



UConn TAB Presents Brownfield Redevelopment & TAB Services

Randi Mendes, Ph.D.

UConn TAB – Program Director; Environmental Engineer

Email: Uconn-tab@uconn.edu

Website: Tab.program.uconn.edu

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OUTLINE

Section 1:
What are
Brownfields?

Section 2:
How does a
Community get
Started?

Section 3:
How can UConn
TAB help?



An aerial photograph of an industrial or residential site. On the left, a tall, cylindrical brick water tower stands next to a multi-story brick building. In the center, a paved area contains a green tractor and a white storage container. On the right, a two-story red wooden building with a gabled roof and several windows is visible. The background shows a wooded hillside with bare trees under a grey sky. The text 'SECTION 1: BROWNFIELDS 101' is overlaid in white, bold, sans-serif font across the center of the image.

SECTION 1: BROWNFIELDS 101

WHAT IS A BROWNFIELD?

EPA Definition:

A real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

In plain language...A site that is completely or partially abandoned AND Is likely polluted from past human activities

How to Identify a Brownfield:

An area with blight, or deterioration such as: Abandoned buildings, eyesores, active but underutilized facilities



Before

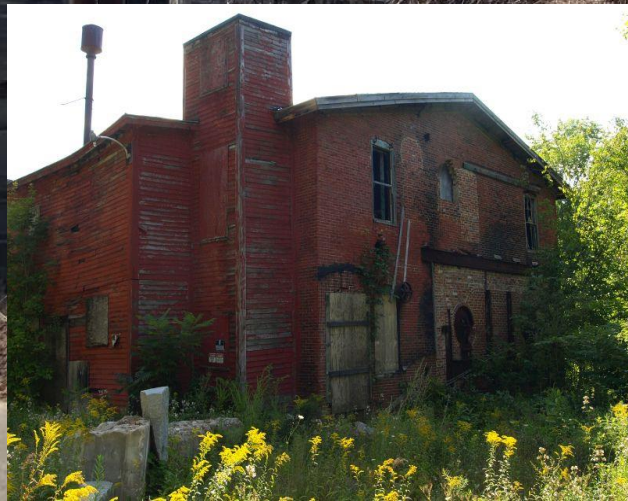


After



The **Sanford Mill** was formerly used for the manufacture of fabrics, light bulbs, and plastic products which resulted in a range of environmental contaminants including semi-volatile organic compounds (SVOCs) and PCBs along with the building containing lead-based paint and asbestos

Redeveloped into a mix-use housing and commercial building



SO, WHAT'S NOT A BROWNFIELD?



Active facilities of any kind,
even if contamination is
suspected



Residential buildings
without Hazardous Building
Materials



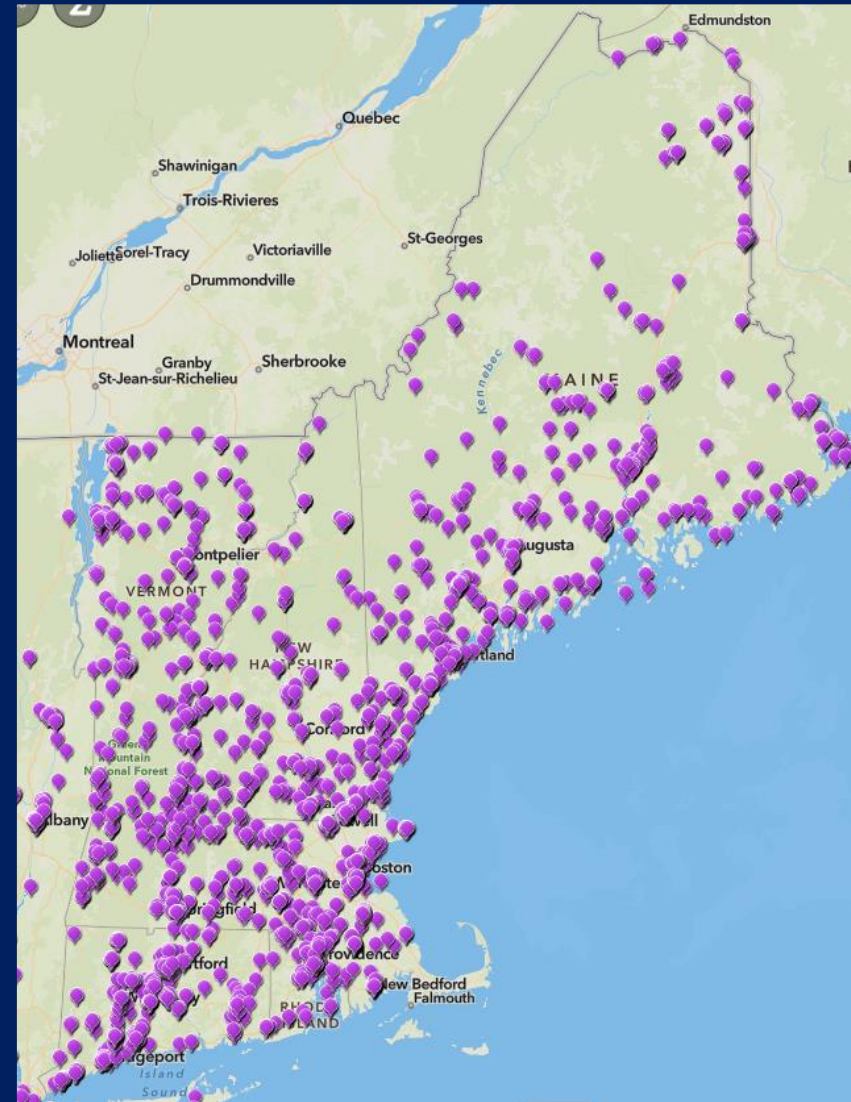
Superfund (NPL) sites



Sites under federal
jurisdiction (DoD, DoE etc.)



There are over 3000 brownfields that have been formally identified in New England but many remain unlisted



Source: EnviroAtlas

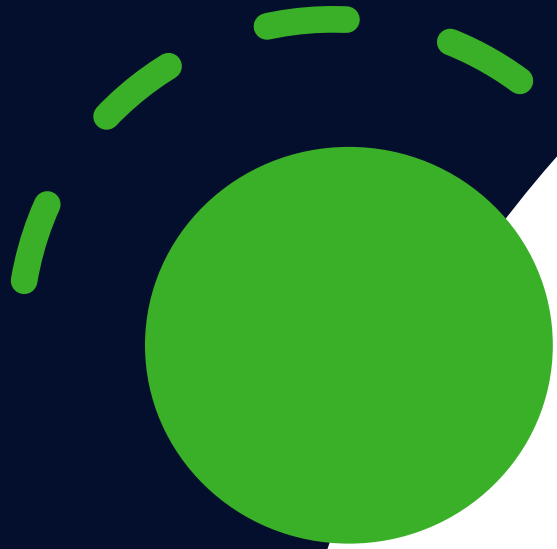


BROWNFIELDS IMPACT NEGATIVELY...



An aerial photograph of a dam and an industrial facility. The dam is on the left, with water cascading over it. To the right of the dam is a large industrial building with several smokestacks. Further right are several large cylindrical storage tanks. A multi-lane highway runs diagonally across the bottom right. The surrounding area is a mix of green fields, trees, and some residential buildings. The text "SECTION 2: HOW DOES A COMMUNITY GET STARTED" is overlaid in white, bold, sans-serif font in the center of the image.

SECTION 2: HOW DOES A COMMUNITY GET STARTED



STEP 1: DEVELOP A BROWNFIELD INVENTORY

UConn TAB offers this service for FREE!

BROWNFIELD INVENTORY

Site Name	Site Size (acres)	Opportunity Zone
Address	Current Zoning	EJ Community
Zip Code	Current Owner	Past Uses
Assessors Card ID number	Owner Type	Public Utilities
Parcel Number	Tax Payment Status	Parking Spaces
Redevelopment Status	Existing Buildings	Available Site Documents
Site Type	FEMA Flood Zone	EPA Grant Eligibility
Site Source	LUST Designation	Possible Contamination
Wetlands	Vulnerability Index	



Reported Releases



Site Reconnaissance



Tax Delinquency



Sanborn Maps



Known Sites



Existing Brownfield Lists



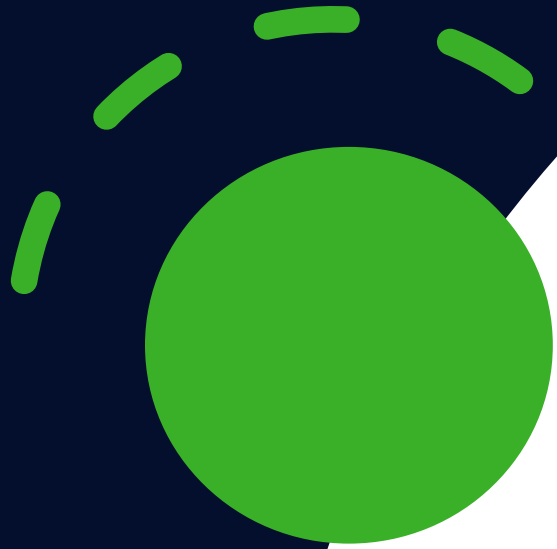


STEP 2: PRIORITIZE YOUR SITES AND CONSIDER FUTURE GOALS OF SITES

PRIORITIZING AND CONSIDERING THE FUTURE REUSE GOALS OF BROWNFIELD SITES

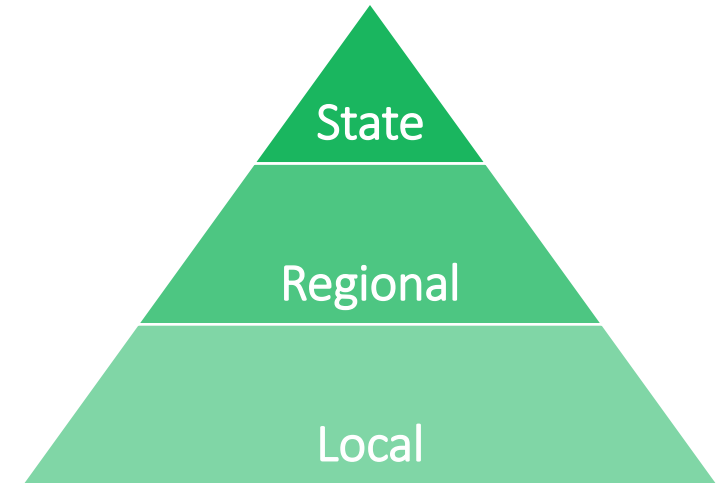
- Prioritization can be based on many factors, but the community should always have an input!
 - Location, Ownership, Reuse goals, Readiness for Redevelopment, Etc.
- Communicate EARLY and OFTEN with the community about
 - Project Vision
 - Knowing & Prioritizing Brownfields
 - Future Reuse



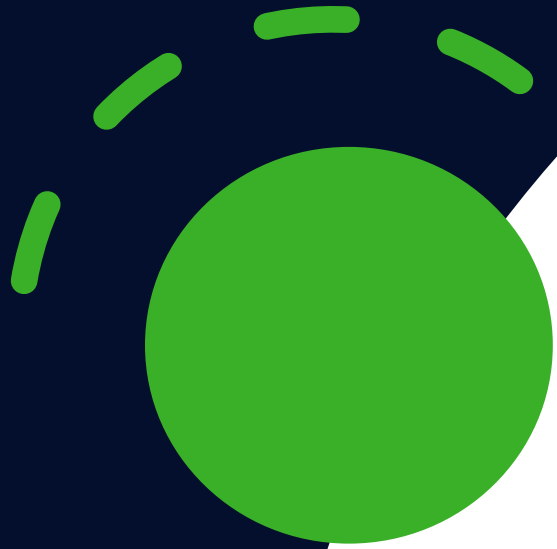


STEP 3: IDENTIFY YOUR TEAM

IDENTIFY YOUR TEAM



Consider a Stakeholder Analysis - Service Provided by UConn TAB



**STEP 4: DETERMINE
THE CURRENT STATUS,
OWNERSHIP, AND
LIABILITY**

BROWNFIELD REDEVELOPMENT SIMPLIFIED PROCESS



Assessment

- Identify the site(s)
- Secure access to the property
- Identify sources of funding
- Employ a site assessment to determine the necessary cleanup needed
- Work with community to identify redevelopment options



Clean Up

- All Appropriate Inquiries
- Complete Assessments and Identify a remedial action plan
- Acquire Property (town or non-profit)
- Work with the community to get them involved early and often
- Identify sources of funding for cleanup



Redevelopment

- Conduct market analysis and due diligence on site usability
- Work with community to incorporate their needs into redevelopment plan
- Find a developer and begin development

Inform, Involve and Consult Local Community

Identify, Secure, and Utilize multiple funding sources



BROWNFIELD REDEVELOPMENT SIMPLIFIED PROCESS



These steps take time!

But not to worry, that's why we are here to help make the process more seamless and help ensure the communities' vision.



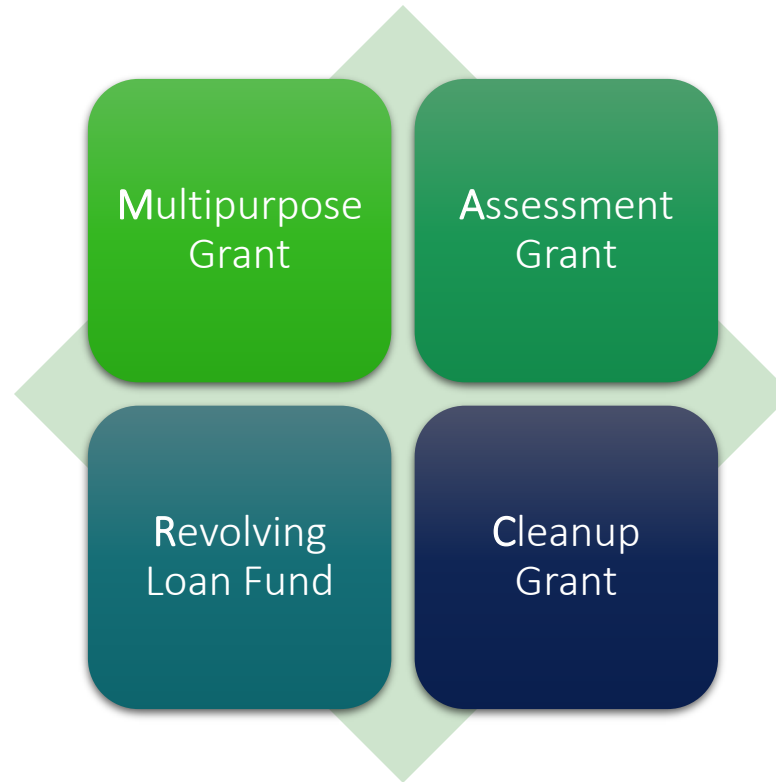


STEP 5: FUNDING THE ASSESSMENT AND CLEANUP

TYPES OF EPA BROWNFIELD GRANTS

Federal Funding

- Targeted Brownfields Assessment
- Job Training
- Technical Assistance
- State and Tribal Response Programs
- Land Revitalization Technical Assistance
- CERCLA Section 128(a) Technical Assistance Grants (TAG)
- MARC Grants



Eligible Entities(Refer to Guidelines)

- Municipalities & Local Governments
- Non-profits
- State and Tribal Entities
- Regional Agencies
- Redevelopment Agency
- EPA grant applicant is NOT liable for contamination

These grants are competitive



STATE GRANTS

All States: 128(a) Infrastructure Law (BIL Funding)



Connecticut

- DECD
- regularly announces grant and loan brownfield programs. Open solicitations and a tentative schedule for future solicitations are found on the OBRD main page.



Maine

- DEP
- MEDEP provides funds to municipalities assist with site investigation and cleanup. For site investigation, MEDEP assigns a consultant under contract to conduct the investigation. Cleanup grants have a ceiling of \$50,000. Forms to apply for each of the grants are available on the Brownfields Program website.



Massachusetts

- MassDevelopment & MassDEP
- In Massachusetts state and federal agencies work closely together to ensure that parties undertaking brownfields projects receive the maximum benefit of available funding and technical assistance



STATE GRANTS

All States: 128(a) Infrastructure Law (BIL Funding)

New Hampshire

- DES
- NH provides three types of funding programs: technical assistance for investigation, clean up grants (up to \$200K on biannual basis) and access to a Revolving Loan Fund for low-interest loans.

Rhode Island

- RIDEM
- the state periodically releases Request for Proposals for the Brownfields Remediation and Economic Development Fund.

Vermont

- BRELLA & DEC
- VTDEC provides technical and financial assistance for all aspects of site investigation, cleanup and planning.



Environmental and Climate Justice Community Change Grants program Community Change Grants

- EPA has announced NOFO for \$2 billion in inflation reduction act funds in environmental and climate justice activities to benefit disadvantaged communities
 - Build community capacity to address environmental and climate justice challenges
 - Reduce pollution
 - Increase community climate resilience
- Eligible Entities
 - A partnership between two community-based non-profit organizations(CBOs)
 - A partnership between a CBO and a Federally-Recognized Tribe, a local government, or an institution of higher education
- Deadline: November 21, 2024



ENVIRONMENTAL JUSTICE GRANTS

Environmental and Climate Justice (ECJ) program

- provides funding for financial and technical assistance to carry out environmental and climate justice activities to benefit underserved and overburdened communities.

The Environmental Justice Collaborative Problem-Solving (EJCPS) Cooperative Agreement Program

- provides financial assistance to eligible organizations working to address local environmental or public health issues in their communities.

The Environmental Justice Government-to-Government (EJG2G) Program

- provides funding at the state, local, territorial, and tribal level to support government activities that lead to measurable environmental or public health impacts in communities disproportionately burdened by environmental harms

The Environmental Justice Thriving Communities Grantmaking (EJ TCGM) Program

- competition to select multiple Grantmakers around the nation to reduce barriers to the application process communities face and increase the efficiency of the awards process for environmental justice grants

The Environmental Justice Thriving Communities Technical Assistance Centers (EJ TCTAC) Program

- technical assistance centers across the nation providing technical assistance, training, and related support to communities with environmental justice concerns and their partners.

The Environmental Justice Small Grants Program

- supports and empowers communities working on solutions to local environmental and public health issues





STEP 6: POSITIONING YOUR COMMUNITY FOR BROWNFIELDS SUCCESS

ARE YOU READY TO APPLY?

- Do you have a reuse plan? Has the community been involved in determining this?

Site Reuse Assessment Projects

Why is this a helpful resource?

- Knowing the potential site reuse helps
 - plan efficient characterization and cleanup of contamination
 - Target appropriate real estate markets
 - Understand any barriers and assets exist on site
 - Determine the range of sustainable reuse options



SITE REUSE ASSESSMENT PROJECTS

GOAL: Identify potential reuse options for the brownfield based on the **community's vision** and other site and surrounding area conditions

Provides a full evaluation of the **opportunities, constraints and range of redevelopment possibilities** related to the reuse of a brownfield site.

Property Information

- Ownership
- History
- Tax status
- Occupancy
- Zoning
- Environmental Considerations

Opportunities & Constraints

- Useable Acreage
- Viability
- Accessibility
- Structure
- Infrastructure
- Utilities
- Neighboring Land Use

Community

- Strengths & Weaknesses
- Expectations

Market

- Local Economy
- Regional Economy
- Demographics
- Land Availability

- Site characteristics and needs
- Area economy and demographics
- Physical, environmental conditions
- Applicable regulations
- Real estate market conditions





STEP 7: COMMUNITY ENGAGEMENT EXPECTATIONS

COMMUNITY ENGAGEMENT – “EARLY & OFTEN!”



Convene a public re-use visioning session



Identify Stakeholders



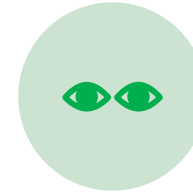
Understand community needs



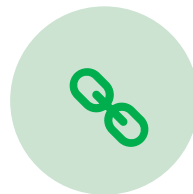
Explore possible reuses



SWOT Analysis



Shared Vision & Goals



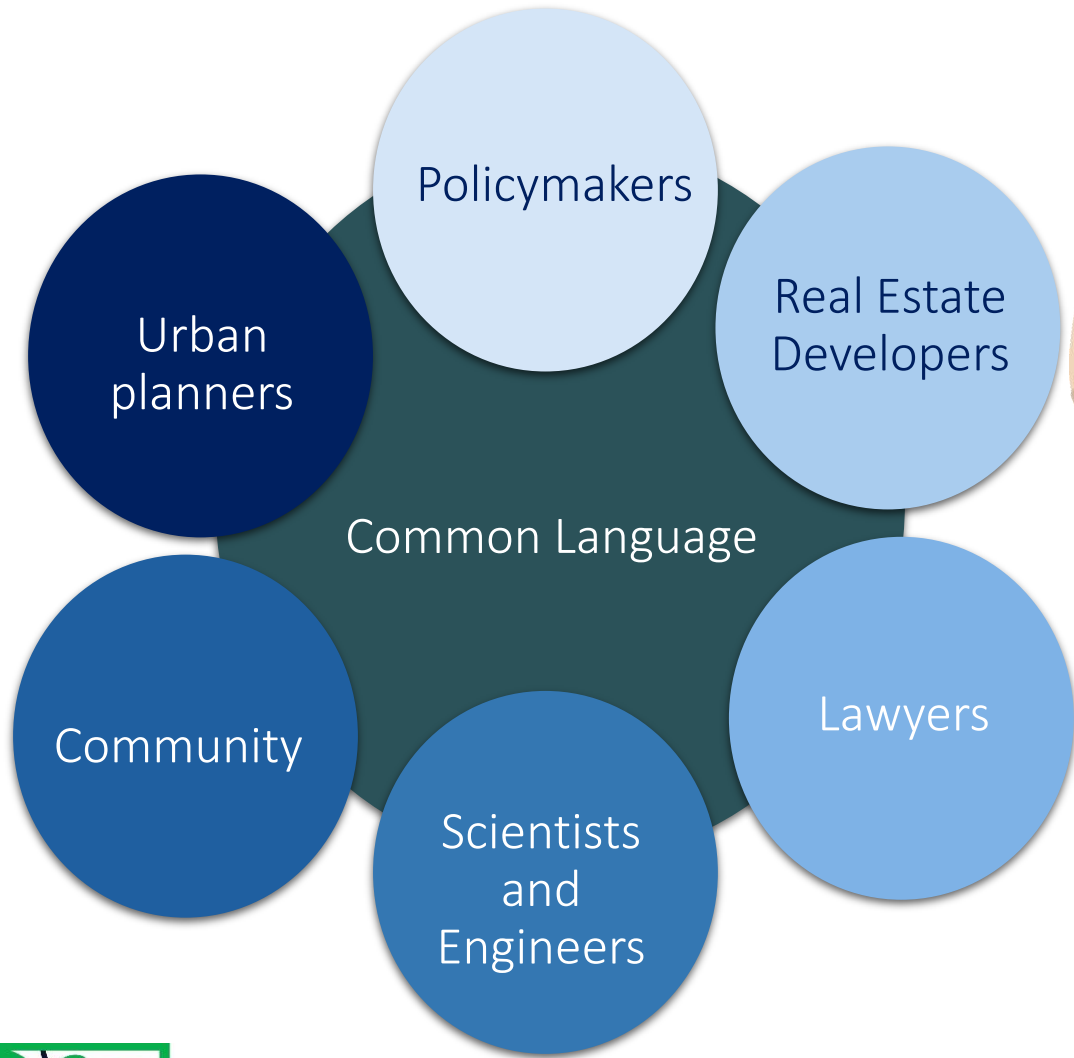
Link goals to the “WHY”



Online tools for public input



THINK ABOUT WAYS TO BE ACCESSIBLE & INCLUSIVE!



- Consider your demographics!
- Translation services: meetings and documents
- Accessibility: ADA and convenient location
- Childcare & Food
- Accessibility: Information



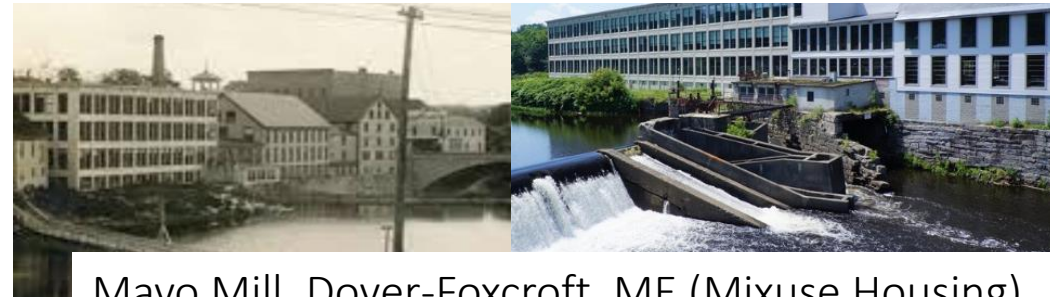


STEP 8: FINALIZING YOUR REDEVELOPMENT PLAN & FINDING A DEVELOPER

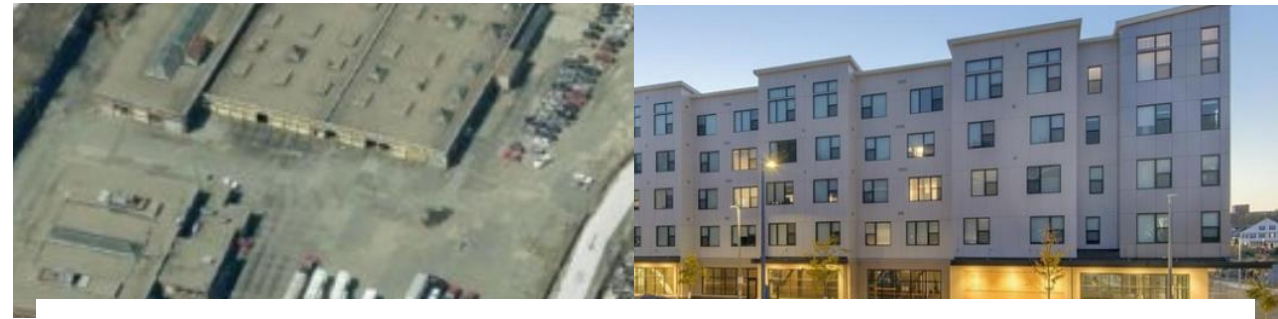
BENEFITS OF EQUITABLE BROWNFIELD REDEVELOPMENT



Former Textile Mill, Willimantic, CT (Recreation)



Mayo Mill, Dover-Foxcroft, ME (Mixuse Housing)



Bartlett Station, Boston MA (Mixuse Housing)

- Arts, Culture & Identity
- Workforce & Business Development
- Neighborhood Connectivity, Transit, Access & Safety
- Healthy Communities
- Youth Opportunities
- Housing Security



ATTRACTING A DEVELOPER



Example: CCLR Property Profile Sheets

- Market Analysis
- Marketing: Community & Site
- Site Reuse Assessments
- Work early on with Planning and Zoning and other relevant commissions
- Identify any tax breaks available and other types of funding for site redevelopment (HUD, CDBG, other federal agency programs)
- Webpage: Inviting & Current
- Expand your network → Develop relationships with State Brownfield coordinator, RPOs, Economic Development Corps



A scenic view of a brick building with a canal and lush greenery. The building is on the left, and the canal is in the center. The water is calm and reflects the surrounding trees and sky. The text "SECTION 3: HOW CAN UCONN TAB HELP?" is overlaid in white on the image.

SECTION 3: HOW CAN UCONN TAB HELP?

MEET OUR TEAM



Randi Mendes, Ph.D.
UConn TAB Program Director
Environmental Engineer
University of Connecticut
randi.mendes@uconn.edu



Wayne Bugden, LEP
Project Manager
University of Connecticut
wayne.bugden@uconn.edu



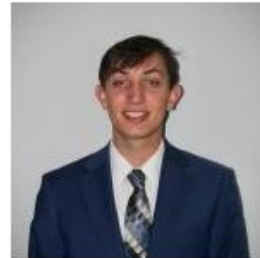
Katie Malgioglio, MSW
Community Liaison & Community
Engagement Coordinator
School of Social Work
University of Connecticut
katherine.malgioglio@uconn.edu



Demian A. Sorrentino, AICP, CSS
Project Manager
University of Connecticut
demian.sorrentino@uconn.edu



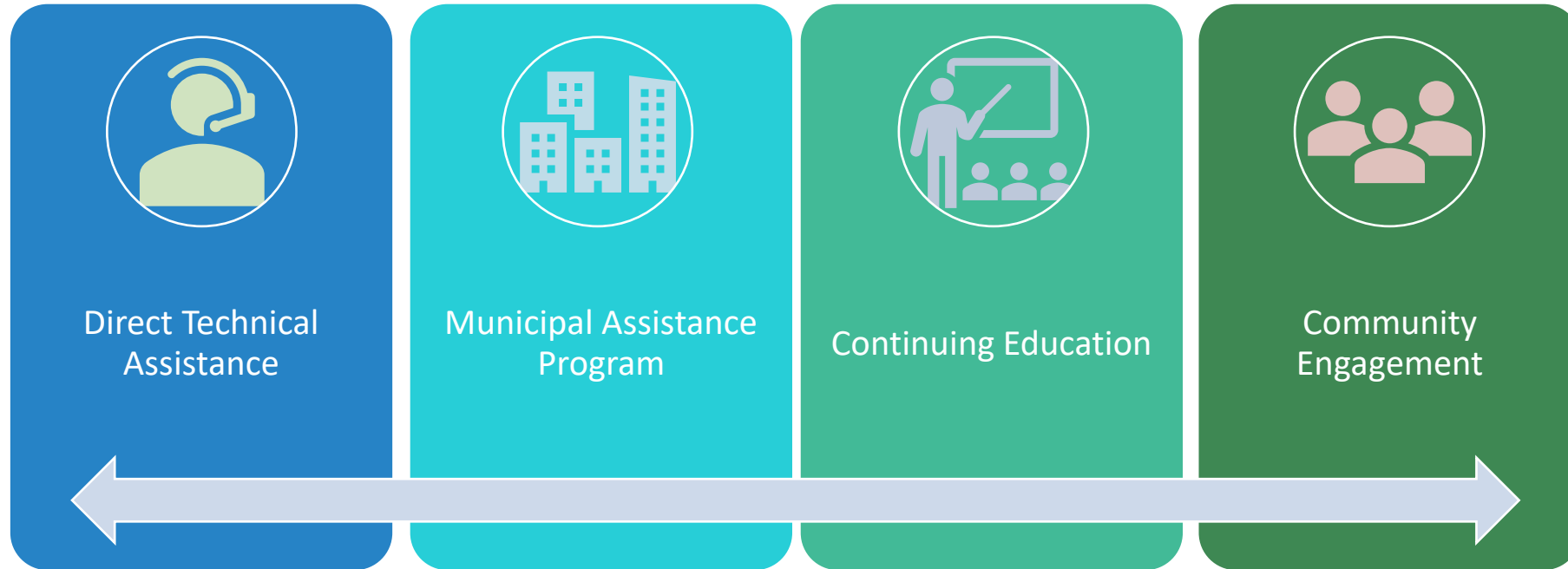
Aaron Hinze
Research Assistant
Civil & Environmental Engineering
University of Connecticut
uconn-tab@uconn.edu



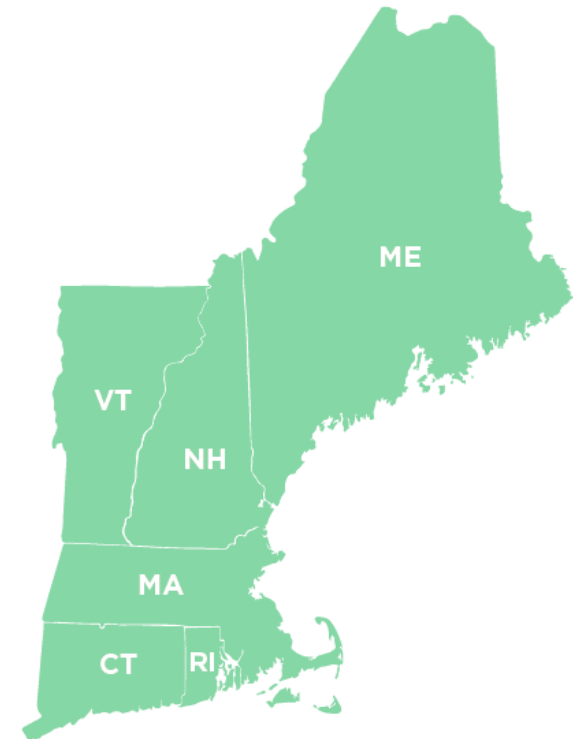
Dominic Anziano
Graduate Assistant
Civil & Environmental Engineering
University of Connecticut
uconn-tab@uconn.edu



OUR SERVICES AT A GLANCE



Equal Distribution of Resources in all 6 New England States and Tribes



uconn-tab@uconn.edu
<http://tab.program.uconn.edu>

UConn
REGION 1 TECHNICAL
ASSISTANCE TO
BROWNFIELDS

DIRECT TECHNICAL ASSISTANCE

Technical Document Review

- Review of Environmental Site Assessment Reports, Remedial Action Plans, Planning Documents

Brownfields Proposals Review

- EPA Brownfields proposals (assessment, cleanup, multipurpose, RLF) and State Program proposals

Access to Resources & Procurement Support

- Fact sheets, example proposals, RFQ/RFP review, and documents

Online Office Hours

- Answer Technical Questions



MUNICIPAL ASSISTANCE PROGRAM



Community

info & input

UConn
Students

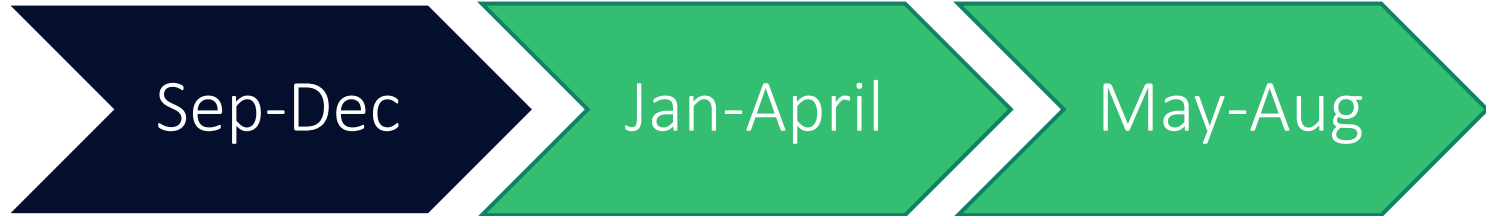
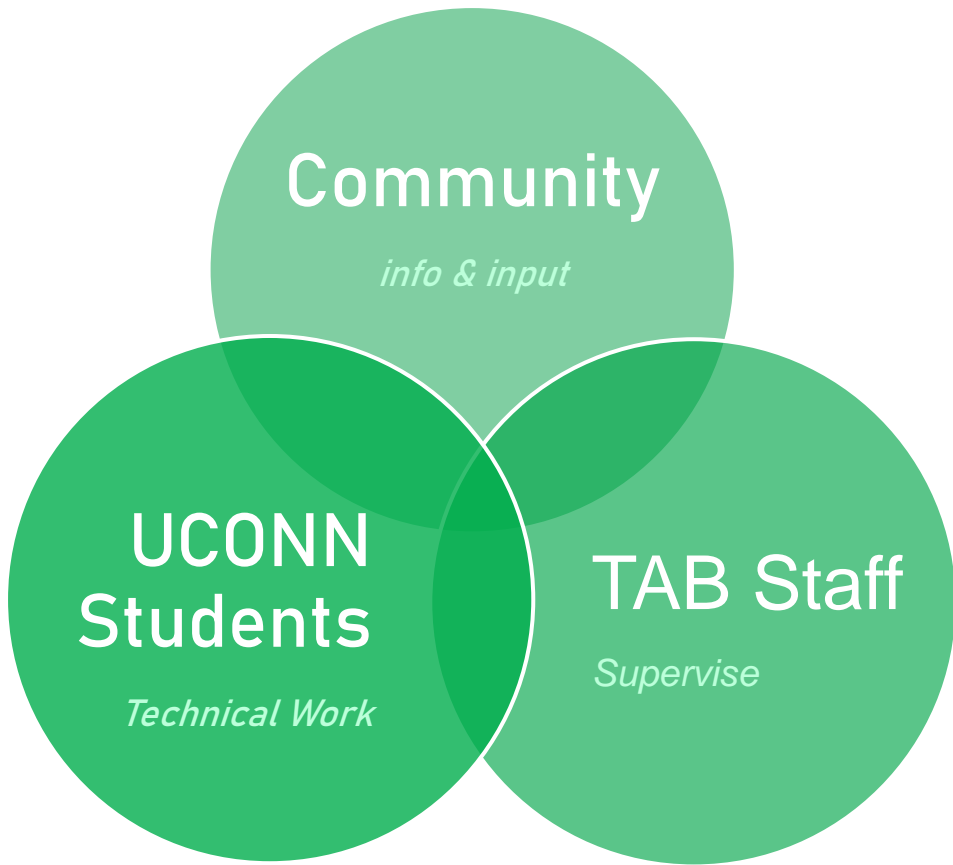
Technical Work

TAB Staff

Supervise



MUNICIPAL ASSISTANCE PROGRAM



EPA Brownfields
Grant Support

TECHNICAL SUPPORT

Target Area and
Brownfield Site
Description
Community Need
(Demographics,
EJSCREEN data)

Brownfield inventories
Data Review and Gap Analysis for brownfield
sites
Grant Preparation
Site reuse planning
Community Engagement Planning and Materials



UPCOMING OPPORTUNITIES

• Spring Webinars

- Jan 29th Brownfield Redevelopment & TAB Services
- Feb 19th Brownfields: Exploring Disproportionate Environmental Impacts on Communities
- Mar 11th Community Engagement in Aging Communities
- Apr 16th Using Brownfield Funding for Local Planning (A Planner's Perspective)
- May 1st Planning for a Successful Fall EPA Brownfield Grant Application: Don't Wait Until September!

• Procurement Support

- Provide templates, resources, and review

• Grant Support

- Support with prep and planning for Fall EPA applications

• Summer MAP

- Applications open in April



SUMMER GRANT SUPPORT
BROWNFIELD GRANT SUPPORT

ARE YOU PLANNING TO APPLY FOR AN EPA OR STATE FUNDED BROWNFIELD GRANT THIS COMING FALL? UCONN TAB IS HERE TO HELP YOU GET STARTED AND PREPARE A STRONG APPLICATION. TO LEARN MORE SEND US AN EMAIL AT UCONN-TAB@UCONN.EDU

MORE INFO AT:
[S.UCONN.EDU/GRANTREVIEW](https://s.uconn.edu/grantreview)

TAB.PROGRAM.UCONN.EDU

UConn TAB
Spring Webinar Series

- January 29th - Brownfield Redevelopment & TAB Services
- February 19th - Brownfields: Exploring Disproportionate Environmental Impacts on Communities
- March 11th - Community Engagement in Aging Communities
- April 16th - Using Brownfield Funding for Local Planning (A Planner's Perspective)
- May 1st - Planning for a Successful Fall EPA Brownfield Grant Application: Don't Wait Until September!

Wednesdays
12:00 PM - 12:30pm

Virtual(Webex)

Register
s.uconn.edu/springwebinar

UConn
REGION 1 TECHNICAL ASSISTANCE TO BROWNFIELDS