



**Office of Planning  
and Development**

# **Brownfield Opportunity Areas Program**

**Lesley Zlatev, Revitalization Specialist**  
**Danny Lapin AICP, Revitalization Specialist**

**An Office of New York Department of State**

May 8, 2023

# 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.



# What is a Brownfield?



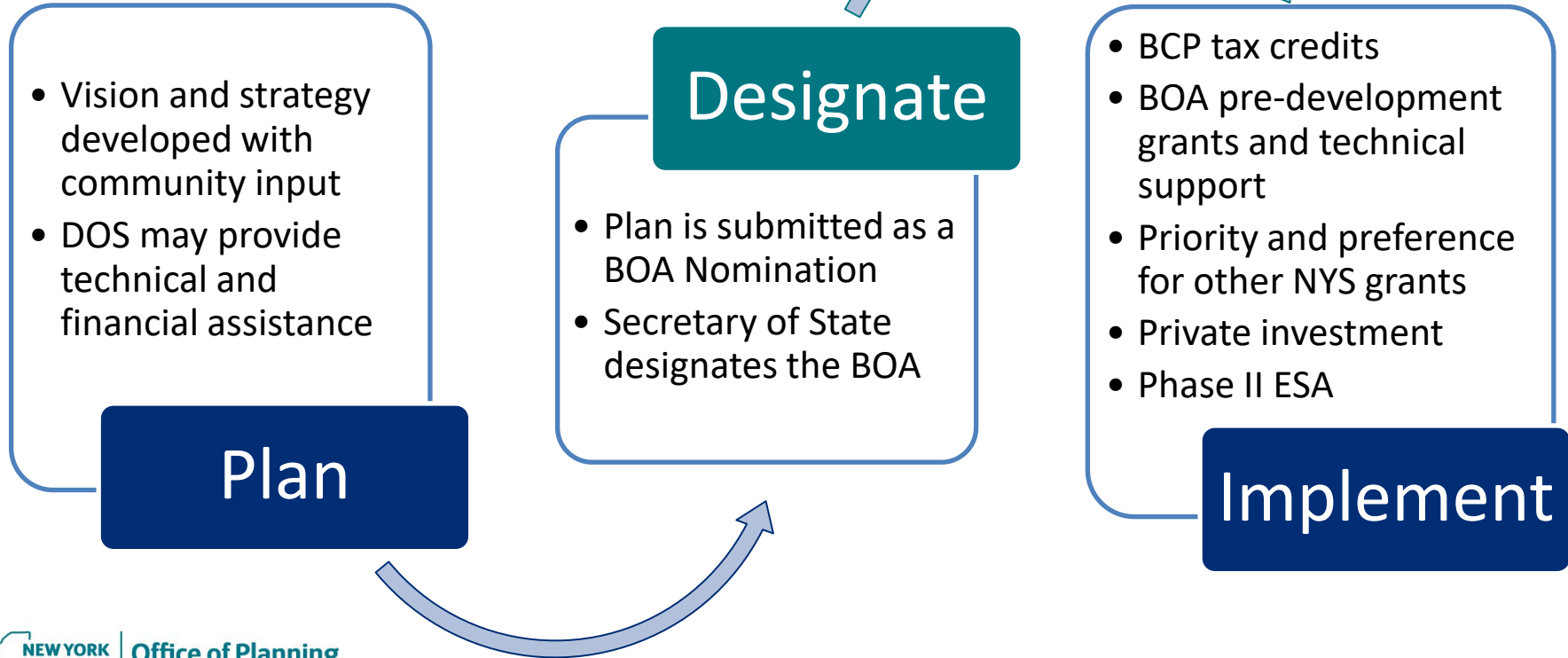
# BOA Program Empowers Communities

- 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 by the Numbers

- 200+ BOA grants awarded
- \$55 Million in funding allocated
- 100+ BOA study areas
- 66 Designated BOAs

# BOA Process



# Eligible Applicants

## Municipalities

- 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

## Develop BOA Plan

Develop a community-supported plan for revitalization culminating in designation by the Secretary of State

## Predevelopment Activities

Targeted activities that help move projects from concept to completion in State-Designated Brownfield Opportunity Areas.

## Phase II Environmental Site Assessments

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.



# 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

Guidance describing requirements for BOA Designation is available at:

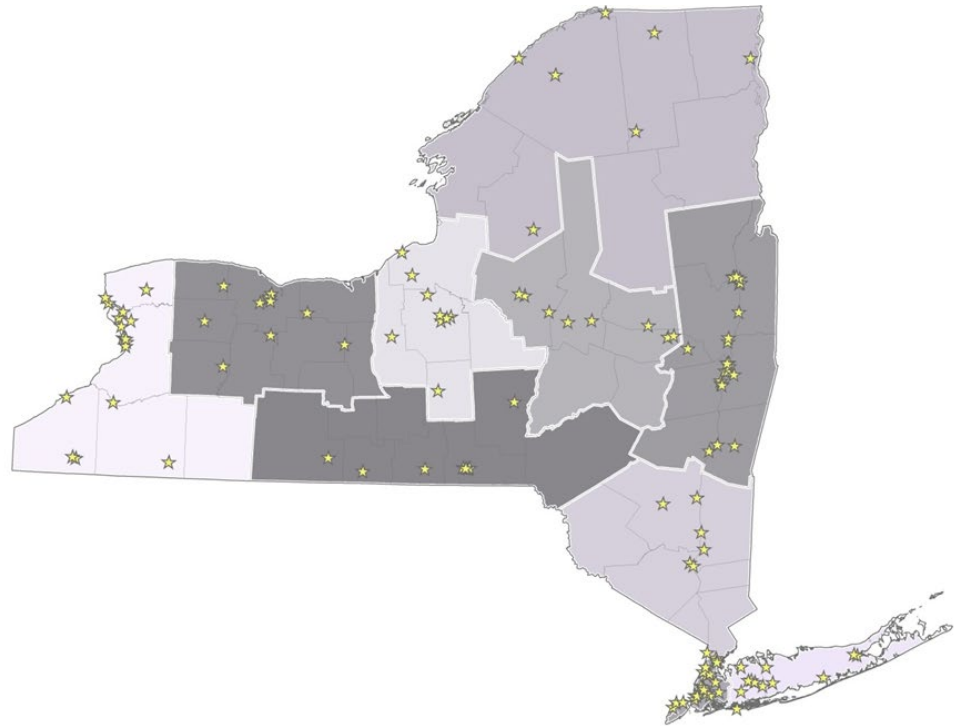
[https://www.dos.ny.gov/opd/programs/pdfs/BOA/BOA\\_Designation\\_Guidance.pdf](https://www.dos.ny.gov/opd/programs/pdfs/BOA/BOA_Designation_Guidance.pdf)



# BOA Designation

## Benefits of BOA Designation

- Priority and preference for other grant programs
- Eligibility for BOA Predevelopment activities and Site assessment Funding
- DOS technical support
- Brownfield remediation tax credits

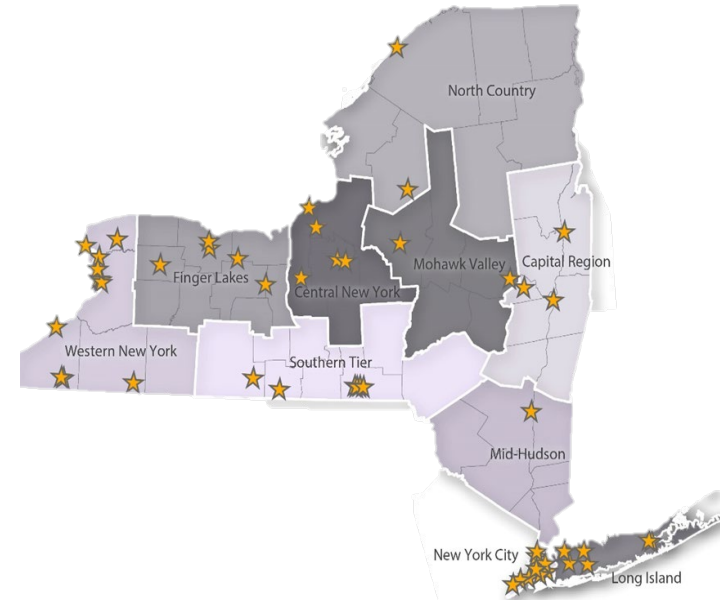


# Steps for BOA Designation

1. Letter of request from a BOA Program Applicant requesting consideration by the Secretary of State for a determination to designate a Brownfield Opportunity Area.
2. Public Notice and Presentation of Supporting Documentation- Documentation demonstrating required public participation has been completed. |
3. Complete BOA Nomination- A complete Nomination document submitted in a three-ring binder organized with a cover sheet and tabs delineating the required elements as per GML §970-R

# 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>

# 2022 CFA Funding Amounts

- Approximately \$2-4 Million is awarded annually for the BOA Program through the Consolidated Funding Application (CFA)
- Anticipated Maximum grant award for 2023:
  - BOA Plan- \$500,000
  - BOA Predevelopment Activities or Phase II ESA- \$500,000  
*(You must have a designated BOA in order to apply for Predevelopment Activities within an area)*
  - No minimum State grant request or award.
- Communities can apply for more than one award.
- CFA Released in early May.
- CFA Applications Due late July
- State assistance awarded and paid to a grant recipient will not exceed 90% of the total eligible project cost. Local Match is 10% of total project cost.

# Thank you!

Please Email Questions to: [BOA@dos.ny.gov](mailto:BOA@dos.ny.gov)

Daniel “Danny” Lapin, AICP  
Revitalization Specialist  
[Daniel.Lapin@dos.ny.gov](mailto:Daniel.Lapin@dos.ny.gov)