



ENDINGS



BEGINNINGS

BAR: A New Approach to Planning for Connecticut's Brownfields

Tim Sullivan, *Deputy Commissioner*
Binu Chandy, *Program Manager*

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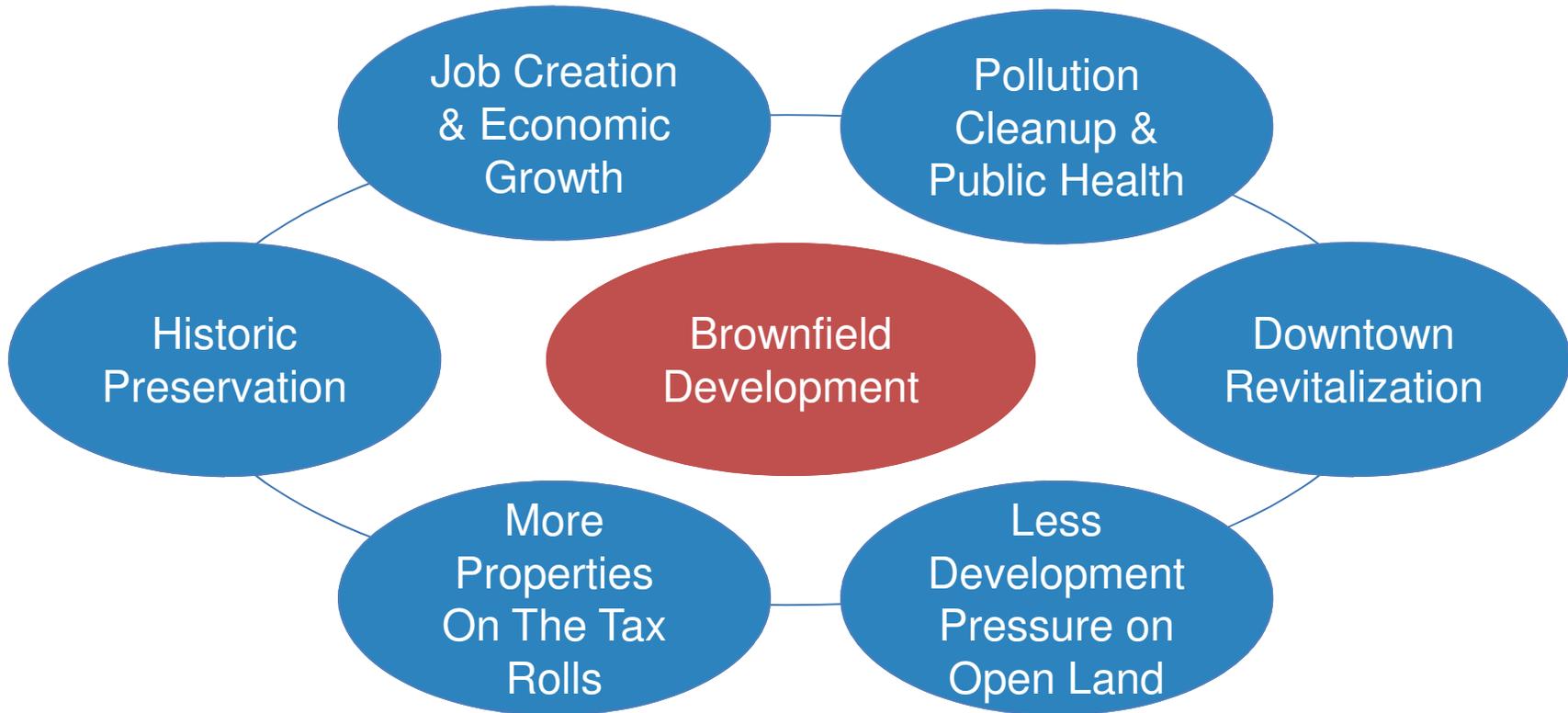
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Connecticut's Brownfield Program

Why Brownfield Development?

“Cleaning up Connecticut brownfields is an important component of our economic development agenda.” – Gov. Dannel P. Malloy



An Historic Commitment to Brownfields

Connecticut has made an unprecedented commitment to investing in brownfield redevelopment

- Since FY2012, the State has invested \$138m in 100+ projects to remediate and redevelop contaminated sites across the State
- In FY2015, \$41.5m was contracted with cities, towns, non-profits and developers
- For every dollar invested by the State, \$4.53 has been or will be invested by non-State partners
 - FY2015 projects: \$6.29 for every \$1 invested by the state
- \$40m of new funding was authorized for FY16-17, up from \$30m in previous biennium

Comprehensive Redevelopment Strategy



AVAILABLE TOOL-KIT

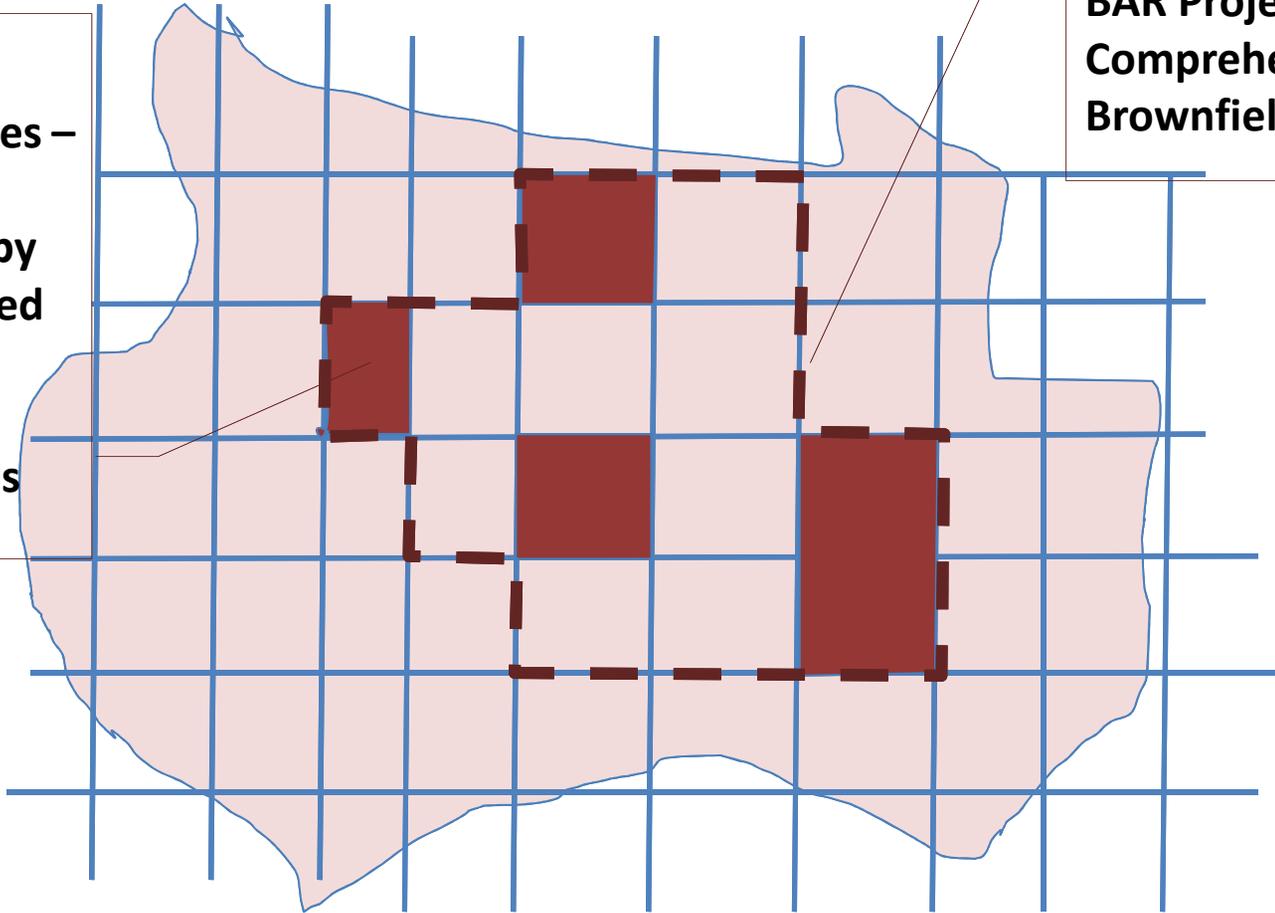
PREVIOUSLY NONE
– Launching New Program
Brownfield Area-wide Revitalization (BAR) Planning Grant Program

- Brownfield Municipal Grants Program
- Targeted Brownfield Loan Program
- Brownfield Liability Protection Programs (BRRP & ABC)

- Urban Action Program
- STEAP Program
- Capital Improvement Program
- MAA Program
- TOD Loan Fund Program
- Historic Tax Credits
- Other Non-DECD Programs

New Comprehensive Planning Approach

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



BAR Project Area - Comprehensive Brownfield Planning

BAR: A New Planning Grant

Brownfield Area-wide Revitalization (BAR) Planning Grant

- Outcome of 2015 legislative session (Public Act No. 15-193)
- Comprehensive planning, moving from traditional site-by-site to area-wide approach
- Modeled after EPA's Area-Wide Planning Program
- Pilot round: \$1 MM funding availability
 - Applications due: **November 16**
 - Maximum grant: **\$200,000**
 - Minimum local match: **10% cash**
- Eligible entities - Municipalities, Economic Development Agencies, and COGs
- **REQUIRED: Formation of an advisory/steering committee prior to application**

BAR Planning Grant – Goals & Outcomes

- Comprehensive understanding of the existing conditions and issues
- Community participation for 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
- Public and private partnerships established to leverage investments
- **REQUIRED: Final report with specific implementation strategies to remediate and redevelop BAR Project Area**

BAR Project Area

1. Previously designated area (with multiple brownfields)
 - Examples: Neighborhood; District (TOD/Downtown); Corridor (NRZ corridor), Waterfront Zone
- OR**
2. Newly defined area centered around multiple brownfield sites
 - connected by blight, location, infrastructure, economic, social and/or environmental conditions

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

Eligible Uses of BAR Grant

- Community visioning
- Existing conditions analysis
- Limited ESAs (achieve BAR Plan goals & not greater than 25%)
- GIS mapping
- Market studies
- Infrastructure analyses
- Site inventory
- 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 Format

TRANSMITTAL LETTER

- 2 Pages (maximum)
- Basic information about request
 - Grant amount
 - Applicant eligibility
 - Consistency with POCD
 - Meets BAR Plan goals
 - Minimum match
 - Project area definitions
 - Council/Board resolution
 - Project partners
 - Project contacts

PROJECT NARRATIVE

- 10 Pages (maximum)
- Proposal description
 - Project need and purpose
 - Economic and social
 - Environmental
 - Project description and vision
 - Project work plan & budget
 - Capacity and capability
 - Partnerships and leverage
 - Relation to state policies and programs

Scoring Criteria

	CRITERIA	POINTS
PROJECT NEED AND PURPOSE	Unemployment, poverty, median household income, environmental and other brownfield challenges	25
PROJECT DESCRIPTION AND VISION	Project description, BAR project area, brownfield sites, map, approach and vision, long term goals and objectives, ongoing efforts, intended outcomes	25
WORK PLAN	Work plan, budget, timeline & deliverables	10
CAPACITY & CAPABILITY	Staff capacity, capability & past performance	10
LEVERAGE & COLLABORATION	Formation of advisory/steering committee, public-private partnership, matching funds	15
RELATION TO STATE INITIATIVES	Supportive of state policies, major transit station(s) within BAR project area, compatibility with existing plans, previous DECD funding	15

Important Dates

DATE	EVENT
September 29, 2015	Information session - Norwich
October 1, 2015	Information session - Waterbury
October 26, 2015	Due date for questions regarding the RFA
November 2, 2015	Posting of FAQ on DECD/OBRD website
November 16, 2015	APPLICATIONS DUE AT 4:00 pm
December 14, 2015	Week of interviews/site visits (tentative)
January 2016	Award results (tentative)

Lessons Learned from EPA's Area-Wide Planning Program

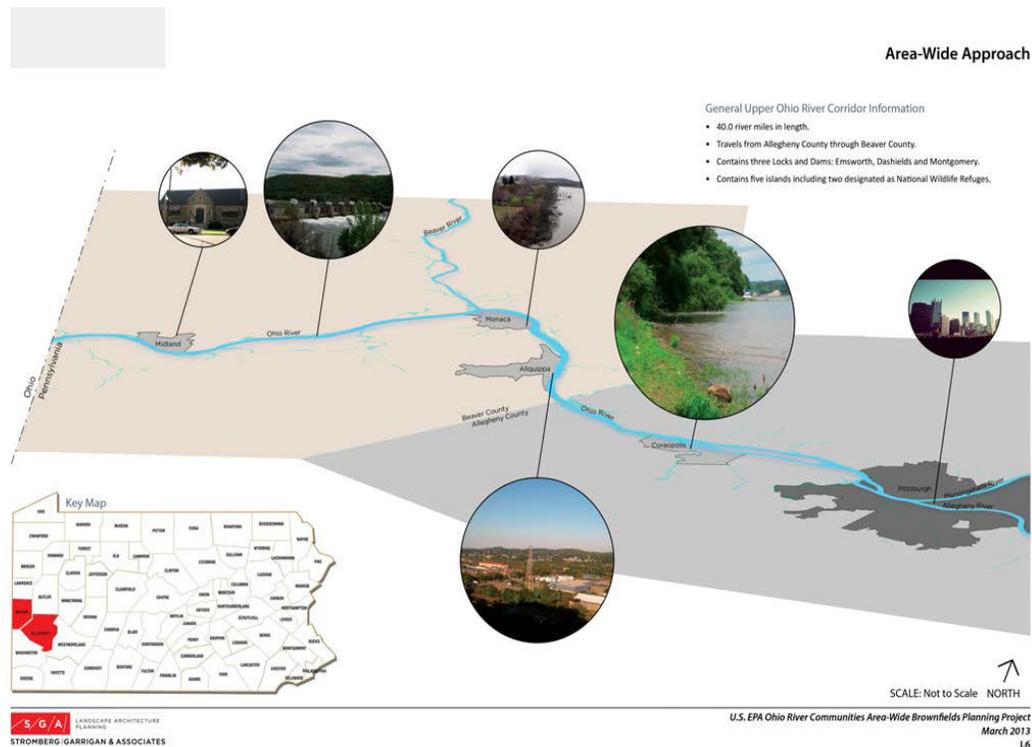
Theme 1: Successful Community Involvement



Desarrollo Integral del Sur (DISUR), a BF AWP grantee in Puerto Rico, centered their BF AWP project area on an old petrochemical corridor in southwestern Puerto Rico. Community members participated in design charrettes to re-imagine improvements and new land uses for this area.



Theme 2: Form & Maintain Strong Partnerships



Multiple jurisdictions got together to develop a cleanup and reuse strategy for key brownfield sites along the 40-mile Ohio River corridor in PA

POTENTIAL PARTNERS

- Faith-based groups
- Youth and student groups
- Local elected officials
- Business owners
- Chamber of Commerce
- Local and regional water boards
- Economic Dev. Agencies
- Clinics and hospitals
- Developers and realtors
- Press, local bloggers, and media
- Local artists, arts organizations
- Cultural groups
- Local minority populations
- Property owners and renters
- Nonprofit organizations,
- Local offices of federal agencies

Theme 3: Identify What is Feasible

- Consider community aspirations alongside reality regarding availability of resources.
- Use market studies, infrastructure assessments, and environmental condition assessments to arrive at practical and balanced solutions.
- Take interim less-expensive steps (that provide immediate local benefits and prevent contaminant exposure) until funds are assembled to achieve higher and more expensive goals.

Theme 4: Prioritize Sites and Projects



In Roanoke, VA, the city first conducted a market analysis to check developer's interest in redeveloping properties thus, helping them decide which brownfield sites to clean up first.



In Tulsa, OK, they made up a community game and used Monopoly-type cards to get participants to choose priorities around site selection criteria such as property ownership, visibility, development potential, and community benefits.

Theme 5: Strategies for Plan Implementation

- Implementation implementation implementation!
- Importance of an implementation task force (advisory/steering committee could play the role)
- Does not have to be a linear process (i.e. Planning then implementation). If opportunities come along, implementation can be undertaken simultaneously
- Effective implementation plan –
 - List of specific tasks
 - Smaller manageable items
 - Short term vs long term
 - Identification of resources

Theme 6: Maximize Resources



In Ranson, WV, the city was able to leverage their EPA grant alongside U.S. DOT TIGER II/U.S. HUD Community Challenge Grant to incorporate a variety of green infrastructure.

- Engage agencies with recent or planned investments in the Project Area
- Build relationships with appropriate federal, state, regional and local agencies and share the importance of the project
- Use the process to build community consensus points
- Showcase partnerships that have a history of successfully leveraging resources

Theme 7: Strong Project Management

- Keep project on track
- Hold regular project advisory and project partner meetings
- Maximize community participation
 - Recruit involvement (paid or volunteer) from the affected community
 - Include volunteer contractors who can offer valuable advice
- Use templates for repeated project management tasks
 - Meeting minutes
 - Meeting attendance sheets
 - Volunteer forms
- Document the entire planning process (videos, photos, interviews etc.)

Website and Contact

- **Website** - Request for Application (RFA), FAQ and other important information
<http://www.ctbrownfields.gov>
- **Project Contact**
Binu Chandy, Program Manager
binu.chandy@ct.gov or 860.270.8154

Q&A / Discussion



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