BROWNFIELDS LAND RECYCLING PROGRAM

FINANCIAL ASSISTANCE FOR PRIVATE REDEVELOPMENT PROJECTS
July 2017

BROWNFIELDS PROGRAM GOALS

- Stimulate the cleanup and redevelopment of brownfields sites for private and public use by providing incentives.
- Increase private sector investment on contaminated properties by providing financial assistance for qualified business owners, developers, and nonprofit organizations.
- Address environmental issues by encouraging high quality redevelopment of brownfields within the City-designated redevelopment and neighborhood initiative areas.
- Achieve long-term, sustainable brownfields redevelopment which creates jobs, achieves infill goals, enhances economic development, and revitalizes neighborhoods.

Criteria for Selection

Selection of projects will be coordinated with other City departments and economic development activities. Applicants must meet the following criteria for each project application submitted:

1) Project Location - Applicants may submit projects located citywide, however, preference is given to projects located within the following targeted areas:
   
   - West Phoenix Revitalization Area
   - Rio Salado Beyond the Banks Area
   - Infill Development District Area
   - Transit-Oriented Development Areas – TOD-1, TOD-2
   - Warehouse District:
   - Designated Redevelopment Areas and Neighborhood Initiative Areas (citywide)

2) Benefit to Community – Demonstrate how the proposed redevelopment project will address public benefit, such as, elimination of a public health hazard, creation of green space, parks, trails, enhancement of the aesthetics of the area, creation of neighborhood amenities, creation of food and healthcare assets, such as community gardens, urban farms, food hubs, health care clinics, and sustainability (i.e., green buildings.)
3) **Economic Benefits** – Demonstrate the economic benefits of the proposed redevelopment project, such as, creation of or increase in sales and/or property tax revenues, support of small business or start-up operations.

4) **Job Creation** – State the number of net new jobs that are created by the proposed redevelopment project. If no net new jobs are created, state the number of existing jobs that will be maintained.

5) **Small Business Enterprise or nonprofit organization status** – Preference is given to Applicants meeting the criteria for these categories as defined by the City of Phoenix.

6) **Applicant/Project Accepted in Other City Program(s)** – List the City program and contact for any other assistance the Applicant is receiving for this project. List the program and contact if Applicant has submitted a request for assistance.

7) **Cost of Brownfield Mitigation** – State the estimated cost to address environmental contamination, including the cost of environmental investigation (Phase II Environmental Site Assessments), remediation, environmental insurance, and any other costs related to environmental mitigation.

8) **Remediation Coordinated with ADEQ** - Applicant must provide evidence that the Arizona Department of Environmental Quality (ADEQ) is involved in the investigation/cleanup activities of the project as required. Preference given to projects that:
   - Conduct remediation of soil and/or groundwater contamination.
   - Meet residential cleanup standards.
   - Include ADEQ oversight of remediation activities.

9) **Applicant’s Financial Information** – Provide information regarding the financial capability of the Applicant to successfully undertake the proposed redevelopment. Information may include: audited/recent financial statements, listing of banks, financial/lending institutions and individuals who have provided financing to the project. Additional information may be requested.

10) **Project Financial Information** – Provide a project budget that identifies the estimated costs and sources of funds for the major components of the proposed redevelopment project; highlight the costs for infrastructure improvements and development fees. Provide evidence of financial commitment and a projected rate of financial return from the project at completion. Additional information may be requested.

11) **Financial Need** – Demonstrate the need for financial assistance from the Brownfields Land Recycling Program. State whether the project would be developed without assistance from the City.

12) **Type of Proposed Redevelopment** – Describe how the proposed project returns previously unused or underutilized land to productive use. Projects may also upgrade existing development to a higher use.
13) **Schedule for Remediation and Redevelopment** - Provide actual or proposed start and completion dates for major components of the project.

14) **Amount of Funding Requested** – State the total amount of funding requested. If the project is being completed in phases, please state the amount of funding requested per phase.

In addition to the information requested above, Applicants must submit the following with the application:

- Phase I and/or II Environmental Site Assessment reports
- Public infrastructure costs, as applicable.
- Site plan/architectural rendering of proposed redevelopment