



**Office of Planning
and Development**

Consolidated Funding Application 2022-2023

Environmental Protection Fund Brownfield Opportunity Areas Program

An Office of the New York State Department of State

May 2022

Brownfield Opportunity Areas Program (BOA)

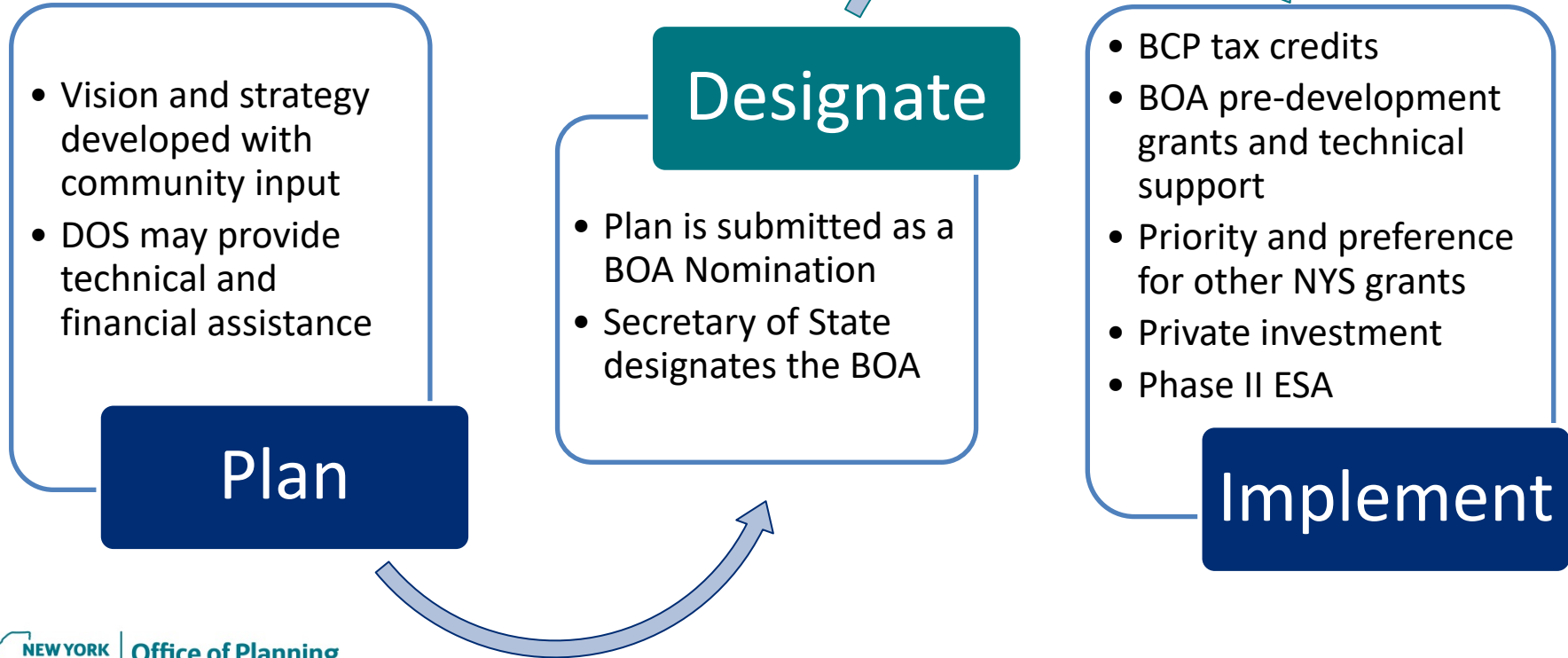
Program provides assistance to communities to develop area-wide community-based plans to redevelop brownfields and abandoned sites, transforming them into catalytic properties that revitalize the area.



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



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 BOA Plan

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

Predevelopment Activities

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

Phase II Environmental Site Assessments

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 Plan

BOA Plan:

- 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 the development community and direction for public investment
- Culminates in a BOA Nomination for Designation

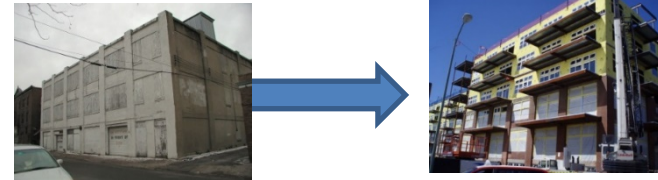
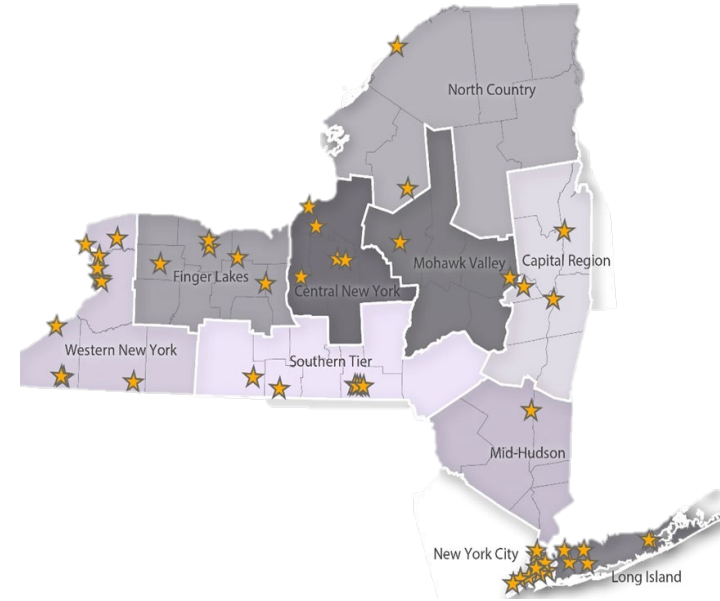
Guidance describing requirements for BOA Designation is available at:

https://www.dos.ny.gov/opd/programs/pdfs/BOA/BOA_Designation_Guidance.pdf



Predevelopment Activities*

- Development and implementation of marketing strategies
- Development of plans and specifications
- Real estate services
- Building condition studies
- Infrastructure analyses
- Zoning and regulatory updates; Environmental, housing and economic studies, analyses and reports
- Public outreach
- Renewable energy feasibility studies
- Legal and financial services



* 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.



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>



Award Limitations

- Maximum grant award:
 - BOA Plan- \$300,000
 - BOA Predevelopment Activities or Phase II ESA- \$300,000
- State assistance awarded and paid to a grant recipient will not exceed 90% of the total eligible project cost.
- No minimum State grant request or award.

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

Development of a BOA Plan (Program Criteria A):

- Presence and Impact of Known or Suspected Brownfields
(maximum of 12 Points)

Predevelopment Activities Application (Program Criteria B)

- Strategic Opportunities at Advance Community's Vision
(maximum of 12 Points)

Phase II SA Applications (Program Criteria B):

- Strategic Opportunities at Advance Community's Vision
(maximum of 12 Points)

**Indicators of
Economic
Distress**
(max of 6 points)

**Local Capacity
& Partnerships**
(max of 6 points)

**Public &
Stakeholder
Support**
(max of 6 points)

**Economic
Value**
(max of 8 Points)

**Environmental
Value**
(max of 6 Points)

**Public
Value**
(Max of 6 points)

Scope of Work
(max of 10 points)

**Budget &
Cost**
(max of 20 points)

REDC Support
(max of 20 points)

Request for Applications (RFA# 22-BOA-02)

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

Written questions will be accepted until **June 17th**

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

Email: opd@dos.ny.gov; Subject: 22-BOA-02 RFA Questions

Responses will be posted at <https://www.dos.ny.gov/funding-bid-opportunities>

by July 8th.

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