



## State of Connecticut

### Department of Economic and Community Development

### Office of Brownfield Remediation and Development

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## ***Municipal Brownfield Grant Program Application***

### ***Assessment-Only***

#### **Program Description**

The purpose of the Municipal Brownfield Grant Program as per [C.G.S Section 32-763](#), is to provide grants to municipalities, Connecticut brownfield land banks and economic development agencies for the eligible costs of brownfield remediation and assessment projects.

**PLEASE NOTE:** This application forms is associated with the request for funding for assessment work only.

#### **Note**

Please be sure to refer to the Notice of Funding Availability (available at [www.ctbrownfields.gov](http://www.ctbrownfields.gov)) and include all relevant attachments that support any information and statements being provided in this application.

**Applicants may be denied funding based on PART A – Threshold Eligibility Section without the review of PART B.**

This application may be reviewed by the Connecticut Department of Energy and Environmental Protection (DEEP) and other state or quasi-state agencies. Projects funded under this program are subject to the Connecticut Environmental Policy Act ("CEPA"), other environmental regulations, and DECD regulations related to procurement and bidding procedures.

**Please contact DECD at [brownfields@ct.gov](mailto:brownfields@ct.gov) for further information on program requirements.**

***PLEASE READ CAREFULLY: The response fields included within this application have been assigned character limit restrictions. Please be sure that all text is visible in the provided spaces prior to signing the form. Once the document has been signed, any text extending beyond the space provided WILL NOT BE VISIBLE. Please adjust your response lengths accordingly.***

## PART A (THRESHOLD ELIGIBILITY SECTION)

### SECTION I APPLICANT & PROJECT INFORMATION

**1. Applicant:**

**Federal Employer Identification Number (FEIN):**

**Business Address:**

**City:**

**ZIP Code:**

**Contact Name:**

**Title:**

**Telephone:**

**Email:**

**2. Type of Organization (please refer to [C.G.S. Sec. 32-760](#) for definitions)**

- ☐ Municipality ☐ Municipal Economic Development Agency
- ☐ Non-Profit ED Corporation formed by municipality(ies)
- ☐ Non-Profit Corporation or LLC formed by a municipality or related entity
- ☐ Regional Council of Government ☐ Land Bank
- ☐ Other, describe

**3. Project Name:**

**4. Amount of Financial Assistance requested: \$**

**5. Project Address:**

**City:**

**ZIP Code:**

**Total Site Acreage:**

**# of Parcels:**

Please list parcel-level detail in table below.

Parcel Address	ZIP Code	Parcel ID / Tax-Assessor ID	Acreage

**NOTES:**

## SECTION II APPLICATION ELIGIBILITY THRESHOLD CRITERIA

1. Is the Applicant the property owner?: Yes ☐ No ☐

If no, please provide the name of the current property owner and describe how and when ownership or access to property (if needed), will be obtained.

Please attach the Letter of Intent, Purchase and Sale Agreement, Access Agreement or other documentation from owner indicating willingness to provide access. Please attach the tax assessor's property card(s).

2. Does the property and project meet the definition of a “Brownfield” (see definition below)?  
Yes ☐ No ☐

Please include a description of why site may be considered a brownfield:

3. Please provide the following information:

Please describe the current use of the property:

Vacant ☐ Abandoned ☐ Underused ☐ Operating / In Use ☐

Current/Prior Usage Details (including relevant time periods):

**If property is abandoned/vacant, how long has the property been abandoned/vacant?**

**Tax Status (*current, delinquent, foreclosure*):**

**“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.

- 4. Does the applicant, project partners and/or any related affiliates have any direct or related liability for the contamination on the property? Describe. If available, please attach the Phase I Environmental Site Assessment (ESA) for the property.**

- 5. Is the subject project site in the Property Transfer Act Program [\(C.G.S Section 22a-134a\)](#)?**

**Yes ☐ No ☐** If so, please identify any Certifying Party:

## PART B – PROJECT DETAILS

### SECTION I PROJECT DETAILS / MERITS

#### 1. Please provide a detailed overview of the proposed project.

General guidelines are provided below; however, use your best judgement to help us understand the project, and include any relevant project details including how the grant funding would be utilized for the project. Include or attach graphics illustrating the map/block and lot, assessment plan etc.

##### A. Knowledge of Contamination History/Background.

(Brief site operational history - previous use of property and dates; "Potentially Responsible Party(ies)" for contamination present on site if available; high level understanding of potential areas of concern identified based on operational history; knowledge of/potential for additional constituents of concern (including emerging contaminants) based on operational history; description of potential hazardous building materials; other site specific details identified that would help understand the plan and estimated costs):

**B. Preliminary Environmental Investigation.**

(Has any preliminary environmental investigation taken place. Are there any Phase I Environmental Assessment Studies or other initial environmental studies available? Please attach all available studies.):

**C. Project Need and Description.**

(Explain why the Applicant is taking up the assessment activities on the site. Is there any interest for development of the property? Provide a comprehensive description of the assessment plan and activities. Is the assessment plan consistent with the Remediation Standard Regulations (RSRs), the Site Characterization Guidance Document (SCGD), the DPH/DEEP/EPA protocol etc.):

**D. Other Supplemental Site Information, if any – this section will not be scored.**

(Does the site include any historic or known archaeological resources? Please include any DEEP or EPA enforcement actions including consent orders and notice of violations related to the site. Does the property fall under a State or Federal cleanup program? Has the project site been enrolled in a regulatory program - Voluntary Remediation Program, ABC, BRRP, Transfer Act etc.):

**E. Estimated Costs and Budget.**

(Please provide a detailed budget in the table below. Explain how the estimates were arrived at. Highlight any non-DECD funding that have been or will be committed to the project. Details can be provided under Question III.2)

Project Activity (Use of Fund)	Source of Fund						
	DECD	Other State	Federal	Local	Private	Developer	Total
Land acquisition							
Other Pre-dev							
Assessment Details							
Phase I ESA							
Phase II ESA							
Phase III ESA							
RAP							
HBM Survey							
Asbestos Survey							
Lead Survey							
Demo Survey							
Remedial Design							
Structural Analysis							
PM							
<b>Total</b>							

## SECTION II ECONOMIC AND COMMUNITY DEVELOPMENT IMPACT

- 1. Is the project currently located within a designated Distressed Municipality? Describe.**

For more information on designations and definitions, please visit the following links - for [Distressed-Municipalities](#)

- 2. Is any part of the project located within a designated Opportunity Zone (OZ) or adjacent to an OZ? Is this project related to an OZ project? Explain:**

Visit map of [Designated Opportunity Zones and Locations](#)

- 3. Describe the locational benefits of the project site in relation to the local community, municipality, region, and state. What is the potential of the site in terms of generating community benefits and economic value?:**

**A. Is the site located within half-mile radius of one of the existing or planned stations on AMTRAK, MetroNorth, Shore Line East, CTFAstrak transit lines, or other bus stations with frequent daily service? Please describe:**

**B. Is the site easily accessible by road and highway? Describe:**

**C. Does the site have a waterfront and accessible to any waterways? Describe:**

**D. Is the project site within a downtown, urban/rural center or a regional hub? Describe.:**

**E. Is the project site identified in the state and local plans for development? Describe:**

**F. Is the project site identified in the regional [Comprehensive Economic Development Strategy](#) report as a priority site?**

**G. Is the site within or adjacent to any planned local, regional or state district/hub?**

**Provide proof or justification:**

(Advanced Manufacturing; Aerospace & Defense; BioScience & Healthcare; Film, TV, Digital Media; Financial Services; Green Energy; Insurance; Technology & Innovation; Tourism)

### SECTION III DEVELOPER INTEREST/NON-DECD SUPPORT

- 1. Is there interest in the property for future development purposes? Please provide details of any interested developers and future development plans. Has the Applicant done an RFP/RFQ for development of the site? Is the site zoned for the potential end use?:**
- 2. Please describe the non-DECD funds committed to the project:**  
(Could include costs for preliminary assessment, market studies, property acquisition and other predevelopment expenses)
- 3. Have there been any market demand studies been done for the site or the surroundings? Please describe. If there are other ways that the Applicant has gauged the value for developing the property, please describe?:**

## SECTION IV      APPLICANT EXPERIENCE

### **1. Provide up to five examples of similar scale assessment/ remediation/brownfield redevelopment projects that the Applicant/Partners/Parent-entity has undertaken.**

For each project: Provide project name; address; project scope; total project costs; details of funding sources; if DECD/other state agency funding was involved; project period; indication if project was completed on time and on budget; project issues and how they were resolved, and project testimonials and contact information.:



**2. Please list the project team members. Please summarize their experience and skillset to undertake such projects:**

(Environmental professionals, environmental attorneys, financial partners, development consultants, municipal officials, developer, development companies, etc.)

**SECTION V****DOCUMENT CHECKLIST**

Attach copies of the following required documentation:

Please attach copies of the following documentation, as applicable.

All documents with an asterisk\* are required documents.

**Please note: All documents should be numbered and named in accordance with the checklist items below PRIOR to submittal to DECD**

- 1. Tax Assessor Property Card(s)\***
- 2. Letter of Intent to Purchase Property/Purchase and Sales Agreement**
- 3. Access Agreement or documentation from owner indicating willingness to provide access**
- 4. Phase I ESA (if available)**
- 5. Site Plans and other graphics/photos describing project**
- 6. Any available preliminary assessment reports**

## SECTION VI CERTIFICATION BY APPLICANT

It is hereby represented by the undersigned, that to the best of my knowledge and belief no information or data contained in the application and attachments are in any way false or incorrect and that no material information has been omitted. The undersigned agrees that the Connecticut Department of Energy and Environmental Protection (DEEP), the U.S. Environmental Protection Agency (EPA) are hereby authorized now, or anytime in the future, to give the Department of Economic and Community Development (DECD) any and all information in connection with matters referred to in this application. Your application and the contents of your application and our discussions with you are subject to public disclosure. We may communicate with the municipality, state agencies (including DEEP, the CT Department of Housing, the CT Office of Policy and Management, the CT Department of Public Health), the EPA, and the general public. You or the owner may be requested to enroll in the DEEP Voluntary Remediation Program or other regulatory programs, and to cooperate with DEEP and the EPA. Projects funded under this program may be subject to the Connecticut Environmental Policy Act ("CEPA"), as well as other environmental regulations, and DECD regulations related to procurement and bidding procedures. State funding may require placement of a lien on project property. In addition, if the applicant is a private corporation, a personal guaranty may be also required from each owner of 10% or more. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended and agreed to by the DECD. DECD reserves the right to modify or waive any requirement, condition or other term set forth in this Application, to request additional information at any time from one or more applicants, to select any number of applications submitted to this program, or to reject any or all such applications, in each case at DECD's sole discretion. DECD may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this program shall be prepared at the sole expense of the applicant and shall not obligate DECD to procure any of the services described therein or herein from any applicant. DECD shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.

<b>Signature:</b>	<b>Printed Name:</b>
<b>Date:</b>	<b>Title:</b>

The document cannot be edited once a signature is applied using the sign option on Adobe Acrobat. Please make sure the application is complete and ALL RESPONSES ARE VISIBLE (start and end of response) prior to applying your signature.