Narrative Information Sheet  
U.S. EPA Brownfield Assessment Grant Application

1. Applicant Identification  
   CITY OF WEST HAVEN, CONNECTICUT  
   DEPARTMENT OF FINANCE, GRANTS OFFICE  
   355 Main Street  
   West Haven, CT 06516

2. Funding Requested  
   a. Assessment Grant Type  
      i. Community-Wide Assessment
   
   b. Federal Funds Requested  
      i. $500,000.00  
      ii. Not applicable

3. Location  
   City of West Haven, County of New Haven, State of Connecticut  
   Congressional District 03

4. Target Area and Priority Site/Property Information  
   • Community-wide Assessment Grant applicants, other than tribes:  
      o census tracts 3615 and 1545  
      o Parcel group 1:  
        18 Helm St  
        20 Helm St  
        Front Ave (Rear)
      
      o Parcel 2 668 Boston Post Rd, route 1 (fka/Orange Ave)  
      o Parcel 3 1 Kimberly Ave.

5. Contacts  
   a. Project Director  
      Douglas E. Colter, CFM  
      Grants Administrator, City of West Haven  
      355 Main St  
      West Haven, CT 06516  
      203.937.3620 ext. 3010
b. Chief Executive/Highest Ranking Elected Official
   Nancy Rossi, Mayor, City of West Haven
   355 Main Street
   West Haven, CT 06516
   203.937.3600
   nrossi@westhaven-ct.gov

6. Population
   • 2020 Census 54,070

7. Other Factors Checklist

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community Population is 10,000 or less</td>
<td>n/a</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>n/a</td>
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<td>The proposed brownfield site(s) is impacted by mine-scarred land</td>
<td>n/a</td>
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<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>Yes, page 1,2, and 3</td>
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<tr>
<td>The proposed site(s) is in a federally designated flood plain.</td>
<td>n/a</td>
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<td>The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>Yes, page 2 and 3</td>
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<tr>
<td>The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.</td>
<td>Yes, page 2 and 3</td>
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<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>n/a</td>
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<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>n/a</td>
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8. Letter from the State or Tribal Environmental Authority:
   See Attached letter from the State of Connecticut Department of Energy and Environmental Protection.

9. Releasing Copies of Applications
   a. Not Applicable
November 29, 2021

Mr. Doug Colter, Grants Administrator
City of West Haven
355 Main Street
West Haven, CT 06516

Re: State Acknowledgement Letter for EPA Brownfields Assessment Grant for FY 21

Dear Mr. Colter:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the City of West Haven intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Assessment Grant for Federal Fiscal Year 2022. The City of West Haven plans to use the grant funding to conduct assessments at various properties in the City contaminated with hazardous substances.

If EPA awards grant funds, DEEP or EPA must determine the eligibility of each petroleum site before any site-specific assessment activity is undertaken using the petroleum assessment grant funds.

You may want to refer to DEEP’s PREPARED Municipal Workbook. This on-line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on DEEP’s web site at https://portal.ct.gov/DEEP/Remediation--Site-Clean-Up/Brownfields/PREPARED-Municipal-Workbook-Main-Page.

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at mark.lewis@ct.gov. Good luck with your application.

Sincerely,

Mark R. Lewis
Brownfields Coordinator
Office of Constituent Affairs & Land Management

C: Ms. Dorrie Paar, EPA (via e-mail)
   Dr. Nefeli Bompoti, UConn Connecticut Brownfields Initiative (via e-mail)
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area

The City of West Haven is located in New Haven County, Connecticut along Long Island Sound. West Haven is home to the University of New Haven, Yale University’s West Campus, the Veteran’s Hospital, and a 4 mile shoreline that attracts locals and visitors year round. The City is known for its thriving industries and college campuses. During the industrial era, the local economy boomed with a manufacturing economy. Two of the largest employers were Bayer Pharmaceuticals, and the Armstrong Rubber Company which manufactured tires and rafts for the military during World War II. When the manufacturing industry declined, those factories remained abandoned and underutilized living behind the remnants of the industrial era and depriving the City of large tax base upon which it was reliant to balance budgets. Currently, there are about 170 different contaminated or potentially contaminated sites within the City.

Our target areas are located in three different areas which have been identified as priority locations due to the prime location for sustainable, commercial redevelopment and the impact to residential population. Those include: a) the Allingtown target area which comprises several properties near the City’s former landfill; b) the City’s eastern gateway near the West River; and c) the Boston Post Road area where a community library expansion branch is in process. These properties are a blight to the community, with the high concern of hazardous materials in the soil and underground contamination running off into communities and Long Island Sound. The residents of West Haven are forced to cope with lasting environmental, economic, and health risks associated with these brownfield sites, which contributes to the environmental justice issues in this urban community. Plagued by the loss of major industry, and the legacy environmental and welfare challenges caused by this industrial legacy, the residents of the City are in desperate need of economic growth, which is presently held hostage by legacy brownfield sites.

1.a.ii. Description of the Priority Brownfield Site(s)

Within our target areas, we have identified the four priority sites. To our knowledge, no previous environmental assessment has been conducted at the sites:

- The Allingtown target area sites are adjacent to a former waste incinerator. At 18 Helm Street, there are known sources of asbestos and suspected contamination from illegal waste disposal. Tractor trailers full of asbestos have also been reported on the property. 20 Helm Street and two Front Ave (rear) properties are currently vacant, but hazardous materials including heavy metals and polycyclic hydrocarbons (PAHs) from the incinerator are suspected at the site. DEEP and EPA have previously performed emergency removal of hazardous substances at the property but additional investigation and remediation is required. The 20 Helm street property is bordered by coastal wetlands with access to tidal waterways that flow out to Long Island Sound. The suspected contamination at the site poses a risk to the surrounding ecological system. The FEMA 100 year flood plain borders the 20 Helm Street property, and the 500 year flood plain is well above where the property is located, which validates the threat of serious contamination of ecologically important areas.

- The second target site is located at 668 Boston Post Rod (FKA Orange Ave), a former gas station with a long and lengthy history of environmental contamination; some of the underground storage tanks were removed but there is no evidence of any testing for contaminant releases. It is suspected that petroleum contamination is still present at the property. This parcel lies adjacent to the new West Haven Public library community branch expansion that is currently underway. This site’s
topographic positioning over a ground water runoff to a suburban neighborhood, make it a priority for environmental investigation.

- 1 Kimberley Avenue is a former Coast Guard meeting house located at the entrance to the City crossing over the river from New Haven. Given the period of the building construction it is suspected that hazardous building materials are present at the building. The site is also adjacent to a privately owned gas station with old underground storage tanks. The area is the entrance point into the city and is in desperate need of conversion into a more welcoming landmark to draw visitors to the city and bring much needed business to the struggling local economy.

b. Revitalization of the Target Area (10 points)

i. Reuse Strategy and Alignment with Revitalization Plans

There is currently substantial private and public investment in the City of West Haven to support “growth-related” projects in the area. West Haven is classified a “Regional Center” by the State of Connecticut which is defined as a “land area containing traditional core area commercial, industrial, transportation, specialized institutional services, and facilities of inter-town significance.” Infrastructure projects such as transit-oriented development around the West Haven train Station and Route 1 (Boston Post Road), restoration projects including beach enhancements and habitat restoration in West River are some of the current public investment projects in the City.

The significant public investment has attracted private investors in the area where large residential and commercial projects will bolster West Haven’s economy. The envisioned use for the Helm Street and Front Avenue (rear) properties is to support the growing economic and residential development in the surrounding Allingtown area which aligns with the City's Plan of Conservation and Development (POCD) plan. According to the 2017 POCD, Allingtown is rapidly becoming an attractive place for urban and suburban development due to the expansion of the University of New Haven. A large mixed-use development was recently constructed in the area to support the growing college community, featuring 18,000 sf of retail space and 67 residential units. The designation of the area around the Helm St Parcel, and the greater Allingtown area, as an enterprise zone provides additional incentives to potential developers.

The redevelopment of the 668 Boston Post Road property will support the new West Haven Library community branch expansion that is currently underway. These properties will be a necessary catalyst to boost the rapid expansion and economic development that West Haven and the greater Allingtown area need. New construction at this site will incorporate modern energy efficient construction and solar energy opportunities.

The 1 Kimberley Avenue property, which was a former Coast Guard Meeting house, will be redeveloped as a recreational area with parking for food trucks and a fishing pier to make it a welcoming and bright introduction to the city of West Haven as people cross the bridge from New Haven. The redevelopment of the former Coast Guard house employing sustainable design principles and solar energy for a goal of “net zero” energy profile will complement the large, commercial development that is planned in the area. The City’s new 60-store waterfront Mall “the Haven” will be developed adjacent to our target site, and currently the assessment and the redevelopment of this property will provide additional recreational options for the visitors coming into the City. This plan aligns with West Haven's POCD to boost the local economy and draw people to support the local businesses.

ii. Outcomes and Benefits of Redevelopment Strategy
The redevelopment of the target sites will help to transform currently blighted areas within the City into livable, public spaces to benefit the whole community and support the City’s infrastructure projects. The Helm St Parcels planned use is a redemption, re-use, and recycling facility to aid in health, sanitation and welfare for the local community. The centralized location and proximity to major access ways will greatly support the City’s sustainability and resiliency plans, reduce curb side waste, and encourage smart re-use of unwanted commodities. This site cleanup will also facilitate the development of a large scale solar farm on the adjacent former landfill site by providing access, utility interconnection, and space for control equipment.

The area of Allingtown is currently quite an impoverished and rundown neighborhood suffering from a loss of industry, and this municipal site will greatly help the struggling members of the community by providing jobs as well as bringing municipal resources closer to the residents.

The Helm Street Parcel of properties also borders coastal wetlands with access to tidal waterways, and its position at the edge of a flood plain, make the assessment of this property crucial to protect the local ecosystems. Through assessment of this site we will be able to determine the risk posed to the surrounding environment and, if need be, remediate the property. The property at 668 Boston Post Rd (FKA Orange Ave) will also be economically beneficial for the local community and the town as the intended use is to support the new public library community expansion branch. This will be a source of passive income to support the library, as well as a site for a new business in the area. It will generate tax revenue for the City and help to attract new businesses to the area, which in turn will also contribute to the local economy. The redevelopment of the 1 Kimberley Avenue property will benefit the local economy by making West Haven more welcoming for people to visit as well as a more attractive location for businesses. This will boost tax revenue and increase the volume of visitors coming into the area. The revitalization will also benefit the local residents by providing a recreational outdoor space, as well as fishing from the pier, provide opportunities for small business to co-exist amongst larger businesses, and provide a picnic area for the food truck patrons. The redevelopment of all target brownfield sites will spur economic development within disadvantaged areas in need of growth.

c. Strategy for Leveraging Resources
   i. Resources Needed for Site Reuse
   The City of West Haven has a plan to gather the necessary resources to complete the project and redevelop the properties. The City will request additional funding from the American Rescue Plan Act (ARPA) that will provide emergency funding to support the restoration of several properties. Additional funds are currently under consideration by the City such as an application for Department of Economic and Community Development (DECD) Brownfield Municipal Grant Program and funding from the Connecticut Green Bank that will support green energy and assist in the redevelopment of brownfield projects. At the completion of the assessment, the city plans to make use of the site as a driver for economic development and to relieve the additional cost required to restore the site. EPA Cleanup funds will be targeted to receive remediation funds after the environmental investigation. Having an accurate assessment and remedial action plans substantially increases the potential for obtaining additional grants as the uncertainty decreases. Additional incentives from the Tax Increment Financing program and Enterprise Zones are available to interested developers.

   ii. Use of Existing Infrastructure
   All target sites are served by public water, sewage and electricity. The properties of 18 and 20 Helm Street are located near a major highway (I-95) and 0.1-miles from University of New Haven, a
major private university in the area. 668 Boston Post Rd. is directly off route 1, a major thoroughfare for local residents and visitors, and its proximity to the University of New Haven make it an ideal site for local commerce that takes full advantage of existing infrastructure. 1 Kimberly Ave is at the entrance of West Haven, and is adjacent to the major connecting road and bridge connecting the cities of West Haven and New Haven on the ocean-port side of the city. Due to the high traffic in the area, paved roadways and public systems are accessible to the target areas. Additional infrastructure will be considered for the continued development of the commuter rail station neighborhood funded by the Connecticut Department of Transportation together with partners including Amtrak, MTA Metro-North Railroad, and the Federal Railroad Administration. Transited oriented development, brownfield remediation, coupled with our planned recycling facility will improve economic movement around the city of West Haven while building on the plan towards sustainability.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
   a. Community Need
      i. The Community’s Need for Funding
         West Haven has been listed as a distressed community in the DECD’s distressed municipalities list for the past ten years. West Haven struggles to draw in strong economic growth given the community’s financial distress. Poverty rates in West Haven is 12% compared to State’s poverty rate of 10%.\(^1\) The median household income in West Haven residents is around $63,000 which is 25.4% lower than the State median. Furthermore, West Haven’s per capita income is relatively low ($30,360) in comparison with the State’s per capita income ($44,496). 48% of West Haven households are at the poverty level threshold, which in practice makes it nearly impossible to raise taxes on residential properties. The City is therefore reliant on outside funding to make improvements. The target areas fall within census tracts 3615 and 1545 comprised of low-income population (41% and 34% respectively), ranking at the 81\(^{\text{st}}\) and 76\(^{\text{th}}\) percentile compared to the State’s and National averages.\(^2\) City’s underprivileged financial situation indicates that there are no extra funds available for the clean-up and redevelopment of brownfields. Unemployment rates in West Haven are also higher compared to the Connecticut, with are of 8.6% compared to the 7.9% for the State. West Haven is in financial struggle with a steady 10% growth in municipal debt since 2015/2016. The City is evidently in dire need of funding for the assessment, remediation, and redevelopment of its brownfield sites which will lead to the economic and business development, removal of signs of blight in the city and also result to improved public safety.

   ii. Threats to Sensitive Populations
      (1) Health or Welfare of Sensitive Populations
         West Haven is an underprivileged city in Connecticut with 50% of its population consisting of minority groups, considerably larger than the state’s minority population of 33%. Within our target areas, the percentage of people of color is even higher, up to 65% for census tract 3615, which is ranking at the 84\(^{\text{th}}\) and 90\(^{\text{th}}\) percentile compared to the State and the region.\(^2\) Low-income populations are also present within our target areas, ranking at the 81\(^{\text{st}}\) and 76\(^{\text{th}}\) percentile for tracts 3615 and 1545, when compared to the State.\(^2\) Approximately 12% of its population living below the poverty line compared to the state

1 CT Data Collaborative (https://www.ctdata.org/)
2 EPA EJ SCREEN (Census Tracts 3615 & 1545)
average of 10%.¹ 48% of West Haven Households are at the ALICE Poverty Level Threshold (Asset Limited, Income Constrained, Employed).

Vacant brownfield sites can provide a shelter for drug trafficking, posing additional risks to our sensitive populations. Crime rates are soaring, an approximately 20% higher crime rates were reported in the City compared to the State.

Census tracts 3615 and 1545 consists of a significant percentage of children ≤5 years (6%), just above than the state’s average (5%). These brownfield sites pose significant health and safety risks to children who would often use brownfields as playgrounds and places to explore. Additionally, the percentage of the population with less than high school education is 16% and 18% in census tracts 1545 and 3615 respectively and higher than the state (10%) and national averages (13%), respectively.² The two census tracts also have a percentage of linguistically isolated population that is approximately two times the state and national averages at (12% in 1545 – 85th percentile and 9% - 80th percentile in 3615).² The requested funds will help assess, and subsequently leverage, cleanup and redevelopment funds for these brownfield sites to promote the health and welfare of the sensitive populations.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

West Haven residents are also highly disadvantaged because of disproportionate incidence of adverse health conditions and illnesses in the area. Allingtown target area (census tract 3615) tops the list of the total asthma hospitalization and emergency department visits that occurred between 2010 – 2014 with a total of 516 cases and incidence rate of 135.7 per 10,000 people³, a rate much higher than the State average. Long-term exposure to lower environmental quality and presence of contamination have impacted our sensitive populations. Presence of particulate matter (PM 2.5) which is amongst the highest in the state and the region (67th and 81st percentile) and other airborne contaminants could result in a higher incidence of respiratory diseases. West Haven is one of the 16 towns with considerably higher crude (93 per 100,000 individuals) and age-adjusted (86.8 per 100,000 individuals) rates for lung and bronchus cancer in Connecticut than the state’s (74.6 per 100,000 individuals and 62.3 per 100,000 individuals) crude and age-adjusted rates respectively.⁴ Cancer rates are higher in our target areas; the age-adjusted crude rate of cancer for West Haven (522.6 cancer cases per 100,000 people) is significantly higher than the state’s age-adjusted crude rate of cancer (477.1 cases per 100,000 people). The grant will facilitate proper assessment and ultimately, reduce or eliminate public exposure to pollutants that exacerbate asthma and lead poisoning incidences that especially affects children playing outdoors and indoors, and also people who live and work around the target areas.

(3) Promoting Environmental Justice

The population of minority groups, low-income populations including the people with less than high school education and linguistically isolated individuals have experienced long-year environmental injustice. In both census tracts 3615 and 1545, all 11 EJ Indexes exceeded the 80th percentile in both State and EPA Region. Particularly, EJ indexes for Traffic Proximity and Volume, RMP Proximity and Wastewater Discharge Indicator are in the 90th to 94th percentile.² Undoubtedly, these areas have higher environmental burdens and vulnerable pollutions whose health and wellbeing could be adversely affected by these prevalent conditions around them. EPA funds will provide the community with much needed

³ Connecticut Department of Public Health Asthma Program, (CHIME) ED and Hospitalization Data; US Census Bureau Data (2010)
resources to address these environmental, health, and welfare issues. Assessment and remediation of these sites will revive the town from its current blight and alleviate some of the environmental and health hazards that the residents are exposed to. Furthermore, it will incentivize private investment and ultimately, contribute to the economic and social growth of the entire city.

b. Community Engagement

i. Project Involvement: The City of West Haven will maintain an open line of communication with the local communities throughout the entire process. Inclusivity is important, and all meetings will be open to all stakeholders including city officials, community members, students, and other community-based organizations.

ii. Project Roles: Information on the Project Partners engaged in facilitating communication and providing feedback regarding assessment plans for the sites and the role is presented below:

<table>
<thead>
<tr>
<th>Agency</th>
<th>Point of Contact</th>
<th>Specific Role in the Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Economic Development Team (subsidiary of the South Central Regional Council of Governments)</td>
<td>Ginny Koslowski, Executive Director REX Development <a href="mailto:ginnyk@rexdevelopment.org">ginnyk@rexdevelopment.org</a></td>
<td>Regional studies, coordination, and implementation of economic development activities</td>
</tr>
<tr>
<td>Platt Technical High School Sustainable Design Senior Class</td>
<td>Sara Bruno Department Head, Sustainable Architecture <a href="mailto:Sara.Bruno@cttech.org">Sara.Bruno@cttech.org</a> (203)783-5367</td>
<td>Engage local community; Design Team for 1 Kimberly Avenue park and street scape, rehab of existing building</td>
</tr>
<tr>
<td>Public works commissioner</td>
<td>Tom McCarthy Department of Public Works <a href="mailto:tmccarthy@westhaven-ct.gov">tmccarthy@westhaven-ct.gov</a> (203)937-3585</td>
<td>Attend meetings, inform broader community and facilitate redevelopment plans</td>
</tr>
<tr>
<td>West Haven Village Improvement District Inc. (dba /West Haven Public Library)</td>
<td>Colleen Bailie, Executive Director <a href="mailto:cbailie@westhavenlibrary.org">cbailie@westhavenlibrary.org</a></td>
<td>Community engagement, outreach</td>
</tr>
<tr>
<td>University of New Haven</td>
<td>Ronald M. Quagliani Executive Vice President <a href="mailto:rquagliania@newhaven.edu">rquagliania@newhaven.edu</a></td>
<td>Public private partnerships, community engagement</td>
</tr>
</tbody>
</table>

iii. Incorporating Community Input:
Community outreach will be done in many different formats. Ranging from weekly online newsletters, a strong social media presence on Facebook and Twitter, and awareness spread through the local University
Radio Station, and local newspaper. These formats of communication will give updates to the public regarding the site assessments and redevelopment plans for the sites. The city will also involve academic institutions such as the local Platt Technical High School to help create a sustainable design for the 1 Kimberly Avenue location. In-person meetings with the option of online streaming will provide accessibility to all. The meetings and updates will be given in simple language, with a Spanish version available as well. Accommodations will be offered to any community member who requests any. Small scaled meetings will follow up to include community groups and representatives of the town. Meetings will be open to the public as active participation and community involvement will progress project interest and investment. After each meeting, comments and ideas would be addressed, taken and integrated into an action plan; the plan will then be distributed to the community for feedback with important dates on deadline for submitting comments and next meeting dates. This action plan will be accompanied by a separate summary that highlights the key changes that were made between the draft and final proposal. Finally, the community will be involved in project implementation and monitoring to the extent possible. There are a number of benefits to involving the community at this step. For example, community members can help with manual labor where necessary, additionally, they can assist the local governments with their maintenance and monitoring duties. While community members will likely need training before they can participate in this step, it can be cost-effective over the long term. To facilitate this community engagement and to ensure continuity, the city will work with established community groups.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

<table>
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<tr>
<th>Task/Activity 1: Project Management</th>
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<tbody>
<tr>
<td>i. Project Implementation</td>
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<tr>
<td>City Staff will attend annual brownfield conferences including the National Brownfields Conference and regional events. Non-EPA grant resources: City Staff will oversee the cooperative agreement, prioritize other brownfield sites, acquire petroleum determinations from the State, oversee and manage the project including the procurement of a QEP (Qualified Environmental Professional) or LEP (Licensed Environmental Professional), personnel and financial management, quarterly reporting, update ACRES database, and securing access to the sites. (in-kind contribution).</td>
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<tr>
<td>ii. Anticipated Project Schedule: Months 1-36; 3 months for the procurement process; project management 3 years; quarterly reports; continuous ACRES updates.</td>
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<td>iii. Task/Activity Lead(s): City staff</td>
</tr>
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<td>iv. Output(s): QEP/LEP procurement; conference attendance; internal meeting minutes; quarterly reports; access to sites; petroleum determinations; ACRES updates.</td>
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<tr>
<th>Task/Activity 2: Outreach and Community Involvement</th>
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<tr>
<td>i. Project Implementation</td>
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<tr>
<td>Public meetings will be conducted semiannually, online and at various locations within the region, to engage the public and collect feedback. Outreach supplies and associated costs for stakeholder meetings. Non-EPA grant resources needed to carry out task/activity: City Staff and project partners will reach out to residents and local stakeholders, organize meetings and develop outreach materials according to community engagement plan outlined in section 2.b.iii (in-kind contribution).</td>
</tr>
</tbody>
</table>
ii. Anticipated Project Schedule: Semi-annual meetings (initial stakeholder meeting for project initiation followed by semi-annual meetings), annual public hearings.

iii. Task/Activity Leads: City staff and community partners

iv. Outputs: Community meetings with public meeting minutes; newspaper articles and flyers; website updates; promotional materials

**Task/Activity 3: Site Assessments**

i. Project Implementation: Discussion of EPA-funded activities (priority sites): Our proposed activities include 4 Phase I environmental site investigations, 4 Phase II environmental site investigations, and 2 Phase III environmental site investigations (all priority sites), and 1 Hazardous Building Material assessment Study (for 1 Kimberly Ave). Discussion of EPA-funded activities for non-priority sites: Additional 3 Phase I environmental site investigations and 2 Phase II environmental site assessments will be conducted for non-priority sites. Non-EPA grant resources needed to carry out task/activity: None.


iii. Task/Activity Lead(s): Contractual (QEP/LEP) and City staff

iv. Output(s): 7 Phase I (priority & non-priority sites), 6 Phase II (priority & non-priority sites), 2 Phase III (priority & non-priority sites), 1 Hazardous Building Materials Assessment (priority site)

**Task/Activity 4: Reuse planning**

i. Project Implementation: Discussion of EPA-funded activities (priority & non-priority sites): Our proposed activities include 5 Remedial Action Plans (RAP) (all priority sites & 2 non-priority sites). We also plan to conduct 2 Site Reuse Assessment studies for one priority (668 Orange Av) and one non-priority site.

Non-EPA grant resources needed to carry out task/activity: None.

ii. Anticipated Project Schedule: Months 24-36 (Remedial Action Plans: months 24-36, Site Reuse Assessments: months 18-36)

iii. Task/Activity Lead(s): Contractual (QEP/LEP, Reuse professionals) and City staff

iv. Output(s): 6 Remedial Action Plans, 2 Site Reuse Assessment studies

**b. Cost Estimates**

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**Task/Activity 1: Project Management**

A total $3,000 is budgeted for travel to National Brownfields Conferences over the course of the projects (2 people, 2 conferences @ $500 per airfare and $250/day for lodging and meals for 2 days attendance).

**Task/Activity 2: Outreach and Community Involvement**

A total of $20500 is budgeted for Task 2. Estimates for this total are: $800 for flyers and newspaper articles for the 3-year project; $1,200 allocated for meetings, and a rate of $200/meeting for total 6 in-person meetings.

**Task/Activity 3: Site Assessments**

A Phase I is estimated at $5,000 per report for a total of $35,000 for the 7 Phase I **environmental site investigations** (4 for priority sites and 4 for non-priority sites). The 6 Phase II **environmental site investigations** will cost $240,000 total, at $40,000 per investigation. 2 Phase III **environmental site investigations** will cost $100,000 total, at $50,000 per investigation. For non-priority sites, 1 **Hazardous Building Materials Assessments** will be performed at around $10,000 per assessment.

**Task/Activity 4: Reuse Planning**

5 RAPs are budgeted for each priority site at $10,000 (total, $50,000). Two of the priority sites require a **Site Reuse Assessment** studies which costs $30,000 per study for a total of $60,000.

c. Measuring Environmental Results

The City of West Haven will track and measure environmental results to properly monitor and evaluate project progress. Using excel spreadsheets and monthly reports, City Staff will track program milestones and site-specific progress including project expenditures in quarterly reports. Project progress will be communicated through regular updates on ACRES. We will track project outputs including number of sites assessed and reports completed, in-person and online community meetings held, number of participants in outreach efforts, and web postings. Long-term outcomes will also be monitored and tracked with respect to acreage of land assessed, remediated, and redeveloped including job creation, and increased tax revenue.

4.) **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

a. Programmatic Capability

i. Organizational Capacity

The grant will be administered by the city’s Grants Administrator, with help from the Assistant Grant Writer for grant terms compliance and contractual obligations. Procurement of vendors and consultants is administered under the City’s purchasing ordinance by the Director of Finance, and the Assistant Purchasing Agent. Accounting of funds and financial reporting is managed by the Director of Finance, supported by a staff of four accountants. Contracts and other written obligations are reviewed by the City’s Corporation Counsel, and review and signed by the Chief Executive, the City Mayor.
ii. Organizational Structure
See i. above

ii. Description of Key Staff
The Project Manager will be Doug Colter, Grants Administrator. Mr. Colter is a Licensed Building Official, and Certified Flood Plain Manager with over 35 years of experience in construction management, 12 years of experience in regulatory building construction inspection, including projects that included environmental assessments and remediation activities. Mr. Colter holds a Certificate in Construction Project Management from the University of Hartford’s Construction Institute, as well as numerous other educational accomplishments. Mr. Colter has successfully administered assessment procurement and vendor selection for Phase I, II, and III projects, as well as Hazardous Building Material surveys for the City in the past. Supporting Mr. Colter is Thomas McCarthy, the City’s Commissioner of Public Works. Mr. McCarthy has over 30 years of construction management experience, and in his role as Commissioner has overseen all City physical plant maintenance, operation, development, and renovation for 6 years.

iii. Acquiring Additional Resources
The city is well experienced with hiring consultants and contractors to expand internal capacities as needed. The City has considerable experience with bidding, selecting, vetting, awarding, and managing environmental assessment firms, project managers, and professional engineers. Such resources would be acquired through a public bid and qualification process, as subcontractors.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant
The City did receive EPA funding for the phase I, II, and III environmental assessments to help convert an underutilized industrial complex to a retail entertainment and shopping facility. The EPA funding created a path and action plan for remediation of the properties that led to abatement being funded by the State. The project is in the later phases of abatement and demolition, is now in the hands of private developer, and should be ready for new construction activity in 2022.

(1) Accomplishments
This project removed an underutilized and mostly vacant industrial complex together with an outdated blighted residential zone, and its associated contamination from this waterside property, and has created a path for new development. The abatement work has helped to stop contamination from leaching in to Long Island Sound, removed residential dwellings from the contaminated area, relocated residents to safer housing stock, and created a new economic opportunity as well as growth for the City’s grand list.

(2) Compliance with Grant Requirements
The City performed all activities within the requirement of the grant. This included the solicitation of qualifications from service providers, selection and contracting, project management, and financial reporting.
FY22 EPA Assessment Grant Application

Threshold Criteria

1. Applicant Eligibility
   a. The City of West Haven is a municipal corporation and is the governmental entity that governs the City of West Haven, CT.

2. Community Involvement
   The City of West Haven will maintain an open line of communication with the local communities throughout the entire process. Inclusivity is important, and all meetings will be open to all stakeholders including city officials, community members, students, and other community-based organizations. Community outreach will be done in many different formats. Ranging from weekly online newsletters, a strong social media presence on Facebook and Twitter, and awareness spread through the local University Radio Station, and local newspaper. These formats of communication will give updates to the public regarding the site assessments and redevelopment plans for the sites. The city will also involve academic institutions such as the local Platt Technical High School to help create a sustainable design for the 1 Kimberly Avenue location. In-person meetings with the option of online streaming will provide accessibility to all. The meetings and updates will be given in simple language, with a Spanish version available as well. Accommodations will be offered to any community member who requests any. Small scaled meetings will follow up to include community groups and representatives of the town. Meetings will be open to the public as active participation and community involvement will progress project interest and investment. After each meeting, comments and ideas would be addressed, taken and integrated into an action plan; the plan will then be distributed to the community for feedback with important dates on deadline for submitting comments and next meeting dates. This action plan will be accompanied by a separate summary that highlights the key changes that were made between the draft and final proposal. Finally, the community will be involved in project implementation and monitoring to the extent possible. There are a number of benefits to involving the community at this step. For example, community members can help with manual labor where necessary, additionally, they can assist the local governments with their maintenance and monitoring duties. While community members will likely need training before they can participate in this step, it can be cost-effective over the long term. To facilitate this community engagement and to ensure continuity, the city will work with established community groups.

3. Named Contractors and Subrecipients
   a. There are no named contractors or sub-recipients.

4. Expenditure of Existing Grant Funds
   a. The City is not a recipient of other EPA grants at this time.