



Brownfield Competitive Round 22
Announcement Highlights

Brownfield Competitive Round 22

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Office of Brownfield Remediation & Development

Connecticut Department of Economic & Community Development

July 29, 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)
- 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, August 15, 2025.

Summary of Funding Availability

TOTAL AVAILABILITY – \$25 million

PROGRAM	MAX per application	MIN per application	Notes
Grant – Remediation/Limited Assessment	\$6 million	\$200,000	Max recently increased from \$4M
Loan – Remediation/Limited Assessment	\$6 million	\$500,000	Min. is \$500K
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	
Grant – BAR Planning	\$200,000	none	Min 10% match requirement

Schedule

Webinar/Question-Answer Session	
Tue, July 29 th (10AM – 11AM)	Topic: An overview/What’s New in Round 22?
Scheduled Office Hours on Teams	
Tue, July 22 nd (10AM – 12PM)	Please email brownfields@ct.gov to request a time for a one-on-one meeting. Upon request, a meeting confirmation and Microsoft Teams link will be provided. If these blocks do not work for you, please contact us.
Thur, July 24 th (10AM – 12PM)	
Thur, July 31 st (1PM – 4PM)	
Tue, Aug 12 th (1PM – 4PM)	
Questions on the NOFA	
Mon, August 11, 2025	Deadline for questions to DECD on this NOFA
Fri, August 15, 2025	Posting of FAQ Addendum (if any) on OBRD’s Website
Application Deadline	
Mon, September 8, 2025	Request for SharePoint folder (see Application Process)
Wed, September 10, 2025, noon	Deadline to submit or upload Application Package
Round 22 Award Announcement	
November/December 2025	Award Announcements (tentative)

Application Process

Process

1. Request SharePoint link – send email to brownfields@ct.gov
 - Name of Applicant, Project Name, and 22(RG), 22(RL) 22(AO) or 22(BAR6) in subject line
e.g.: Gotham City_Downtown Mill, Former, Remediation Project_22(RG)
2. Upload application documents to SharePoint and send email signaling submission completion
 - Make sure you are following the file naming/numbering format; please do not include subfolders for each file.
 - Contact brownfields@ct.gov with any issues
3. Make sure you receive a confirmation receipt from OBRD.

Due Date

Applications will be accepted until **NOON** on **Wednesday September 10, 2025.**

What's New in Round 22?

Highlights

- Remediation grant and loan – maximum limit \$6m
- BAR Planning Round included
- Prevailing Wage Rule
- New SHPO procedures
- Distressed munis/EZ
- Impact of the new Release-Based Cleanup Regulations (RBCRs)

Prevailing Wage Rule (new amendment effective July 1, 2025)

All projects will have to be consistent with the requirements of C.G.S Section 31-53c (see House Bill 7287 Section 160).

- Prevailing wage rates are triggered when the total cleanup assistance (from all DECD source(s)) is \$1M or more
 - Applies only to the cleanup phase/contract of a redevelopment project
 - All non-DECD funding sources for the cleanup/phase contract will need to pay prevailing wage rates
 - Redevelopment/vertical/construction phase not subject to prevailing wage rates as long there is no DECD participation
 - Please fill out DECD Budget Summary Sheet carefully to differentiate the cleanup and redevelopment phases (see next slide)
 - The wage rates will have to be adjusted annually as required under C.G.S. Section 31-55a
- For more info – Please see Grant FAQ #s 25 & 26 and Loan FAQ #s 21 & 22
 - For specific questions – contact the DOL (Mary Toner), Wage Enforcement Agent, Public Contract Compliance – mary.toner@ct.gov; 860.263.6606

Budget Summary Sheet

4. Brownfield/Cleanup Project Budget:

Brownfield Funding Request:	
Previous Brownfield Funding:	
Other DECD Funding:	
Non-DECD Funding:	
TOTAL BUDGET	\$0

5. Redevelopment Phase Budget:

DECD Funding (excluding this request):	
Non-DECD Funding (excluding amount #4):	
TOTAL BUDGET	\$0

New SHPO Procedures

- The SHPO Notification Form is not required as part of the Application process.
- If the SHPO review process has been completed and a No Historic Properties Affected letter (or determination letter) is in hand, include in application package.
- SHPO will make its preliminary determinations based on the information submitted in the Application Form.
- If the application is successful in receiving an award and if SHPO still has concerns, you will be directed to submit an online request for environmental review
<https://conncris.ct.gov/pages/environmental-review>
- The SHPO reviews the project's consistency with applicable federal and state laws. If feasible, consider ways to avoid or mitigate potential impacts to historic resources.
- Projects that are deemed to have no adverse effect will automatically receive a Letter of No Adverse Effect determination and will not need to submit any additional requests.
- For more information on SHPO's review process, please visit:
https://portal.ct.gov/DECD/Content/Historic-Preservation/01_Programs_Services/Environmental-Review/Environmental-Review-Procedures.

Release Based Cleanup Regulations (RBCR) Impact

- The newly passed RBCRs will have no negative impact but will complement DECD's Brownfield Program.
 - Updates to remediation standards, the new permits by rule, and significant hazard notification incorporated
 - Clarifies how newly discovered and created releases on a brownfield site are treated
 - RBCR maintains exemptions for projects cleaned up under DECD Programs
- All remediation projects (soil/groundwater) funded by DECD Brownfield Program will have to follow site-wide investigation and remediation under a formal site-wide program (at a minimum, the Voluntary Remediation Program).
- Evaluate potential projects that are not site-wide (currently not eligible for DECD funding)
- RBC Program – another cost-effective tool/solutions for cleanup of properties that do not have complicated, severe, or site-wide issues that brownfield properties typically have.

NOFA Overview

Remediation Grant and Loan

Remediation/Limited Assessment Grant & Loan Programs

- Primary mission – bringing brownfields to economic productivity and community benefit
- Past projects – adaptive reuse or new construction
 - Housing/Mixed-uses/TOD
 - Industrial/Commercial/Retail/Business
 - Recreational/Community/Parks
 - Health-related end uses/Research facilities
 - Green Energy Focus
- Competitive process
- Multi-dimensional scoring
- Answer all questions; questions connected to scoring

Eligible Applicants for Grant Program

Per C.G.S. Section 32-760 (6), (12), (22)

Municipalities

Economic Development
Agencies / Corporations

Councils of
Governments

Connecticut
Brownfield Land
Banks

Entities responsible for the contamination are ineligible.

All applicants must provide proof of access to the site, site control or path to site control.

Eligible Applicants for Loan Program

- Potential brownfield purchasers
- Current brownfield owners
- All grant-eligible entities
- Persons or entities responsible for the contamination are ineligible
- All applicants must provide proof of access to the site, site control or path to site control.

Public-Private Partnership

- DECD encourages private entities to partner with grant-eligible entities
- Helps with arriving at cost-effective remediation solutions
- The Assistance Agreement (DECD Contract) can be structured to enable a pass-through of the grant from eligible entities to private partner entities
- Private partners will have to accept DECD's collateral terms and property restrictions including
 - mortgage liens,
 - unlimited corporate/personal guaranty,
 - negative pledge and/or use restriction (as applicable, on a case-by-case basis).
- Please view webinar recording on public private partnerships on different options

Threshold Requirements

- Site is a brownfield as per C.G. S. Sec. 32-760.
- Applicant and potential development partner(s) have no direct or related liability for the conditions of the brownfield.
- Applicant or potential development partner has access or will have access to the property, site control or path to site control.
- Potential development partner is registered to do business in the State of CT and is in good standing – no pending lawsuits, liens filed or tax arrears.
- If the redevelopment project has a housing component, proof that it will comply with DECD's Affordable Housing policy.

Eligible Uses of Funds

- Limited investigation, assessment, planning, environmental consultancy
- Soil and groundwater remediation
- Abatement; hazardous materials or waste disposal; demolition activities
- Groundwater monitoring; institutional/engineered controls
- Attorneys' fees (not DECD-contract related tasks)

Brownfield Definition

As per C.G.S. Section 32-760

1. Vacant, abandoned or underutilized
2. No redevelopment, reuse, or expansion due to presence or potential presence of pollutants in buildings, soil or groundwater
3. Requires investigation or remediation to enable redevelopment, reuse, or expansion

See FAQ questions on examples of what constitutes a “brownfield” project (RG-#20; RL-#17).

Application Review & Award Criteria

- **Shovel Readiness**
 - remediation plan
 - assembly of financing/presence of developer
 - redevelopment plan completeness
- **Economic and Community Development Impact**
 - Project in Opportunity Zone/Distressed municipality/Env. Justice (EJ) goals
 - Property value/tax contribution/Jobs
 - Supports industrial sectors in CT economic development strategy
 - Supports renewable energy sector
 - Green building design/resiliency features
 - Other DECD initiatives – TOD, adaptive reuse, affordable housing
 - Developer interest and non-DECD support
- **Financing/Private leverage/Return on Investment**
 - Applicant/Developer partner contribution/share
 - Private leverage of funds
 - (For loans – loan to value ratio; developer equity)
- **Applicant Experience**
 - Applicant experience with completing similar projects on time and within budget

Collateral and Security Requirements

- Completion guarantee or mortgage lien on property (for loans both are required)
- To be provided by either Applicant or the development partner
- Will be held until redevelopment phase 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

Affordable Housing Policy

- Effective July 20, 2022 (from Round 16)
- 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

Loan Program Terms

- 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).

Application Forms Overview

Before you Begin...

- Navigate to the correct Application Package
- Go to www.ctbrownfields.gov
 - For Remediation/Limited Assessment Grant – go to the Municipal Grant Program Page
 - For Remediation/Limited Assessment Loan – go to the Targeted Brownfield Development Loan Program Page

NEW 01/10/2025: Remediation Grants – Round 21 Materials

- Remediation Grant: Notice of Funding Availability 21(RG) 
- Application Forms Package
 - Budget Summary Sheet – 21(RG) 
 - Main Application Form Remediation Grant – 21(RG) 
 - Budget and Return on Investment Form – 21(RG) 
 - Certification By Applicant Form – 21(RG) 
- FAQ – Frequently Asked Questions - 21(RG) 

NEW 01/10/2025: Remediation Loan – Round 21 Materials

- Remediation Loan Notice of Funding Availability 21(RL) 
- Application Forms Package
 - Budget Summary Sheet – 21(RL) 
 - Application Form Remediation Loan – Round 21(RL) 
 - Budget and Return on Investment Form – 21(RL) 
 - Certification By Applicant – 21(RL) 
- FAQ - Frequently Asked Questions - 21(RL) 

New Form in RG/RL packages

- Budget Summary Sheet

Municipal Brownfield Grant or Loan Application
Remediation/Limited Assessment Program

BUDGET SUMMARY SHEET

1. Applicant Name:

2. Round:

3. Project Name:

4. Brownfield/Cleanup Project Budget:

Brownfield Funding Request:	
Previous Brownfield Funding:	
Other DECD Funding:	
Non-DECD Funding:	
TOTAL BUDGET	\$0

5. Redevelopment Phase Budget:

DECD Funding (excluding this request):	
Non-DECD Funding (excluding amount #4):	
TOTAL BUDGET	\$0

Main Application Form Overview

- Part A – Section I, II and III (Threshold Eligibility Criteria)
 - DECD may make decision after review of Part A – if threshold eligibility is not achieved
- Part B – Sections I through IV Project Details
 - Mirrors the information required to score the project
 - Project Details/Merits
 - Economic and Community Dev. Impact
 - Financing and Budget Details (use Budget Form)
 - Applicant experience
 - Section V – Checklist (please follow the labeling nomenclature; do not create sub-folders for each file/document)
 - Section VI – Helpful reminders

Budget and Return on Investment Form

- First tab – Instructions – read carefully
- Info should match and be consistent with figures presented in the Budget Summary Sheet.
- Tab 1. Sources of Funds and Tab 2. Budget (Sources & Uses)
 - Includes the full redevelopment stack (Cleanup budget + redevelopment portion)
- Tab 3. Clean-up Budget
 - Includes only the Cleanup/Brownfield Project that DECD brownfield funding may be part of
 - Should match numbers on the Budget Summary Sheet
- Tab 4: Property Value and Taxes
 - Best estimation – include supporting information and justification in the Comments section.
- Last tab – ROI
 - Auto-generated

NOFA & Application Form Overview

Assessment-only Program

Assessment-only Program

- Value-driven
- Sowing the seeds for brownfield redevelopment
- Helps stakeholders understand issues
- Potential/Cost-benefit for redevelopment
- Potential end uses (including highest and best end use)
- Attracts developers
- Public information

Eligible Uses of Funds

Assessment-Only Projects

- **Costs Associated with:**

- Soil, groundwater assessment and investigation (Environmental Site assessment reports)
- Hazardous building materials survey/design and other infrastructure investigation
- Planning (Conceptual Drawings, Market Demand Studies, etc)
 - (Maximum of 25% of grant funds)
- Engineering and environmental consulting
- Limited clearing activities to conduct investigation activities
- Limited structural investigation
- Attorney fees related to non-DECD contract related legal work
 - Example: Property title and ownership search, environmental use restrictions, etc.
 - No DECD legal expenses involved

- **Maximum of 5% for admin soft costs**

Threshold Requirements

As per C.G.S. Section 32-760

- Proof site is a brownfield
- No Liability (direct or related)
- Ownership or Access Agreement

Application Review & Award Criteria

Assessment-Only Applications

- **Clarity on Assessment Needs**
 - Knowledge of contamination and site history
 - Primary investigation
 - Project Description
 - Budget Feasibility / Cost-efficiency
 - Project is in distressed municipality
- **Economic and Community Development Impact**
 - Project in Distressed Muni/Opportunity Zone
 - Locational benefits / merits
 - Developer interest and non-DECD support
- **Non-DECD Support**
 - Non-DECD funds committed
 - Market demand / Studies for the site
- **Applicant Experience**
 - Applicant experience with completing similar projects on time and within budget

Application Overview

Before you Begin...

- Take Notice of the Application Type

- Make sure the application says **Assessment Only**

- COG/Land Bank Cover Sheets

- Applicable only for Landbanks or COGS who are allowed to apply for 500K for multiple parcels and/or municipalities
 - Can also submit separately
 - [Link](#)

NEW 01/10/2025: Assessment-Only Grants – Round 21 Materials

- [Assessment-Only Grant: Notice of Funding Availability - 21\(AO\)](#) 
- [Application Form Assessment-Only Grant – 21\(AO\)](#) 
 - For Councils of Governments and Land Banks
 - [Multiple-Project Application Cover Sheet – 21\(AO\)](#) 
- [FAQ - Frequently Asked Questions - 21\(AO\)](#) 



State of Connecticut

Department of Economic and Community Development

Office of Brownfield Remediation and Development

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.

Application Overview

- Part A – Section I & II (Eligibility Criteria)
 - Basic Application Questions
 - Don't forget your FEIN#
- Part B – Section I (Project Details)
 - This gives us the full explanation of the project
 - Please read all the instructions
 - Note: There will be multi-part questions from time to time – Please tell us as much as you can based on what you know
- Budget
 - List Other Sources (Not just DECD)
 - Snapshot of what you are requesting funds for (let us know what kind of issues the site has) used to start your budget attachment
 - Not mandatory to have any preliminary assessments
 - You may not know anything at this point – That is OK!!

Application Overview (Continued)

Part B – Section II (Economic & Community Development Impact)

- Questions 1 & 2 (Distressed/OZ) – Use the links provided for reference if needed
 - Question 3 – Location Location Location!!
 - Transportation Related (Questions A., B., C., D.) – Accessibility; Proximity to Bus & Rail, Highways, Waterfront, Downtown, Urban/Rural Centers and regional hubs
 - Planning Related (Questions E., F., G) – Is this an important site that people have been planning for?
 - Part B – Section III (Developer Interest/Non-DECD Support)
 - Part B – Section IV (Applicant Experience)
 - Part B – Section V (Document Checklist)
 - Only 1 Mandatory Document **Tax Assessors Card
 - All other documents are "If Applicable/Available"
 - Any additional documents that will boost your application, please provide
 - Signature Page *Important*
 - 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
-

Post-Funding Award Process

Assessment-Only Projects

- Project Manager (Contracts) - handles majority of the PM tasks for AO projects
- No DECD Outside Counsel
- All reports/project deliverables property of DECD/State (accessible by the public)

Process

- Financial Assistance Proposal (Layman terms of DECD contract)
- Kick-off Meeting
- Assistance Agreement/DECD Contract
- Internal set-up for grant drawdown process
- Consultant Procurement
- Project Implementation
- Project Closing (two-year period for AO projects)

RFA Overview

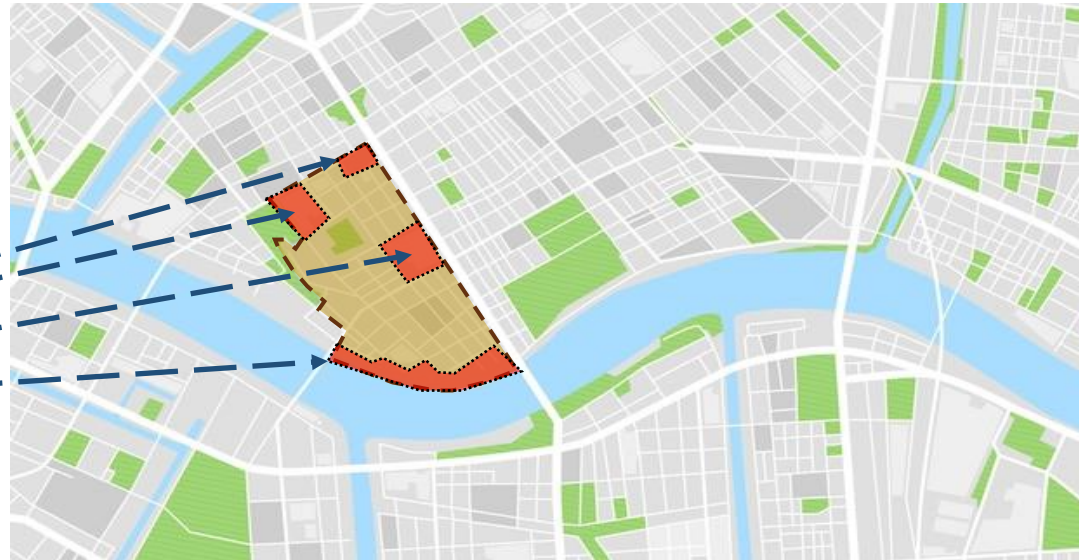
BAR Program

Summary

- 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

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
- Creating strong community participations to develop a successful implementation strategy
- Formation of an advisory/steering committee – helps with future strategies/decisions
- 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
- **REQUIRED: Final report with specific implementation strategies to remediate and redevelop BAR Project Area**

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%)

Application Overview

Application Package

- Available on the Brownfield Planning Grants Page
 - 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

Application Overview

- Section 1: Project Need and Purpose
 - Economic & Social Concerns and Challenges
 - Demographic data and comparisons (local, regional, state, national) Population, Unemployment, Poverty, Household Income etc.
 - Environmental concerns and Brownfield Challenges
- Section 2: Project Description and Vision
 - Broad description of project and BAR Project Area
 - Approach and vision, long term goals and objectives
 - Expected outcomes and impacts to project area
 - Ongoing brownfield planning efforts
 - Identification and description of known brownfield sites in the area e.g. owner, current use, whether Superfund site, whether enrolled in a liability relief program, level/progress of assessment and clean up etc.)
 - 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
 - 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.
 - Description of proposed activities and tasks + tasks to be accomplished with matching funds
 - Project timeline, schedule and description of deliverables

Application Overview (Continued)

- Section 4: Applicant Capacity and Capability
 - Organizational capability
 - Committed staff
 - Experience and past performance
- Section 5: Partnerships, Collaboration, and Leverage
 - Establishment of advisory/steering committee
 - Potential public-private partnerships
 - Leveraging of resources
- Section 6: Relation to State Policies, Programs, Initiatives and Projects
 - 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.)
 - Existing or planned commuter rail or bus rapid transit station
 - Existing plans and programs or designations for the project area (MDP, NRZ, TOD Plan etc.)
 - Past and ongoing state/DECD funding in project area

Q&A

Frequently asked FAQs – RG!

1. Can we apply for an ongoing project and for work already completed? (RG FAQ #22)
 2. Can we apply for a park/community project? (RG FAQ #21)
 3. Is assessment an eligible use under this program? (RG FAQ #4)
 4. If successful, can my consultant get reimbursed for preparing the application? (RG FAQ #23)
- Review the FAQs – good info

Frequently asked FAQs – AO!

1. Can we apply for work already completed? (AO FAQ #16)
 2. If successful, can my consultant get reimbursed for preparing the application? (AO FAQ #17)
 3. Can a municipality (or other eligible-entity) apply for an assessment grant under the program for a privately-owned property? (AO FAQ #11)
 4. Can a portion of the Assessment-only funds be used for planning activities to ready the project parcel for development? (AO FAQ #20)
 5. Do I need to provide addresses of sites where work will be performed?
Does there need to be a developer?
- Review the FAQs – good info



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

Please send email to
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



Thank you
for joining
us!