



Greyfield Revitalization Program

Planning and Assessment Grant Opportunity

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Office of Community Development

Connecticut Department of Economic & Community Development

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Housekeeping Announcements

- Please remain on mute until the Q&A session.
- Meeting will be recorded
 - The slide deck and presentation recording will be posted on the Greyfield website ([Greyfield Revitalization Program](#))
- Enter questions and comments into the Chat and they will be answered at the end of the presentation during the Q&A

Program Overview

What are “Greyfields?”

A Greyfield is generally defined as **previously developed commercial, retail, office, or knowledge-work space or property** that is no longer economically viable and has significantly declined in use or occupancy.

These sites are typically structurally sound but outdated, underutilized, or mismatched with current market needs and pose significant challenges to economic development, land use planning, and community revitalization.

Unlike brownfields, greyfields do not require major soil and groundwater cleanup; instead, their challenges stem from long-term vacancy, obsolete design, changing economic patterns, or physical deterioration that makes redevelopment difficult.

Greyfields Revitalization Program

DECD's new Greyfields Revitalization Program (GRP) helps facilitate the repurposing of Greyfields

- DECD has issued an RFP for a consultant to help DECD design the Program (consultant yet to be selected)
- Announcing the **pilot round for the Planning & Assessment Grant (GPA)**
- Future opportunities: Implementation funding

Current Opportunity: Greyfields Planning and Assessment Grant

- support early-stage planning, assessment, and feasibility work;
 - encourage public-private partnerships; and
 - ready the property/site for the next implementation phase.
-
- **Total availability:** \$4 million
 - **Funding limits:** \$100 to \$250K/application
 - No restriction on number of applications from each eligible entity
 - Larger municipalities (larger sites) – DECD funding discretion.

Schedule and Opportunity Details

Schedule

Webinar and Office Hours

Webinar: Monday, June 15, (1 PM – 2 PM)

Click [HERE](#) to join Teams on your computer or mobile app.

Office Hours: Thursdays 10 AM – 11 AM

Or call in (audio only) [+1 860-840-2075](#)

June 25, July 9, July 16

Phone Conference ID: 194 952 63#

Questions on the NOFA

Wed, July 8, 2026

Deadline for questions to DECD on this NOFA

Fri, July 10, 2026

Posting of FAQ Addendum (if any) on Greyfields Website

Application Deadline

Mon, August 3, 2026

Request for SharePoint folder (see Application Process)

Wed, August 5, 2026 (noon)

Deadline to submit or upload Application Package

Award Announcement

September 2026

Award Announcements (tentative)

Application Process

How to Apply

- Applicants are required to submit the Application through the application portal link available on the [GREYFIELDS PROGRAM WEBPAGE](#).
- Required attachments must be uploaded to a DECD SharePoint folder
 - Applicants must request a SharePoint link by emailing decd.greyfields@ct.gov
 - Include Applicant & Project Name and Program Code (GPA1) in subject line.
 - **Recommended** to make folder request by **noon** on **Monday, August 3, 2026**
- An email will be sent to applicants to confirm receipt of the form and application package

Due Date

Applications will be accepted until **NOON** on **Wednesday, August 5, 2026.**

Eligible Applicants

- Municipalities
- Municipal economic development agencies or corporations
- Regional Councils of Governments
- Capital Region Development Authority (CRDA)
- CT Municipal Development Authority (CMDA)

Developers or private property owners must partner with an eligible applicant

Eligible Uses of Funds

(studies to help early-stage planning, assessment, and feasibility work)

- architectural and engineering assessment
- structural and building condition assessments
- hazardous building material investigation
- Limited environmental site assessment to rule out soil and groundwater contamination
- geotechnical investigation
- conceptual site plan alternatives
- sustainability and resilience strategy
- renovation or conversion construction estimation
- planning or feasibility studies
- financial feasibility modeling
- economic resilience analysis
- infrastructure or utility assessments
- stormwater analysis
- traffic or multimodal assessments
- legal and title due diligence
- phasing plan feasibility
- reasonable administrative expenses (5% of grant)

Threshold Eligibility Requirements

- Satisfies Greyfields definition
- Currently commercial, retail, office, or knowledge-work space (workforce training hubs or educational institutions)
- Redevelopment possible without significant soil and groundwater remediation (**Please note:** *Funding can be used to investigate hazardous building materials that were used in accordance with the State Building Code when the structure was constructed*)
- NOT receiving funds for environmental cleanup under a DECD Program
- Proof of site access/control
- Vacancy > 25%.
- Square footage > 7,500 square feet

Application Review and Award Criteria

The following criteria will **be used to score** the applications (these are not threshold requirements)

- Clarity of planning & assessment needs.
- Economic & community development impact.
- Locational benefits (TOD, distressed, hubs).
- Developer interest & external support.
- Zoning & POCD alignment.
- Applicant experience.

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)
 - Provide a snapshot of what you are requesting funds for
 - Not mandatory to have any preliminary assessments or cost estimates, but please include, if available
 - You may not know anything at this point – That is OK!!

Project Examples

Greyfield Project Example #1

The site is a former **20,000 sq. ft. office building** in the Town of Pizzaz (ToP), CT, **built in the 50s has been fully vacant** since COVID. The new telework culture has not helped and the property owner and the Town's ED Director are working towards identifying an end use. The former uses of the site and the Phase I Environmental Site Assessment **do not indicate any soil or ground-water contamination**. The Town of Pizzaz is **partnering with the property owner** and is applying to the GPA Grant Round to conduct hazardous building material investigation, renovation estimation and conversion feasibility analyses.

Would this site and project be eligible?

- **Yes**
 - Generally satisfies the Greyfields definition
 - Office use
 - No below-surface contamination concerns
 - >25% vacancy rate
 - >7,500 sq ft., and
 - There is site access

Greyfield Project Example #2

The site is a former **5,000 sq. ft. office building** in the Town of Pizzaz (ToP), CT, **built in the 50s has been fully vacant** since COVID. The new telework culture has not helped and the property owner and the Town's ED Director are working towards identifying an end use. The former uses of the site and the Phase I Environmental Site Assessment **do not indicate any soil or ground-water contamination**. The Town of Pizzaz is **partnering with the property owner** and is applying to the GPA Grant Round to conduct hazardous building material investigation, renovation estimation and conversion feasibility analyses.

Would this site and project be eligible?

- **No**
- Threshold requirement for the program is that the property should be >7,500 sq ft.

Greyfield Project Example #3

The site is a former **20,000 sq. ft. office building** in the Town of Pizzaz (ToP), CT, **built in the 50s has a 15% vacancy rate.**

The property owners are anxious that given the trend the vacancy rate is going to worsen. They are exploring all marketing strategies to reduce the vacancy rate. The property owner saw the greyfields announcement and contacted the Town's ED Director to explore the possibility of submitting an application for some market demand and strategy studies.

Would this site and project be eligible?

- **No**
- The threshold requirement for the program is that the property should be at least 25% vacant.

Greyfield Project Example #4

The site is a former **20,000 sq. ft. office building** in the Town of Pizzaz (ToP), CT, **built in the 50s has been fully vacant** since COVID. The new property owners acquired the property in a bankruptcy sale. **Taxes are being paid but they are not motivated to rush into redeveloping the property.** They are waiting for the market to change. In the meantime, the building is getting shabbier and is an eyesore and a reminder of the tough economic times. The ToP's ED would like to submit an application for this Greyfield property to conduct a Phase I ESA and Hazardous Building Material Investigation. But **the new property owners will not give access.**

Would this site and project be eligible?

- No
 - The Town does not have site access to demonstrate that they can enter the property and conduct the studies.

Greyfield Project Example #5

The site is a former **20,000 sq. ft. office building** in the Town of Pizzaz (ToP), CT, **built in the 50s has been fully vacant** since COVID. The current property owners have **not been paying their taxes and the ToP is considering a tax lien foreclosure.** This has been affecting ToP's tax base. The property has been abandoned, the building is an eyesore, is attracting homeless occupation and vandalism; thus becoming a public safety threat. The ToP's ED would like to submit an application for this Greyfield property to conduct structural investigations, inspect the site and anything that is allowable under its municipal rights.

Would this site and project be eligible?

Maybe

- The Town maybe eligible provided it demonstrates that it has the authority to enter the property, inspect and conduct such studies.

Greyfield Project Example #6

The site is a former **20,000 sq. ft. office building** in the Town of Pizzaz (ToP), CT, **built in the 50s has been fully vacant** since COVID. The new telework culture has not helped and the property owner and the Town's ED Director are working towards identifying an end use. **The Phase I Environmental Site Assessment identifies former contaminating uses** – no records exist to indicate that they were remediated. There are also visual indications to suspect areas of concern on the property. The project could be eligible for DECD's Brownfield Program.

Would this site and project be eligible under the Greyfields Revitalization Program?

- **No**
 - Although this appears to satisfy the Greyfield definition at first glance – there is indication of potential soil and G/W contamination.
 - The ToP should look into applying for DECD's Brownfield Program instead.

Greyfield Project Example #7

The site is a **former school building (>7,500 sq. ft)** owned by the Town of Pizzaz that has been fully vacant since 2020. The Phase 1

indicates asbestos and lead paint, universal waste (lightbulbs and mercury thermometers). There is also an Underground Storage Tank (UST) on the property – there are no documented spills or leaks or any soil or groundwater concerns. The Town's ED Director is applying to the GPA Grant Round to conduct hazardous building material investigation, renovation estimation and conversion feasibility analyses.

Would this site and project be eligible?

Yes

- Use – Knowledge work space (workforce training hubs or educational institutions)
- Although eligible for DECD's Brownfield Program does not have significant below-surface contamination concerns
- Above-ground issues are eligible: hazardous building materials (such as asbestos-containing material, PCB-containing caulk, lead paint/piping, etc.) that were used in accordance with the State Building Code when the structure was constructed and presence of universal waste.

Greyfield Project Example #8

The site is **an old residential multi-family housing complex** (>7,500 sq. ft) with limited investigation but no soil or groundwater concerns. The site is currently vacant. The City is interested in revitalizing this property. The Town's ED Director is applying to the GPA Grant Round to conduct hazardous building material investigation, renovation estimation and conversion feasibility analyses.

Would this site and project be eligible?

No

- This site was not formerly used as a commercial, retail, office, or knowledge-work space, so it will not qualify for the Greyfields Program.
- This could qualify for DECD's Brownfield Program.
- Visit the [Brownfields Redevelopment](#) website or contact brownfields@ct.gov for more information about future funding rounds.

Greyfield Project Example #9

Would this site and project be eligible?

- **No**

The site is a **former vacant strip mall** (>7,500 sq. ft.) in the Town of Pizzaz (ToP), that is vacant. One of the **former tenants was a dry-cleaning facility, which resulted in soil contamination.** The property owner and the Town's ED Director are working towards identifying an end use.

- Strip Mall (commercial/retail) is an eligible land use under the GRP Program
- But there are below surface contamination concerns
- Better suited to apply to DECD's Brownfield Program
- Visit the Brownfields Redevelopment website or contact brownfields@ct.gov for more information about future funding rounds.

Questions

FAQ Document and Addendum

- [FAQ document](#) – great resource
- Available on the Greyfield website
- Will be updated with addendum on **Friday, July 10, 2026**

Questions

There are many similarities between the Greyfields and Brownfields Programs– how can one distinguish between the two? (FAQ #5)

- Brownfields – not economically viable due to significant building and below ground contamination; Greyfields – primarily not economically viable due to market shifts – there may be building contamination due to age of buildings and material usage when constructed.
- If the preliminary environmental investigation does not identify need for soil or groundwater remediation (with the exception of limited cleanup of a single-occurrence leak or spill.): Application better fit for Greyfields
- Sites enrolled in the Transfer Act, Superfund Program, or any voluntary cleanup programs at the state or federal level are not eligible for the Greyfields Program.
- Projects that have received funding through DECD's Brownfields Program are not eligible for Greyfields Funding (Exception of BAR Planning and Assessment-Only grants).

Questions

Is a Phase I Environmental Site Assessment report mandatory? (FAQ #24)

- No, a Phase I is not mandatory but will be helpful for applications that want to justify that the project does not have soil or groundwater contamination issues and thus, is not characterized as a typical “brownfield.”

Questions

What constitutes proof of access to the site, site control, or path to site control? (FAQ #7)

- If applicant is not property owner – must be able to demonstrate that they can enter the site and complete the project scope
- An Access Agreement, MOU, or other documentation must be provided prior to the grant contract closing to ensure that site access is guaranteed for the duration of the project.
- All documents prepared using the funds will be the property of the state and are subject to the Freedom of Information Act (FOIA).

Questions

**There are a number of questions in the Application especially Part B that suggest that there is an expectation for projects to have progressed in their path towards their Greyfield redevelopment?
(FAQ #8 and 9)**

- DECD understands that proposed projects will be at different stages of maturity.
- We are looking for the best available information for the project to understand project need and merits.
- Projects may be conceptual or more fully developed; both are welcome. Applications with limited information at this time will not be penalized in the evaluation or consideration for funding.
- However, projects that are more shovel-ready or advanced may fare better in the competitive scoring process.
- Please answer all questions to the best of your ability for higher scoring.

Questions

Will DECD only be funding projects within a particular area or district (for example, a distressed municipality, opportunity zone, transit-oriented development area, downtown, or regional/state district or hub)? (FAQ #10, 11 and 12)

- No, DECD will not be only funding projects within a particular area or district.
- Responses will be used for comparative scoring
- Please visit the FAQ document for definitions of various districts and hubs, as well as additional resources.

Questions

Does the Application have to identify the targeted end use? (FAQ #14)

- A successful application is not dependent on having a finalized end use or a confirmed redevelopment outcome.
- If an end use has been considered and early planning work has begun, demonstrating a credible path toward redevelopment can help strengthen the overall competitiveness of the application.
- DECD is also encouraging all efforts to support the highest and best end use that maximizes economic and community benefit and state policies to foster housing growth.

Questions

Do you anticipate that there will be another round in the near future? (FAQ #23)

- The Greyfields Planning and Assessment funding opportunity is a pilot round. A future round has not been finalized but will be decided based on the demand and success of the pilot round, and funding availability.

Questions

Are matching funds required? (FAQ #30)

- No, matching funds are not required/mandatory for this opportunity. However, any additional participation or leverage will make the application more competitive.

Post-funding Review Process

Post-Funding Award Process

- The project will be assigned a Project Manager as the primary point of contact
- 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 Planning and Assessment projects)

Reminders

- Meeting is recorded
 - The **slide deck and presentation recording** will be posted on the Greyfield website ([Greyfield Revitalization Program](#))
- **FAQ** document will be updated with **addendum** on **Friday, July 10.**
- Request for a **SharePoint** folder by **Monday, August 3**
- Application **deadline** is **Wed, August 5 (noon)**



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

Please send email to
decd.greyfields@ct.gov (preferred)

Contact the dedicated Greyfield
hotline number at [860-500-2395](tel:860-500-2395)

Visit the Greyfield Website to
access the Application material:
[Greyfield Revitalization Program –
Planning & Assessment Grant](#)



Thank you
for joining
us!