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

Plan

- 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

Implement

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

NEW YORK STATE OF OPPORTUNITY. Office of Planning and Development
Eligible Applicants

- 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

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<tr>
<th>Develop BOA Plan</th>
<th>Predevelopment Activities</th>
<th>Phase II Environmental Site Assessments</th>
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<td>Develop a community-supported plan for revitalization culminating in designation by the Secretary of State</td>
<td>Targeted activities that help move projects from concept to completion in State-Designated Brownfield Opportunity Areas.</td>
<td>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.</td>
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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

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.

* 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:
  • 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
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)

**BOA Evaluation Criteria**

- **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)

NEW YORK
Office of Planning and Development
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