



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 its 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

Primary Competitive Funding Programs

Limited Assessment
and Remediation
Grant

Assessment-Only
Grant

Targeted Brownfield
Development Loans

Brownfield Area-Wide
Revitalization
Planning Grant

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 4
 - Announcement: Month 6
- Governor's proposed state biennium budget includes \$70M
- Typically - \$25M announced each round

Summary of 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

Remediation/Limited Assessment Grant & Loan Programs

- Primary mission – bringing brownfields to economic productivity and community value
- Past projects – adaptive reuse or new construction
 - Housing/Mixed-uses/TOD
 - Industrial/Commercial/Retail/Business
 - Recreational/Community/Parks
 - Health-related end uses/Research facilities
 - Green Energy Focus
- Competitive process
- Multi-dimensional scoring

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.

Eligible Applicants for Loan Program

- Potential brownfield purchasers
- Current brownfield owners
- All grant-eligible entities

- Persons or entities responsible for the contamination are ineligible
- All applicants must provide proof of access to the site, site control or path to site control.

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).
- Please view webinar recording on public private partnerships on different options

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.

Brownfield Definition

As per C.G.S. Section 32-760

1. Abandoned, vacant or underutilized
2. No redevelopment, reuse, or expansion due to presence or potential presence of pollutants in buildings, soil or groundwater
3. Requires investigation or remediation to enable redevelopment, reuse, or expansion

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
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Eligible Uses of Funds

- 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)

Assessment-only Program

- Value-driven
- Sowing the seeds for brownfield redevelopment
- Helps stakeholders understand issues
- Potential/Cost-benefit for redevelopment
- Potential end uses (including highest and best end use)
- Attracts developers
- Public information
- **Note:** Can collaborate with private entities but grant-eligible entity will have to implement the project

Other Programs

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

- CIF 2030
- Urban Action program

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 chose program that fits a particular site, applicant or project

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

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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

Q&A



Thank you!