



Connecticut Brownfields Area Revitalization Grants June 15, 2017

Presentation to EPA Region 1 CERCLA Section 128 Meeting



Connecticut Department of Energy and Environmental Protection

An Historic Commitment to Brownfields

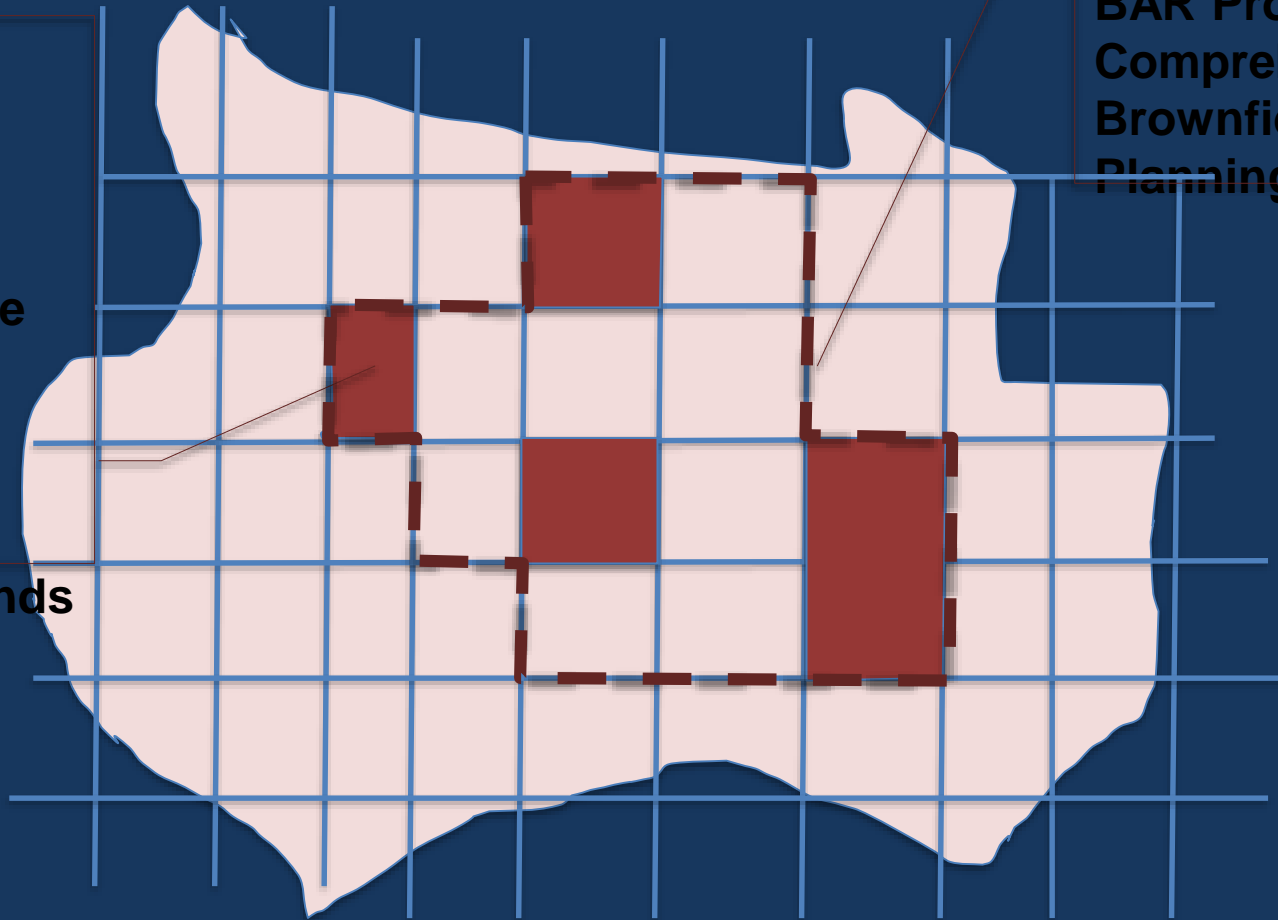
Connecticut has made an unprecedented commitment to investing in brownfield redevelopment

- Since FY2012, the State has invested \$190m in 100+ projects to remediate and redevelop contaminated sites across the State
- In FY2015, \$41.5m was contracted with cities, towns, non-profits and developers
- For every dollar invested by the State, \$5.55 has been or will be invested by non-State partners
 - FY2015 projects: \$6.29 for every \$1 invested by the state
- 2240 acres of brownfields



New Comprehensive Planning Approach

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



BAR Project Area - Comprehensive Brownfield Planning



Brownfield Area-wide Revitalization (BAR) Planning Grant

- Outcome of 2015 legislative session (Public Act No. 15-193)
- Comprehensive planning, moving from traditional site-by-site to area-wide approach
- Modeled after EPA's Area-Wide Planning Program
- Pilot round: \$1.4 MM funding awarded January 2016, 5 towns
- Maximum grant: **\$200,000**
 - Minimum local match: **10% cash**
- Eligible entities - Municipalities, Economic Development Agencies, and COGs
- **REQUIRED: Formation of an advisory/steering committee prior to application**



BAR Planning Grant – Goals & Outcomes

- Comprehensive understanding of the existing conditions and issues
- Community participation for a successful implementation strategy
- Effective implementation strategies (based on market studies and feasibility analyses)
- Prioritization of brownfield sites for cleanup and reuse
- Priorities for public and private investment
- Public and private partnerships established to leverage investments
- **REQUIRED: Final report with specific implementation strategies to remediate and redevelop BAR Project Area**



BAR Project Area

1. Previously designated area (with multiple brownfields)
 - Examples: Neighborhood; District (TOD/Downtown); Corridor (NRZ corridor), Waterfront Zone
- OR**
2. Newly defined area centered around multiple brownfield sites
 - connected by blight, location, infrastructure, economic, social and/or environmental conditions
- Can span multiple jurisdictions
 - No maximum area specified
 - Manageable size for practical implementation strategies



Eligible Uses of BAR Grant

- Community visioning
- Existing conditions analysis
- Limited ESAs (achieve BAR Plan goals & not greater than 25%)
- GIS mapping
- Market studies
- Infrastructure analyses
- Site inventory
- Conceptual design, site reuse plans, and implementation strategies
- Financial analysis – project funding sources
- Acquisition due diligence
- Marketing to developers
- Local zoning revisions
- Legal analysis of environmental liabilities
- EPA/DEEP's Prepared Workbook
- Other actions to spur investment
- Project Management (not greater than 5%)



- Lessons Learned from
EPA's Area-Wide Planning Program



Theme 1: Successful Community Involvement

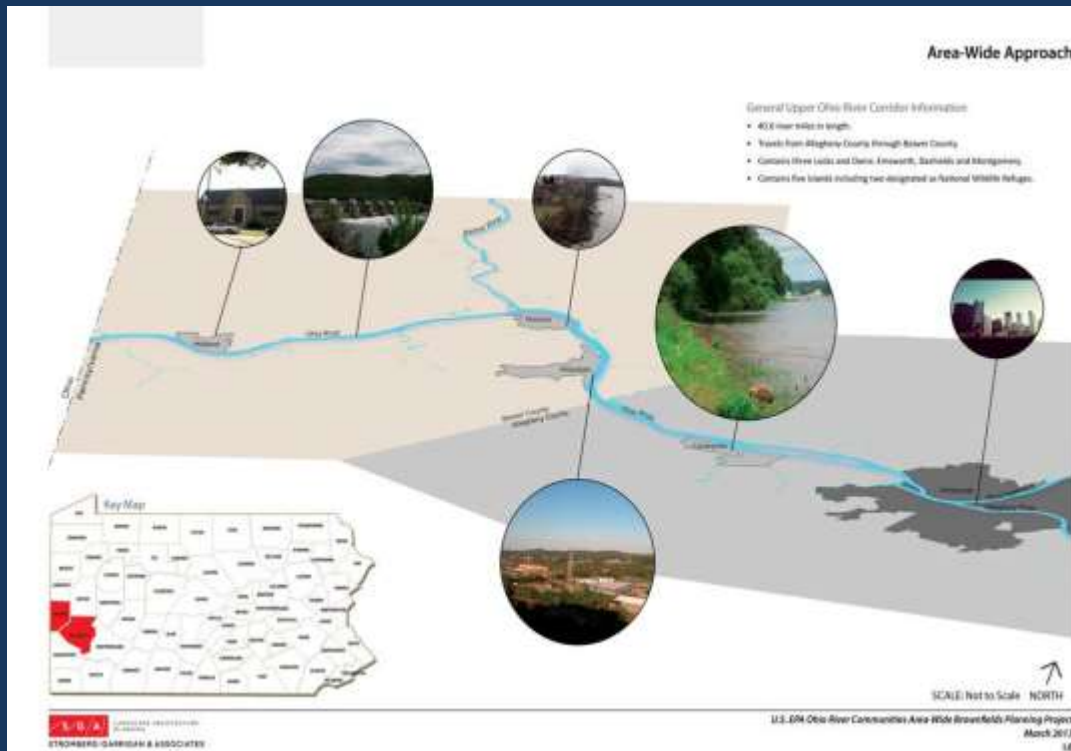


Desarrollo Integral del Sur (DISUR), a BF AWP grantee in Puerto Rico, centered their BF AWP project area on an old petrochemical corridor in southwestern Puerto Rico. Community members participated in design charrettes to re-imagine improvements and new land uses for this area.



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Theme 2: Form & Maintain Strong Partnerships



POTENTIAL PARTNERS

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

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



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Theme 3: Identify What is Feasible

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



Theme 4: Prioritize Sites and Projects



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

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



Theme 5: Strategies for Plan Implementation

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



Theme 6: Maximize Resources



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

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



Theme 7: Strong Project Management

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



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