



Glass Factory Project, Norwich



430 John Street, Bridgeport

Round 17 Project Kickoff Webinar

July 12, 2023

Connecticut[®]

Meeting announcements



- Meeting is being recorded and will be posted at www.ctbrownfield.gov.
- Slides will be shared with our project contacts.



- Please remain muted.



- Questions should be submitted by using the chat feature. Questions will be answered during the Q&A portion.



- 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.

Round 17 Awardees

REMEDIATION GRANT AWARDEES

AB ECO PARK - Cedar Hills Infrastructure Improvement District

FAIRFIELD METRO TOD - Town of Fairfield

THEIS STEEL MANUFACTURING COMPANY - NVCOG

DIXWELL PLAZA 2 - City of New Haven

ARTS TO FRAMES - City of New Haven

FULTON TERRACE WAREHOUSE - City of New Haven

SONO TOD - Norwalk Redevelopment Agency

GLASS FACTORY - Norwich Community Development Corporation

ASSESSMENT-ONLY GRANT AWARDEES

196 MILL STREET FURNITURE FACTORY - CTBLB, Inc.

EAST HADDAM VILLAGE CENTER - Town of East Haddam

ATC MILL #4 – SECCOG

MASHANTUCKET DREDGE SITE- SECCOG

SCOTCH CAP TERMINAL - SECCOG

GIANT VAC - SECCOG

GILBERT AND BENNET WIRE MILL PHASE 2 - Town of Redding

MILL AT THE MARINA - Town of Stonington

WATERBURY INDUSTRIAL COMMONS - Waterbury Dev. Corp.

WINSTED 10 BRIDGE STREET - Town of Winchester

VILLAGE CENTER – Town of East Hampton

REMEDIATION LOAN AWARDEES

ARTISTS LOFTS - 430 John Street Realty LLC

FAIRFIELD RESIDENCES - 455 Fairfield Ave Owner Realty LLC

THE HEIGHTS AT WEST ROCK - The Glendower Group



Kickoff Agenda

1. Introductions
2. From Award Letter to a DECD Contract
3. CEPA Scoping Notice Requirements
4. Technical Process Overview
5. DEEP Remediation Programs
6. Flood Management Certification – DECD
7. DEEP – Flood Management Process
8. CHRO – Commission on Human Rights and Opportunities
9. SHPO – State Historic Preservation Office SHPO
10. CT Green Bank
11. Q & A

Welcome and Introductions

OBRD Team

Alexandra Daum, Commissioner

Robert Hotaling, Deputy Commissioner

Binu Chandy, OBRD Director

Contracts Staff

Greg Ambros

Shawntay Nelson

William Wallach

Technical Staff

Mark Burno

Jennifer Schneider

Chaimae (Shay) Sabir

Admin

Michael Wieliczka

DEEP – Department of Energy and Environmental Protection

CHRO – Counsel on Human Rights and Opportunities

SHPO – State Historic Preservation Office

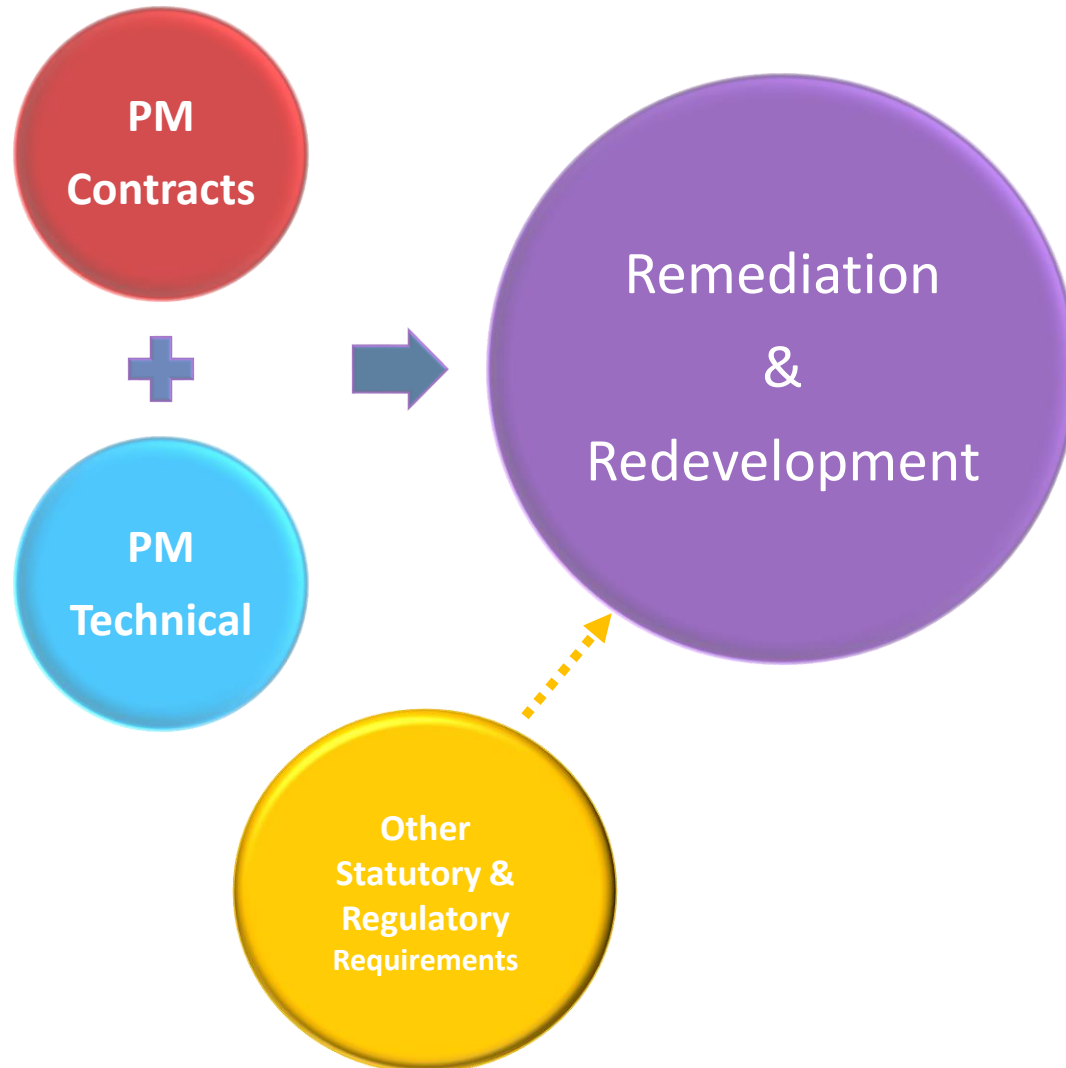
CT Green Bank



Theis Steel Project, Bristol

OBRD Process Overview

Dual-Project Manager System



Dixwell Plaza Project, New Haven

DECD / OBRD

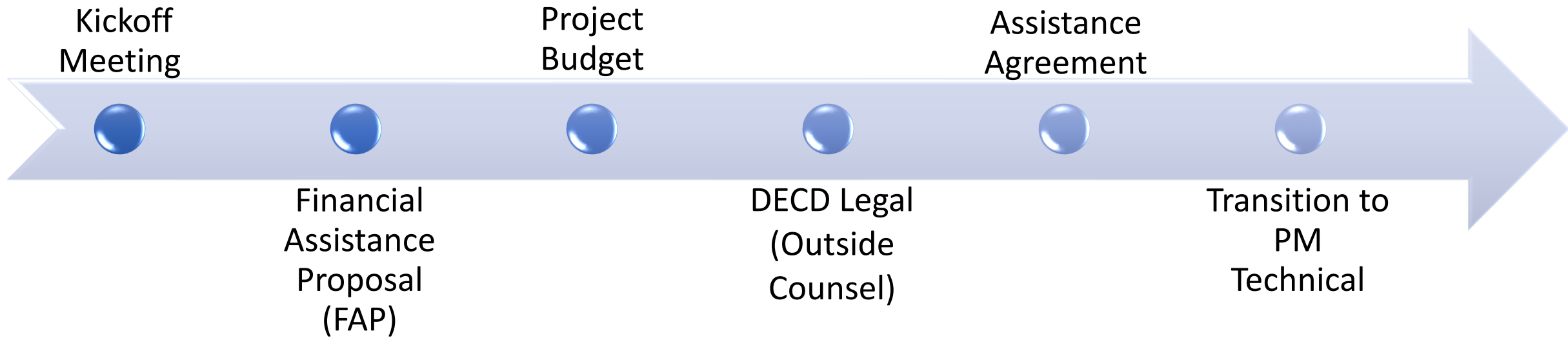
AWARD to CONTRACT PROCESS

TECHNICAL PROCESS OVERVIEW

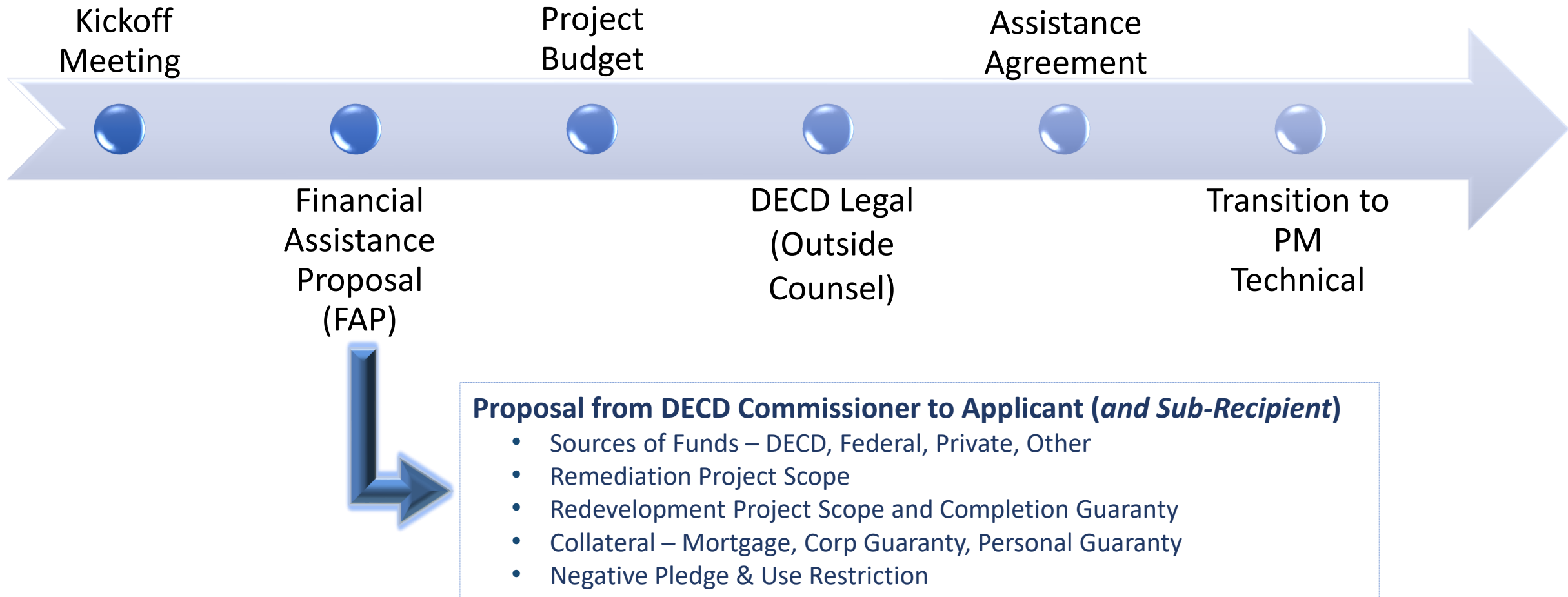


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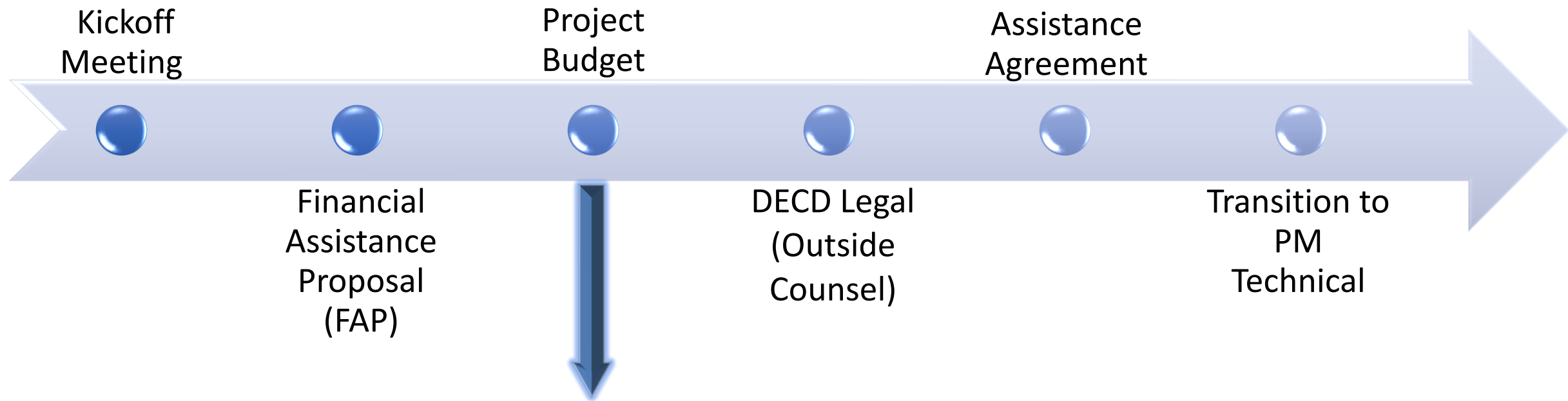
From Award to a DECD Contract



Financial Assistance Proposal



Project Budget



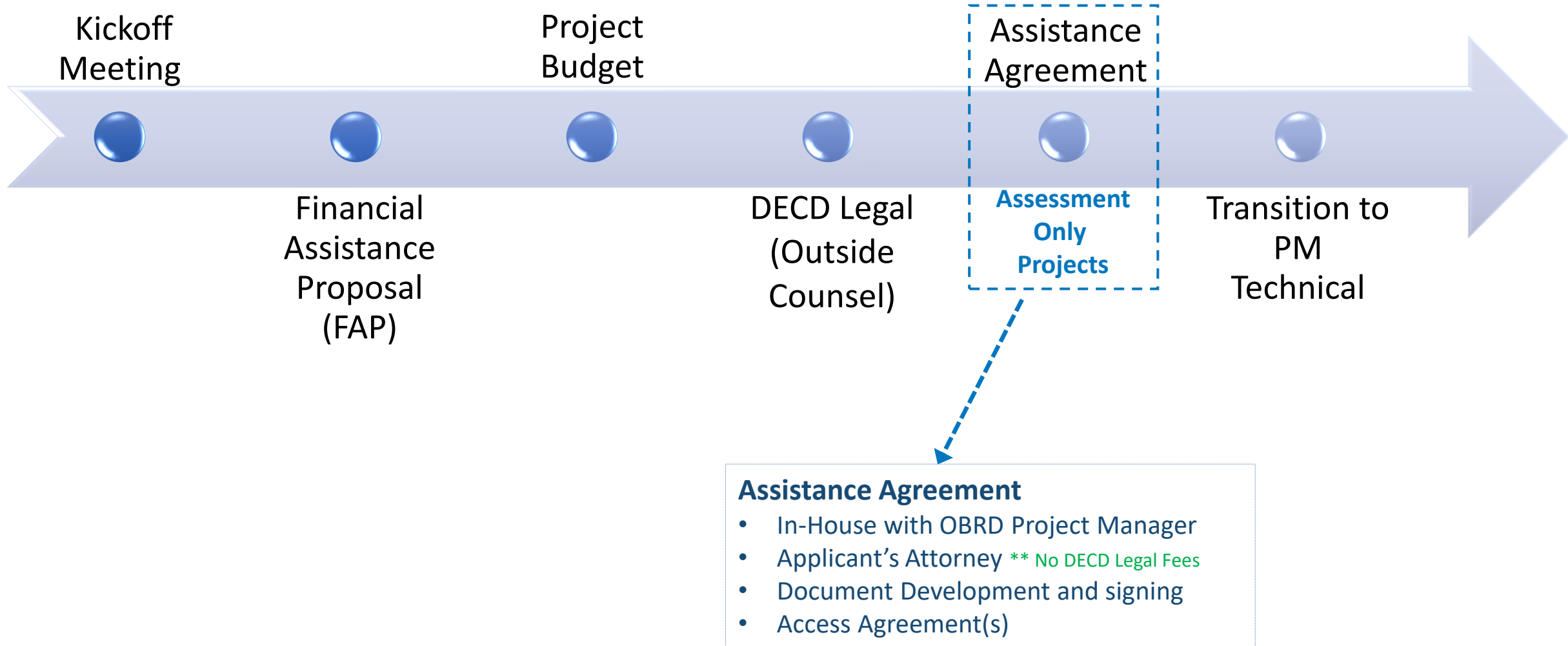
Developed alongside FAP

- Sources of Funds – DECD, Federal, Private, Other
- Focused on Remediation Project Scope and includes Redevelopment Project Scope
- DECD Legal expenses typical estimate = \$5,000 ***applicant responsible**
- Project Start Date (6/22/2023) – Remediation Project End Date
- Budget is primary reference document for approved eligible expenses; details in the PAM

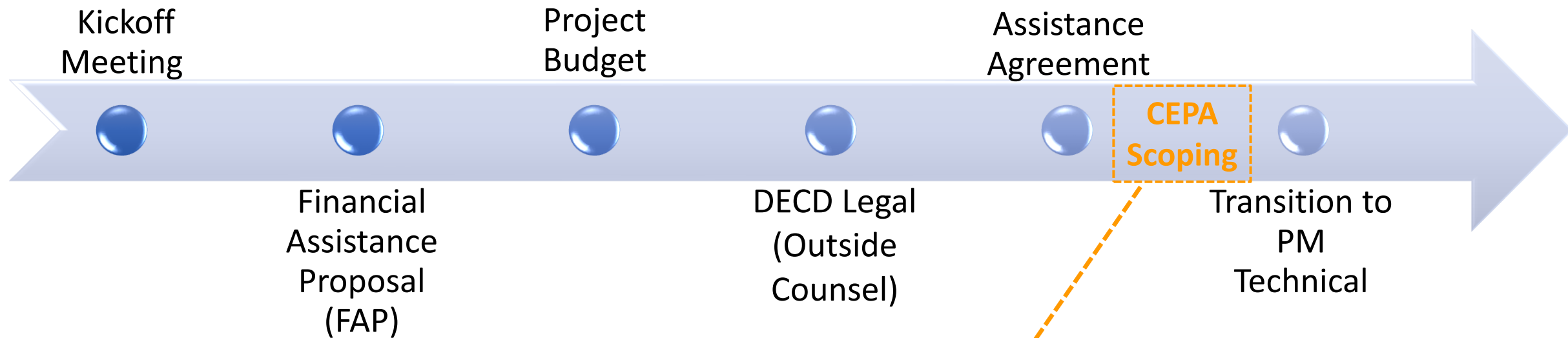
DECD Legal & Assistance Agreement



DECD Legal & Assistance Agreement



CEPA Scoping Process

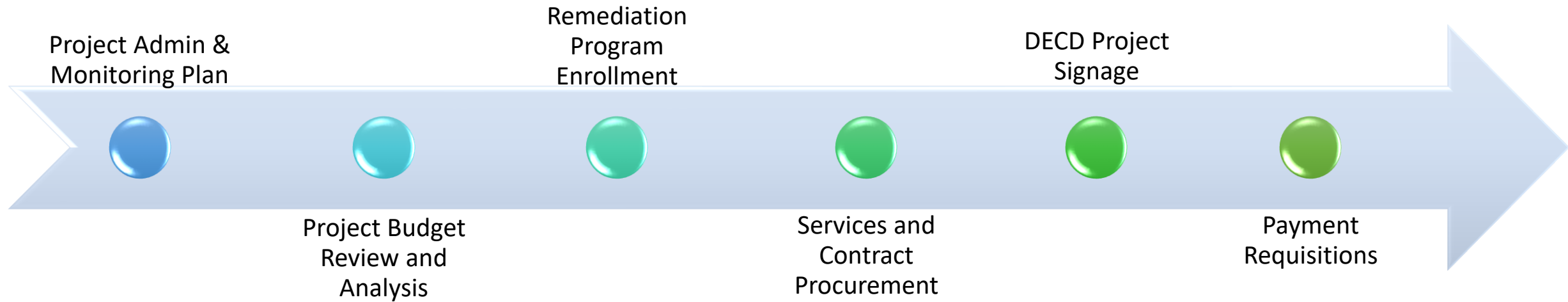


Connecticut Environmental Policy Act

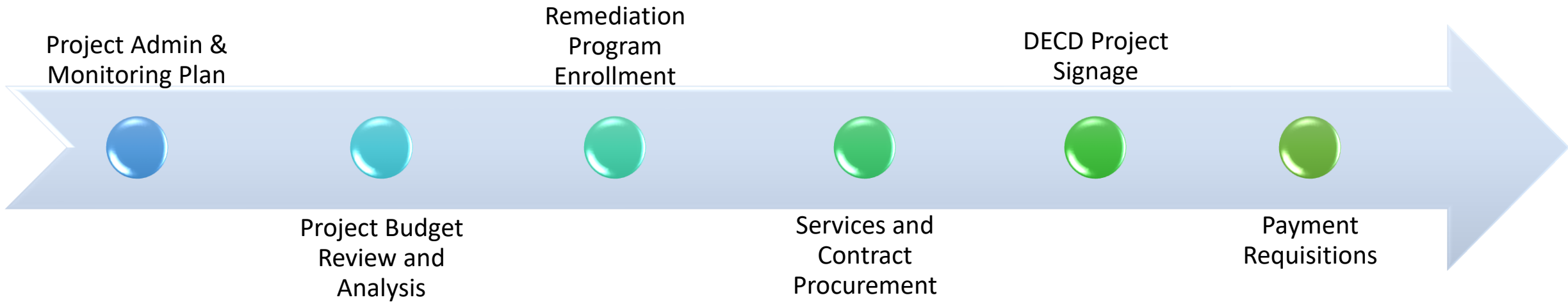
CT Council of Environmental Quality (CEQ Monitor)

- Generic Environmental Classification Document ([3/3/2021](#))
- If DECD is providing largest amount of State Funds (DOH, DOT, DEEP)
- Scoping Notice
 - 30-day Public Comment (public meeting on request from public)
 - DEEP, DOH, DOT, etc. comments
 - DECD responds to comments
- Determination & Post-Scoping Notice

Technical Process Overview



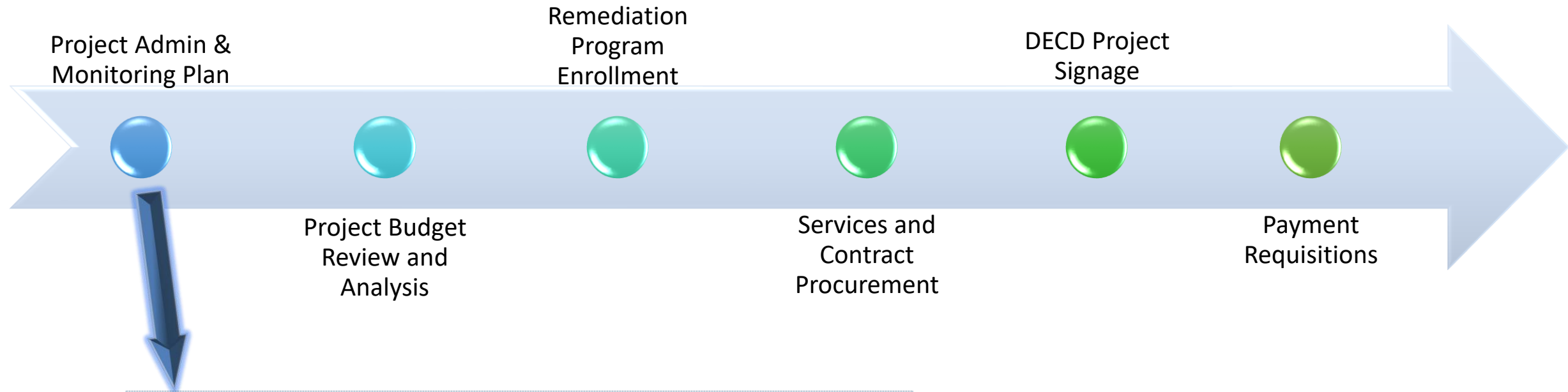
Technical Process Overview



Assessment-Only Projects

- Not all aspects of the Technical Process apply to Assessment projects

Project Admin & Monitoring Plan (PAM)

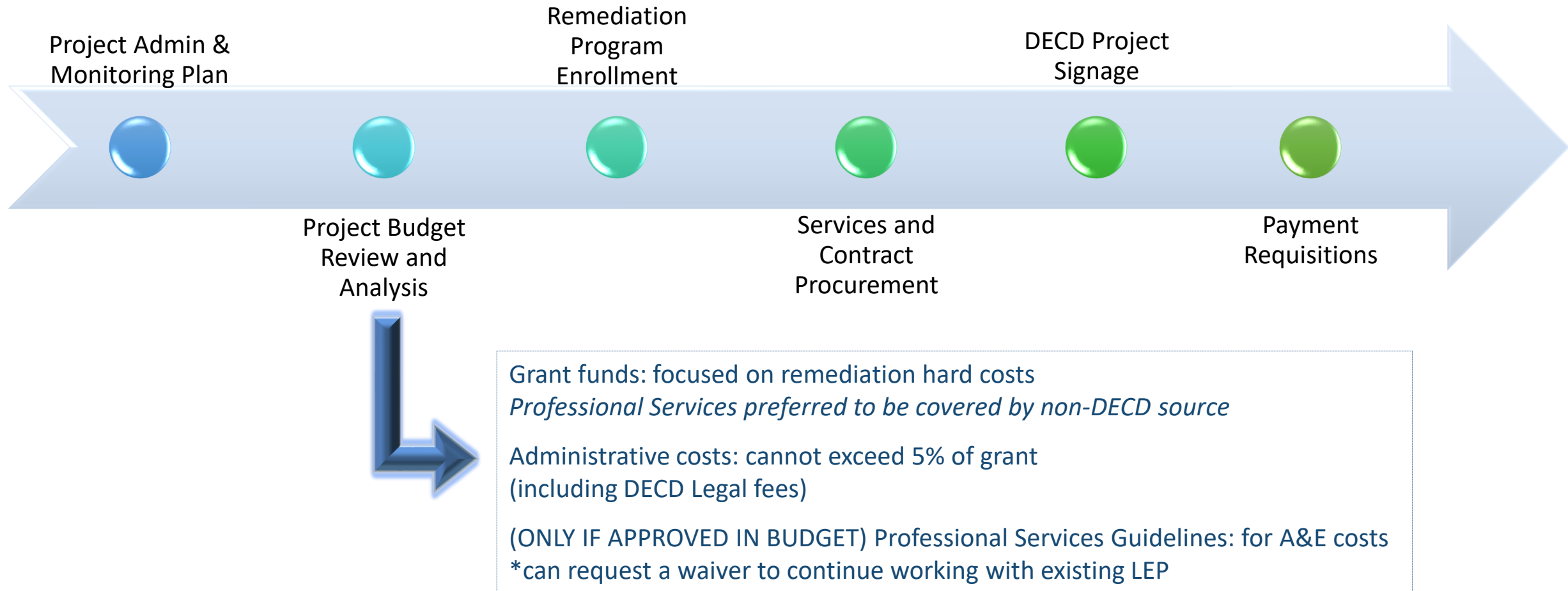


Project Admin & Monitoring Plan (living document)

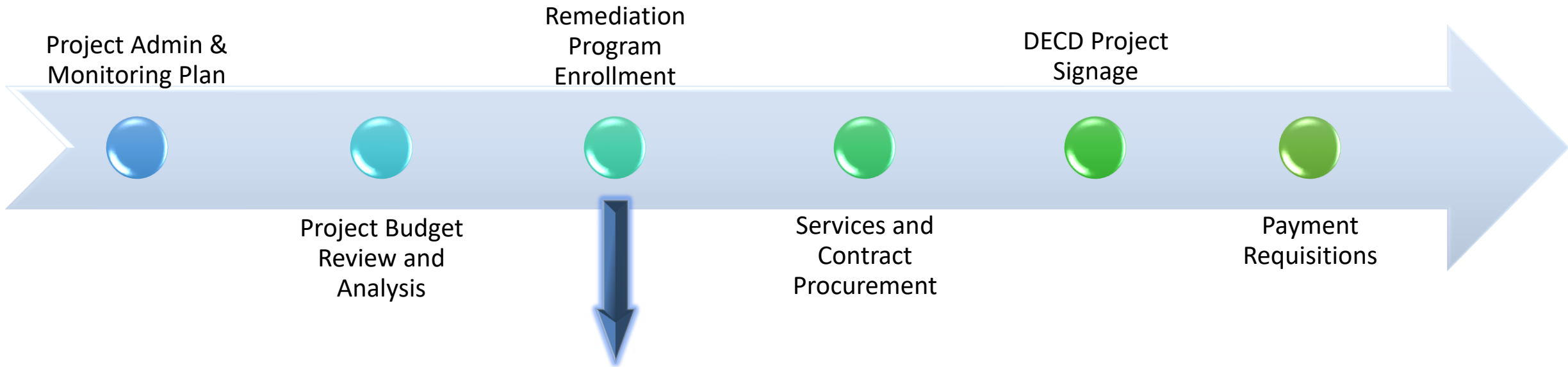
Follows DECD template & Includes:

- Key project staff & contact information
- Remediation Program Enrollment (N/A for A-O projects)
- Detailed breakout for Uses of Funds (by contractor)
- Project Schedule
- Funding release plan
- Other special project specific conditions
- To be drafted initially by DECD with input from funding recipient.

Project Budget Review and Analysis



Remediation Program Enrollment

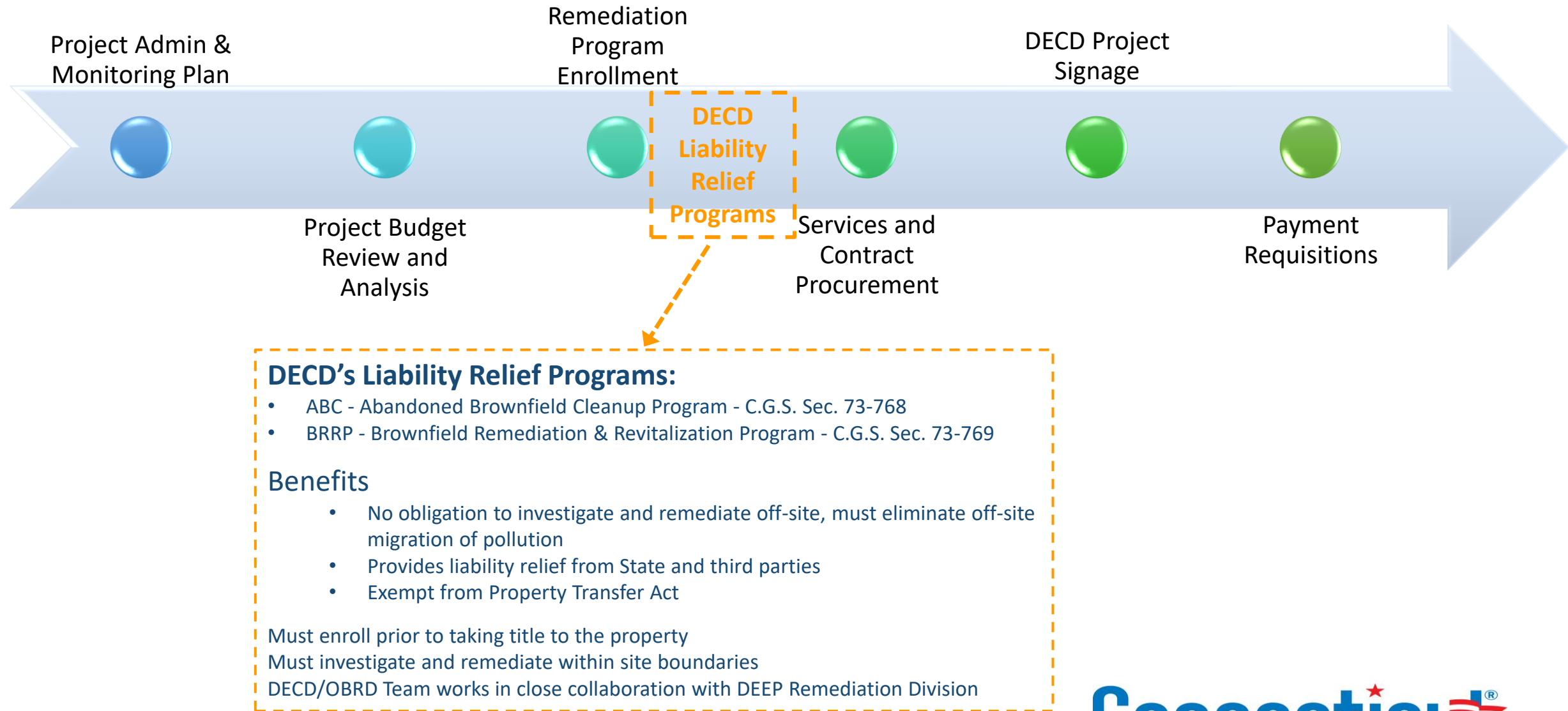


Remediation Program Enrollment

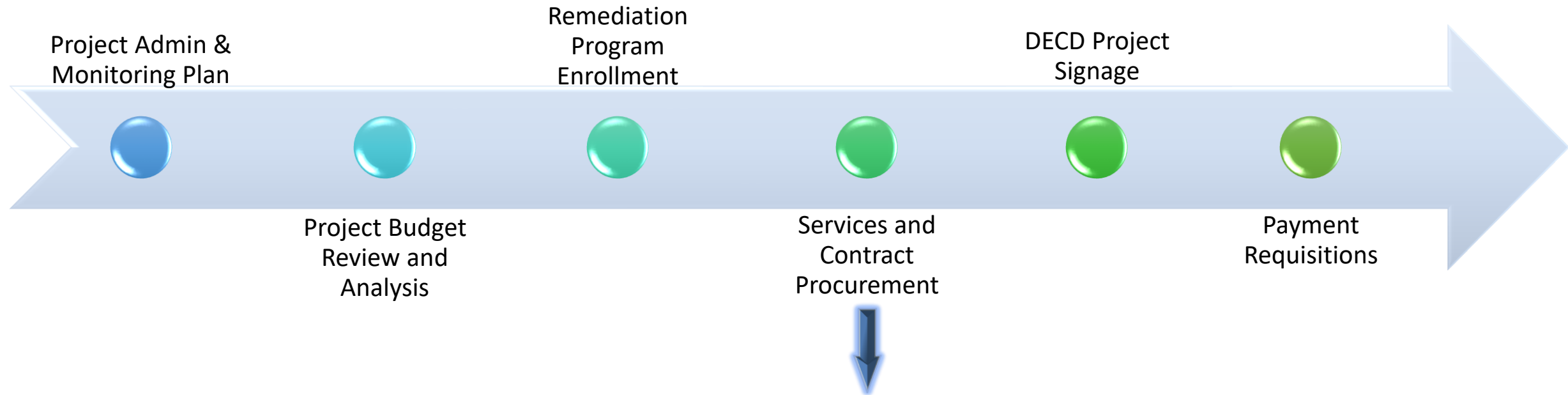
Unless subject to the Transfer Act, all recipients shall enter a program for remediation (pursuant to either section 22a-133x, 22a-133y, 32-768 or 32-769)

Note: Enrollment into a remediation program is not required if the project is receiving remediation funding solely for hazardous building abatement **AND**, if such hazardous building materials represent the sole or sole remaining environmental contamination on the property

Liability Relief Programs



Services and Contracts Procurement



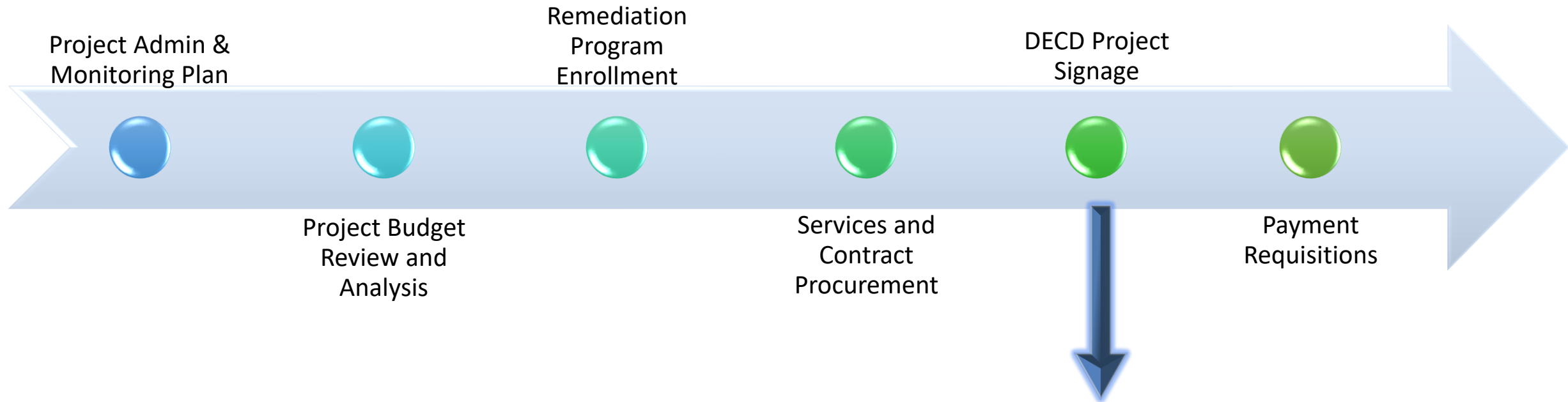
DECD Professional Services Procurement (especially for A-O projects)

- Competitive but qualitative selection process
- DECD Professional Services Guidelines
- DAS prequalified vendor list (Contract #18PSX0153)
- DECD approval required for continuation of environmental professionals (for remediation grants/loans)

DECD Bidding & Contracting Guidelines (n/a for A-O)

- Requirements differ based on Client Category (Private, municipality or non-profit)
- Draft Bid package to DECD minimum 2 weeks
 - Reviewed for consistency with guidelines prior to submittal to DECD
- Must be accompanied by an engineer/professional estimate when drafts are submitted for DECD review

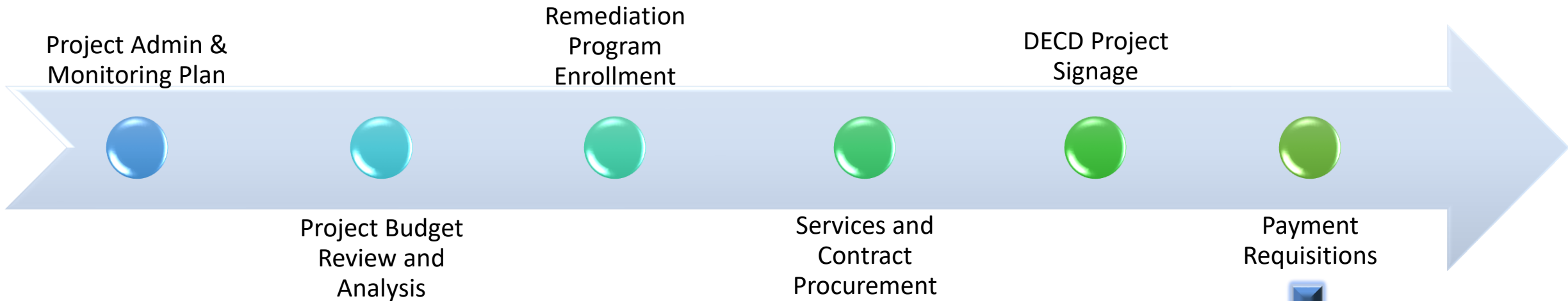
DECD Project Signage



Project Site Construction Sign Requirements

- Must be installed before any real work is conducted (remediation, demolition, construction, etc.)
- Photo submitted to DECD once installed.
- The sign specification are included Bidding & Contracting Guidelines
- DECD must be invited to Groundbreaking and Ribbon Cutting Events; Should be acknowledged in any press coverage

Payment Requisitions



Payment Requisition

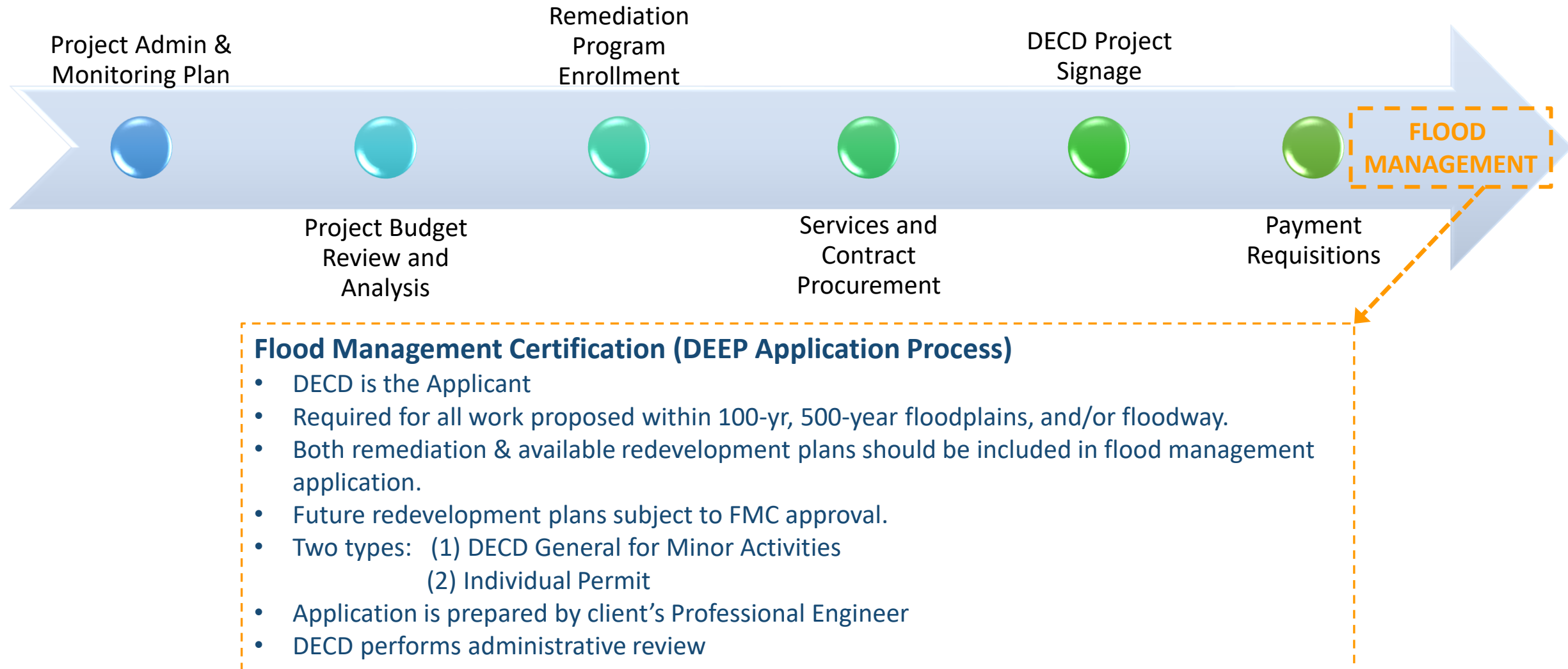
- Based on approved Financing Plan & Budget
- Budget end date must be current
- First payment – DECD legal fees paid + Project Sign

DECD Form accompanied by:

- Status Report
- Invoices (G702/G703)
- Proof of payment (canceled checks or wire transfer)
- Copies of reports/Proof of remediation (as determined by PMT)
- Change orders (if applicable)
- Photos
- DECD may conduct a site visit



Flood Management Certification - DECD



Flood Management Program



How to determine when an activity requires a Flood Management Certification:

Sec. 25-68d. of the CGS - No state agency shall undertake an **activity** or a **critical activity** within or affecting the floodplain without first obtaining an approval or approval conditions

Jeff Caiola

Assistant Director

Land & Water Resources Division

Website:

<https://portal.ct.gov/DEEP/Water/Flood-Management/Flood-Management>



Connecticut Department of Energy and Environmental Protection

Flood Management Program

CGS Sec. 25-68b - Definitions:

“Activity” - Any **proposed state action** in a floodplain, or any proposed state action that impacts natural **or** manmade storm drainage facilities that are located on property that the commissioner determines to be controlled by the state.

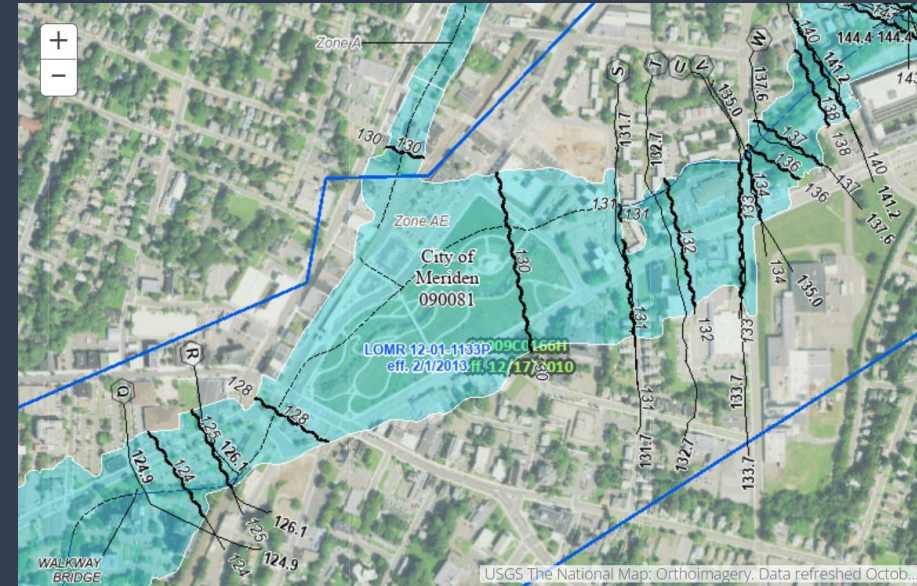


Flood Management Program

Definitions: Activity



Floodplains....



Flood Management Program

Definitions: Activity



Stormwater on state property...



Flood Management Program

"Critical activity" means any activity, including, but not limited to, the treatment, storage and disposal of hazardous waste and the siting of **hospitals, housing for the elderly, schools or residences**, in the **.2 per cent floodplain** in which the commissioner determines that a slight chance of flooding is too great;



Flood Management Program

"Critical activity"



Connecticut Department of Energy and Environmental Protection

Flood Management Program

“Proposed State Action”

Individual activities or a sequence of planned activities to be undertaken by:

- A State Department
- An Institution or Agency
- Any State or Federal **grant or loan** proposed to be used to fund a project that affects land use.
- ******A proposed transfer of real property belonging to the state.



When Do I need a Flood Management Certificate?



Action is either conducted by a state department or is funded by the state through a grant or loan

AND

Proposed Development is located in a floodplain or impacts drainage on property controlled by the state



Flood Management Program

What if a project does not meet some of the criteria laid out in the statutes or regulations?

Section 25-68d -Exemption Process -

(d) Any state agency proposing an activity or critical activity within or affecting the floodplain may apply to the commissioner for exemption



Contract Compliance and Set-Aside Requirements

Jim Murray

HRO Representative
Contract Compliance Unit

Why

- Civil rights, equal opportunity, and transparency

Where

- Construction, rehabilitation, conversion, extension, demolition, or repair
 - Only hard costs, not professional services, assessment, or planning
- Projects funded by State moneys, regardless of the conduit or mechanism (“requirements follow the money”)

What

- Owner/CM
 - Include CHRO bid language in procurement documents, notify the CHRO when contractor awarded, etc.
 - Develop and implement strategy for inclusion on project
- Constructor
 - Substantiate compliance by submitting project-specific Affirmative Action Plan to the CHRO

When

- Critical to understand requirements before procurement

Who

- Contact Alvin Bingham (alvin.bingham@ct.gov; 860-541-4709) with any questions

How

- Work with us; compliance is a collaborative effort

Website:

<https://portal.ct.gov/CHRO>

As the recipient of State funds, adherence to the State’s laws is not optional.

Cory Atkinson

Staff Archaeologist
Environmental Reviewer

Catherine Labadia

Deputy SHPO
Staff Archaeologist
Environmental Reviewer

Todd Levine

Architectural Historian
Environmental Reviewer
CEPA Liaison

Marena Wisniewski

Historic Preservationist
State Register Coordinator
Environmental Reviewer

Website:

https://portal.ct.gov/DECD/Content/Historic-Preservation/01_Programs_Services/Environmental-Review/Environmental-Review-Procedures



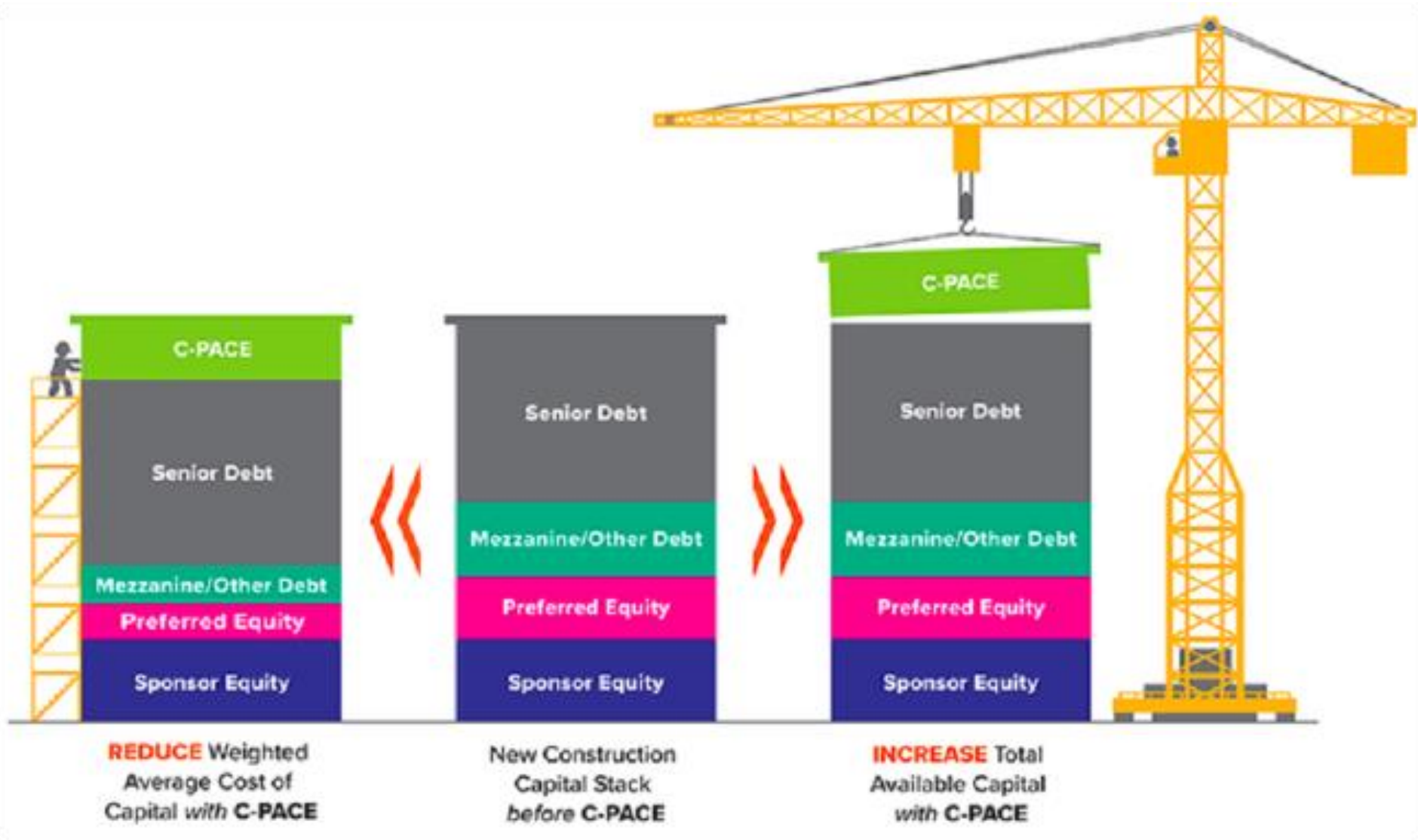


Connecticut Green Bank is the nation's first green bank. Established in 2011 as a quasi-public agency, the Green Bank uses limited public dollars to attract private capital investment and offers green solutions that help people, businesses and all of Connecticut thrive.

Our mission is to confront climate change by increasing and accelerating investment into Connecticut's green economy to create more resilient, healthier, and equitable communities.

Guiding this mission is our vision for
“...a planet protected by the love of humanity.”

C-PACE new construction financing – why?



C-PACE new construction financing – how?

1. Developers demonstrate their building's designed energy performance through a whole-building energy model or HERS Index rating.
2. The building's designed energy performance above code determines the percentage of total eligible construction cost (TECC) -available-for C-PACE-financing

“bonus technologies” provide access higher percentages of financing:

- EV charging stations (level 2 or better)
- Solar PV
- Battery storage systems
- Networked lighting controls
- Hardwired smart plug load controls
- Passive window shading systems
- High-efficiency heat pumps
- Heat pump water heaters
- Fuel cells

C-PACE Example

Table 1- Whole Building Energy Model Path Eligible Financed Amount

IECC Code Year	Min. Energy Performance Above Code to be eligible for C-PACE Financing	C-PACE Financed Amt. of TECC	C-PACE Financed Amt. after Addition of Min. 2 Bonus Technologies	C-PACE Financed Amt. after Addition of Min. 4 Bonus Technologies	C-PACE Financed Amt. Designed for Net Zero
2021	5%	20%	25%	30%	35%
2021	10%	25%	30%	35%	
2018 or prior	10%	20%	25%	30%	
2018 or prior	20%	25%	30%	35%	

- **Example:**

- Total eligible construction costs are \$30,000,000

- A project is complying with **IECC 2021**

- The energy model demonstrates that the building will be **10% better than code**

- The design includes **2 bonus technologies**

Summary: Project can access **30% of** eligible construction costs from C-PACE program or \$6,000,000.

REFERENCES AND CONTACTS

Office of Brownfield Remediation and Development

- ctbrownfields.gov
- Dedicated program email ID: Brownfields@ct.gov
- Contact: Binu Chandy, binu.chandy@ct.gov

Commission on Human Rights and Opportunities

- portal.ct.gov/CHRO
- Contact: Alvin Bingham, alvin.bingham@ct.gov, 860-541-4709

State Historic Preservation Office

- <https://portal.ct.gov/DECD/Services/Historic-Preservation>
- Contact: Marena Wisniewski, Marena.Wisniewski@ct.gov

DEEP Flood Management

- <https://portal.ct.gov/DEEP/Water/Flood-Management/Flood-Management>
- Contact: Jeff Caiola, Jeff.Caiola@ct.gov

CT Green Bank

- <https://portal.ct.gov/DEEP/Water/Flood-Management/Flood-Management>
- Contact: Peter Ludwig, Peter.Ludwig@ctgreenbank.com

Thank you!

OBRD Team:

Gregory Ambros
Mark Burno
Shawntay Nelson
Chaimae Sabir
Jennifer Schneider
William Wallach
Michael Wieliczka
Binu Chandy

DECD IT Team:

Sidney Yeung
Randal Silmon

DEEP Flood Team:

Jeff Caiola

SHPO Team:

Jonathan Kinney
Marena Wisniewski

CHRO Team:

Alvin Bingham
Jim Murray

Green Bank Team:

Peter Ludwig
Laura Sobocinski

