Consolidated Funding Application
2021-2022
Environmental Protection Fund
Brownfield Opportunity Areas Program

An Office of the New York State Department of State
May 2021
Brownfield Opportunity Areas Program (BOA)

Program provides assistance to communities to develop area-wide community-based plans to redevelop brownfields and abandoned sites, transforming them into catalytic properties that revitalize the area.
BOA Program Empowers Communities

- To address a range of problems posed by multiple known or suspected brownfield sites;
- To build community consensus on the future uses for the area with an emphasis on strategic sites that are known or suspected brownfields;
- To establish sustainable goals and objectives for area-wide revitalization and for redevelopment of strategic sites;
- To identify and establish the multi-agency and private-sector partnerships necessary to leverage assistance and investments to revitalize downtowns, neighborhoods, and communities;
- To address environmental justice concerns and promote environmental equity in areas that may be burdened by negative environmental consequences; and
- To engage in activities to implement the community’s vision after BOA designation by Department of State.
BOA Process

- Vision and strategy developed with community input
- DOS may provide technical and financial assistance

Designate

- Plan is submitted as a BOA Nomination
- Secretary of State designates the BOA

Plan

Implement

- BCP tax credits
- BOA pre-development grants and technical support
- Priority and preference for other NYS grants
- Private investment

Office of Planning and Development
Eligible Applicants

- Municipalities
  - Towns/Villages
  - Counties
  - Local Public Authorities
  - Public Benefit Corps
  - School Districts
  - Special Improvement Districts
  - Indian Nations/Tribes

- Community-Based Organizations
  - Not-For-Profit
    - 501(c)(3)
    - Mission to promote reuse of brownfield sites or community revitalization
    - At least 25% of Board of Directors reside in area
    - Community has demonstrated financial need

- Community Boards
  - Defined and described in Section 2800 of the New York City Charter.

Applicants are encouraged to work in partnership & jointly apply for funding
BOA Eligible Grant Activities

Develop a community-supported plan for revitalization culminating in designation by the Secretary of State.

Targeted activities that help move projects from concept to completion in State-Designated Brownfield Opportunity Areas.

Formal assessment of a property’s environmental condition in order to guide future land use decisions under the BOA Program within a State-Designated BOA.
Developing a BOA Nomination

BOA Nominations:
• Build community consensus around a vision for revitalization
• Provide a roadmap to return dormant brownfield sites back to productive use
• Identify key redevelopment opportunities
• Offer predictability for development community and direction for public investment
• Leads to BOA Designation

Pre-Development Activities*

• Develop & implement marketing strategies
• Develop plans & specifications
• Real estate services
• Building condition studies
• Infrastructure analyses
• Zoning & regulatory updates
• Environmental, housing and economic studies, analyses, & reports
• Public outreach

* Projects must be located within a State-Designated BOA. A list of designated BOAs is available at: https://dos.ny.gov/brownfield-redevelopment
Phase II Environmental Site Assessments (SA)*

- Site is one or more areas of environmental concern and may include more than one contiguous tax parcel.
- Site must have definitive and identifiable boundaries.
- Must meet the criteria and conditions stated in the BOA Site Assessments: Guidance for Applicants.
- SA must advance the goals and priorities for revitalization and redevelopment of the BOA area.

* Projects must be located within a State-Designated BOA. A list of designated BOAs is available at: https://dos.ny.gov/brownfield-redevelopment
Phase II Environmental Site Assessment (SA) Supplement

• A SA Supplement is **required** for each site for which Phase II Environmental Site Assessment funding is being requested.

• SA supplements will be evaluated on a pass/fail basis for eligibility as outlined in the RFA and in the SA guidance.

• The SA Supplement and guidance is available at [https://dos.ny.gov/funding-bid-opportunities](https://dos.ny.gov/funding-bid-opportunities)
Award Limitations

- Maximum grant award: $300,000
- Award may not exceed 90% of the total eligible cost of the project. Grant recipient must provide the remaining 10%.

Eligible costs:
- Personal Services – including direct salaries, wages, and fringe benefits of grantee employees for activities related to project work (project management and grant administration).
- Non-Personal Services – including consultant/contractual services for direct project related costs, project management, and limited grant administration; project related supplies and materials; necessary travel; and other goods and services required to complete the project.

Ineligible Costs:
- Indirect or overhead costs
- Salaries and other expenses of elected officials
- Costs incurred outside of the contract term
- Costs that are not adequately justified or that do not directly support the project
BOA Evaluation Criteria

Up to 12 Points

Plan/Nomination Applications:
• Presence and Impact of Known or Suspected Brownfields

Pre-Development Activity Applications:
• Community Vision and Strategic Opportunities

Phase II SA Applications:
• Community Vision and Strategic Opportunities

Up to 6 Points
Indicators of Economic Distress

Up to 6 Points
Local Capacity & Partnerships

Up to 6 Points
Public & Stakeholder Support

Up to 8 Points
Economic Value

Up to 6 Points
Environmental Value

Up to 6 Points
Public Value

Up to 10 Points
Scope of Work

Up to 20 Points
Budget & Cost

Up to 20 Points
REDC Support
Request for Applications (RFA# 21-BOA-06)

https://www.dos.ny.gov/funding-bid-opportunities

Written questions will be accepted until **June 18th**

NYS Department of State OPD&CI
99 Washington Avenue, Suite 1010
Attn: BOA RFA Questions
Albany, NY 12231

Email: opd@dos.ny.gov; Subject: 21-BOA-06 RFA Questions

Responses will be posted at https://www.dos.ny.gov/funding-bid-opportunities by July 6th.

To apply or access related CFA materials: http://regionalcouncils.ny.gov