Department of Economic and Community Development

Connecticut
still revolutionary

Catherine H. Smith
Commissioner

October 17, 2012

Dear Interested Parties:

I am pleased to announce the Department of Economic and Community Development (DECD), Office of Brownfield Remediation and Development (OBRD) will accept applications for the **THIRD ROUND of Brownfield funding,** through **December 15, 2012**. Governor Malloy has made the clean up and redevelopment of these contaminated sites a top priority, as he feels it is key to spurring economic revitalization and job growth in Connecticut. OBRD is available to assist your community to return brownfield sites to productive use.

The funding is available to eligible applicants through the Targeted Brownfield Development Loan (TBDL) Program pursuant to Connecticut General Statues ("CGS") §32-9kk(f). Consistent with CGS § 32-9kk(f), the TBDL Program is open to "eligible applicants", as that term is defined in CGS § 32-9kk(a)(4) who are (1) potential brownfield purchasers with no direct or related liability for the site conditions or (2) existing property owners who (a) are in good standing and compliant with DEEP's regulatory programs, (b) demonstrate funding need, and (c) cannot retain or expand jobs due to site investigation and remediation costs. This third round of funds will be available in the form of low-interest loans for manufacturing, retail, residential or mixed–use developments, expansions or reuses. Consistent with CGS § 32-9kk(f)(6), eligible costs include: investigation, assessment, remediation, abatement, hazardous materials or waste disposal, long-term groundwater or natural attenuation monitoring, costs associated with an environmental land use restriction, attorneys' fees, planning, engineering and environmental consulting costs, and building and structural issues, including demolition, asbestos abatement, polychlorinated biphenyls (PCB) removal, contaminated wood or paint removal, and other infrastructure remedial activities.

OBRD will be accepting applications for funding and technical assistance through the TBDL Program according to the following schedule:

Round 3 Funds	Announcement	Application Deadline	Review & Award
Loans: Approximately $10 million	October 17, 2012	December 15, 2012	through February 28, 2013

Each loan recipient may be eligible for up to $2,000,000 dollars per year for up to two years, subject to agency underwriting. The loan program shall be available to all municipalities and economic development agencies, and the Commissioner may modify the terms of any such loan to provide for forgiveness of interest, principal, or both, or delay in repayment of interest, principal, or both, when the Commissioner had determined such forgiveness or delay is in the best interest of the state.

Financial assistance shall not exceed 50% of the total project cost. Targeted investment communities, or planning and site evaluation projects can be funded at up to 90% of the total project cost. Loan terms shall not extend beyond 20 years.

Prospective applicants are urged to carefully review the TBDL program guidelines set forth in CGS § 32-9kk(f), a copy of which is attached hereto, to ensure that applications satisfy the terms of the TBDL program.

DECD is seeking to support brownfield projects that are "shovel ready" and will create jobs and grow CT's economy.

The following factors will be considered in OBRD's review of the applications:

A. Economic Impact of the proposal
    a. Creation of permanent jobs in the short term
    b. Creation of non-permanent jobs (construction, etc)
    c. Total Project Investment (ability to leverage/maximize non-state funding sources)
    d. Supportive of key state industries such as; bio-tech, financial and insurance, aerospace, manufacturing and distribution, clean energy
B. Housing Impact of the Proposal
    a. Creation of Affordable Housing Units
    b. Incentive housing zones and Workforce Housing
    c. Located in Incentive Housing Zones
C. Readiness of the Projects
    a. Private/local financing in place
    b. Construction plans and specifications complete
    c. Local/state/federal permits in place or will readily be in place
D. Other factors
    a. Priority Projects set by Regional Economic Development Organizations
    b. In compliance with the local plan of development; zoning and the Connecticut plan of conservation and development
    c. Small business space development
    d. Urban/Central Business District Revitalization
    e. Economic Development aspects of Transit Oriented Development projects

OBRD also sponsors the Brownfield Remediation and Revitalization Program, CGS §32-9mm, also known as the "Section 17 Liability Relief program." The Section 17 Liability Relief program provides certain liability protections for specified parties pursuing brownfield redevelopment. Prospective applicants are urged to review CGS § 32-9mm to determine if their particular proposed project qualifies for said program, for which OBRD accepts applications on an ongoing basis. A separate application is required.

We invite you to download the recently updated **OBRD Consolidated Application Form** (for financial assistance) and the **Brownfield Remediation and Revitalization Program Application Form** (for liability relief) from our website at www.ctbrownfields.gov. Please contact Maya Loewenberg (860) 270-8155 with any questions or if you would like a hard copy of the application mailed to you.

We look forward to working with you and your staff on identifying, remediating and revitalizing brownfields in your community.

Sincerely,

Catherine H. Smith
Commissioner

cc: Ronald F. Angelo, Jr., Deputy Commissioner
Maya Loewenberg, Permit Ombudsman, Office of Brownfield Remediation and Development