Brownfield Opportunity Areas Program

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What is a Brownfield?
Brownfield Opportunity Areas Program (BOA)

Program provides assistance to communities to develop area-wide community-based plans to redevelop brownfields and abandoned sites, transforming them into catalytic properties that revitalize the area.
BOA Program Empowers Communities

• To address a range of problems posed by multiple known or suspected brownfield sites;
• To build community consensus on the future uses for the area with an emphasis on strategic sites that are known or suspected brownfields;
• To establish sustainable goals and objectives for area-wide revitalization and for redevelopment of strategic sites;
• To identify and establish the multi-agency and private-sector partnerships necessary to leverage assistance and investments to revitalize downtowns, neighborhoods, and communities;
• To address environmental justice concerns and promote environmental equity in areas that may be burdened by negative environmental consequences; and
• To engage in activities to implement the community’s vision after BOA designation by Department of State.
BOA by the Numbers

- 200+ BOA grants awarded
- $55 Million in funding allocated
- 100+ BOA study areas
- ~70 Designated BOAs
BOA Process

- Vision and strategy developed with community input
- DOS may provide technical and financial assistance

Plan

- Plan is submitted as a BOA Nomination
- Secretary of State designates the BOA

Designate

- BCP tax credits
- BOA pre-development grants and technical support
- Priority and preference for other NYS grants
- Private investment
- Phase II ESA

Implement
Eligible Applicants

**Municipalities**
- Towns/Villages
- Counties
- Local Public Authorities
- Public Benefit Corps
- School Districts
- Special Improvement Districts
- Indian Nations/Tribes

**Community-Based Organizations**
- Not-For-Profit
  - 501(c)(3)
  - Mission to promote reuse of brownfield sites or community revitalization
  - At least 25% of Board of Directors reside in area
  - Community has demonstrated financial need

**Community Boards**
- Defined and described in Section 2800 of the New York City Charter.

Applicants are encouraged to work in partnership & jointly apply for funding.
BOA Eligible Grant Activities

**Pre-Planning:**
Area Inventory and Analysis

Complete a Brownfield affected site inventory and preliminary analysis to advance future BOA Planning.

**Planning**

Develop a community-supported plan for revitalization culminating in designation by the Secretary of State.

**Predevelopment Activities**

Targeted activities that help move projects from concept to completion in State-Designated Brownfield Opportunity Areas.

**Phase II Environmental Site Assessments**

Formal assessment of a property’s environmental condition in order to guide future land use decisions under the BOA Program within a State-Designated BOA.
NEW! Pre-Planning: County-wide Assessment

- Identifying, inventorying, and analyzing potential brownfield-affected areas within a county.
- Potential outcome is to centrally categorize and map potential brownfield sites and clusters of brownfield affected areas for future planning.
Developing a BOA Plan

BOA Plan:

• Build community consensus around a vision for revitalization
• Provide a roadmap to return dormant brownfield sites back to productive use
• Identify key redevelopment opportunities
• Offer predictability for the development community and direction for public investment
• Culminates in a BOA Nomination for Designation
Steps for BOA Designation

1. Letter of request from a BOA Program Applicant requesting consideration by the Secretary of State for a determination to designated a Brownfield Opportunity Area.

2. Public Notice and Presentation of Supporting Documentation- Documentation demonstrating required public participation has been completed.

3. Complete BOA Nomination- A complete Nomination document submitted in a three-ring binder organized with a cover sheet and tabs delineating the required elements as per GML §970-R

Guidance describing requirements for BOA Designation is available at: https://www.dos.ny.gov/opd/key/docs/BOA/BOA_Designation_Guidance.pdf
BOA Designation

Benefits of BOA Designation

- Priority and preference for other grant programs
- Eligibility for BOA Predevelopment activities and Site assessment Funding
- DOS technical support
- Brownfield remediation tax credits
- Demonstration of community support and reduction of investment risk
Predevelopment Activities*

• Development and implementation of marketing strategies
• Development of plans and specifications
• Real estate services
• Building condition studies
• Infrastructure analyses
• Zoning and regulatory updates;
• Environmental, housing and economic studies, analyses, and reports
• Public outreach
• Renewable energy feasibility studies
• Legal and financial services

* Projects must be located within a State-Designated BOA. A list of designated BOAs is available at: https://dos.ny.gov/brownfield-redevelopment
Phase II Environmental Site Assessments (SA)*

- Site is one or more areas of environmental concern and may include more than one contiguous tax parcel.
- Site must have definitive and identifiable boundaries.
- Must meet the criteria and conditions stated in the *BOA Site Assessments: Guidance for Applicants*.
- SA must advance the goals and priorities for revitalization and redevelopment of the BOA area.

* Projects must be located within a State-Designated BOA. A list of designated BOAs is available at: [https://dos.ny.gov/brownfield-redevelopment](https://dos.ny.gov/brownfield-redevelopment)
2023 CFA Funding Amounts

• Approximately $2-4 Million is awarded annually for the BOA Program through the Consolidated Funding Application (CFA)

• Maximum grant award for 2023:
  • BOA Plan- $500,000
  • BOA Predevelopment Activities or Phase II ESA- $500,000
    (You must have a designated BOA in order to apply for Predevelopment Activities within an area)
  • The minimum request and award is $100,000

• CFA released on May 15. CFA Applications due by July 28 at 4:00pm.

• State assistance awarded and paid to a grant recipient will not exceed 90% of the total eligible project cost. Local Match is 10% of total project cost.
BOA Successes
Economic Development

• Buffalo’s Tonawanda Street Corridor BOA
  – 650-acre area in northwest section of the city with a number of brownfields, a legacy from the industries one located along the Belt Line rail corridor
  – Recommended land use and zoning recommendations that were incorporated into the city’s form-based Green Code adopted in 2017
  – BOA Designation and conformance to the BOA Plan made many properties eligible to receive the BCP tax credit.

1: 155-157 Chandler Street
2. 166 Chandler Street
3. 27-37 Chandler Street
155-157 Chandler Street - Before
155-157 Chandler Street - After
27 and 37 Chandler Street
BOA Successes
Economic Development

- Endicott Johnson Industrial Spine BOA
  - 230-acre area
  - BOA area is dominated by industrial, office/commercial, or warehouse/distribution uses (47%) and includes a walkable commercial corridor on Main Street and residential properties
  - BOA Nomination identified 17 strategic site for future redevelopment
EJ Victory Building - Before
EJ Victory Building - After
BOA Successes

Renewable Energy

- BOA program has supported development of two large-scale solar installation in Western NY
  - Homeridae solar installation in Olean
  - Steel Sun solar installation in Lackawanna
BOA Successes
Community Driven Planning

- Cypress Hills/East New York BOA in Brooklyn NY
  - 307-acre area with about 30 identified brownfields
  - Planning process facilitated a successful rezoning away from manufacturing zoning and helped direct millions in capital improvement funds and neighborhood programs.
Thank you!

Please Email Questions to:
boa@dos.ny.gov

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