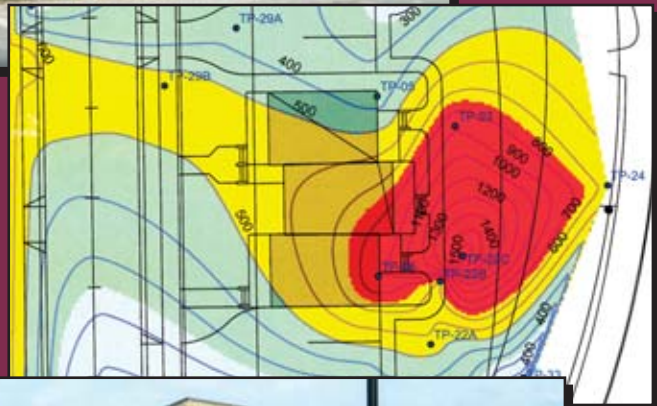




Brownfields Assistance Program

Economic Development Department and the
Department of Environmental Services

City of Rochester , NY



When Environmental Testing Is Needed:

HERE'S LOW-COST HELP FOR REDUCING RISK WHEN BUYING/SELLING PROPERTY!

If you're considering buying, selling or redeveloping **commercial or industrial real estate** that needs environmental assessments or engineering studies, there's a City program that can help.

The objective of the **Brownfields Assistance Program (BAP)** is to attract investors who can develop underutilized

land for their own profit, while contributing to the City's economic health.

Investment Incentives

Funded under a U.S. Environmental Protection Agency grant, the program provides companies selling or seeking industrial or commercial property with financial and technical aid for studying environmental conditions to help evaluate a project's feasibility.

The City will...

- Retain environmental consultants to perform pre-remedial site investigations;
- Provide these services on a cost-sharing basis; and
- Give priority to projects providing economic benefits that best reflect the City's development goals.

Qualifying Factors

The What & Where

BAP projects must be for property tax-producing uses on sites located within the City's designated industrial or commercial zones. Properties or uses that violate Federal, State, County or City codes, ordinances or laws are ineligible. Applicants who do not yet own the property must submit written consent from the owner for an investigation.

ELIGIBLE APPLICANTS

The applicant may be a corporation, partnership or sole proprietorship who either owns or is actively considering purchase of the property for reuse.

ELIGIBLE ACTIVITIES

Activities qualifying for assistance include:

- Environmental audits, including Phase I & Phase II investigations
- Subsoil and geo-technical investigations
- Feasibility analyses & clean up cost estimates
- Engineering studies & concept plans for site clean-up and reuse [excluding environmental clean-up costs]
- Legal costs associated with the above uses

How It Works

Brownfields Assistance Program (BAP) consultants are paid directly by the City for services provided to applicants. Approved applicants sign a service agreement that requires paying a fee to the City of about 1/3 the cost for the consultants' services (unless waived).

PROJECTING SUCCESS/PUBLIC BENEFITS

The applicant must submit a development plan that demonstrates the proposed project's financial viability and quantifies projected economic benefits to the community, along with fund sources and uses. Economic benefits may include:

- Reuse of vacant/underutilized industrial or commercial space;
- Amount of investment at the site;
- Increased property assessments;
- Jobs created & retained; and
- Jobs earmarked for city residents.

WAIVING FEES WHEN CONDITIONS MERIT

Within a time period specified in the service agreement, the applicant may notify the City that it has terminated the proposed redevelopment project based on the discovered environmental conditions. If such notice is made, the applicant's obligation to share investigation costs will be cancelled. All reports generated become property of the City, with copies provided to the property owner.

The Application Process

Applicants must submit all items noted here as part of the application:

- Current owner's name, address and telephone number
- Description of the site's prior use (if known)
- A description of the property and a narrative describing the proposed project
- Site location map
- The property tax account number
- Proposed site environmental investigation scope and other pre-development services
- A description of the timetable for undertaking the work
- Completed Phase I environmental site assessment (if available)
- Applicant's profit-&-loss statements and balance sheets for the prior three years
- Statement of Legal Interest in the property (from the owner or major tenant)
- Property owner authorization to proceed & allow the City and Consultant site access.
- Preliminary redevelopment and site plans (if applicable)

Phase II Studies/ Feasibility Analyses

Additional information that may be required for applications containing *Phase II Studies* &/or *Feasibility Analyses* includes:

- Proposed Sources and Uses of Funds for the redevelopment project
- Economic benefits of the proposed reuse plan
- Current Personal Financial Statement for anyone owning more than 20% of the business

Get More Details

Obtain **an application or more process details** by contacting Karen Altman of the City's Economic Development Dept. at

altmank@cityofrochester.gov or phone: **585/428-6967**.

Obtain technical information from Mark Gregor of the City's Environmental Quality Div. at **mgregor@cityofrochester.gov** or phone: **585/428-5978**.

The **Brownfields Assistance Program** is funded with grants from the U.S. Environmental Protection Agency and administered by the City of Rochester, N.Y.