

1C: How to Use the State, Local & Federal Tools, Including Funding.

Hannah Moore: Update on NYC Mayor's Office of Environmental Remediation.

- Partner with NY State for Brownfield Clean Up.
- Mayor's Plan focuses on Affordable Housing & Industrial

Grants: Predevelopment: Investigation, and Clean Up Grant (\$25,000)

Increase Incentives in these areas: Development in Flood Zone, Clean up for Community Based Organization, and Affordable Housing

New Programs: Brownfield Jumpstart

- City Priority Projects can receive up to \$250,000
- Affordable Housing Project Funded by City
 - o 100,000 for Investigation
 - o Rest for Clean-up

Non- Financial Incentives: Directly editing comments, one stop shop for other city's environmental review. They work with DEC as extra support.

Mark Lewis: Brownfield Development of Connecticut

They want to be regulators that are collaborative to clean up the brownfields. "The collaborative team is most successful."

100 million dollars in Grants, It's been successful last 4 years.

Advice for Grant Application: collaboration, and clear vision

Loans to Private Developers: Somewhat competitive Applications.

Liability Relief is important (started in 2007), partly because of economy turning around. Municipality will take possession of the property for the short period and flip it over to the private sectors.

BRRP: Protection from 3rd party liability, not going to come after the new environmental problems, and/ or if the rules get restrict.

There is also Site Characterization Guide Document (specific to Connecticut)

Paul Ceppi: New Jersey

2 Major Incentives: Economic Opportunity Act, and Brownfield Reimbursement- up to 75% can be reimbursed (actual remediation itself)

20% Redevelopment cost of total can include brownfield remediation, construction.

ERGA: Reimbursement of Taxes, Target Municipalities: Atlantic City, Camden and Trenton

Sales Taxes can be reimbursed, it is performance based.

Grow NJ Tax Credits- Presentation on their website.

Questions:

Hannah: Brownfield Jumpstart Explanation:

Investigation Grant is going to be flexible, envisioning as sponsor while city finds the sites, we will be facilitator of the project.

Mark: Successful Grant Project

Brownfield Remediation Revitalization has been the most successful (18 sites)

Abandoned Brownfield Clean Up (4 sites)

Paul: Acceptable Rate of Return is less than what's allowed , 20% Equity of Developers.

Tim: There is forgiveness Option for Community Development loans, such as affordable housing.

Prepared Municipal Guidebook initiated by EPA walks you through everything that goes into Redevelopment of Brownfield. (EPA selected Connecticut to publish very specific to Connecticut Brownfield Guidebook- The best way to reuse that site, the worksheets to be documented on ct.gov/deep)