

# Tips for Successful Brownfields Grant Proposals

Webinar

October 30th, 2014



# Tips for Successful Brownfields Grant Proposals

## Webinar Speakers

- **Ken Brown**, *NALGEP*
- **Elizabeth Limbrick**, *New Jersey Institute of Technology*
- **Ignacio Dayrit**, *Center for Creative Land Recycling*
- **Blase Leven**, *KSU Technical Assistance to Brownfields Program*



# Brownfield

Communities Network



Empowering localities to revitalize their communities through the exchange of strategies, tools, and best practices for brownfields reuse

# Technical Assistance to Brownfields Communities Program

- Direct technical assistance on full range of brownfields topics -- community involvement, health impacts, finance, liability, redevelopment, and grant writing
- Tools include: workshops and webinars, one-on-one assistance, case studies, web-based tools
- *Training and review of drafts of EPA ARC grant proposals – Contact your TAB early!*



# Technical Assistance Providers

New Jersey Institute of Technology (NJIT)—EPA Regions 1 and 3

Contact: Colette Santasieri 973-642-4165 [santasieri@njit.edu](mailto:santasieri@njit.edu)

[www.njit.edu/tab](http://www.njit.edu/tab)

Kansas State University (KSU)—EPA Regions 5, 6, 7 and 8

Contact: Blase Leven 785-532-0780 [baleven@ksu.edu](mailto:baleven@ksu.edu)

[www.ksutab.org](http://www.ksutab.org)

Center for Creative Land Recycling (CCLR)—EPA Regions 2, 4, 9, 10

Contact: Stephanie Shakofsky 415-398-1080 ext. 110 [stephanie.shakofsky@cclr.org](mailto:stephanie.shakofsky@cclr.org)

[www.CCLR.org](http://www.CCLR.org)



# Brownfield

- Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.
  - Sites contaminated with hazardous substances
  - Sites contaminated with petroleum
  - Co-mingled sites



# Sample Sites

- Hazardous Materials
  - Auto Shops
  - Salvage Yards
  - Illegal dump sites
  - Dry Cleaners
  - Mine Scarred Lands
  - Illegal Drug Labs
- Petroleum Sites
  - Gas Stations
  - Fuel Terminals
  - Tank Farms



# Benefits of Getting a Brownfields Grant

- **Seed funding** to help communities launch brownfields programs and conduct initial site investigations at priority sites
- **Assessment funding is flexible** – can be used for multiple sites, for reuse planning, health assessments, brownfields staff, community involvement, and site investigations
- **Funding can be used to leverage other federal, state, and local revitalization funding**
- **Can help achieve multiple community objectives** – e.g., removal of blight, clean-up, transportation improvements, new affordable housing, mixed use development, new parks and open space, waterfront revitalization





# Notable Changes to the Guidelines for FY15

- No RLF – solicitation for supplemental to high performing grantees in early 2015
- **Grantees awarded in 2014 (FY14) ARE eligible to apply under this competition**
- Ranking criteria restructured
- Increased emphasis on Community Need and equitable development
- Letters of Commitment from all identified community organizations that describe and affirm their roles and commitment to the project
- Continued emphasis on Livability principles
- Other Factors Checklist includes “manufacturing communities” and other area designations, and not “Climate Change Resiliency ”
- Other changes too – read and follow the guidelines!



# Equitable Development

- Redevelopment should benefit the existing community – not push them out.
- What intentional strategies will you use?
  - Example: To retain residents who have historically lived within the area affected by brownfields you might include inclusionary zoning (affordable housing), rent-control, and/or a community land trust
- Also consider: improving access by residents to greenspace, recreational spaces, transit, schools, other nonprofit uses, and healthy and affordable food
  - Co-op Grocery store (healthy food and jobs)
- Consider improving employment opportunities
  - Local or First-Source Hiring (Also mention that you will follow federal procurement rules)



# FY2015 Brownfields Grants

## Assessment Grants

- Funds to inventory, characterize, assess, and conduct planning (including cleanup planning) and community involvement related to brownfield sites
- \$200,000 - \$600,000 per grant
- EPA estimates 165 grants totaling \$41. million

## Cleanup Grants

- Funds to conduct cleanup activities at a specific brownfield site owned by the applicant
- Up to \$200,000 per site
- EPA estimates 90 grants totaling \$18.1 million



# Assessment Grants

## \$200,000 - \$600,000

- Site specific site assessment activities
- Community-wide
  - Inventory of sites
  - Phase I & Phase II assessments
  - Reuse, cleanup plans, and community outreach
  - May ONLY apply for 1 site-specific assessment grant but may also apply for a community-wide grant
- Coalition
  - Group of 3 or more eligible entities submit proposal under one lead coalition partner
  - Coalition partners cannot have the same jurisdiction unless they are separate legal entities
  - Coalition members are NOT eligible to apply for additional, individual Community-wide or Site-specific assessment grants
  - Must assess a minimum of 5 sites



# Tips for Assessment Grants

- 50% of grants planned to be awarded to “new” grantees
- Are you deciding between communitywide and site-specific applications?
- Coalitions – find partners with common goals and commitment
- Discuss other technical assistance and resources that you have considered and why an assessment grant is necessary



# Tips for Assessment Grants (Continued)

- Plan for site prioritization and assess challenges
- Anticipate the environmental oversight structure of your candidate sites or area
- Provide partners with opportunities for meaningful participation
- Assess your team's capacity to deliver
- Check and recheck your budget with your work plan



# Cleanup Grants

## Up to \$200,000/site

- Funding for cleanup activities
- Application Requirements
  - Phase II or equivalent (ASTM E1903-11)
  - Draft ABCA complete
  - Community Notification
  - Sole owner of the subject property by Dec 19 (fee simple title)
  - Not responsible party
  - 20% applicant cost share



# Tips for Cleanup Grants

- Choose a site and project with impact
- Complete the Analysis of Brownfields Cleanup Alternatives (ABCA) soon
- Provide early notice and schedule your community meeting before December 5
- EPA will consider alternate ownership arrangement – contact them early
- Consider all the components of the remedial action, including low impact remediation and protection of the community during remediation
- Identify specific in-kind cost share or leveraging sources
- Contact job training or workforce development providers in the area





# Advice on Writing the Grant Proposal

- Address Threshold Criteria ASAP
  - Contact EPA Regional staff regarding site eligibility (for site specific assessment & cleanup applications)
  - Get the State Letter
- Follow the **latest** Grant Guidelines and the Outline provided
- Use the *format* requirements! (font, pages, margins, etc.)
- Address each section and subpart – leave no blanks
- Do not assume reviewer understands your region or community, history or “issues” (no local jargon)
- Write “Newspaper style” **important points first!**
- Use TABEZ at [www.ksutab.org](http://www.ksutab.org) or [www.tabez.org](http://www.tabez.org)
- Start writing it today! Proposals are due December 19, 2014.



# Elements of Successful Applications

- Make a connection and create a story between your needs, impacts, project, and benefits
  - *The indicators in the Needs section should be mitigated by the project and reflected in the benefits section*
- Identify the sustainable and livability aspects of your communities' policies, plans, and practices
  - *Find the regional plan, general plan and specific plans for your project area, find the sustainable elements, and check for brownfields connections*
- Demonstrate that you can deliver
  - *Identify how and who will deliver and report on outcomes and outputs*



# Assessment & Cleanup Grant FY15 Timeline

- October 16, 2014 - Guidelines/RFP Released
- December 19, 2014 - Proposals due
- Spring 2015 - Selections announced
- June-July 2015 - Workplans finalized
- September 2015 - Grants awarded



# Special Tips for Small and Rural Communities

- Consider TBA or State / EPA Assistance vs. Grant?
- Regional Development assistance?
- Coalition of small communities?
- One Brownfield vs. area wide (community) approach?
- Still need documented community participation – not the “grapevine”
- Get everyone on board
- The community “Vision” can be critical – is it realistic?



# Remember – Free Technical Assistance

- TAB Program

- TAB EZ: Template for Drafting EPA Assessment and Cleanup Proposals ([www.ksutab.org](http://www.ksutab.org))
- Proposal Reviews
  - Please provide 2-week notice; Review takes 3 days – 1 week (sometimes less)

- State Brownfields Programs

- Letters of Acknowledgement, site-specific eligibility determinations, and other technical assistance
  - Request NOW

- EPA Regional Brownfields Programs

- Applicant, site, and site ownership Eligibility determinations
  - Request NOW, if in doubt



# EPA Webinars on FY15 AC Grants

## Webinar 1:

Name: FY15 National Outreach Webinar

Date: November 5, 2015, 2:00 ET

Link: <https://epa.connectsolutions.com/fy15brownfields/>

Audio: Through web link or by phone at 1-866-299-3188; access code: 202-566-1817

## Webinar 2:

Name: National TABEZ Webinar

Date: November 4, 2015, 3:00 ET

Link: <https://epa.connectsolutions.com/fy15tabez/>

Audio: Through web link or by phone at 1-866-299-3188; access code: 202-566-1817



# Questions?

## Contact our Speakers

- **Ken Brown, NALGEP:** [ken@akbstrategies.com](mailto:ken@akbstrategies.com)
- **Elizabeth Limbrick, NJIT:** [limbrick@njit.edu](mailto:limbrick@njit.edu)
- **Ignacio Dayrit, CCLR:** [ignacio.dayrit@cclr.org](mailto:ignacio.dayrit@cclr.org)
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