



Brownfield Competitive Grants

Walk-in Session #3 - Round 19/BAR Rnd4

BAR Planning Grant Program Highlights

Brownfield Area-wide Revitalization(BAR) Planning Grant – Competitive Round 4

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

Connecticut Department of Economic & Community Development

January 31, 2024

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, February 2, 2024.

Agenda

Announcements & Program Introduction

BAR Program Overview

Project Examples

Questions

Summary of Funding Availability

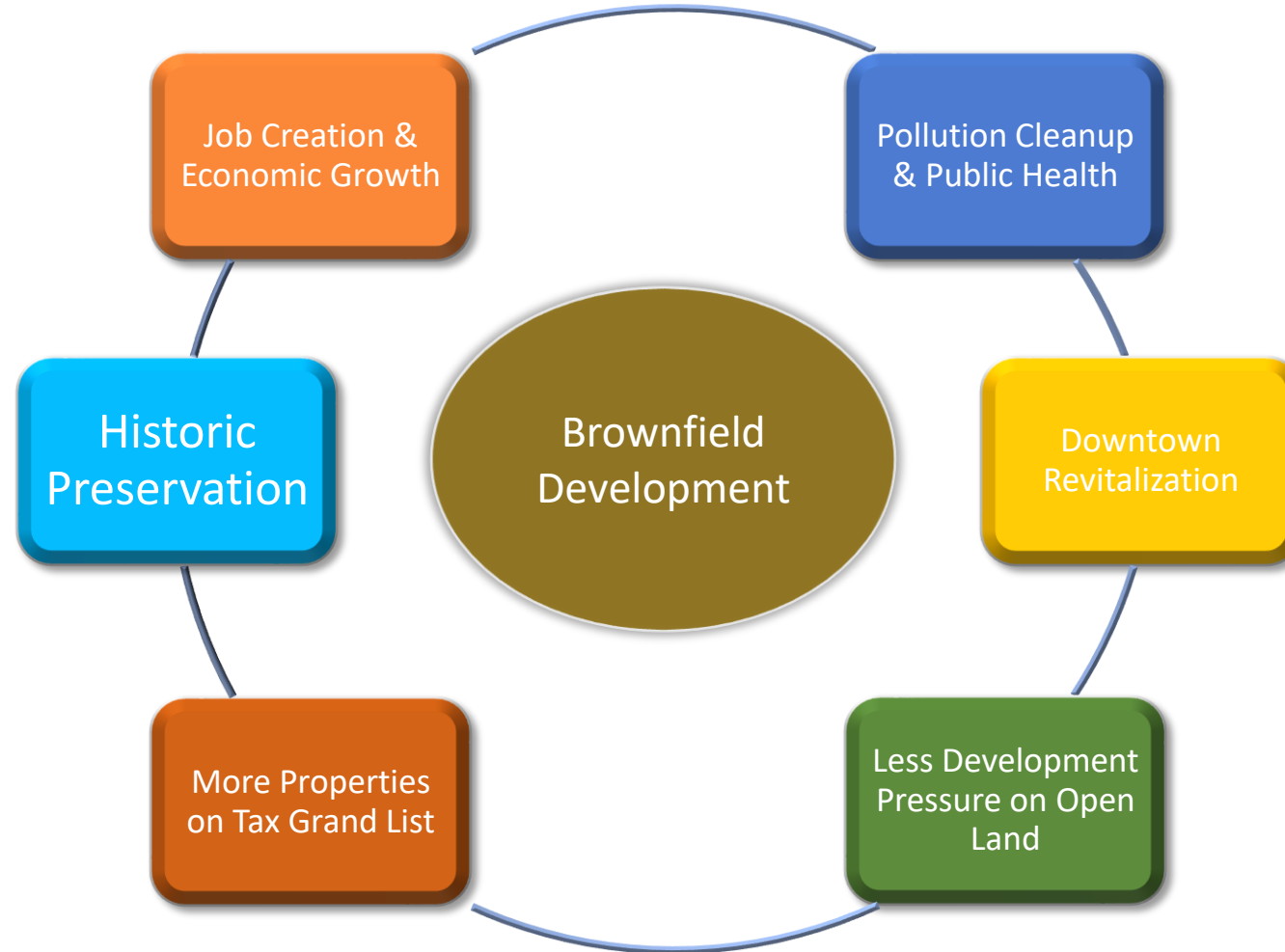
TOTAL AVAILABILITY – \$25 million

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
BAR Planning Grant	\$200,000	Min. not specified	

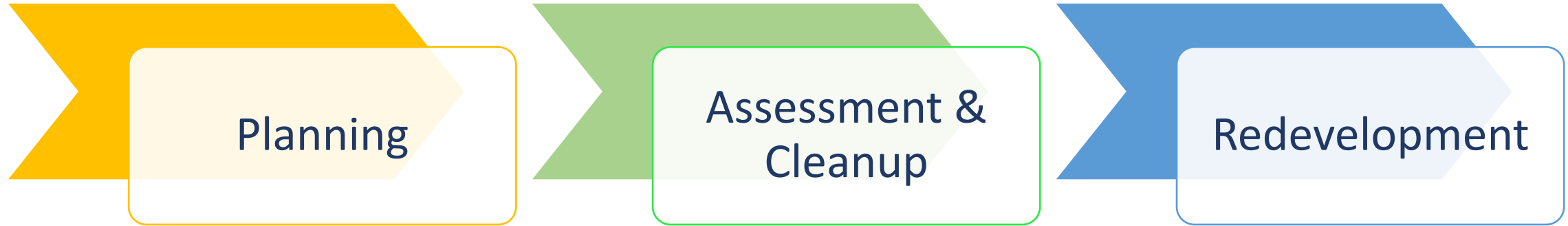
Schedule

Presentations and Walk-in Teams Meetings	
Wed, Jan 17, 2024 (9 - 10AM)	Topic: What's new in Round 19 - Remediation/Limited Assessment Grant & Loan Program Highlights
Wed, Jan 24, 2024 (9 - 10AM)	Topic: What's new in Round 19 – Assessment-Only Grant Program Highlights
Wed, Jan 31, 2024 (9 – 10 AM)	Topic: BAR Planning Round 4 Program Highlights
Wed, Feb 7, 2024 (9 – 10:30 AM)	Topic: Building your Redevelopment Project Capital Stack (a presentation from other public funding programs)
Questions on the NOFA	
Wed, Jan 31, 2024	Deadline for questions to DECD on this NOFA
Friday, Feb 2, 2024	Posting of FAQ Addendum (if any) on OBRD's Website
Application Deadline	
Wed, Feb 28, 2024 @ noon	Request for SharePoint folder
Friday, March 1, 2024 @ noon	Deadline to submit or upload Application Package
Round 19 Award Announcement	
May/June 2024	Award Announcements (tentative)

Why Brownfield Development



Comprehensive Redevelopment Strategy



Available Toolkit

Brownfield Area-wide Revitalization (BAR) Planning Grant Program

- Brownfield Municipal Grant Program
- Targeted Brownfield Loan Program
- Brownfield Liability Protection Programs (ABC & BRRP)
- Voluntary Remediation Program (VRP)

- Urban Action/STEAP Program
- Community Investment Fund 2030/Challenge Grant
- Historic Tax Credits
- DOH/CHFA Programs
- CT Green Bank
- EPA/DEEP & other federal
- Non-DECD/other state programs

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



BAR Planning Grant

Goals and Outcomes

- Comprehensive understanding of the existing conditions and issues
- Community participation to develop a successful implementation strategy
- Effective implementation strategies (based on market studies and feasibility analyses)
- Prioritization of brownfield sites for cleanup and reuse
- Priorities for public and private investment
- 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 Planning Grant

Request for Applications Overview

William Wallach

Brownfield Area-wide Revitalization (BAR) Planning Grant

Round 4

- Enabling statutes: C.G.S. Section 32-763(g)
- Round 4: \$1M funding availability
 - Applications due by **NOON** on **Friday, March 1, 2024**
 - Maximum grant: **\$200,000**
 - Minimum local match: **10% cash**
- Eligible entities – Municipalities, CT Brownfield Land Banks, Economic Development Agencies, Regional COGs
- Project Completion: Two years from contract execution

BAR Planning Grant

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/r environmental conditions

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

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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%)
- Other actions to spur investment

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Application Format

- 12 pages maximum – excluding maps, tables, photos, figures, and other attachments
 - *No standard application form*
 - Letter-size paper, 1-inch margins, typed, single-spaced, 12-point font
- Submit electronically by **NOON on March 1, 2024**
 1. Request SharePoint link
 - Name of Applicant, Project Name, and (BAR4) in subject line
City of Troy_Downtown Troy BAR Project_(4BAR)
 2. Upload application documents to SharePoint
 - Contact brownfields@ct.gov with any issues

BAR Planning Grant

Application Format (continued)

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 Application (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

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Scoring Criteria

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

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Project examples

Binu Chandy

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Themes

- Community Involvement
- Form & Maintain Strong Partnerships
- Identify What is Feasible
- Prioritize Sites and Projects
- Strategies for Plan Implementation – Blueprint
- Maximize Scarce Resources
- Presence of a Brownfield Committee for Sustained Progress
- Info for future funding applications

Town of East Hartford

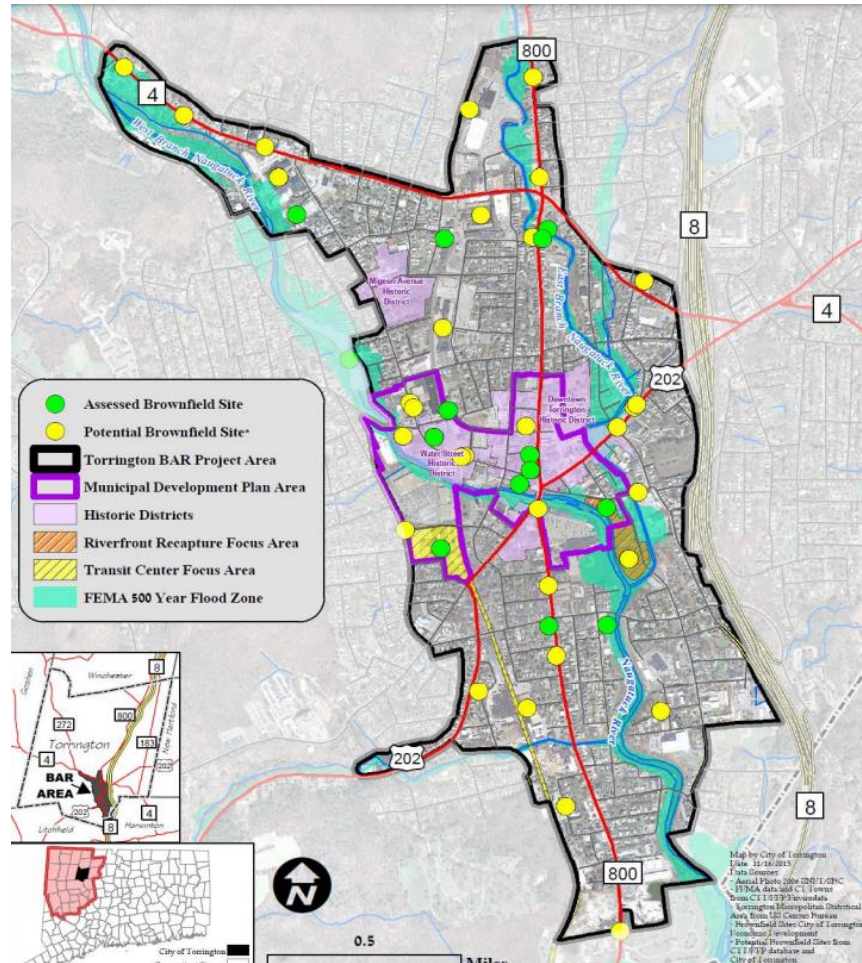
Silver Lane Revitalization Plan – BAR Rnd 1

- \$200,000 Grant
- Silver Lane Corridor
- Funds use for:
 - Master Plan
 - Identifying Opportunity sites
 - Market Analysis
 - Branding and marketing
 - Recommendations for revitalizing the corridor



City of Torrington

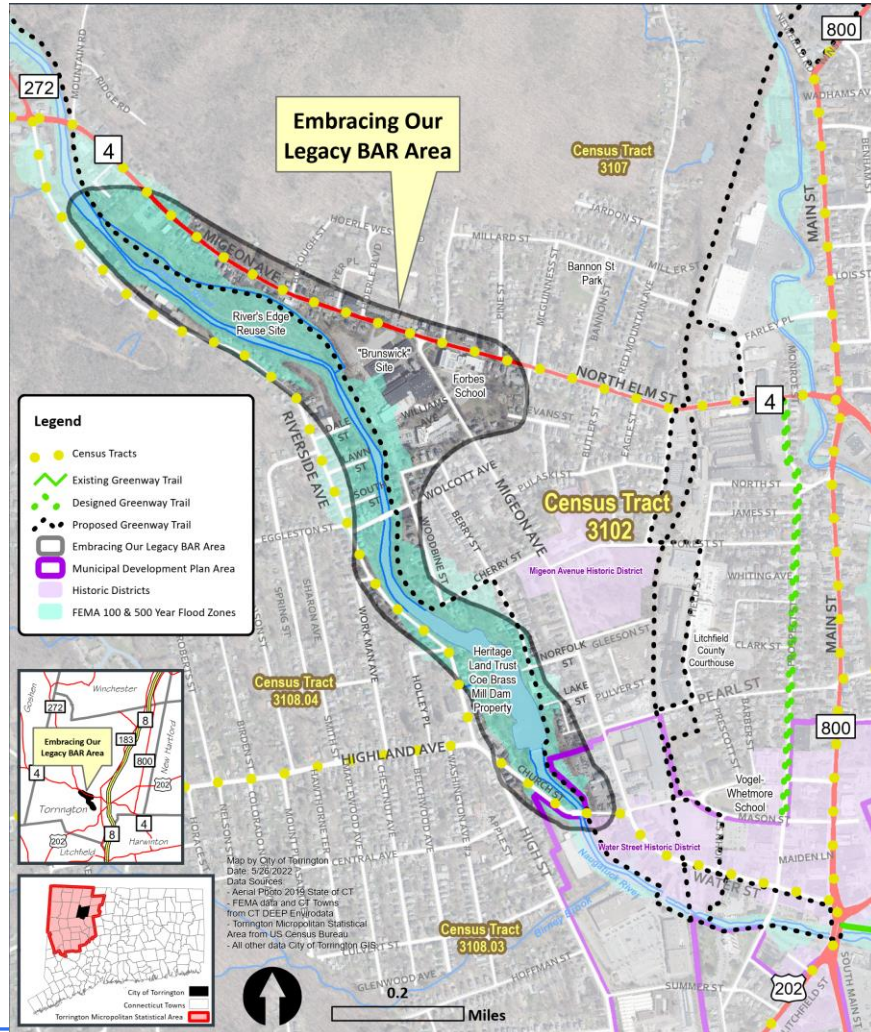
Downtown MDP & Riverfront Recapture Area – BAR Rnd 1



- \$200,000 Grant
- Focus on east and west branches of Naugatuck River for the Downtown MDP and Riverfront Recapture Area
- Funds used for:
 - Market analysis
 - ESAs at two brownfield sites
 - Develop downtown master development plan

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

City of Waterbury

MAD River Redevelopment Corridor Planning – BAR Rnd 1

- \$140,000 Grant
- Funds used for:
 - Floodplain analysis
 - Environmental evaluation
 - Create master development plan
 - Design Mill St. retaining wall
- Info used for funding proposals and a coordinated approach by the City and WDC



Q&A

BAR Planning Grants



Thank you

Director

Binu Chandy

PM Contracts

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