



**Office of Planning
and Development**

Brownfield Opportunity Areas Program

Susan Landfried, AICP, Revitalization Specialist

An Office of New York Department of State

June 19, 2023

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.



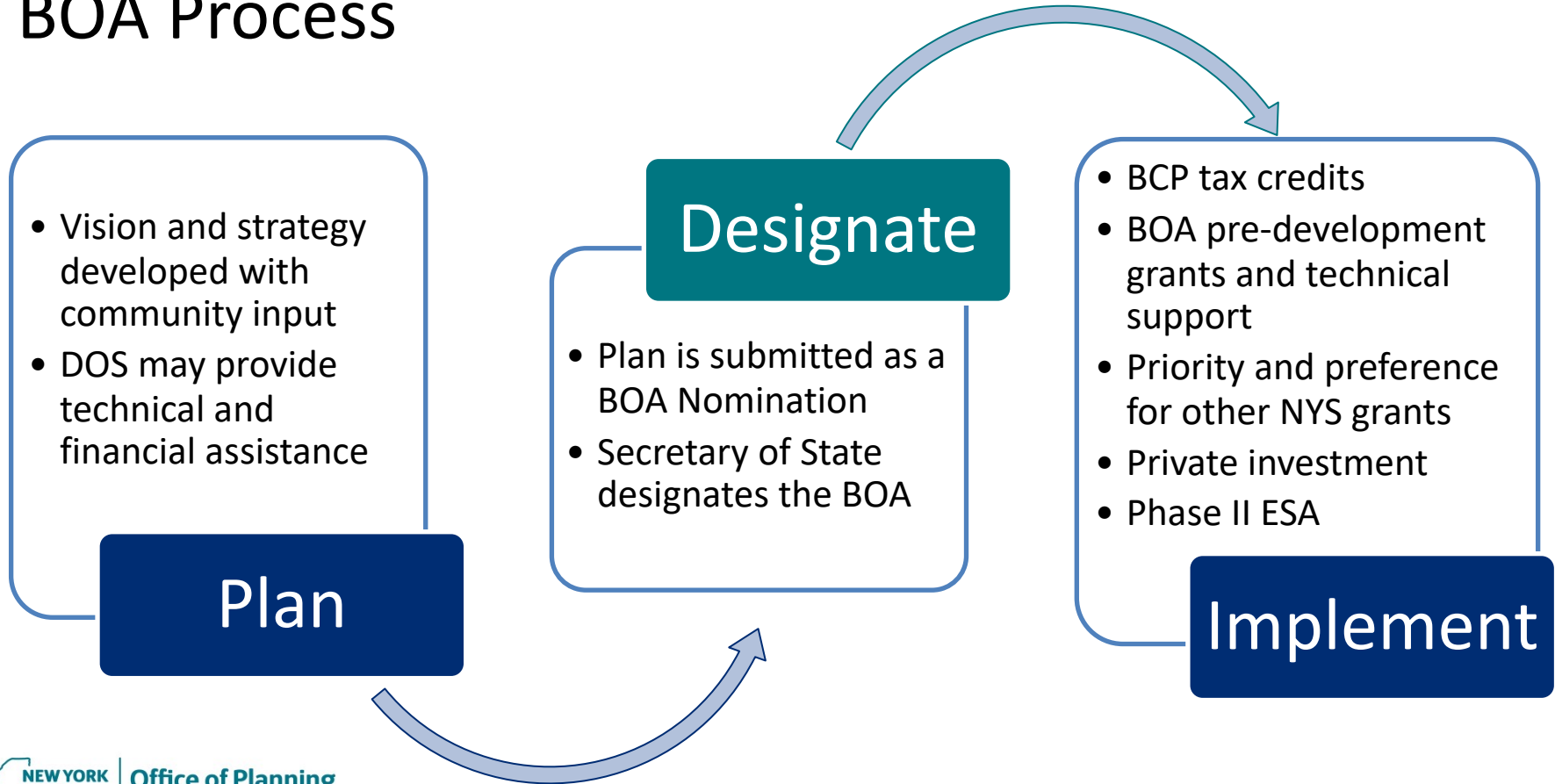
BOA Program Empowers Communities

- 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



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 designate 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

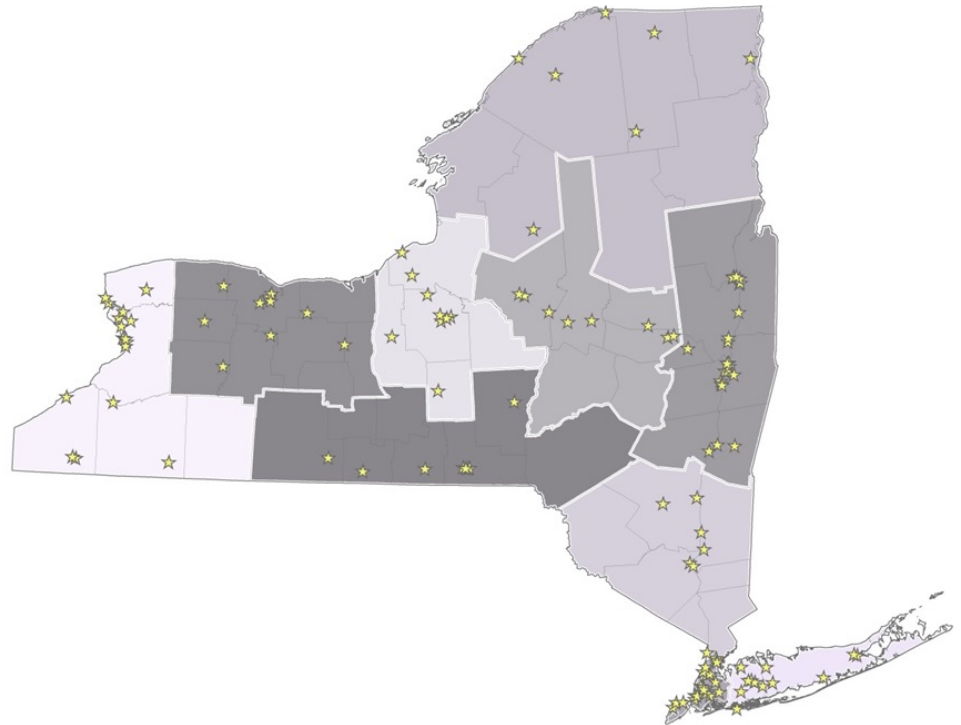
Guidance describing requirements for BOA Designation is available at:

https://www.dos.ny.gov/opd/programs/pdfs/BOA/BOA_Designation_Guidance.pdf

BOA Designation

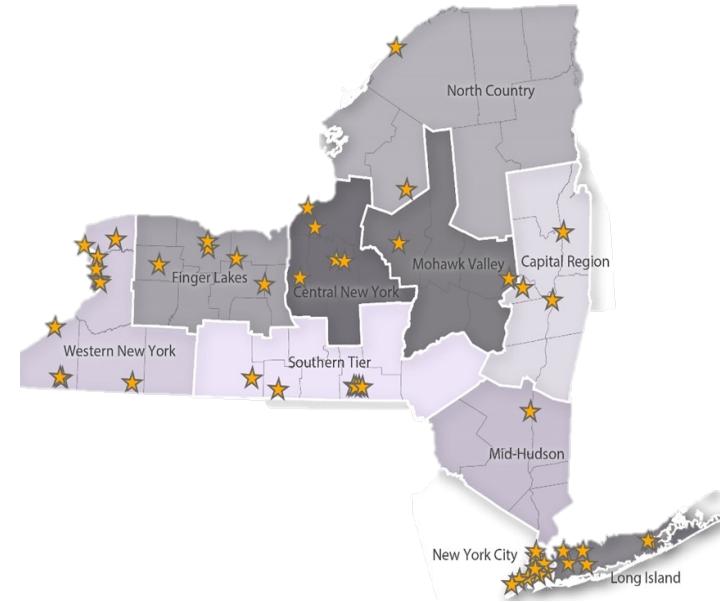
Benefits of BOA Designation

- 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



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>

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

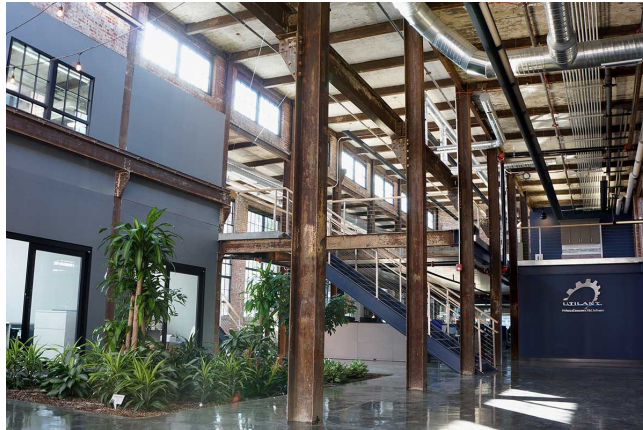
- Buffalo's Tonawanda Street Corridor BOA
 - 650-acre area in northwest section of the city with a number of brownfields, a legacy from the industries one located along the Belt Line rail corridor
 - Recommended land use and zoning recommendations that were incorporated into the city's form-based Green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



155-157 Chandler Street - Before



155-157 Chandler Street - After



166 Chandler Street



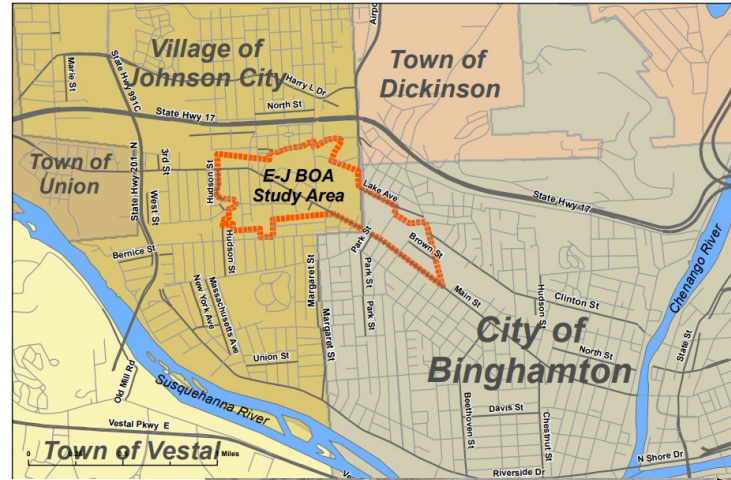
27 and 37 Chandler Street



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

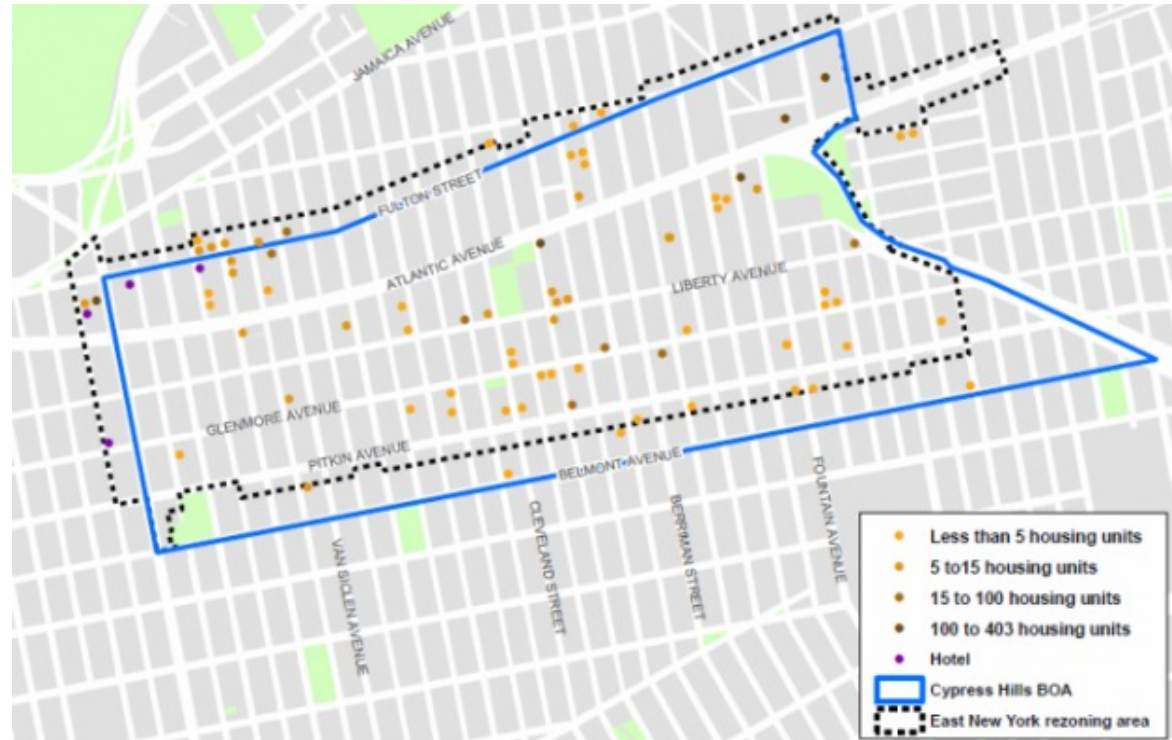
- BOA program has supported development of two large-scale solar installation in Western NY
 - Homeridae solar installation in Olean
 - Steel Sun solar installation in Lackawanna



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

Susan Landfried, AICP
Revitalization Specialist
Susan.Landfried@dos.ny.gov

Amanda Wild
Revitalization Specialist
Amanda.Wild@dos.ny.gov