BROWNFIELDS LAND RECYCLING PROGRAM

Program Eligibility Requirements

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.

Applicable Use of Funding

- Grant funds are available for remediation costs in areas where public infrastructure is constructed, construction of public infrastructure improvements, development fees, and any other City-related costs on redevelopment of brownfield sites.
- Funds are not available for environmental investigations (Phase I/II Environmental Site Assessments) or remediation outside public infrastructure areas.
- Funds are not available for asbestos and lead-based paint abatement.
- The dollar amount awarded will be limited to the amount available in that fiscal year and will be distributed among those projects that rank the highest in the scoring process.

PROGRAM ELIGIBILITY REQUIREMENTS

The following eligibility requirements must be met:

1) Applicants cannot be responsible for causing contamination at the property, i.e., a potentially responsible party (PRP) or responsible party (RP) is not eligible.

2) The property must have or have had documented or highly probable environmental contamination, which may include, hazardous substances or petroleum in the soil or groundwater.
3) The redevelopment project should provide a direct public benefit, such as, eliminating public health hazards and blight, job creation, increased tax revenues, neighborhood revitalization, addition of neighborhood amenities, or creation of green space.

**Criteria for Selection**

Selection of projects will be coordinated with other City departments and economic development activities. It is anticipated that OEP will seek staff from CED, DDO, NSD, and/or Planning to assist in reviewing applications. Other departments will be consulted as necessary.

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 Incentive Area
   - Transit-Oriented Development Areas
   - Downtown Development Area
   - 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, 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/Minority/Woman-owned 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. 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
- Site plan/architectural rendering of proposed redevelopment

**APPLICATION PROCESS**

1) Applications area accepted year round.

2) Applications will be reviewed by an interdepartmental review panel.

3) Projects that meet the award criteria will be submitted to City Manager's office for approval.
4) Successful applicants will be notified of the intent to accept the project into the program and to award grant funds.

5) Projects will be submitted to City Council for approval.

6) Upon approval by City Council, OEP initiates a Brownfields Development Agreement to be executed by both parties.