

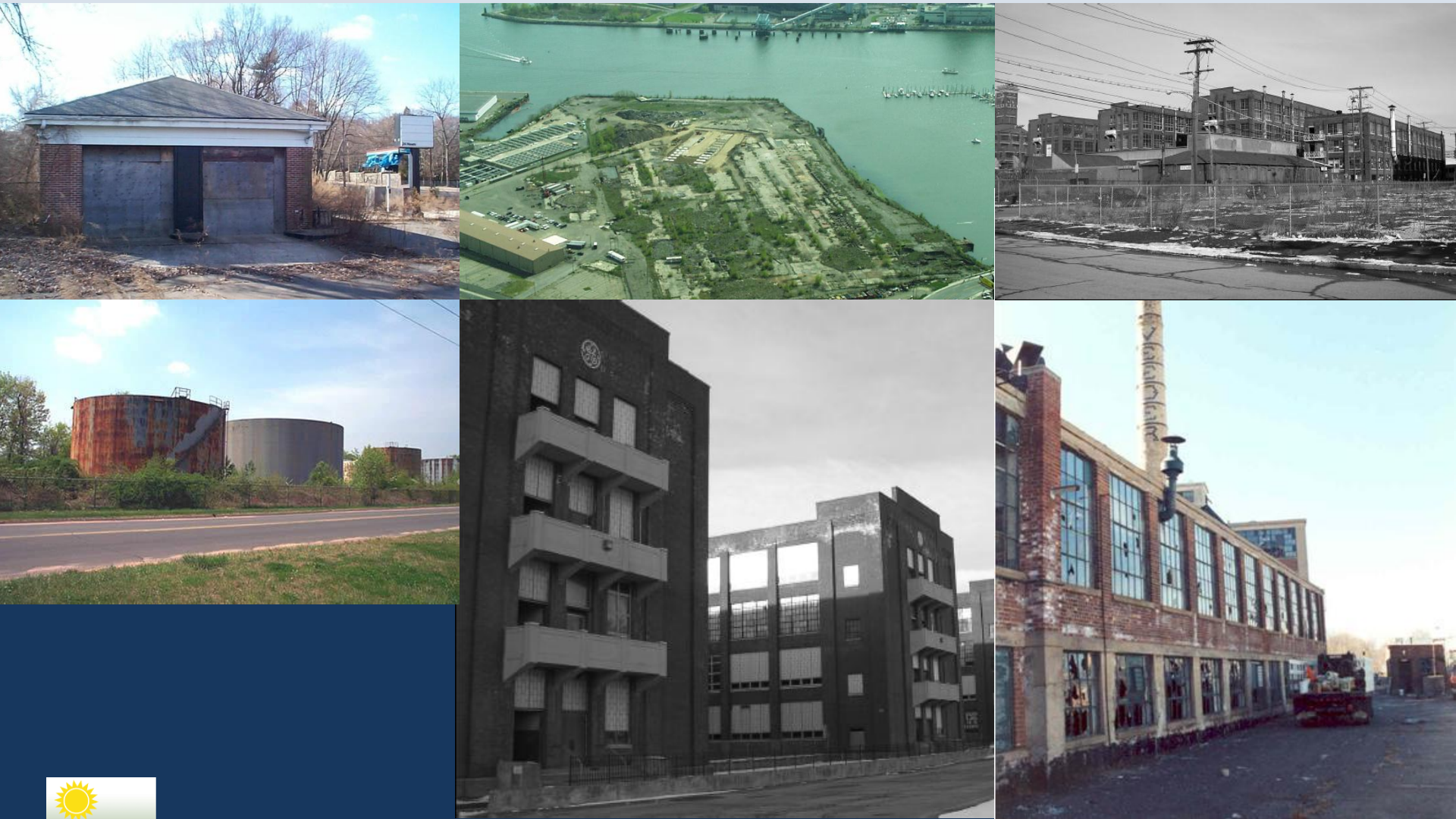


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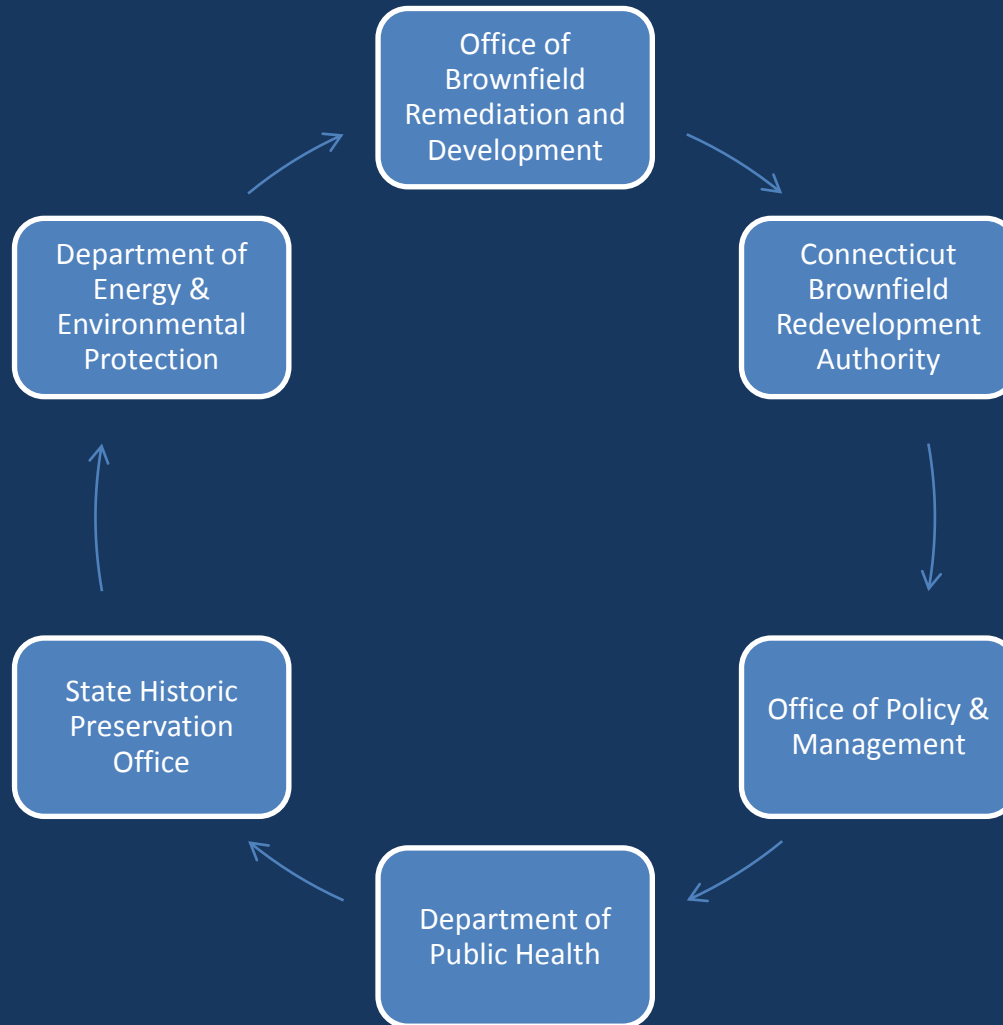
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Connecticut Brownfields



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State Coordination



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Success – Past and Future

- State Agencies have been working together on Brownfields since 1992
- Great success with large state-funded projects
- Interested in more success with mid-sized sites
- HIGH priorities → JOBS, Transit Oriented Development, public/private partnerships, projects consistent with regional planning



Derecktor Shipyard

Partners

DECD
DEEP
CDA
US EDA
City of Bridgeport
Derecktor Shipyards

Project

- Reuse of a former Carpenter Steel Mill
- MFG and Maintenance of Ferry Boats and Yachts
- Largest Travel Lift in Northern Hemisphere

Tools Used

- DECD funds – loans, grants
- \$8.9million in State funds – MFG Assistance, Urban Sites
- EDA funds - \$1.2 Million
- Technical assistance



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Remington Rand, Middletown

- City acquired through tax foreclosure
- \$765K State of CT grant for general improvement
- Site designated under Urban Sites program and DEEP identified Responsible Parties
- RPs funded most cleanup
- City set up an incubator center in the building
- DECD US EPA RLF for \$200,000 to complete remediation



- 10 business now lease spaces at the complex



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Bryant Electric / Industrial Redevelopment

New Businesses

- Akdo Intertrade Inc.
- Chaves Bakery II Inc.
- Carr's Ice Cream LLC
- Modern Plastics, Inc.



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Brown to Green

Before Improvements



After Improvements



- \$2M State grant to City of Bridgeport for Brownfield remediation
- Major redevelopment effort to expand and enhance Went Field Park



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Seaview Avenue Industrial Park



Figure 2. Aerial view of proposed project area, looking northeast (courtesy BEDCO).

State of CT (Urban Act, MGF AA)	\$4,416,075
State of CT (Urban Sites)	\$500,000
State of CT (Urban Act)	\$750,000
Federal – US EDA Funds	\$1,800,000

- Urban Industrial Park
- Retention of 2 local businesses
- Expansion of 3 new businesses
- Over \$10M private investment



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Killingly Commons



- CBRA \$1.5M Tax Increment Financing
- 1,000,000 ft² manufacturing and warehouse buildings



Redevelopment of site into retail center



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University of Hartford – Performing Arts Center

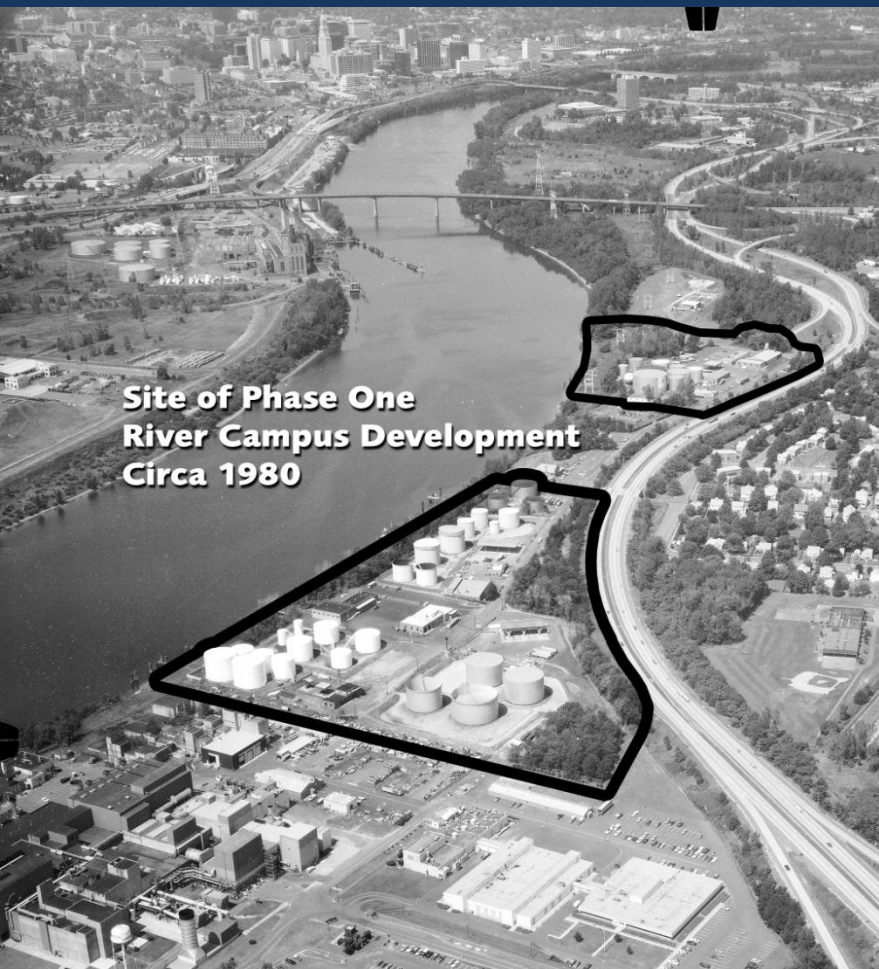


- DECD grant \$4M
- CBRA \$2.5M PILOT
- Over \$16 M private investment
- Site was former auto dealership



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Goodwin College



- CBRA \$3M PILOT (payment in lieu of taxes)
- DECD grant \$2,250,000
- Leveraged over \$20M in private investment
- Former petroleum tank farm



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Funding Programs

- Consolidated funding application on web – www.ctbrownfields.gov
- One application, multiple programs evaluated



Funding Programs

- Municipal Brownfield Grants
- Regional Brownfield Redevelopment Loan Fund
- US EPA RLFs - Hartford & Statewide
- Tax Increment Financing
- Urban Sites Remedial Action Program
- Special Contaminated Property Remediation & Insurance Fund
- Dry Cleaning Establishment Remediation Fund
- Urban & Industrial Site Reinvestment Tax Credit



Other Federal Funding Programs

What's Been Linked Together for Redevelopment Projects?

Grants

- US EPA assessment and cleanup grants
- HUD's Brownfield Economic Development Initiative (BEDI)
- HUD's Community Development Block Grants (for projects locally determined)
- EDA public works and economic adjustments
- DOT (various system construction, preservation, rehabilitation programs)
- Army Corps of Engineers (cost-shared services)
- USDA community facility, business and industry grants



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Content from Charlie Bartsch, USEPA Senior Program Advisor

Other Federal Funding Programs

What's Been Linked Together for Redevelopment Projects?

Equity capital & loan guarantees

- SBA Small Business Investment Cos.
- SBA Section 7(a) guarantees
- DOE energy facility guarantees

Tax incentives and tax-exempt financing

- Targeted expensing of cleanup costs
- Historic rehabilitation tax credits
- Low-income housing tax credits
- New Markets Tax Credits
- Industrial development bonds
- Energy efficiency construction credits



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Content from Charlie Bartsch, USEPA Senior Program Advisor

Other Federal Funding Programs

What's Been Linked Together for Redevelopment Projects?

Loans

- EDA capital for local revolving loan funds
- HUD funds for locally determined CDBG loans and “floats”
- EPA capitalized revolving loan funds
- SBA's microloans
- SBA's Section 504 development company debentures
- EPA capitalized clean water revolving loan funds (priorities set/ programs run by each state)
- HUD's Section 108 loans/guarantees
- SBA's Section 7(a) and Low-Doc programs
- USDA business, intermediary, development loans



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Liability Relief

- Many programs offered to limit the liability of municipalities, economic development organizations, and private parties



Covenants Not To Sue

- Can be obtained early – once a Brownfield Investigation Plan and Remediation Plan submitted
- Two types: 22a-133aa and 22a-133bb
- 133aa is transferable, discretionary, has many protections, and costs 3% of property value
 - *Free for municipalities; other parties can schedule payments over time*
- 133bb: non-transferable, less protections, free



State Liability Relief

- Innocent Land Owners will not be liable for State actions taken to contain, remove or mitigate a spill
- Innocent Land Owners will not be liable for any order of the Commissioner to abate or remediate a spill or discharge (which order was issued on or before August 1990)



Third Party Liability Relief

- Third-party liability is limited for non-responsible parties that own a contaminated property and investigate and remediate such properties

No owner shall be liable for any costs or damages to any person other than this state, any other state or the federal government, with respect to any pollution or source of pollution on or emanating from such owner's real property that occurred or existed prior to such owner taking title to such property



Abandoned Brownfield Cleanup Program

- For properties unused or significantly underutilized for 5 years prior
- Redevelopment of regional or municipal benefit by non-responsible party
- Off-site obligation to investigate and remediate eliminated
- Liability relief from the state or any third party
- No fee, exempt from Property Transfer Act



Brownfield Remediation and Redevelopment Program

- 32 properties per year admitted by DECD
- Must be bona fide prospective purchaser, innocent property owner or contiguous landowner
- Off-site obligation to investigate and remediate eliminated
- Liability relief from the state or any third party
- Fee is 5% value of the land, exempt from Property Transfer Act



Municipal Access Liability Relief

- Any municipality, economic development entity, or LEP may enter a property to conduct an investigation without liability if:
 - Owner cannot be located
 - Property encumbered by tax lien
 - Notice of eminent domain filed
 - Municipality finds investigation in public interest to determine if property should be redeveloped
 - Municipal official determines investigation necessary to assess potential risk to health or environment



Thank you

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