

# Waiting for NOFO

November 5, 2025

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Director, Environmental Services  
**NJIT TAB**



In Partnership with

**NJIT**

**TAB** TECHNICAL  
ASSISTANCE TO  
BROWNFIELD  
COMMUNITIES

Made possible with funding from the EPA



# FY 26 Brownfield Grants

Grant Type	Maximum Project Period	Maximum Amount per Grant	Estimated Awards	Total Per Grant Type - Infrastructure Investment and Jobs Act Funds	Total Per Grant Type - Regular Appropriated Funds
Multipurpose	5 years	\$1,000,000	20	\$20,000,000	
Community-wide Assessment	4 years	\$500,000	70	\$35,000,000	
Assessment Coalitions	4 years	\$1,500,000	39		\$58,700,000
Community-wide Assessment Grants for State and Tribes	5 years	\$2,000,000	18	\$35,000,000	
Cleanup	4 years	\$500,000	10	\$5,000,000	
Cleanup	4 years	\$4,000,000	26	\$102,000,000	

# FY25 By the Numbers

Grant Type	Maximum Project Period	Maximum Amount per Grant	Estimated Awards	Total Per Grant Type - Bipartisan Infrastructure Law Funds	Total Per Grant Type - Regular Appropriated Funds
Community-wide Assessment Grants for State and Tribes	5 years	\$2,000,000	18	\$36,000,000	
Assessment Coalitions	4 years	\$1,200,000	29		\$35,000,000
Community-wide Assessment – New	4 years	\$500,000	40		\$20,000,000
Community-wide Assessment – Existing	4 years	\$500,000	52		\$26,000,000
RLF	5 years	\$1,000,000	15	\$15,000,000	
Cleanup	4 years	\$500,000	30	\$15,000,000	
Cleanup	4 years	\$2,000,000	23	\$45,000,000	
Cleanup	4 years	\$4,000,000	10	\$40,000,000	

Grant Type	# of Applications	# Awarded	% Success Rate
CWAGST	19	19	100
Assessment Coalition	60	30	50
Community-wide Assessment	230	99	43
Revolving Loan Fund	19	15	79
Cleanup <\$500,000	15	14	93
Cleanup >\$500,000	97	37	38

# FY25 By the Numbers

Grant Type	Max Points	# of Applications	# Awarded	% Success Rate	Min Points Awarded for Successful Applications	Success Margin (points)
CWAGST	150	19	19	100	132	18
Assessment Coalition	155	60	30	50	152	3
Community-wide Assessment	150	230	99	43	146	4
Revolving Loan Fund	180	19	15	79	157	23
Cleanup <\$500,000	170	15	14	93	152	18
Cleanup >\$500,000	170	97	37	38	162	8

# FY25 By the Numbers

## SECTION V. – NARRATIVE REVIEW INFORMATION

Note: Additional provisions that apply to this section can be found at [EPA Solicitation Clauses](#).

### V.A. Evaluation Criteria

If your application passes the threshold eligibility review (see [Section III.B.](#)), the information you provide in response to [Section IV.E.](#) (Narrative/Ranking Criteria) will be evaluated per the criteria below and scored by a national evaluation panel. Your application may be assigned up to 165 points.

Criteria (Maximum Points per Criterion)
<b><u>1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION</u></b> <b>45 Points</b>
Each application will be evaluated on the quality and extent to which it addresses the following: <b>1.a. Coalition Members, Target Areas, and Brownfields (25 points)</b> <b>1.a.i. Coalition Members (5 points)</b> The extent to which the non-lead members and the type of organizations are clearly identified.  The extent to which the non-lead members lack capacity to apply for and manage their own Brownfields Grant and lack access to Brownfield Grant resources to address brownfield sites.  <b>1.a.ii. Overview of Brownfield Challenges and Description of Target Areas (5 points)</b> The extent to which the geographic boundary(ies) where the applicant proposes to conduct activities under this grant is clearly identified. The extent to which the brownfield challenges are clearly discussed and the degree to which the brownfield challenges impact the areas in the

# Regional (R2/R4)

# FY25 By the Numbers

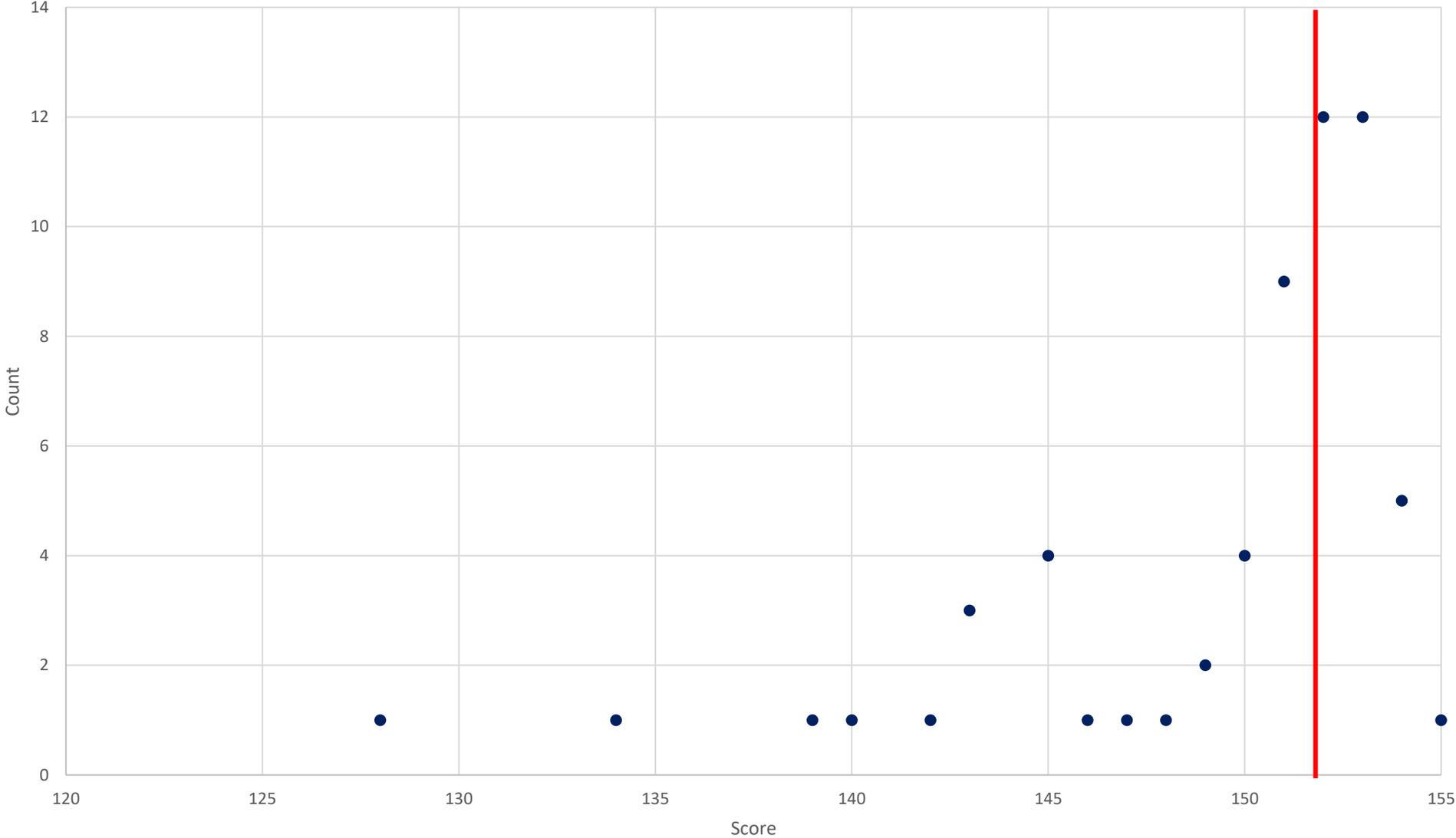
Grant Type	# of Applications R2	# Awarded R2	% Success Rate R2	Min Points Awarded for Successful Applications R2	Success Margin (points) R2
CWAGST	0	0	n/a	n/a	n/a
Assessment Coalition	3	1	33	152	3
Community-wide Assessment	14	10	71	148	2
Revolving Loan Fund	1	1	100	170	10
Cleanup <\$500,000	0	0	n/a	n/a	n/a
Cleanup >\$500,000	3	1	33	167	3
Grant Type	# of Applications R4	# Awarded R4	% Success Rate R4	Min Points Awarded for Successful Applications R4	Success Margin (points) R4
CWAGST	1	1	100	141	9
Assessment Coalition	20	7	35	152	3
Community-wide Assessment	47	10	21	147	3
Revolving Loan Fund	2	0	0	n/a	n/a
Cleanup <\$500,000	1	1	100	160	10
Cleanup >\$500,000	12	3	25	163	7

## National

Grant Type	# of Applications	# Awarded	% Success Rate	Min Points Awarded for Successful Applications	# Points Lost
CWAGST	19	19	100	132	18
Assessment Coalition	60	30	50	152	3
Community-wide Assessment	230	99	43	146	4
Revolving Loan Fund	19	15	79	157	23
Cleanup <\$500,000	15	14	93	152	18
Cleanup >\$500,000	97	37	38	162	8

# FY25 By the Numbers

Assessment Coalition Application Score Distribution



# Regional (R2/R4)

# FY25 By the Numbers

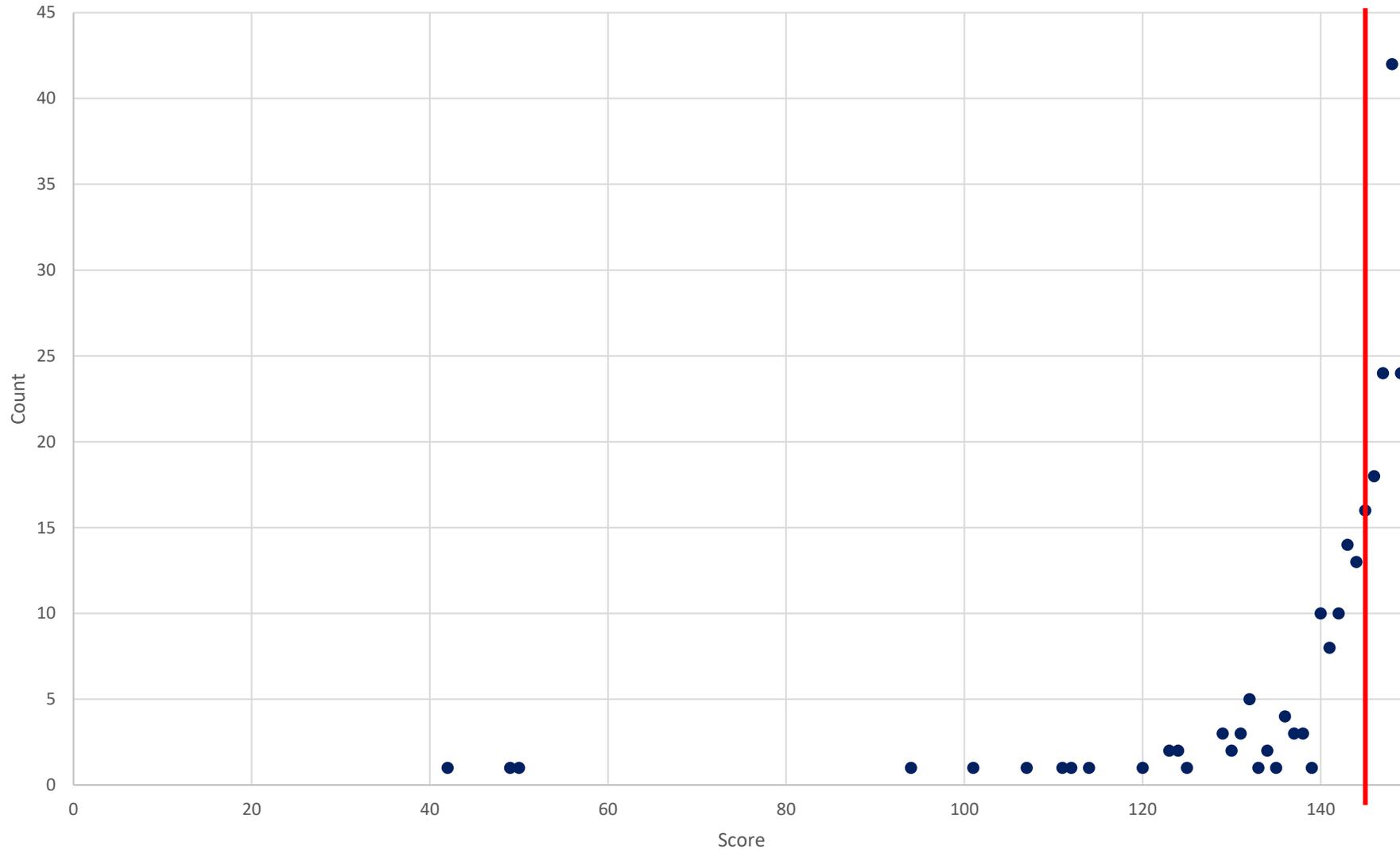
Grant Type	# of Applications R2	# Awarded R2	% Success Rate R2	Min Points Awarded for Successful Applications R2	Success Margin (points) R2
CWAGST	0	0	n/a	n/a	n/a
Assessment Coalition	3	1	33	152	3
Community-wide Assessment	14	10	71	148	2
Revolving Loan Fund	1	1	100	170	10
Cleanup <\$500,000	0	0	n/a	n/a	n/a
Cleanup >\$500,000	3	1	33	167	3
Grant Type	# of Applications R4	# Awarded R4	% Success Rate R4	Min Points Awarded for Successful Applications R4	Success Margin (points) R4
CWAGST	1	1	100	141	9
Assessment Coalition	20	7	35	152	3
Community-wide Assessment	47	10	21	147	3
Revolving Loan Fund	2	0	0	n/a	n/a
Cleanup <\$500,000	1	1	100	160	10
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## National

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Cleanup <\$500,000	15	14	93	152	18
Cleanup >\$500,000	97	37	38	162	8

# FY25 By the Numbers

Community-Wide Assessment Application Score Distribution



# FY25 By the Numbers

EPA Brownfields Grant Evaluation Criteria Points by Grant Type				
Criterion Category & Sub-criterion	Assessment Coalition (AC)	Community-Wide Assessment (CWA)	CWAGST	Cleanup
<b>MAXIMUM TOTAL POINTS</b>	<b>165</b>	<b>160</b>	<b>160</b>	<b>180</b>
<b>1. Project Area Description and Plans for Revitalization</b>	<b>45</b>	<b>40</b>	<b>40</b>	<b>55</b>
1.a. Target Area(s) and Brownfields	25	20	20	15
1.a.i. Coalition Members (AC Only) / Overview of Challenges (All Others)	5	5	5	5
1.a.ii. Description of the Priority Brownfield Site(s)	10	10	10	10
1.a.iii./1.a.iv. Identifying Additional Sites	5	5	5	N/A
1.b. Revitalization of the Target Area(s)	10	10	10	20
1.b.i. Reuse Strategy and Alignment with Revitalization Plans	5	5	5	10
1.b.ii. Outcomes and Benefits of Reuse Strategy	5	5	5	10
1.c. Strategy for Leveraging Resources	10	10	10	20
1.c.i. Resources Needed for Site Characterization (Cleanup Only) / Site Reuse (All Others)	5	5	5	5
1.c.ii. Resources Needed for Site Remediation (Cleanup Only) / Use of Existing Infrastructure (All Others)	5	5	5	5
1.c.iii. Resources Needed for Site Reuse (Cleanup Only)	N/A	N/A	N/A	5
1.c.iv. Use of Existing Infrastructure (Cleanup Only)	N/A	N/A	N/A	5

# FY25 By the Numbers

EPA Brownfields Grant Evaluation Criteria Points by Grant Type				
Criterion Category & Sub-criterion	Assessment Coalition (AC)	Community-Wide Assessment (CWA)	CWAGST	Cleanup
<b>4. Programmatic Capability and Past Performance</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>30</b>
<b>4.a. Programmatic Capability</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>15</b>
4.a.i. Organizational Capacity (AC, CWA, CWAGST, RLF Only) / Organizational Structure (Cleanup Only)	5	5	5	5
4.a.ii. Organizational Structure (AC, CWA, CWAGST, RLF Only) / Description of Key Staff (Cleanup Only)	5	5	5	5
4.a.iii. Description of Key Staff (AC, CWA, CWAGST Only)	5	5	5	N/A
4.a.iv./4.a.iii. Acquiring Additional Resources	5	5	5	5
<b>4.b. Past Performance and Accomplishments</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>
4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (Total 15 pts)	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>
> (1) Accomplishments	5	5	5	5
> (2) Compliance with Grant Requirements	10	10	10	10
OR 4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (Total 15 pts)	15	15	15	15
OR 4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements (Neutral Score)	8	8	8	8

# FY25 By the Numbers

total	476
applicants	
failed	36
threshold	
criteria	

20%

total cleanup	140
applications	
failed threshold	28

# FY26 What do we know?

- Assessment Coalition changes
  - “Previous limitations on entities eligible to lead an Assessment Coalition Grant have been removed. The list of entities eligible to apply for an FY26 Assessment Coalition Grant is the same for both lead and non-lead coalition members.”
  - Threshold addition:
    - “Target areas must be identified for each coalition member, may not overlap, and must be in **at least three distinct municipalities or jurisdictions (e.g., town, city, or Tribe)**.”
    - The lead member must have legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed activities. If the lead member's geographic boundary does not encompass the non-lead members' geographic boundaries, the lead member must identify the relevant law(s), ordinance(s), or other documentation to demonstrate their legal authority to expend grant funds outside of their geographic boundary.”

# FY26 What do we know?

- Cleanup changes
  - Update to Site Characterization Threshold Criterion:
    - “For sites eligible to be enrolled in a voluntary response program, if additional assessment is needed to sufficiently characterize the site(s) for the remediation work to begin, the applicant should include a statement to that effect and affirm that there will be a sufficient level of site characterization from the environmental site assessment performed by June 15, 2026.”

# FY26 What do we know?

In God we  
trust, all  
others bring  
data.

-William E. Deming



# While We Wait

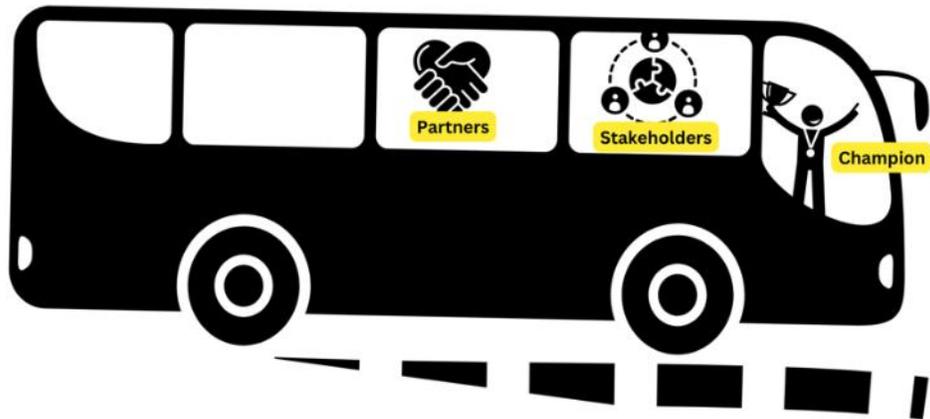
## Coalesce Your Vision into a Program

- Partners and Stakeholders
- Define roles
- Target Area
- Documentation
- Gather data
- Budget refinement

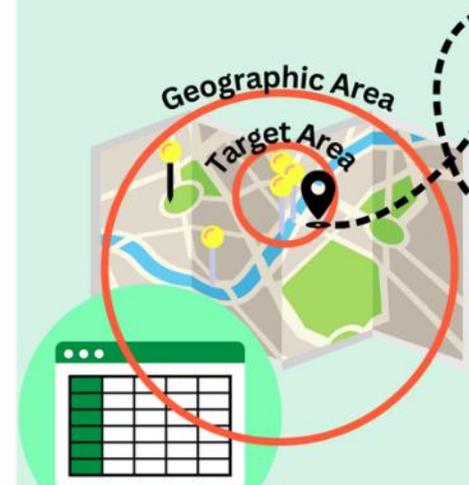
# PLANNING GOAL: STRATEGIC APPROACH AND COHESIVE VISION FOR BROWNFIELD REDEVELOPMENT

To access more funding, help overcome project hurdles, and ensure continuity

## BROWNFIELDS TASK FORCE



## BROWNFIELDS INVENTORY



### Spreadsheet with site information :

- Basic attributes
- Owner
- Environmental Status
- Zoning
- Legal barriers
- Access
- Assets (infrastructure, location, etc)

## PRIORITY SITES

Integrated activities where each of these elements informs the other, getting further refined throughout the process



### Site Reuse Vision

What do we need?

- Economic Development
- Resiliency
- Housing

### Community Engagement

Who is the community?  
What do they need and desire from the redevelopment?  
Identify other sites

### Area Context

- Master Plan
- Downtown
- Flooding
- Green Space
- Schools
- ...other planning initiatives and investments

## BROWNFIELD BLUEPRINT



- Pull what you have together
- Identify any foundational gaps
  - Site conditions + constraints
  - Existing area/regional planning + investments
- Next steps

# Engage Partners & Stakeholders

- Federal, State, Tribal, and Local Governments
- Local and Regional Community Development Agencies
- Real Estate Professionals
- Colleges and Universities
- Banks and Lenders
- Chambers of Commerce/Local Business Owners
- Neighborhood Associations and Other Community Groups
- Non-profit Organizations
- Environmental Consultants

## Also go beyond the 'usual suspects':

- faith based organizations
- arts and culture community
- medical community

# Project Roles to Consider

- Project Manager
- Technical Expert
- Financial Manager
- Community Engagement Coordinator
- Legal Expert
- Purchasing Agent



**b. Past Performance and Accomplishments**

**ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

New Baptist Church has never managed an EPA Brownfields grant but has managed other grants since its creation in 2008.

*(1) Purpose and Accomplishments*

Examples of past and current grants include:

- Stella Fuller Foundation - on-going grant (since 2010) with a cumulative total of \$45,000 – used for assembling Christmas food packages and boxes to needy families in the Highlawn community.
- Facing Hunger Food Bank – on-going since 2022 with a pending budget of \$25,165 – used for Food Pantry operations providing food and related outreach to the needy in the Highlawn community.
- United Way of the River Cities – 4-year grant totaling \$28,000 – used to expand the Food Pantry to serve additional needy families.
- American Baptist Convention – one-time grant of \$1,500 - used for food pantry purchases.

*(2) Compliance with Grant Requirements*

New Baptist Church is current and up to date on all required project reporting for existing grants. On completed grants, there were no compliance issues; all reporting and related documentation was completed in a timely manner that met grant reporting requirements. On current grants, there are no compliance issues.

As previously discussed, New Baptist Church will obtain additional grant management support through the WV Region II Planning & Development Council. This council has managed numerous federal and non-federal grants, including EPA Brownfields grants. Currently, WV Region II Planning & Development Council is managing more than 30 projects totaling over \$300,000,000 in funding. Utilizing this experienced grant management entity will ensure New Baptist Church stays in compliance with all grant requirements.

# Identify Your Brownfields

A brownfield inventory is a detailed list or database of brownfield sites within a given area.

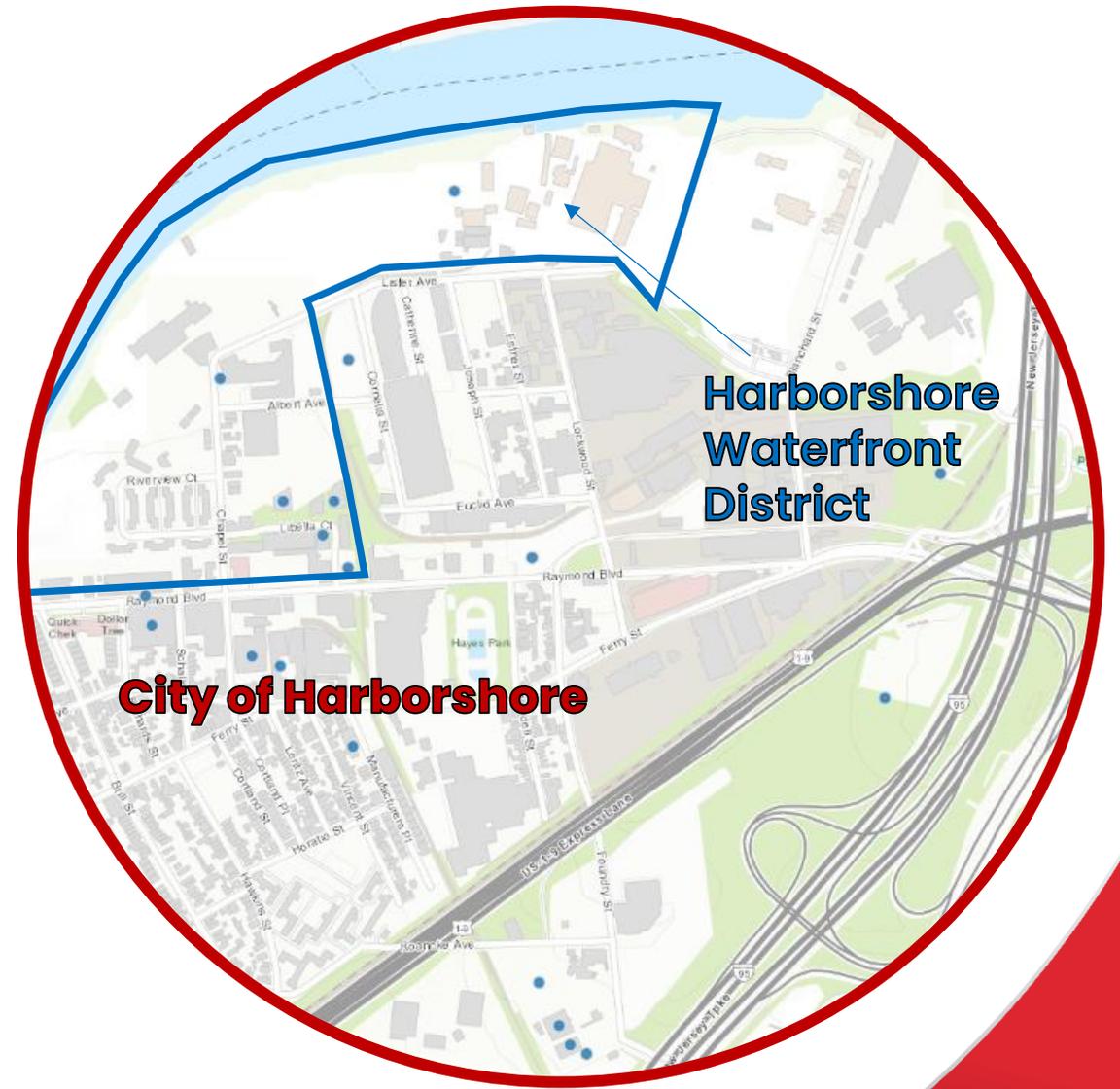
## Recommended Brownfield Inventory Components:

- Spreadsheet of brownfield properties
  - Basic site attributes
  - Owner
  - Environmental Status
  - Zoning
  - Legal barriers
  - Access
  - Assets (infrastructure, location, etc.)
- Map showing distribution and location of brownfields



# Why is it Important to Delineate a Target Area?

- Serves as the foundation for a comprehensive planning approach
- Helps identify priority brownfields
- Helps focus redevelopment scenarios
- Helps leverage funding



# Gather Information to Select The Best Target Area

Gathering documentation helps you to:

- **Establish community need**
- Support project goals
- Inform redevelopment types
- Leverage funding
- Community engagement
- Align with previous planning initiatives



# Typical Data Included in Grant Applications...

## Sensitive populations might include:

- Low Income
- Less than High School Education
- Age >65
- Age <5
- Veterans

## Threats to sensitive populations might include:

- Crime
- Substance abuse
- Unemployment
- Critical service gaps
- No health insurance

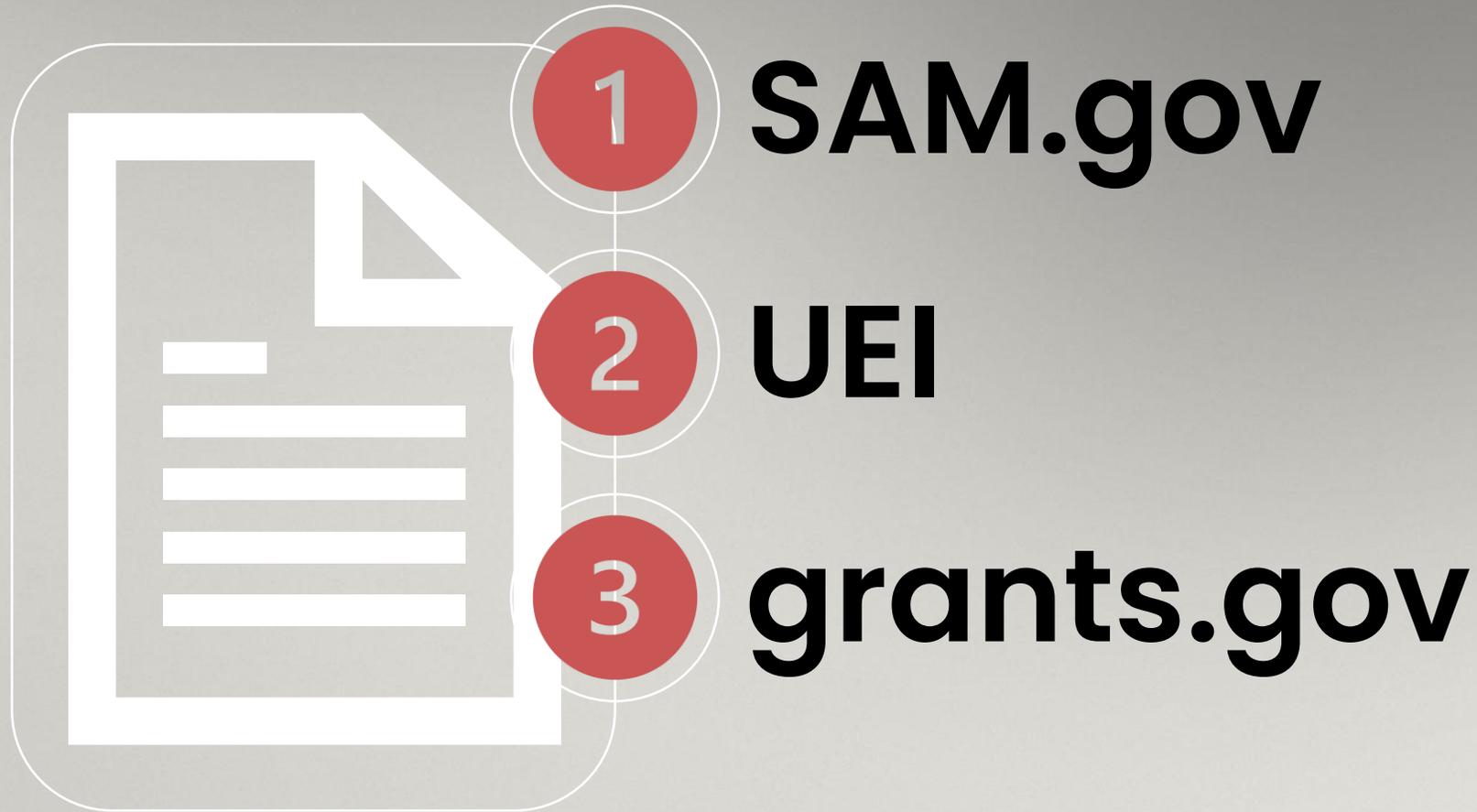
## Higher incidence of disease and adverse health conditions:

- Low life expectancy
- Cancer
- Asthma
- Heart disease

# While We Wait

- Budget Sources
  - ABC Tool: <https://www.communitylattice.com/abc-tool>
  - Successful grant applications
- Budget refinement
  - [Budget Information for Non-Construction Programs \(SF-424A\)](#)
  - [Interim General Budget Development Guidance for Applicants and Recipients of EPA Financial Assistance](#)
  - [Direct Costs module](#)
  - [Mid-Atlantic TAB Budget Tool Tutorial](#)
  - Leveraged funding

# BORING BUT IMPORTANT STUFF



# Requirements to Submit an Application

## Requirement

## Accept

## Reject

Active [www.sam.gov](http://www.sam.gov) account through deadline

- The account is active and matches the applying entity's information

- Inactive/expired account
- Account is being updated, but is in "processing" status

Obtain a Unique Entity Identifier (UEI) generated in [www.sam.gov](http://www.sam.gov)

- The same UEI must be used on future applications

- Another organization's/department's UEI is listed on the Standard Form 424

Active [www.grants.gov](http://www.grants.gov) account

- Associated with same, correct UEI number

- Application is not submitted through grants.gov solely due to an incomplete registration/inactive account

Submission by the Authorized Organization Representative (AOR)

- Designed in grants.gov by the E-business POC (listed in sam.gov)
- Has a grants.gov account
- Submits the application in grants.gov

- Someone other than the designated AOR submits the application

# SAM.gov Entity Registration Checklist

Includes:

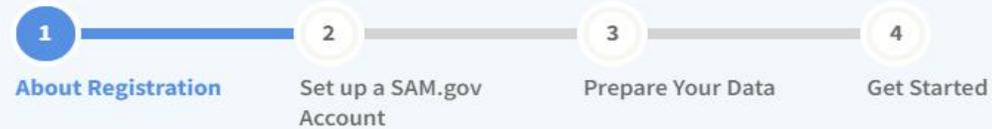
- Legal Business Name
- Organization Start Date
- Website
- Address (Need Proof)
- Criminal/Civil Proceedings
- NAICS Code
- Point Of Contact Info

## Get Started with Registration and the Unique Entity ID

Submitting a registration and getting a Unique Entity ID are FREE.

### Before You Get Started

Review these steps to choose which option is right for you. You can register to bid and apply for federal awards or you can request a Unique Entity ID only without having to complete a registration.



#### 1 About Registration

If you want to apply for federal awards as a prime awardee, you need a **registration**.

A registration allows you to bid on government contracts and apply for federal assistance. As part of registration, we will assign you a Unique Entity ID.

To see comprehensive instructions and checklist for entity registration, download our [Entity Registration Checklist](#).

If you do not want to apply directly for awards, then you do not need a registration. If you only conduct certain types of transactions, such as reporting as a sub-awardee, you may not need to complete a registration. You may only need a **Unique Entity ID**.

[What does it mean to get only a Unique Entity ID and not register?](#)

Entity Info

### Register Your Entity Unique Entity ID

Register your entity or get started doing business with government.

Get

Renew

Check

### Already Registered

You must renew your registration every 90 days to keep it active. If you are a sub-awardee, you do not need to renew your registration. If you're already registered, you can renew your registration. If you already have a Unique Entity ID, you can request a new one.

→ [Go to your Entity Registration Workspace to update your registration](#)

→ [Check the status of your registration](#)

? [How do you know if you're registered?](#)

# Registration: Before Grants.gov

## System for Award Management (SAM.gov)

- Register with SAM at [www.SAM.gov](http://www.SAM.gov) to receive [UEI](#)
- Establish E-Business Point of Contact (**EBiz POC**): Individual who oversees all activities for organization within Grants.gov and approves the AOR
- ~7-10 business days (**or more**) to complete SAM registration, including submitting notarized letter to SAM

# Your [www.grants.gov](http://www.grants.gov) Application Package

## REQUIRED FORMS

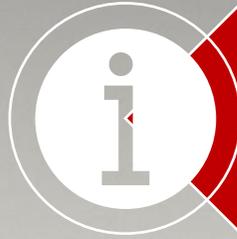
1. Application for Federal Assistance (SF-424)
2. Budget Information for Non-Construction Programs (SF-424 A)
3. Preaward Compliance Review Report (EPA Form 4700-4)
4. EPA Key Contacts (Form 5700-54)
5. Project Narrative Attachment Form, as one file (if possible) include:
  - ✓ Narrative Information Sheet
  - ✓ Narrative (responses to ranking criteria)
  - ✓ Required Attachments

## OPTIONAL FORMS

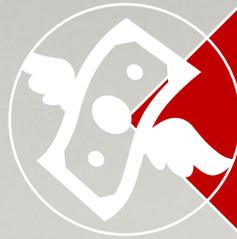
1. Grants.gov Lobbying Form – To be submitted by applicants requesting more than \$100,000 of EPA grant funding.
2. Negotiated/Proposed Indirect Cost Rate Agreement – submit using the Project Narrative Attachment Form.

- A workplan is not required at time of submission. Applicants that are selected for funding will negotiate a workplan with EPA before the cooperative agreement is awarded.
- Sample forms are available on the [MARC Grant Application Resources](#) webpage.

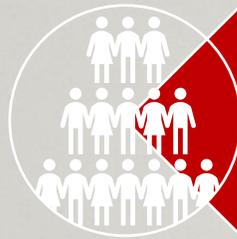




SF-424



SF-424A



Form 5700-54



EPA Form 4700-4



# Required Attachments

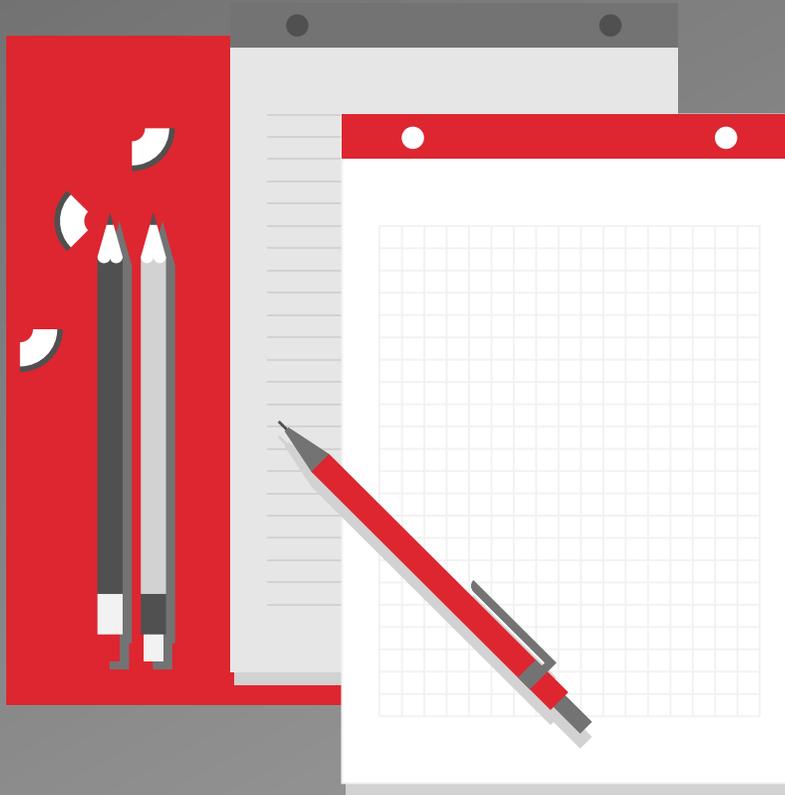
## State/Territory Letter

- Usually from state/territory environmental regulatory entity
- For all grant types
- Cleanup

## Cleanup

- Community Notice

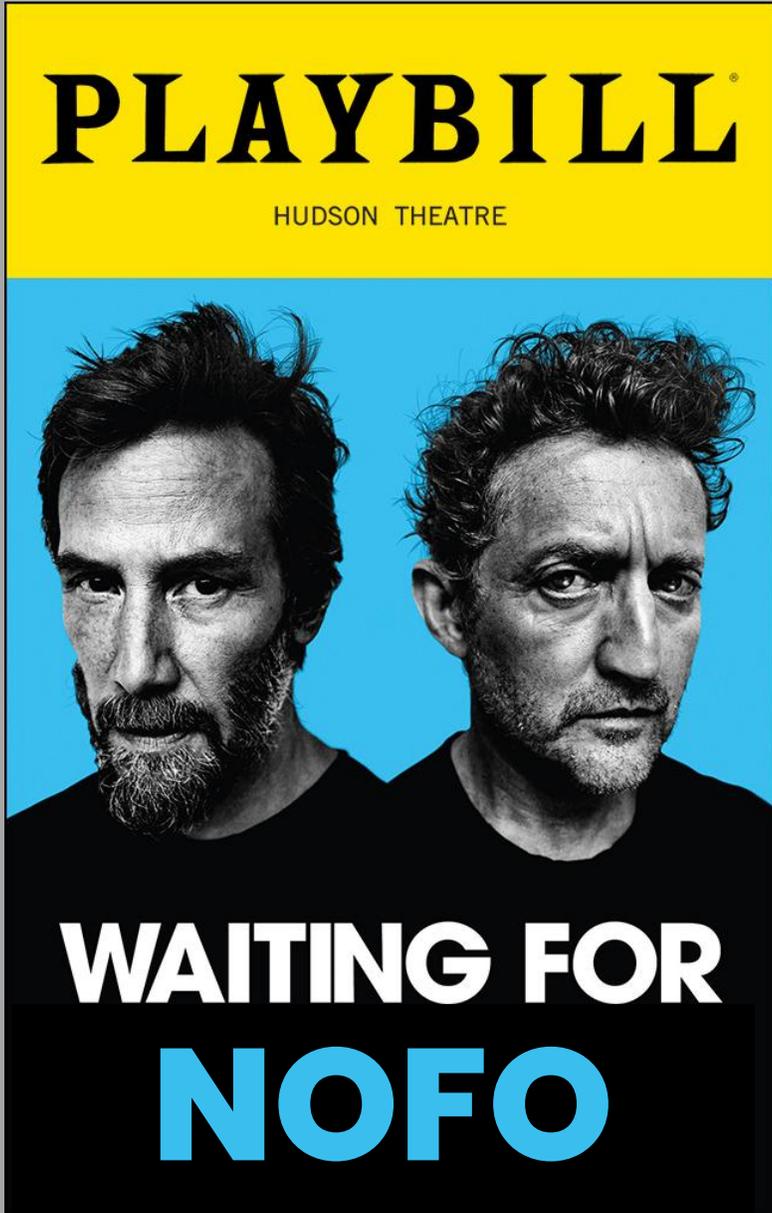
# TAB Services



- ✓ Design and conduct of community engagement
- ✓ Answering brownfield questions
- ✓ Help with the consultant procurement process
- ✓ Brownfield workshops and webinars
- ✓ Developing brownfield redevelopment strategies
- ✓ Interpretation of technical reports and data
- ✓ Guidance on brownfield funding opportunities
- ✓ Development of brownfield prioritizations
- ✓ Review and critique of brownfield grant applications
- ✓ Guidance on regulatory programs

NJIT

If you have any questions about this presentation, please reach out.



# Thank you for joining!

# What is



NJIT provides free technical assistance to state, regional, county, tribal, and local government entities and nonprofit organizations interested in learning about, identifying, assessing, cleaning up, and redeveloping brownfield sites in EPA Regions 2 & 4.

## Contact Us:



[cailyn.bruno@njit.edu](mailto:cailyn.bruno@njit.edu)



(973) 642-4165



[www.njit.edu/tab](http://www.njit.edu/tab)



[company/njit-tab](https://www.linkedin.com/company/njit-tab)