

# BROWNFIELDS, REMEDIATION



**Program Name**

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**Connecticut Development Authority (CDA)**

Brownfields Redevelopment - Connecticut Brownfields Redevelopment Authority (CBRA), a subsidiary of the CDA

Brownfields Redevelopment Project Financing - Connecticut Brownfields Redevelopment Authority (CBRA), a subsidiary of the CDA

Technology Intensive Project Financing - Connecticut Brownfields Redevelopment Authority (CBRA), a subsidiary of the CDA

**Department of Economic and Community Development (DECD)**

Affordable Housing Program - DECD

Dry Cleaning Establishment Remediation Fund Program - DECD

HOME Investment Partnerships Program - DECD

Housing Trust Fund Program - DECD

Industrial Site Investment Tax Credit Program - DECD

Special Contaminated Property Remediation and Insurance Fund, (SCPRIF) - DECD

Urban Site Investment Tax Credit Program - DECD

Urban Site Remedial Action Program - DECD

**Department of Environmental Protection (DEP)**

Office of the Ombudsman - DEP

Pollution Prevention and Recycling/Source Reduction Information - DEP

**Hamden, Town of**

Hamden Three-Year Economic Development Plan and Business Incentive Program

**Regional Growth Partnership (RGP)**

EPA Brownfields Revolving Loan Fund - RGP

Site Assessment/Remediation Program - RGP



## **Brownfields Redevelopment - Connecticut Brownfields Redevelopment Authority (CBRA), a subsidiary of the CDA**

**Agency:**Connecticut Development Authority (CDA)

### **Program Description:**

The Connecticut Brownfields Redevelopment Authority's mission is to:

- Work with municipalities, property owners, lessors and developers to facilitate the redevelopment of environmentally contaminated sites.
- Provide Tax Incremental Financing (TIF) - to stimulate the redevelopment of brownfields.
- Provide loans, loan guarantees and equity-equivalent investments to qualified owners and lessors to pay for redevelopment of industrial sites.
- Maintain a statewide inventory of Brownfields sites.

[www.ctbrownfields.com/financingincentives/grants](http://www.ctbrownfields.com/financingincentives/grants).

### **Eligibility requirements:**

- Properties that are abandoned, or underused due to environmental contamination.
- Owners and prospective purchasers must have had no responsibility for the contamination.
- Project must materially contribute to the economic base of the community and/or the state.
- Project must demonstrate that it can meet the repayment terms of the CDA investment.
- Owners and/or principal shareholders must provide personal guarantees.
- Additional criteria for CBRA project financing. Please see Brownfields & Information Technology Project Financing or [www.ctbrownfields.com](http://www.ctbrownfields.com).

**Program Region:**Statewide

### **Program Contact(s):**

Cynthia Petruzzello, Vice President, Brownfields Redevelopment  
Connecticut Brownfields Redevelopment Authority (CBRA)

999 West Street

Rocky Hill, CT 06067

Phone: (860) 258-7833

Fax: (860) 257-7582

[cynthia.petruzzello@ctcda.com](mailto:cynthia.petruzzello@ctcda.com)

[www.ctbrownfields.com](http://www.ctbrownfields.com)

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### **Agency Profile**

**Agency:**Connecticut Development Authority (CDA)

**Mission:**To provide debt financing and investment capital to help businesses grow in Connecticut.

The CDA's programs:

- Increase business investment
- Increase employment
- Rejuvenate environmentally contaminated commercial and industrial properties
- Encourage the expansion of technology intensive industries
- Increase state and local tax revenues
- Create economically vibrant urban communities
- Enhance the state's industrial and economic base

**Contact Information:**

999 West Street

Rocky Hill, CT 06067

Phone: (860) 258-7800

Fax: (860) 257-7582

[www.ctcda.com](http://www.ctcda.com)



## **Brownfields Redevelopment Project Financing - Connecticut Brownfields Redevelopment Authority (CBRA), a subsidiary of the CDA**

**Agency:** Connecticut Development Authority (CDA)

### **Program Description:**

The Connecticut Brownfields Redevelopment Authority (CBRA), a wholly - owned subsidiary of CDA provides developers and companies tax incremental financing (TIF)-based incentives to redevelop brownfields sites. Incentives are repaid from a portion of future incremental property taxes paid to the municipality by the project. Brownfields projects are eligible statewide.

### **Process:**

- The developer or municipality discusses the potential project with CBRA
- The municipality determines the annual incremental property tax revenues to be generated by project
- The municipality determines the percentage of those incremental tax revenues that will be allocated to CBRA
- CBRA provides the developer or owner with the cash incentive representing the net present value of the future incremental tax revenues allocated to CBRA

### **Steps required:**

- Contact CBRA and municipality
- Approval by the municipality
- Approval by CBRA's Board of Directors

CBRA is both the issuer of the bonds and the obligor. Bonds, in most cases, are expected to be tax exempt.

Brownfields Projects - all municipalities are eligible.

**Program Region:** Statewide

### **Program Contact(s):**

Cynthia Petruzzello, Vice President, Brownfields Redevelopment  
Connecticut Brownfields Redevelopment Authority (CBRA)  
999 West Street  
Rocky Hill, CT 06067  
Phone: (860) 258-7833  
Fax: (860) 257-7582  
[cynthia.petruzzello@ctcda.com](mailto:cynthia.petruzzello@ctcda.com)  
[www.ctbrownfields.com](http://www.ctbrownfields.com)



# Technology Intensive Project Financing - Connecticut Brownfields Redevelopment Authority (CBRA), a subsidiary of the CDA

**Agency:** Connecticut Development Authority (CDA)

**Program Description:**

The Connecticut Brownfields Redevelopment Authority provides developers and companies with tax incremental financing (TIF)-based incentives to construct information intensive facilities. Incentives are repaid from a portion of future incremental property taxes paid to the municipality by the project.

**Eligibility:**

- Technology intensive projects must be located in enterprise zones, urban communities or distressed communities. See Program Region & Municipal Eligibility below.

**Process:**

- The developer or municipality discusses the potential project with CBRA
- The municipality determines the annual incremental property tax revenues to be generated by project
- The municipality determines the percentage of those incremental tax revenues that will be allocated to CBRA
- CBRA provides the developer or owner with the cash incentive representing the present value of the future incremental tax revenues allocated to CBRA

**Steps required:**

- Contact CBRA
- Approval by the municipality
- Approval by CBRA’s Board of Directors

**Description of bonds:**

CBRA is both the issuer of the bonds and the obligor. Bonds, in most cases, are expected to be tax exempt.

**Program Region & Municipal Eligibility:**

- Technology intensive projects - the following communities are eligible: The towns change annually as determined by OPM - the most recent schedule:

Ansonia	Killingly	Putnam	
Bloomfield	Meriden	Southington	
Bridgeport	Middletown	Sprague	
Bristol	Naugatuck	Stafford	

Derby	New Britain	Stamford	
East Hartford	New Haven	Thompson	
East Windsor	New London	Torrington	
Enfield	Norwalk	Waterbury	
Griswold	Norwich	West Haven	
Groton	Plainfield	Winchester	
Hamden	Plainville	Windham	
Hartford	Plymouth	Vernon	

**Program Region:**As listed above

**Program Contact(s):**

Cynthia Petruzzello, Vice President, Brownfields Redevelopment  
Connecticut Brownfields Redevelopment Authority (CBRA)  
999 West Street  
Rocky Hill, CT 06067  
Phone: (860) 258-7833  
Fax: (860) 257-7582  
[cynthia.petruzzello@ctcda.com](mailto:cynthia.petruzzello@ctcda.com)  
[www.ctbrownfields.com](http://www.ctbrownfields.com)



## **Affordable Housing Program - DECD**

**Agency:**Department of Economic and Community Development (DECD)

### **Program Description:**

This is DECD's primary housing production program and is frequently referred to as the "flexible" housing program. This program is funded from the proceeds of the sale of the state's general obligation bonds.

### **The Goal of the Affordable Housing Program (AHP) (CGS 8-37 pp) is to:**

- Provide quality, affordable housing to Connecticut residents
- Preserve existing affordable housing
- Promote and support homeownership and mixed income developments
- Revitalize our inner cities

### **Eligible Applicants are:**

- Municipalities
- Nonprofit Organizations
- Local housing authorities
- For-profit developers

### **Eligible Uses of Affordable Housing funds are:**

- Acquisition
- Rehabilitation
- New construction
- Demolition
- Homeownership
- Multi-family rental housing
- Adaptive re-use of historic structures
- Special needs housing
- Redevelopment of vacant properties
- Infrastructure improvements
- Housing for individuals or families with incomes up to 100% of area median income

**Program Region:**Statewide

### **Program Contact(s):**

Helen Muniz  
Office of Housing Finance  
505 Hudson Street  
Hartford, CT 06106  
Phone: (860) 270-8023  
Fax: (860) 270-8032

[helen.muniz@po.state.ct.us](mailto:helen.muniz@po.state.ct.us)  
[www.ct.gov/ecd/cwp/view.asp?a=1098&q=253406](http://www.ct.gov/ecd/cwp/view.asp?a=1098&q=253406)

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## **Agency Profile**

**Agency:**Department of Economic and Community Development (DECD)

**Mission:**To make Connecticut an unparalleled place for people to live, work, learn and play by providing quality technical and financial assistance in the areas of housing and economic development to businesses, local government and community organizations.

**Contact Information:**

505 Hudson Street  
Hartford, CT 06106  
Phone: (860) 270-8000  
[www.decd.org](http://www.decd.org)



## Dry Cleaning Establishment Remediation Fund Program - DECD

**Agency:**Department of Economic and Community Development (DECD)

### **Program Description:**

Provides grants to eligible dry cleaning business operators and landlords for the assessment, clean-up, containment, or mitigation of pollution resulting from releases of tetrachloroethylene, stoddard solvent, or other chemicals used for dry cleaning. The grants may also be used for measures undertaken to prevent such pollution, and for providing portable drinking water when necessary.

The applicant must:

- Be current in filing any state and federal taxes and the dry cleaning establishment surcharge returns imposed by Connecticut General Statute section 12-263m
- Demonstrate that the affected establishment is using or has previously used tetrachloroethylene or stoddard solvent.
- Be in business at least one year prior to the application for assistance
- Be the current operator of the establishment or the landlord
- Certify that there is no outstanding litigation proceedings involving the applicant and/or his representatives
- Identify the responsible party to complete the site investigation and remediation and the funding source to complete the project for costs over and above approved state funding

Grant applications are evaluated based on the following: risk to public health, magnitude of the problem, effectiveness of proposal (cost and environmental effectiveness), date of application and availability of funds.

No dry cleaning establishment shall receive more than \$300,000 from the fund in a given calendar year. All dry cleaning establishments are to bear the first \$10,000 in costs for a given project. **Applicants applying in March or August must wait a year before applying for another round of funds.**

Applicants may get maximum state funding up to \$300,000 over the life of the project.

Application deadlines are the last Friday of March and August.

Applications are invited twice a year.

Guidelines and Eligibility Requirements; Instructions and Application; Project Financing Plan and Budget and other materials will be available in the near future through the Department of Economic & Community Development Web site.

**Program Region:**Statewide

### **Program Contact(s):**

Dimple Desai, Project Manager

505 Hudson Street  
Hartford, CT 06106  
Phone: (860) 270-8151  
Fax: (860) 270-8157  
[www.ct.gov/e cd/cwp/view.asp?a=1101&q=249814](http://www.ct.gov/e cd/cwp/view.asp?a=1101&q=249814)

Chris Koelle, Program Consultant  
Phone: (203) 239-4200



## **HOME Investment Partnerships Program - DECD**

**Agency:**Department of Economic and Community Development (DECD)

### **Program Description:**

HOME is the largest federally-funded program administered by the DECD and is designed to create affordable housing for low and moderate-income households. HOME funds are awarded as loans and/or grants to eligible sponsors of affordable housing.

### **The goal of the Connecticut HOME program is to:**

- Provide quality, affordable housing for Connecticut residents
- Strengthen communities
- Expand the capacity of non-profit housing development organizations
- Strengthen local government's ability to provide affordable housing
- Leverage private sector participation

### **Eligible Applicants for HOME funds:**

- Municipalities
- Non-profit organizations
- Community housing development organizations (CHDO)
- For-profit developers
- Individuals

### **Eligible Uses for HOME funds:**

- Acquisition
- Rehabilitation
- New construction
- Demolition
- American Dream Down Payment Initiative
- Homeownership
- Rental Housing
- Relocation
- Pre-development Loans
- Operating expenses (CHDOs only)
- Homebuyer education

**Program Region:**Statewide

### **Program Contact(s):**

Helen Muniz  
Office of Housing Finance  
505 Hudson Street  
Hartford, CT 06106

Phone: (860) 270-8023

Fax: (860) 270-8032

[helen.muniz@po.state.ct.us](mailto:helen.muniz@po.state.ct.us)

<http://www.ct.gov/ecd/cwp/view.asp?a=1098&Q=249716&PM=1>



## **Housing Trust Fund Program - DECD**

**Agency:**Department of Economic and Community Development (DECD)

### **Program Description:**

The Housing Trust Fund Program, section 8-336m of the Connecticut General Statutes, is administered by the DECD and is designed to create affordable housing for low and moderate-income households. This program is funded from the proceeds of the sale of the state's general obligation bonds. The funds are awarded as loans and/or grants to eligible sponsors of affordable housing.

### **The Goal of the Housing Trust Fund Program is to:**

- Encourage the creation of housing for homeownership for low and moderate income families to afford quality housing while paying no more than thirty percent of gross household income on housing
- Promote the rehabilitation, preservation and production of quality, well-designed rental housing
- Maximize the leveraging of state and federal funds
- Encourage housing that maximizes housing choices of residents
- Promote the application of efficient land use that utilizes existing infrastructure and the conservation of open spaces, and
- Encourage the development of housing which aids the revitalization of communities

### **Eligible Applicants are:**

- Municipalities
- Nonprofit organizations
- Local housing authorities
- For-profit organizations

### **Eligible uses of Housing Trust Fund are:**

- Acquisition
- Rehabilitation
- New construction
- Demolition
- Homeownership
- Multi-family rental housing
- Adaptive re-use of historic structures
- Special needs housing
- Redevelopment of vacant properties
- Infrastructure improvements
- Housing for individuals or families with incomes up to 120% of area median income

**Program Region:**Statewide

**Program Contact(s):**

Debbie Russo

Office of Housing Finance

505 Hudson Street

Hartford, CT 06106

Phone: (860) 270-8223

Fax: (860) 270-8032

[deborah.russo@po.state.ct.us](mailto:deborah.russo@po.state.ct.us)

<http://www.ct.gov/ecd/cwp/view.asp?a=1098&Q=310890&PM=1>



## **Industrial Site Investment Tax Credit Program - DECD**

**Agency:**Department of Economic and Community Development (DECD)

**Program Description:**

The Industrial Site Investment Tax Credit Program encourages private investment in environmentally contaminated properties by providing investors with a dollar for dollar corporate tax credit of up to 100% of their investment, up to a maximum of \$100 million. An eligible Industrial Site Investment Project is defined as an investment made in real property, or in improvements to real property, located within Connecticut that has been subject to environmental contamination.

Minimum capital investment - for an eligible industrial site project, the minimum capital investment is \$5 million for projects locating in an Enterprise Zone, a designated distressed municipality, or in a community of greater than 100,000 in population. In all other communities, the minimum capital investment would be \$50 million.

**Program Region:**Statewide

**Program Contact(s):**

Richard LoPresti

505 Hudson Street

Hartford, CT 06106

Phone: (860) 270-8205

Fax: (860) 270-8055

[richard.lopresti@ct.gov](mailto:richard.lopresti@ct.gov)

[www.ct.gov/ecd/cwp/view.asp?a=1101&q=249822](http://www.ct.gov/ecd/cwp/view.asp?a=1101&q=249822)



## **Special Contaminated Property Remediation and Insurance Fund, (SCPRIF) - DECD**

**Agency:**Department of Economic and Community Development (DECD)

### **Program Description:**

The primary goal of the Special Contaminated Property Remediation and Insurance Fund is to provide financial assistance to investigate the environmental conditions of a site, remediate the site and ultimately encourage property redevelopment that is beneficial to the community.

Assistance is provided through low-interest loans that have a term of five years.

The purpose of the program is to encourage public and private partnerships to jointly investigate, remediate and redevelop underutilized commercial and industrial properties that remain vacant as a result of site contamination issues. The eventual remediation of any hazards and the reuse of the subject property is the ultimate goal of the program.

### **APPLICANT ELIGIBILITY:**

Any person, corporation, municipality or business entity is eligible to apply for SCPRIF funds. Applicants who undertake studies on the property owned by another party must have authorization to access the site for the purposes of the program.

### **ELIGIBLE ACTIVITIES:**

- Phase II environmental site assessments
- Phase III site investigations, including remedial action work plans
- Building lead and asbestos surveys prior to demolition or rehab
- Lead abatement and asbestos removal (prior to demolition)
- Demolition (full not partial)
- Remediation

**For an application package or more information contact:**

**Program Region:**Statewide

### **Program Contact(s):**

Ned Moore, SCPRIF Program Manager  
Office of Infrastructure & Real Estate  
505 Hudson Street  
Hartford, CT 06106  
Phone: (860) 270-8148  
Fax: (860) 270-8157

[edwin.moore@po.state.ct.us](mailto:edwin.moore@po.state.ct.us)

[www.ct.gov/e cd/cwp/view.asp?a=1101&q=249824](http://www.ct.gov/e cd/cwp/view.asp?a=1101&q=249824)



## Urban Site Investment Tax Credit Program - DECD

**Agency:**Department of Economic and Community Development (DECD)

**Program Description:**

The Urban Site Investment Tax Credit Program, very similar to the Industrial Site Investment Tax Credit Program, offers investors a dollar for dollar corporate tax credit of up to 100% of their investment up to a maximum of \$100 million. An eligible Urban Site Investment Project is defined as an investment that will add significant new economic activity, increase employment in a new facility and generate significant additional tax revenues to the municipality and the state.

Minimum capital investment - for an eligible Urban Site project, the minimum capital investment is \$5 million for projects locating in an Enterprise Zone, a designated distressed municipality, or in a community of greater than 100,000 in population. In all other communities, the minimum capital investment would be \$50 million.

**Program Region:**Statewide

**Program Contact(s):**

Richard LoPresti

505 Hudson Street

Hartford, CT 06106

Phone: (860) 270-8205

Fax: (860) 270-8055

[richard.lopresti@ct.gov](mailto:richard.lopresti@ct.gov)

[www.ct.gov/ecd/cwp/view.asp?a=1101&q=249842](http://www.ct.gov/ecd/cwp/view.asp?a=1101&q=249842)

Rob Rigney

505 Hudson Street

Hartford, CT 06106

Phone: (860) 270-8110

Fax: (860) 270-8070

[robert.rigney@po.state.ct.us](mailto:robert.rigney@po.state.ct.us)



## Urban Site Remedial Action Program - DECD

**Agency:**Department of Economic and Community Development (DECD)

### **Program Description:**

The Urban Site Remedial Action Program facilitates the transfer, reuse and redevelopment of potentially polluted commercial and industrial real property which otherwise would remain vacant and unproductive for the economy of the municipality, region and state. When necessary, the State can commit public funds to prepare the environmental site assessments and implement the site remediation. These funds are intended as "seed capital" to expedite the project. The State could recover the funds it commits to a project.

- **Economic Development Initiative:** The initiative is available to developers not requiring financial assistance, but needing state guidance through the remedial investigation and construction. Property owner must be willing to remediate the site. DECD will work with the Department of Environmental Protection (DEP) to expedite the review, inspection, and approval of the clean-up planning and implementation of those properties identified by DECD as significant to the state's economy.
- **Unwilling/Unable Party:** The property owner either has not been identified, is unwilling, or is unable to clean the property. DEP will conduct studies, remedial action planning and, if necessary, the implementation of the remedial action work plan for those properties identified by DECD as significant to the state's economy. The state may seek to recover its funds.  
PROJECT CAP: \$15 million

Site should be determined by DECD to be an economic development priority, based on economic benefits and need -- i.e. number of jobs retained/created, type of jobs, etc. In the case of Unwilling/Unable Party, dependence is upon the availability of funds.

**Program Region:**Economic Development Initiative - statewide eligibility

Unwilling/Unable Party - eligibility includes the following: (1) Distressed municipalities: Ansonia, Bridgeport, Bristol, Derby, East Hartford, East Windsor, Enfield, Hartford, Killingly, Meriden, Naugatuck, New Britain, New Haven, New London, Norwich, Plainville, Plymouth, Putnam, Sprague, Torrington, Vernon, Waterbury, West Haven, Winchester, Windham.

### **Program Contact(s):**

Dimple Desai, Project manager  
505 Hudson Street  
Hartford, CT 06106  
Phone: (860) 270-8151  
Fax: (860) 270-8157

[www.ct.gov/ecd/cwp/view.asp?a=1101&q=249844](http://www.ct.gov/ecd/cwp/view.asp?a=1101&q=249844)



## Office of the Ombudsman - DEP

**Agency:**Department of Environmental Protection (DEP)

**Program Description:**

The office of the Ombudsman provides a central point of contact for all stakeholders seeking information and assistance from the department including:

- Coordinating multimedia access
- Maintaining an information hotline
- Assisting applicants in understanding the environmental permitting process and coordinating application processing for new and expanding businesses
- Scheduling and coordinating multimedia pre-application meetings in an effort to fully explain all permit application requirements
- Working in partnership with the CT Department of Economic and Community Development (DECD), other state agencies and municipalities in outreach efforts to new and expanding businesses
- Making referrals to and coordinating with other DEP programs and non-DEP service providers to provide information on a variety of issues such as tax exemptions for pollution control equipment and access to compliance and technical assistance
- Providing outreach opportunities to promote compliance by better informing business and industry of their regulatory obligations. Such outreach highlights compliance success stories and innovative solutions to environmental problems
- Promoting improved environmental performance guidance and recognition for the environmental management systems

**Program Region:**Statewide

**Program Contact(s):**

Robert Kaliszewski, DEP Ombudsman  
79 Elm Street  
Hartford, CT 06106-5127  
Phone: (860) 424-3003  
Fax: (860) 424-4153  
[www.ct.gov/dep](http://www.ct.gov/dep)

Robert Hannon  
79 Elm Street  
Hartford, CT 06106-5127  
Phone: (860) 424-3003  
Fax: (860) 424-4153

Beatriz Milne  
79 Elm Street  
Hartford, CT 06106-5127  
Phone: (860) 424-3003  
Fax: (860) 424-4153

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## **Agency Profile**

**Agency:**Department of Environmental Protection (DEP)

**Mission:**To conserve, improve and protect the natural resources and environment of the State of Connecticut: to control air, land and water pollution in order to protect the health, safety and welfare of the people of Connecticut.

**Contact Information:**

79 Elm Street

Hartford, CT 06106-5127

Phone: (860) 424-3003

[www.ct.gov/dep](http://www.ct.gov/dep)



## **Pollution Prevention and Recycling/Source Reduction Information - DEP**

**Agency:**Department of Environmental Protection (DEP)

### **Program Description:**

Pollution prevention:

- On-site Business Pollution Prevention (P2) assistance provided primarily through a partnership with the Connecticut State Technology Extension Program, CONNSTEP. Non-regulatory pollution prevention walkthroughs are also available.
- Case Studies on Connecticut companies explain existing successful pollution prevention programs and provide contacts at Connecticut companies.
- Sector fact sheets provide technical information on implementing pollution prevention for many sectors including: auto repair, metal finishers, dry cleaners, consumers, vo-tech auto repair facilities, printers and lithographers.
- Energy Star - The P2 Office serves as the liaison with CT business for this national program. Energy Star encourages pollution and efficient use of energy by companies through partnership.
- Northeast Regional Technology Collaborative - Programs that originate in the federal Department of Energy's Office of Industrial Technology are presented through the P2 Office and include motor master, improving steam efficiency and funding pollution prevention projects.
- Community Assistance - The P2 Office is working with four neighborhood organizations in Hartford to provide information on environmental issues and concerns with the goal of empowering the public to be able to effect change in their communities. The project also includes training for business and institutions on pollution prevention.
- Pollution Prevention Presentations are available for a wide range of audiences including schools, civic organizations, and businesses.

Recycling/source reduction:

- Provides technical assistance and promotional materials for municipal and business recycling
- Promotes recycling and source reduction through education and program development
- Encourages recovered material market development.
- Provides technical assistance on composting of source separated organics.

Most services available to all businesses; some services limited to small or medium-sized businesses. Some grant programs require matching funds from business.

**Program Region:**Statewide

### **Program Contact(s):**

Kim Trella or (other staff in the Pollution Prevention Office)

Pollution Prevention

79 Elm Street

Hartford, CT 06106-5127

Phone: (860) 424-3297

[www.ct.gov/dep](http://www.ct.gov/dep)



## Hamden Three-Year Economic Development Plan and Business Incentive Program

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**Agency:**Hamden, Town of

### **Program Description:**

Hamden offers a holistic program of incentives, technical assistance and redevelopment activities to develop the local tax base and to improve the quality of its neighborhoods.

The Business Incentive Program offers a combination of tax abatements, grants, waivers of building permit fees and assistance with environmental assessment funding.

Technical Assistance is provided by the Hamden Business Assistance Center, offering help with business planning, cash flow analysis, marketing and personnel needs. The town also offers a business yellow pages and its own industry cluster initiative.

Redevelopment initiatives involved traditional redevelopment and brownfield projects that create good development and good jobs.

Tax abatements range from 1-7 years from 10%-70% of new assessed value based on the level of investment, type of project, projected employment and community benefit. Personal property abatements are limited to specific SIC number businesses.

Grants range from \$500-\$20,000 and permit waivers range from 25%-100% based on the location of project and level of investment. For more information, visit [www.hamden-ct.com](http://www.hamden-ct.com) or call Dale Kroop at 203-287-7033.

Benefits and programs are available to any kind of business in any area of town. Higher incentives are offered in the Enterprise Zone and two Neighborhood Revitalization Zones and for some specific uses. Owners as well as renters of commercial properties are eligible for most all of the incentives offered.

**Program Region:**Statewide

### **Program Contact(s):**

Dale Kroop  
Hamden Economic and Community Development  
2750 Dixwell Avenue  
Hamden, CT 06518  
Phone: (203) 287-7033  
[twm.hmdn.edc@snet.net](mailto:twm.hmdn.edc@snet.net)  
[www.hamden-ct.com](http://www.hamden-ct.com)

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### **Agency Profile**

**Agency:**Hamden, Town of

**Mission:**To develop the local tax base and to improve the quality of neighborhoods.

**Contact Information:**

2750 Dixwell Avenue

Hamden, CT 06518

Phone: (203) 287-7030

[twm.hmdn.edc@snet.net](mailto:twm.hmdn.edc@snet.net)

[www.hamden.com/](http://www.hamden.com/)



## EPA Brownfields Revolving Loan Fund - RGP

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**Agency:**Regional Growth Partnership (RGP)

### **Program Description:**

The Regional Growth Partnership provides brownfield remediation loans for eligible projects that will result in increased jobs and taxes within our 15-town area. Loans are available to public and private entities and developers in 15 towns.

Participants must meet requirements on two levels, environmental and financial. Must have done due diligence on the site - phase I, II, III investigations.

Requirements are similar to bank loans - loan applications, financial submissions, etc. The terms of the loan are flexible and developed on a project by project basis. Contact the RGP office for an application.

**Program Region:**Bethany, Branford, East Haven, Guilford, Hamden, Madison, Meriden, Milford, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven, Woodbridge

### **Program Contact(s):**

Peter Stein

900 Chapel Street, 10th Floor

New Haven, CT 06510

Phone: (203) 782-4389

Fax: (203) 821-3683

[pstein@rgp-ct.org](mailto:pstein@rgp-ct.org)

[www.rgp-ct.org/programs.htm](http://www.rgp-ct.org/programs.htm)

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## **Agency Profile**

**Agency:**Regional Growth Partnership (RGP)

**Mission:**The Regional Growth Partnership (RGP) is the economic development corporation serving South Central Connecticut. As a public/private partnership between fifteen local governments and the business community, RGP works to promote cohesiveness in the development of policies and programs designed to make the South Central Region more competitive in the global economy.

The RGP provides leadership by producing and overseeing the implementation of the region's Comprehensive Economic Development Strategy (CEDS). The CEDS is an action plan for the region's economy, identifying the strengths and challenges our region faces, while promoting strategies for job growth, infrastructure investment and improvement of our quality of life. The RGP also provides direct services to our member towns, including brownfields funding, project-based consulting and organizing forums for municipal economic development professionals to exchange information and ideas.

### **Contact Information:**

900 Chapel Street, 10th Floor

New Haven, CT 06510

Phone: (203) 821-3682

Fax: (203) 821-3683

[www.rgp-ct.org](http://www.rgp-ct.org)



## Site Assessment/Remediation Program - RGP

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**Agency:**Regional Growth Partnership (RGP)

**Program Description:**

The Regional Growth Partnership provides its 15-member communities with grants or loans to perform Environmental Site Assessments (ESA) and minor remediation projects on sites deemed to be brownfields. Brownfields are defined as properties whose redevelopment is complicated by the presence of real or perceived contamination. The properties may be vacant or underutilized. Those properties included are the decision of property owners and the towns. The goals are increased tax revenue and job creation.

The total funding is in the amount of \$750,000. Grants for individual sites depend on site conditions. However, Phase I ESAs normally do not exceed \$5,000 and Phase II ESAs, \$20,000.

Project criteria is available upon request. In general, eligible projects must include elements of job creation and tax revenue generation, a willing owner and support of the town the project is located in.

**Program Region:**Bethany, Branford, East Haven, Guilford, Hamden, Madison, Meriden, Milford, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven and Woodbridge

**Program Contact(s):**

Peter Stein

900 Chapel Street, 10th Floor

New Haven, CT 06510

Phone: (203) 782-4389

Fax: (203) 821-3683

[pstein@rgp-ct.org](mailto:pstein@rgp-ct.org)

[www.rgp-ct.org/programs.htm#site](http://www.rgp-ct.org/programs.htm#site)