



## New York City Brownfield Incentives

Mayor's Office of Environmental Remediation

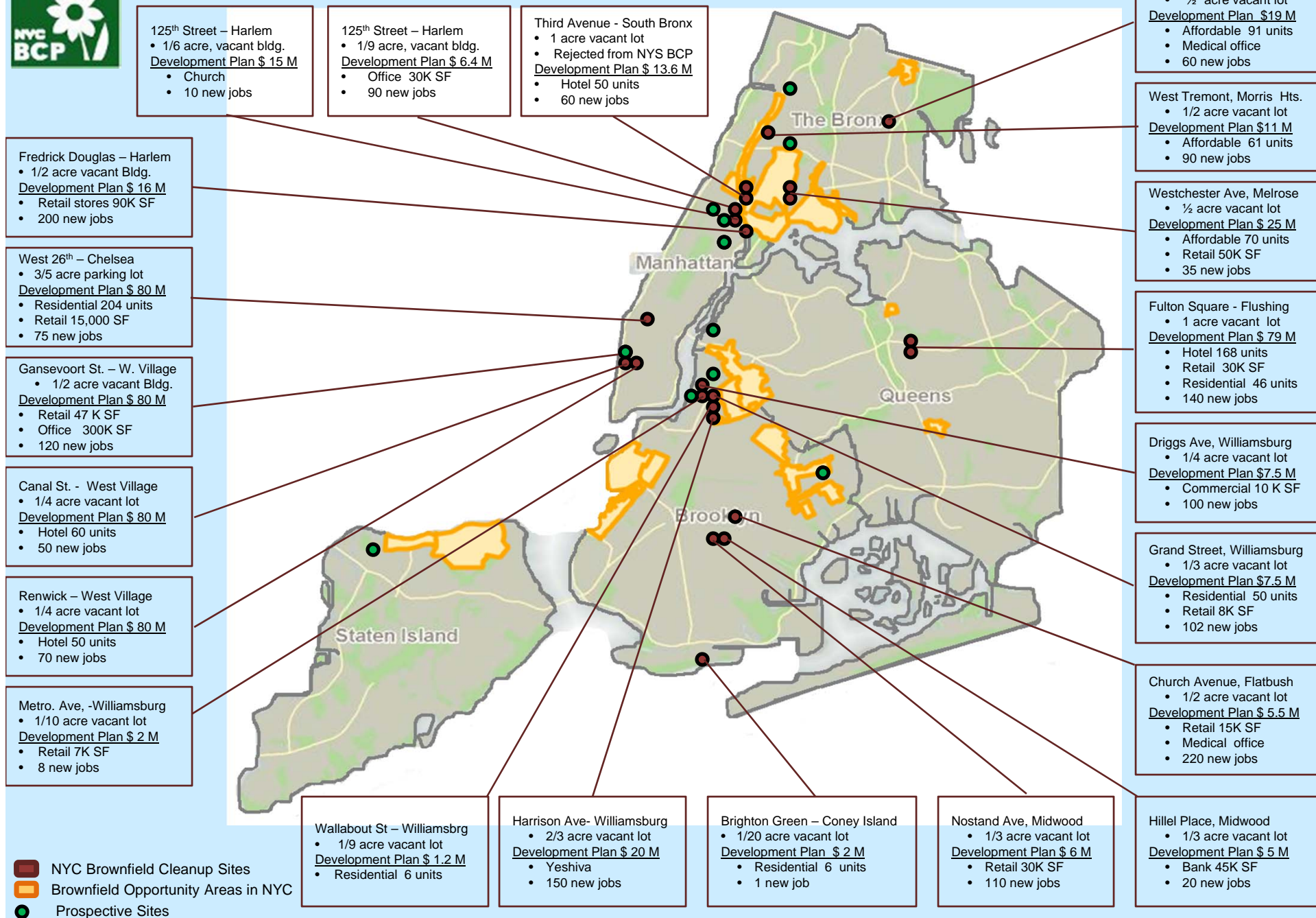
Questions? Email [dwalsh@cityhall.nyc.gov](mailto:dwalsh@cityhall.nyc.gov)







# NYC Brownfield Cleanup Program Sites





*The NYC BCP is offers grants to finance investigation, cleanup and insurance*

- ✓ *Up to \$60,000 for all projects*
  - *Bonuses up to \$95,000*
- ✓ *Up to \$100,000 for preferred projects*
  - *Bonuses up to \$140,000*
- ✓ *\$2.3M in BIG grant awards to date*
- ✓ *50 BIG grants issued or earmarked to date*

## Summary of Eligible Services & Activities



- Phase 1
- Title search
- Zoning analysis
- Pro forma financial
- Soil sampling
- Groundwater sampling
- Phase 2 work plans
- Remedial action work plans
- Soil removal and disposal
- Cement and asphalt paving
- Import of cover soil backfill
- Operator costs
- Equipment rental
- Remedial action reports
- Pollution liability and cost cap insurance

*Questions? Email [dwalsh@cityhall.nyc.gov](mailto:dwalsh@cityhall.nyc.gov)*

# Grant Types, Amounts & Eligible Services

## Pre-Development Grants

Up to **\$5K-\$10K**

Site Survey  
Title Searches  
Feasibility Studies  
Zoning Analyses  
Community Outreach  
Phase 1

## Environmental Investigation Grants

Up to **\$10K-\$25K**

Phase 2 study  
Soil testing  
Water testing  
Vapor testing

## Cleanup Grants

Up to **\$60K-\$100K**

Soil Removal  
Fill Removal  
Cover Placement  
Environmental Insurance

Timeline of grants & eligible services



## Bonus Grants & Special Grants

- Track-1 Bonus Cleanup Grant: **up to \$25K**
- BOA Strategic Property Cleanup Grant: **up to \$10K**
- Not-for-Profit Technical Assistance Grant: **up to \$5K**

# *The NYC BCP provides LEED-type certification of property*



- ✓ *Certification of land*
- ✓ *Symbol of City confidence in cleanup*
  - *Protective of public health*
  - *Protective of environment*
- ✓ *Received on completion of cleanup under the NYC BCP*
- ✓ *No additional cost*
- ✓ *Runs with property*
- ✓ *Valuable for future sale*
- ✓ *Valuable to attracting tenants*
- ✓ *Valuable for refinancing*

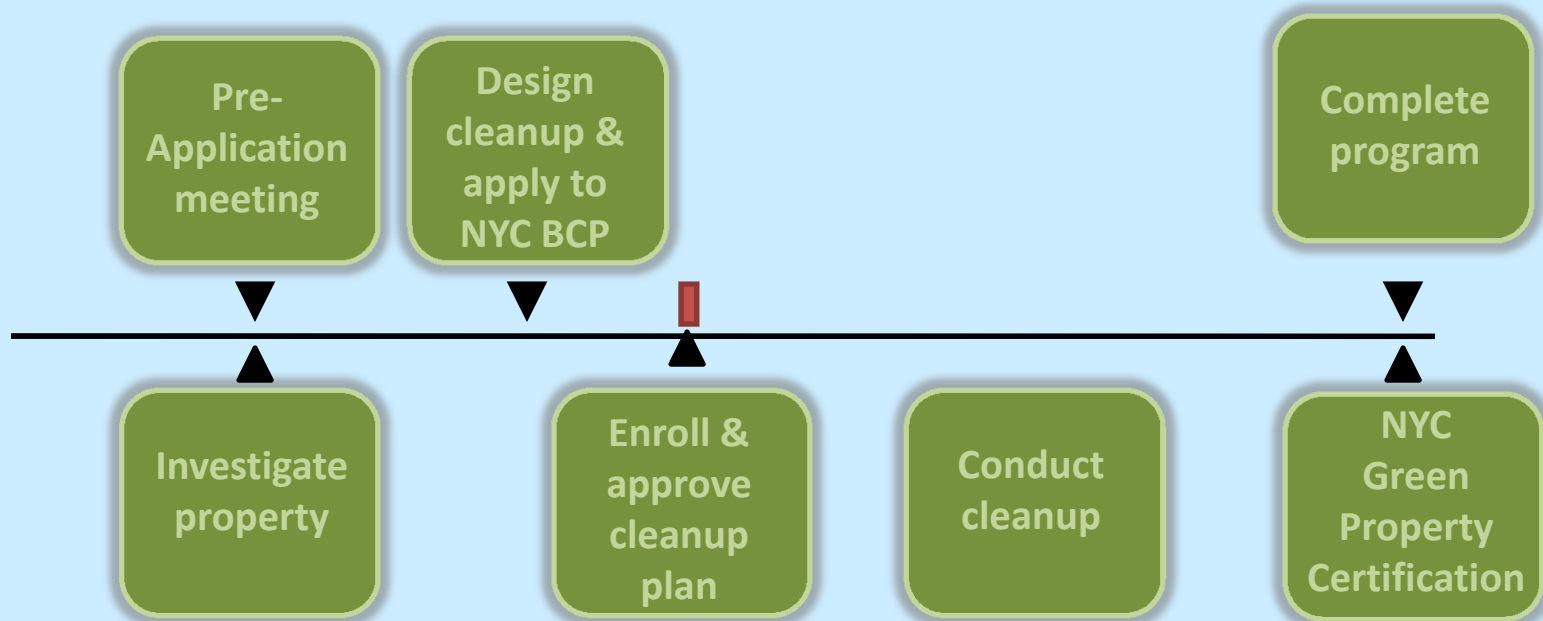
## *The NYC BCP provides liability protection*

- ✓ *New York City liability release*
- ✓ *New York State liability protection*
- ✓ *US EPA formal recognition*





## ***NYC BCP Eliminates Regulatory Risk***



- **Rapid uptake:** investigation can begin within 24 hours of first meeting (no work plan is required)
- **Delayed enrollment:** Delayed enrollment minimizes regulatory process
- **You don't enroll until the cleanup plan is approved:** Cost and time for cleanup established before enrollment
- **Rapid approval:** average of 37 days to approve cleanup plan
- **Flexible:** Can terminate at any time; easy transition from other programs
- **Supportive:** Attentive OER staff of talented scientists and engineers

## ***SPEED:***

### ***NYC Real Estate Search Engine***

- ✓ A public web-based GIS application
- ✓ 3,150 vacant commercial & industrial properties profiled
  - Phase 1 data online
- ✓ 5300 E-Designated hazmat sites
  
- ✓ Access to many city databases
  - Information on all NYC properties
  - Access to government environmental databases
  
- ✓ Click *SPEED* icon on OER website
  - [www.nyc.gov/oer](http://www.nyc.gov/oer)

[www.nyc.gov/speed](http://www.nyc.gov/speed)



**Questions? Email**  
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Office of Environmental Remediation - Windows Internet Explorer

http://www.nyc.gov/html/oer/html/home/home.shtml

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Office of Environmental Remediation

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# NYC Office of Environmental Remediation

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- E-Designation Program
- Brownfield Incentive Grants
- Green Property Certification
- Community Services
- Document Repository
- SPEED
- Events Calendar
- Career Opportunities
- Contact OER

**WELCOME**

September 12, 2011

## MAYOR BLOOMBERG ANNOUNCES U.S. ENVIRONMENTAL PROTECTION AGENCY'S FORMAL RECOGNITION OF CITY'S BROWNFIELD CLEANUP PROGRAM – FIRST EVER FEDERAL RECOGNITION OF A MUNICIPAL CLEANUP PROGRAM

*EPA Cites City's Program as a Model for Other Cities*

*Program Revitalizes Neighborhoods by Cleaning Sites – Creating Jobs, Building Affordable Housing and Developing Open Space, Primarily in Low-Income Neighborhoods*

New York City  
Brownfield Cleanup

**QUICKLAUNCH**

- NYC BCP
- NYC
- NYC BIG
- SPEED

**REPORTS**

NEW YORK CITY'S BROWNFIELD INCENTIVE GRANT (BIG) PROGRAM

Download the BIG Report

PlanNYC

New York

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NYC Office of Environmental Remediation

SPEED Searchable Property Environmental E-Database

planNYC

Welcome to the Mayor's Office of Environmental Remediation's Searchable Property Environmental E-Database (SPEED) Portal. SPEED enables users to examine environmental and other data on properties in New York City. You can find information about certain sites in City, State, and Federal environmental remediation programs. You can also search for individual vacant tax parcels and view historical information, such as past land uses and historical and topographical maps. Further, the site has the general features of NYCMap - map tools, aerial photos, political and geographic districts, and building footprint maps.

Users can browse by navigating with the map interface or by searching for desired properties or locations, create reports, or print maps showing spatial information. Registered users can save properties of interest, make notes, and be notified of updates. If you are new to SPEED, please visit the [User Guide/Help Document](#) for more information about how to use the portal.

For the SPEED Portal, OER developed one data set, the Vacant Property Database (VPD), which focuses on privately-owned lots that are zoned for commercial and manufacturing uses and that are unimproved, i.e. they had no structure or use on them according to 2009 PLUTO (Primary Land Use Tax Lot Output) data that are compiled for governmental use by the NYC Department of City Planning. Lots that are known to have been developed since the collection of the 2009 PLUTO data are not included in the database. If you wish to inform us of any updated information about the lots in the database or to provide any other feedback, please [contact us](#).

**Sign Up** **Login** **Guest Login**

**User Name:**

**Password:**

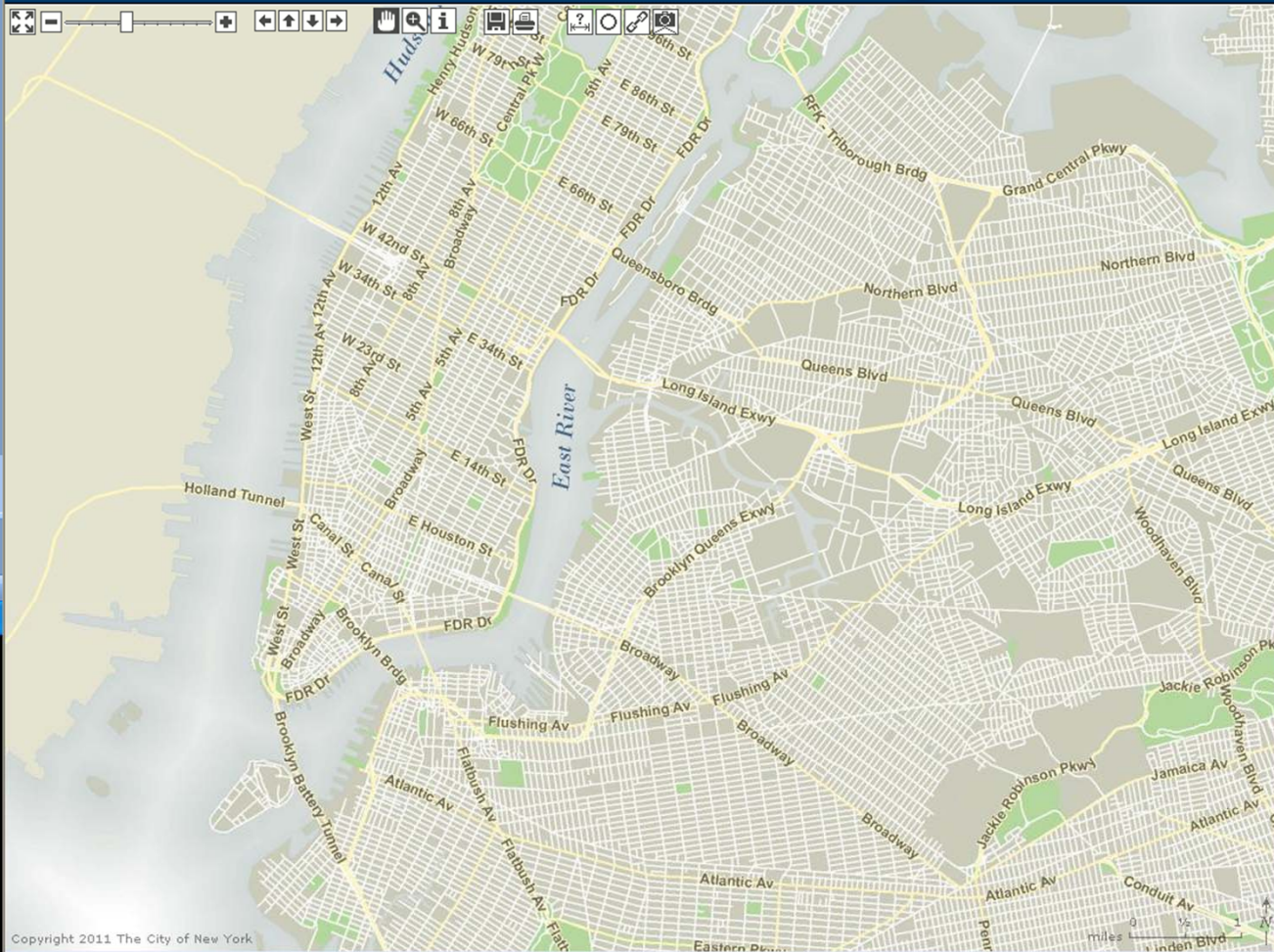
[Forgot password?](#)

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**Searchable Property Environmental E-Database (SPEED) Portal - Disclaimer**

SPEED was developed by the City of New York and is provided solely for informational purposes. The City makes no representation as to the accuracy of the information or to its suitability for any purpose. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages consequential or actual, arising out of or in connection with the use of this information. The City makes no warranties, express or implied, including, but not limited to, implied warranties of merchantability and fitness for a particular purpose as to the quality, content, accuracy, or completeness of the information, text graphics, links and other items contained in this product. The included Vacant Property Database (VPD) information is not a Phase I environmental site assessment, nor should any party rely upon it in place of performing its own due diligence regarding a property.





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Search Query

Query Results

Layer Control

[View Historical Data](#)

Right-click on a layer name for more information.

☒ **Vacant Property Database (VPD)**

- ☐ Vacant Property Database (VPD)
- ☐ VPD Fill Properties

☒ **NYS Brownfield Opportunity Areas (BOA)**

- ☐ NYS Brownfield Opportunity Areas (BOA)

☒ **Governmental Environmental Databases**

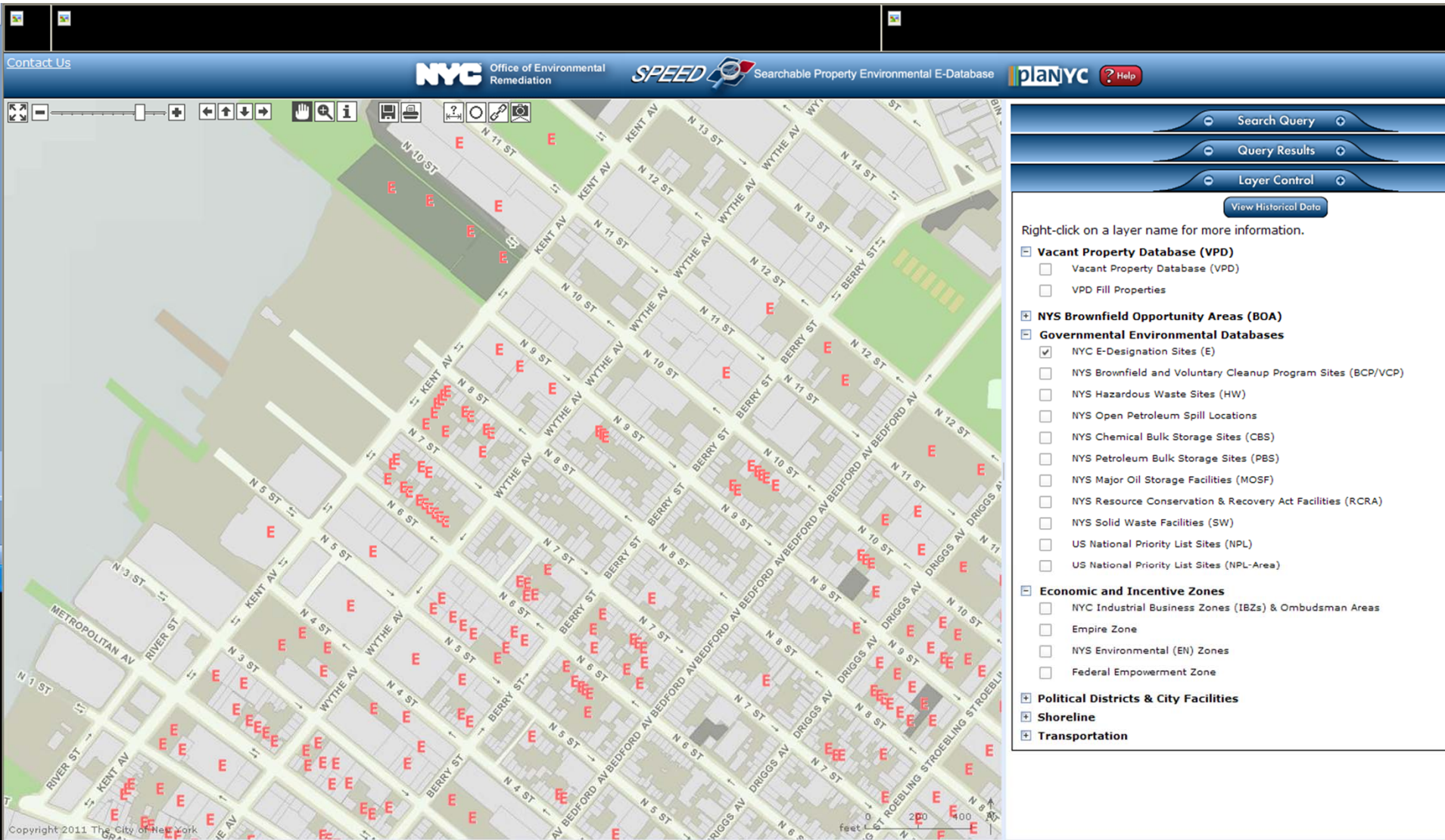
- ☐ NYC E-Designation Sites (E)
- ☐ NYS Brownfield and Voluntary Cleanup Program Sites (BCP/VCP)
- ☐ NYS Hazardous Waste Sites (HW)
- ☐ NYS Open Petroleum Spill Locations
- ☐ NYS Chemical Bulk Storage Sites (CBS)
- ☐ NYS Petroleum Bulk Storage Sites (PBS)
- ☐ NYS Major Oil Storage Facilities (MOSF)
- ☐ NYS Resource Conservation & Recovery Act Facilities (RCRA)
- ☐ NYS Solid Waste Facilities (SW)
- ☐ US National Priority List Sites (NPL)
- ☐ US National Priority List Sites (NPL-Area)

☒ **Economic and Incentive Zones**

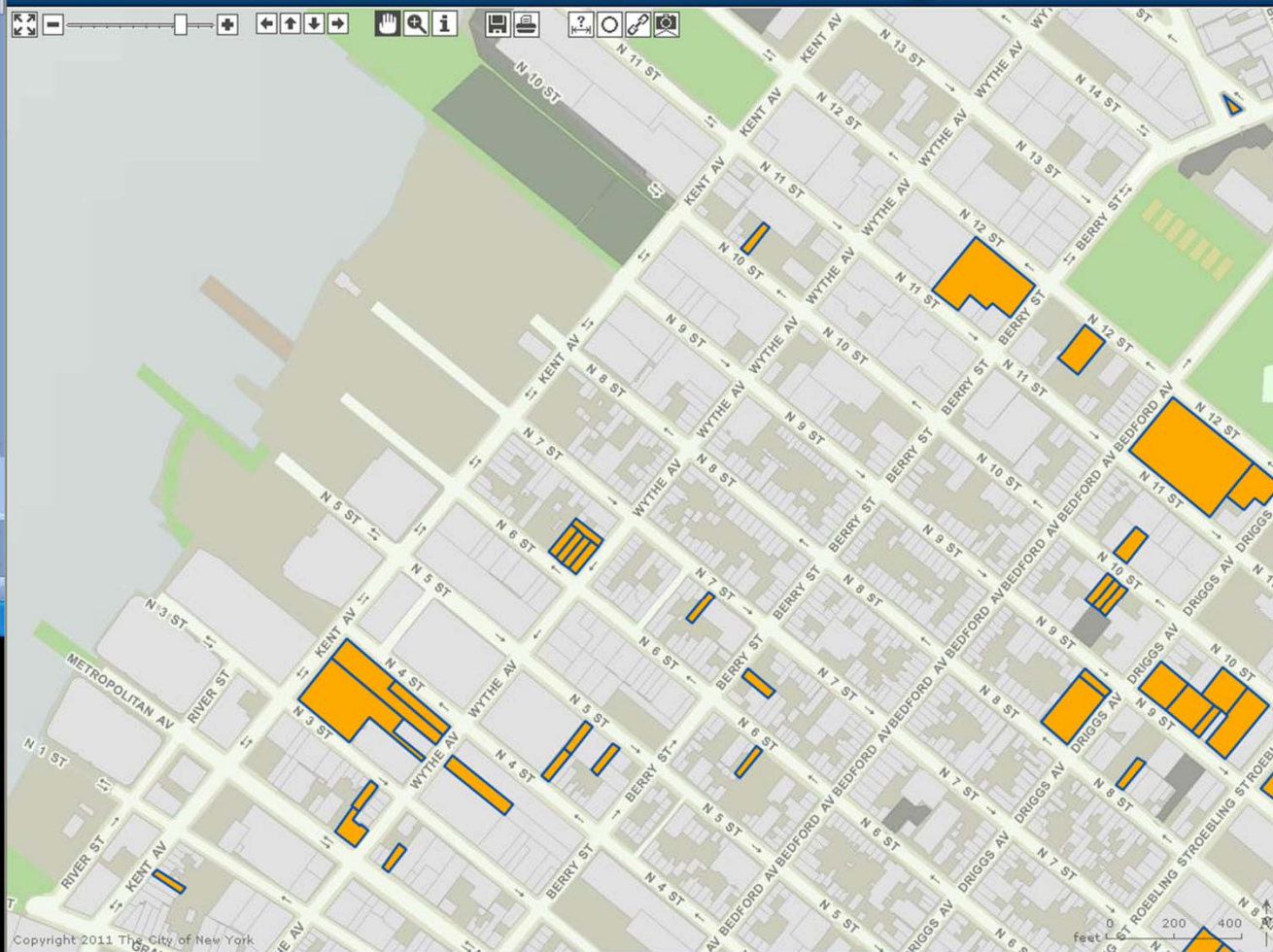
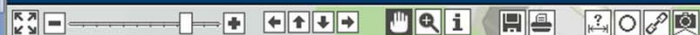
- ☐ NYC Industrial Business Zones (IBZs) & Ombudsman Areas
- ☐ Empire Zone
- ☐ NYS Environmental (EN) Zones
- ☐ Federal Empowerment Zone

☒ **Political Districts & City Facilities**

- ☒ None
- ☐ Borough
- ☐ Community District
- ☐ City Council District
- ☐ State Senate District
- ☐ Congressional District







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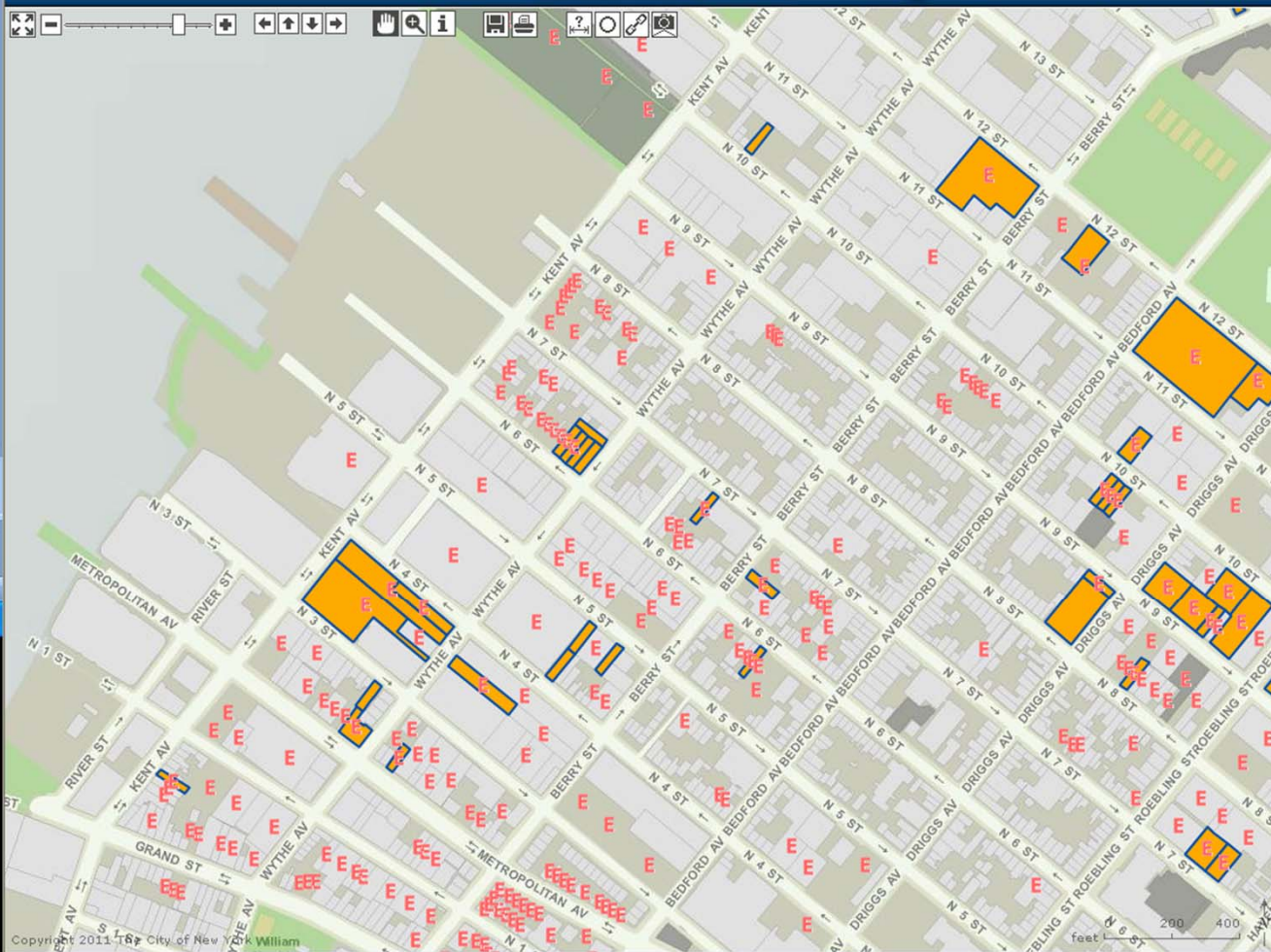
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**Political Districts & City Facilities**
**Shoreline**
**Transportation**





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## *Pro Bono Environmental Expert Referral*

- Referral service for environmental industry
- Helps developers find:
  - Environmental consultants
  - Environmental attorneys
  - Environmental contractors
- Begins with 2-3 hours of free expert advice
  - Can continue with contract for later work
- Managed by NYC Brownfield Partnership
  - Currently in development
  - Membership NYCBP is required
  - Indemnification of NYCBP and NYC is required

NYC Mayor's Office of Environmental Remediation Presents:

## **Big Apple Brownfield Workshop 105: Navigating OER's Programs**



**Wednesday, November 9, 2011  
8:00-10:30 AM  
9 MetroTech Center, Brooklyn, NY 11201**

**Introducing  
OER's Office  
Hours!**



***For further information***

***www.nyc.gov/oer***

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**Shaminder Chawla**  
OER Assistant Director  
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Environmental Remediation**  
253 Broadway, 14th Floor  
New York, NY 10007  
(212) 788-8841

The screenshot shows the NYC Office of Environmental Remediation website. The header includes the NYC logo, navigation links (Residents, Business, Visitors, Government, Office of the Mayor), and utility links (Search, Email Updates, Contact Us). The main banner features the NYC Office of Environmental Remediation logo and a city skyline. Below the banner are links for PRINT THIS PAGE, EMAIL A FRIEND, TRANSLATE THIS PAGE, NEWSLETTER SIGN-UP, and TEXT SIZE. The left sidebar contains a search bar and a menu with links: Home, About OER, NYC Brownfield Cleanup Program, About, Eligibility, Application Process, Program Process, Forms and Applications, NYC Green Property Certification, NYC Green Team, Green Remediation, Contact Us, E-Designation Program, Brownfield Incentive Grants, Green Property Certification, Community Services, Events Calendar, and Contact OER. The main content area is titled "NYC BCP Application Process" and describes the process, including a Pre-Application meeting, project scoping session, and application form. It lists links for Pre-Application Process, Applications, Agreements, and Program Fee. The "Pre-Application Process" section details the requirements for applicants, including a Pre-Application meeting and project scoping session. The "Applications" section describes the process of completing and submitting an application form. The right sidebar contains a "QUICKLAUNCH" section with links to NYC BCP, NYC Green Property Certification, and NYC Green Team, and a "REPORTS" section with links to NYC BCP, NYC Green Property Certification, and NYC Green Team.

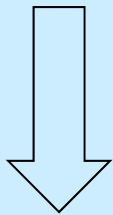
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# New York City Brownfield Cleanup Program

## Modes of Operation

### Standstill Mode

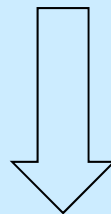
✓for owners looking  
to attract a buyer



-to eliminate the  
uncertainty of  
environmental issues  
in property sale

### Standard Mode

✓for developers with  
plans for new  
property



-enables lender  
financing, insurance  
and provides  
liability protection

### Look-Back Mode

✓for developers that  
have already  
completed development



-enables resale and  
lender refinancing and  
provides liability  
protection