



## Brownfield Competitive Grants

Walk-in Session #3

BAR Planning Grant Program Highlights

# **Brownfield Area-wide Revitalization(BAR) Planning Grant – Competitive Round 21**

**Binu Chandy, Director and OBRD Team  
Office of Brownfield Remediation & Development**

*Connecticut Department of Economic & Community Development*

**February 5, 2025**

# Meeting Announcements

- Please remain on mute.
- Type into the chat: Name & Organization
- Meeting will be recorded
  - The presentation and recording will be posted on the OBRD website ([www.ctbrownfields.gov](http://www.ctbrownfields.gov))
- Enter questions and comments into the Chat and they will be answered at the end of the presentation during the Q&A
- FAQ document is available on the OBRD website
  - Will be updated with addendum on Friday, February 7, 2025.

# Agenda

Round 21 Summary

BAR Program Overview

Project Examples

Questions

# Summary of Funding Availability

TOTAL AVAILABILITY – \$25 million

PROGRAM	MAX per application	MIN per application	Notes
<b>Grant – Remediation/Limited Assessment</b>	\$4 million	\$200,000	
<b>Loan – Remediation/Limited Assessment</b>	\$4 million	\$500,000	Min. is \$500K
<b>Grant – Assessment-only (Land Banks/COGs)</b>	\$500,000	\$100,000	Can apply for multiple projects/sites. Maximum per project - \$200K
<b>Grant – Assessment-only (Others)</b>	\$200,000	\$100,000	
<b>Grant – BAR Planning</b>	\$200,000	none	Min 10% match requirement

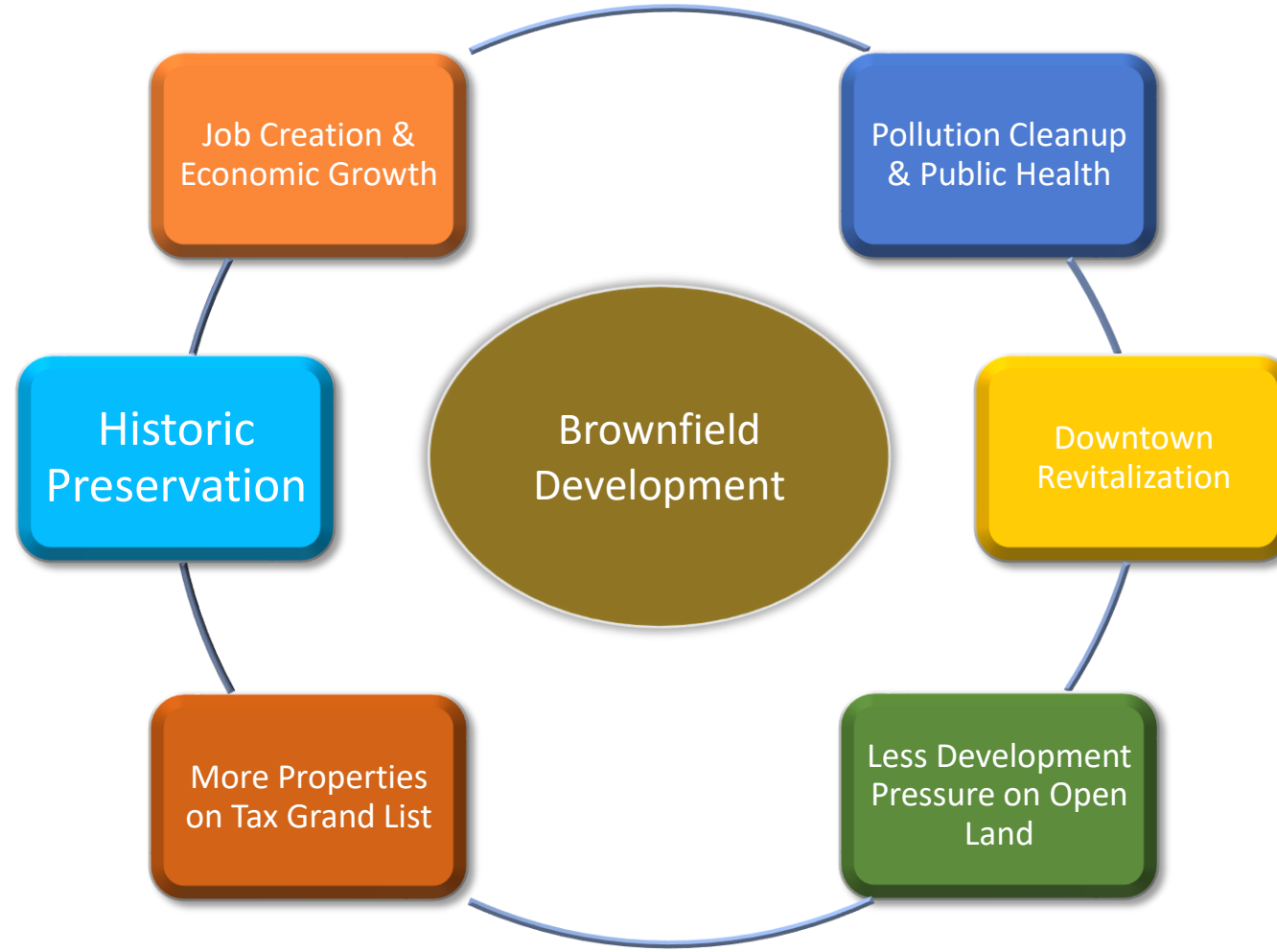
# Schedule

Presentations and Walk-in Teams Meetings	
Wed, Jan 22, 2025 (10 – 11AM)	Topic: Assessment-Only Grant Program Highlights
Wed, Jan 29, 2025 (10- 11AM)	Topic: Remediation/Limited Assessment Grant & Loan Program Highlights
Wed, Feb 5, 2025 (10- 11AM)	Topic: BAR Planning Grant Program Highlights
<a href="#">Recording of previous webinar</a>	Topic: Building your Redevelopment Project Capital Stack (a presentation from other public funding programs)
<a href="#">Recording of previous webinar</a>	Topic: Public-private partnerships: Options available to brownfield developers and stakeholders
Questions on the NOFA	
Wed, Feb 5, 2025	Deadline for questions to DECD on this NOFA
Fri, Feb 7, 2025	Posting of FAQ Addendum (if any) on OBRD's Website
Application Deadline	
Wed, March 5, 2025 @ noon	Request for SharePoint folder
<b>Friday, March 7, 2025 @ noon</b>	<b>Deadline to submit or upload Application Package</b>
Round 21 Award Announcement	
June/July 2025	Award Announcements (tentative)

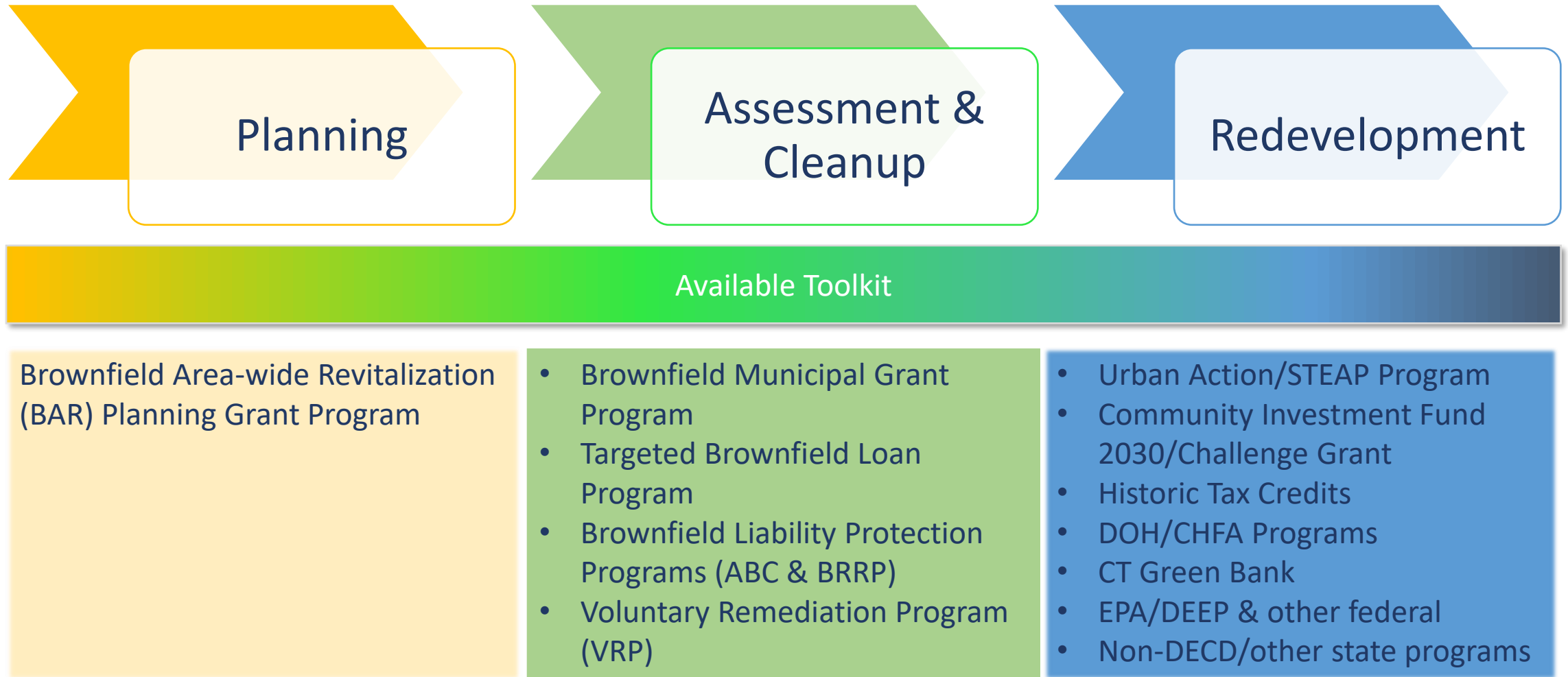
# **BAR (Brownfield Area-wide Revitalization) Planning Grant**

## **Overview**

# Why Brownfield Development



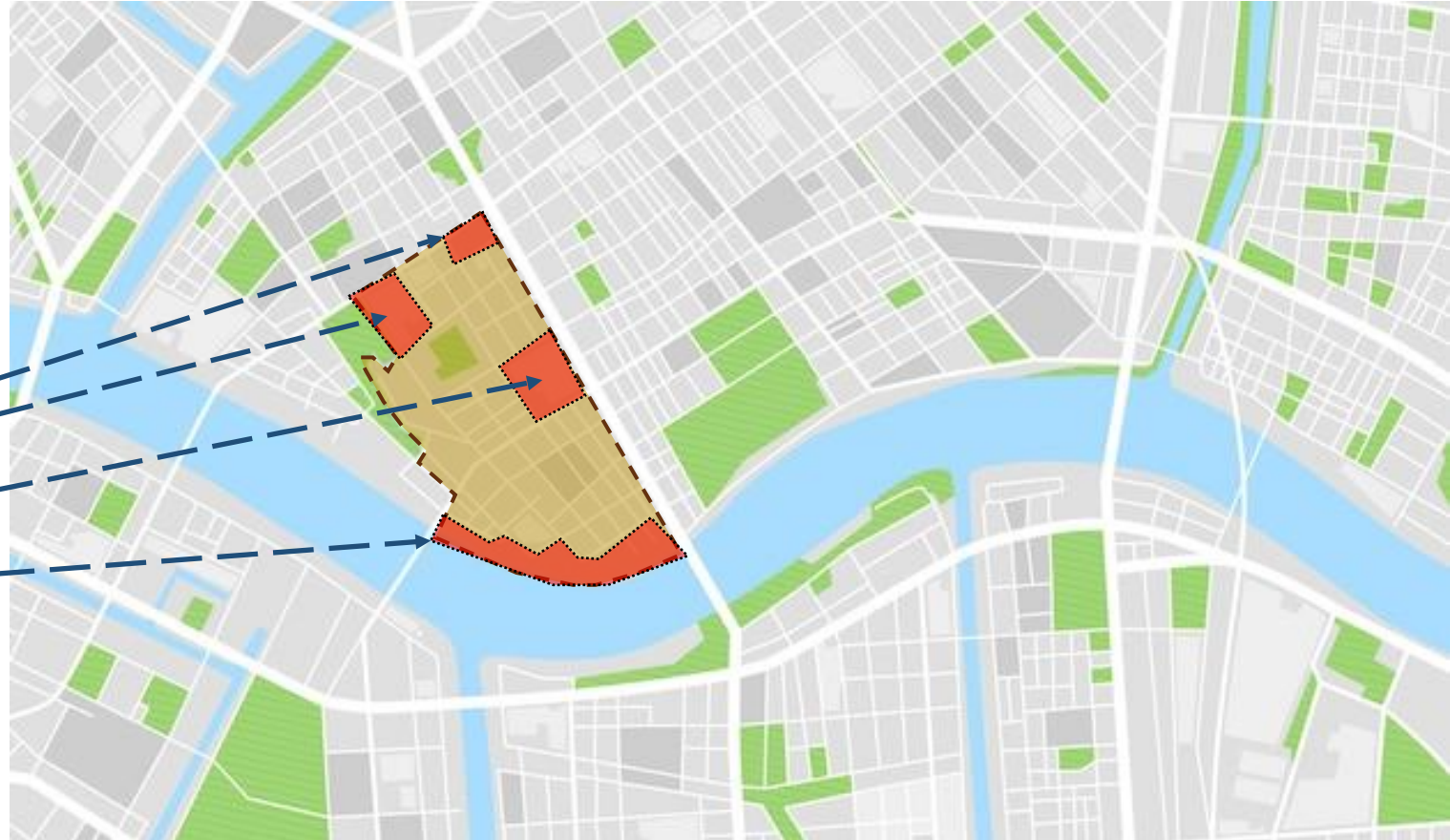
# Comprehensive Redevelopment Strategy



# Comprehensive Planning Approach

BAR Project Area –  
Comprehensive  
Brownfield Planning

Individual Brownfield  
sites – previously  
handled on case by  
case and funded via  
separate brownfield  
funding rounds



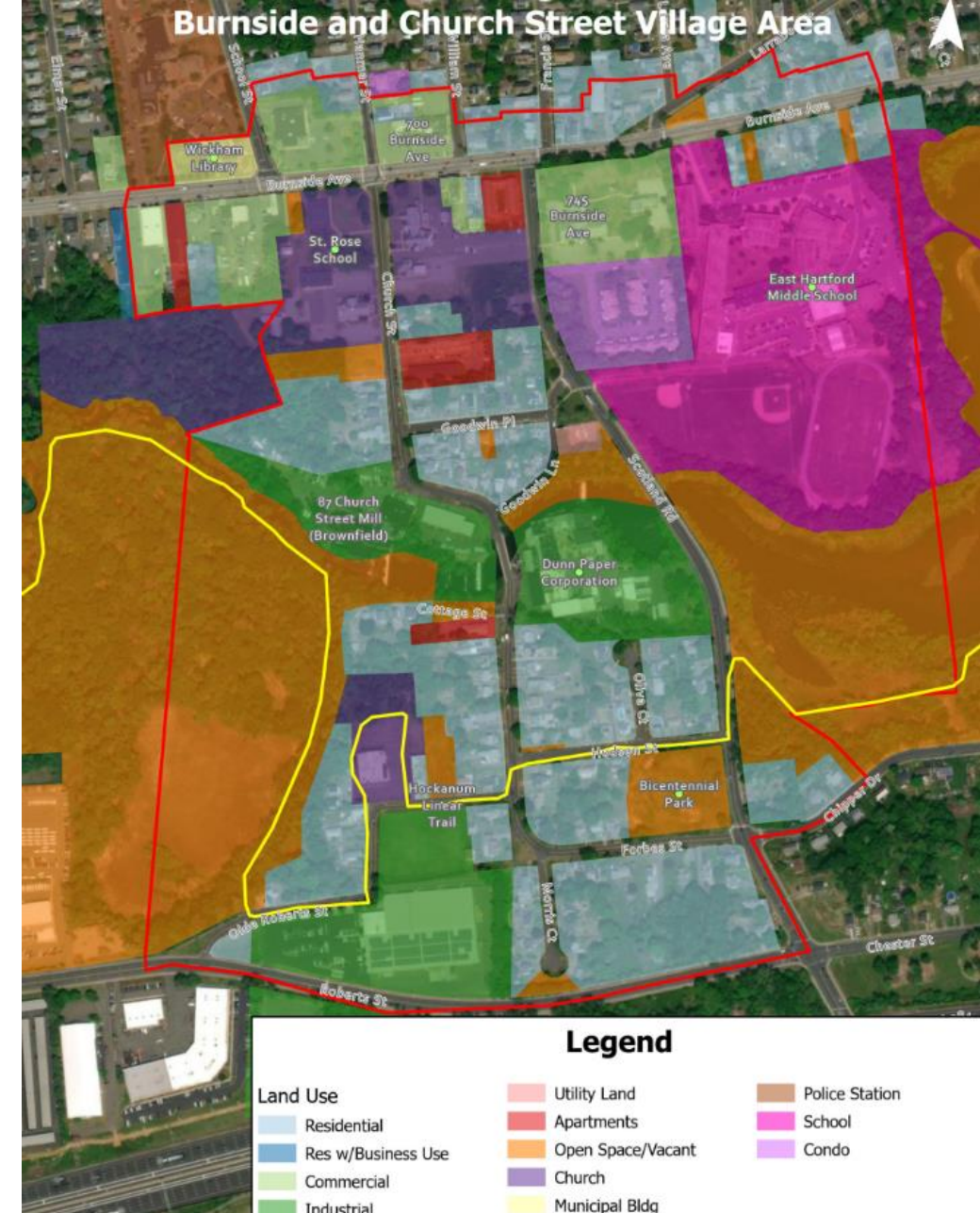
# Goals and Outcomes

- Comprehensive understanding of the existing conditions and issues
- Community participation to develop a successful implementation strategy – strong partnerships
- Effective implementation strategies (based on market studies and feasibility analyses)
- Prioritization of brownfield sites for cleanup and reuse
- Priorities for public and private investment – Maximize Scarce Resources
- Formation of an advisory/steering committee – helps with future strategies/decisions
- **REQUIRED: Final report with specific implementation strategies to remediate and redevelop BAR Project Area**

# BAR Project Examples

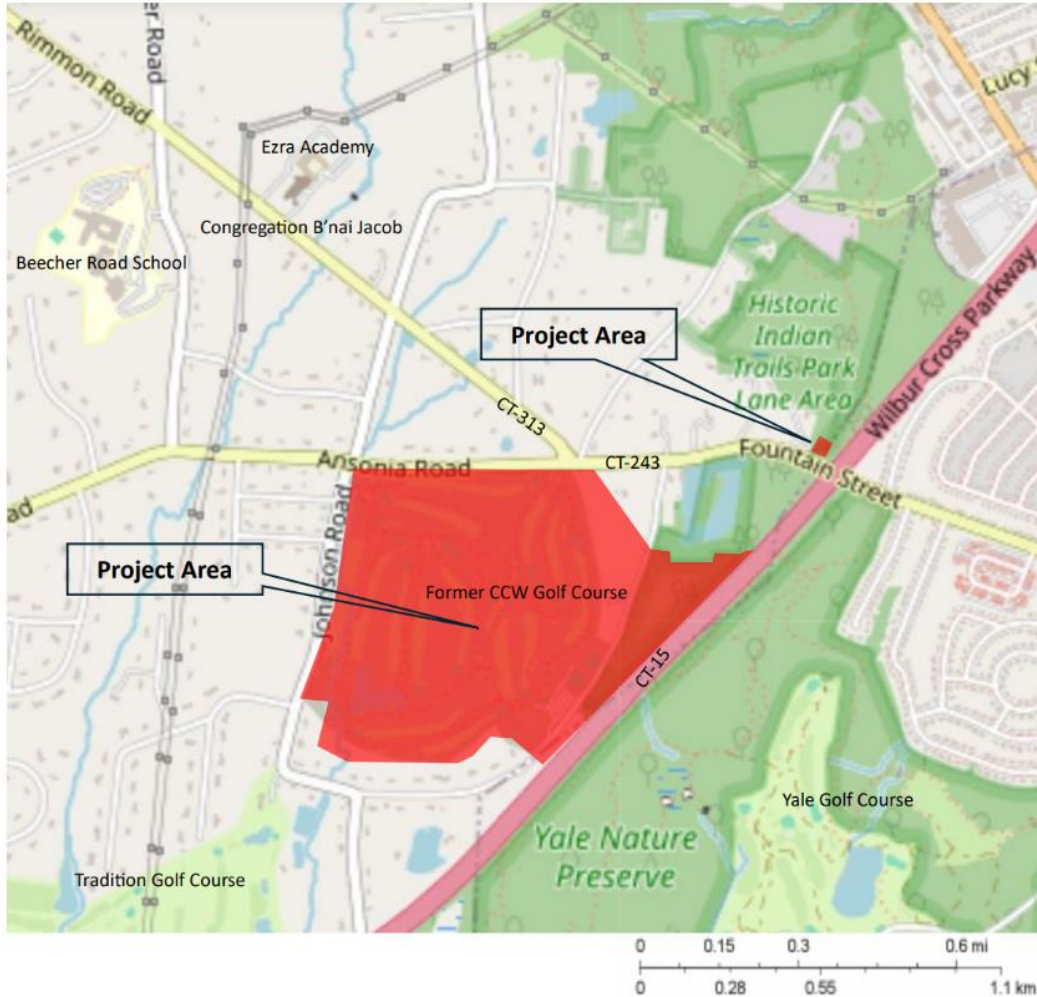
## Burnside and Church Street Village Area – BAR Rnd 4

- \$200,000 Grant
- Burnside and Church Street Village Area Planning project
- Funds use for:
  - Planning studies to move the area forwards with a focus to create a comprehensive plan
  - Limited Environmental Assessment to address potentially contaminated sites



# Town of Woodbridge

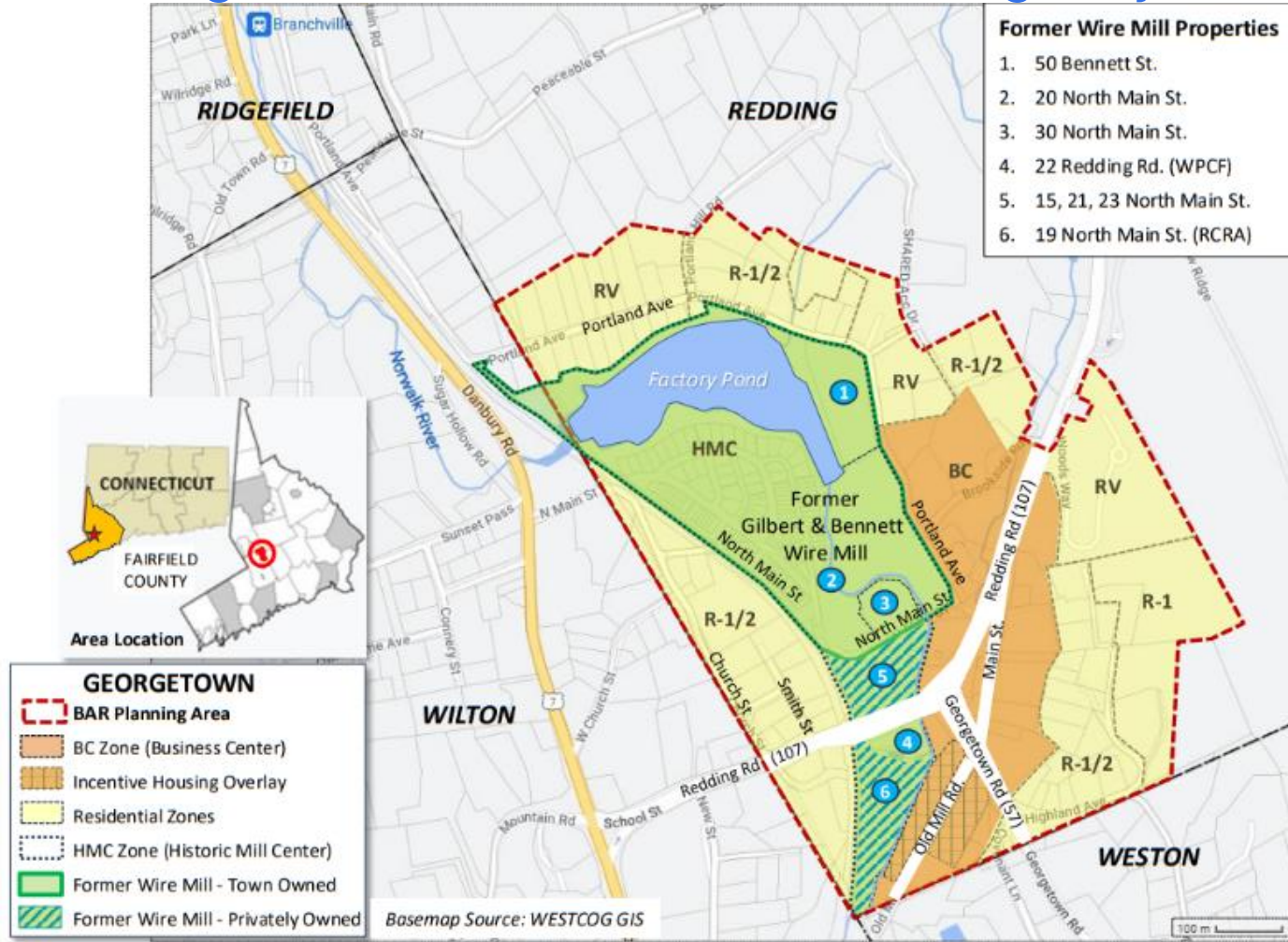
## Country Club of Woodbridge – BAR Rnd 4



- \$132,000 Grant
- Country Club of Woodbridge Planning project
- Funds used for:
  - Assessment of the 155-acre property, formerly the Country Club of Woodbridge to advance a comprehensive redevelopment vision

# Town of Redding

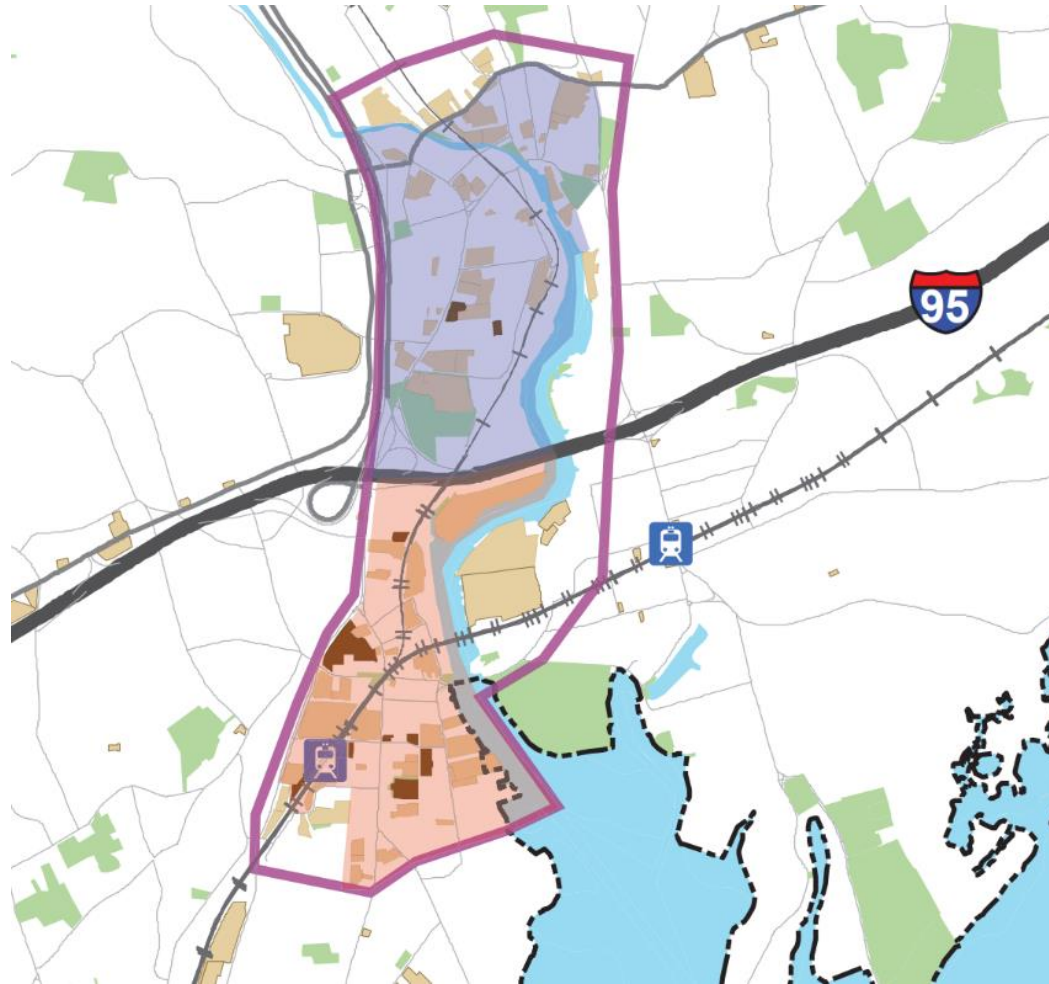
## Georgetown Revitalization Planning Project – BAR Rnd 4



- \$200,000 Grant
- Georgetown Revitalization Planning Project (1 North Main Street)
- Funds used for:
  - Comprehensive planning for the Georgetown Neighborhood with a goal to revitalize and redevelop the former Gilbert & Bennet Wire Mill brownfield site and integrate the site into the surrounding community

# Nowalk Redevelopment Agency

Downtown Area of Norwalk – BAR Rnd 3

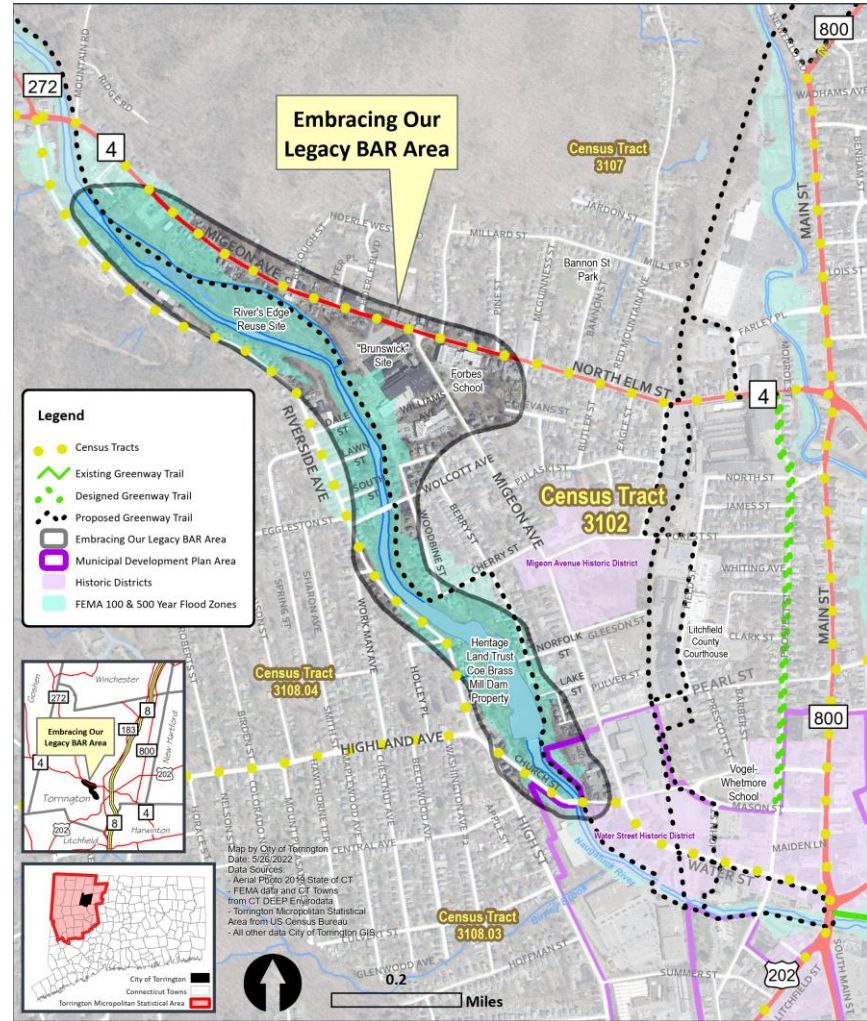


- \$200,000 Grant
- Brownfield Revitalization Project (Inventory and Mapping)/Downtown Area of Norwalk
- Funds used for:
  - Surveying, expanding, and updating the City of Norwalk's brownfield inventory
  - Mapping the inventory list using a Geographic Information System (GIS)
  - Analyzing brownfield sites in the city center with criteria for prioritizing redevelopment.

The proposed project will help develop a comprehensive implementation plan for revitalizing the center of Norwalk through identifying, analyzing, and prioritizing brownfields for assessment, cleanup, and redevelopment work.

# City of Torrington

## Embracing our Legacy Planning Project – BAR Rnd 3



- \$200,000 Grant (ongoing project)
- Focus on Route 4 and Naugatuck River
  - Burdened with 24 acres of brownfields
  - Significant portion within 100 and 500-year floodplain
  - Also includes Coe Dam Park, which is on the Connecticut Historic Registry
- Goals:
  - Planning and assessment
  - Identify uses appropriate for the site
  - Increase recreational opportunities
  - Protect sensitive areas

Some of the site are already moving towards implementation

# Request for Applications Overview

# Summary

- Enabling statutes: C.G.S. Section 32-763(g)
- Eligible entities – Municipalities, CT Brownfield Land Banks, Economic Development Agencies, Regional COGs
- BAR Round 5 (Rnd 21):
  - Maximum grant: **\$200,000** (no minimum limit)
  - Minimum local match: **10% cash**
    - Match from private or project partners allowed
  - Certified Resolution
    - Approval to submit, match obligations, signatory authority
- Project Completion: Two years from contract execution

# Submission Process

- Submit electronically by **NOON** on **March 7, 2025**
  1. Request SharePoint link
    - Name of Applicant, Project Name, and (BAR21) in subject line  
*Gotham City\_Downtown Gotham BAR Planning Project\_(BAR21)*
  2. Upload application documents to SharePoint
    - Contact [brownfields@ct.gov](mailto:brownfields@ct.gov) with any issues

# Application Format

- Application Package
    - Available on the Brownfield Planning Grants Page
      - [www.ctbrownfields.gov](http://www.ctbrownfields.gov) (OBRD Website)
    - Request for Applications (RFA)
    - No standard application form
    - Three attachments
      - Certified Resolution
      - Certification by Applicant
      - DECD BAR Budget Form
    - FAQ
  - 12 pages maximum – excluding maps, tables, photos, figures, and other attachments
    - Letter-size paper, 1-inch margins, typed, single-spaced, 12-point font
-

# Application Format

## TRANSMITTAL LETTER

- 2 Pages (maximum)
- ✓ Grant amount
- ✓ Applicant eligibility
- ✓ Consistency with POCD
- ✓ Minimum match requirement
- ✓ BAR Project Area meets definitions
- ✓ Board/Council resolution (attachment required)
- ✓ Certification by Applicant (attachment required)
- ✓ Support letter(s)
- ✓ Project contacts

## Project Narrative

- 10 Pages (maximum)
- 1. Project Need and Purpose
  - ❖ Economic and Social
  - ❖ Environmental & Brownfield challenges
- 2. Project Description & Vision
- 3. Project Work Plan & Budget
- 4. Applicant Capacity and Capability
- 5. Partnerships, Collaborations, & Leverage
- 6. Relations to state policies, programs, initiatives, & projects

# Project Area

## 1. Previously designated area (with multiple brownfields)

### a) Examples

- i. Neighborhood District (TOD/Downtown)
- ii. Corridor (NRZ Corridor)
- iii. Waterfront Zone

**OR**

## 2. Newly defined area centered around multiple brownfield sites

- a) Connected by blight, location, infrastructure, economic, social, and/or environmental conditions

- Can span multiple jurisdictions
- No maximum areas specified
- Manageable size for practical implementation strategies

# Eligible Uses

- Community visioning / Public Participation Exercises
- Existing conditions analysis
- Limited ESAs (achieve BAR Plan goals & not greater than 25%)
- GIS mapping of brownfields
- Market studies
- Infrastructure analysis
- Roadway and streetscape planning
- Site inventory, Site identification
- Cost-benefit analysis
- Conceptual design, site reuse plans, and implementation strategies
- Financial analysis – project funding sources
- Acquisition due diligence
- Marketing to developers
- Local zoning revisions
- Legal analysis of environmental liabilities
- EPA/DEEP's prepared workbook
- Other actions to spur investment
- Project management (not greater than 5%)

# Section 1: Project Need and Purpose

1. Economic & Social Concerns
  - Challenges
  - Demographic data and comparisons – local, regional, state, national
    - Population, Unemployment, Poverty, Household Income etc.
2. Environmental concerns and Brownfield Challenges

## Section 2: Project Description and Vision

1. Broad description of project and BAR Project Area
2. Approach and vision, long term goals and objectives
3. Expected outcomes and impacts to project area
4. Ongoing brownfield planning efforts
5. Identification and description of known brownfield sites in the area
  - owner, current use, whether Superfund site, whether enrolled in a liability relief program, level/progress of assessment and clean up etc.)
6. Include a legible map with a delineated boundary of the proposed BAR Project Area with names of streets, important landmarks, brownfield properties, etc.

## Section 3: Project Work Plan

1. Project Budget (including sources and uses of funds) – see Schedule C for DECD Budget Form.
  - A separate budget form may also be submitted that details projected costs for specific project tasks or activities.
2. Description of proposed activities and tasks
  - Tasks to be accomplished with matching funds
3. Project timeline, schedule and description of deliverables

## Section 4: Applicant Capacity and Capability

1. Organizational capability
2. Committed staff
3. Experience and past performance

## Section 5: Partnerships, Collaboration, and Leverage

1. Establishment of advisory/steering committee
2. Potential public-private partnerships
3. Leveraging of resources

## Section 6: Relation to State Policies, Programs, Initiatives and Projects

1. Description of how the proposed project is supportive of State policies:
  - Transit-oriented development
  - Job creation
  - Environmental justice
  - Resiliency
  - Affordable housing
  - Historic preservation
  - Development of distressed municipalities
  - Other public investments (infrastructure, etc.)
2. Existing or planned commuter rail or bus rapid transit station
3. Existing plans and programs or designations for the project area (MDP, NRZ, TOD Plan etc.)
4. Past and ongoing state/DECD funding in project area

# Scoring Criteria

<u>Section</u>	<u>Criteria</u>	<u>Points</u>
<b>Project Need &amp; Purpose</b>	Unemployment, poverty, median household income, environmental and other brownfield challenges	25 points
<b>Project Descriptions &amp; Vision</b>	Project description, BAR project area, brownfield sites, map, approach and vision, long-term goals and objectives, ongoing efforts, intended outcomes	25 points
<b>Work Plan</b>	Work plan, budget, timeline & deliverables	10 points
<b>Capacity &amp; Capability</b>	Staff capacity, capability & past performance	10 points
<b>Partnerships, Collaboration, &amp; Leverage</b>	Formation of advisory/steering committee, public-private partnerships, matching funds	15 points
<b>Relation to State Initiatives</b>	Supportive of state policies, major transit station(s) within BAR Project Area, compatibility with existing plans, previous DECD funding	15 points

# Q&A

BAR Planning Grants



For additional questions or to  
arrange for a pre-application  
meeting:

Please send email to  
[brownfields@ct.gov](mailto:brownfields@ct.gov) (preferred) or

Contact the dedicated OBRD  
hotline number at 1.860.500.2395

Visit the OBRD Website to access  
the Application material:  
[www.ctbrownfields.gov](http://www.ctbrownfields.gov)

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Thank you  
for joining  
us!