



# PRIMER ON STATE ACQUISITION & FUNDING SOURCES

Presented by: Lindsay Suhr, Office Director, Land Acquisition and Management, CT DEEP  
Allyson Clarke, Property Agent, Land Acquisition and Management, CT DEEP  
Jamie Sydoriak, Environmental Analyst, Land Acquisition and Management, CT DEEP  
Mindy Gosselin, Environmental Analyst, Land and Water Resources, CT DEEP

# DEEP- RECREATION AND NATURAL HERITAGE TRUST PROGRAM

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- Program defined in CGS Section 23-73 through 23-99
- DEEP's program for State acquisition
- Properties for consideration should possess at least one of the following:
  - High-quality outside recreation opportunities
  - Forestry, fisheries and/or wildlife conservation values
  - Prime natural features of CT's landscapes
  - Uncommon native ecological areas and essential habitats for state listed species



# ACQUISITION PROCESS

- **DEEP only works with willing sellers**
- **Prospective sellers fill out application form – found on DEEP’s website**
  - Provide description of important features
  - Assessor’s map or survey map
  - Current deed and assessor’s field card
- **DEEP staff will do a site visit**
- **Internal review panel meets quarterly to rank properties for acquisition**
- **If property meets requirements and funding is available, DEEP staff will initiate next steps**
  - Appraisal
  - Offer letter
  - Title work
  - Legal document drafting

# **HOW CAN LAND TRUSTS/MUNICIPAL STAFF HELP DEEP ACQUISITION?**

- You know the local landowners & prime properties for conservation – reach out if you think one would be good for DEEP**
- You have contact with local commissions and governments – advocate for policies that are conservation friendly**
- You are citizens – advocate for continued funding/staffing support for DEEP**

Diana Atwood Johnson 2022 Photo Contest Winner :  
Taking in the Sun(flower) by Libby Lord



**SINCE 1998 DEEP HAS PRESERVED 51,000 ACRES**

# **MORE INFORMATION AND CONTACT DEEP ACQUISITION**

**[www.ct.gov/deep/openspace](http://www.ct.gov/deep/openspace)**

**For questions, contact:**

**Matt Starr - [Matthew.Starr@ct.gov](mailto:Matthew.Starr@ct.gov)**

# DEEP - RECREATIONAL TRAILS PROGRAM

- Program defined in CGS section 23-103 & amended by Public Act No. 15-190
- Funding for non-profits, municipalities, state departments and tribal governments to support trail projects



# PROGRAM SPECIFICS

- **Funding available for:**
  - Planning, design & construction of new trails
  - Maintenance & restoration of existing trails
  - Access to trails by persons with disabilities
  - Purchase & lease of trail construction & maintenance equipment
  - Acquisition of land or easements for trails
  - Operation of educational programs to promote safety & environmental protection as related to recreational trails
- **Requests should be less than 1 million dollars**
- **Grants can pay up to 80% of total project costs**



# **MORE INFORMATION & CONTACT RECREATIONAL TRAILS PROGRAM**

**<https://portal.ct.gov/DEEP/Outdoor-Recreation/Trails/CRT--Funding>**

**For questions, contact:**

**Kim Bradley - [Kimberly.Bradley@ct.gov](mailto:Kimberly.Bradley@ct.gov)**

# DEEP – URBAN GREEN & COMMUNITY GARDEN GRANT PROGRAM

- Under CGS Sec. 7-131d(e)
- Eligibility:
  - Must be “distressed municipality” or “targeted investment community”\* (CGS §32-9p)
    - May have co-sponsor Project Manager
  - Projects must take place on municipally-owned land

\*List of Distressed Municipalities & Targeted Investment Communities found on DEEP’s Website

Diana Atwood Johnson 2022 Photo Contest Winner :  
Growing Abundance of Kale by Eliza Caldwell

# PROGRAM SPECIFICS

- **Projects must create, enhance, or restore an urban public community garden or green space**
- **Applicants must clearly show how the public will access and enjoy the project. If public access is not clearly shown, the project will not be evaluated or awarded**
- **Funds cannot be for intensive uses like splash pads, swimming pools, washing facilities, athletic fields, playgrounds, dog parks, indoor rec facilities**
- **Funds cannot be for commercial uses (i.e., sale of goods or productions of goods for sale generating a profit)**
- **Projects cannot take place on land acquired by eminent domain**

# ELIGIBLE EXPENSES

- **Materials – lumber, hardware, soil, mulch, fencing, signage, edible plants, perennial plants or trees not on CT invasives list**
- **Water irrigation, watering tanks, rain gardens**
- **ADA accessible pathways**
- **Food growing hoop houses, row crop covers, trellises**
- **Hand Tools – shovels, hoes, rakes (NO gas/electric power tools)**
- **Professional Services – design landscape architects, engineers**
- **Minimal Outdoor Structures – small tool sheds, seating benches (NO kiosks, lamps/lighting, large pavilions for non-gardening or outdoor education purposes)**

# REQUIRED MATCH SHARE

**Grant funds cannot exceed 50% of a total project cost**

- **Eligible Sources of Match:**
  - **Staff Labor**
  - **In-kind / Donated Materials**
  - **In-kind / Donated Professional Services**
  - **Volunteer Labor (current value as per [independentsector.org](http://independentsector.org))**
  - **Municipal Funds and/or other Source Contributions**

# APPLICATION REQUIREMENTS

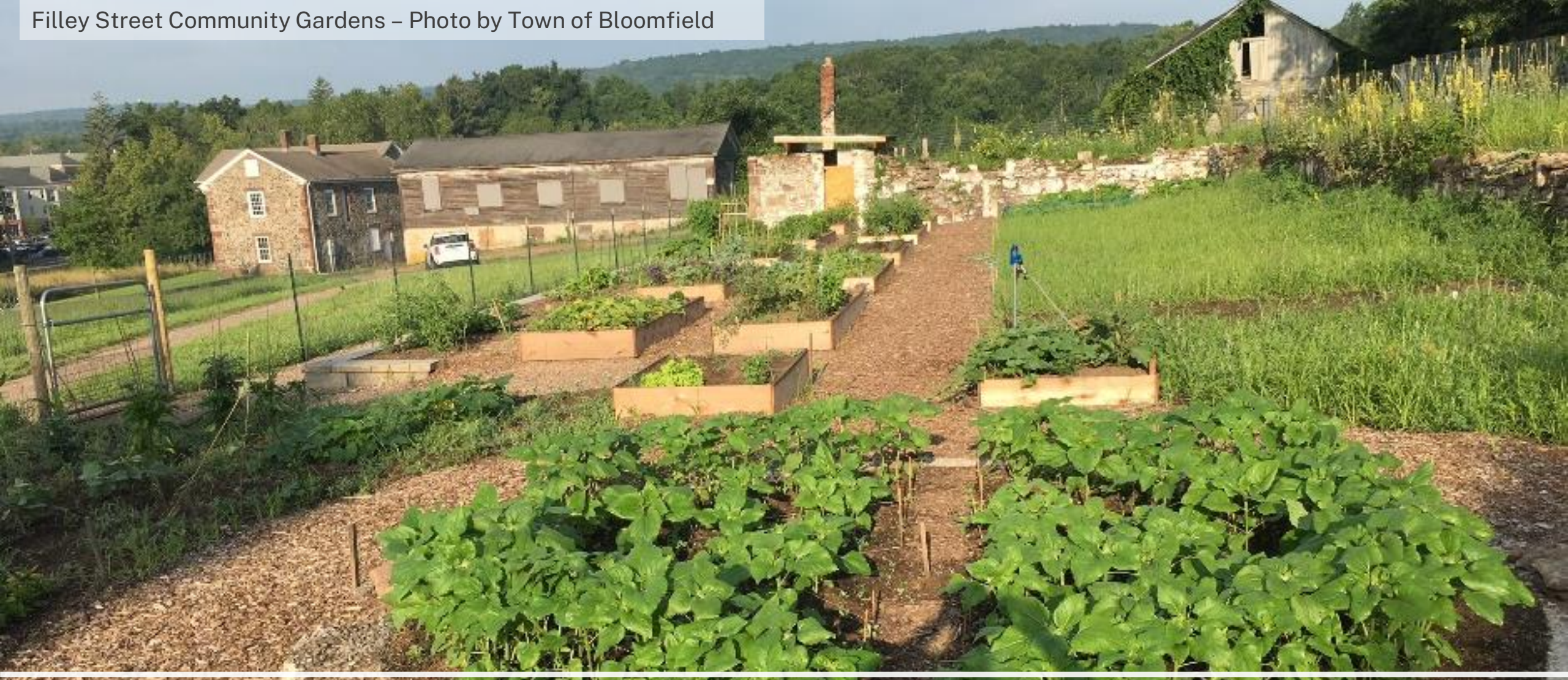
- **Municipal Ownership – current property deed**
- **If Co-sponsor Project Manager – current agreement b/t municipality & co-sponsor**
- **Project Description – narrative, community need, ADA accessibility**
- **Site Plan Designs – Drawings showing parcel and project proposal**
- **Plan for project operation, maintenance & stewardship**
- **Funding Mechanism – total cost and required match share sources**
- **Budget Table – item, unit and cost; grant vs. match source**
- **Consistency w/ current Local Plan of Conservation & Development**
- **Local Support Letters**
- **Past Grant Compliance**

# POST-AWARD GRANT CONTRACT

**Once a grant is awarded, steps must happen before funding can be released by DEEP:**

- 1. DEEP prepares a Grant Contract & Agreement for execution**
  - Incl. Scope of Work and Budget Table**
  - Signed by Municipality, Commissioner, and OAG**
- 2. Muni submits Payment Reimbursement Request to DEEP**
  - Incl. Billing Form, Pictures, Project Status Report**

**\*No work can begin and no requests for payment will be reimbursed unless and until a Grant Contract is fully executed**



**Since 2007 – \$2.5 Million provided to eligible cities and towns**





# **MORE INFORMATION & CONTACT URBAN GREEN AND COMMUNITY GARDEN**

**<https://portal.ct.gov/DEEP/Open-Space/Urban-Green-and-Community-Garden-Grant-Program>**

**For questions, contact:**

**Jamie Sydoriak - [Jamie.Sydoriak@ct.gov](mailto:Jamie.Sydoriak@ct.gov)**

# DEEP – OPEN SPACE GRANT PROGRAM

- **Under CGS Section 7-131d – 7-131k**
  - Grant funds for permanent interests in land (fee acquisition or conservation easements)
  - In perpetuity – forever is a long time
  - Purpose – protection of natural resources and public outdoor recreation
  - No commercial purposes
  - No intensive development (ball fields, pools, etc.)
  - Free from contamination
  - **PARCEL CANNOT ALREADY BE COMMITTED FOR PUBLIC USE**
  - No due diligence costs included for funding
  - Permanent conservation easement granted in favor of DEEP w/ commitment for passive recreation



Diana Atwood Johnson 2022 Photo Contest Winner :  
Appreciating Their Natural Environment by Lindsay Pettinicchi

# ELIGIBLE ENTITIES

- **Municipalities**
- **Non-profit conservation organizations (land trusts)**
- **Water Companies**
  - Can only purchase Class I or Class II Land

\*Entities with OSWA projects awarded prior to 2020 should not apply until projects are completed or until previous award funds are turned back

# MAXIMUM GRANT AMOUNT

.....to a.....	.....for.....	...in an amount not exceed...*
Municipality	Open space	65% of fair market value
Municipality	Class I & Class II Water supply property	65% of fair market value
Distressed municipality or targeted investment community **	Open space	75% of fair market value
Distressed municipality or targeted investment community **	Resource enhancement or protection	50% of cost of such work
Nonprofit land conservation organization	Open space or watershed protection	65% of fair market value
Nonprofit land conservation organization (if land is located within a distressed or targeted community)	Open space or watershed protection	75% of fair market value
Water company	Class I & Class II water supply property	65% of fair market value

\* Max grant amount

\*\*List available on DEEP website

# REMINDER

**Property CANNOT be acquired before the closing date of the OSWA application if the entity wants it to be considered for OSWA funding**

# RANKING SCORE CRITERIA

DEEP has internal OSWA review team of staff across the agency to score applications based on areas of expertise. Scoring is based on 4 main areas:

- **Administrative**

- Mapping
- Title, funding, and feasibility within timeline
- Alignment with local, State and regional conservation goals
- Support letters

- **Public Access & Outdoor Recreation**

- Accessibility
- Public outreach
- Trail or greenway connectivity
- Past grant public access compliance

- **Environmental Justice & Equity**

- Alignment with GC3 EJ recommendations
- Community impact/public transportation
- Population density
- Affordable housing

- **Climate Change & Natural Resources**

- Forests
- Wetlands
- Rivers & Fisheries
- Agriculture & Soils
- Wildlife

# PRIOR GRANT COMPLIANCE

**Grant funding for the current grant round will not be released if entities are not compliant with previously closed grants**

Common Concerns: public access & DEEP funding acknowledgement sign

# APPRAISALS

## OSWA Grant Application **REQUIRES:**

- **1 yellow book appraisal completed – appraisals cannot be more than a year old\***
- **1 appraisal review confirming that the appraisal is yellow book compliant**

\*If applying for federal funding, the appraisal must include fee simple and easement values



# COMPLETION ITEMS & TIMEFRAME

Once a grant is awarded several steps need to happen prior to funding being released for the project.

- (1) Purchase and Sale Agreement within 3 months
- (2) Mapping (A2 survey) & property description within 9 months
- (3) Preliminary title work within 12 months
- (4) Grant Agreement execution & payment within 15 months
- (5) Property closing/conservation easement execution /land recording within 18 months
- (6) Signage, public access trail & parking compliance within 24 months

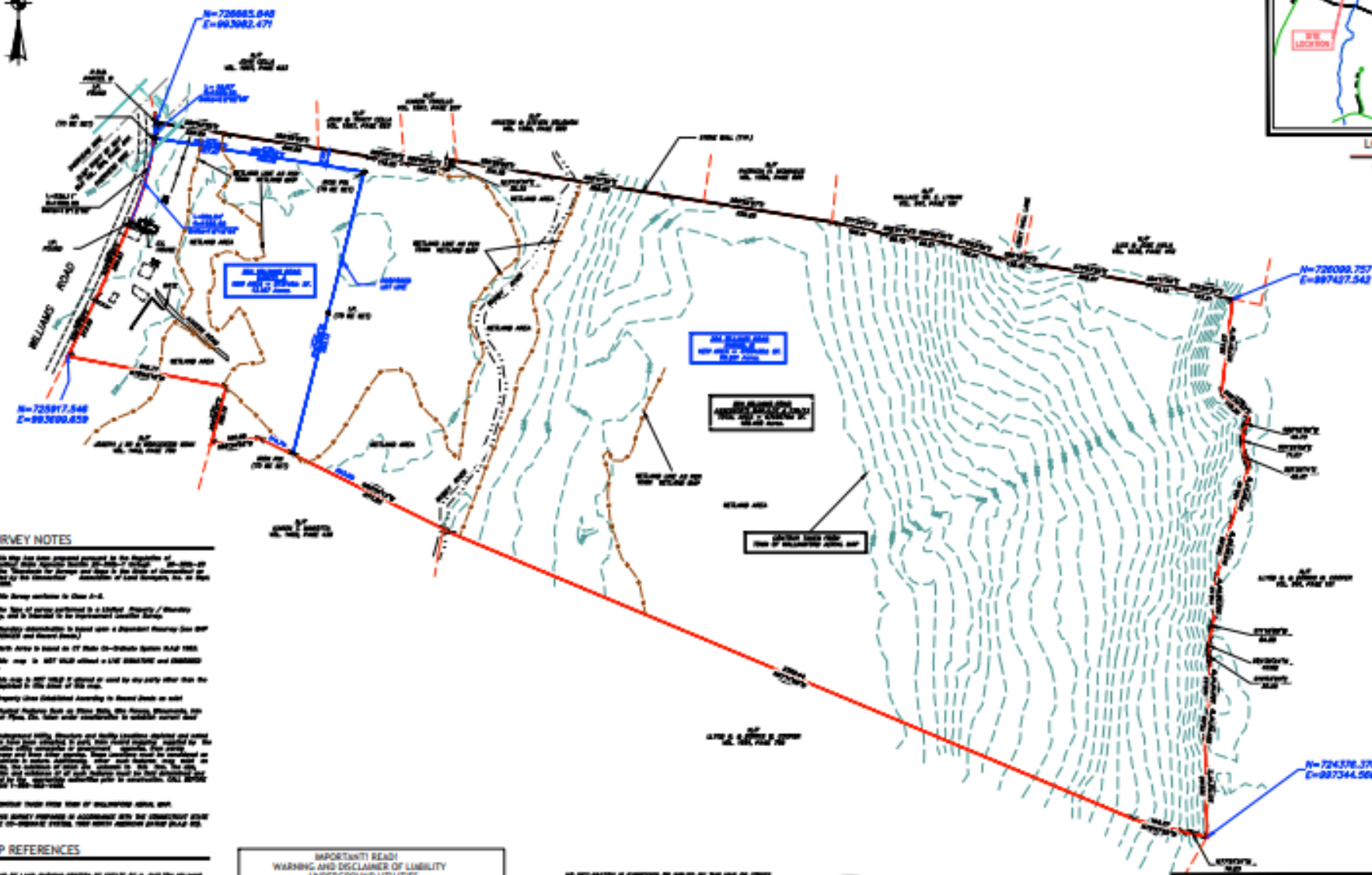
# SURVEY MAPPING REQUIREMENTS

- Map to A2 Standards
- CT State Plane Coordinate System, 1983 North American Datum (N.A.D. 83)
- One of three formats – CAD, TIF, JPEG
- Geo-referenced
- Must show any existing encroachments, rights-of-way & easements
- Map notes should be consistent with recorded property rights
- Structures and buildings must be shown. If a specific area is being reserved (cut-out) this area must be clearly identified.
- Accurate acreages must be shown.
- A location map (with the site shaded or outlined) and a legend must be included
- Property description must match the survey, be written in a clock-wise direction and be submitted to DEEP as a word document



LOCATION MAP

NOT TO SCALE



**SURVEY NOTES**

1. This map was prepared pursuant to the Statutes of the State of Connecticut, Chapter 54-2a, and the Regulations for Survey and Mapping of the State of Connecticut, Title 26a-300.
2. The survey conforms to Class A-1.
3. The map is based on a survey of the property boundaries and is not a survey of the property boundaries.
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**MAP REFERENCES**

1. MAP OF LAND BOUNDARIES OF STATE OF CT. AND THE TOWNS, VILLAGES AND CITIES THEREOF, AS OF JULY 1, 1850, AS REVISED BY THE COMMISSIONERS OF LAND SURVEY, TITLE 26a-300.
2. RECORD MAP NO. 1000
3. RECORD MAP NO. 1000

**IMPORTANT! READ!**  
**WARNING AND DISCLAIMER OF LIABILITY**  
**UNDERGROUND UTILITIES**

This map of this document is prepared only as a general guide, with the exception of the utility lines shown, and is not intended to be used as a basis for any construction or other activity. The user of this map is advised to verify the location and depth of all utility lines before any excavation or other activity. The user of this map is advised to contact the appropriate utility companies for more information. The user of this map is advised to contact the appropriate utility companies for more information.

*James L. Lane*  
 JAMES L. LANE, P.L.S. 1988

THIS MAP IS A GENERAL GUIDE AND SHOULD NOT BE USED AS A BASIS FOR ANY CONSTRUCTION OR OTHER ACTIVITY. THE USER OF THIS MAP IS ADVISED TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITY LINES BEFORE ANY EXCAVATION OR OTHER ACTIVITY. THE USER OF THIS MAP IS ADVISED TO CONTACT THE APPROPRIATE UTILITY COMPANIES FOR MORE INFORMATION. THE USER OF THIS MAP IS ADVISED TO CONTACT THE APPROPRIATE UTILITY COMPANIES FOR MORE INFORMATION.



**DIVISION OF PROPERTY**  
**SURVEY MAP PREPARED FOR**  
**TOWN OF WALLINGFORD AND**  
**AILEEN C. & SCOTT M. STEVENS**  
**867 WILLIAMS ROAD**  
**WALLINGFORD, CONNECTICUT**

DATE: 07-15-2020  
 SCALE: 1" = 100'  
 SHEET: SP-1

Diana Atwood Johnson 2022 Photo Contest Winner :  
Hummingbird Hilltop Farm by Libby Lord



Since 1998 - **\$157 Million+** Provided to Protect over **42,000 Acres**

# **MORE INFORMATION & CONTACT OPEN SPACE GRANT PROGRAM**

**[www.ct.gov/deep/openspace](http://www.ct.gov/deep/openspace)**

**For questions, contact:**

**Allyson Clarke - [Allyson.Clarke@ct.gov](mailto:Allyson.Clarke@ct.gov)**

# ADDITIONAL FUNDING HIGHLANDS CONSERVATION ACT

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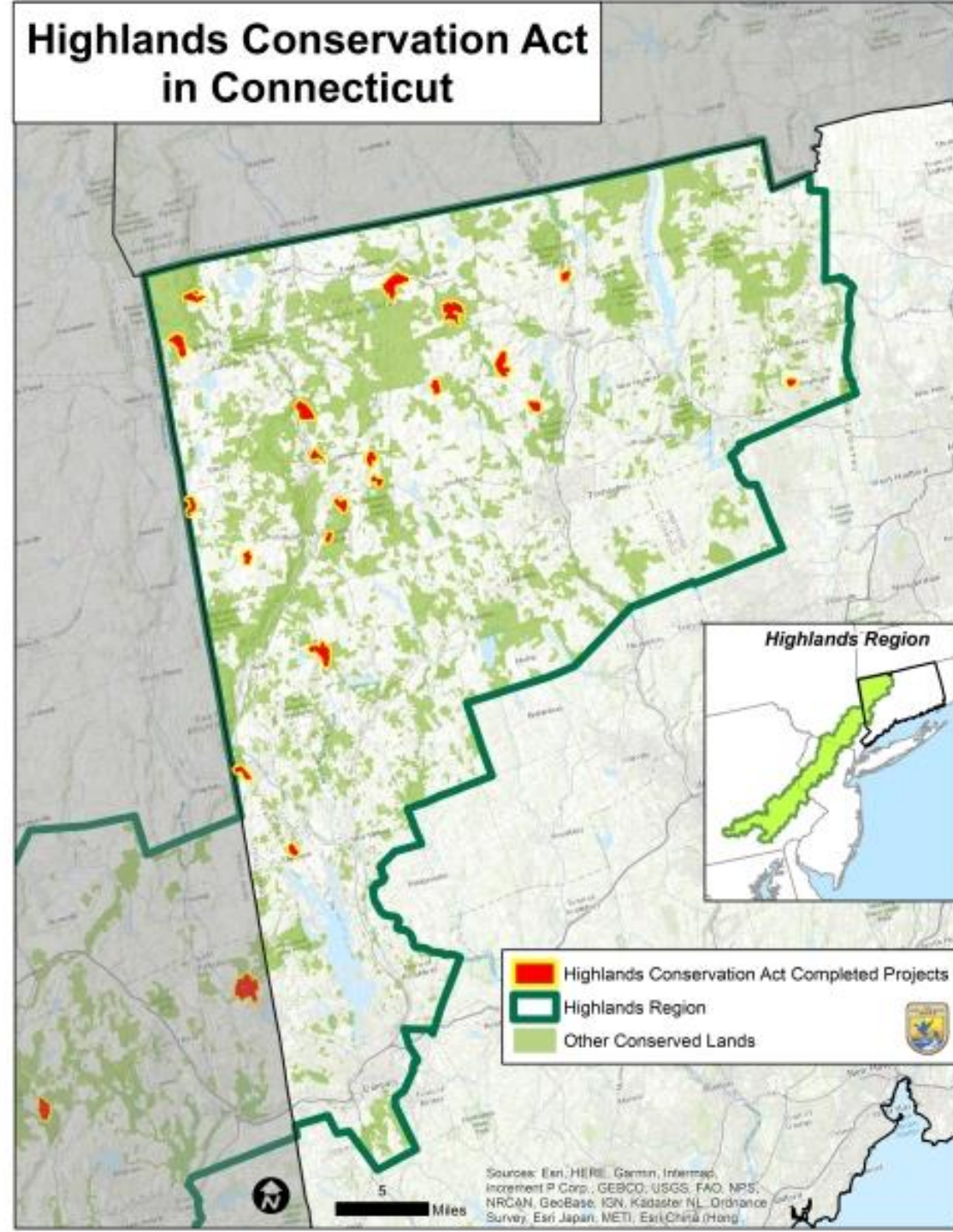
- **Funding provided by the Fish and Wildlife Service**
- **Eligible Entities**
  - Municipalities
  - Non-profit conservation organizations (land trusts)
- **Solicited with the OSWA Grant Program**
  - No additional application, but indicate interest in application
  - Projects that qualify will be reviewed by DEEP Staff
  - If selected, can be combined with OSWA funds up to 90% of project cost



# **PROGRAM PRIORITIES**

- **Safeguarding Water Supplies**
- **Conserving Forests**
- **Protecting Wildlife**
- **Expanding Outdoor Public Recreation Opportunities**
- **Saving Agricultural Resources**

# Highlands Conservation Act in Connecticut







**Since 2004, CT has received \$22 million in grants to conserve 3,737 acres through Highlands**

# **MORE INFORMATION AND CONTACT HIGHLANDS CONSERVATION ACT**

**[www.fws.gov/program/highlands-  
conservation-act-grant](http://www.fws.gov/program/highlands-conservation-act-grant)**

**For questions, contact:**

**Matt Starr - [Matthew.Starr@ct.gov](mailto:Matthew.Starr@ct.gov)**

# ***\*NEW THIS YEAR\**** **ADDITIONAL FUNDING FOR COASTAL LAND ACQUISITION**

- **Funding provided by EPA Long Island Sound Study and managed by CT DEEP**
- **Eligible Entities**
  - Municipalities
  - Non-profit conservation organizations (land trusts)
- **Solicited with the OSWA Grant Program**
  - No additional application, but indicate interest in application
  - Projects that qualify will be reviewed by DEEP Staff
  - If selected, can be combined with OSWA funds up to 90% of project cost



# PROGRAM GOALS

Using themes, strategies, and priority actions from the 2020-2024 Long Island Sound Comprehensive Conservation and Management Plan (CCMP), protect land and improve access along the Connecticut coast that prioritizes Environmental Justice communities, as defined by the Justice 40 Initiative, and enhances climate resiliency.

## **Theme: Clean Waters and Healthy Watersheds**

Strategy: Protect wetlands, healthy watersheds, riparian buffers, and open land to minimize land disturbance and impervious cover through land protection, sustainable development, and green infrastructure.

➤ *Priority Action: Increase permanent land protection of riparian corridors and wetland buffers at the municipal level.*

## **Theme: Thriving and Abundant Wildlife**

Strategy: Conserve and enhance natural areas and open space to benefit ecosystem function and wildlife AND to benefit public access, recreation, and shoreline and community protection.

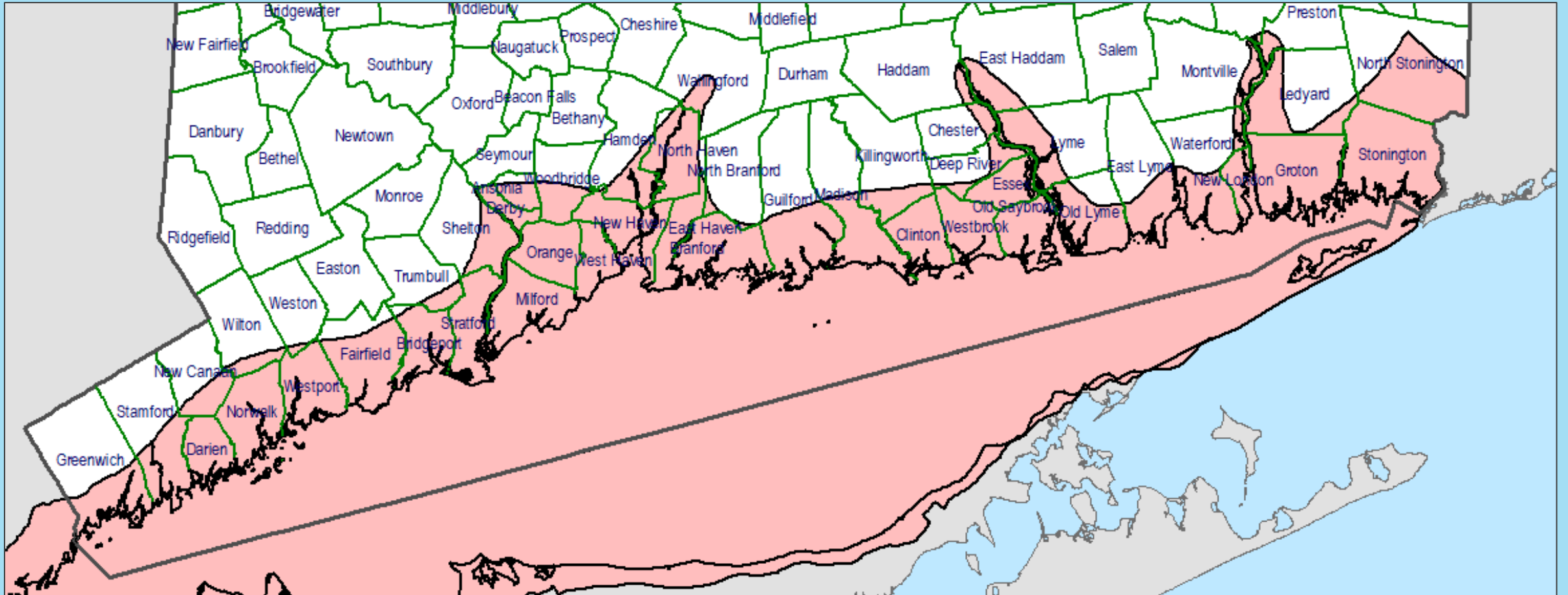
➤ *Priority Action: Support planning and implementation to increase the number of points and the length of the Sound's shoreline and rivers that provide equitable public access while also protecting and balancing the health and resilience of sensitive wildlife habitats and breeding areas.*

## **Theme: Sustainable and Resilient Communities**

Strategy: Improve access to Long Island Sound and its embayments, maintain and enhance view corridors and blueways, and enhance water-dependent uses.

➤ *Priority Action: Support planning and implementation to increase the number of points and the length of the Sound's shoreline and rivers that provide equitable public access while also protecting and balancing the health and resilience of sensitive wildlife habitats and breeding areas.*

# PROGRAM AREA



# ***\*NEW THIS YEAR\**** **NOAA COMPETITIVE FUNDING**

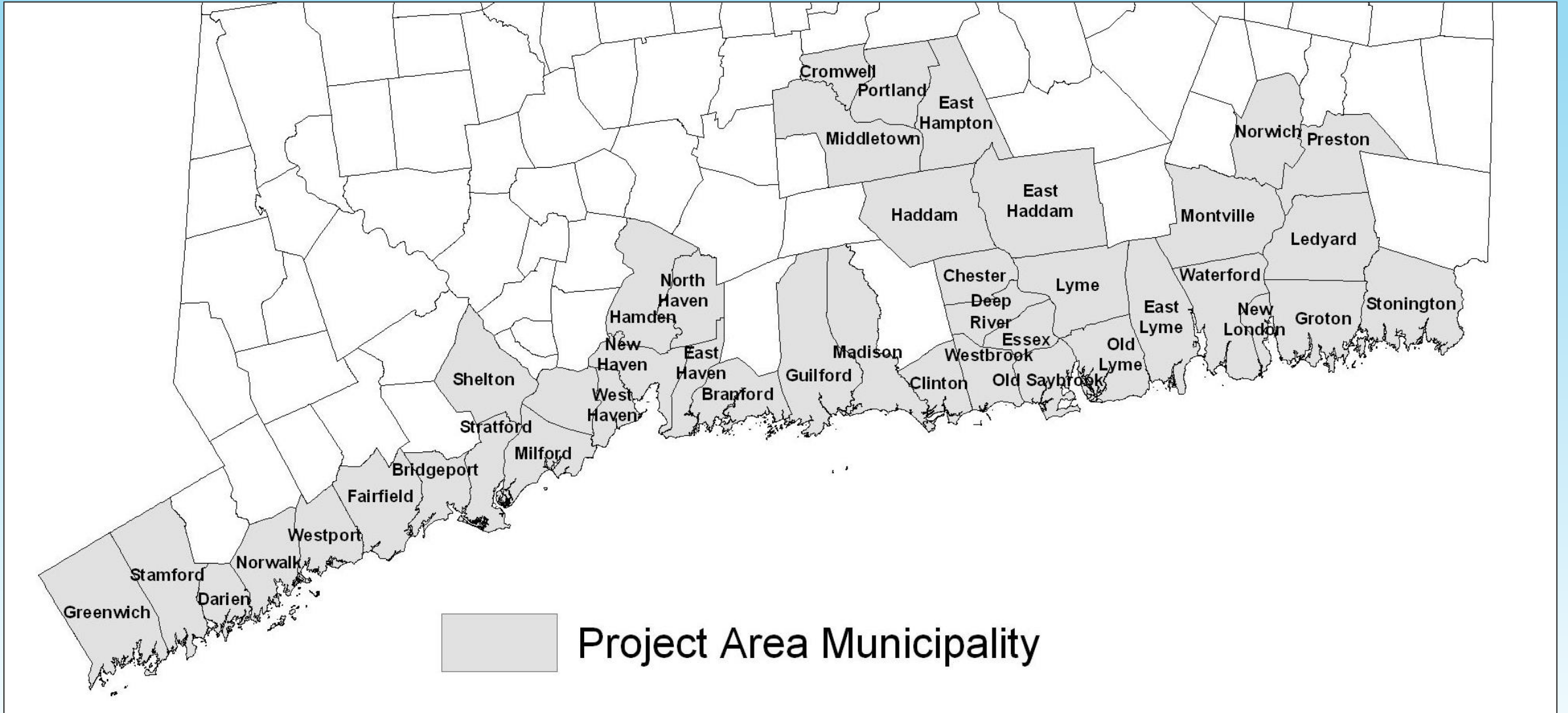
- **Nationwide NOAA coastal acquisition funding**
- **If there is a property that is a good fit – DEEP will submit to NOAA**
- **Normally larger parcels or sets of parcels that have a significant ecological or coastal resilience benefit – THINK BIG!!!**
- **Some Program Specifics:**
  - **Municipalities are eligible for funding, but not land trusts**
  - **Located in the CELCP zone**



# PROJECT PRIORITIES

- Will provide access to the general public, or provide another public benefit, as appropriate and consistent with resource protection
- Protects important coastal and estuarine areas that have significant conservation, ecological, historical, aesthetic, or recreation values, or that are threatened by conversion from their natural or recreational state to other uses
- Can be effectively managed and protected
- Are within, or can demonstrably provide benefit to, CT Environmental Justice areas.

# CELCP PROJECT AREA





# **MORE INFORMATION & CONTACT LISS STUDY AND NOAA FUNDING**

**For questions, contact:**

**Mindy Gosselin –  
Melinda.Gosselin@ct.gov**

# CCPP OVERVIEW

**Public-private partnership between CLCC and CT DEEP**

**Funded by USDA-Natural Resources Conservation Service (USDA-NRCS)**

**Five-year federal easement program**

- **Goal: help Connecticut land trusts increase the pace of land conservation across the state by being a source of match funds when applying to OSWA**

**Level of funding ranges from 25%-100% of an easement's value**

# CCPP OVERVIEW

**Looking for projects that will deliver these outcomes (conservation values/benefits):**

- **Protect freshwater and inland wetlands**
- **Avoid forest conversion**
- **Increase sequestration and storage of greenhouse gases**
- **Protect wildlife habitat**
- **Increase no costs access to recreation and experiential education**

# TAG OVERVIEW

**Reimbursement grant program**

**Supports land trusts' transaction-related project expenses**

**Goals:**

- **Initiate new conservation projects**
- **Bring projects to conclusion**
- **Be responsive to funding needs**

# ELIGIBLE EXPENSES & FUNDING

## Early-stage transactions (up to \$5,000)

- Appraisals
- Title searches
- Environmental assessments

## Closing stage transactions (up to \$20,000)

- Title searches
- Title certificate/insurance
- Surveys
- Environmental assessments
- Recording fees

# QUESTIONS

Contact Yaw (CLCC's Sr. Project Specialist):  
[yodarko@ctconservation.org](mailto:yodarko@ctconservation.org)

Diana Atwood Johnson 2022 Photo Contest Winner :  
View From an Old Beaver Den by Russell Caron



# QUESTIONS?