



Department of Economic and Community Development

Office of Brownfield Remediation and Development

Targeted Brownfield Development Loan Program Project Rating Sheet

Applicant Name: _____

Reviewer: _____

Each of the criteria is ranked on a scale of 0 and up to 10, where zero is unsatisfactory/incomplete and ten is outstanding.

	Max Possible Points	Actual Points	Note	Scoring Comments
Applicant/Municipal Financial Need (20 Points)				
Does unemployment exceed state or national averages in the municipality in which the project is located?	5		0 or 5 pts	
Is the median household income in the municipality in which the project is located below state or national averages?	5		0 or 5 pts	
Has the applicant demonstrated that "but for" the State's investment the remediation project could not proceed?	10		0 to 10 pts	
Financial Need: Total Points	20	0		

	Max Possible Points	Actual Points	Note	Comments
Remediation/Cleanup Project Feasibility (20 Points)				
Has the applicant provided a detailed project description outlining how they will implement the remediation/cleanup project?	5		0 to 5 pts	
Does the applicant have a remedial action plan for the subject properties?	5		0 or 5 pts	0 points if contamination is hazardous building materials only
Has the applicant received or applied for applicable State permits (floodplain, wetlands, SHPO, traffic)?	5		0, 3 or 5 pts	3 points if analysis by applicant indicates no state permits required
Does the remediation/cleanup project have a strong likelihood of being completed within two years after contract closing?	5		0 to 5 pts	
Remediation Project Feasibility: Total Points	20	0		

	Max Possible Points	Actual Points	Note	Comments
Redevelopment Project Feasibility (20 Points)				
Has the applicant articulated a clear vision and specific plan for re-use of the site, with buy-in from local elected officials, relevant municipal committees, community groups and other stakeholders?	5		0 to 5 pts	
Does the redevelopment plan have site plan approval from the host municipality?	5		0 or 5 pts	
Has the project received previous DECD or EPA assessment funding?	2		0 or 2 pts	
Is the project site included in a DECD BAR plan?	3		0 or 3 pts	
Has the applicant identified committed non-State funds to support the redevelopment project?	5		0 or 5 pts	
Redevelopment Project Feasibility: Total Points	20	0		

	Max Possible Points	Actual Points	Note	Comments
Redevelopment Project Economic and Community Impact (40 Points)				
Will redevelopment of the project site(s) directly result in increased permanent jobs?	5		0 or 5 pts	
Will redevelopment of the project site(s) directly result in an increase to the host municipality's tax base?	5		0 or 5 pts	
Has the property been underused / vacant for more than a decade?	5		0 or 5 pts	1 point for 5 year vacancy, 3 points for 10 years, 5 points for 15 years
Is the site listed in DECD's Brownfields Inventory?	2		0 or 2 pts	
Will future redevelopment of the project site result in addressing an unmet neighborhood, municipal and/or regional need?	5		0 to 5 pts	
Will future redevelopment of the project site result in development of housing?	2		0 or 2 pts	
If including affordable non-age restricted housing, is the census tract in which the project is located identified by the CT Dept. of Housing as having a moderate, high or very high opportunity level?	3		0 to 3 pts	1 point for Moderate, 2 points for High, 3 points for Very High
If including market rate housing, is the census tract in which the project is located identified by the CT Dept. of Housing as having a very low, low or moderate opportunity level?	3		0 to 3 pts	1 point for Moderate, 2 points for Low, 3 points for Very Low
Does the project include renewable energy generation?	5		0 or 5 pts	
Will redevelopment of the project site result in improved public health and environmental safety?	5		0 or 5 pts	Maximum 2 points for hazardous building materials-only cleanups
Redevelopment Project Economic and Community Impact: Total Points	40	0		

	Max Possible Points	Actual Points	Note	Comments
Responsible Growth and Livability Initiatives (15 Points)				
Is the proposed project site(s) within a 1/2 mile walking distance of an existing or planned commuter rail station or bus stop?	5		0, 3 or 5 pts	3 points if located near bus; 5 points if located near active or planned passenger rail station or Bus Rapid Transit station
Is the neighborhood of the proposed project site(s) zoned for mixed-use development?	5		0 or 5 pts	
Will the future development of the site include the rehabilitation of an historical property(ies) or mill?	5		0 or 5 pts	
Commitment, Responsible Growth: Total Points	15	0		

			Note	
Applicant Capacity and Experience (10 Points)				
Experience with completing similar projects on-time and within budget	10		0 to 10 pts	
Applicant Capacity and Experience: Total Points	10	0		

Summary		
Applicant/Municipal Financial Need	20	0
Remediation/Cleanup Project: Feasibility	20	0
Redevelopment Project: Feasibility	20	0
Redevelopment Project: Economic and Community Impact	40	0
Responsible Growth and Livability Initiatives	15	0
Applicant Capacity and Experience	10	0
Total	125	0