

Brownfields Competitive Round 18

**Walk in Session #2 – Application Form
Budget & ROI Tables**

August 23, 2023



Brownfields Competitive Round # 18

Binu Chandy, Director
Office of Brownfield Remediation & Development

*Connecticut Department of Economic
& Community Development*

August 23, 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 presentation will 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, August 23, 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.
- After taking questions if there is time, I will cover –What's new and also some highlights of our programs.

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 \$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, Aug 9, 2023 (9 - 10AM)</u>	Special Topic: What's new in Round 18?
<u>Wed, Aug 23, 2023 (9 - 10AM)</u>	Special Topic: Application Form Budget /ROI Tables
<u>Wed, Sep 6, 2023 (9 – 10 AM)</u>	Special Topic: Public-private Partnerships
Questions on the NOFA	
Wed, August 23, 2023	Deadline for questions to DECD on this NOFA
Friday, August 25, 2023	Posting of FAQ Addendum (if any) on OBRD's Website
Application Deadline	
Wed, Sep 20, 2023 @ noon	Request for SharePoint folder
Friday, Sep 22, 2023 @ noon	Deadline to submit or upload Application Package
Round 18 Award Announcement	
Dec 2023 1st or 2nd week	Award Announcements (tentative) Pending State Bond Commission approval of funding for FY24

Remediation/Limited Assessment Grant & Loan Announcements Application Form Budget & ROI Tables Part B – Section III



Questions Intent

- ☐ **DECD wants projects to be successful**
- ☐ **DECD understands the chicken-egg situation for fund assembly**
 - ☐ Will work with you
- ☐ **Responses should help DECD gauge –**
 - ☐ where the project is in terms of planning for and assembling the funds needed for the project
 - Are funds committed and in place?
 - Have potential sources needed to complete the project been explored?
 - Can the funding needed to complete the project be assembled?
 - ☐ whether the estimates for cleanup costs are realistic
 - ☐ what the DECD and state funding/financing is bringing to the table in terms of economic and community development value

Information Provided

- ☐ **Info should help DECD understand**
 - the cleanup project cost
 - the redevelopment project cost
 - the sources of funding
 - Committed
 - Potential
 - Cash/equity versus debt versus tax-credit
 - **Confidence level of assembling the full capital stack**
 - **Any gaps in funding**
 - **Private leverage**
 - **non-DECD leverage**
- ☐ **Info should be consistent across all tabs in the excel table**
- ☐ **True and accurate – should match information provided to other programs**

Budget and Return on Investment Form

☐ **New!** Separate Budget Form - 0B. Budget & Return on Investment Table in an excel format

☐ **INSTRUCTIONS**

☐ **SOURCES OF FUNDS**

☐ **BUDGET (SOURCES / USES)**

☐ **CLEAN-UP BUDGET**

☐ **PROPERTY VALUE & TAXES**

☐ **RETURN ON INVESTMENT** (auto-generated)

Tab #0: Form Instructions



RG APPLICATION PART B: SECTION III FINANCING, BUDGET, AND RETURN ON INVESTMENT DETAILS

Applicant Name: (same as application main form)

Project Name: (same as application main form)

All Tabs must be completed. This is part of the Application Form submission. Applications without this attachment will be deemed incomplete. Information provided in the various tabs should be consistent throughout.

1. SOURCES OF FUNDS

Use the table to describe the various sources of funds in place or anticipated for both the cleanup and the redevelopment project.

DESCRIPTION COLUMN: provide additional description (such as name of program, name of bank, philanthropic source, CHFA 4% Financing etc.)

AMOUNT COLUMN: amount expected or budgeted in that line item

TYPE COLUMN: include whether the funding is debt, equity/cash, or tax credit

STATUS COLUMN: describe status of fund assembly (examples: current request, in place, requested-decision pending (date), will be requested in future (date)-not competitive source/automatic approval, will be requested in future (date)-positive indication from Board, funding gap- source to be identified.

2. BUDGET (SOURCES/USES)

This table will help OBRD/DECD understand the overall budget, especially the uses of OBRD and other funds.

The Sources of Funds row automatically populate from entries in Tab 1.

Please be sure to read the notes at the bottom of the table.

Percentage of grant expenses on soft costs including DECD legal fees and professional project management expenses hired by primary recipient should be limited to 5%.

DECD is expecting that all funding has been identified and there is no funding gap apart from the current request.

3. CLEAN-UP BUDGET

This tab should provide the finer details of the cleanup budget, not provided in Tab 2. DECD prefers that the majority (more than 95%) of program funds are used for hard costs (abatement, remediation, demolition etc.).

It is preferable that assessment, any engineering, project management and other soft costs are funded from non-DECD sources. The information provided should have a complete breakout of remedial/cleanup activities

by line item (example, soil excavation, transportation and disposal, engineered controls, capping, paving, building foundation, landscaping, parking cap, environmental use restrictions, demolition, abatement, etc.). There are dedicated rows to include the assessment/monitoring expenses and soft costs.

FIRST COLUMN: (OBRD-Current Round) should only include the current requested funding. If the grant will be used for limited assessment work or soft costs, please indicate as such. The total requested funding in this column (last row) should match what is requested the number in the main Application Form. Please check before submitting.

SECOND COLUMN: (Other DECD funding) should include numbers from other DECD sources including OBRD funding from a previous round.

THIRD COLUMN: should include numbers all other non-DECD sources.

4. PROPERTY VALUE & TAXES

Please fill in the current and projected appraised value and the taxes.

5. RETURN ON INVESTMENT (auto-generated)

This tab is auto-generated based on the entries in Tab 2. Please do not fill out

CLICK TO BEGIN
1. SOURCES OF FUNDS

Tab #1: SOURCES OF FUNDS



SOURCES OF FUNDS

Applicant Name:

Project Name:

Organization	Sources of Funds	Description	Amount	Type	Status	Section Total 1	Section Total 2	Budget Total
DECD	Brownfield	Round 18				\$ -		
DECD	Brownfield (previous round - same phase)							
DECD	Community Investment Fund (CIF30)							
DECD	CT Community Challenge Grant					\$ -		
DECD	Other (UA/STEAP, Special Act, USRAP, SCRIF, etc.)							
DECD	Other (UA/STEAP, Special Act, USRAP, SCRIF, etc.)						\$ -	
State	Other (e.g., DOH-state bonded, DOT, DEEP, CT Green Bank)							
State	Other (e.g., DOH-state bonded, DOT, DEEP, CT Green Bank)							
State	Other (e.g., DOH-state bonded, DOT, DEEP, CT Green Bank)					\$ -		
State	Other (e.g., DOH-state bonded, DOT, DEEP, CT Green Bank)							
State	Other State Funds							
Federal	Federal EPA							
Federal	CHFA 9% Low-Income Housing Tax Credit (LIHTC)							
Federal	CHFA 4% Low-Income Housing Tax Credit (LIHTC)							
Federal	State Historic Tax Credits					\$ -		
Federal	Federal Historic Tax Credits							\$ -
Federal	Other (HOME, ARPA, IJA, BIL, etc.)							
Federal	Other (HOME, ARPA, IJA, BIL, etc.)							
Local	Local Municipal Bonds							
Local	Local Tax Abatement/Credits							
Local	Local Contribution					\$ -		
Local	Local Other						\$ -	
Local	Local Other							
Developer (debt 1)	Bank Financing 1					\$ -		
Developer (debt 2)	Bank Financing 2							
Developer (equity 1)	Developer Contribution (Private Cash/Equity)					\$ -		
Developer (equity 2)	Developer Contribution (Private Cash/Equity)							
Other Private Cash/Equity	Philanthropic							
Other Private Cash/Equity	Community Development Corporation							
Other Private Cash/Equity	(describe)					\$ -		
Other Private Cash/Equity	(describe)							
Total Funding			\$ -					

CLICK TO GO TO
2. BUDGET (SOURCES - USES)

Tab #1: SOURCES OF FUNDS

- Includes the full redevelopment project – cleanup + redevelopment
- Sources of funding
 - Description - Name of program
 - DECD Brownfield Grant or Loan (this request)
 - Other DECD programs
 - Other State programs
 - Federal funding including tax credit programs
 - Local funding program
 - Developer debt (Bank Financing/Private debt)
 - Developer equity/cash contribution Other Private Sources
 - Other Private cash/equity (including gap funding)

Tab #1: SOURCES OF FUNDS

- Amount – expected or budgeted
- Type of funding
 - Grant
 - Loan
 - Tax Credit, tax rebate
 - Cash
 - Equity
 - Value of Land
 - Energy Credit, Energy Rebate
 - Other
- Status of fund assembly
 - Applied, Pending, In Place, Awarded, Funding Gap

Tab #1: Sources of Funds

Example: Sources of Funds

Tab #2: Budget (Sources and Uses)



BUDGET (SOURCES & USES)

Applicant Name OBRDville

Project Name Fixer Upper

Sources of Funds								
Source of Funds	Current DECD Brownfield Request	Other DECD Sources	Other State Funds	Federal Funds (7)	Local Funds (8)	Private/ Developer Debt (9)	Private Developer Cash/Equity	Total
Amount of Funding	\$ 900,000	\$ 3,000,000	\$ 2,500,000	\$ 6,200,000	\$ 500,000	\$ 20,500,000	\$ 6,400,000	\$ 40,000,000

Uses of Funds								
Project Activity	Current DECD Brownfield Request	Other DECD Sources	Other State Funds	Federal Funds (7)	Local Funds (8)	Private/ Developer Debt (9)	Private Developer Cash/Equity	Total
1 Land Purchase (2)	Not Eligible				\$ 500,000.00			\$ 500,000
2 Pre-Development (2)	Not Eligible					\$ 500,000.00		\$ 500,000
3 Development Fee (2)	Not Eligible					\$ 1,500,000.00		\$ 1,500,000
4 Planning (3)						\$ 1,700,000		\$ 1,700,000
5 Environmental Assessment (3)				\$ 200,000				\$ 200,000
6 Environmental Remediation	\$ 200,000							\$ 200,000
7 Environmental Abatement	\$ 300,000							\$ 300,000
8 Environmental Monitoring		\$ 1,000,000						\$ 1,000,000
9 Demolition	\$ 305,000			\$ 2,000,000		\$ 500,000		\$ 2,805,000
10 Construction		\$ 2,000,000	\$ 2,500,000	\$ 4,000,000		\$ 13,750,000		\$ 22,250,000
11 Engineering						\$ 250,000	\$ 6,000,000	\$ 6,250,000
12 Administration Soft Costs (4)						\$ 100,000		\$ 100,000
13 DECD Legal Fee (5)	\$ 5,000							\$ 5,000
14 Legal Costs (6)						\$ 100,000		\$ 100,000
15 Contingency	\$ 90,000					\$ 2,100,000	\$ 400,000	\$ 2,590,000
16 Other (Specify)								\$ -
17 Other (Specify)								\$ -
18 Other (Specify)								\$ -
TOTAL FUDING FOR CLEAN-UP	\$ 900,000	\$ 3,000,000	\$ 2,500,000	\$ 6,200,000	\$ 500,000	\$ 20,500,000	\$ 6,400,000	\$ 40,000,000

SOFT COSTS PERCENTAGE	Total Project	4.26%	(Development Fee + Admin Soft Costs + DECD Legal + Legal Costs) / Total
	Brownfield Portion	0.56%	(Admin Soft Costs + DECD Legal + Legal Costs) / Current DECD Brownfield Request Total

Tab #2: Budget (Sources and Uses)

- This budget connects the funding sources to the uses to implement the full project (cleanup + redevelopment)
- Sources of Funds auto-populates from Tab #1
- Please read notes at the bottom of the table
- DECD's expectation – that all funding sources have been identified; however, identify gap and potential sources
- DECD prefers that majority of the DECD funding (more than 95%) to be used for hard costs
 - Planning & assessment (prefer that it is funded by other sources)
- Brownfield funding is **ineligible** for applicant legal fees to prepare the DECD Contract, land purchase, pre-development activities or development fee
- Total administration expenses – client project management plus DECD legal fees cannot exceed more than 5% of the grant
- DECD legal fees are in the \$5 - \$10K ballpark.
- The numbers provided in this table should match up with the Sources of Funds Table.

Tab #2: Budget - Sources and Uses

Example: Budget – Sources & Uses

Tab #3: Clean-up Budget

Sources of Funds	Brownfield - Current Round (1)	Other DECD Sources (2)	Non-DECD Sources (3)	Budget Justification
Amount	\$ 900,000	\$ 2,200,000	\$ 500,000	
	Hard Costs			Justification for Budget Estimates (5)
1 Example: Soil Excavation	\$ 200,000			Attachment 18.E RAP 2/14/2023
2 Example: Transportation & Disposal	\$ 50,000			Attachment 18.E RAP 2/14/2023
3 Example: Cap Contaminated Soils	\$ 50,000			Attachment 18.E RAP 2/14/2023
4 Example: Capping				
5 Example: Paving or Parking Cap				
6 Example: Hazardous Abatement	\$ 200,000			Attachment 18.F HBM report
7 Example: Demolition	\$ 305,000	\$ 2,000,000	\$ 500,000	see comment below
8 Example: Abatement				
9 Example: Underground Utilities				
10 Example: Partial Demolition				
11 Example: Vapor Intrusion Mitigation				
12 Example: Contingency (< 10%)	\$ 90,000			Attachment 18.E RAP 2/14/2023
Hard Costs - Subtotal	\$ 895,000	\$ 2,000,000	\$ 500,000	
	Soft Costs			Justification for Budget Estimates (5)
13 Administrative Soft Costs (4)				
14 Pre-development	Not Eligible			
15 Planning Studies / Enviro Counsel				
16 Limited-Assessment		\$ 200,000		Attachment 18.H Other enviro reports
17 Legal (DECD)	\$ 5,000			Round 18 NOFA
18 Legal (non-DECD)	Not Eligible			
Soft Costs - Subtotal	\$ 5,000	\$ 200,000	\$ -	
Total	\$ 900,000	\$ 2,200,000	\$ 500,000	

Please use this space to describe whether cost comparisons were made between proposed remedial methodologies. If available, please also provide EPA's Analysis of Brownfield Cleanup Alternatives (ABCA) report.

Demolition - the \$305,000 demo from brownfield grant funds is only a portion of the demolition, specifically the complete demo of buildings 1 & 2. The remaining \$2.5M in demolition will cover the remaining areas of the project areas that require demolition and further remediation.

Tab #3: Clean-up Budget

- **Clear picture of the current request for cleanup activities**
- **Broken out by line item and activity**
- **Should only include grant eligible uses**
 - Refer to NOFA for eligible uses
 - Examples - soil excavation, transportation and disposal, engineered controls, capping, paving, building foundation, landscaping, parking cap, environmental use restrictions, demolition, abatement, etc.
 - Limited assessment and professional services
 - DECD prefers that majority of uses is for hard costs
 - DECD legal expenses, limited administration/project expense not to exceed 5% of DECD ask
 - Applicant legal expenses for DECD Contract – **ineligible**
- **The numbers provided in this table should match up with the Budget (Sources and Uses) Table**

Tab #3: Clean-up Budget

- **First column – Only current requested funding**
- **Second column – Other DECD funding**
- **Third column – Non-DECD sources for cleanup activities**
 - Use non-DECD sources for majority of soft costs especially for professional services that have already been procured
- **Fourth column - Provide justification for each line item**
 - More details prove reliability of estimates provided
 - Estimates backed by professional reports more reliable
 - If reports not available yet, provide any reasonable justification
- **If available - include any cost comparisons between proposed methodologies or**
 - if available include EPA's Analysis of Brownfield Cleanup Alternatives (ABCA) report.

Tab #3: Clean-up Budget

Example: Clean-up Budget

Tab #4: Property Value and Tax Impact

Project Property Value and Tax Impact

Applicant Name OBRDville

Project Name Fixer Upper

Summary of Property Value Impact

Current Appraised Value (or valuation) of the Project Site	Project Apprraised Value (or valuation) Post-development	% Increase
\$ 290,000	\$ 4,500,000	1451.72%

Summary of Tax Impact

Most Recent Year Taxes (min \$1)	Projected Taxes Year 1 After Redevelopment Completed (min \$1)	% Increase
\$ 11,200	\$ 135,000	1105.36%

Comments:

Tab #4: Property Value and Tax Impact

- **Summary of Property Value Impact:**
 - Enter Data from reference material
 - Attachment 7. Tax Assessor Property Card(s)
 - RG - Attachment 19. Appraisal or Valuation Reports
 - RL – Attachment 17. Appraisal or Valuation Reports

- **Summary of Tax Impact:**
 - Most recent tax year:
 - Attachment 7. Tax Assessor Property Card(s)
 - Other Purchase and Sale Agreement Documents
 - Projected Taxes
 - Year 1 after Redevelopment completed

Tab #4: Property Value and Tax Impact

Example: Property Value and Tax Impact

Tab #5: Return on Investment Metrics



Return on Investment Metrics

Applicant Name OBRDville

Project Name Fixer Upper

	All DECD Funding (X)	All State Funding (X)	Local (Applicant Share) (X)	Non-state Public Share (X)	Private/Developer Debt (X)	Developer Cash/Equity (X)	TOTAL REDEVELOPMENT PROJECT COST (Y)
AMOUNT	\$ 3,900,000	\$ 6,400,000	\$ 500,000	\$ 6,700,000	\$ 20,500,000	\$ 6,400,000	\$ 40,000,000
% SHARE OF TOTAL REDEVELOPMENT PROJECT (X/Y)	9.75%	16.00%	1.25%	16.75%	51.25%	16.00%	---

Future Appraised Value A	Current Appraised Value B	Total Redevelopment Cost C	Overall ROI (A-B) / C
\$ 4,500,000	\$ 290,000	\$ 40,000,000	0.105

Project Funding Totals		
Data From Tab 1. Sources of Funds		
All DECD Funding	DECD	\$ 3,900,000
All State Funding	DECD + State	\$ 6,400,000
Local (Applicant Share)	Local	\$ 500,000
Non-State Public Share	Local + Federal	\$ 6,700,000
Private/Developer Debt	Debt1 + Debt2	\$ 20,500,000
Developer Cash/Equity	Equity1 + Equity2 + Other	\$ 6,400,000
Total Redevelopment Project Cost	Total	\$ 40,000,000

Tab #5: Return on Investment Metrics

- Numbers auto-populate from Tables 1 & 4
- Verify ROI Data on this Table

Example: Return on Investment Metrics

Question & Answer Session



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Protocol

- Please keep yourself muted.
- If you haven't already taken care of this - please note your name and organization in the chat feature.
- 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, August 25, 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.

What's New in Round 18?



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What's new in Round 18?

1. Remediation Grant & Loan Application Forms Updated

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

- **The Remediation Grant & Loan Application Forms have three sub-parts**
 - 0A. Main Application Form
 - 0B. Budget & Return on Investment Table
 - 0C. Certification of Applicant
- Please make sure to submit all three forms
- **The Budget/ROI Table is now in a convenient excel format**
- **New requirement to submit site photos**

What's new in Round 18?

2. Announcement includes a DEEP grant

- DEEP CERCLA 128 (a) grant (Round 1)
- More details later in the presentation

Important Changes from Round16/17

- DECD Affordable Housing Policy compliance
- Environmental Justice
- Green energy
- Climate change, resiliency, sustainability

Important Changes from Round 16/17

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**

Important Changes from Round 16/17

- **Commitment to Environmental Justice**
 - New scoring criteria and 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.

Important Changes from Round 16/17

3. New Scoring Criteria Added

- Renewable energy and clean Hydrogen production
 - fuel cell installation
 - energy storage
- New scoring criteria and 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.*

Important Changes from Round 16/17

3. New Scoring Criteria Added

- Climate change, resiliency, sustainability
 - green building design
 - resiliency features
 - New scoring criteria and 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.

Important Changes from Round 16/17

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)

Important Changes from Round 16/17

Submission Deadline and other requests/reminders

- **Friday, Sep 22 at Noon** (not 3 PM!)
- **PLEASE!!!** Submit request to DECD Staff for a SharePoint folder by **noon on Wed, Sep 20, 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 each Application Form**
- **Assessment – only for Multiple Projects proposed by COGs/Land Banks (please use Cover Sheet)**

NEW!

DEEP'S
CERCLA
128(a) Grant
Program

Round 1

- Available for all eligible applicants including those applying to the Round 18 OBRD programs
- Available over the next 4 years
- Funding awarded to DEEP by the EPA under the Infrastructure Investment and Jobs Act (IIJA)
- DEEP administers the projects under EPA guidelines
- Open to non-profits and municipalities
- Grants awarded for assessment and/or remediation



NEW!

DEEP'S
CERCLA
128(a) Grant
Program

Round 1

- Total Availability for Round 1- \$485,000
- No minimum requested amount
- MAX Request per application:
 - \$250,000 for assessment
 - \$250,000 for remediation
- Special consideration for projects located in Environmental Justice Communities
- Projects that promote park space, greenways, recreational space or other non-profit purposes



NEW!

DEEP'S
CERCLA
128(a) Grant
Program

Round 1

For additional questions:

Please send an email to Meena
Mortazavi

meena.mortazavi@ct.gov

Link to the NOFA [HERE](#)

Available on the OBRD website

www.ctbrownfields.gov



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

For questions on the DEEP Grant Opportunity:

Please send email to meena.mortazavi@ct.gov



Thank you!

OBRD Team:

Gregory Ambros

Mark Burno

Shawntay Nelson

Chaimae Sabir

Jennifer Schneider

William Wallach

Mike Wieliczka &

Binu Chandy

www.ctbrownfields.gov