

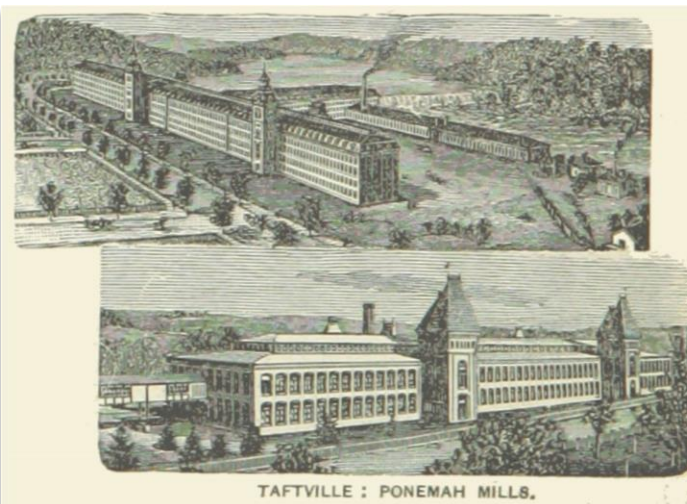
# Eastern Connecticut ► Land Bank

*Our Mission: To partner with municipalities in the Eastern Connecticut region to support the return of distressed, underutilized, blighted, brownfield and historic properties to productive uses consistent with local Plans of Conservation and Development.*

# Introductions

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- ▶ Mary Ann Chinatti
- ▶ Tyra Penn
- ▶ Tim Myjak







# Connecticut Brownfield Land Bank Program

- ▶ In **2017**, the Connecticut General Assembly **passed a new law** (Public Act 17-214), authorizing the Department of Economic and Community Development (“DECD”) to **certify Connecticut non-stock corporations as Connecticut Brownfield Land Banks** (Land Banks).
- ▶ Land Banks can be **established for the purposes of:**
  - ▶ **acquiring, retaining, remediating and selling brownfields** in the state for the benefit of municipalities;
  - ▶ **educating** government officials, community leaders, economic development agencies and nonprofit organizations on **best practices for redeveloping brownfields**;
  - ▶ and **engaging** in all other activities in accordance with the **Land Bank legislation**.

# Connecticut Brownfield Land Bank Program

- ▶ Land Banks can generally assist in advancing the **remediation and redevelopment of the numerous brownfield sites** throughout the State, and specifically, to give municipalities (particularly smaller communities) a new set of tools to advance the **redevelopment of strategic sites** that might otherwise remain idle and blighted without the **specialized assistance** of a Land Bank.
- ▶ Land Banks are **eligible to participate** in a range of **Connecticut state brownfield redevelopment programs**, such as grants and liability relief programs, which are otherwise restricted to municipalities or economic development corporations.





# Who We Are

- ▶ ECLB is a **nonprofit corporation** under Chapter 602 of the CGS, organized and operated in accordance with provisions of Section 501(c)(3) of the Internal Revenue Code.
- ▶ Board of directors consisting of up to **11 members**.
- ▶ Connecticut Department of Economic and Community Development (DECD) **Certification (pending)**.
- ▶ The ECLB offers unique technical and managerial capacity and diversified sources of capital to **tackle defunct and derelict properties**.



# **ECLB Board of Directors:**

## **Over 200 years of Land Use, Engineering, and Environmental Planning & Consulting**

- ▶ Mary Ann Chinatti – President (Town Planner/Economic Development Coordinator, Plainfield)
- ▶ Wayne Bugden, LEP – Vice President (One Earth Environmental)
- ▶ Daniel Blanchette, PE – Secretary (J&D Civil Engineers)
- ▶ Mary Calorio - Treasurer (Town Manager, Killingly)
- ▶ Richard Roberts, Esq. - Legal Counsel (Halloran Sage)
- ▶ Tyra Penn (Director of Planning and Development, Thompson)
- ▶ Cathy Tendrich (Former Plainfield First Selectman, Owner Kid and Kaboodle Day Care Center)
- ▶ Delpha Very (Executive Director of Economic and Community Development, Putnam)
- ▶ Tim Myjak, LEP (BL Companies)
- ▶ Renee Tribert (CT Trust for Historic Preservation)
- ▶ Tom Sinkewicz (Chairman, Plainfield Board of Finance)

# Eastern Connecticut Land Bank Objectives



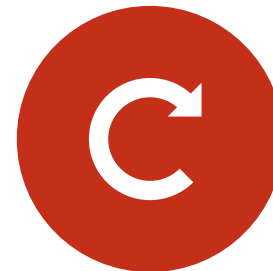
Assist public and private entities in the analysis of site development impediments.



Securing funding resources.



Identification and implementation of strategies for site cleanup.



Returning properties to productive use.

# Municipality – Developer – Land Bank



- ▶ **Success** will rely upon **defined expectations**.
- ▶ **Municipal engagement** = Developer buy in and **marketable projects**.
- ▶ **Reputable programs** = Follow on project funders.



# How will we do this?



Vet projects with stakeholders.



Develop financial plans and evaluate funding resources.



Prepare applications for and obtain funding.



Provide technical assistance to municipalities.



Retain services of qualified professionals.



Prepare agreements with end users.

# Oversight of Qualified Professionals

- ▶ Redevelopment planning.
- ▶ Market analysis.
- ▶ Site assessment and remediation.
- ▶ Resolving environmental orders and liens.
- ▶ Entering properties into environmental liability protection programs/securing covenants not-to-sue.
- ▶ Structural evaluations and stabilization.
- ▶ Clearing titles.
- ▶ Public outreach.
- ▶ Marketing of properties for reuse.





# Title to Resale

- ▶ **Step in on chain of title** - ECLB can work with municipality(ies) and/or site owner(s) to retain title during the investigation, mitigation, and remediation process as necessary.
- ▶ **Clear liens.**
- ▶ **Liability relief.**
- ▶ Our objective is to position the property(ies) to a **marketable, redevelopable condition.**
- ▶ **Reinvestment** if capital generated into other regional projects.



# Funding

- ▶ **Generate income from fees** for the delivery of services provided including tasks related to **project based grants and loans** from foundations and government agencies and subordinated investment from **philanthropic investors**.
- ▶ **Grants** from **state and federal** environmental, economic development agencies and **private foundations**.
- ▶ Philanthropic, **tax-deductible gifts**.
- ▶ **Fees earned** for delivery of services.
- ▶ Local **tax revenue sharing** agreements, including **tax incremental financing (TIF)**.
- ▶ **Sales** of rehabilitated properties.



# Partners and Resources

DECD

Tax Abatement

EPA

RLF loans and  
subgrants

Tax Credits

Opportunity  
Zones

HUD

Transportation

Energy

# Advantages of working with the ECLB:



- ▶ Liability relief programs for municipalities and private developers.
- ▶ Increase in cooperation among regulators and state health and development agencies.
- ▶ The ECLB will take on the site challenges, remedy their environmental, physical, legal and aesthetic issues, and return them to market-worthy condition.



# What's Next?



Obtain Certification by DECD.



Meetings with municipalities and COGs.



Inventory eastern Connecticut brownfields.



Prioritization of projects.



What's on your mind?



We're looking forward to working with you.

# ► Thank You

*Question and Comments?*

*Contact us at:*

*Eastern Connecticut Land Bank*

*Mary Ann Chinatti, President*

*[mchinatti@plainfieldct.org](mailto:mchinatti@plainfieldct.org)*

*860-230-3028*