



**Virginia Brownfields Restoration and
Economic Redevelopment Assistance Fund**

Guidelines and Application

Virginia Economic Development Partnership

July 2016

Guidelines for the Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund

Purpose:

The Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF) was established pursuant to § 10.1-1237 of the Code of Virginia of 1950, as amended (the Code), to provide either grants or loans to local governments to promote the restoration and redevelopment of brownfield sites and to address environmental problems or obstacles to reuse so that these sites can be effectively marketed to new economic development prospects.

Administration:

The VBAF is administered by the Virginia Resources Authority (VRA).

The Virginia Economic Development Partnership (VEDP) directs the distribution of grants or loans from the VBAF to grant or loan recipients (VBAF Program), in consultation with the Virginia Department of Environmental Quality (DEQ) and based upon the priorities and procedures set forth in these Guidelines.

It is expected that all awards made under the VBAF Program will be grants.

VBAF Program Priorities:

The VBAF Program is targeted toward projects or phases of work associated with the restoration and redevelopment of brownfield sites that by their completion will generate additional private investment and job creation in the immediate future.

Such projects or phases of work will be evaluated and grants will be awarded based upon meeting one or more of the following priorities:

- **Use or reuse of existing infrastructure** - projects or phases of work that seek to repurpose or redevelop a property currently served by existing infrastructure, rather than property not so currently served.
- **Limited ability to draw on other funding sources** – small communities or communities with a local unemployment rate or poverty rate that exceeds the statewide unemployment rate or poverty rate and have limited ability to draw on other funding sources.
- **Potential for redevelopment and reuse of the site** - sites with significant potential for redevelopment and reuse including demonstrable interest in the

property for economic development purposes and appearance in the comprehensive plan of the community in which the property is located.

- **Economic benefits** –projects or phases of work with a specific relationship to a local or regional economic development strategy and where redevelopment could be a catalyst to larger revitalization projects and economic benefits to the surrounding community.
- **Environmental benefits** – environmental issues can be resolved with grants from the VBAF Program and other available funding within a relatively brief period of time and the site redeployed.

VBAF Program Grants:

Grants from the VBAF Program are to be used to help fill a financing gap that has prevented restoration or redevelopment of brownfield sites.

There are two types of grants available to assist paying the reasonable and necessary costs associated with the restoration and redevelopment of a brownfield site:

- **VBAF Site Assessment and Planning Grants** - for (i) environmental and cultural resource site assessments and (ii) development of remediation and reuse plans.

VBAF Site Assessment and Planning Grants will be awarded in amounts of up to \$50,000.

The award of a VBAF Site Assessment and Planning Grant is subject to the availability of funds in the VBAF and an appropriation of the Virginia General Assembly.

- **VBAF Site Remediation Grants** – for (i) remediation of a contaminated property to remove hazardous substances, hazardous wastes, or solid wastes, (ii) necessary removal of human remains, the appropriate treatment of grave sites, and the appropriate and necessary treatment of significant archaeological resources, or the stabilization or restoration of structures listed on or eligible for the Virginia Historic Landmarks Register, and (iii) demolition and removal of existing structures, or other site work necessary to make a site or certain real property usable for new economic development.

VBAF Site Remediation Grants will be awarded in amounts of up to a maximum of \$500,000.

The Virginia General Assembly has allocated at least \$1,500,000 from the general fund for Fiscal Year 2017 (FY17) and at least \$1,500,000 from the general fund for Fiscal Year 2018 (FY18) to the VBAF specifically for site

remediation grants. It is expected that any uncommitted moneys for FY17 will remain in the VBAF and be available for FY18.

The award of a VBAF Site Remediation Grant is subject to the availability of funds in the VBAF and an appropriation of the Virginia General Assembly.

Applications for VBAF Site Assessment and Planning Grants and VBAF Site Remediation Grants will be evaluated by a committee of VEDP and DEQ staff. The committee of VEDP and DEQ staff has the sole discretion to award grants from the VBAF Program.

Eligible Applicant:

Only political subdivisions of the Commonwealth of Virginia, including counties, cities, towns, industrial/economic development authorities, and redevelopment and housing authorities, may apply for grants from the VBAF Program.

Application:

VBAF Site Assessment and Planning Grants

VBAF Site Assessment and Planning Grant Applications (Attachment A to these Guidelines) will be evaluated on a rolling basis and awarded based on the VBAF Program priorities identified in these Guidelines.

When a Phase I or Phase II Environmental Site Assessment or further characterization as part of an All Appropriate Inquiry (to meet the ASTM E1527) is being completed for assessment purposes, the property may be publicly or privately owned as long as the property has public or private redevelopment potential.

An applicant should submit an application for each project or phase of work. The proceeds of a VBAF Site Assessment and Planning Grant may be used for multiple properties so long as such properties are identified in the application.

A VBAF Site Assessment and Planning Grant Application may include a scope of work to be performed that includes remediation so long as the total VBAF Site Assessment and Planning Grant amount is no more than \$50,000.

Within 60 days of notification of the award of a VBAF Site Assessment and Planning Grant, the recipient will be required to enter into a performance agreement as further described below. If the performance agreement is not executed within this timeframe, such award will be rescinded. The recipient will be entitled to reapply for a VBAF Site Assessment and Planning Grant thereafter, based upon the terms, conditions and availability of funds at that time.

It is expected that the entire VBAF Site Assessment and Planning Grant will be paid upon execution and delivery of the performance agreement.

In the event that the original VBAF Site Assessment and Planning Grant is insufficient to allow a recipient to complete a project or phase of work or other associated work identified through the results of a project or phase of work, an additional grant in an amount of up to 20% of the original VBAF Site Assessment and Planning Grant may be awarded if that additional amount, plus other identified funds, will be sufficient to allow completion. Award of such a supplemental VBAF Site Assessment and Planning Grant will be considered on a case-by-case basis and will be dependent on the amount of money in the VBAF.

VBAF Site Remediation Grants

VBAF Site Remediation Grant Applications (Attachment B to these Guidelines) will be evaluated on a competitive basis and will be awarded based on the perceived highest merit and the VBAF Program priorities identified in these Guidelines.

The emphasis of the VBAF Program is promoting the restoration and redevelopment of brownfield sites and addressing environmental concerns and obstacles to reuse. Priority will be given to VBAF Site Remediation Grants Applications for remediation of a contaminated property to remove hazardous substances, hazardous wastes, or solid wastes.

Applicants requesting funding for demolition and removal of existing structures should first contact the Virginia Department of Housing and Community Development to determine funding under the Virginia Industrial Revitalization Fund which emphasizes such activities.

The property for which a VBAF Site Remediation Grant is sought may be publicly or privately owned as long as the property has public or private redevelopment potential. If privately owned, there should be an option agreement or some other documentation between the applicant and the private owner of a commitment by the private owner to a competitive sale price, to permit access for site assessment, remediation, and marketing, and to market the property for economic development purposes. Such agreement or other documentation will cause the application to be considered more favorably.

Applications for VBAF Site Remediation Grants in FY17 will be due on or before October 1, 2016. VEDP will announce FY17 awards on or before November 1, 2016. The recipient of a FY17 VBAF Site Remediation Grant will be required to enter into a performance agreement as further described below on or before January 1, 2017.

After the initial FY17 round of applications, if uncommitted moneys allocated to FY17 remain in the VBAF, it is expected that a second round of applications will be solicited for submission on or before March 1, 2017. VEDP will announce additional FY17 awards

on or before April 1, 2017, and recipients will be required to enter into a performance agreement as further described below on or before June 1, 2017.

Applications for VBAF Site Remediation Grants in FY18 will be due on or before October 1, 2017. VEDP will announce FY18 awards on or before November 1, 2017. The recipient of a FY18 VBAF Site Remediation Grant will be required to enter into a performance agreement as further described below on or before January 1, 2018.

After the initial FY18 round of applications, if uncommitted moneys allocated to FY18 remain in the VBAF, it is expected that a second round of applications will be solicited for submission on or before March 1, 2018. VEDP will announce additional FY17 awards on or before April 1, 2018, and recipients will be required to enter into a performance agreement as further described below on or before June 1, 2018.

It is expected that the VBAF Site Remediation Grant proceeds will be disbursed in two payments, with 50% paid upon execution and delivery of the performance agreement and 50% paid when a project report is filed indicating the project or phase of work is complete. If the total amount of the VBAF Site Remediation Grant is \$50,000 or less, such total amount will be paid upon execution and delivery of the performance agreement.

In the event that the original VBAF Site Remediation Grant is insufficient to allow a recipient to complete a project or phase of work or other associated work identified through the results of a project or phase of work, an additional grant in an amount of up to 20% of the original VBAF Site Remediation Grant may be awarded. Such additional grant may be awarded only if the amount of the original VBAF Site Remediation Grant and the additional grant totals no more than \$500,000 and the additional grant, plus other identified funds, will be sufficient to allow completion. Award of such a supplemental VBAF Site Remediation Grant will be considered on a case-by-case basis and will be dependent on the amount of money in the VBAF.

Local Responsibility:

An applicant must demonstrate a commitment to a project or phase of work and evidence of adequate funding to complete the project for which a grant is made.

VBAF Program grants may not be used as a substitute for other funds that have already been committed to a project.

A local match of at least 100% is required (Local Match).

A Local Match may be funded from public and/or private sources and must either be cash or documented reasonable and necessary costs incurred for the site where the VBAF Grant proceeds are to be expended that: (i) are associated with the project or phase of work; (ii) will promote the restoration and redevelopment; or (iii) will address environmental problems or obstacles to reuse.

Such costs must be specifically identified in an application and may include: (i) environmental and cultural resource site assessments; (ii) environmental testing; (iii) development of a remediation and reuse plan; (iv) purchase of a property; (v) remediation of a contaminated property to remove hazardous substances, hazardous wastes, or solid wastes; (vi) the necessary removal of human remains, the appropriate treatment of grave sites, and the appropriate and necessary treatment of significant archaeological resources, or the stabilization or restoration of structures listed on or eligible for the Virginia Historic Landmarks Register; (vii) engineering; (viii) design or architectural activities as well as other costs such as public notices, permit fees and inspections costs (or waivers of such) related to physical activities and ix) other costs associated with implementation of a remediation and reuse plan.

Up to five percent (5%) of the administrative costs associated with the overall budget for a project or phase of work may be allocated for the Local Match if such use is outlined in an application.

The Local Match may include federal (including EPA Brownfields Grant), other state, local, or private funds.

If a supplemental VBAF Site Assessment and Planning Grant or VBAF Site Remediation Grant is subsequently awarded, a recipient must provide a second Local Match of 100%.

A higher Local Match will cause the application to be considered more favorably.

It is the preference that a Local Match not have been paid or incurred any more than five years prior to the date of an application.

Eligible Uses of VBAF Grants:

Pursuant to § 10.1-1237 of the Code, VBAF grant proceeds may be used to pay the reasonable and necessary costs associated with the restoration and redevelopment of a brownfield site for: (i) environmental and cultural resource site assessments; (ii) remediation of a contaminated property to remove hazardous substances, hazardous wastes, or solid wastes; (iii) the necessary removal of human remains, the appropriate treatment of grave sites, and the appropriate and necessary treatment of significant archaeological resources, or the stabilization or restoration of structures listed on or eligible for the Virginia Historic Landmarks Register; (iv) demolition and removal of existing structures, or other site work necessary to make a site or certain real property usable for new economic development; and (v) development of a remediation and reuse plan.

VBAF grant proceeds may only be used for expenses incurred as contemplated by the scope of work set forth in a recipient's application and the performance agreement setting forth the terms and conditions of the grant.

Up to five percent (5%) of VBAF grant proceeds may be used to cover administrative costs associated with a project or phase of work.

Performance Agreement:

The recipient of a VBAF Site Planning and Assessment Grant or a VBAF Site Remediation Grant will be required to enter into a performance agreement with VEDP, as acknowledged by VRA and DEQ. The performance agreement will be subject to negotiation.

It is expected that the performance agreement will contain provisions for, among other things, the disbursement of the grant, the use of the grant proceeds, the Local Match, potential repayment obligations, and reporting.

The performance agreement must be executed before any VBAF grant proceeds will be disbursed to the recipient.

Report and Data Requirements:

The investigation methodology, collection, sampling, laboratory analysis, evaluation, and report development and compilation are expected to be of the quality as would be required for submission to the Virginia Voluntary Remediation Program (VRP) or any environmental regulatory programs which may apply. Phase I work should follow ASTM International's E1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." The recipient and its contractor are responsible for quality assurance for the report(s) developed as part of this process.

Enrollment in the DEQ VRP is required for recipients of a VBAF Site Remediation Grant, unless such grant proceeds are to be used for lead paint or asbestos abatement, or if a supported rationale for not enrolling the site is provided.

Enrollment in the DEQ VRP is strongly encouraged for recipients of a VBAF Site Assessment and Planning Grant to gain the statutory liability protections and to provide agency oversight into site cleanup. If a recipient elects not to enroll the property in the VRP (for sites not under a regulatory program) the recipient is expected to meet VRP remediation and risk standards of care for reuse of the property. The recipient is expected to maintain all records for facilitating potential future brownfields revitalization of the property, to demonstrate appropriate care, and to facilitate potential future VRP enrollment if necessary.

All tests, analyses, measurements, or monitoring required pursuant to the Commonwealth's air, waste, and water laws and regulations must be certified or accredited by the Virginia Division of Consolidated Laboratory Services (DCLS) Virginia Environmental Laboratory Accreditation Program (VELAP).

Questions:

Please direct any general questions regarding the administration of the VBAF Program to:

Robert W. McClintock, Jr.
Vice President, Research
Virginia Economic Development Partnership
P. O. Box 798
Richmond, VA 23218-0798
804-545-5772 (phone)
804-545-5771 (fax)
rmclintock@yesvirginia.org

Please direct any questions regarding the environmental or technical aspects of a project or an application to:

J. Meade R. Anderson, CPG
Brownfields Program Manager
Virginia Department of Environmental Quality
P.O. Box 1105
Richmond, VA 23218
804-698-4179 (phone)
804-698-4234 (fax)
j.meade.anderson@deq.virginia.gov

ATTACHMENT A

VBAF Site Assessment and Planning Grant Application

Instructions

Carefully review the VBAF Guidelines and the application requirements before completing and submitting the application.

Applications for VBAF Site Assessment and Planning Grants will be accepted on a rolling basis and will be awarded based on the VBAF Program priorities identified in the VBAF Guidelines.

Only complete applications will be considered.

Use the Provided Format: Applicants must use the format provided and respond using a font size of no less than 12.

Use the Space Provided: All questions should be answered within the space and/or word limitations provided. Certain questions may require attachments. Such attachments, as applicable, must be placed at the end of the application, and listed in order. In some cases, more than one document may be needed to for a particular attachment. For example, with respect to Part II, 2 Scope of Work, proposals and past studies may be necessary. In this instance, please label the documents Part II 2-A, 2-B, and so forth.

Application Submittal: All applications and supporting materials should be submitted **electronically to both:**

Robert W. McClintock, Jr.
Vice President, Research
VEDP
rmclintock@yesvirginia.org

Meade Anderson
Brownfields Program Manager
DEQ
J.Meade.Anderson@deq.virginia.gov

Please submit large documents (over 10MB) via a file transfer protocol (FTP) site or other digital file transfer services such as Dropbox or Google Drive. Any files over 50MB should be broken down in to smaller files prior to submittal.

If electronic submission is not possible, please contact Robert W. McClintock, Jr., Vice President, Research, VEDP, at 804-545-5772 or rmclintock@yesvirginia.org

Part I – Applicant

1. Applicant:

State the name of applicant and the applicable federal taxpayer identification number.

2. Prior VBAF Program Grants:

State whether the applicant previously was awarded a grant from the VBAF Program. Indicate, if applicable, whether i) that project or phase of work was completed, ii) the site was successfully marketed to a new economic development prospect, and iii) the site generated any additional private investment and job creation.

3. Primary Contact:

Provide the name of the primary contact for purposes of application and administration of the VBAF Site Assessment and Planning Grant and all relevant contact information, including physical and email addresses and contact numbers.

4. Certification:

To the best of my knowledge and belief, the information contained in this application is true and correct and the application has been duly authorized by the governing body of the applicant.

Name:

Title:

Date:

Part II – Project

1. Project Description (100 words or less):

Describe the project or phase of work.

2. Scope of Work Description (200 words or less):

Describe the scope of work to be performed and for which the VBAF Site Assessment and Planning Grant will be used. Attach proposals or other descriptions of the scope of work. Summarize the basic findings of any environmental studies or reports describing environmental conditions (e.g., Phase I and Phase II ESAs, remediation reports) that have already been performed at the property and document the need for remediation. State the costs of such studies and include any invoices if the expenditures are to be included as part of the Local Match. Copies of studies may be requested.

3. Virginia Environmental Laboratory Accreditation Program (VELAP) (100 words or less):

Affirm that all data collected after July 1, 2016, will reflect certification by the Virginia Division of Consolidated Laboratory Services (DCLS) VELAP.

4. Time-Frame (100 words or less):

Provide the expected time schedule for the scope of work, including whether work has already begun and current status, if applicable.

5. Budget:

Provide the total budget for the project or phase of work, broken down by major category of expense and including sources of funding. Attach estimates and any invoices for expenditures already made.

6. Grant Request:

State the amount of the VBAF Site Assessment and Planning Grant request.

7. Local Match (100 words or less):

Describe the type, amount, source, and timing of the Local Match.

Part III – Site

1. Site identification (100 words or less):

Provide the name, address, and location of the site on which the project or phase of work will occur, including the locality in which it is located. Provide the name of the property owner. Indicate whether the property is publicly or privately owned. Documentation of ownership may be requested.

2. Site Description (100 words or less):

Provide a brief physical description of the site on which the project or phase of work is located. Attach any detailed site plan(s).

3. Location (100 words or less):

Briefly describe the size of the community where the project or phase of work is located. Indicate whether the locality in which the project will be located has an average unemployment rate above the statewide average unemployment rate **and/or** has an average poverty rate above the statewide average poverty rate.

4. Infrastructure (100 words or less):

Briefly describe existing utility and transportation infrastructure serving the property and whether and to what extent the project or phase of work will make use of such infrastructure. If the property is not currently served by a particular utility or transportation infrastructure, describe the nearest infrastructure. Describe any utility or transportation infrastructure improvements planned for the site.

5. Environmental Concerns:

(a) Summarize any known or suspected soil contamination, water contamination, asbestos or other environmental challenges at the property. **(100 words or less)**

(b) Indicate whether the property is currently subject to any federal or state environmental regulatory programs. Briefly describe the current status. **(100 words or less)**

6. Virginia Voluntary Remediation Program (VRP) (100 words or less):

Indicate whether the property is already enrolled in the VRP or if plans include for it to be enrolled. Briefly describe the current status. Although enrollment is not required for recipients of a VBAF Site Assessment and Planning Grant, recipients are strongly encouraged to enroll to gain the statutory liability protections and to provide agency oversight into site cleanup. Recipients will be expected to meet VRP remediation and risk standards of care for reuse of the property and to maintain all records for facilitating potential future brownfields revitalization of the property, to demonstrate appropriate care, and to facilitate potential future VRP enrollment if necessary.

Part IV – Potential Redevelopment and Reuse

1. Potential Redevelopment and Reuse Plans (200 words or less):

Summarize documented plans for the potential redevelopment and reuse of the property and attach any such plans.

2. Economic Impact (100 words or less):

Briefly describe how the restoration and redevelopment of this property for economic development purposes would positively impact the locality/region. Indicate how redevelopment could be a catalyst to larger revitalization projects.

3. Strategic or Comprehensive Plans (100 words or less):

Briefly describe the local or regional economic development strategic plan(s), including local or regional comprehensive plans, and describe the relationship of the project or phase of work to such plan(s) including the need for the property to meet economic development needs. Attach copies of any such plans.

ATTACHMENT B

VBAF Site Remediation Grant Application

Instructions

Carefully review the VBAF Guidelines and the application requirements before completing and submitting an application.

Applications for VBAF Site Remediation Grants will be evaluated on a competitive basis and will be awarded based on the perceived highest merit and the VBAF Program priorities identified in the VBAF Guidelines.

Applications for VBAF Site Remediation Grants will be accepted beginning July 1 in each of FY 2017 and FY 2018 and ending at the close of business October 1 of each such fiscal year. If a second round of applications is solicited in each fiscal year, such applications will be accepted beginning February 1 and ending at the close of business March 1 of each such fiscal year. Only timely-filed, complete applications will be considered.

Use the Provided Format: Applicants must use the format provided and respond using a font size of no less than 12.

Use the Space Provided: All questions should be answered within the space and/or word limitations provided. Certain questions may require attachments. Such attachments, as applicable, must be placed at the end of the application, and listed in order. In some cases, more than one document may be needed to for a particular attachment. For example, with respect to Part II, 2 Scope of Work, proposals and past studies may be necessary. In this instance, please label the documents Part II 2-A, 2-B, and so forth.

Application Submittal: All applications and supporting materials should be submitted **electronically to both:**

Robert W. McClintock, Jr.
Vice President
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J. Meade R. Anderson, CPG
Brownfields & Voluntary Remediation Program
Manager
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Please submit large documents (over 10MB) via a file transfer protocol (FTP) site or other digital file transfer services such as Dropbox or Google Drive. Any files over 50MB should be broken down in to smaller files prior to submittal.

If electronic submission is not possible, please contact Robert W. McClintock, Jr., Vice President, Research, VEDP, at 804-545-5772 or rmclintock@yesvirginia.org.

Part I – Applicant

1. Applicant:

State the name of applicant and the applicable federal taxpayer identification number.

2. Prior VBAF Program Grants:

State whether the applicant previously was awarded a grant from the VBAF Program. Indicate, if applicable, whether i) that project or phase of work was completed, ii) the site was successfully marketed to a new economic development prospect, and iii) the site generated any additional private investment and job creation.

3. Primary Contact:

Provide the name of the primary contact for purposes of application and administration of the VBAF Site Remediation Grant and all relevant contact information, including physical and email addresses and contact numbers.

4. Certification:

To the best of my knowledge and belief, the information contained in this application is true and correct and the application has been duly authorized by the governing body of the applicant.

Name:

Title:

Date:

Part II – Project (30 points)

1. Project Description (100 words or less):

Briefly describe the project or phase of work.

2. Scope of Work Description (200 words or less):

Describe the scope of work to be performed and for which the VBAF Site Remediation Grant will be used. Attach proposals or other descriptions of the scope of work. Summarize the basic findings of any environmental studies or reports describing environmental conditions (e.g., Phase I and Phase II ESAs, remediation reports) that have been already been performed at the property and document the need for remediation. State the costs of such studies and include any invoices if the expenditures are to be included as part of the Local Match. Attach any studies or reports.

3. Virginia Environmental Laboratory Accreditation Program (VELAP) (100 words or less):

Affirm that all data collected after July 1, 2016, will reflect certification by the Virginia Division of Consolidated Laboratory Services (DCLS) VELAP.

4. Time-Frame (100 words or less):

Provide the expected time schedule for the scope of work, including whether work has already begun and current status, if applicable.

5. Budget:

Provide the total budget for the project or phase of work, broken down by major category of expense and including sources of funding. Attach estimates and any invoices for expenditures already made.

6. Grant Request:

State the amount of the VBAF Site Remediation Grant request.

7. Local Match (100 words or less):

Describe the type, amount, source, and timing of the Local Match.

Part III – Site (40 points)

1. Site identification (100 words or less):

Provide the name, address, and location of the site on which the project or phase of work will occur, including the locality in which it is located. Provide the name of the property owner and attach documentation of ownership. Indicate whether the property is publicly or privately owned. If privately owned, indicate whether there is an option agreement or some other documentation between the applicant and the private owner of a commitment by the private owner to a competitive sale price, to permit access for site assessment, remediation, and marketing, and to market the property for economic development purposes. Attach such documentation, if applicable.

2. Site Description (100 words or less):

Provide a brief physical description of the site on which the project or phase of work is located. Attach detailed site plan(s).

3. Location:

(a) Briefly describe the size of the community where the project or phase of work is located. Indicate whether the locality in which the project will be located has an average unemployment rate above the statewide average unemployment rate and/or has an average poverty rate above the statewide average poverty rate. **(100 words or less)**

(b) Briefly describe any unique assets on or near the site and the workforce, associated training and recruiting programs, and infrastructure that will support this property. **(100 words or less)**

4. Infrastructure:

(a) Briefly describe existing utility infrastructure serving the property and whether and to what extent the project or phase of work will make use of such infrastructure. Provide details on location, capacities, and line sizes. Attach map(s) that show the utility infrastructure in relation to the property. If the property is not currently served by a particular utility infrastructure, describe the nearest infrastructure. Describe any utility infrastructure improvements planned for the site. **(100 words or less)**

(b) Briefly describe existing transportation infrastructure serving the property and whether and to what extent a project or phase of work will make use of such infrastructure. Attach map(s) that provide the location of the transportation in relation to the property. If the property is not currently served by a particular transportation infrastructure, describe the nearest infrastructure. Describe any transportation improvements planned for the property. **(100 words or less)**

5. Environmental Concerns:

(a) Summarize any known or suspected soil contamination, water contamination, asbestos or other environmental challenges at the property. **(100 words or less)**

(b) Indicate whether the property is currently subject to any federal or state environmental regulatory program. Briefly describe the current status. **(100 words or less)**

6. Virginia Voluntary Remediation Program (VRP) (100 words or less):

Indicate whether the property is already enrolled in the VRP. Briefly describe the current status. Enrollment in the DEQ VRP is required for recipients of a VBAF Site Remediation Grant, unless such grant proceeds are to be used for lead paint or asbestos abatement, or if a supported rationale for not enrolling the site is provided.

Part IV – Potential Redevelopment and Reuse (30 points)

1. Potential Redevelopment and Reuse Plans (200 words or less):

Summarize documented plans for the potential redevelopment and reuse of the property and attach such plans. Discuss the realistic cleanup goals to be obtained such as commercial or residential reuse and the type of institutional controls (deed restrictions/use limitations) to be placed on the property.

2. Economic Impact (100 words or less):

Briefly describe how the restoration and redevelopment of this property for economic development purposes would positively impact the locality/region. Indicate how redevelopment could be a catalyst to larger revitalization projects.

3. Strategic or Comprehensive Plans (100 words or less):

Briefly describe the local or regional economic development strategic plan(s), including local or regional comprehensive plans, and describe the relationship of the project or phase of work to such plan(s) including the need for the property to meet economic development needs. Attach copies of such plans.

4. Zoning (100 words or less):

Provide the current zoning of the property. Describe any changes in zoning that may be required or planned for the property.

5. Prospects (100 words or less):

Briefly describe how the property would be successful in attracting local or regional targeted economic development projects. Describe the commitment to marketing the property. Describe past and current interest in the property for economic development purposes and include any relevant documentation.