



Capitol Region COG Roundtable Event

Hosted by:
UConn TAB & CRCOG

Sponsored by:
Weston and Sampson



May 16, 2025

Thank you to our Sponsor!

Weston & Sampson



Welcome & Opening Remarks

CRCOG

Weston & Sampson

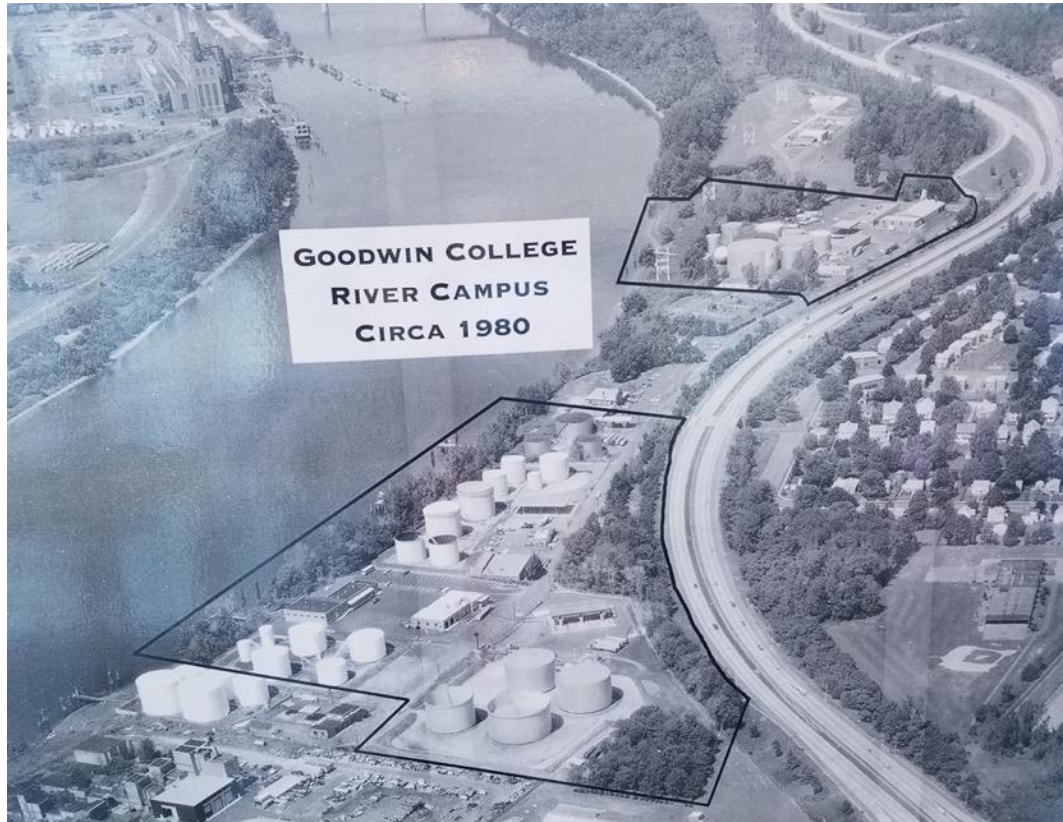


CRCOG ***CAPITOL REGION COUNCIL OF GOVERNMENTS***

Working together for a better region.



Goodwin University Campus A Brownfield Success Story



Before



After



Weston & SampsonSM

transform your environment

Who We Are

Founded in 1899

- Municipally Focused
- 100% Employee-Owned Company
- Multidisciplinary Engineering & Design
- 1,000 Technical Staff on East Coast

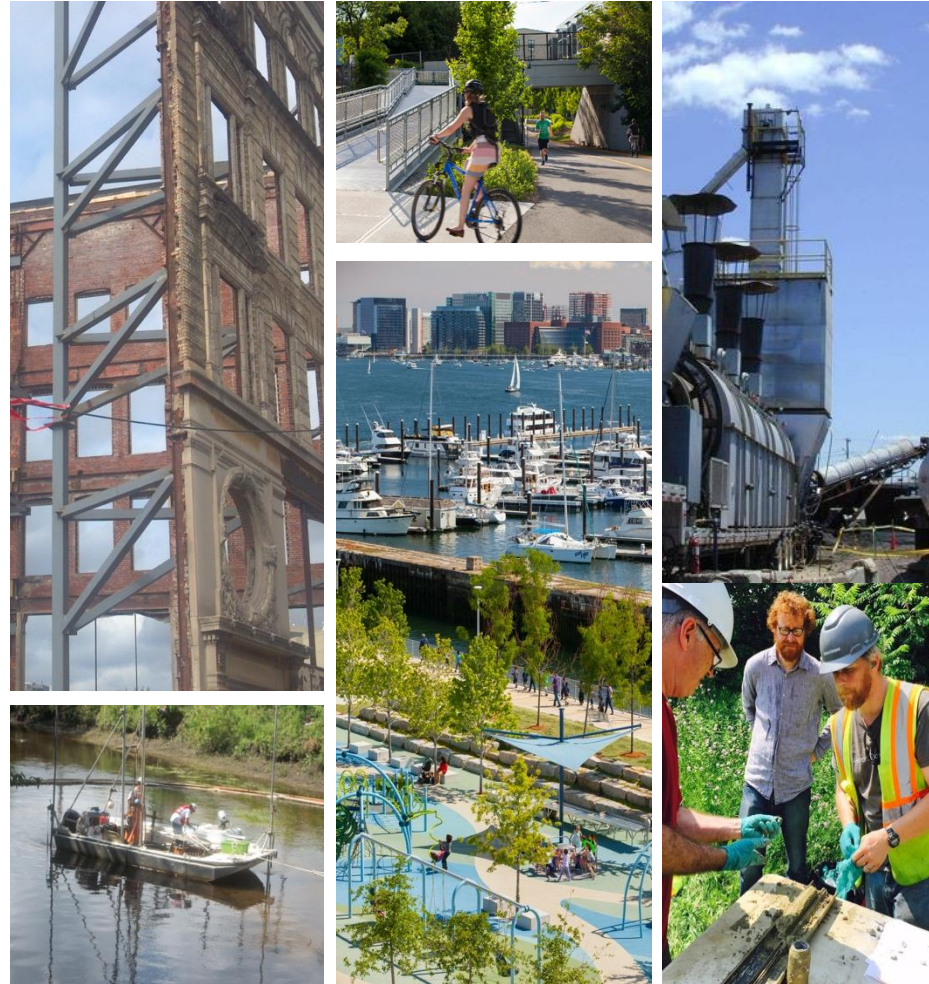
Experience in Connecticut

- CT office presence since 1995
- Environmental and Engineering Projects throughout the State
- **8 LEPs in Rocky Hill Office**

CT DECD & EPA Brownfields Experience

- | | |
|--------------|--------------|
| ▪ MetroCOG | ▪ Norwich |
| ▪ SCCOG | ▪ Stafford |
| ▪ Stonington | ▪ Torrington |

Proven Success Working as a Team



An Active Supporter of Brownfields

Connecticut Brownfields

- Norwalk - Ryan Park & Washington Village – \$5.7M
- Bridgeport – MDL Realty - \$2.5M
- Stafford - \$1.1M
- SCCOG - \$435K
- Norwalk – \$260K
- Hartford – \$80K
- Glastonbury – Riverfront - \$30K
- Greater Bridgeport Regional Council –\$25K
- Stonington - \$140K
- Norwich – Ponemah Mills - \$250K
- Vernon - \$125K
- Plainville Board of Ed –\$35K
- Preston Redevelopment Agency –\$35K

DECD / EPA Programmatic Requirements

- All Appropriate Inquiry (AAI)
- ACRES
- MBE / WBE / DBE
- Quarterly and Annual Reports
- Eligibility Determinations
- Historic Preservation
- Quality Assurance Project Plan (QAPP)
- Budget Tracking
- Access Agreements
- Grant Close-Out Activities

Leveraging Funds & Brownfields Success

- Brownfields >\$40M in state and federal brownfields funding in last few years alone
- 6 winning EPA grant applications in FY24
- 12 EPA Success Stories
- 3 Phoenix Awards



Brownfields are Opportunities!

- Not all Brownfields are Large Scale Developments

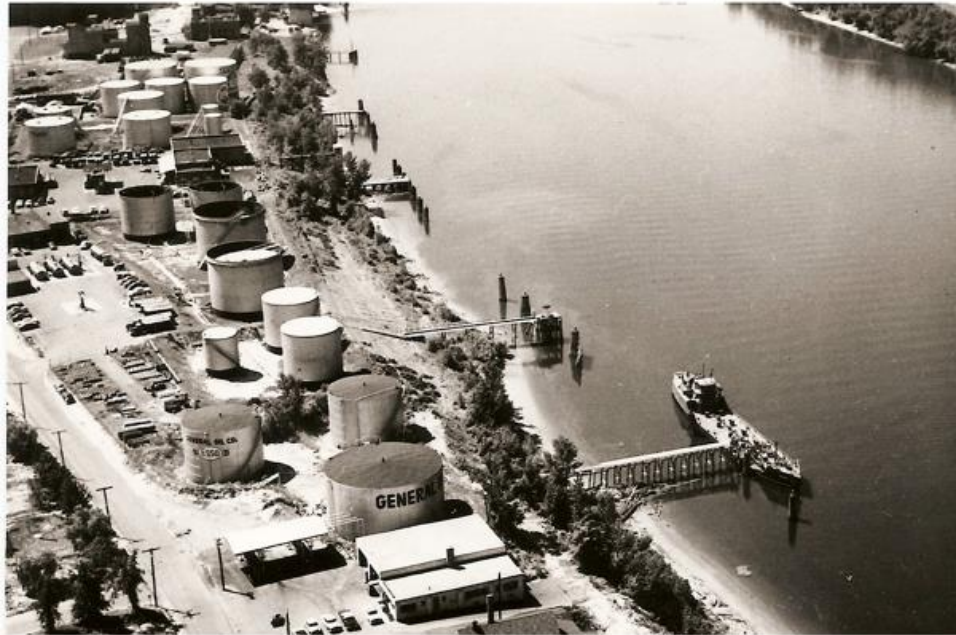


Most Brownfields are Smaller
Redevelopment Projects – Commercial,
Parks, Residential or Mixed-Use



Representative Project - Example

Goodwin University Riverside Campus East Hartford



Riverside Drive – 1960's



CT River Academy - Today

thank you

westonandsampson.com

Carr.Robert@wseinc.com

Zbell.John@wseinc.com

Agenda

UConn TAB Brownfields 101: (9:10 AM -9:50 AM)

- What is Brownfields (UConn TAB)
- Overview of the process (UConn TAB)
- UConn TAB's Technical Assistance

Other Resources Available (9:50 AM – 10:05 AM)

- Grow America - Erin Howard
- Sustainable CT – Jess LeClair

Break (15 minutes)

Funding Available (10:20 AM- 10:50 AM)

- EPA – Dorrie Parr
- DECD – Binu Chandy
- DEEP – Amanda Limacher
- SHPO – Julie Carmelich
- CRCOG – Caitlin Palmer and Elizabeth Sanderson

Redevelopment Progress & Success Stories (10:50 AM -11:30 AM)

- Stafford – Amber Wakley
- Arrowhead – Liz Torres and Fernando Betancourt
- Swift – Patrick McKenna
- Berlin – Chris Edge

Network and/or Q&A (11:30-12:00)



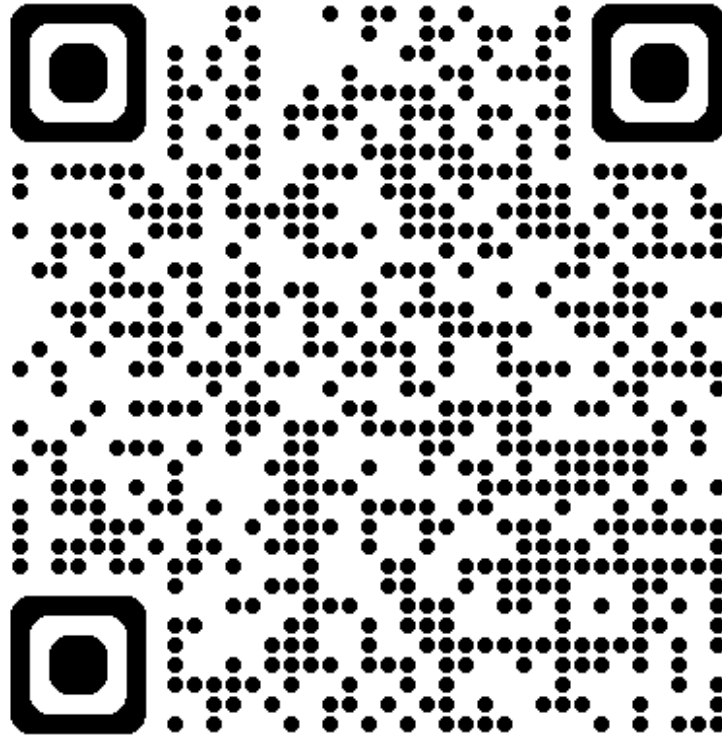
Brownfields 101 & TAB Services

UConn TAB

Katie Malgioglio



Acronym Cheat Sheet



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



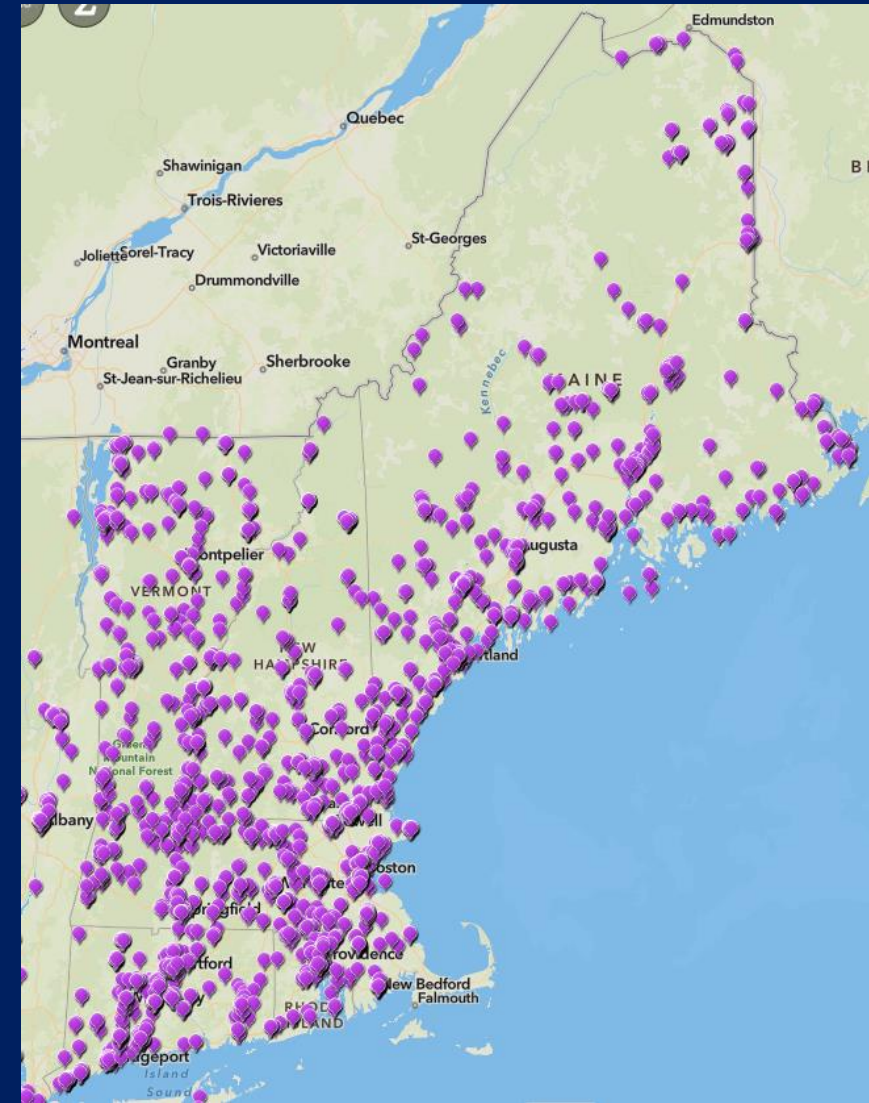
Superfund (NPL) sites



Sites under federal
jurisdiction (DoD, DoE etc.)

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

At least 462 identified in CRCOG alone with many still unidentified



Source: EnviroAtlas

BROWNFIELDS IMPACT NEGATIVELY...



STEP 1: DEVELOP A BROWNFIELD INVENTORY

UConn TAB offers this service for FREE!



BROWNFIELD INVENTORY



Reported
Releases



Site
Reconnaissance



Tax Delinquency



Sanborn Maps



Known Sites



Existing
Brownfield Lists

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	



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



PRIORITIZING AND CONSIDERING THE FUTURE REUSE GOALS OF BROWNFIELD SITES

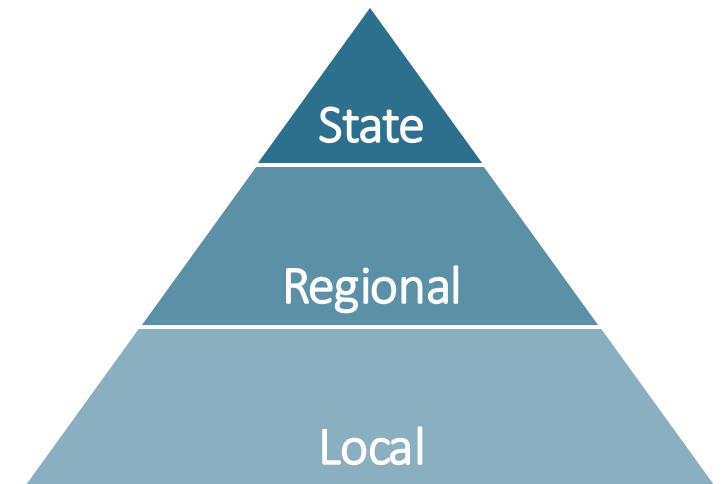
- Prioritization can be based on many factors, but the community should always have an input!
 - Location, Ownership, Reuse goals, Readiness for Redevelopment, Etc.
- Communicate EARLY and OFTEN with the community about
 - Project Vision
 - Knowing & Prioritizing Brownfields
 - Future Reuse



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



WHY DO WE ASSESS A SITE?

1. “Environmental Due Diligence” – to satisfy buyers, investors, or lenders - Is There a Business Risk? “Buyer Beware!”
2. To obtain liability protections under federal or state law and thereby qualify for Brownfield Grants

(Some terms you will see: “*All Appropriate Inquiry*,” “*Innocent Landowner*,” “*Bonafide Prospective Purchaser*,” etc..)

3. Because the government tells us to – i.e., the Site is subject to rules/regulations
4. To be able to safely reuse the Site – i.e., Assess & Remediate as part of overall Brownfield Cleanup and Redevelopment Plan

Have an **environmental professional** conduct (OR update) a Phase I according to ASTM E1527-21 or E2247-16, 180 to 360 days before the acquisition



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.



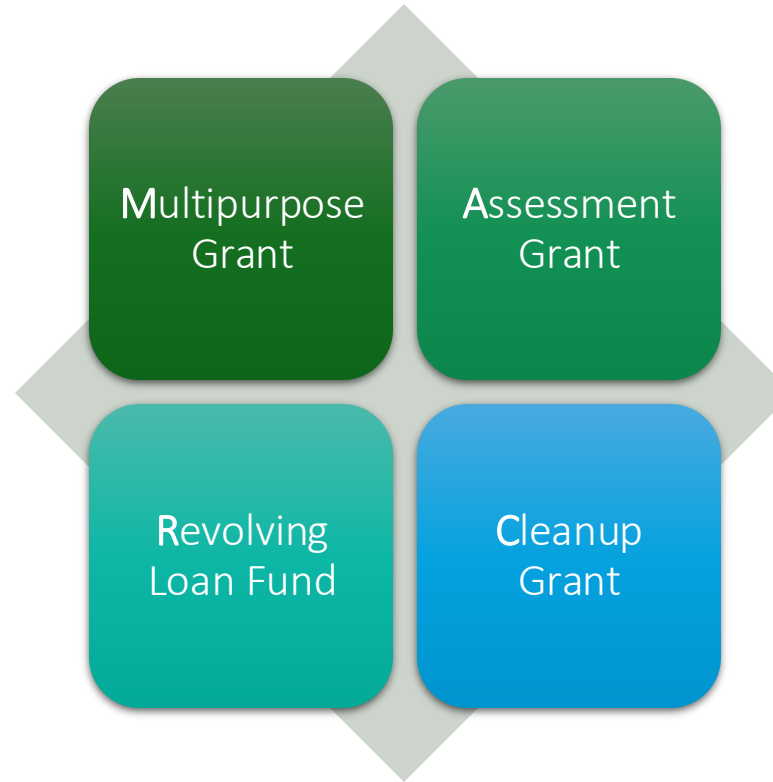
STEP 5: FUNDING THE ASSESSMENT AND CLEANUP



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



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.

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



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?



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.

Site Reuse Assessment Projects

Why is this a helpful resource?

- Knowing the potential benefits

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



STEP 7: COMMUNITY ENGAGEMENT EXPECTATIONS



COMMUNITY ENGAGEMENT – “EARLY & OFTEN!”



Convene a public re-use visioning session



Identify Stakeholders



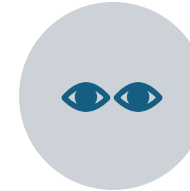
Understand community needs



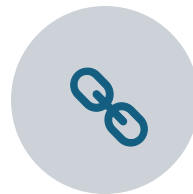
Explore possible reuses



SWOT Analysis
(Strengths, Weaknesses, Opportunities & Threats)



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, Regional Planning Organizations, Economic Development Corps

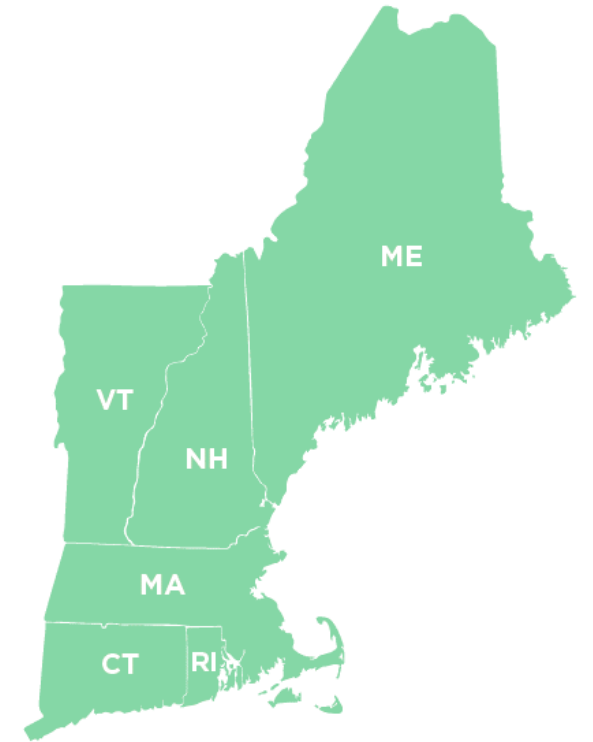


SECTION 3: HOW CAN UCONN TAB HELP?

What is UConn TAB

Technical Assistance to Brownfields

- provides technical assistance to communities, states, Tribal Nations and other public entities
- help address their brownfield sites and to increase their understanding and involvement in brownfields cleanup, revitalization and reuse.
- TAB is available at no cost to communities.
- UConn TAB serves Region 1(New England)



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

MEET OUR TEAM



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New Partnership



Nylab Noori, MPH

UConn Partner
Environmental Health Associate Program
Manager at New England
Rural Health Association (NERHA)

NEW ENGLAND RURAL HEALTH ASSOCIATION (NERHA)

UConn TAB Partner – Rural Outreach and Engagement

NERHA supports UConn TAB by serving as a link between rural communities and technical experts. This helps foster collaboration among communities and municipalities, ensures public health considerations are included in Brownfield assessment and cleanup, and strengthens local capacity to address these challenges.

Connect with Community Hubs: Libraries, Health Center, State Offices Of Rural Health (SORHs), Rural Caucus

Conduct Individual Outreach: MAP 2025
30+ Municipalities reached

For over 25 years the New England Rural Health Association (NERHA) has served as the state rural health association for the six New England states. We are a non-profit organization dedicated to advancing rural health. NERHA provides education, training, consulting, and advocacy in support of the rural health organizations and individuals in our region.

NERHA Reach, By The Numbers:

- ✓ 10,000+ People Served by NERHA Programs
- ✓ 100+ Partner Organizations Across New England
- ✓ 300+ Communities Impacted
- ✓ 550+ Members
- ✓ 5,500+ Mailing List

Stay Connected With Us:

- ✓ Nerha.org
- ✓ Join our Newsletters
- ✓ Read "*Rural Roots*"
- ✓ Become a Member



ASBESTOS

Asbestos is a common contaminant in brownfield sites that could have been built before the 1980s. Some examples include but are not limited to school buildings, municipal offices, and industrial sites. Left intact and undisturbed, the presence of asbestos is not hazardous, but once disturbed, asbestos fibers can be released into the air, posing health risks. Due to the significant hazards posed by asbestos, it is regulated under special federal laws that regulate reporting, testing, cleanup, and disposal of these materials.

ABATEMENT PROCESS

During the abatement process, asbestos-containing materials are safely and completely removed or encapsulated. The process is regulated by various federal, state, and local regulations and is undertaken by trained and certified professionals.

The asbestos abatement process is a multi-step procedure to minimize exposure risks. Here's a simplified breakdown:



PREPARATION:

A qualified professional develops a detailed abatement plan, including the scope of work, containment measures, and worker safety protocols.



CONTAINMENT:

The work area is sealed off using plastic sheeting and negative pressure machines to prevent asbestos fibers from spreading to other parts of the building.



REMOVAL OR ENCAPSULATION:

Depending on the chosen method, trained workers remove or encapsulate the asbestos-containing materials using specialized tools and wet methods to minimize dust generation.



CLEANING AND CLEARANCE:

Following the removal or encapsulation, the work area is cleaned using HEPA vacuums to remove any residual asbestos fibers. Air quality testing is conducted to ensure asbestos levels are below safe limits before the containment area is dismantled.



DISPOSAL:

Asbestos waste must be disposed of in specially licensed landfills following strict regulations.

PCBs

Polychlorinated Biphenyls (PCBs)

PCBs are synthetic chemicals once used in electrical equipment, caulks, paints, and other construction materials, and are a common contaminant at brownfield sites. Even though they were banned in the U.S. in 1979, PCBs still linger in the environment, posing ongoing health and environmental challenges.

Environmental Impacts:

Water Contamination: Industrial dumping and wastewater runoff allows PCBs to settle into waterways by binding to sediments, thus contaminating fish. **Soil Pollution:** Landfills, dumping sites, leaking electrical equipment and dust/debris from building materials can cause chemicals to leach into the surrounding soil. This can pose risks to crops and livestock.

How are PCBs Impacting Rural Communities?

Fishing and Waterways: PCBs in rivers like the Housatonic River (MA/CT) and Penobscot River (ME) have led to long-term contamination of ecosystems, killing wildlife, and making fish unsafe to eat.

Agriculture: Farms located near industrial sites or old landfills may have PCB contamination in soil from dust or runoff, which can impact crops & livestock.

Schools and Homes: Many older schools and homes still contain PCB-laden building materials. When these materials deteriorate, they release PCBs into the air, creating potential health risks.

PFAS

(PER- AND POLYFLUOROALKYL SUBSTANCES)

PFAS contamination at brownfield sites is a major concern due to past industrial activities, the use of firefighting foams (AFFF), and improper disposal of manufacturing waste. These synthetic chemicals were used for their resistance to heat, water, and grease. Often called "**forever chemicals**", PFAS do not break down easily in the environment and can accumulate in the human body over time, posing significant health risks. This contaminant is regulated under special federal laws that specify standards for reporting, testing, cleanup, and disposal of these materials.

REMEDIATION STRATEGIES

During the remediation process, PFAS-contaminated materials and water can be safely treated, removed, or contained to prevent further environmental and human exposure. The process is regulated by federal, state, and local standards and is conducted by trained and certified professionals using approved technologies and methods.

Here's a simplified breakdown of the Remediation Process:



SITE ASSESSMENT:

Identify and evaluate the extent of PFAS contamination through soil and groundwater testing.



RISK EVALUATION:

Assess potential health and environmental risks to determine the urgency and scope of remediation.



CONTAINMENT MEASURES:

Implement barriers or caps to prevent the spread of contamination, especially in groundwater.



TREATMENT TECHNOLOGIES:

Use methods like activated carbon filtration, ion exchange or thermal destruction to remove or destroy PFAS.



LONG-TERM MONITORING:

Continuously track contaminant levels to ensure remediation effectiveness and maintain safety.



REGULATORY COMPLIANCE:

Identify and evaluate the nature and extent of PFAS contamination through soil and groundwater testing.

PFAS: A synthetic, man-made compound used as emulsifiers for construction. With over 200 different compounds, PFAS is an emerging contaminant because of their widespread presence in the environment, and growing evidence of potential health and ecological risks.

Examples: Firefighting Foams (AFFF) – Used at airports, military bases, and industrial sites.

Manufacturing Waste – From industries producing nonstick coatings, water-resistant fabrics, and electronics.

Landfill Leachate – Contaminated runoff from disposed consumer products.

Wastewater Treatment Facilities – Effluent and biosolids can contain PFAS.

PFAS Federal Regulations:
EPA, TSCA, CERCLA, FDA

HEALTH RISKS

PFAS exposure has been linked to:

Cancer (kidney, testicular)
Liver Damage
Immune System Suppression,
Thyroid Disease
Reproductive and Developmental Issues

EPA BANS ONGOING USES OF PFAS



UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

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

Quick Availability

- Answer Technical Questions

tab.program.uconn.edu/procurement-service/
Congratulations on Your Brownfield Grant Award!

Now that you have a brownfield grant, one of your first tasks is **hiring a QEP** to help you implement the grant's scope of work. You may be anxious to get your project moving as soon as possible, but...**Don't Rush This Important Step!**

We recommend you **take your time to prepare an excellent Request for Proposal (RFP)**. This will ensure you don't inadvertently violate federal rules, which can have serious consequences. Moreover, a good RFP will tell prospective QEPs that you know how to run a good project and encourage them to submit proposals. If this is your first time procuring the services of an environmental professional, the process may seem overwhelming. Fortunately, there are numerous resources available to help.

UConn TAB can provide several services to help you with your procurement process. Although we cannot write your RFP, we can:

- Meet early to discuss your project objectives, strategies for procurement and desired QEP qualifications
- Provide RFP templates and examples
- Review your draft RFP, attachments, and related documents
- Suggest QEP scoring criteria and selection procedures

If you are interested in learning more or getting started, follow the steps below!

A banner image with a blue-tinted background showing a stone building facade. The text "UConn TAB PROCUREMENT STEP-BY-STEP GUIDE" is written in large, white, sans-serif capital letters. Below the text is a horizontal white line with four dots, each aligned under one of the words "PROCUREMENT", "STEP-BY-", "STEP", and "GUIDE".

UConn TAB PROCUREMENT STEP-BY-STEP GUIDE

Step 1

Step 2

Step 3

Step 4



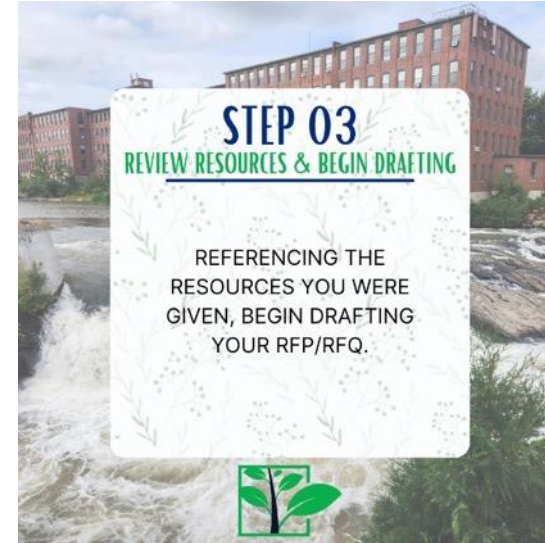
STEP 01
SET UP A MEETING

EMAIL US AT
UConn-TAB@UConn.edu
WITH YOUR GRANT
APPLICATION AND
COOPERATIVE AGREEMENT IF
AVAILABLE AND **SCHEDULE**
AN APPOINTMENT.




STEP 02
UConn TAB SENDS RESOURCES

WE WILL SHARE SOURCES
SUCH AS RFP TEMPLATES
AND OTHER USEFUL
RESOURCES FOLLOWING THE
MEETING.



STEP 03
REVIEW RESOURCES & BEGIN DRAFTING

REFERENCING THE
RESOURCES YOU WERE
GIVEN, BEGIN DRAFTING
YOUR RFP/RFQ.



STEP 04
SUBMIT DRAFT FOR REVIEW

FILL OUT THE FORM LINKED
HERE AND INCLUDE THE
DRAFT OF YOUR RFP/RFQ.
UConn TAB WILL REVIEW
AND SET UP A MEETING TO
GO OVER THE COMMENTS
WE HAVE.



 Procurement Services Webinar (UConn TAB)

 **TAB**
REGION 1

Watch later Share



**PROCUREMENT
SERVICES**

Watch on  YouTube

UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

Sep-Dec

Jan-April

May-Aug

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

Community

Info & Input

UConn
Students

Technical Work

TAB Staff

Supervise

CONNECTICUT

MUNICIPAL ASSISTANCE PROGRAM SITE VISIT



3 Walnut Avenue, 1 & 13 Watrous Street and
13 Summit Street - East Hampton, CT

UConn TAB | Demian Sorrentino

UConn TAB Intern | Aaron Hinze



Students | Christopher Anderson

Community | Ryan Baldassario, David DeCrescente,

David Cox



Spring MAP - Site Reuse Assessment (SRA)

UConn TAB visited the Town of East Hampton, CT. They toured the brownfield sites at 3 Walnut Avenue, 1 & 13 Watrous Street, and 13 Summit Street. UConn TAB is working on a Site Reuse Assessment for these properties, where Town officials are interested in exploring concepts for additional recreational amenities, mixed-use space and multi-family housing, including much-needed affordable units.



MARCH 7, 2025



MASSACHUSETTS

MUNICIPAL ASSISTANCE PROGRAM SITE VISIT



70 Maple Street - East Longmeadow, MA

UConn TAB | Demian Sorrentino,



UConn TAB Intern | Dominic Anziano

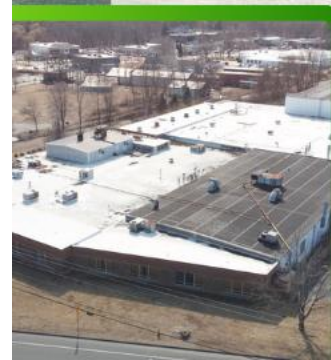
Students | Sophia Gagnon

Community | Rebecca Lisi



Spring MAP | Site Reuse Assessment (SRA)

UConn TAB visited the Town of East Longmeadow. They toured the former Carlin Combustion Technologies brownfield site at 70 Maple Street. UConn TAB is working on a Site Reuse Assessment for these properties, where Town officials are interested in exploring concepts for mixed-use development including much-needed affordable housing, commercial/retail space, recreation amenities to compliment the adjacent Redstone Rail Trail and municipal parking for the Town Center district.



MARCH 13, 2025



BROWNFIELD INVENTORY



Reported
Releases



Site
Reconnaissance



Tax
Delinquency



Sanborn Maps



Known Sites



Existing
Brownfield Lists



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	

Record Review

Summit Casting

ACREAGE: 1.69

OWNERS: Morse Street Realty Corporation

LAND USE: one-to-two story industrial facility

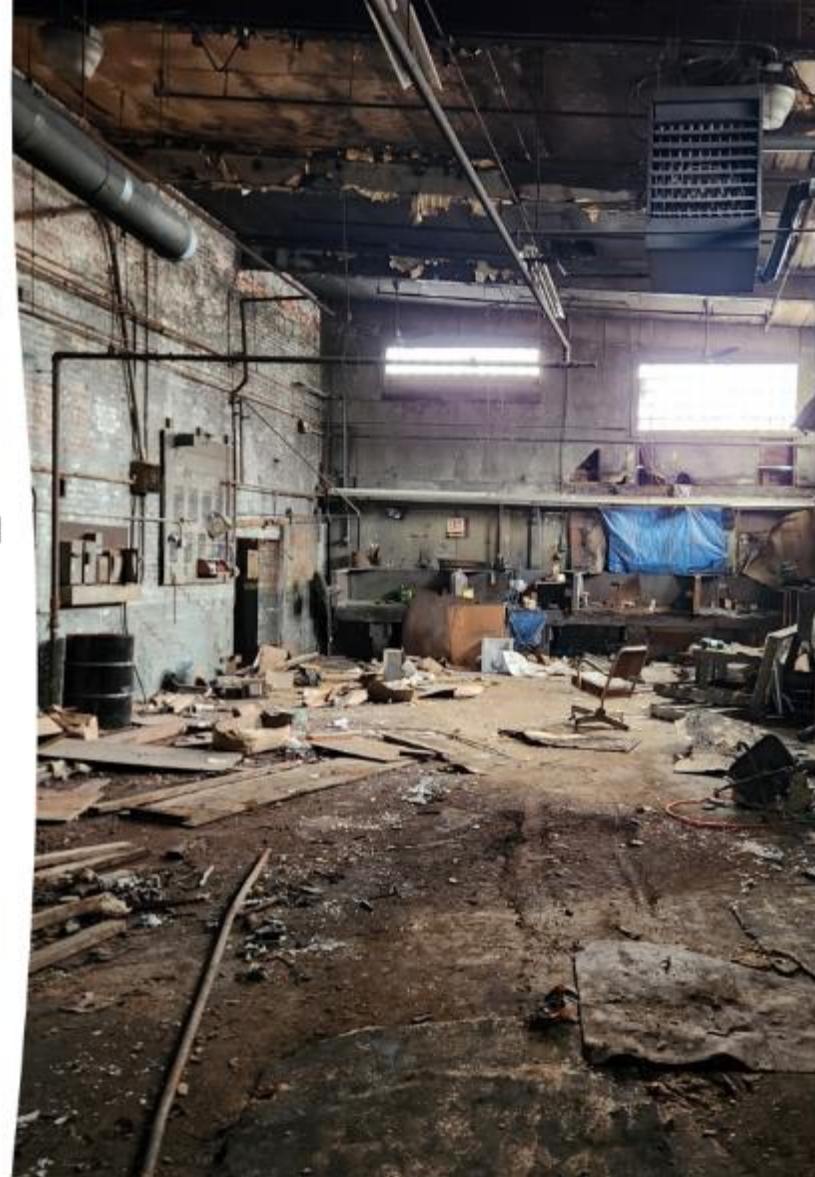
HISTORICAL USE: mold design, sand mold fabrication, casting, machining castings, storage, shipping & receiving

CURRENT USE: abandoned

- parties

PARCEL ID: 149-008-000

- "Parcel 8"



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

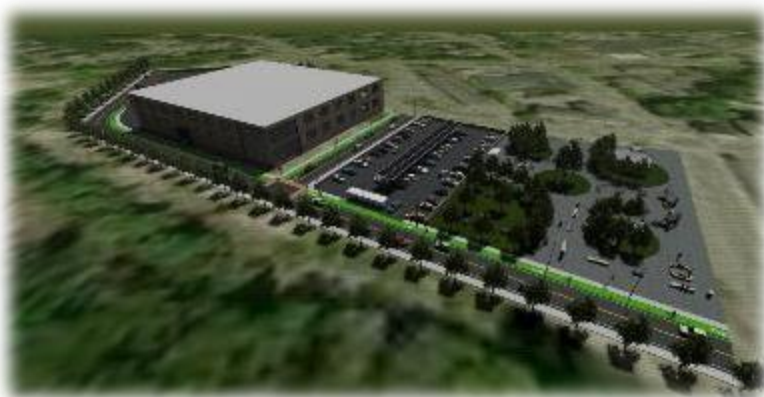
Community

- 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





UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

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!
- May 22nd Grant or No Grant: Let's Navigate Your Next Move

UConn TAB Summer Webinar Series

- May 1st - Planning for a Successful Fall EPA Brownfield Grant Application: Don't Wait Until September!
- May 22nd - Grant or No Grant: Let's Navigate Your Next Move
- June 18th - Environmental Communication Strategies for Developing Health Literacy
- July 9th - Engage & Empower: Strategies to Spark Community Involvement
- July 30th - Engaging Rural Healthcare Providers in Brownfields Awareness and Advocacy

Wednesdays
12:00 PM - 12:30pm

Virtual(Webex)

Register
s.uconn.edu/summerwebinar25

UConn
REGION 1 TECHNICAL
ASSISTANCE TO
BROWNFIELDS

UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement



STAKEHOLDER ANALYSIS

This tool will help you find diverse stakeholders, explore who has the most power and influence in your community, and determine who has the most interest in your brownfields redevelopment project.



SWOT ANALYSIS

This tool allows you to examine the strengths, weaknesses, opportunities, and threats in your community as they relate to brownfields redevelopment and community engagement.



AFFORDABLE HOUSING

This tool is designed for municipal officials and nonprofit organizations. It provides different strategies for opening a dialogue and gaining buy-in for affordable housing from community members that are opposed to the idea.



LISTENING SESSIONS

This tool provides an overview what a listening session is, how to plan one for your community, and how they can support your brownfields redevelopment / community engagement goals.



COMMUNITY MEETING CHECKLIST

This tool provides a helpful checklist for planning a community meeting, hosting the actual event, and evaluation / follow-up once the meeting is over.



FOCUS GROUPS

This tool briefly summarizes focus groups and provides some guiding questions to help you get started in hosting one in your community.



tab.program.uconn.edu/community-engagement/

Brownfields

brown•field/noun

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



DO YOU HAVE A BROWNFIELD IN YOUR COMMUNITY?



DOES YOUR TOWN/CITY HAVE AN INDUSTRIAL HISTORY?



DO YOU HAVE ANY BUILDINGS BUILT BEFORE THE 1970S?



DO YOU HAVE SITES THAT ARE ABANDONED OR BLIGHTED?

Examples: old mill buildings and industrial sites, old gas stations, public & commercial buildings, agricultural land and facilities, metal salvage yards and illegal dumping sites, and dry cleaners



YES, MY COMMUNITY HAS OR LIKELY HAS BROWNFIELD SITES AND I NEED SUPPORT WITH:

• JUST GETTING STARTED AND IDENTIFYING SITES

• DEVELOPING A PLAN FOR REUSING A BROWNFIELD SITE

• INFORMING THE COMMUNITY

Answer Questions
Virtual Consultation
Technical Doc Review
Access to Resources
Webinars & Workshops

Brownfield Inventory
Site Reuse Assessment
Record Review
Data Gap Analysis
Community Engagement

Direct Assistance

Municipal Assistance Program

UConn TAB SERVICES

Grant Support

Procurement

State Grant Review
EPA Grant Review
Grant Data Support
Fall MAP EPA Grant Prep

Intro Meeting
RFP Templates
RFP Examples
Review & Feedback

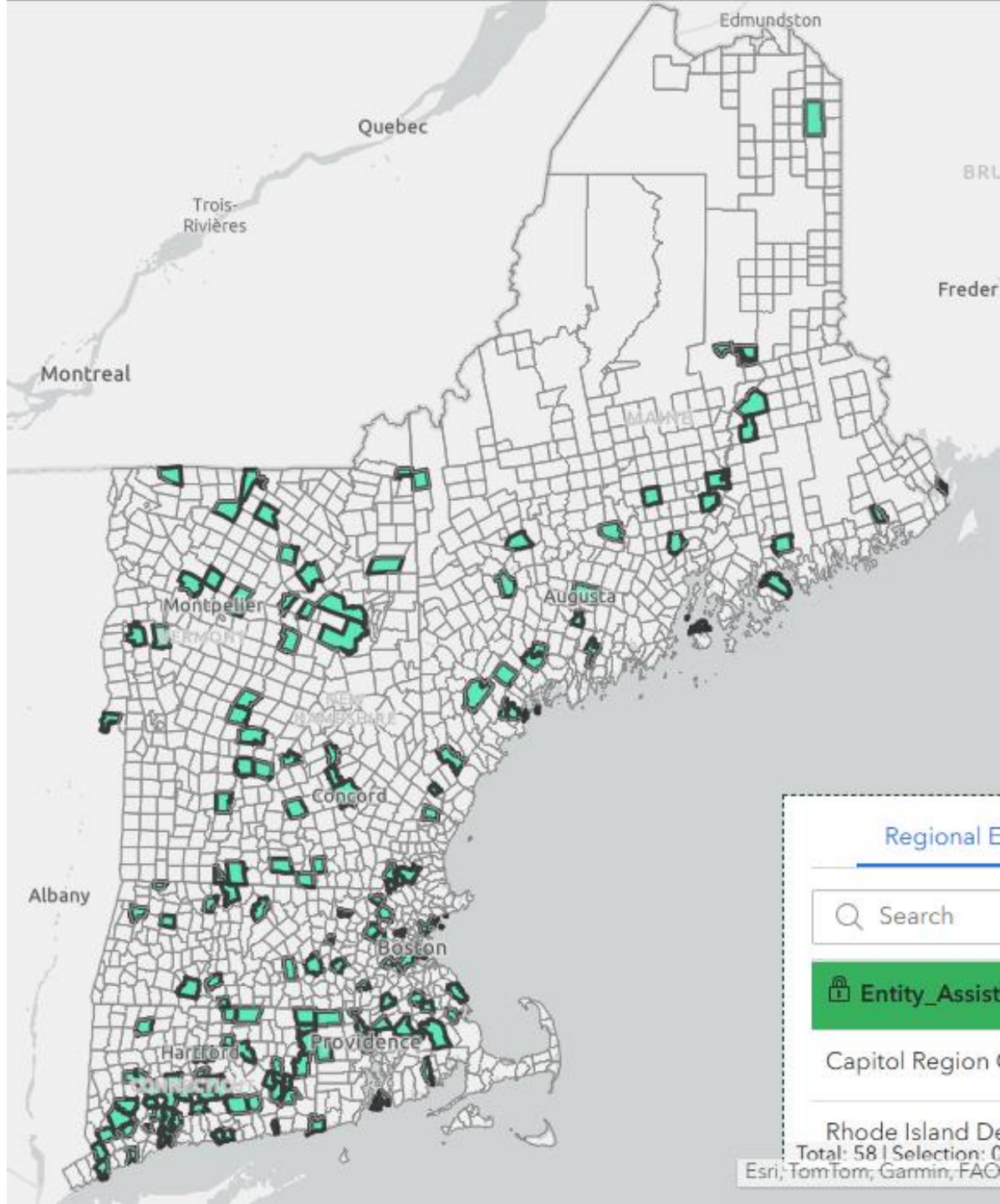
• FINDING FUNDING FOR ASSESSMENT AND CLEANUP OF BROWNFIELDS

• HIRING ENVIRONMENTAL PROFESSIONALS

Send us an email, follow us on LinkedIn, and/or Join our Newsletter to stay informed!



Communities Served



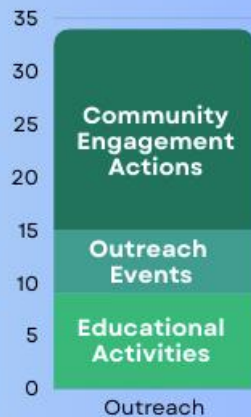
TECHNICAL ASSISTANCE TO BROWNFIELDS EPA REGION 1 ANNUAL IMPACT 2024



231
COMMUNITIES
RECEIVED
DIRECT
TECHNICAL
ASSISTANCE



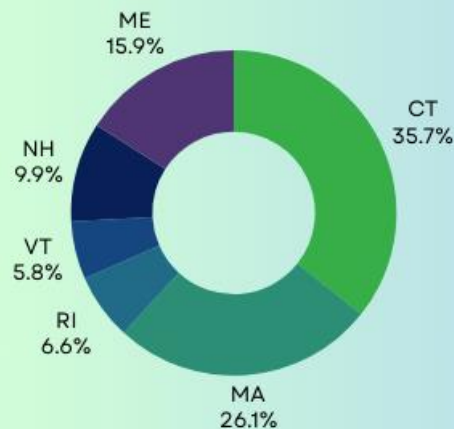
Outreach, Education, & Community Engagement



40% INCREASE IN TA SUPPORT FROM 2023



COMMUNITY WIDE DISTRIBUTION & SUPPORT



2024 Webinars

- SEEDS Framework
- Stakeholder Analysis
- Procurement Services
- SWOT Analysis
- Past EPA Brownfield Grantees Panel
- Cleanup Grant Tips and Tricks
- Coalition Grant Tips and Tricks
- EPA Grants & Community Engagement
- Public Health Data (Asthma)
- Displacement Strategies
- EPA Grant Office Hours

2024 MUNICIPAL ASSISTANCE PROGRAM

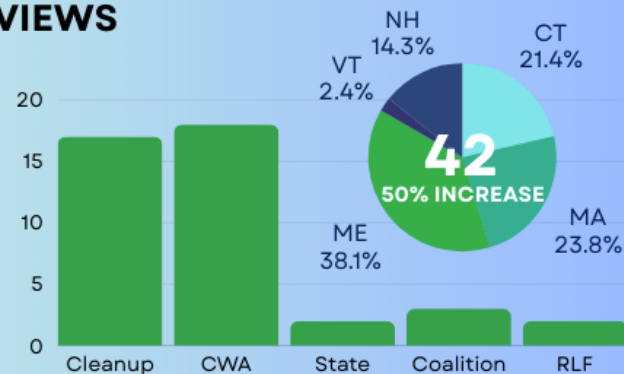
51 PROGRAM PARTICIPANTS



FY25 EPA MAC GRANT REVIEWS

"UConn TAB faculty, staff, and interns have provided outstanding technical assistance whenever asked. An incredible resource for our region!!"

"We could not have put together a competitive grant application without UConn TAB!"



Q&A



Region 1 RLF TAB

Grow America

Erin Howard



For over 50 years, you've
known us as NDC.

Now we're
Grow America.

Meet Grow America

Who we are

- Established in 1969, Grow America is the nation's oldest non-profit provider of community development technical assistance and training
- We direct capital to support the development and preservation of affordable housing, the creation of jobs through training and small business lending and the advancement of livable communities
- We work in partnership with local and state governments and non-profits to build communities, economies, and capacity with hands-on technical assistance



Meet Grow America

Who we are

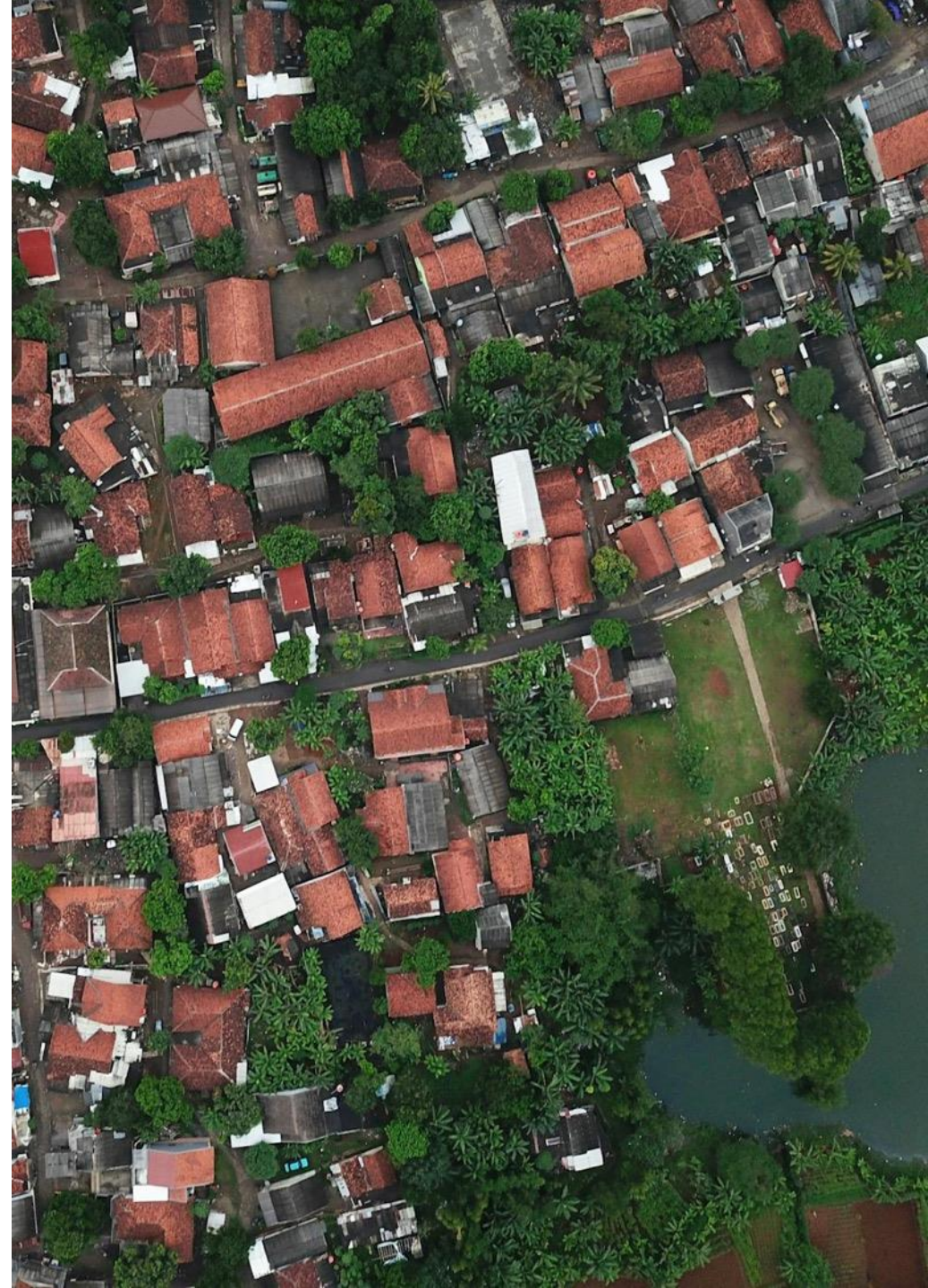
- We are the national technical assistance service provider and program operator for the US Economic Development Administration-funded (EDA) RLF Community of Practice (EDA CoP)
- In this capacity, Grow America has **already developed** effective programs and infrastructure for **building capacity** for federal cooperative agreement recipients to establish and successfully run **long term RLF programs**



Meet our partner:

International City/County Management Association (ICMA)

- Founded in 1914, ICMA—the International City/County Management Association—is the premier professional association for local government leaders, managers, staff, and stakeholders with more than 13,000 members
- ICMA frequently partners with federal agencies, foundations, and international donors to help local governments create thriving, equitable, and resilient communities, including the following projects among others



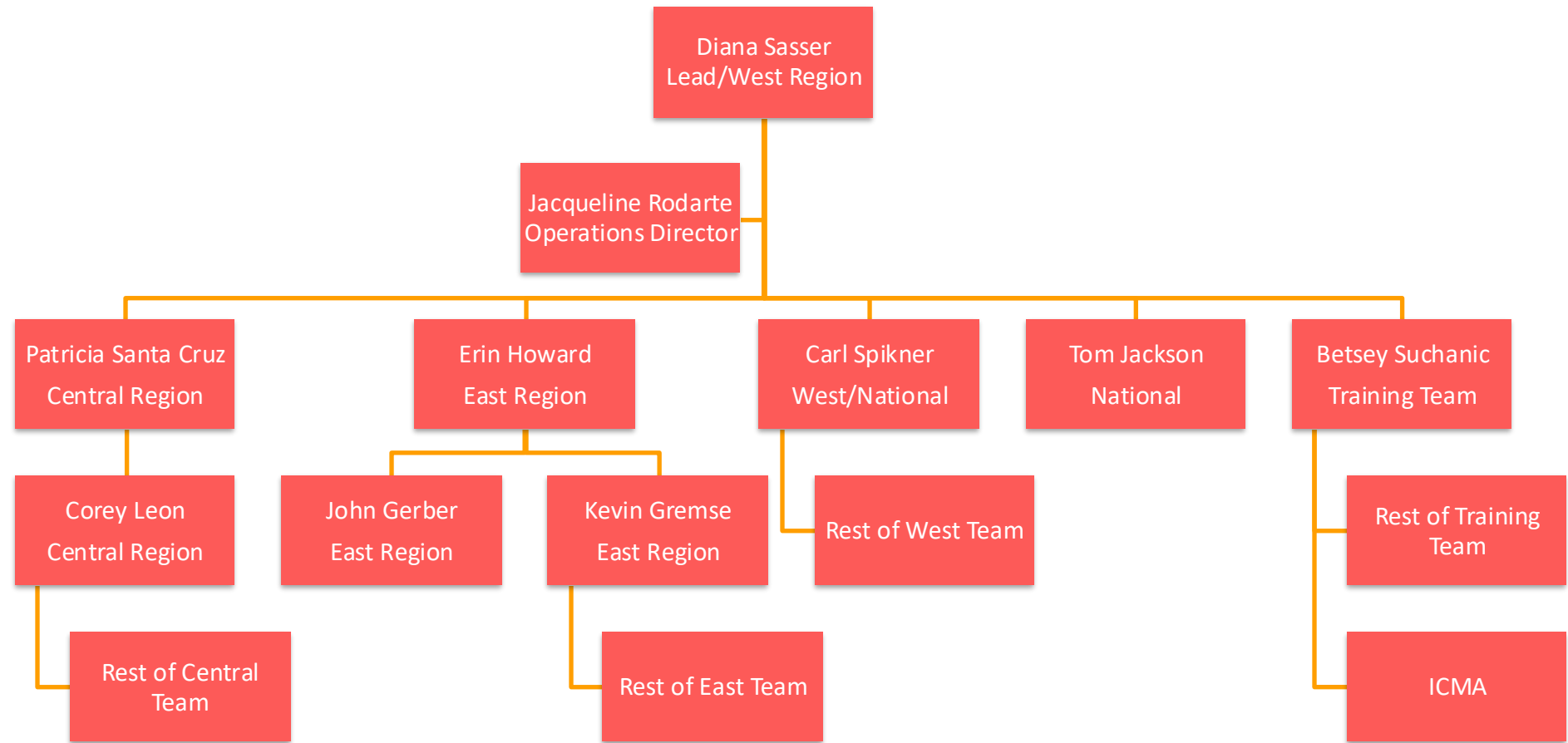
Meet our partner:

International City/County Management Association (ICMA)

- ICMA's work includes the following projects among others:
 - National Brownfields Training Conference (EPA)
 - SolSmart, WindWise, EV Smart (DOE)
 - Economic Recovery Corps (International Economic Development Council and EDA)
 - City Health Dashboard (New York University and Robert Wood Johnson Foundation)
 - Economic Mobility and Opportunity Cohorts and Learning Communities (Bill & Melinda Gates Foundation)



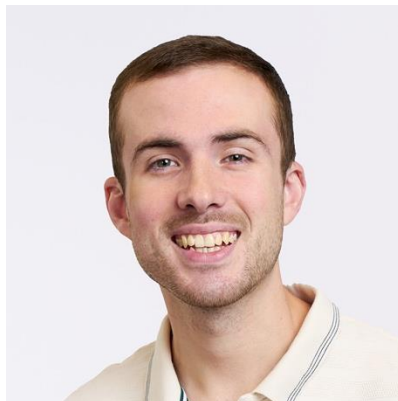
→ EPA RLF TAB team



East Coast Team



Erin Howard
East Region RLF Lead
Field Director



John Gerber
East Region
Associate Field Director



Kevin Gremse
East Region
Team Leader
Managing Director

→ Federal Funding for Brownfields



EPA Funding for Brownfields

Revolving Loan Fund Grants

- Can loan to public or private developers
- Grantee determines loan terms
- Five-year performance period
- Provides up to \$1,000,000

Project Goals

- **Build Partnerships** by establishing an **RLF Project Officer Academy** and creating an on-ramp to ready prospective applicants
- **Cultivate expertise** by offering a **cohort** training program, on demand technical assistance and other training modules and resources
- **Peer-to-Peer Exchanges** by holding **in-person National and Regional meetings to create exchange opportunities to collaborate on** needs, strategies, capacities and program impact, as well as an online portal
- **Develop Network** by establishing a **national RLF Advisory Council** and online portal with forums representing various topic areas and creating a platform for outside exchanges with developers, lenders, and EJ groups



Audience and Activities

Target Audience: EPA-funded
RLFs operating currently



**RLF Advisory
Committee**



Virtual RLF Network

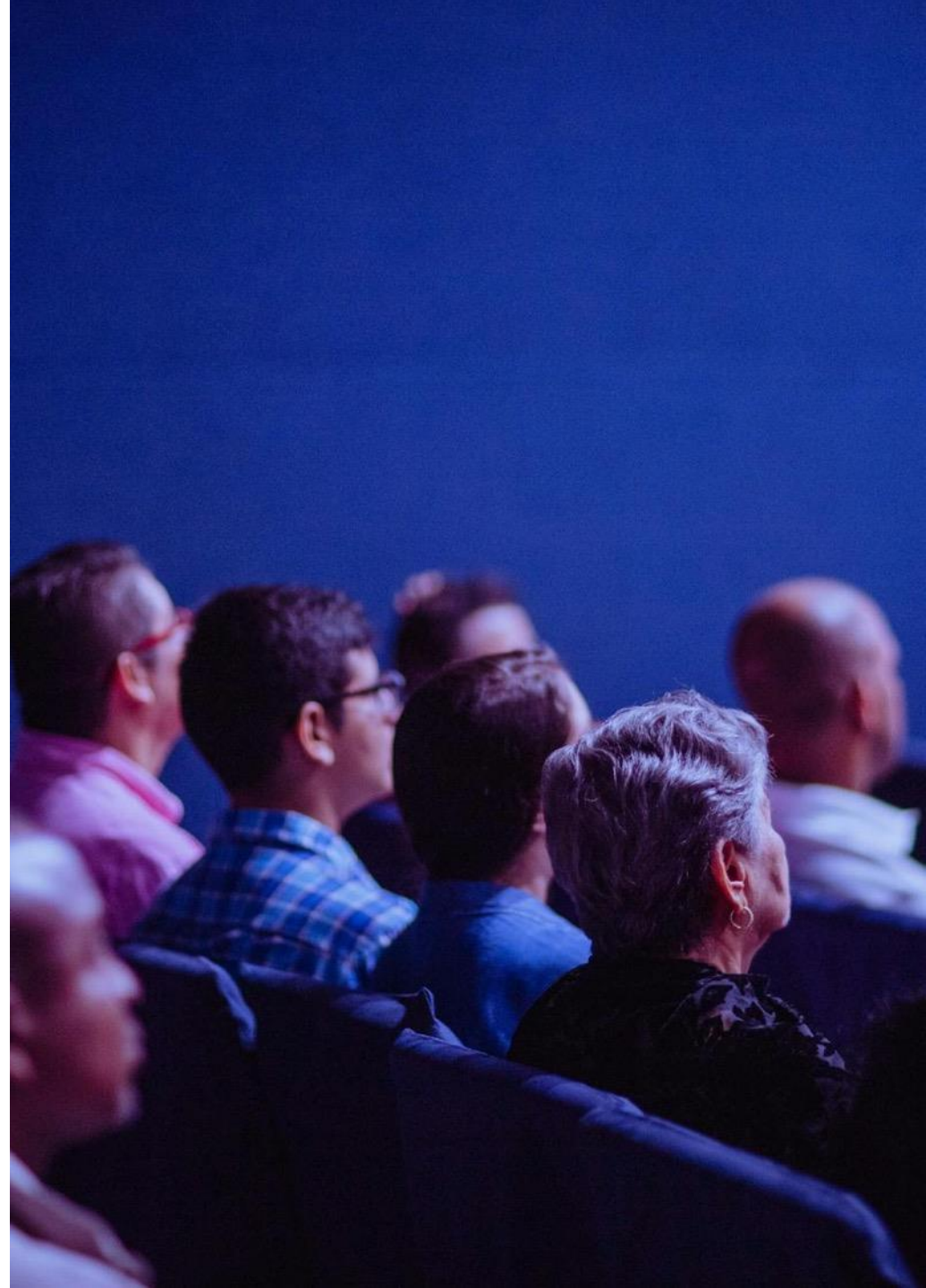


**Trainings and
Resources**

EPA RLF TAB Advisory Committee

We are looking for volunteers

Please email epa-rlf-tab@growamerica.org if you are interested in participating in the committee, or know someone with experience in this field.



Training and Resources

- A curated training program with workshops on topics that cross all organizations
- Create training cohorts of RLFs that will have specific curriculum guided by conversations with Stakeholders
- Portal will have a resource library and opportunity to contact GA Field Directors with questions

Resource Library

Search



Per page ▾

1 2

Resource type

- ☐ Case Study (2)
- ☐ Checklist or Worksheet (5)
- ☐ Fact Sheet (1)
- ☐ Guide (4)
- ☐ Handbook (2)
- ☐ Notice (1)
- ☐ Online Resource (1)
- ☐ Plan (4)
- ☐ Report (8)
- ☐ Slide Deck (17)
- ☐ Training (1)
- ☐ Video (9)
- ☐ Webinar (4)
- ☐ Workshop (12)

Reset

[Suggest a resource to include in this collection](#)



Webinar

January 2023 RLF

The purpose of the training webinar on project officers and RLF grant recipient changes in...



Video | Workshop

RLF Plans Worksho

The workshop included a great panel of topics relevant to writing or redesigning



Video | Workshop

How Cities Naviga Economic Order

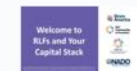
During this presentation, Bruce Katz dis affecting cities—reshoring, unprecedented the clean energy transition—and how m



Video | Workshop

RLF 201 Worksho

Executive Director of Region XII Council tips based on his experience about wha redesign your RLF plan.



Video | Workshop

RLFs and Your Ca Workshop

Timeline of Activities

Years 1-2

- Interview Loan Program Stakeholders,
- Develop Bank of Best Practices and Relevant Resources
- Establish RLF Training Academy
- Create on-ramp for new applicants
- Establish Cohort Training Program and Training Modules
- Establish RLF Advisory Council
- Hold initial RLF Meetings

Timeline of Activities

Years 3-5

- Grow the Cohort training programs and modify training modules as needed
- Hold Annual Meetings (either in conjunction with the National Brownfields Conference or on their own)
- Partner with regional groups for regional meetings
- Grow online resource library

Types of TA offered

- Review RFQ/RFPs for various items, including underwriting or environmental consultants
- Review of consultant proposals
- Review underwriting and underwriting report to give feedback
- Review of RLF Applications
- Questions on Davis/Bacon
- Samples of proformas or loan underwriting spreads
- General RLF questions
- Post-Closeout RLF Questions
- How to layer RLF into a project
- And other questions as they come up!

First In-Person Meeting: EPA's National Brownfields Training Conference in Chicago (August 2025)

- ICMA is planning the upcoming National Conference
- Working with ICMA to plan a RLF day for the Tuesday before the conference

Online Portal

- Full site is live
- To sign up, go to:
epa-rlf-tab.growamerica.org/welcome



We look forward to working with you!

- Grow America website:
growamerica.org
- Please sign up on our new RLF TA TAB website:
epa-rlf-tab.growamerica.org/welcome
- EPA RLF TAB email:
epa-rlf-tab@growamerica.org
- Program Manager Contact Info:
 - Diana Sasser, Managing Director
dsasser@growamerica.org
(209) 483-9863
- East Team Lead Contact Info:
 - Erin Howard, Field Director
ehoward@growamerica.org
(860) 638-9684



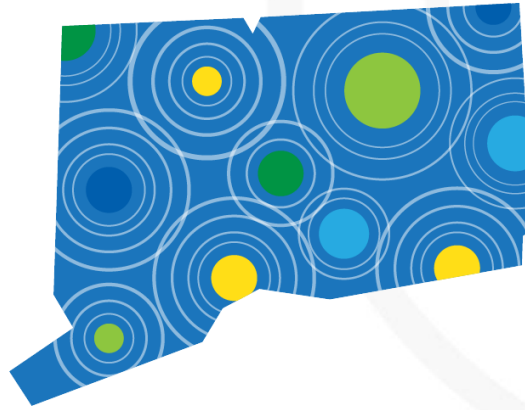
Sustainable CT

Jess LeClair



Sustainable CT

Local Actions. Statewide Impact.®



Brownfields Roundtable

Sustainable CT

Advancing Sustainability Through...



Roadmap

- Menu of sustainability actions



Resources

- Technical assistance and funding

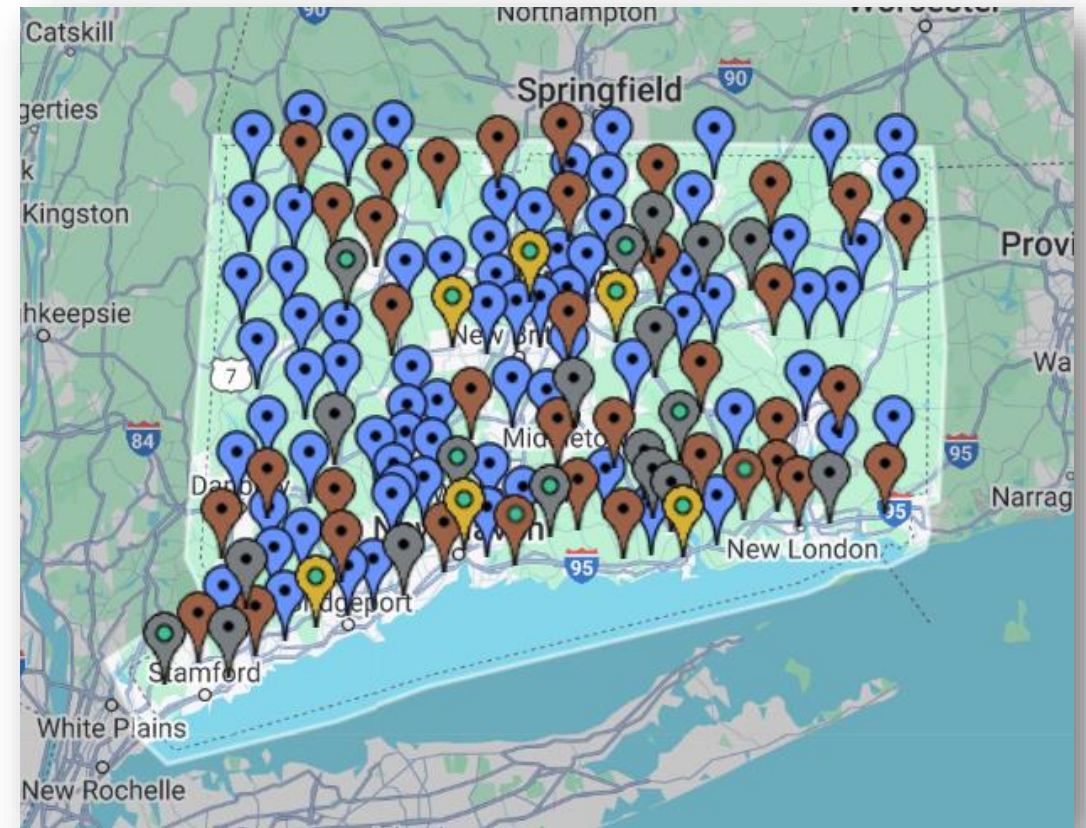


Certification

- Recognition and celebration of achievements

Impact

- **138** CT towns participating (82%)
- **62** towns certified
- More than **4,700** sustainability actions implemented
- Over **\$4.5 million** invested in community-led projects
- Connected, inclusive, resilient communities



Roadmap of Voluntary Actions

1. Inclusive and **equitable community** impacts
2. Thriving **local economies**
3. Well-steward **land and natural resources**
4. Vibrant and creative **cultural ecosystems**
5. Dynamic and resilient **planning**
6. Clean and diverse **transportation** systems
7. Renewable and efficient **energy infrastructure and operations**
8. Inclusive **engagement, communication and education**
9. Strategic **materials management**
10. Optimal **health and wellness** opportunities
11. Healthy, efficient, and diverse **housing**
12. Effective, compassionate **homelessness prevention**
13. Innovative **strategies and practices**



Thriving Local Economies

Action 2.1: Support Redevelopment of Brownfields

- Complete a brownfields inventory and map (15 points)
- Engage with community to prioritize brownfield sites for redevelopment (10 points)
- Submit a grant proposal for site assessment or clean-up (10 points)
- Conduct additional analysis for one or more priority sites (10 points)



Thriving Local Economies

Action 2.1: Support Redevelopment of Brownfields

- Hold a process of public engagement to identify potential reuse options (5 points)
- Communicate and actively market brownfield redevelopment opportunities (10 points)
- Remediate and redevelop a brownfield site (15 points)



Support and Technical Assistance



Equity Coaches



Workshops, Training




Technical Assistance Partners



Fellowship Program



Community Match Fund


- Fast, easy, flexible, no deadlines
- Crowdfunding doubled by **\$1-to-\$1** matching grant from Sustainable CT
- Up to **\$7,500** from matching grant
- Coaching and support for project leaders
- Over **\$4.5 million** invested in over **350** community-led projects statewide


supported by 

Mill River Trail Industrial and Natural History Signage Project

The Mill River holds a long history of human and nature interactions. This project adds interpretive signs showcasing the history of people and the river.

  4



Watch on 

New Haven, CT
Community

Education
Placemaking

\$6,000


USD
funded of \$6,000 USD goal


29


patrons

Project Closed

Success!

 **SUCCESS!**
This campaign reached its goal on May 10, 2021 3:00 PM.

 **TAX DEDUCTIBLE**
Mill River Watershed Association of South Central CT is a Registered 501(c)(3), Tax ID 06-1590010.

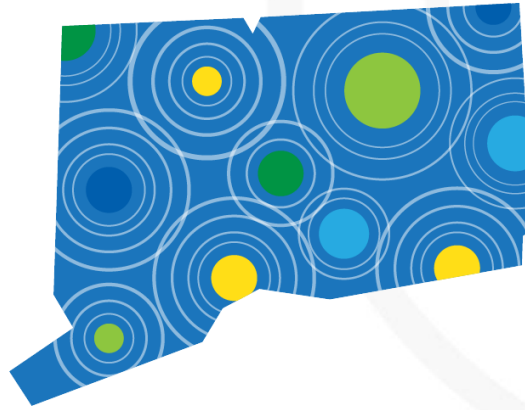
 **CAMPAIGN BY:**
JR Logan

Bring Mill River's History to Life

The project: research, design and install 10+ interpretive signs that illustrate the connections between industrial history, nature and the modern experience with the river. The signs will be a reason for people to explore along the trail, will be an educational resource for students and will instill local pride in the connected neighborhoods.

Sustainable CT

Local Actions. Statewide Impact.®



sustainablect.org

info@sustainablect.org

[Program Staff](#)

Thank You, Sustainable CT Funders



Tremaine Foundation



HAMPSHIRE
FOUNDATION

COMMONSENSEFUND



CONNECTICUT
GREEN BANK SM



Community Foundation
of Eastern Connecticut



**Supporting
Organizing Work - CT**

supported by CONNECTICUT
COUNCIL for
PHILANTHROPY



NCCF

Northwest CT Community Foundation



Community
Foundation
of Greater New Britain



VALLEY COMMUNITY

FOUNDATION

Q&A



Break

Return by 10 AM

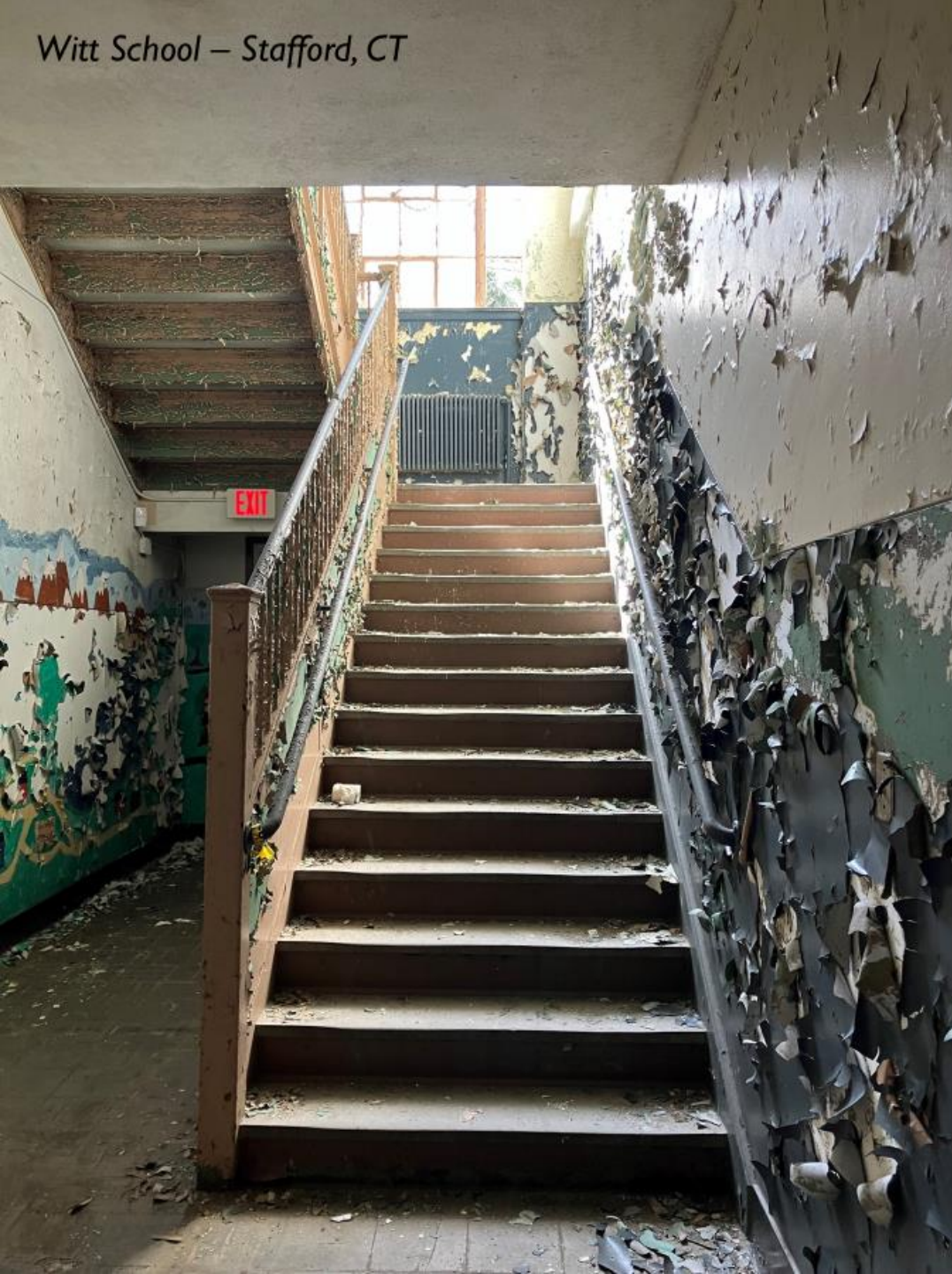


Environmental Protection Agency (EPA) Programs and Funding Opportunities

EPA Region 1

Dorrie Paar





What is a Brownfield?

- A property might be a “brownfield” due to potential contamination from past uses that is inhibiting continued use or reuse of the site. Brownfields are often concentrated in historically underserved communities.

Brownfield sites might include:

- Former gas stations
- Former industrial sites
- Former dry cleaners
- Old buildings
- Vacant lots
- Historic mills or factories

<https://www.epa.gov/brownfields/understanding-brownfields>

ELIGIBLE ENTITIES FOR EPA GRANTS

- General Purpose Unit of Local Government
- Land Clearance Authority
- Government Entity Created by State Legislature
- Regional Council or group of General-Purpose Units of Local Government
- Redevelopment Agency that is chartered or otherwise sanctioned by a state
- State
- Federally recognized Indian tribe other than in Alaska
- Nonprofit organization described in section 501(c)(3) of the Internal Revenue Code
- Qualified community development entity as defined in section 45D(c)(1) of the Internal Revenue Code of 1986



SUMMARY OF GRANT PROGRAMS FOR ASSESSMENT AND CLEANUP

Grant Type	Description
Assessment (CW/Coalition)	To develop inventory, characterize, and conduct assessments to determine if sites are contaminated (if so, to what extent), perform community involvement, and plan for cleanup
Cleanup	For eligible municipalities and nonprofits to clean up contaminated properties
Revolving Loan Fund	For larger organizations to capitalize funds for issuing cleanup loans and subgrants
Multipurpose	For a flexible range of planning, assessment, and cleanup activities within a certain target area

Grant Guidelines and Resources:

<https://www.epa.gov/brownfields/marc-grant-application-resources>

JOB TRAINING GRANTS

Competitive grants that recruit, train, and place unemployed/under-employed residents of communities affected by brownfields and other issues in jobs within the environmental field.

Training topics can include:

- Waste Site Cleanup
- Health & Safety
- Heavy Equip. Operator/CDL
- Wastewater Treatment
- Asbestos Abatement
- Lead Paint/RRP
- Stormwater/infrastructure management

<https://www.epa.gov/brownfields/brownfields-job-training-grants>



STATE AND TRIBAL FUNDING

- Under CERCLA 128(a), EPA provides non-competitive grants annually to states and tribes to operate and manage a Brownfields Program.
- This funding allows them to conduct the following brownfields activities:
 - Inventory of sites on state or tribal land
 - Oversee brownfields resources and enforce state/tribal authority
 - Provide opportunities for local stakeholders' meaningful participation in brownfields decisions
 - Approve site cleanup plans, and verify/certify that cleanup goals are completed



[CT.gov Home](#) / [Department of Energy & Environmental Protection](#) / [Remediation Site Clean Up](#) / [Brownfields in Connecticut](#)

[Remediation / Site Clean-Up Main Page](#) >

[FAQs](#) >

[General Information](#) >

[Forms](#) >

[Guidance Documents](#) >

[Permits](#) >

Brownfields in Connecticut

Sites, once used for industrial, manufacturing, or commercial uses, have been **abandoned or underutilized due to known or suspected contamination** from past uses. Unknown environmental liabilities have been preventing communities, developers and investors from restoring these properties to productive use and revitalizing impacted neighborhoods.

The [Connecticut Remediation Standard Regulations](#) establish standards sites including brownfields. The [Voluntary Remediation Program](#), [Proportional Liability](#), and [Other Remediation Programs](#) provide a mechanism by which p

TECHNICAL ASSISTANCE PROGRAMS

- In addition to the assessment and cleanup grants of the Brownfields and Land Revitalization Program, there are various free resources available to help inform assessment, cleanup, and reuse decisions.
- These technical assistance programs can help further the success of a brownfield investment, particularly considering things such as market analyses, sustainable development, and extreme weather resiliency. This can help bring both project success and broad, long-lasting benefits to a community.

Land Revitalization
TA Program

Technical
Assistance to
Brownfields (TAB)
Programs

Targeted
Brownfields
Assessment (TBA)
Program

TECHNICAL ASSISTANCE TO BROWNFIELDS (TAB) PROGRAMS

Region I: [University of Connecticut \(UConn\) TAB](#)

National TABs:

- [Kansas State University](#) – TA for Tribal Nations
- [Center for Community Progress](#) – Land Banking TA
- [Groundwork USA](#) – Brownfields and Land Use TA
- [UMass Dartmouth](#) – BRADS Program
- [Tetra Tech](#) – Job Training TA

Program	CT	ME	MA	NH	RI	VT	Total
Assessment Grants	\$27,234,106	\$39,938,605	\$53,878,276	\$18,455,191	\$9,792,015	\$23,316,383	\$172,614,576
Revolving Loan Fund (RLF) Grants	\$37,729,995	\$66,766,683	\$49,285,000	\$12,776,790	\$7,690,000	\$26,443,700	\$200,692,168
Cleanup Grants	\$24,651,773	\$44,623,594	\$56,936,193	\$11,373,250	\$12,161,685	\$7,690,000	\$157,436,495
Multipurpose Grants	\$1,350,000	\$800,000	\$1,800,000	\$1,800,000	\$0	\$1,000,000	\$6,750,000
Job Training Grants	\$4,140,264	\$200,000	\$4,031,087	\$0	\$1,142,300	\$0	\$9,513,651
Area-Wide Planning Grants	\$0	\$575,000	\$925,000	\$0	\$200,000	\$200,000	\$1,900,000
EPA Targeted Assessments (TBA)	\$6,494,494	\$4,150,873	\$11,557,821	\$1,594,545	\$920,769	\$1,234,532	\$25,953,034
State & Tribal Funding	\$22,536,929	\$30,127,031	\$29,900,170	\$25,787,775	\$23,859,789	\$16,295,477	\$148,507,171
Small Technical Assistance Grants for States & Tribes	\$0	\$20,000	\$0	\$20,000	\$0	\$40,000	\$80,000
Showcase Communities	\$300,000	\$0	\$800,000	\$0	\$300,000	\$0	\$1,400,000
Total	\$124,437,561	\$187,201,786	\$209,113,547	\$71,807,551	\$56,066,558	\$76,220,092	\$724,847,095
Funding totals current as of November 2024							

CUMULATIVE FUNDING

<https://www.epa.gov/brownfields/funding-history-brownfields-and-land-revitalization-new-england>

REGION I BROWNFIELDS BY THE NUMBERS

FY06-FY25

- \$724,847,095 in New England funding since the Brownfields Program inception
- 3,791 sites assessed
- 1,055 sites cleaned up/made ready for re-use (totaling over 10,044 acres)
- Over 24,500 jobs leveraged
- Over \$4.5B leveraged from cleanup, construction, and redevelopment of brownfields (almost 8:1 multiplier effect)

Source: Grantee-reported Data as of April 9, 2025

ANTICIPATED FY26 BROWNFIELDS PROGRAM SCHEDULE

- FY25 Assessment, Revolving Loan Fund, and Cleanup (ARC) projects start October 2025
- FY26 Multipurpose, Assessment, and Cleanup Competition Guidelines Anticipated to be Released September 2025
 - Applications Anticipated to be Due November 2025
 - National Review Period and Panel Discussions January-March 2026
 - Awards Announced in the Spring 2026



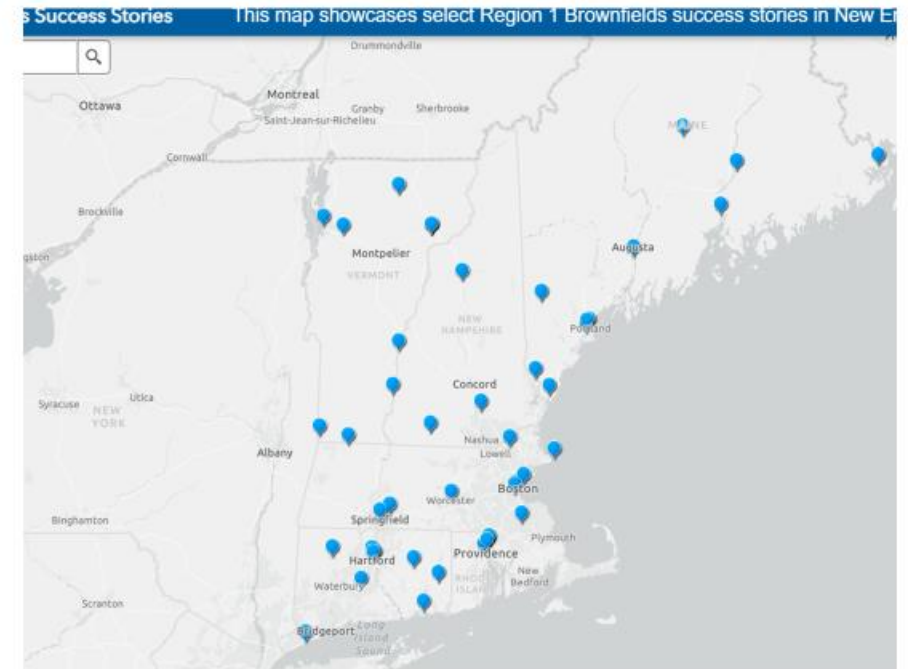
LINKS/RESOURCES

[RI Brownfields Web Site](#)

[Success Stories - Story Map](#)

[Team Contact List](#)

[Funding History](#)



Region 1 Brownfields Success Story Mapping Tool

Contact information

Dorrie Paar
617-918-1432
paar.dorrie@epa.gov



Connecticut Department of Economic & Community Development Programs and Funding Opportunities

*CT DECD
Binu Chandy*





Office of Brownfield Remediation and Development (OBRD)

**Department of Economic and Community
Development**

OBRD Program Overview

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

Connecticut Department of Economic & Community Development

CT DECD's Office of Brownfields Mission

A one stop state resource for brownfield redevelopment in Connecticut

Provide financial and technical assistance

- to brownfield stakeholders
- to help return brownfield sites to productive re-use.

OBRD partners and collaborates with other state agencies including the CT DEEP to further it's mission.

DECD OBRD Metrics

From FY 2014 to 2025

The CT DECD has allocated substantial state resources to reactivating brownfields:

- \$280 million of state funding invested
- Over 272 projects in
- 75 municipalities
- Cleaning up approximately 3,900 acres of impacted property.

These investments have leveraged significant non-DECD funding as well.

For every **\$1** contributed by DECD, non-DECD partners have or will invest an impressive **\$13.13!**

OBRD Program – Merits

- Predictability of funding and schedule
- Multiple program options
- Access to programs for public and private stakeholders
- Programs available from cradle to grave – brownfield redevelopment cycle
- Simple application forms and process
- Flexibility on eligible uses
- Less restrictive than some federal funding programs
- Large funding pool – can take on all magnitudes of brownfield projects
- Multiple incentives including offering liability relief to attract developers
- Available to all 169 municipalities
- Strong collaboration with CT DEEP

Funding Rounds Schedule

- 2 competitive funding rounds per year
- Announcements made Jan/Feb and June/July
- Each round is approx. 6-month cycle
 - Submission: Month 2
 - Announcement: Month 6
- Governor's proposed state biennium budget includes \$70M
- Typically - \$25M announced each round

Eligible Applicants for Grant Program

Per C.G.S. Section 32-760 (6), (12), (22)

Municipalities

Economic Development
Agencies / Corporations

Councils of
Governments

Connecticut
Brownfield Land
Banks

Entities responsible for the contamination are ineligible.

All applicants must provide proof of access to the site, site control or path to site control.

Primary Funding Programs

PROGRAM	MAX per application	MIN per application	Notes
Grant – Remediation/Limited Assessment	\$4 million	\$200,000	Current legislation pending that would increase the limit to \$6M
Loan – Remediation/Limited Assessment	\$4 million	\$500,000	Min. is \$500K
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	
Grant – BAR Planning	\$200,000	none	Min 10% match requirement

Public-Private Partnership

- DECD encourages private entities to partner with grant-eligible entities
- Helps with arriving at cost-effective remediation solutions
- The Assistance Agreement (DECD Contract) can be structured to enable a pass-through of the grant from eligible entities to private partner entities
- Private partners will have to accept DECD's collateral terms and property restrictions including
 - mortgage liens,
 - unlimited corporate/personal guaranty,
 - negative pledge and/or use restriction (as applicable, on a case-by-case basis).

Threshold Requirements

- Site is a brownfield as per C.G. S. Sec. 32-760.
- Applicant and potential development partner(s) have no direct or related liability for the conditions of the brownfield.
- Applicant or potential development partner has access or will have access to the property, site control or path to site control.
- Potential development partner is registered to do business in the State of CT and is in good standing – no pending lawsuits, liens filed or tax arrears.
- If the redevelopment project has a housing component, proof that it will comply with DECD's Affordable Housing policy.

Application Review & Award Criteria

- **Shovel Readiness**
 - remediation plan
 - assembly of financing/presence of developer
 - redevelopment plan completeness
- **Economic and Community Development Impact**
 - Project in Opportunity Zone/Distressed municipality/Env. Justice (EJ) goals
 - Property value/tax contribution/Jobs
 - Supports industrial sectors in CT economic development strategy
 - Supports renewable energy sector
 - Green building design/resiliency features
 - Other DECD initiatives – TOD, adaptive reuse, affordable housing
 - Developer interest and non-DECD support
- **Financing**
 - Applicant/Developer partner contribution/share
 - Private leverage of funds
 - (For loans – loan to value ratio; developer equity)
- **Applicant Experience**
 - Applicant experience with completing similar projects on time and within budget

Eligible Uses of Funds – Remediation Programs

- Limited investigation, assessment, planning, environmental consultancy
- Soil and groundwater remediation
- Abatement; hazardous materials or waste disposal; demolition activities
- Groundwater monitoring; institutional/engineered controls
- Attorneys' fees (not DECD-contract related tasks)

Layering Other Programs

DECD/State has other programs where brownfield clean up are an eligible expenditure

- CIF 2030
- Urban Action program
- DEEP's CERCLA

Other state programs that can be layered based on end use:

- For affordable housing projects – you may be seeking DOH or CHFA financing
- For adaptive reuse of a historic resource – you could be exploring historic tax credits
- CT Green Bank

DECD's Liability Relief Programs

Liability Relief Programs

- ❑ We offer 2 programs
 - **Abandoned Brownfield Cleanup (ABC)**
 - **Brownfield Remediation and Revitalization (BRRP)**
- ❑ Manage program in collaboration with DEEP
- ❑ Removes certain liability aspects associated with redevelopment of brownfields, incentivizing brownfield redevelopment.
- ❑ Intended to attract developers to acquire and invest in redevelopment of brownfield sites that typically have limited market interest.
- ❑ The programs are also available to Municipalities, CT Brownfields Land Banks, and Economic Development Agencies who are exploring to purchase a brownfield property and creating a path for redevelopment of brownfield sites.

Benefits

The main benefits include:

- No obligation to investigate/remediate off-site pollution
- Investigation and remediation limited to site boundaries
- Liability relief from State and third parties
- Exemption from the Property Transfer Act Program

Application Process

- Pre-application meeting (not mandatory)
- Submit application form to DECD.LiabilityReliefProgram@ct.gov
- Prior to purchase of property
- DEEP reviews and recommends
- DECD reviews and makes decision on risk and economic/community benefits criteria
- Decision sent to applicant
- Requirements for each program

New Resource Pages on Website!

- ✓ Updated application forms
- ✓ Brand new FAQs
- ✓ Helpful information for first-time applicants
- ✓ Guidance to choose program that fits a particular site, applicant or project

Visit www.ctbrownfields.com – navigate to Liability Relief Programs

DECD BROWNFIELDS TEAM



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Project Manager - Technical



For additional questions or to
arrange for a meeting:
Please send email to
brownfields@ct.gov (preferred) or

Contact the dedicated OBRD
hotline number at 1.860.500.2395

Visit the OBRD Website:
www.ctbrownfields.gov

Connecticut Department of Energy & Environmental Protection Programs, Funding Opportunities, and Sunset Transfer Act

CT DEEP

Presented by: Amanda Limacher, Brownfields Coordinator

Remediation Division





FUNDING BY BIL
THROUGH EPA



PROMOTE REUSE AS
PARK SPACE,
GREENWAYS, OTHER
PUBLIC RECREATIONAL
SPACES



NON-PROFIT
ORGANIZATIONS AND
MUNICIPALITIES



TOTAL AVAILABLE
FUNDING FOR ROUND #2:
\$750,000

DEEP's Brownfields Open Space Grant



UP TO \$250,000 FOR
ASSESSMENT



UP TO \$250,000 FOR
REMEDATION



DEEP IS COMMITTED TO
AWARDING 60% TO PROJECTS
IN DISADVANTAGED
COMMUNITIES



DEEP's Brownfields Open Space Grant Recipients

CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION



Capehart Mill City of Norwich

- ❑ \$64,250 assessment grant
- ❑ Update the remedial action plan necessary to redevelop the 6.05-acre property into a municipal riverfront park.



Norton Paper Mill Town of Colchester

- ❑ \$250,000 cleanup grant
- ❑ Complete remediation work at the 2.5-acre property to support the creation of an interpretive passive recreation park.



Sterling Street Sanctuary Trust for Public Land

- ❑ \$109,750 assessment grant
- ❑ Perform environmental assessments at the 1.2-acre property to enable cleanup efforts and the designation of the property as greenspace through a deed restriction or conservation easement.

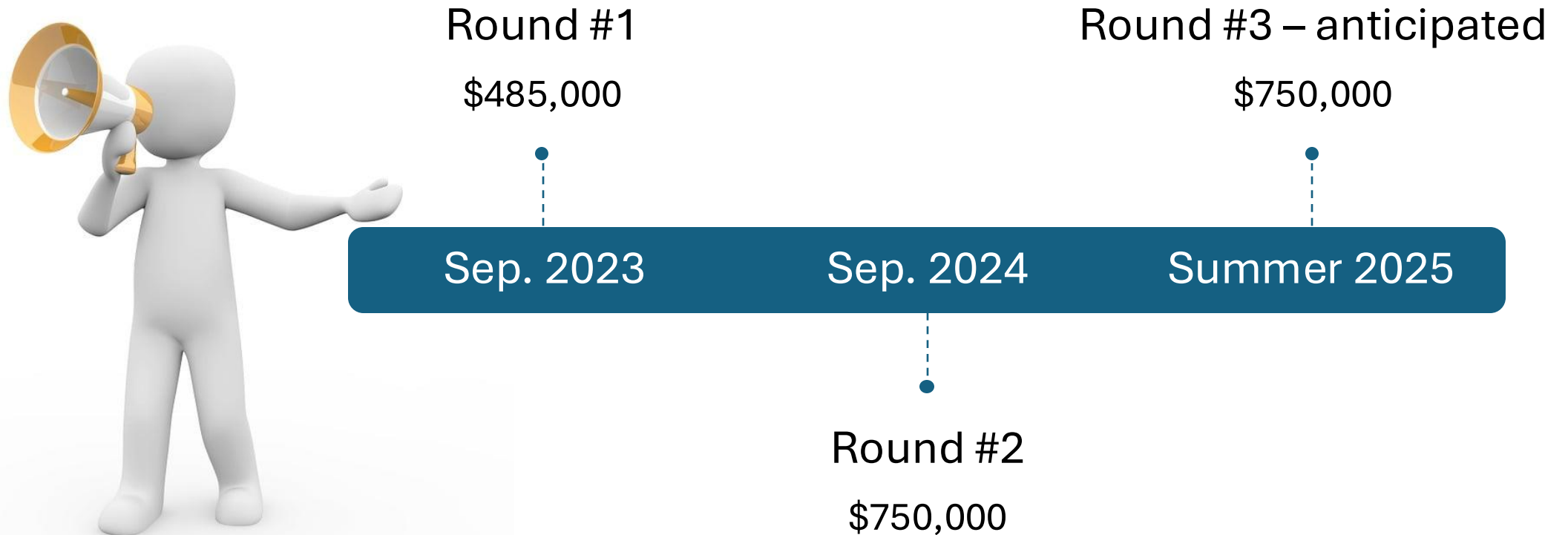


Honey Hill Farm East Haddam Land Trust

- ❑ \$61,000 cleanup grant
- ❑ Conduct remediation efforts on the 123.5-acre property to enable the project to access additional funding previously awarded by DEEP's Open Space and Watershed Land Acquisition Program (OWSA) for the purposes of purchasing and preserving open space in the state.



DEEP CERCLA 128(a) Brownfield Grant



CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION





Released Based Cleanup Program (RBCP) and Brownfields

Sites in a brownfield liability relief program

**– abc, brrp, and MBLR –
are exempt from the rbcg.**



Released Based Cleanup Regulations (RBCRs) & Brownfields

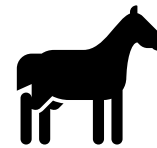
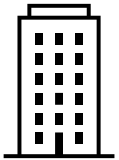
➤ New, customized direct exposure cleanup (DEC) criteria for:

- **MANAGED MULTIFAMILY RESIDENTIAL DEC**

- A release may qualify if the parcel has **more than 4 residential units** and the parcel and residential units are **managed by an association or professional property management company**
- Will require an **EUR prohibiting the disturbance of soil** by residents and active recreation without impervious cover

- **PASSIVE RECREATION RESIDENTIAL DEC**

- Can be cleaned up to the passive recreation DEC if it is:
- (1) subject to an **EUR OR**
- (2) has a **passive recreation conservation easement**
- Examples of passive recreation include hiking trails, bike paths, and horse trails



RBCRs & Brownfields - Permit by Rule

Expedited “Permit by Rule” Approach doesn’t require an EUR for:
“Historically impacted material” (fill typically found in urban areas)

HISTORICALLY IMPACTED MATERIAL

- **Applicability**
 - - Industrial/commercial sites only with confirmed presence of historically impacted material
- **Notification**
 - - A form prescribed by the Commissioner to notify the Department an owner is requesting to apply this rule as part of the remedial solution

Requirements



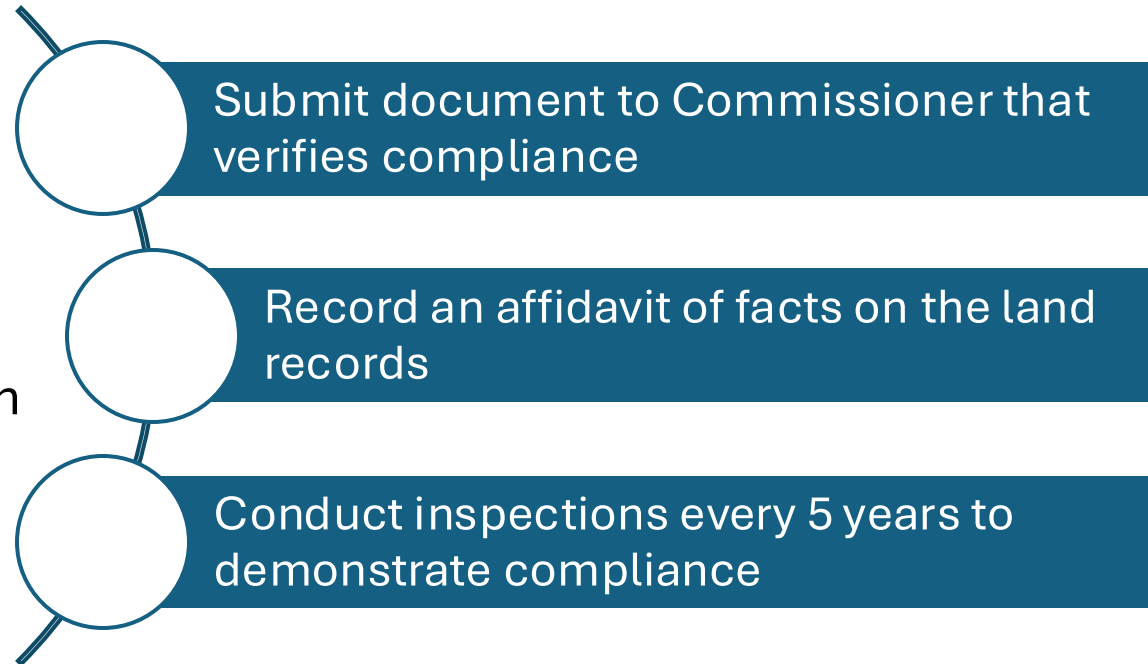
RBCRs & Brownfields - Permit by Rule

Expedited “Permit by Rule” Approach doesn’t require an EUR for:
Soil under pavement or concrete (parking lots, roads, building foundations)

Requirements

MANAGING SOIL BENEATH PARKING LOTS, ROADS AND BUILDINGS

Inaccessible soil at a release area is not required to be remediated to the direct exposure criteria if the soil is located beneath concrete or bituminous concrete used for parking or vehicle travel or below a building foundation.



Contact Information

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CTDEEP Brownfields



State Historic Preservation Office

SHPO

Julie Carmelich, Historian

Historic Rehabilitation Tax Credit Administrator



What is the State Historic Preservation Office?

- The State Historic Preservation Office (SHPO) is responsible for overseeing the governmental program of historic preservation for Connecticut's citizens.
- Every state in the country, the US territories, and Washington DC has a SHPO.
- SHPO administers a range of federal and state programs that identify, register and protect the buildings, sites, structures, districts and objects that comprise Connecticut's cultural heritage.
 1. Keeps and maintains the State and National Register of Historic Places
 2. Carries out the duties under Section 106 of the National Historic Preservation Act and the CT Environmental Policy Act
 3. Administers state and federal historic rehabilitation tax credit programs
 4. Provides grant funding to municipalities and non-profit organizations
 5. Works with municipalities to establish Certified Local Governments
 6. And Much More





Andrews Building, New Britain

Historic Tax Credits

- Federal Historic Preservation Incentives Tax Credit
- CT Historic Rehabilitation Tax Credit (C.G.S. §10-416c)
- CT Historic Homes Tax Credit (C.G.S. §10-416)

Historic Homes Rehabilitation Tax Credit

C.G.S. Section 10-416

- The Property must be listed on either the state or national register of historic places
- Provides a 30% tax credit, up to \$30,000 per dwelling unit, for the rehabilitation of one to four family buildings
- All proposed work must be reviewed and approved by the SHPO prior to the start of construction
- A minimum of \$15,000 in *qualified rehabilitation expenditures* must be incurred to qualify. Qualified rehabilitation expenditures are hard costs associated with the rehabilitation; site improvements and non-construction costs are excluded
- All work must comply with the Program's Standards for Rehabilitation
- As of January 1, 2024, the credit cannot be sold to a C Corporation



Artemus Hart House, Hartford

Federal Historic Tax Incentives Program

- Offers a 20% tax credit for the rehabilitation of income-producing properties
- All work must meet the Secretary of the Interior's Standards for Rehabilitation
- Buildings must be listed on the National Register of Historic Places
- Must be used by a person or entity with an ownership stake in the property
- Three Part application process – pre-approval strongly encouraged

Historic Rehabilitation Tax Credit

C.G.S. Section 10-416c

- Offers a 25% tax credit on qualified rehabilitation expenditures. An additional 5% is available if the project has an affordable housing component or is in a designated opportunity zone
- The program is intended to put vacant or underutilized buildings back in service. It is not a maintenance and repair program
- Properties must be listed on either the State Register or National Register of Historic Places
- All work must meet the SOI Standards for Rehabilitation
- Only C Corporations paying taxes under Chapters 207-212 of CGS can use the credit
- The program has an annual allocation of \$31.7 million and a per project cap of \$4.5 million



Application Process/How to Apply

State Historic Tax Credit	Federal Historic Tax Incentives Program
Part 1- Determination of Historic Structure Status	Part 1 – Evaluation of Significance
Part 2 – Request for approval of Proposed Rehabilitation Plan	Part 2 – Description of Rehabilitation
Part 3 – Request for Preliminary Certification and Reservation of Tax Credits	
Part 4 – Request for Certification of Completed Rehabilitation	Part 3 – Request for Certification of Completed Work
Part 5 – Request for Issuance of Tax Credit Voucher	

Important elements of application - photographs: dated with a photo key; at least 40% design level drawings; demonstrated proof of project financing/viability

The SHPO and NPS have 30 days to review each application. Federal applications come to the SHPO for review first. The SHPO then submits the application to the NPS along with a recommendation.

Not sure about NR/SR listing? Visit [ConnCRIS](https://conncris.ct.gov/) - <https://conncris.ct.gov/>



Grant Opportunities

- Survey and Planning Grant
- Historic Restoration Fund Grant
- Partners in Preservation Grant
- Certified Local Government Grants
- Good to Great Grants



Capitol Region Council of Governments (CRCOG)

CRCOG



Capitol Region

Brownfield

Program

Brownfields Forum
Friday, May 16, 2025
8:30 am – 12 pm



Capitol Region Council of Governments



38 Municipalities

CRCOG's Brownfield Program

Coordination

- **CRCOG Plans/Studies/Strategies** - Completed or under development, these documents can help guide your projects, for example:
 - Regional POCD – Plan of Conservation and Development
 - CEDS - Comprehensive Economic Development Strategy
 - Regional Housing Strategy
- **Sustainable CT** – CRCOG hosts Sustainable CT Fellows, helping ensure you earn credits for cleanup activities.



169 Bartholomew Ave., Hartford.

CRCOG's Brownfield Program

Application Assistance

- [CT Brownfield Land Bank, Inc.](#) - operated by NVCOG, funding is available to brownfield redevelopment on properties across CT.
- **CT DEEP, DECD, and EPA Funding Programs** – CRCOG is an eligible applicant for many state and federal programs and can help you access funding or assist you in applying.
 - **Public-Private Partnerships** – Working together to build a better region!



169 Bartholomew Ave., Hartford.

Overview of CRCOG's Brownfield Program

Assessment Funding

- Offers **subgrants** to inventory, characterize, and assess contaminated properties.

Funded projects may include:

- Phase I-III Environmental Site Assessments (ESAs)
- Site-specific cleanup plan
- Site reuse planning
 - Area-wide planning
 - Market study
 - Community health assessment



Bigelow Commons, Enfield

Overview of CRCOG's Brownfield Program

Revolving Loan Fund (RLF)

- Offers **loans** or **subgrants** to fund remediation and redevelopment activities.
- Provides flexible, competitive loan terms.
- Functions as a long-term self-sustaining program.
- Current agreement with EPA started in 2014, Supplemental Funding awarded in 2024.

Program Goals:

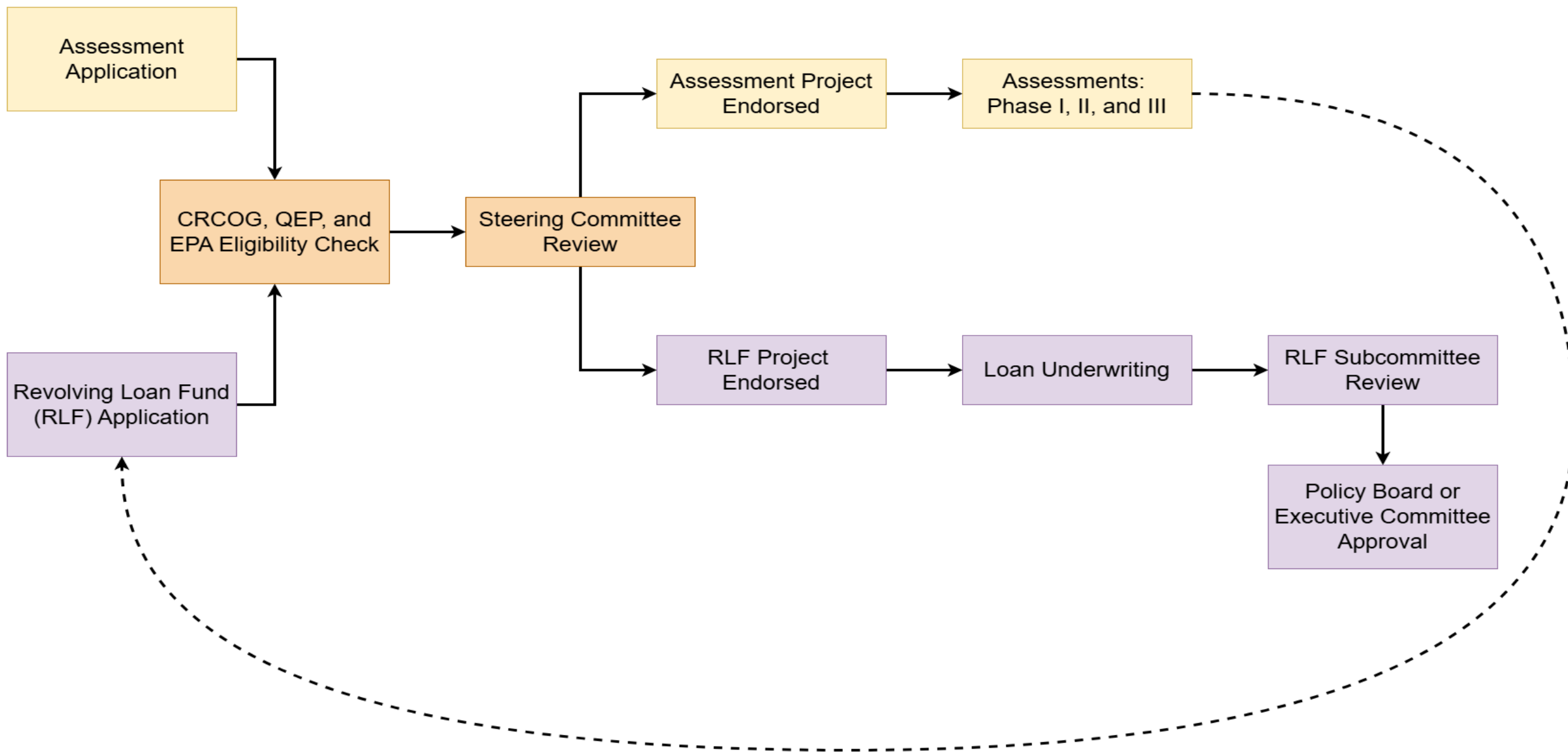
- Leverage RLF funding with local, state, and private project financing.
- Advance high-impact redevelopment projects.
- Accrue steady program income to fund future projects.
- Develop a regional project pipeline.



Arrowhead Gateway, Hartford.

Brownfield Committees Process Flowchart

Simplified flowchart for CRCOG Brownfield Steering Committee and RLF Subcommittee Process



Thank You

- **Tap into local funding and technical assistance resources**
- **Build a strong regional network**

CRCOG is here to help!

Contact:



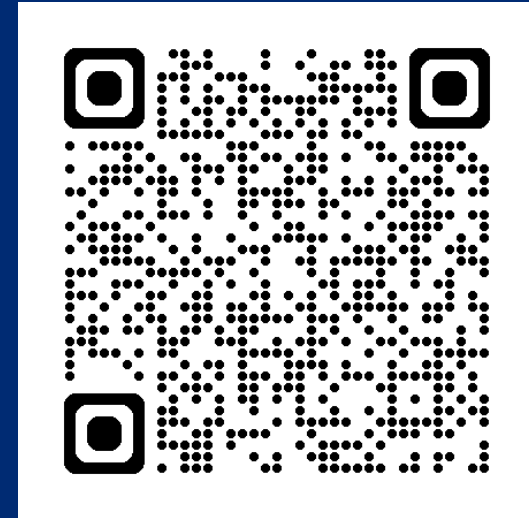
[Sonya Carrizales](#)
Environmental Planner




[Elizabeth Sanderson](#)
BIL Coordinator/
Principal Program
Manager

- Learn more at [CRCOG's Brownfields Webpage](#)

- **Sign up for CRCOG's Brownfield Stakeholders** list to receive updates



- Attend the National Brownfields Conference, **Aug. 5-8**, Chicago

A stylized illustration of a plant with a grey trunk and several green leaves. The plant is positioned on the left side of the frame. A large, light green leaf is prominently displayed on the right side, partially overlapping the text. The background is white, and the entire illustration is framed by a light green border.

Q&A

Redevelopment Progress & Success Stories

Stafford – Amber Wakley

Arrowhead – Liz Torres and Fernando Betancourt

Swift – Patrick McKenna

Berlin – Chris Edge



Redevelopment Progress & Success Stories

Stafford – Amber Wakley





TOWN OF STAFFORD

Located in **Tolland County**, north-central Connecticut, near the Massachusetts border.

Established in 1719, third largest town in CT by area (~58 square miles).

Transitioned from agriculture to an **industrial center**, leveraging river-powered textile mills.

Offers a **blend of rural charm and suburban convenience**.



STAFFORD BROWNFIELDS PROGRAM

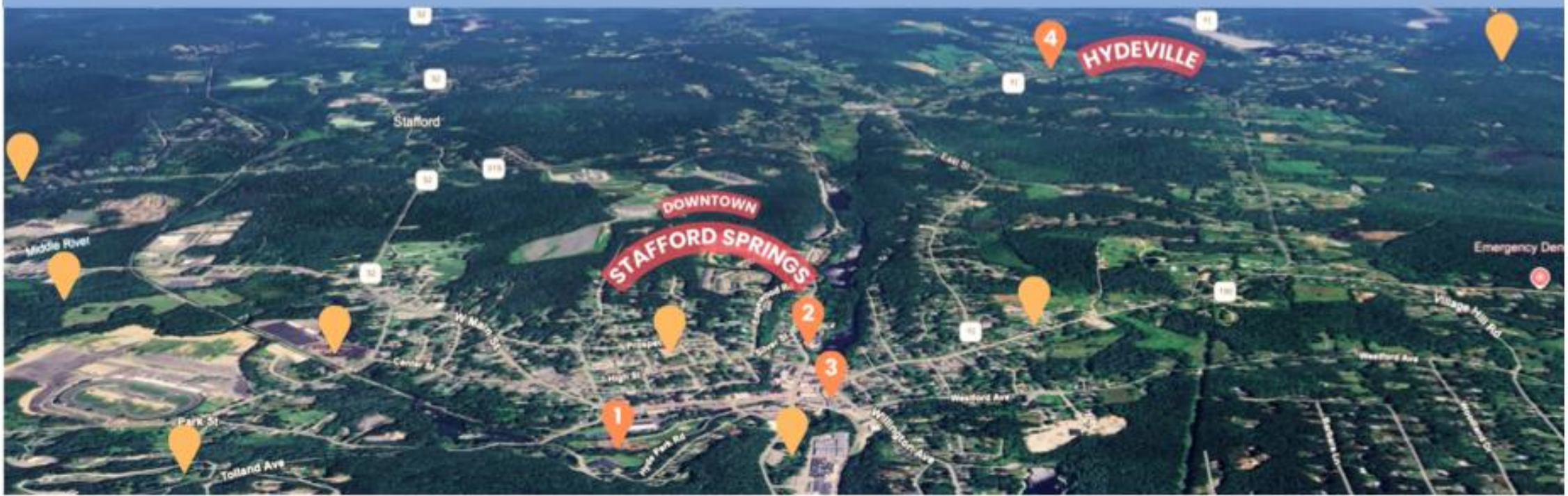
In 2019, the Town of Stafford was selected for a **Brownfields Community-Wide Assessment Grant** by the **U.S. Environmental Protection Agency (EPA)**. This grant marked the official launch of the Stafford Brownfields Program, focused on revitalizing underused and potentially contaminated properties throughout the town.

Key activities under the program include:

- Developing and prioritizing an inventory of brownfield sites
- Performing environmental site assessments
- Conducting community outreach to engage residents and stakeholders
- Creating plans for site reuse and/or environmental cleanup

This initiative supports Stafford's broader goals of economic redevelopment, environmental health, and community revitalization.





TARGET AREA & SITES

Target Areas: Downtown and in the northeast portion

Site inventory over 12 priority Brownfields sites in the Target Areas.

1. **EARL M. WITT SCHOOL** – decommissioned Middle School
2. **STAFFORD CLEANERS** – former dry cleaner
3. **21 FURNACE** – former textile/finishing mill
4. **HYDEVILLE MILL** – former industrial mill

OUTCOMES

- Site Inventory and Prioritization
- Community Redevelopment Plans
- Phase I & II Environmental Assessments and Site Investigations
- Remedial Action/Reuse Planning
- Community Outreach
- Program Leadership and Administration



HIGHEST PRIORITY SITE

former **EARL M. WITT SCHOOL**



Built in 1938, the Site was decommissioned by the Board of Education in 2007. The property has been vacant since that time.



The Town of Stafford acquired the Site via abandonment.



> 0.5 mi. from Town Hall in a central area of prime development



The Site is in Stafford's 157-acre Hyde Park, behind Main Street and Connecticut Route 32 and Route 190.



Highest priority for centralized location and easy public access. transform the surrounding park neighborhood.



20,000 SQUARE-FOOT, BRICK, SLAB-ON-GRADE STRUCTURE. LOCATED IN EJ-COMMUNITY



IN PROGRESS US EPA BROWNFIELDS CLEANUP GRANT FUNDING

Removal of asbestos-containing materials (ACM), various PCB-containing hazardous building materials (HBM), and lead-painted surfaces of the building. The proposed cleanup plan is to remove / abate ACM, PCB and lead impacted HBM.

REUSE STRATEGY

- Mixed-use, mixed-income development or business incubator model.
- Improve food access and encourage community activity: close community need gaps.
- Retain the gymnasium and kitchen for recreational and community use; support certified and commercial food ventures.
- Expand access to affordable housing options.



CHALLENGES & GOALS

PUBLIC-PRIVATE PARTNERSHIP

- Changes in original developer and partnership structure.
- Seeking alignment with new development partners.

COST

- Smaller mixed-use project with high redevelopment costs.
- Requires leveraging additional funding sources.
- Public investment needed to attract qualified partners.

ZONING & LOCATION

- Site located in Hyde Park with existing zoning challenges.
- Smaller, more rural market than urban counterparts.

NEXT

- Redevelopment Action Plan (*complete*)
- Issue a Request for Information (RFI) to identify potential development partner in Spring/Summer 2025.
- Complete site's environmental cleanup.



SUCCESSES IN STAFFORD

- **Over \$1.5M in Federal and Local funding for Brownfields Assessment, Reuse Planning and Cleanup Activities.**
- **Sold two properties on Inventory List**
 - Borough School: 20 residential apartments under the 8-30g CGS statute for affordable housing at 36 Prospect Street.
 - Tax Arrears – Stafford sold the property at tax sale on March 1, 2023, and was formally filed with the Town Clerk's Office on September 5, 2023.
- **Technical Assistance Projects and continued partnerships.**
- **Stafford Springs Historic District – list by the National Park Service in April 2025**
- **Continue leveraging diverse funding sources to support the Witt School cleanup and advance brownfield remediation efforts at priority sites.**



A scenic view of a town street. In the foreground, a dark classic car is driving. To the left is a roundabout with a stone fountain. In the background, there's a large stone church with a steeple. The text "THANK YOU" and "STAFFORDCT.ORG" is overlaid in the center.

THANK YOU

STAFFORDCT.ORG



Redevelopment Progress & Success Stories

Arrowhead – Liz Torres and Fernando Betancourt



Gateway Partnership

Arrowhead Café and Beyond

May 16, 2025





ABOUT US

Our team has a combined 100+ years experience in community engagement, community development, and affordable housing development with a track record of bringing our clients vision to life.



Site Location

Arrowhead Café and Beyond Site Plan





WARTFORD THANKS YOU

Brownfield Issues

- 1359-1363 Main Street was a former dry cleaner.
- 529 – 543 Ann Uccello Street was a former gas station.
- Soil and ground water impacts.
- Lead.
- Asbestos.



View from Northeast



View from Northwest





Development Summary

Building	Commercial Space	Studio	1 Bedroom	2 Bedroom	Total
Ann St. Co-op	0		1	5	6
Arrowhead	3,000	3	12	6	21
Flat Iron	3,000	18			18
	6,000	21	13	11	45

Development Costs

Key Highlights

- Approximately \$20.8M (\$462,982 per unit)
- City Tax Agreement based on \$ of annual EGI (10 years)
- 14 out of 45 apartments (31%) PBV award City of Hartford

Sources

- Capital Regional Council of Governments
- Historic Tax Credits
- Bank Mortgage
- Developer Equity
- State DECD
- City HOME

Redevelopment Progress & Success Stories

Swift – Patrick McKenna





Reimagining SWIFT

Community Driven Adaptive Reuse in North Hartford



**NORTH
HARTFORD
PARTNERSHIP**



**NORTH
HARTFORD
PARTNERSHIP**

The North Hartford Partnership works with the community to advance equitable social and economic development in North Hartford.

North Hartford

Comprised of 3 historic neighborhoods (Upper Albany, Clay Arsenal & Northeast) with abundant public open space and urban trees, within walking distance of downtown Hartford, which includes many anchor institutions as well as the Connecticut state capitol.



Disinvestment in North Hartford

Redlining/FHA, construction of I-84 cutting North Hartford off from the city center, riots following assassination of Rev Martin Luther King Jr, and closure of neighborhood employment anchors all contributed to divestment.



Photo Credit - NORMAN GARRICK

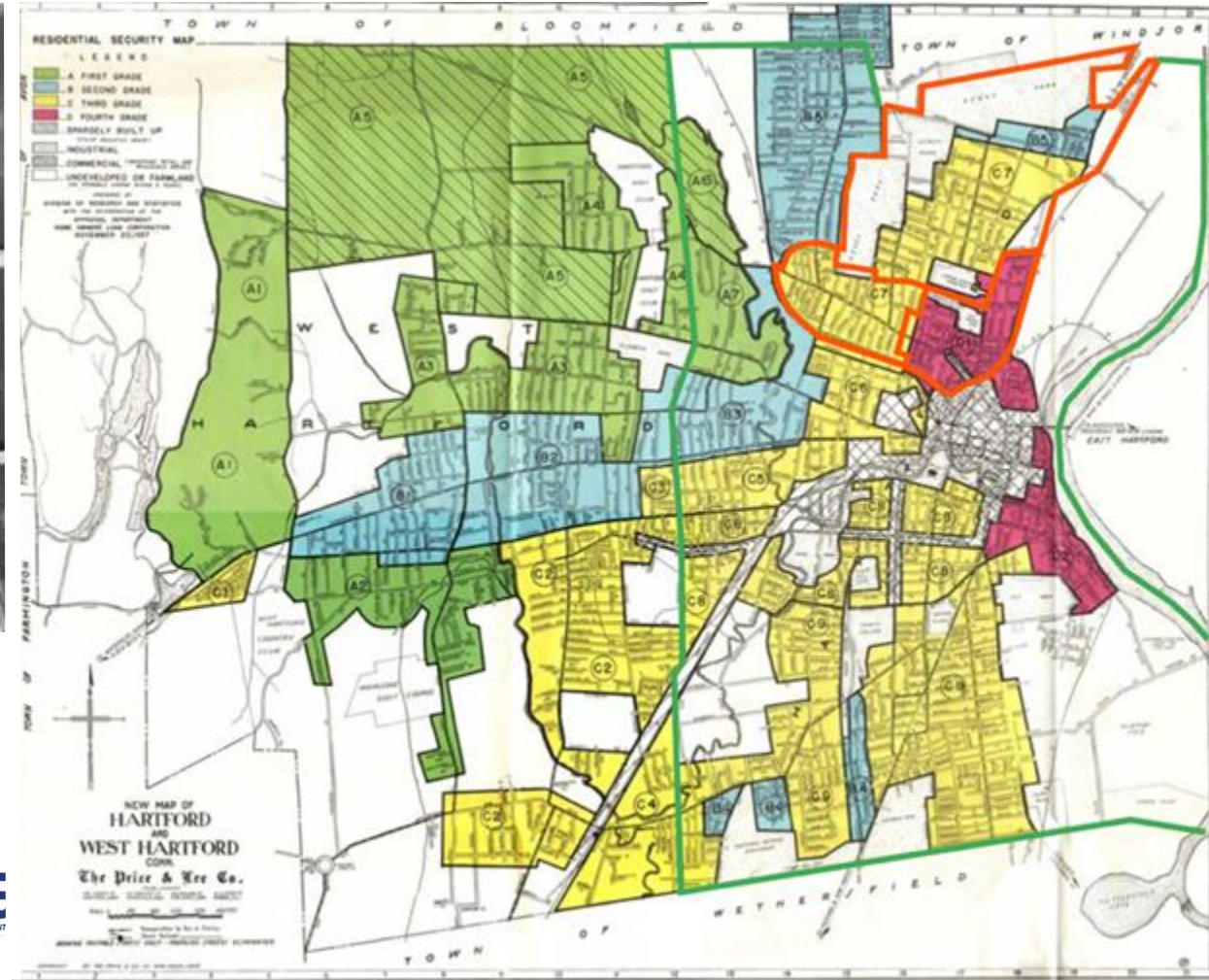


Photo Credit - Harry Batz | Hartford Courant

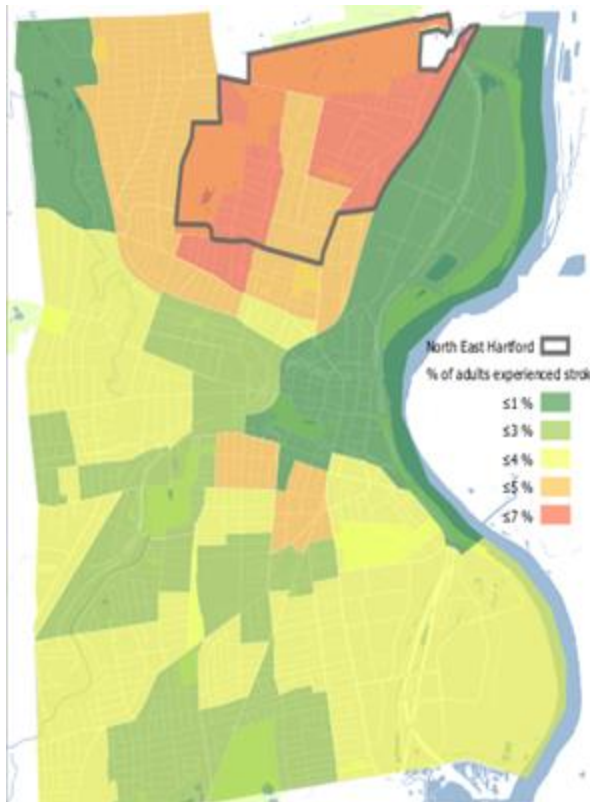


Credit - Hartford Race Riots, Jared Cyr

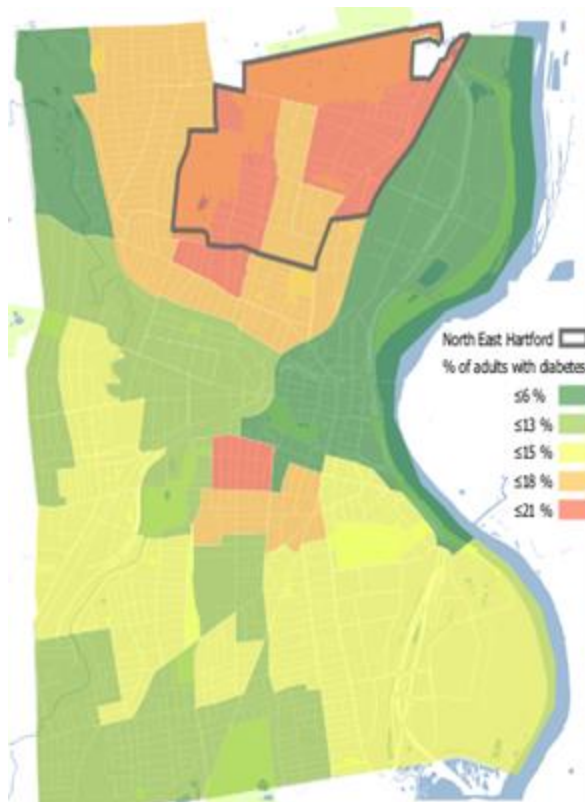


Neighborhood Health Disparities

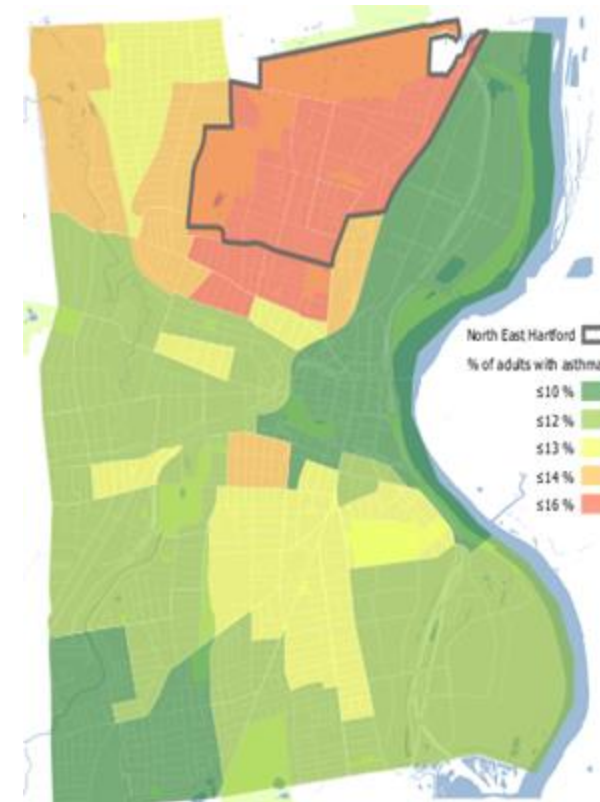
CDC data shows the prevalence of chronic health issues in the community resulting in a life expectancy of over 10 years less than surrounding suburbs. Much of these disparities are a result of lack of fresh food and safe, stable housing



Risk of **Stroke** in Hartford: 2014-2015



Risk of **Diabetes** in Hartford: 2014-2015



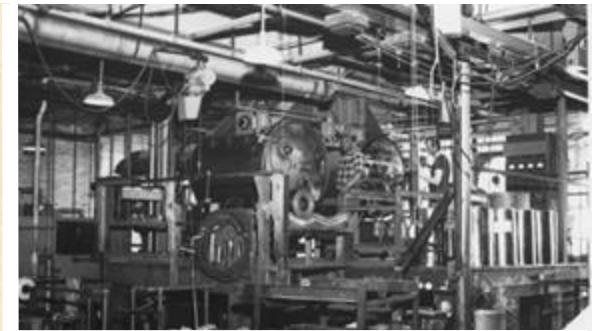
Risk of **Asthma** in Hartford: 2014-2015

Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Division of Population Health

Swift Factory



Founded in 1887, closed in 2005 following 5 generations in the Swift family. Once the largest gold leaf manufacturer in the world, employing over 300 people. Donated to North Hartford Partnership in 2010.



Swift Factory



A collection of 5 connected factory buildings and 2 historic homes on a 2.6 acre site, in a residential neighborhood. All buildings are listed on the State & National Register of Historic Places.



Initial Neighbour Survey

NHP conducted a survey asking 5 simple questions to community residents.

Top Concerns About Neighborhood

- Public Safety
- Jobs
- Youth Engagement

Top Ideas for Swift Factory

- Jobs
- Recreation Center
- Activities for Youth
- Daycare
- Education/Training
- Small Businesses



Community Engagement & Health



Using the Northeast Neighborhood Sustainability Plan, we hosted community engagement events including public art, bike safety, healthy food production & education, and pop up markets at the Swift site and throughout the neighborhood since 2011.



Swift Factory : Revitalization



In the fall of 2020, NHP completed construction on a \$35M rehabilitation of the historic Swift Factory in the heart of the North Hartford. Anchor tenants will create more than 150 long term jobs (targeted to local residents).

Swift by the numbers:

Total Project Cost
Completed

\$35M
Fall 2020

Female & Minority
Construction Hours

63%

Hartford Resident
Construction Hours

33%

Occupancy

White House	100% leased
Grey House	100% leased
Kitchen Space	100% leased
Office Space	85% leased

Future Tenants

CREC Head Start
Workforce Development



Swift Tenants



CURRENT TENANTS

FUTURE TENANTS/USES

NE Video
Harriott Home Health Care
Hartford Health Initiative
Hartfords Proud
MPact Mentoring
North Hartford Partnership
MCM Plumbing

Chef Walt's
Anthony's Catering
Sienna Cakery
Ovelle Coffee
Rasta Rant

KPSP
Pops Guac
As Artisanal
Time Warp

BUILD A BETTER YOU

GARDENERS TO FARMERS

SWIFT OFFICES

SWIFT KITCHENS

WORKFORCE DEVELOPMENT

COMMUNITY FIRST SCHOOL

CREC HEAD START

CREC EXPANSION

AVAILABLE SPACE



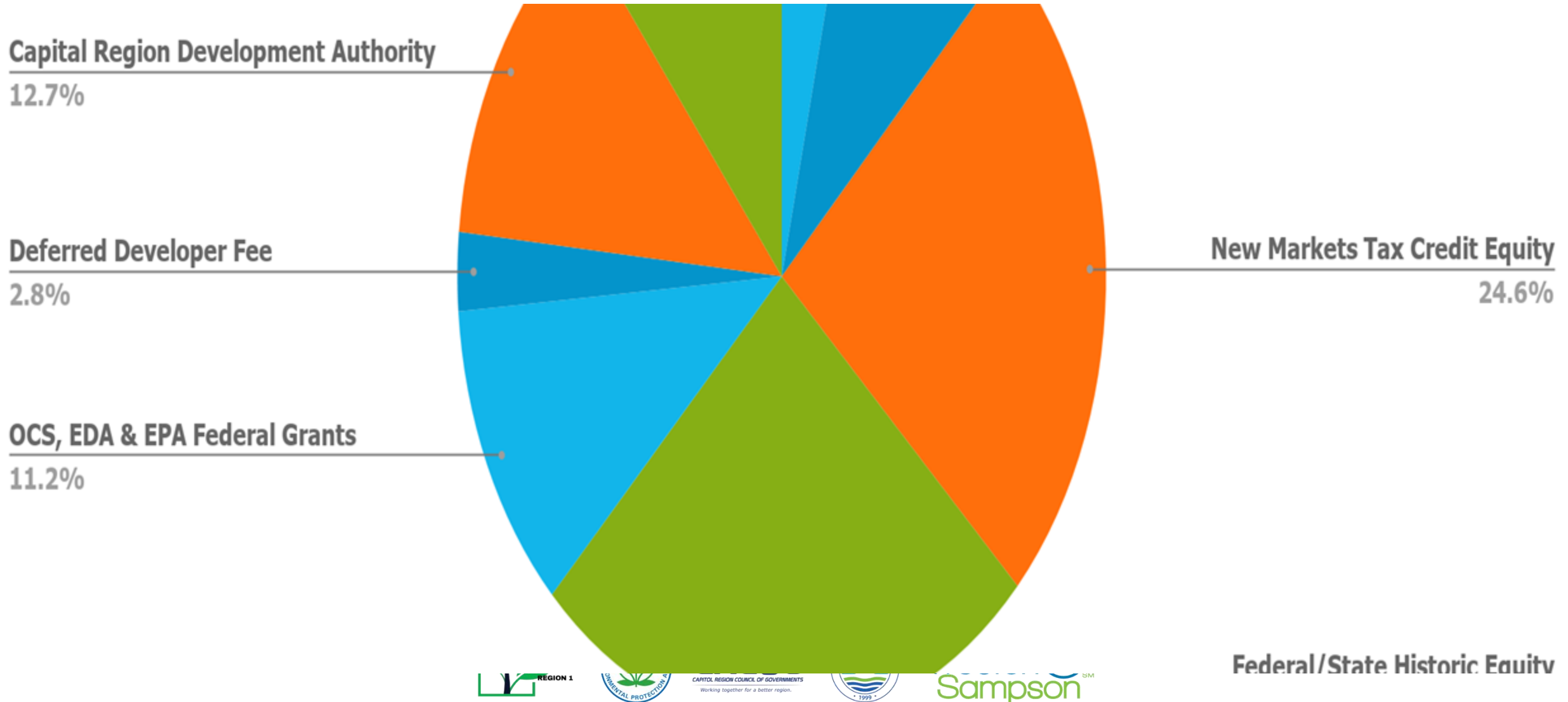
Swift Incubator



Swift Incubator includes 10 commercial kitchens with associated shared storage and dishwashing spaces as well as 12 private offices and coworking space with shared phone booths, meeting rooms and landscaped courtyard.



Capital Stack



Swift Incubator



Local hiring commitment: 30% construction hours by Hartford residents; 20% of construction hours by minority or female workers, 15% of the constructions costs for City of Hartford certified WMBE.

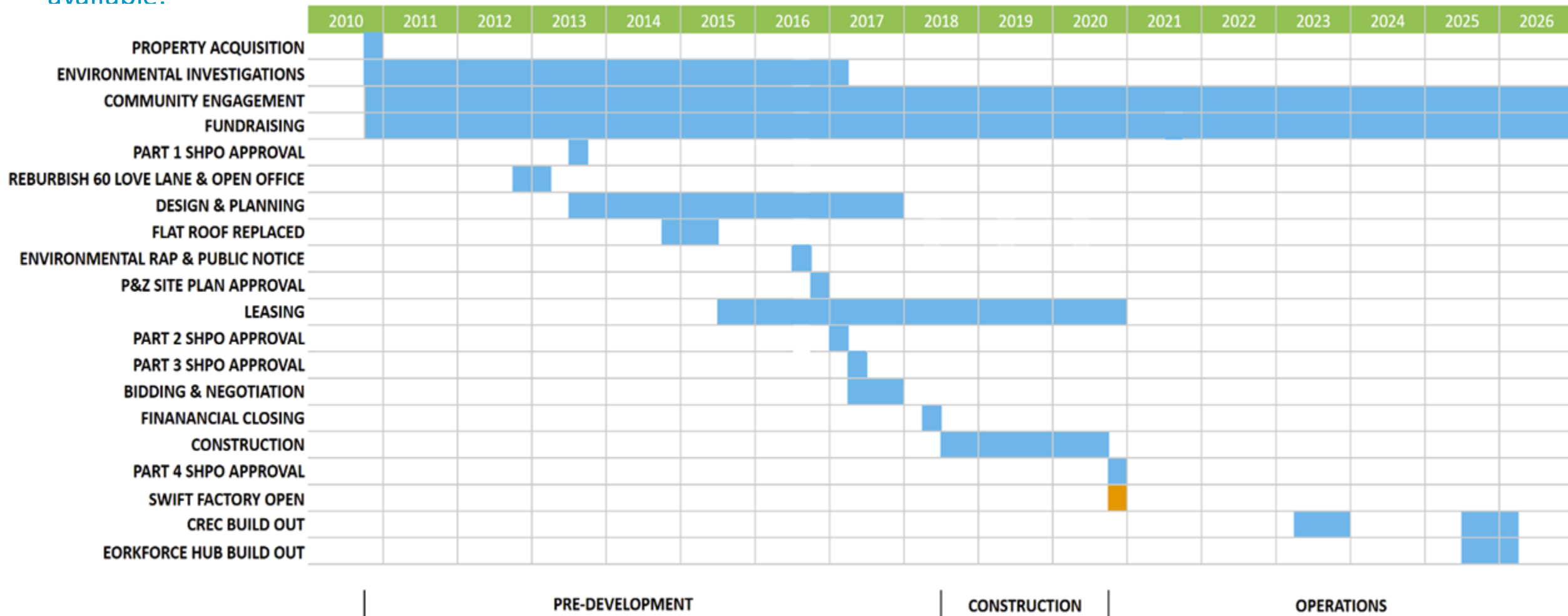
Funder	Amount	% of Funding	Bidding	Wages	Hiring
Pre-Development Grants & Loans	\$1,214,560	3.58%	None	None	None
CT DECD Brownfields Loan	\$3,000,000	8.84%	Public, Competitive	Open Shop	None
New Markets Tax Credit Equity CDEs- MHIC, BCC, NTCIC	\$8,360,625	24.63%	None	Living	15%-Minority Enterprises 30%-Minority Construction Worker Hours
Federal Historic Equity - US Bank	\$4,152,677	12.23%	None	None	None
State Historic Equity - Eversource	\$4,500,000	13.26%	None	None	None
Federal Grant - OCS	\$800,000	2.36%	None	None	None
Federal Grant - USEPA Administered through CT DECD	\$205,000	0.60%	Public, Competitive	Davis Bacon	25% of trade costs must be CT registered SBE 6.25% of trade costs must be CT registered W/MBE
Federal Grant - USED Fit out only. Core & Shell must be complete	\$2,806,240	8.27%	Public, Competitive	Davis Bacon	None
Deferred Developer Fee	\$957,872	2.82%	None	None	None
Capital Region Development Authority Loan	\$4,300,000	12.67%	Public, Competitive	Open Shop	30% of hours by Hartford residents
First Mortgage	\$3,650,000	10.75%	None	None	None



Project Timeline



The building was donated to NHP in 2010, closed on financing in 2018 and opened to the public in 2020 (in the middle of the pandemic). Additional interior fit out is planned as tenants are identified and funding becomes available.



North Hartford Housing Trust



To address housing stability NHP created the North Hartford Housing Trust with a goal of fostering housing stability, local ownership of housing and creating healthier, safer and more energy efficient living conditions in North Hartford.



The North Hartford Housing Trust (NHHT) owns 18 rental units and is raising funds to grow to 100 rental units across the North Hartford Promise.

Apartments will be rented at affordable prices not to exceed 50% AMI.

Local contractors will be hired to do repairs and maintenance.

NHHT will be governed by a local Board of Directors, which is composed of tenants, community members, and stakeholders.

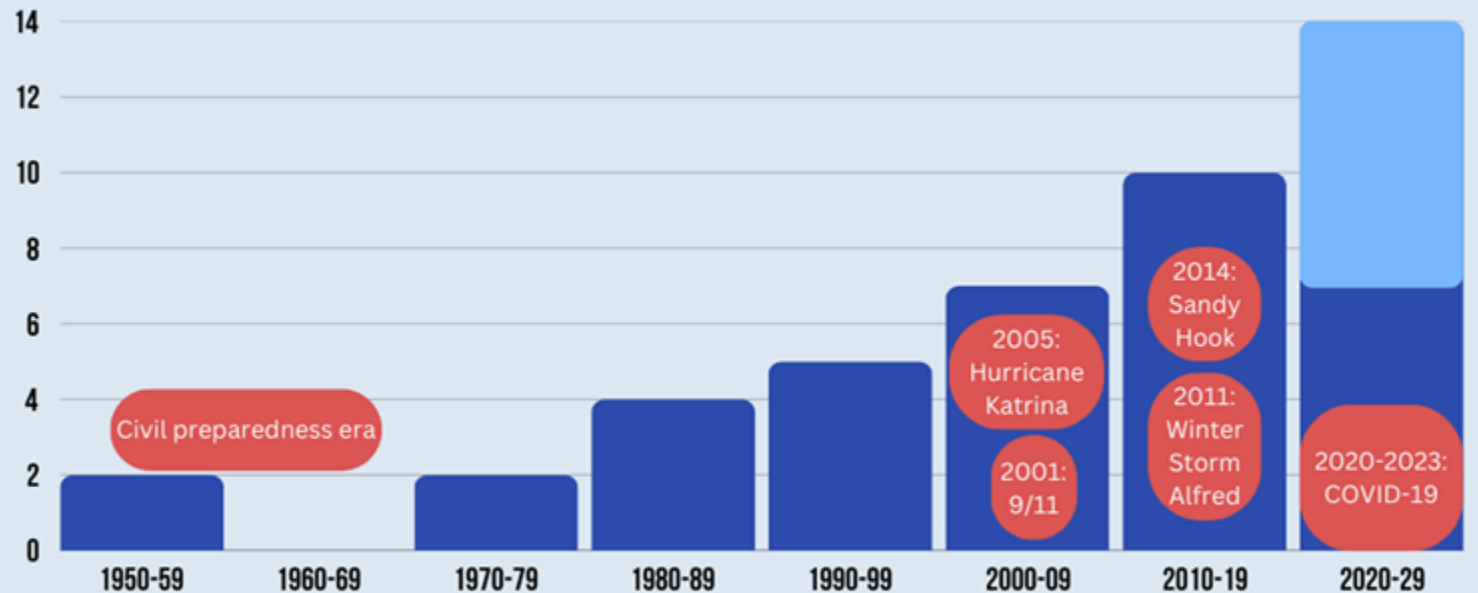


Energy & Resilience Hub



A resilience hub provides everyday services that supports residents before, during, and after emergencies. Hubs connect people to resources, foster community connections, and enhance a community's ability to withstand disruptions & disasters.

The number of disasters, both social and environmental, has been increasing over the last 70+ years. A few key moments have had drastic impacts on emergency management in Connecticut and the US.



Number of times FEMA declared disasters in CT in a decade (from CT-FEMA)

2020-25 has had 7 declared disasters. Based on the previous decades, 14 are projected by the end of the decade.

Major events referenced by CT Emergency Management Directors for impacting how the plan for disasters



A trusted community space that activates during emergencies

Provides safety, support, and essential services

Helps neighbors during:

- ⚡ Power outages
- 🌡️ Extreme heat/cold
- 🏠 Flooding
- ⚠️ Other local emergencies



Thank You

www.northhartfordpartnership.org

www.swiftfactory.org

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Redevelopment Progress & Success Stories

Berlin – Chris Edge



STEELE CENTER – Brownfield Success Story (Mixed Use)



Over \$4 million in local, state and federal funding for brownfield remediation and capping a portion of the site.

In addition to these funds, the partnership between the Town of Berlin and Newport Realty Group has helped pave the way for a total investment of over \$15,000,000 by Newport Realty Group (which is in addition to the \$4 million).

3 buildings completed with 4th underway – when complete the development will have a total of 72 apartments and over 20,000 square feet of retail/commercial space right next to the Berlin Train Station!

Has created a "village feel" and "go to" for **Berlin** with tenants Hop Haus, CT Art Studio, Edward Jones and more.



Q&A



Networking & Closing



Let's Connect on Social Media

Connect. Engage. Share.



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YouTube

@The CRCOG Connection (Hartford Region)

Facebook

@Capitol Region Council of Governments
- CRCOG

X @CRCOG1

Looking forward to connecting with you!

Sign up to receive CRCOG's newsletters – **The CRCOG Connection** and our **Funding Newsletter**:



Thank

You!