folder by **noon on Wed, April 12, 2023**
 - Please include applicant name, project name and Program Code in Email Subject (e.g.; City of Gotham_Batman Mill_RG)
 - RG – Remediation Grant
 - RL – Remediation Loan
 - AO – Assessment Only
- **Attachments – please number and label as per checklist at end of Application Form**
- **Assessment – only for Multiple Projects proposed by COGs/Land Banks (please use Cover Sheet)**

Question & Answer Session



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Protocol

- Please keep yourself muted.
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- Raise your hands if you have a question. You may also type in your question using the chat feature. Your name will be called out and you can unmute yourself and state your question or one of the staff members will read out your question from the chat box.
- If we are not able to answer a particular question, please provide your contact info (email or phone) in the chat box and we will get back to you with a response.
- All general questions/responses not included in the current FAQ Document will be added and posted on Friday, March 17, 2023.
- If you have a project/site specific question you want to discuss in a private and confidential setting, please let us know and we can arrange for a separate meeting.

Program Summaries



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Remediation Programs (Grant and Loan)

- **Primary mission - bringing brownfields to economic productivity.**
- **Competitive process**
- **Multi-dimensional scoring**
 - Shovel Readiness – remediation plan, assembly of financing, redevelopment plan completeness
 - Economic & Community Development Impact
 - Financing/Local – Private Leverage; (developer equity; loan to value ratio)
 - Applicant Experience
- **Grant projects with a developer and a proposed end use/redevelopment plan are more cost efficient and have a better success rate – also have a higher chance of receiving an award**

Loan Specifics

- **Eligible entities - Potential brownfield purchasers and current brownfield owners including, but not limited to, for-profit and non-profit entities, municipalities, Connecticut brownfield land banks, economic development agencies or regional councils of governments.**
- **Minimum Developer Equity – 10% of total project cost (redevelopment + remediation project)**
- **No loan forgiveness**
- **Duration – up to 30 years (should match the private debt financing terms)**
- **Rate – 3%**
- **Debt Service Coverage Ratio – 1.15**
- **Loan deferral can be negotiated; balloon payment plans will not be approved; amortization over the larger portion of the repayment period.**
- **Permanent Refinancing - The loan will have to be fully repaid on permanent refinancing (does not apply to initial conversion from construction to permanent debt).**

Threshold Requirements

- **Threshold requirements:**
 - **Site is a brownfield as per C.G. S. Sec. 32-760**
 - **Applicant and potential development partners have no direct or related liability for the conditions of the brownfield.**
 - **Applicant has access or will have access to the property, site control or path to site control (for loans - Applicant is the property owner, a potential purchaser)**
 - **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.**

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.**
- **Please see Question #19 in the Grant FAQ and # 5 in the Loan FAQ documents, respectively for examples.**

Collateral and Security Requirements - Grant

- Completion guarantee or mortgage lien on property
- To be provided by either Applicant or the development partner
- Will be held until redevelopment project is completed
- If plan is to transfer the site to a private developer after remediation, the collateral will have to be assumed by the developer upon transfer.
- Negative Pledge placed on property – Approval from DECD Commissioner to sell, lease, transfer, assign or in any way encumber the property (10 years)
- Use Restriction placed on property – Covenant placed on property that it will be used for purposes described in Application (10 years)
- Negative Pledge and Use Restriction is placed on the land records

Collateral and Security Requirements - Loan

- Completion guarantee and mortgage lien on property
- Will be held until redevelopment project is completed
- The full value of the loan will be recouped if the redevelopment project is not completed.
- Negative Pledge placed on property – Approval from DECD Commissioner to sell, lease, transfer, assign or in any way encumber the property (10 years)
- Use Restriction placed on property – Covenant placed on property that it will be used for purposes described in Application (10 years)
- Negative Pledge and Use Restriction is placed on the land records

Prevailing Wage Rule

- All projects will have to be consistent with the requirements of C.G.S. Section 31-53c and C.G.S. Section 31-53.
- The applicability of prevailing wage as per the statutes is dependent on various factors including, but not limited to,
 - the amount of cumulative DECD funding
 - the entity entering into the grant contract with DECD,
 - the funding sources for the overall project,
 - the entity that will be holding the construction contract (primary recipient versus a private entity),
 - the nature of the improvements (public versus private),
 - and the nature of the end uses (public versus private).
- Please see Grant FAQ #s 23 & 24 and Loan FAQ #s 19 & 20
- DOL Contact (Mary Toner), Wage Enforcement Agent, Public Contract Compliance, DOL - mary.toner@ct.gov; 860.263.6606

Thank you!

For additional questions:

Please send email to brownfields@ct.gov (preferred) or Contact the dedicated OBRD hotline number at 1.860.500.2395



Thank you!

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