Rhode Island Brownfields

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

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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
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 -
Green Energy & Solar Projects -