

# KICK-START YOUR BROWNFIELD PROJECT WITH A GMF LOAN

## We beat the bank!

**GMF offers loans for brownfield remediation projects at rates far lower than any municipal government can get on the market.** Our rates for municipalities are 1.5% lower than the Government of Canada bond rate and even further below market rates.

GMF also offers loans to private-sector companies or corporations wholly owned by a municipal government for brownfield site remediation at competitive rates, if they are partners in eligible municipal projects.

### Low-cost financing when you need it most: Remediation

GMF supports your brownfield project at the clean-up (remediation) stage, when risk is highest and funding is hardest to secure. GMF may be prepared to finance projects that have difficulty obtaining funds from conventional lenders and at much better rates. Our financing can support you through all the steps of remediation until the site is clean and the market can carry the project.



## Apply for a GMF brownfield remediation loan

For more information and to apply for a GMF brownfield remediation loan, contact us at [gmf@fcm.ca](mailto:gmf@fcm.ca) or at 613-907-6357, or visit us online at [www.fcm.ca/gmf](http://www.fcm.ca/gmf).

FCM's Green Municipal Fund™ (GMF) is a unique program that supports municipal initiatives across Canada that benefit the environment, local economies and quality of life. The Fund provides loans at rates that are well below what any municipal government can get on the market, as well as grants, education and training — all to support municipal initiatives that improve air, water and soil quality, and protect the climate.

FCM's Green Municipal Fund™  
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GMF funding for  
your brownfield project...

# at rates that beat the bank!



[www.fcm.ca/gmf](http://www.fcm.ca/gmf)

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# From liability to asset: Brownfield remediation

Redeveloping a brownfield can revitalize the whole community. The first step is remediation: restoring the value of the land by demolishing or deconstructing old buildings and cleaning up the soil and water. Once the site is remediated, it is much easier to redevelop. And the investment pays off indirectly, too — cleaning up a brownfield makes the entire neighbourhood more attractive to developers.

## Brownfields in your community

A brownfield is an abandoned, vacant, derelict or underutilized commercial, industrial or institutional property where past actions have resulted in actual or perceived contamination or threat to public health and safety and where there is active potential for redevelopment. Brownfields can be found in almost every community across Canada, from urban centres to rural municipalities.



## Additional features of GMF brownfield remediation loans

- ⌘ Loans for up to 50% of eligible costs
- ⌘ Terms of up to 10 years
- ⌘ Interest rates set at disbursement for the term of the loan
- ⌘ Multiple disbursements available during the remediation phase (may be consolidated into a long-term loan at the completion of remediation)

## Your project could qualify for an **even lower rate...**

If your project is exceptional and includes a sustainable redevelopment plan, you may qualify for a **loan of up to 20 years and 80% of eligible costs** — at an even lower rate.\*

\* Rates are reduced at the completion of redevelopment, based on confirmation of the environmental benefits outlined in your application.

## Our offer is better than ever

FCM consulted with stakeholders on how to improve our funding opportunities for brownfield remediation. We've made some significant changes:

- ⌘ Applications accepted and processed year-round
- ⌘ Shorter approval times
- ⌘ Money disbursed in multiple phases *during* the remediation phase
- ⌘ Fewer restrictions on how the site is redeveloped
- ⌘ Each application assessed on its own merits: no competition with other municipalities



“The remediation of this site is a turning point for our town. In these times of very tight municipal budgets, the assistance of the Green Municipal Fund is very useful.”

– Mayor Céline Tremblay, Municipality of Saint-Damien, Québec

## Who is eligible for remediation loans?

Any Canadian municipal government is eligible for a GMF brownfield remediation loan. Private-sector companies or corporations wholly owned by a municipal government may also be eligible for funding, if they are partners in eligible municipal projects. To be considered a partnership, the partner and the municipality must both assume some of the risks and share in the rewards of the project.

## What projects are eligible?

GMF loans are available for the remediation components of municipal brownfield projects:

- ⌘ Removal and disposal of contaminated soils or materials
- ⌘ In-situ or ex-situ treatment of contaminated soils, groundwater or materials
- ⌘ Construction or installation of engineering controls and monitoring systems
- ⌘ Building demolition or deconstruction

## To get you started on the road to brownfield redevelopment, GMF also offers:

- ⌘ Grants for brownfield action plans, such as community improvement plans (CIPs)
- ⌘ Grants for site testing and remediation plans, including Phase II environmental site assessments, remedial action plans and risk assessments
- ⌘ Educational and training resources on brownfields, such as webinars, case studies and more

