



MetroHartford Brownfields
Revolving Loan Fund

Guidelines and Procedures

Table of Contents

Introduction	3
What is a Brownfield?	3
What is the MetroHartford Brownfields Revolving Loan Fund?	4
Participation in the State of Connecticut Brownfields Program.....	4
Types of Funding Available	5
Eligibility	5
Application Process.....	7
Loan Application Procedures	10
Loan Approval Procedures	10

Introduction

The Capitol Region Council of Governments (CRCOG), in partnership with the MetroHartford Alliance, established the MetroHartford Brownfields Assessment Program in 2004 to inventory and assess properties contaminated by petroleum products and other hazardous substances in communities throughout the Capitol Region. In 2014, we received a grant award of \$1,300,000.00 to start a Brownfields Revolving Loan Fund (BRLF) program. With the BRLF program, we can provide municipalities with subgrants and low to zero interest loans, as well as provide low to zero interest loans and fair terms to private entities with eligible sites. These funds allow municipalities and enterprises to assess, safely cleanup and sustainably redevelop contaminated properties.

The MetroHartford Brownfields Program Guidelines and Procedures manual includes information about the requirements and procedures of the US EPA Revolving Loan Fund grant program, site and borrower eligibility requirements, environmental cleanup requirements, allowable costs, and terms and conditions. This manual also provides guidance about the loan/subgrant application process, approval process and the general principles of sound loan decisions.

If you have questions about the material in this publication, please contact Maureen Goulet, Principal Program Manager, at mgoulet@crcog.org.

What is a Brownfield?

The EPA defines a brownfield as “a real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substances, pollutant or contaminant.” These properties may be underutilized or abandoned and may be difficult to finance through traditional sources because of the potential contamination cleanup costs and liability issues.

What is the MetroHartford Brownfields Revolving Loan Fund?

The CRCOG MetroHartford Brownfields Revolving Loan Fund was set up using funds from the U.S. EPA to provide capital for brownfield site cleanup. Municipalities which own contaminated sites can receive loans or subgrants to cleanup the contamination; non-profits and innocent landowners can apply for loans to cleanup their contaminated sites at low to no interest, with flexible terms for payback. As funds are repaid, new loans and subgrants can be made for new cleanup projects.

Goals of the MetroHartford BRLF Program

The primary goal of the MetroHartford BRLF program is to help Capitol Region municipalities, non-profits and eligible site owners' to cleanup contamination so brownfield sites can be redeveloped and reused. This leads to improved human and environmental health. It also creates opportunities for new community services and economic development, including new jobs. The Greater Hartford region contains many Brownfields sites, including historic factories, agricultural land, former dry cleaners, former gas stations, and other stagnant properties. Cleaning up brownfields returns abandoned and under-utilized properties to productive use, revitalizing economic and community development for a vibrant and sustainable future.

Participation in the State of Connecticut Brownfields Program

All entities using MetroHartford BRLF funds are required to participate in a State of Connecticut Department of Energy and Environmental Protection (DEEP) [Remediation and Liability Relief program](#). This requirement will be included in the loan agreement.

Types of Funding Available

Loans

Capitol Region municipalities, non-profits, private property owners/developers with eligible sites can apply for a loan. MetroHartford BRLF can provide low to zero interest rate loans with flexible payback terms for cleanup on eligible sites to eligible borrowers.

Subgrants

BRLF Subgrants may be approved for qualified applicants. To qualify, the applicant must be:

- A Capitol Region municipality that owns the site;
- A Capitol Region non-profit organization that owns the site;

The subgrant recipient must retain ownership of the site throughout the period of performance of the subgrant. Subgrantees are required to fulfill all reporting, record keeping and program requirements. Non-profit subgrantees must expend subgrants in accordance with 40 CFR Part 30 (Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals and other Non-Profit Organizations) and OMB circular a-122, which establishes principles for determining costs of grants, contracts and other agreements with non-profit organizations.

Eligibility

Both the Borrower and the Site must qualify as eligible to receive loans and/or subgrants from the MetroHartford BRLF Program. To document eligibility, potential borrowers must submit the MetroHartford BRLF Application Part A and Part B (Attachment A). Part A is to determine the site eligibility; Part B is information about the applicant and specific project information.

Borrower Eligibility

Borrowers must meet certain financial and technical criteria to qualify for revolving loan funds.

Eligible borrowers can be any legal entity, municipality or individual authorized to incur debt and enter into legally binding agreements.

Borrowers are eligible to apply for a loan if they meet one of the following categories:

- Bon fide prospective purchaser (BFPP)
- Contiguous property owner (CPO)
- Innocent landowner (ILO)

All borrowers asserting a BFPP, CPO or ILO limitation on liability must perform (or have already performed) "All Appropriate Inquiry" (AAI) as provided for in CERCLA § 101(35)(B) on or before acquiring the property. All Phase 1 and Phase II ESA must be completed for the property and comply with CT DEEP and MetroHartford Brownfields program guidelines.

Applicant must **NOT**:

- Be the party responsible for the contamination at the site;
- Have defaulted, or may not be owned in whole or in part by any individual or entity who has defaulted, on any loan made with federal funding;
- Have ever been subject to any penalties resulting from environmental non-compliance at the site subject to the loan;
- Have been suspended or debarred or otherwise been deemed ineligible.

Site Eligibility

Sites must meet the definition of a brownfield site in order to be eligible for BRLF funds. Brownfields sites can include, but are not limited to, the following types of properties:

- Sites contaminated by controlled substances;
- Sites contaminated by petroleum or petroleum products;
- Mine-scarred lands

Some sites may be excluded from the definition of a brownfield but may qualify as eligible if EPA makes a "property-specific determination" that allows grant funds to be used at that site.

Sites must:

- Located in the Capitol Region Council of Governments boundaries;
- Idle, underutilized or abandoned;

- Publicly owned, either directly by a municipality or indirectly through a quasi-public entity such as a development authority;
- Owned by a non-profit group such as a community development corporation;
- Privately owned by current or prospective property owners, banks and developers, provided the property owner, bank or developer did not cause or contribute to contamination.

Application Process

Like traditional loans, applications will be evaluated to determine if the applicant has the capacity to pay back the loan. Full applications will include:

1. Copy of the site assessment and cleanup workplan prepared by a Licensed Environmental Professional (LEP);
2. Projected cost estimate for the cleanup;
3. Description of the property including the deed;
4. Description of the community benefit, job creation or retention, or economic revitalization that would result from the property being cleaned up;

Strong applications will address additional social and economic benefits of the project for the community.

Eligible Costs—Eligible project costs/activities, as designated by the U.S. EPA’s Administrator, are for cleanup only and must be associated with removal activities. Eligible project costs/activities include the following:

- Costs for design and performance of a response action;
- Costs associated with removing, mitigating, or preventing the release or threat of a release of a hazardous substance, pollutant, contaminant, petroleum product, or controlled substance into the environment including:
 - Installation of fences, warning signs, or other security or site control precautions;
 - Installation of drainage controls;

- Stabilization of berms, dikes, or impoundments; or drainage or closing of lagoons;
- Capping of contaminated soils;
- Using chemicals and other materials to retard the spread of the release or mitigate its effects;
- Excavation, consolidation, or removal of contaminated soils;
- Removal of drums, barrels, tanks or other bulk containers that contain or may contain hazardous substances, pollutants, or contaminants, including petroleum;
- Removal of source materials, including free product recovery; and
- Containment, treatment, or disposal of hazardous materials and petroleum products.
- Site monitoring activities, including sampling and analysis, that are reasonable and necessary during the clean-up process, including determination of the effectiveness of a cleanup;
- Sampling as related to design and implementation of a selected cleanup plan;
- Costs associated with meeting public participation, community notification, worker health and safety; and programmatic management requirements; and
- Costs associated with documenting the Analysis of Brownfields Cleanup Alternatives (ABCA);
- Oversight of cleanup activities;
- Voluntary Cleanup Program (VCP) or state cleanup program fees associated with the site remediation;
- Costs required to purchase insurance if the purchase of such insurance is necessary to carry out cleanup activities (e.g. environmental insurance);
- Costs incurred for complying with procurement provisions of 40 C.F.R. Part 30 and 40 C.F.R. Part 31 as applicable. These costs are considered eligible programmatic costs only if the procurement contract is for services or products that are direct costs of activities specified in statutory exceptions to the administrative cost prohibition or eligible programmatic costs described in this section;
- Costs for performance and programmatic financial reporting required under 40 C.F.R. Sec. 30.51-30.52 and 40 C.F.R. Sec. 31.40-31.41 are eligible programmatic costs;

- Costs associated with monitoring the health of populations exposed to hazardous substances from a brownfields site (eligibility limited to local government grantees; cost cannot exceed 10 percent of the grant funds);
- Expenses for travel, training, equipment, supplies, reference materials, and contractual support, if those costs are reasonable and can be allocated to tasks specified in an approved scope of work for carrying out the activities specified in statutory exceptions to the administrative cost prohibition (e.g., design and performance of a cleanup action or monitoring a natural resource for contamination) or other eligible programmatic costs described in this section. For example, costs for training grantee's own personnel are eligible and allowable if the costs are for training employees who perform work under the cleanup grant.

Ineligible Costs—RLF grant funds cannot be used for the following costs/activities:

- Pre-cleanup environmental activities (e.g. site assessment, identification, and characterization with the exception of site monitoring activities);
- All indirect costs, even if the grantee has an approved indirect cost rate from its cognizant federal audit agency.
- Sampling activities related to analyzing cleanup alternatives;
- Addressing public or private drinking water supplies that have deteriorated through ordinary use;
- A cleanup or other response cost at a brownfields site for which the recipient of the grant is potentially liable under CERCLA Sec. 107;
- Monitoring and data collection necessary to apply for, or comply with, environmental permits under other federal and state laws, unless such a permit is required as a component of the cleanup action;
- Construction, demolition, and development activities that are not cleanup actions (e.g. marketing of property or construction of a new facility);
- Cost sharing or matching requirement for another federal grant (absent statutory authorization);
- Support of job training covered by EPA's CERCLA Sec. 104(k)(6) grant program;
- Support of lobbying efforts; or
- Purchasing insurance coverage for the above ineligible costs.
- Penalties or fines;
- Federal cost-share requirements (absent statutory authorization);

- Administrative costs;
- Costs related to complying with federal laws other than those applicable to the cleanup.

Loan Application Procedures

The MetroHartford BRLF application has two parts. Part A must be submitted to determine eligibility of the site. If the site is deemed eligible, applicants will fill out Part B for the loan/subgrant application.

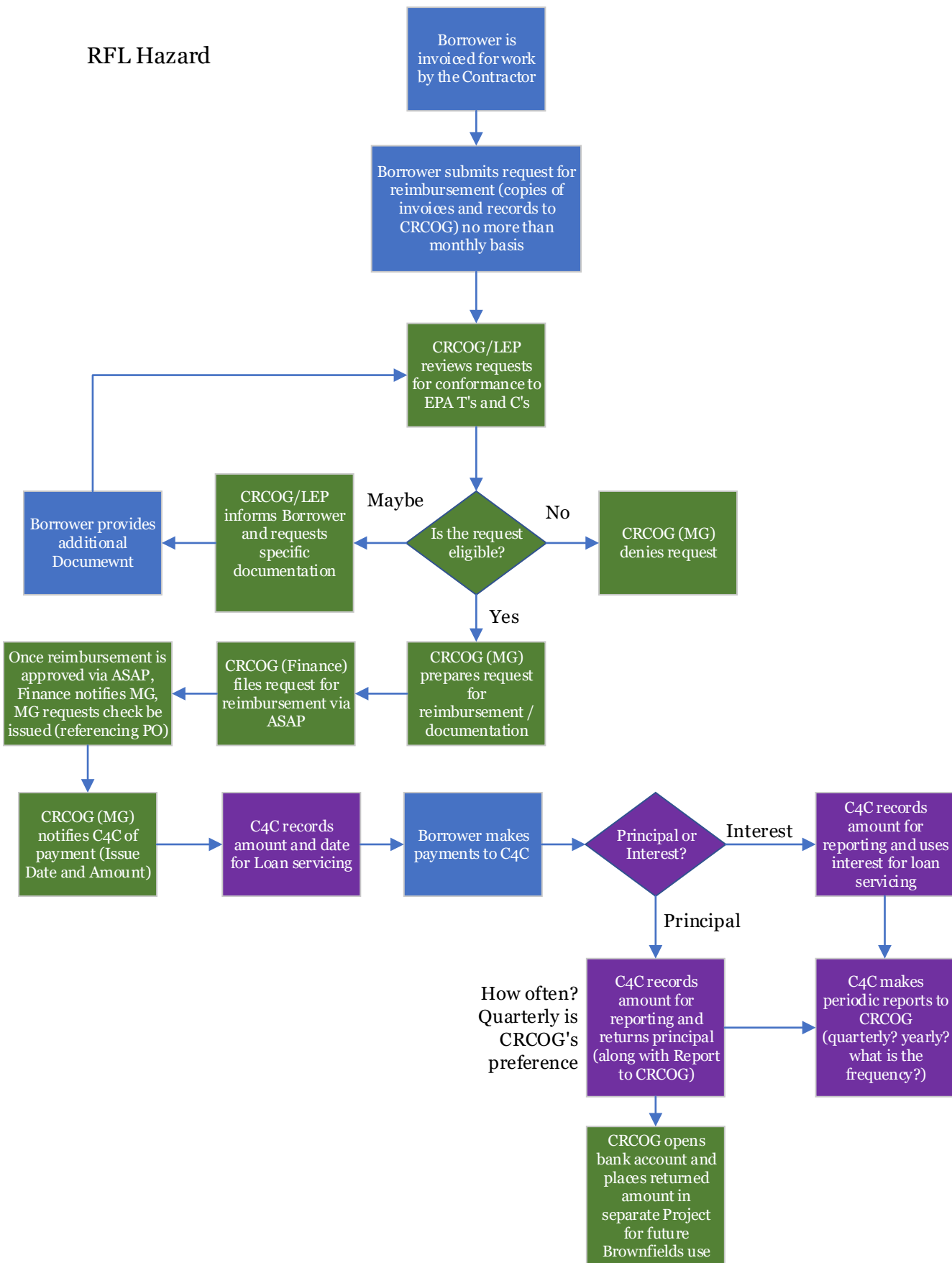
Applications will be accepted on a rolling basis.

Loan Approval Procedures

Potential borrowers who are deemed to have eligible sites will have to submit documentation of their fitness to borrow and pay back funds they have borrowed. CRCOG has contracted with a fund manager to provide financial management services. The fund manager will review the application and may ask for additional information. Once the application is complete, the fund manager will prepare a Loan Approval Document (LAD). The Loan Review committee will meet and vote to approve the loan. The applicant will receive a notice that their application has been approved, and CRCOG will meet with the applicant and negotiate the loan terms and conditions.

Once the terms are agreed upon, a contract will be drafted, submitted to the EPA Program Officer for approval, and then to CRCOG's attorney for final review.

RFL Hazard





METROHARTFORD BROWNFIELDS REVOLVING LOAN FUND PROGRAM
LOAN/SUBGRANT APPLICATION – PART A
(Information Needed for Property Approval/Eligibility Determination)

The MetroHartford Brownfields Revolving Loan Fund Program provides loans and grants to facilitate cleanup of contaminated properties (brownfields) in municipalities of the Capitol Region Council of Government's (CRCOG's) service area. The purpose of this program is to assist in the revitalization of these properties to promote jobs and a cleaner environment for the communities in the CRCOG Region. It is intended that these loans and grants will fill funding gaps needed for the successful cleanup and ultimate redevelopment of Brownfields. Loan funds are available to municipal, private and nonprofit owners who comply with the eligibility requirements of the U.S. Environmental Protection Agency; grants are available to eligible municipal owners of brownfield properties. **All grants and loans are subject to a 20% cost share requirement, which may be in the form of in-kind services, and/or other non-federal grants and loans secured for clean-up efforts.**

Property owners must fill out this form to determine whether the property is eligible to receive EPA funds. Once EPA approval has been granted to a site, the applicant will be notified and will then fill out Part B of the application form and submit Part B along with other required documents.

For this part of the application, please submit:

- One complete Loan/Subgrant Application—Part A
- Other attachments noted in response to application questions

Completed applications should be submitted (electronic submission preferred) to: Maureen Goulet, Principal Program Manager, Capitol Region Council of Governments: mgoulet@crcog.org.

Part B of the application will request more detailed information on the proposed project.

SECTION I—APPLICANT INFORMATION

1. Applicant: Federal Employer Identification Number (FEIN):

2. Address: ZIP Code:

3. Contact:

Telephone:

Email:

4. Type of Organization

Municipality

Economic Development Agency

For-Profit Developer

Non-Profit Developer

Brownfield Owner

Other

5. If applicable, please include copy of 501(c) 3 or corporate certificate.

6. Amount of Financial Assistance requested. Maximum funding available through CRCOG’s EPA Revolving Loan Fund Grant is as follows:

Type of Applicant	Sites Contaminated with Hazardous Substances	Sites Contaminated with Petroleum
Developers, property owners, municipalities and non-profits	Loans of up to \$325,000	Loans of up to \$125,000
Capitol Region member municipalities	Sub-grants of up to \$200,000	Sub-grants of up to \$100,000

Please note: Hazardous Substance and Petroleum funding may be combined in one award, but the maximum subgrant available to any one applicant is \$200,000.

Requested Loan Amount \$ Requested Subgrant Amount (municipal applicants only) \$

Type of Site Contamination: Hazardous Substances Petroleum

Both Hazardous Substances and Petroleum

SECTION II—PROJECT INFORMATION – Attach supporting documents as needed for all responses.

1. Project Address: ZIP Code: Site Acreage: # of Parcels:
2. Property Owner:
Date the property was acquired?
From whom was the property acquired?
3. Describe how this property is proposed to be developed in the future (mixed use, commercial, residential, industrial etc.)

SECTION III—ALL APPROPRIATE INQUIRY

1. Please describe any inquiry into previous ownership, uses, and environmental condition of the property conducted PRIOR TO PURCHASING the property. Utilizing table below, list environmental inquiries performed prior to purchasing property.

	Consultant	Who Completed & Date Completed	Summary of Results (if preferred, attach report executive summary or electronic link to that report)
ASTM Phase I ESA			
Phase II ESA			
Phase III ESA			
Remedial Action Plan:			
Other:			

2. If owned by a municipality, how was it acquired?

- | | | |
|-------------|-----------------|----------|
| Foreclosure | Eminent Domain | Tax Sale |
| Donation | Bought Outright | Other |

If Other, please explain:

2. Please describe the operational history of the site. Identify how and when, to the extent possible, the site became contaminated:
3. Describe, to the extent possible, the nature and extent of contamination. Indicate whether contamination was caused by hazardous substances, petroleum products, or both:

SECTION III—AFFILIATION

1. Please identify any known parties who may be considered potentially liable for the contamination of the site:
2. Please describe any family or financial relationship that you have with potentially liable parties at the site:
3. Identify known on-going or anticipated environmental enforcement actions related to the site:
4. Describe the steps that have been taken with regard to contamination at the site:
5. Did the applicant cause or contribute to the contamination at this property?
Yes No

6. Did the applicant generate or transport any waste brought to the site?

Yes No

SECTION IV—CONTINUING OBLIGATIONS

1. Are there land use restrictions and institutional controls on the property due to existing contamination?

Yes No

2. Please describe the appropriate care that has been exercised with respect to hazardous substances found at the facility. Please identify what reasonable steps you have taken to:

- Stop any continuing releases
- Prevent any threatened future releases
- Prevent or limit exposure to any previously released hazardous substances

Please note that reasonable steps may include actions such as limiting access to the property, monitoring known contaminants, and complying with state and/or local requirements.

3. Are you committed to assisting and cooperating with those performing the cleanup and to providing access to the property?

Yes No

4. Are you committed to complying with all information requests and administrative subpoenas that have or may be issued in connection with the property?

Yes No

SECTION V—PROPERTY SPECIFIC DETERMINATION

Certain properties cannot be approved without a “Property Specific Determination.” Please answer the following questions to the best of your knowledge:

1. Is your site/facility subject to a planned or ongoing CERCLA removal action?

Yes No If yes, please explain:

2. Has your site/facility been issued a permit by the U.S. or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA)?

Yes No If yes, please explain:

3. Is your site/facility subject to corrective action orders under RCRA (sections 3004(u) or 3008(h))?

Yes No If yes, please explain:

4. Is your site/facility a land disposal unit that had submitted a RCRA closure notification under subtitle C of RCRA or is subject to closure requirements specified in a closure plan or permit?

Yes No If yes, please explain:

5. Has your site/facility had a release of polychlorinated biphenyls (PCBs) that is subject to remediation under TSCA?

Yes No If yes, please explain:

6. Has your site/facility received funding for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund?

Yes No If yes, please explain:

SECTION VI—NATIONAL HISTORIC PRESERVATION ACT (NHPA) COMPLIANCE

1. Is your site currently listed in the National Register of Historic Places and/or is it a designated National Landmark?

Yes No If yes, please explain:

2. Is your site eligible to be listed in the National Register of Historic Places?

Yes No If yes, please explain:

3. Is your site part of a designated Historic District?

Yes No If yes, please explain:

4. Will your project impact the viewshed of any adjacent or surrounding designated Historic Districts or Register historic structures?

Yes No If yes, please explain:

5. Does your project have the potential to impact archaeological resources?

Yes No If yes, please explain:

SECTION IV—CERTIFICATION BY APPLICANT

It is hereby represented by the undersigned, that to the best of my knowledge and belief, no information or data contained in the application and attachments are in any way false or incorrect and that no material information has been omitted. The undersigned agrees that the Connecticut Department of Energy and Environmental Protection (DEEP) and the federal Environmental Protection Agency (EPA) are hereby authorized now, or anytime in the future, to give the Capitol Region Council of Governments (CRCOG) any and all information in connection with matters referred to in this application. Your application and the contents of your application and our discussions with you are subject to public disclosure. We may communicate with the municipality, state agencies (including DEEP, the CT Department of Housing, the CT

Office of Policy and Management, the CT Department of Public Health), the EPA, and the general public. You as the property owner may be requested to enroll in the DEEP Voluntary Remediation Program, and to cooperate with DEEP and the EPA. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended and agreed to by the CRCOG. CRCOG reserves the right to modify or waive any requirement, condition or other term set forth in this Application, to request additional information at any time from one or more applicants, to select any number of applications submitted to this program, or to reject any or all such applications, in each case at CRCOG's sole discretion. CRCOG may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this program shall be prepared at the sole expense of the applicant and shall not obligate CRCOG to procure any of the services described therein or herein from any applicant. CRCOG shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.

Please be sure to include all attachments and/or electronic links to attachments with your submission.

Signature:	Title:	Date:
------------	--------	-------



METROHARTFORD BROWNFIELDS REVOLVING LOAN FUND PROGRAM
LOAN/SUBGRANT APPLICATION – PART B
(Detailed Project Information)

The MetroHartford Brownfields Revolving Loan Fund Program provides loans and grants to facilitate cleanup of contaminated properties (brownfields) in municipalities of the Capitol Region Council of Government's (CRCOG's) service area. The purpose of this program is to assist in the revitalization of these properties to promote jobs and a cleaner environment for the communities in the CRCOG Region. It is intended that these loans and grants will fill funding gaps needed for the successful cleanup and ultimate redevelopment of Brownfields. Loan funds are available to municipal, private and nonprofit owners who comply with the eligibility requirements of the U.S. Environmental Protection Agency; grants are available to eligible municipal owners of brownfields properties. **All grants and loans are subject to a 20% cost share requirement, which may be in the form of in-kind services, and/or other non-federal grants and loans secured for clean-up efforts.**

This is a two-part application process. Before completing this Part B application, please first submit a completed and signed **Loan/Subgrant Application, Part A—Information Needed for Property Approval/Eligibility Determination**. **Eligibility approval is required prior to submitting this Part B application.**

Required Attachments Checklist:

- Letter of support from Chief Administrative Official of the municipality
- Documentation of Property Approval/Eligibility Determination, in response to Loan/Subgrant Application—Part A
- Map showing location of the site in relation to larger community (please show 1 mile radius around site)
- Other attachments noted in response to application questions

The completed application should be submitted (electronic submission preferred) to: Maureen Goulet, Principal Program Manager, Capitol Region Council of Governments: mgoulet@crcog.org.

SECTION I—APPLICANT INFORMATION

1. Applicant:

Federal Employer Identification Number (FEIN):

2. Address: ZIP Code:

3. Contact:

Telephone:

Email:

4. Type of Organization (for this and other multiple choice questions, double-click on box to check)

Municipality

Economic Development Agency

For-Profit Developer

Non-Profit Developer

Brownfield Owner

Other

5. If applicable, please include copy of 501(c) 3 or corporate certificate. In addition, if applicant is a for-profit company, please include three years of financial statements.

6. Amount of Financial Assistance requested. Maximum funding available through CRCOG’s EPA Revolving Loan Fund Grant is as follows:

Type of Applicant	Sites Contaminated with Hazardous Substances	Sites Contaminated with Petroleum
Developers, property owners, municipalities and non-profits	Loans of up to \$325,000	Loans of up to \$125,000
Capitol Region member municipalities	Sub-grants of up to \$200,000	Sub-grants of up to \$100,000

Please note: Hazardous Substance and Petroleum funding, and loan and sub-grant funds, may be combined in one award. The maximum sub-grant available to a municipal applicant is \$200,000. If petroleum contamination is located in a separate area(s) on a site, petroleum funding may be used for those area(s). For areas where petroleum contamination is co-mingled with hazardous substance contamination, hazardous substance funding must be used.

Requested Loan Amount:

Hazardous Substance \$

Petroleum \$

Requested Subgrant Amount (municipal applicants only):

Hazardous Substance \$

Petroleum \$

SECTION II—PROJECT INFORMATION – Attach supporting documents as needed for all responses.

1. Project Address: ZIP Code: Site Acreage: # of Parcels:

2. Property Owner:

When and how was the property acquired?

1. Describe how this property is proposed to be developed in the future (mixed use, commercial, residential, industrial etc.)

2. Please provide a detailed overview of the proposed project. Include information regarding current interest for development, potential for job creation, housing creation, or improvement in health and safety.

Please describe the proposed development timeline (include attachments as needed):

5. What is the appraised value of the site(s) if remediated (“if clean”):
6. If applicable, please provide all relevant project financial information (i.e., development pro forma, development sources and uses; include attachments as needed):

Please describe how CRCOG’s/EPA’s financial investment is required to advance the remediation and/or redevelopment project (i.e., the “but for” rationale):

7. Please describe status of discussions with municipal elected officials, relevant municipal committees (i.e., Planning and Zoning), community groups and other key stakeholders :

Does the project have site plan approval from the host municipality?

Yes No Details:

8. How will this redevelopment project address an unmet need within its surrounding neighborhood, municipality and/or region?

9. Please provide the range of permanent jobs associated with the redevelopment project:
If no direct jobs are created/retained, does the project lead to indirect job creation. Please explain.

10. Describe the extent the grant/loan will facilitate the creation of, preservation of, or addition to a park, greenway, undeveloped property, or other use for non-profit purposes.

11. Describe how the project will incorporate sustainable practices into both the development concept and the site development process.

12. Experience: Please list the project team members (municipal, developer, environmental professional, development consultants, etc.) and indicate the level of experience the team has with similar projects. Include project size, scope, and whether completed on time and within budget.

13. For each property involved in this application please provide the following information:

Please describe the current use of the property:

Vacant Abandoned Underused Operating/In Use

Current/Prior Usage Details (including relevant time periods):

If property is abandoned/vacant, how long has the property been abandoned/vacant?

Tax Status:

Description of why site may be considered a brownfield:

EPA defines a brownfield as a real property, the expansion, redevelopment or reuse of which is complicated by the presence or potential presence of hazardous substances, pollutants or contaminants.

14. Please indicate pre-development activities to date, outlays and sources of funding:

15. Is the site included in a previous Brownfield Areawide Revitalization (BAR) plan?:

16. Has the property/applicant been a previous recipient of CRCOG, DECD or EPA assessment funding?

Yes No Details:

17. Please describe the public health and environmental benefits of the proposed project:

18. Please provide information on the following activities that have been completed for the site(s):

	Consultant	Date Completed	Summary of Results (if preferred, attach report executive summary or electronic link to that report)
Phase I ESA			
Phase II ESA			
Phase III ESA			
Remedial Action Plan:			
Asbestos Survey:			
Lead Survey:			
PCB Survey:			
Demolition Estimate:			
Remediation Activities:			

19. Please provide a detailed timeline of planned remediation activities (prepared by a LEP):

20. Mills/Historic Structures: Does the project include or assist in reuse or rehabilitation of any mills or historic structures (appearing on the national Register of Historic Places, State Register, or a designated Local Historic Property)? Yes No Details:

Will the project leverage federal and/or state historic tax credits?

Yes No Details:

If the project includes alteration or demolition of buildings more than 50 years in age, please indicate the dates of construction for the affected buildings:

21. Flood Management: Is the site located in a 100-year or 500-year flood plain?

If yes, please explain how the redevelopment will obtain any necessary Flood Management Certification permits:

22. Does the project require wetland permits, or have they been obtained/applied for?

23. Please list any other local, state or federal approvals which will be necessary for the project to proceed and the timetable and process to achieve them:

24. Does the project site have all necessary public utilities required for the redevelopment project?

Yes No

If no, what additional public utilities would be required and what is the expected cost of construction?

25. Will the redevelopment project include affordable and/or mixed-income housing?

26. Transit-Oriented Development (TOD), Public Transit and Pedestrian Environment:

Is the project site within walking distance (a half mile) of an existing or planned commuter train station or a bus stop? Yes No Details:

Does the property have any features nearby that would enhance walkability or bikeability? (Example: Complete Streets design features, sidewalks, street trees, bicycle lanes, bicycle storage facilities, etc.)

Yes No Details:

27. Mixed-Use Development:

Will future development of this site include a mixed-use development (residential, commercial, retail)?

Yes No Details:

If so, is the neighborhood currently zoned for mixed-use development?

Yes No N/A Comments:

If not, is the applicant pursuing the zoning changes to enable a mix of uses in the project site?

Yes No N/A Comments:

28. Will the redevelopment project prepare the property for public open space uses?

29. Summary of the subject property's tax contribution to the municipal tax base:

Subject Property Tax Impact	
Most Recent Year	Projected Year 1 After Development
\$	\$

SECTION III—PROJECT BUDGET INFORMATION

Please list Project Budget Information in the format noted below, either through filling out the table or as a separate attachment. CRCOG/EPA funds can only be used for EPA-eligible activities noted in Attachment A to this application form. Note: If budget information is based on contractor bids or other formal estimates, please attach copies of the bid/estimate documents.

Project Activity (Use of Funding)	Source of Funding					
	CRCOG Loan &/or Subgrant	State	Federal	Local	Private	Total
Land purchase						
Environmental						
Remediation /Abatement						
Abatement						
Monitoring						
Demolition						
Construction						
Programmatic Costs						
Development fee						
Legal costs						
Other costs						
Other costs						
Other costs						
Total						

Please explain how the required 20% cost share (match) will be provided:

Cost share may be in the form of a contribution of money, labor, materials, or services from a non-federal source. In certain instances federal fund can be used as part of the 20% cost share (match). HUD (U.S. Department of Housing and Urban Development) funds, if part of the project, may be available to use as match. In all other cases, federal funds are not eligible sources of cost share funding.

SECTION IV—CERTIFICATION BY APPLICANT

It is hereby represented by the undersigned, that to the best of my knowledge and belief, no information or data contained in the application and attachments are in any way false or incorrect and that no material information has been omitted. The undersigned agrees that the Connecticut Department of Energy and Environmental Protection (DEEP) and the federal Environmental Protection Agency (EPA) are hereby authorized now, or anytime in the future, to give the Capitol Region Council of Governments (CRCOG) any and all information in connection with matters referred to in this application. Your application and the contents of your application and our discussions with you are subject to public disclosure. We may communicate with the municipality, state agencies (including DEEP, the CT Department of Housing, the CT Office of Policy and Management, the CT Department of Public Health), the EPA, and the general public. You as the property owner may be requested to enroll in the DEEP Voluntary Remediation Program, and to cooperate with DEEP and the EPA. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be

amended and agreed to by the CRCOG. CRCOG reserves the right to modify or waive any requirement, condition or other term set forth in this Application, to request additional information at any time from one or more applicants, to select any number of applications submitted to this program, or to reject any or all such applications, in each case at CRCOG's sole discretion. CRCOG may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this program shall be prepared at the sole expense of the applicant and shall not obligate CRCOG to procure any of the services described therein or herein from any applicant. CRCOG shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.

Please be sure to include all attachments and/or electronic links to attachments with your submission.

Signature:	Title:	Date:
------------	--------	-------