Brownfield Opportunity Area Program
BOA Program Status

- $50M BOA grants awarded
- 120+ BOA study areas
- Over 50,000 acres
- More than 5,000 brownfields
- 57 designated BOAs
- 6 tax credit projects, 6 pending
BOA Nomination

- Clear community vision
- Identify key redevelopment opportunities
- Predictability for development community
- Direction for public investment
BOA Designation

Benefits of BOA Designation

- Priority and preference
- DOS support
- Brownfield remediation tax credits
Benefits of BOA Designation

• Priority and preference
• Eligibility for pre-development funding
• BCP tax credit bonus
## BCP Tangible Property Tax Credits

<table>
<thead>
<tr>
<th>Tangible Property Tax Credits</th>
<th>Accepted Prior to June 23, 2008 and Completed by December 31, 2017</th>
<th>Accepted after June 23, 2008 and Completed by December 31, 2019*</th>
<th>Accepted after July 1, 2015 and Completed by March 31, 2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseline (Based on Tax Status)*</td>
<td>10-12%</td>
<td>10-12%</td>
<td>10%</td>
</tr>
<tr>
<td>Environmental Zone: At least 50% of the site is located in an EN-zone (high poverty and unemployment rates)</td>
<td>8%</td>
<td>8%</td>
<td>5%</td>
</tr>
<tr>
<td>Track 1 Cleanup: Unrestricted soil and groundwater cleanup</td>
<td>2%</td>
<td>2%</td>
<td>5%</td>
</tr>
<tr>
<td>Brownfield Opportunity Areas: Development conforms with the goals and priorities of the designated Brownfield Opportunity Area (BOA) in which the site is located</td>
<td>N/A</td>
<td>2%</td>
<td>5%</td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>N/A</td>
<td>N/A</td>
<td>5%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>N/A</td>
<td>N/A</td>
<td>5%</td>
</tr>
<tr>
<td>Maximum Percentage</td>
<td>22%</td>
<td>24%</td>
<td>24%</td>
</tr>
<tr>
<td>Cap Non-Manufacturing</td>
<td>N/A</td>
<td>$35M or 3X Site Prep</td>
<td>$35M or 3X Site Prep</td>
</tr>
<tr>
<td>Cap Manufacturing</td>
<td>N/A</td>
<td>$45M or 6X Site Prep</td>
<td>$45M or 6X Site Prep</td>
</tr>
</tbody>
</table>

For more information from DEC on BCP tax credits, go to [http://www.dec.ny.gov/chemical/101350.html](http://www.dec.ny.gov/chemical/101350.html)
North Tonawanda BOA
Brownfields at the beginning of the project

The River Road Railroad Corridor

Remington-Rand factory (prior to redevelopment)

Tonawanda Island
Strategic Sites identified In North Tonawanda

• Assisted revitalization

• Created a vision
Tonawanda Island Strategic Site Vision
600 River Road Strategic Site Concept
North Tonawanda BOA
New York’s First BOA/BCP Tax Credit Project

BOA Designated in 2015

River’s Edge Apartments
• Project conformance received in 2017
• Project site is 9.6 acres on the Niagara River
• 100 unit apartment complex with 6,000 sf retail and public access to the river
• Total Project cost $20,000,000
• Total jobs estimated at 11
• Total DEC Tax Credit $291,000
River’s Edge Development, North Tonawanda, Niagara County: March 2019
Olean NW Quadrant BOA

Focal point of BOA
- Exxon-Mobile Site (parcels 1-10)
- Former refinery closed in the 1950s

BOA benefits to Olean
- BOA provided City with capacity to plan for future uses, align redevelopment interests with the city.
- Conformance of MJ Painting Corp Expansion for tax credits
- Tax credit benefits of BOA in BCP helped Krog Corp make the decision to purchase site #1 – will apply for conformance.
Olean NW Quadrant Revitalization Plan
MJ Painting Contractor Corp

BOA Designated in 2015

• Project conformance received in 2017
• Site impacted by Exxon-Mobile refinery
• 20,000 tons of contaminated soil removed for project under the BCP
• MJ Painting Contractor Corp expansion of 8,310 sf of office, paint shop and warehouse
• Total project cost $5,000,000
• 30 jobs created
Olean NW Quadrant Revitalization Plan
Homeridae LLC Photovoltaic Solar System

BOA Designated in 2015

Homeridae LLC Conformance in 2018
• Project site is 16.7 acres on former Exxon Mobile refinery site
• 11,000 solar panels on 660 arrays to generate 4 MW
• City receives $3,125,000 of energy credits over 25 year agreement.
• Total investment - $6,000,000
• Total jobs created 2-3

Photo Credit – Rick Miller Olean Times Herald
Buffalo, Tonawanda Street Corridor
BOA
Industrial Expansion Scenario

- General expansion of industrial uses adjacent to Shaffer Village and along lower Tonawanda Street
- Additional flex industrial uses in the Chandler Street corridor and Free Trade Zone
- Retention of recycling uses
- Modest residential intensification supported by environmental, park, and waterfront access improvements
Employment Diversification Scenario

- Development of innovation campus adjacent to Scajaquada Creek, connected to Buffalo State College
- Expansion of flex industrial/commercial at Free Trade Zone and along Chandler Street
- Redevelopment of recycling sites
- Mixed-use, live/work, and small scale retail opportunities along key east-west corridors
- Greater levels of environmental, park, and waterfront access improvements; with new rail corridor trail linked to expanded Shaffer Village Park
Campus Employment and Residential Scenario

- Mixed-use campus along Scajaquada Creek, featuring highest levels of environmental, park, and waterfront access improvements
- Expansion of employment opportunities at Free Trade Zone and adjacent to Shaffer Village
- Full redevelopment of recycling sites with mixed-use and open space
- Greater incorporation of mixed-use, live/work opportunities
- Highest levels of park, community garden, and trail improvements
City of Buffalo, Tonawanda Street Corridor BOA

Pierce Arrow Business Center – 155 Chandler St

BOA Designated in 2017

Pierce Arrow Business Center
Conformance 2018
• Project site is 2.5 acres
• 80,000 sf structure that house Utilant and ENRG startups
• Total investment - $19,000,000
• Total jobs created 150
City of Buffalo, Tonawanda Street Corridor BOA

Pierce Arrow Business Center
City of Buffalo, Tonawanda Street Corridor BOA

166 Chandler Street

BOA Designated in 2017

Conformance 2018

- Project site is on .48 acres
- 43,000 sf structure that houses Thin Man Brewery and Tappo
- Total jobs created 50
How to determine if your project conforms to the BOA.

In order to qualify for the BCP BOA tax credit, owners of the project will need to complete an application to the Department of State.

- This will ensure that the project meets the goals of the community set in the plan
- This process is required to be eligible for the BOA tax credit under DEC’s Brownfield Cleanup Program.
Is your project in a designated BOA?

Two ways to check.....

• Check the BOA plan

• Access the Geographic Information Gateway

Both methods are accessible through the Department of State Website

https://www.dos.ny.gov/opd/
First Method to Verify if Project is in a Designated BOA

All designated BOAs are identified on the DOS website under Brownfield Redevelopment.

This includes the entire BOA redevelopment strategy.

This document will be helpful to you to determine if your project is acceptable by the plan and whether it's in the boundary.
Select “Designated BOAs”
This is a complete listing of all designated BOA’s in the State of New York.

- Selecting the icon on the map will show basic information on the community and region and also a link to the BOA document.
- Or you can select from a dropdown list below the map.
Second Method to determine if your Project is in a Designated BOA

Access the DOS Geographic Information System Gateway
A new window will open and bring you to the Geographic Information Gateway.

From here select the middle window labeled “View”
Select “Boundaries” under “find & add Data” on the left.

Then select “Planning Boundaries”

Then select “BOA Designations as Polygons”

Click on the “Plus” icon to add the layer.
Then type in the project address.

Example: 165 Chandler Street, Buffalo
Clicking on the BOA polygon will give you additional basic information.

- BOA Name
- Year Designated
- REDC
- County
- Municipality
Last Step – Applying for a Conformance Determination
Recent BOA Reforms

• BOA designation no longer requires grant funding
• Pre-Nomination now optional
• Pre-development grants permitted after designation