

# Rhode Island Brownfields

Brownfield Sites and Funding Opportunities thru  
RI DEM Office of Waste Management



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# RIDEM Brownfields Remediation ... and Economic Development

**Brownfields** are “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” (EPA)

Often consist of abandoned, idled, or underused industrial/commercial properties

# RIDEM - Brownfields Remediation Program Goals

- ▶ Main goal is to assess, remediate, and redevelop
  - ▶ Create jobs
  - ▶ Make use of abandoned but valuable land
  - ▶ Revitalize neighborhoods
  - ▶ Protect human health and the environment
- ▶ DEM-OWM utilizes grant/loan funding to help:
  - ▶ Municipalities
  - ▶ Non-profit organizations
  - ▶ Private Entities

# Funding Opportunities for Brownfields

- ▶ Targeted Brownfield Assessment (TBA) Program
- ▶ Brownfields Remediation and Economic Development Fund
  - ▶ “Brownfields Grant Fund”
- ▶ Rhode Island Infrastructure Bank
  - ▶ Brownfield Remediation Revolving Loan Fund

# Targeted Brownfields Assessments (TBA)

- ▶ RIDEM applies for funds from EPA (Assessment, RLF, & Cleanup)
- ▶ Applicants may apply to RIDEM for TBA funding
- ▶ Limited to Municipalities & Non-Profits
- ▶ Requires high level Coordination & Cooperation between applicant, state agency, and EPA
- ▶ Competitive application process
- ▶ Applications accepted on rolling basis

# Brownfields Remediation & Economic Development Fund

- ▶ First \$5 Million originated from the 2014 voter approved “Clean Water, Open Space, and Healthy Communities” Bonds (total of \$53 Million in bonds).
- ▶ Second \$5 Million from the 2016 voter approved “Environmental and Recreational Improvements” Bonds (total \$35 Million in bonds).
  - ▶ “Brownfield Remediation and Economic Development - \$5,000,000 / Provides up to eighty percent (80%) matching grants to public, private, and/or non-profit entities for brownfield remediation projects.”
- ▶ Applications now being reviewed for final \$2.6 million in funding remaining.
- ▶ 2018 General Election will include an environmental bonds question that will include new funding for additional Brownfields Remediation.

# Brownfields Grant Fund - Eligibility

- ▶ Public, Private, and Non-Profits
- ▶ Must have legal control of the site
- ▶ Project must propose a reuse/redevelopment of a brownfield
- ▶ Reimbursement Grant
  - ▶ Requires a 20% Match min.
- ▶ Eligible costs for reimbursement are limited to those associated with the assessment and/or remediation of the brownfield
- ▶ “Soft” upper limit on grant request amount

# Brownfields Grant Fund - Proposals

- ▶ Competitive Application Process via RFP
- ▶ Current application scoring based on:
  - ▶ Economic Impact/Jobs Created/ Benefit to the Public - 25%
  - ▶ Impact to the Environment - 20%
  - ▶ Timeframe/Project Readiness - 15%
  - ▶ Green Energy Implementation (new)- 15%
  - ▶ Project Team Capacity/Fund Leveraged - 10%
  - ▶ (NEW) Request for RIIB RLF Funding - 10%
  - ▶ Estimated Costs - 5%



## Brownfields Grant Fund - Administration

- ▶ Applications scored by 3 person team and 1 non-RIDEM person
- ▶ Applicant and RIDEM enter into a Grant Agreement
- ▶ 2 Year Term
  - ▶ Can make one request to extend the grant period
- ▶ Reimbursement Payments
  - ▶ Qualifying Expenses
  - ▶ Max of 3 payment requests (invoices)
  - ▶ Supporting documentation

# Brownfields Grant Fund - So Far...

- ▶ From 2 Environmental Bonds, a total of \$10 Million was secured for Brownfield Redevelopment
- ▶ Grant Rounds and Results:
  - ▶ 2015 - \$3.7 Million / 14 Projects
  - ▶ 2016 - \$1.3 Million / 9 Projects
  - ▶ 2017 - \$2.4 Million / 10 Projects
  - ▶ 2018 - \$2.6 Million Available - Application End Date was June 29, 2018, awards are pending
- ▶ \$7.4 Million awarded so far has leveraged \$630 Million\* in other investments and support about 5,000 jobs

\*Self-Reported on Applications

# Brownfields Cleanup Revolving Loan Fund (NEW)

- ▶ RI Infrastructure Bank has approx. \$900,000 in their new Revolving Loan Fund (RLF) dedicated to Brownfields Cleanup
- ▶ Offering below market rates on loans - terms determined on a case by case basis
- ▶ Application come to RIDEM/OWM
  - ▶ RIDEM/OWM required to maintain a running "Project Priority List"
  - ▶ RIDEM/OWM scores the project and refers it to RIIB

# Combined Application for Brownfields Funding

- ▶ TBA, Brownfield Bond Funding, and RIIB RLF applications all go through RIDEM/OWM
- ▶ While each funding source requires its own unique information, much of it does overlap
- ▶ Benefits of utilizing single application:
  - ▶ Applicants can easily apply for more than one funding source at a time
  - ▶ Easier to track projects in need of funding e.g. match them with funding opportunities they may not have considered - **“Project Priority List”**
  - ▶ All brownfield funding applications are submitted to one point of contact at RIDEM
  - ▶ Allows State to “stretch” & package available funding for maximum environmental and economic benefit.

# Combined Application - Details

- ▶ Part I - General Information
  - ▶ Contact info, Organization Info, Ownership, Project
- ▶ Part II - Site Details
- ▶ Part III - Contamination
  - ▶ Known environmental issues, Place in the site rem regulatory process, etc.
- ▶ Part IV - Funding Specific Info
  - ▶ Section A - Brownfields Grant Fund
  - ▶ Section B - RIIB RLF
  - ▶ Section C - TBA
- ▶ Part V - Certifications / Signatures

# Combined Application - Results

- ▶ First introduced during the 2017 Brownfields Bond Fund RFP.
- ▶ Press Release announced the Bond Fund Grant Round RFP and the new Combined Application
- ▶ Take-Aways - thru 2 rounds:
  - ▶ Vast majority of initial applications were for the Bond Fund Grant money only. Free money vs. loaned money.
  - ▶ Volume of interest and applications is increasing overall.
  - ▶ Number of proposed solar projects on Brownfields in round #2 far exceeded round #1 - RIDEM pushing solar developments on Brownfield sites.

# Environmental & Economic Success -

Before



After



# Green Energy & Solar Projects -

