

BROWNFIELD OPPORTUNITY AREA PROGRAM

Empowering communities to revitalize distressed areas

What is a Brownfield?

Brownfields are real property negatively affected by real or perceived environmental contamination. These properties often are underutilized because the contamination, or perception thereof, has impeded investment and redevelopment, making them an economic and aesthetic drain on localities.

Dormant brownfield properties often have a negative impact beyond their own boundaries, discouraging investment and resulting in abandonment and blight in the surrounding area. When these sites are remediated and redeveloped, the positive impact extends beyond the individual site to increase neighboring property values, strengthen the local tax base, ameliorate public health risks and environmental justice concerns, and spur additional investment in a community.

What is the Brownfield Opportunity Area Program?

The New York State Department of State's Brownfield Opportunity Area (BOA) Program transforms brownfields from liabilities to community assets that generate and support new businesses, jobs, and revenues for local economies, as well as providing new housing, commercial activity and public amenities.

Through the BOA Program, communities are empowered to define a neighborhood that has been impacted by one or more brownfields, to build a shared community vision for the reuse of these dormant sites, and to develop a strategic action plan that identifies key public and private actions to achieve the community's vision for revitalization.

Goals of the program include:

- Assess the full range of community redevelopment opportunities posed by a concentration of brownfields, abandoned or underutilized property.
- Coordinate and collaborate with local, state, and federal agencies, community groups, and private-sector partners to identify and implement projects on strategic sites and leverage investments for area-wide improvement.

How it Works

Planning for Revitalization: the BOA Nomination Study

The BOA Program enables communities to develop a BOA Nomination Study for a defined study area of 50-500 acres, which charts a roadmap to return dormant sites to productive use. Brownfields exist in both urban and rural settings, and range from waterfront areas with an industrial past, to aging commercial corridors; to distressed downtowns. For any of these areas, the BOA Nomination Study analyzes existing conditions, identifies opportunities and challenges posed by brownfield sites and other underutilized property, and presents a clear and attainable community vision while pinpointing key redevelopment opportunities.

Implementing the Plan: BOA Designation

When a BOA Nomination Study is complete, a community may request BOA designation by the Secretary of State. This official designation allows developers who are participating in the voluntary Brownfield Cleanup Program (BCP) to receive a tax credit "bump-up" to redevelop the sites in a manner that is consistent with the

community's vision and Secretary-approved plan. Designated BOAs also receive priority and preference for some state grant programs, including DOS's Local Waterfront Revitalization Program and the Department of Environmental Conservation's Environmental Restoration Program (ERP).

BOA designation demonstrates community support for the goals outlined in the plan. This removes risk and uncertainty ordinarily associated with investment in a transitional or marginal market by assuring potential developers that their investment is part of an overall plan for the revitalization of the area.

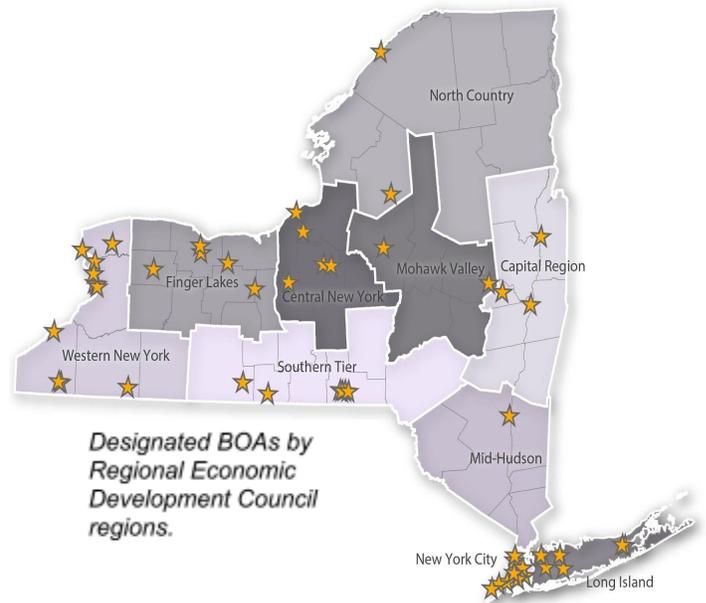
Once designated, the area may also be eligible for additional funding for specific projects and activities that will advance the goals of the BOA.

BOA in Action

There are presently 122 BOA study areas and 49 designated BOAs across New York State in both urban and rural communities. These areas include former industrial sites, aging commercial corridors, distressed downtown areas, and former industrial waterfronts. For additional information on designated BOAs please visit <https://www.dos.ny.gov/opd/programs/brownFieldOpp/BOAdesignations.html>



The Wyandanch Rising BOA located in the Town of Babylon in Suffolk County calls for a transit-oriented mixed-use downtown with affordable housing, retail, community amenities, and open space. The community has received two BOA grants totaling \$1.7 million.



Becoming a BOA Community

The BOA program provides funding for the development of a BOA Nomination Study and related implementation and pre-development activities. Eligible applicants include New York State municipalities and certain 501(c)3 non-profit organizations. When funding is available, it is announced through a Request for Application (RFA) process. Information and details on funding opportunities can be found at: <https://www.dos.ny.gov/funding/>.

A community may also choose to prepare a BOA Nomination Study and request designation without the benefit of a grant through the program. Any community considering this option is encouraged to consult with the BOA program to discuss the planning process and required elements for a BOA Nomination.

Additional Information

Brownfield Opportunity Area Program: <https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html>

Brownfield Cleanup Program: <http://www.dec.ny.gov/chemical/8450.html>

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