Developing a Brownfields Inventory

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Agenda

• Brownfields in Connecticut
• Methodology of developing brownfields inventories
• How can we help? CBI’s Municipal Assistance Program
• Q&A
Brownfield Definition in Connecticut

Legal term defined in Connecticut General Statutes §32-760:

“any abandoned or underutilized site where redevelopment, reuse or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the restoration, redevelopment, reuse and expansion of the property.”
What does it take to...

Begin with the end in mind
Identify funding sources
Conduct due diligence

Roosevelt Mills, Vernon
What does it take to...

But first of all: Identify the properties

Roosevelt Mills, Vernon
BF inventories - What are they?

Digitized lists of brownfield sites in a community, town, or state in different formats:

• Spreadsheets (or web-based)
• Reports
• GIS maps

From Metro Hartford Brownfields Program, CRCOG

CBI Student inventory for Hamden

DEEP Brownfields State Inventory
BF Inventories - Goals and benefits

- Identifying properties and areas eligible for special financing programs
- Tracking property activities (including risks associated with brownfields)
- Community plan & stewardship activities (increase awareness and encourage dialogue)
- Helping measure and meet state and local environmental goals
- Collecting information to help meet EPA grantee reporting requirements
- Marketing available properties to private interests (attract developers)
- Demonstrations economic returns to redevelopment of brownfields
- For CT: Credit for Sustainable CT Action 1.1

EPA Petroleum substances: Developing Inventories
Define the purpose of the Inventory:

- Public vs not public (beware the stigma)
- Format & degree of detail
- Identify priority sites to pursue Community Wide EPA Assessment Grant
- Maintenance - A good inventory needs to be updated continuously
Identify properties - What are you looking for?

- Abandoned property
- Active site but underutilized
- Tax delinquent property
- Property blighted that significantly conflicts with the Master Plan of the community
What information should be included?

At a minimum

- Site Name
- Address and parcel number
- Owner
- Property size
- Site status (vacant or occupied)
- Site type (industrial, residential, former landfill)
- Zoning regulations
- Tax Status (if not tax delinquent, owner’s consent is necessary)
- Existing buildings in the property (sq ft)
- Site photos
- Site documents
What information should be included?

- Past uses
- Floodplain
- Opportunity zones/Enterprise zones
- Parking space
- Under federal or state program
- Environmental Status & LEP involvement (i.e. environmental assessment started)
- Other details (age and condition of the buildings, etc.)
<table>
<thead>
<tr>
<th>Site Name</th>
<th>Address</th>
<th>Zip code</th>
<th>Parcel Number</th>
<th>Status</th>
<th>Site Type</th>
<th>Site size (acres)</th>
<th>Current Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Inactive</td>
<td>Mixed Use</td>
<td></td>
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<td></td>
<td>In Phase I</td>
<td>Mine-Scarred Land</td>
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<td></td>
<td>In Phase II</td>
<td>Junk Yard</td>
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<td></td>
<td></td>
<td>In Phase III</td>
<td>Industrial site</td>
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<td></td>
<td>Under Remediation</td>
<td>Dump/Landfill</td>
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<td></td>
<td>Under</td>
<td>Petroleum Site</td>
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<td></td>
<td>Redevelopment</td>
<td>Vacant lot</td>
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<td></td>
<td></td>
<td>Complete</td>
<td>Mill site</td>
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<td>School</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Owner</td>
<td>Tax Payment Status</td>
<td>Existing Buildings</td>
<td>If yes, sq ft of buildings</td>
<td>Site photos available?</td>
<td>Site documents available?</td>
<td>Comments</td>
<td></td>
</tr>
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<tr>
<td>Current Delinquent</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>
Available sources to identify brownfield sites:

- **CT DEEP list** of potentially contaminated sites
  
  Not all sites are brownfields - some of them could be completed or private contaminated sites:
  
  - Residential
  - Leaking underground storage tanks (LUST)
  - Property Transfer properties (PTP)
  - National Priorities List (NPL) Superfund sites


- **CT DEEP Brownfields Inventory** (this list contains sites that are already part of a state program or have received federal funds)  

- **Tax delinquent properties** (mytaxbill.org for each town - IRS data) -> look for sites in industrial zones or past industrial uses, potential presence of hazardous building materials or USTs)

- **Previous brownfield lists** in the town

- **Direct communication with stakeholders**
How to gather information

• **Zoning**: Town zoning and GIS maps (Town’s website)

• **FEMA floodplain** [https://msc.fema.gov/portal/home](https://msc.fema.gov/portal/home)

• **Opportunity zones** [https://portal.ct.gov/DECD/Content/Community-Development/04_Incentives_LiabilityRelief/Location-Based-Incentives/Opportunity-Zones](https://portal.ct.gov/DECD/Content/Community-Development/04_Incentives_LiabilityRelief/Location-Based-Incentives/Opportunity-Zones)

• **Status of the site** (occupied or vacant), current and past uses, existing buildings, photos: Google maps, site visit

• **Environmental documents**: DEEP File Room (remediation files) [https://www.ct.gov/deep/cwp/view.asp?a=2701&q=323428&deepNav_GID=1511](https://www.ct.gov/deep/cwp/view.asp?a=2701&q=323428&deepNav_GID=1511)
Example: BF in the town of Stratford

- From town’s initial list of sites: 2400 Barnum Avenue, Stratford
  - No record in DEEP’s list of potential contaminated properties
  - Tax status: current now by delinquent at some in the past (from mytaxbill.org)
  - Previous uses: motorcycle dealership and auto repair shop

- Other information
  - FEMA flood plain: AE Flood zone (high risk)
  - Opportunity zone: No
  - Environmental Justice Community zone: Yes
### Site Information

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Address</th>
<th>Zipcode</th>
<th>Parcel Number</th>
<th>Status</th>
<th>Site Type</th>
<th>Site size (acres)</th>
<th>Current Zoning</th>
<th>Current Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dragone Emmanuel</td>
<td>2400 Barnum Ave</td>
<td>06615</td>
<td>2009030003</td>
<td>Inactive</td>
<td>Industrial site</td>
<td>0.257286</td>
<td>CA</td>
<td>DRAGONE EMMANUEL &amp; GEORGE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tax Payment Status</th>
<th>Existing Building s</th>
<th>If yes, sq ft of buildings</th>
<th>Age of buildings</th>
<th>Site photos available?</th>
<th>FEMA Flood zone</th>
<th>Opportunity zone</th>
<th>TOD</th>
<th>Environmental Justice Community</th>
<th>Federal or state program</th>
<th>Past Uses</th>
<th>Public Utilities</th>
<th>Parking space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delinquent (in the past)</td>
<td>Yes</td>
<td>6192</td>
<td>1945</td>
<td>Yes</td>
<td>Unknown</td>
<td>AE</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Auto Shop, motorcyclist dealer</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Connecticut Brownfields Initiative (CBI)

**Our Mission**
“To be the foremost program for education, technical assistance, and networking opportunities on brownfields redevelopment in the State of Connecticut.”

**Municipal Assistance Program (MAP)**

- **GRANT SUPPORT**
  EPA grants for brownfields assessment and cleanup

- **BROWNFIELDS INVENTORIES & PRIORITIZATION LISTS**

- **TECHNICAL SUPPORT**
  Preliminary Phase I investigations, sampling plans

- **REDEVELOPMENT OPTIONS & OUTREACH**

Visit our website: [https://cbi.engr.uconn.edu/](https://cbi.engr.uconn.edu/)
Apply to CBI’s Municipal Assistance Program

Who can apply?
- Municipalities
- Regional Planning Organizations
- State-sanctioned Redevelopment Agencies
- Other non-profits and non-profit community development entities

When?
- RFP opens twice a year
- Fall’20: Open NOW -> EPA Grants
- Spring’21: Opens in late Fall’20 -> Brownfields Inventories, other technical projects

How?
- Online at https://cbi.engr.uconn.edu/for-communities/
- Page includes full RFP and FAQs
- Fill out Google Form
Questions?