November 30, 2021

Ms. Christine Beling
Project Engineer
Assistance and Pollution Prevention Unit
U.S. Environmental Protection Agency
5 Post Office Square, Mailcode OES04-1
Boston, Massachusetts 02109-3912

Dear Ms. Beling:

The Connecticut Metropolitan Council of Governments (MetroCOG) is applying to the United States Environmental Protection Agency for a FY2022 Community-Wide Assessment Grant in the amount of $400,000. MetroCOG has had a successful history with the EPA in implementing both Community Wide Brownfields Assessment and Revolving Loan Fund (RLF) Programs. A new Community-Wide Assessment Grant will continue our momentum in aiding our member municipalities with assessment activities which will ultimately revitalize neighborhoods, improve community health, and restore economic vitality throughout the Greater Bridgeport Region. Below is the information requested:

1. **Applicant Identification:**
   Connecticut Metropolitan Council of Governments
   1000 Lafayette Boulevard, Suite 925
   Bridgeport, Connecticut 06604

2. **Funding Requested:**
   a. **Grant Type:** Community-Wide Assessment
   b. **Federal Funds Requested:** $400,000

3. **Location:**
   a. **City**
      Bridgeport, Easton, Fairfield, Monroe
      Stratford, Trumbull
   b. **County**
      Fairfield
   c. **State**
      Connecticut
4. **Target Area & Priority Site/Property Information:**
   a. **Target Area:** City of Bridgeport/Town of Stratford
   b. **Census Tracts**
      - 706, 740, 744, 807
   c. **Priority Sites:**
      - 1315, 1362, 1471 Main Street
      - 137 Housatonic Avenue
      - 524 Lafayette Street
      - Allen Street Parking Lots
      - 316, 336, 405 Central Avenue
      - 349, 364 Adams Street
      - 89, 99, 119, 179 Trowel Street
      - 310, 318, 320 Eagle Street
      - 398, 408, 420 Waterview Avenue

5. **Contacts:**
   a. **Project Director:**
      - Patrick Carleton, Deputy Director
        Connecticut Metropolitan Council of Governments
        1000 Lafayette Boulevard, Suite 925
        Bridgeport, Connecticut 06605
        203-366-5405 pcarleton@ctmetro.org

   b. **Chief Executive/Highest Ranking Official:**
      - Matthew Fulda, Executive Director
        Connecticut Metropolitan Council of Governments
        1000 Lafayette Boulevard, Suite 925
        Bridgeport, Connecticut 06604
        203-366-5405 mfulda@ctmetro.org

6. **Population:**
   a. **Total:**
      - 322,564 (entire MetroCOG Region)
      - City of Bridgeport - 148,654
      - Town of Stratford – 52,355
      - Target Area Census Tracts – 10,693
7. Other Factors Checklist:

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<td>The priority site(s) is adjacent to a body of water:</td>
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<td>The priority site(s) is in a federally designated flood plain</td>
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<td>The reuse of the priority site(s) will facilitate renewable energy from</td>
<td>1, 2</td>
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<td>wind, solar, or geothermal energy:</td>
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<td>The reuse of the priority site(s) will incorporate energy efficiency</td>
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<td>measures:</td>
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<td>The target area(s) is located within a community in which a coal-</td>
<td>1</td>
</tr>
<tr>
<td>fired power plant has recently closed (2011 or later) or is closing.</td>
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8. Letter from State/Tribal Environmental Authority: Please see attached letter from the State of Connecticut Department of Energy & Environmental Protection


The Connecticut Metropolitan Council of Governments and our six-member communities of Bridgeport, Easton, Fairfield, Monroe, Stratford, and Trumbull are all in full support of this application and initiative.

On behalf of the Connecticut Metropolitan Council of Governments, I would like to thank you in advance for your full consideration of this request. Should you have any questions or require any additional information please contact me at 203-366-5405 or mfulda@ctmetro.org.

Sincerely,

Matthew Fulda, Executive Director
ATTACHMENT 1

Letter from State or Tribal Environmental Authority
November 22, 2021

Mr. Patrick Carleton, Deputy Director  
Connecticut Metropolitan Council of Governments  
1000 Lafayette Boulevard, Suite 925  
Bridgeport, Connecticut 06604

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

Dear Mr. Carleton:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the Connecticut Metropolitan Council of Governments (MetroCOG) intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Assessment Grant for Federal Fiscal Year 2022. MetroCOG plans to use the grant funding to conduct assessments at various properties located in its member communities.

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)  
Ms. Hannah Reichle, MetroCOG (via e-mail)  
Mr. Matt Fulda, MetroCOG (via email)
1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

   a. **Target Area and Brownfields**

   i. **Background and Description of Target Area:**

   Located in Southwestern Connecticut and bordering Long Island Sound, the Greater Bridgeport Region, with approximately 322,564 residents (2020 Census), is one of the most densely populated regions in Connecticut and New England. The City of Bridgeport and the Town of Stratford are the two most urbanized communities of the Region’s six-municipalities. Our Target Area (TA) for this Community-Wide Assessment Program (CWAP) will comprise of Bridgeport’s Downtown (Census Tract 706), East Side (Census Tract 740) and East End (Census Tract 744) neighborhoods along with Stratford’s Transit Oriented Development (TOD) District. Both Bridgeport and Stratford were once home to some of the nation’s largest manufacturers such as Raymark Industries, Singer Manufacturing, Remington Arms, Bryant Electric, Bridgeport Brass and General Electric. Many of those former manufacturers operated alongside and adjacent to smaller sites which have been are now our priority focus of our CWAP.

   The EPA’s EJ Screen Indexes indicate significant disparities in Bridgeport across all EJ Index state, regional and national variables; most of the percentiles that Bridgeport fell into were between the high-80s and mid-90s. While these economically, socially, and physically distressed neighborhoods have access to several assets, including a robust transportation infrastructure, an educated and skilled workforce, and natural resources, the environmental contamination from past commercial and industrial uses, including a recently closed coal-fired power plant, has constrained development, contributed to blight, public health and safety issues and has severely limited private investment. These factors, as well as existing initiatives in Bridgeport have led EPA Region 1 to designate the city as an Environmental Justice Showcase Community.

   Assessment funding will support continuing efforts to identify, investigate, remediate, and redevelop brownfields properties along key multi-modal transportation corridors in our TA, which include Interstate 95, and State Route 8, the Metro-North New Haven and Amtrak rail lines, Greater Bridgeport Transit and within proximity to the Bridgeport-Port Jefferson Long Island Ferry.

   ii. **Description of the Priority Brownfield Sites:**

   Located in the heart of Downtown Bridgeport, the Region’s economic, transportation and cultural hub is the **Majestic Theater** at 1315 Main Street, a historic, 107,000 sf building on 1.24 acres. **1471 Main Street** (3.17 acres), **1362 Main Street & 137 Housatonic Avenue** (1.9 acres) were recently cleared, and environmental assessments are necessary for redevelopment to occur at these city-owned sites. **524 Lafayette Street** and **Allen Street**, collectively known as the Pequannock Downtown Parking Lots consists of two vacant five-acre parcels. A full assessment of Phase I, II, III and RAP will unlock value in this growing entertainment area located between I-95 and the Metro-North Railroad. The Lafayette Street site is in Flood Zone AE.

   In Bridgeport’s East Side, the city owns 2+ acres of vacant property at **398, 408 & 420 Waterview Avenue** along the Yellow Mill Channel, which feeds into Bridgeport Harbor and Long Island Sound. In the East End, **179 Trowel Street, 316 & 336 Central Avenue, 349 & 364 Adams Street and 370 DeForest Avenue** make up 3.6 acres of city-owned waterfront along Johnson’s Creek, an inlet of Bridgeport Harbor. **405 Central Avenue, 89, 99 & 119 Trowel Street, and 310, 318 & 320 Eagle Street** make up 2+ acres across from Johnson’s Creek. While some assessment and clean-up has occurred due to past industrial uses, further assessment of these city-owned sites is necessary. All the East End sites are in Flood Zone AE. Another priority
Connecticut Metropolitan Council of Governments – FY 22 Brownfield Assessment Grant

site is the former Bridgeport Brass Complex at 560 North Washington Avenue, which is a 35-acre industrial condominium complex consisting of 14 condominium units in a series buildings located along the Pequonnock River, which also feeds into Bridgeport Harbor and Long Island Sound (FEMA Flood Zone AE).

Stratford will utilize assessment funds for a parcel adjacent to the Stratford Train Station which is situated in their TOD District. Outside of our TA Fairfield has prioritized several potentially contaminated sites for redevelopment that are near the Fairfield Metro Station. The former Bullard Company at 81 Black Rock Turnpike was a major machine tool builder but closed in the early 1980s; the building was demolished in 1983. Handy & Harman at 333 Grasmere Avenue was once a global processor of precious metals. The 9-acre factory closed in 2002 and was demolished in 2004. The 2-acre, former Miller Volkswagen property at 355 Kings Highway is a 5-minute drive to the rail station and is proximate to the Bridgeport city line. All these sites are privately owned and entirely or partially located in FEMA Flood Zone AE. The Town of Trumbull has also prioritized 5 parcels on Hardy Lane.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

MetroCOG will align assessment and planning activities with each municipality’s Plan of Conservation and Development (POCD). Municipal POCD’s provide a framework for development goals to facilitate social and economic growth, including restoring properties back to productive and sustainable use, and returning these properties to the tax rolls. In April of 2018 the City of Bridgeport released “Plan Bridgeport”, the newly formed POCD that directs Bridgeport to become a more livable and equitable city that values health and well-being for all. The Plan calls for Bridgeport to become an active regional hub that serves as the lead economic development engine of the Region. Goal 1.7 of “Plan Bridgeport” is to “continue improvements aimed at revitalizing Downtown” with a focus on mixed-use redevelopment efforts to activate vacant buildings and parcels. Current plans for three of our priority sites in Downtown - 1362 Main Street, 1471 Main Street and 137 Housatonic Avenue include mid-rise or high-rise mixed-use residential developments which will encourage density within our region’s Central Business District which is an area served by a strong multi-modal transportation network. Aside from the mixed-use residential component, another goal of “Plan Bridgeport” is to promote the growth of the arts and entertainment industry (Goal 2.6) throughout Downtown including the priority sites of 1315 Main Street, 524 Lafayette Street and Allen Street. The redevelopment plan for 1315 Main Street calls for an adaptive reuse of the former Majestic Theater into a boutique community theater. 524 Lafayette Street and Allen Street are situated across from the new 5,700+ seat boutique Hartford HealthCare Amphitheater as well as the 10,000 seat multi-purpose Webster Bank Arena. The City envisions redeveloping the parcels with mixed-use regional entertainment destinations to build upon the location of the arena and amphitheater. This reuse strategy also aligns with our Comprehensive Economic Development Strategy that identified “the creation of a regional entertainment, recreation, and leisure initiative” for Greater Bridgeport.

As a coastal city, Bridgeport recently developed a Waterfront Plan that identified vacant and underutilized properties along the waterfront. Several waterfront sites in Bridgeport’s economically and environmentally disadvantaged East End neighborhood have been prioritized as candidates for assessment funding. These six parcels along Trowel Street, Central Avenue, Adams Street and DeForest Avenue will build upon an EPA Brownfields Technical Assistance
grant aimed at providing passive recreational space and ecological restoration along Johnson’s Creek. Furthermore, three sites along the Yellow Mill River in the East Side of Bridgeport have also been prioritized for recreational space and ecological refurbishment. These sites are currently blighted due to illegal dumping and through adjacent industrial uses that have spread to the public right of way which have severely limited public access to the waterfront. Eight additional parcels in the East End have also been prioritized as they will be the home to an urban agricultural center, which supports Plan Bridgeport’s Goal 4.5 – Ensure residents have access to healthy, locally grown foods as well as Bridgeport’s Urban Agriculture Master Plan.

Stratford will utilize assessment funds for the northbound train station parking lot adjacent to the Stratford Train Station, which provides access to New York City, Stamford and New Haven via Metro North Railroad. The assessment of this site aligns with Chapter 15: Brownfields/Redevelopment Potential of Stratford’s POCD which highlights recommendations for brownfield sites in an around Stratford’s TOD District. Sites outside of our TA that could benefit funding include the Handy & Harmon site at 333 Grasmere Avenue, the former Reiner Property at 81 Black Rock Turnpike and 355 Kings Highway in Fairfield. These three sites are situated within proximity to Fairfield Metro, a regional commuter rail station that encompasses a planned 1.1 million square-foot commercial development. Hardy Lane in Trumbull is comprised of 5 parcels that are currently privately owned. The Town is pursuing the possible purchase of these properties that total 25+ acres. A Phase I has been completed but further assessment is required.

ii. Outcomes and Benefits of Reuse Strategy
The assessment, remediation, and redevelopment of brownfield sites will have positive economic, environmental, public health and community impacts within our entire Region, but more importantly on the historically disadvantaged TA. Reuse plans for three of our priority sites in Downtown – 1362 & 1471 Main Street and 137 Housatonic Avenue incorporate new residential housing units, a significant need as 39% of Bridgeport’s housing stock is at least 70 years old. The current aged housing stock exposes many residents to lead and asbestos hazards. These units are less energy efficient, meaning higher heating and cooling prices for our neediest residents. New housing stock will relieve the pressure on current housing costs which have significantly increased due to population growth.

Plan Bridgeport and the Waterfront Plan identified limited opportunities for public recreation and access to Bridgeport’s 24 miles of waterfront as a major impediment. The environmental assessment of six priority parcels along Johnson’s Creek is the first step towards realizing the neighborhood’s goal of a passive, publicly accessible recreation trail along the water and restoring the waterfront’s predevelopment flood mitigation and ecosystem functions. Three parcels along Waterview Avenue will also be repurposed into passive recreation opportunities with an ecological restoration component. The benefits of this reuse strategy include community access to the shorefront through pedestrian paths along with the preservation and enhancement of coastal views and view sheds. It will also assist with revitalizing portions of Central Avenue and Waterview Avenue as neighborhood assets/places, rather than their status as service streets.

Redevelopment of the other prioritized vacant and/or underutilized parcels will build upon ongoing energy initiatives such as the Bridgeport Thermal Energy Project, the development of a district heating loop in Downtown Bridgeport, a first-of-its-kind project in the United States. Fuel cell waste heat will be captured from existing power plants to create hot water which will
then circulate through a thermal loop to commercial and residential customers. The heating loop will lead to economic, and environment benefits due to increased efficiency and a reduction of carbon greenhouse emissions by 80% over current heating options.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

EPA Assessment Grant activities will be organized to leverage additional state, local, and private resources. MetroCOG has coordinated previous assessment grants with Connecticut DECD & DEEP as well as municipal funds and private capital. MetroCOG has partnered with the Bridgeport Economic Development Corporation (BEDCO) on brownfield redevelopment planning at the former Bridgeport Brass Complex- a priority site that has received DECD funding and requires further assessment. Upon completion of site assessments within the TA MetroCOG will market our RLF to municipalities and/or qualified developers for remediation activities. Municipalities have pledged HUD CDBG funds, municipal capital improvement funding, and private sources for future remediation and redevelopment of TA sites.

ii. Use of Existing Infrastructure

MetroCOG is the federally designated Metropolitan Planning Organization, responsible for programming all federal transportation improvement funds for the region. Census Tract 706 lies between two principal arterials: I-95 and Route 8-25 and is home to the Downtown Intermodal Station providing access to Metro North and Amtrak Rail, Greater Bridgeport Transit, and the Long Island/Port Jefferson Ferry. A total of $25 million in combined state, federal and local funds have been programmed to upgrade this existing infrastructure. Census Tracts 740 and 744 are served by Seaview Avenue, a vital commercial and industrial business corridor that is currently being reconstructed with $16 million in federal, state, and local funds. The results of the project will benefit the community by granting a more direct and reliable transportation network. Furthermore, Census Tract 744’s Stratford Avenue and Connecticut Avenue (Route 130) corridors are vital transportation assets that are the subject of a corridor study focusing on multi-modal transportation improvements on the Route 130 two-way couplet. The study will analyze potential future development which will help to identify additional assessment activities. Stratford has identified a priority site in Stratford Center, adjacent to their commuter rail station. This area has recently benefited from the completion of the full exit 33 interchange off I-95, which was constructed through $23 million in USDOT funds. As the administrator of the State of Connecticut’s Local Transportation Capital Improvement Program (LOTCIP), MetroCOG has allocated $2 million in LOTCIP funds to improve bicycle and pedestrian infrastructure with construction planned for 2022. All of these projects will significantly improve access and alleviate traffic congestion within the area while improving air quality.

2. COMMUNITY NEED AND ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding

Bridgeport is Connecticut’s most populous and one of its poorest cities. Bridgeport is home to 148,654 residents (2020 Census). Prior to the COVID-19 pandemic, the City’s median household income of $46,662 and per capita income of $24,067 were significantly lower than Connecticut’s median household income of $78,444 and per capita income of $44,496 (ACS 2015-19). In 2020, unemployment in Bridgeport rose from 6.7% in March to 16.6% in May, for an overall 11.9% in 2020. In comparison, Connecticut’s unemployment rate for all of 2020 was 7.9% and the national rate was 8.1%. While the second half of 2021 has seen a gradual improvement,
Bridgeport’s unemployment rate of 8.6% in September 2021 was much higher than the state’s rate of 5.4% and 4.6% nationally (CT Department of Labor).

Neighborhoods in our TA have significantly higher percentages of low-income residents than the state, region, and nation. The Downtown (Census Tract 706) is in the state’s 93rd percentile of EJ Screen’s low-income variable, as 61% of households have incomes less than or equal to twice the federal poverty level. In the East End (Census Tract 744) and East Side (Census Tract 740), 65% of households are low-income, putting both neighborhoods in the state’s 94th percentile.

Connecticut municipalities rely on property taxes for their primary revenue source. Property taxes make up an average of 73.4% of municipal revenue in Connecticut. In Bridgeport 53.8% of total revenues were derived from property tax with 41.8% of revenues being intergovernmental transfers. Over a quarter of Bridgeport’s land is tax-exempt, comprised of non-profit and public facilities which support the region’s wealthier communities. Although Connecticut provides municipalities with payments in lieu of taxes (for state-owned property) only a portion of the lost property tax is reimbursed. As a developed urban city, Bridgeport’s only mechanism for increasing property tax revenue is through the re-use of their vacant and underutilized properties. The COVID-19 pandemic has exacerbated revenue loss as property tax collection has been reduced. The limited property tax revenue generated by the City of Bridgeport is allocated to essential and obligatory services with little remaining for assessment, remediation reuse planning, and redevelopment of brownfields properties.

ii. Threats to Sensitive Populations

1. Health or Welfare of Sensitive Populations

Health outcomes are heavily influenced by factors such as socioeconomic status, unfit housing conditions, access to community support, and environmental exposures. Most vulnerable to health disparities are minority populations, homeless persons, immigrants, limited English proficiency populations, and persons with disabilities. Bridgeport is home to a large percentage of the State’s most vulnerable communities. According to EJ Screen, Bridgeport is in the state’s 89th percentile for people of color, as 80% of residents are minorities. 30% of residents are foreign-born (ACS 2015-19) and 16% of the city’s population is linguistically isolated (EJ Screen); Bridgeport is in EJ Screen’s 89th percentile (state) for linguistic isolation. We have prioritized sites within our Target Area that will be redeveloped with quality jobs, affordable housing, support services and healthcare amenities, all of which are imperative to promoting equity and allowing the region’s sensitive populations to thrive.

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Our TAs were heavily reliant on industrial and manufacturing uses, which included die-casting and electroplating facilities, auto body shops, salvage yards and other hazardous waste generators. These uses have a direct link to health risks and disproportionate impacts on the most vulnerable residents. Nationally, Bridgeport is in the 92nd percentile and Stratford is in the 89th percentile for proximity to hazardous waste. Stratford is in the 94th percentile (national) for proximity to a Superfund site, while Bridgeport is in the 79th percentile (EJ Screen). Pollutants from those industries have been linked to cancer, birth defects, tumors, reproductive failures, gastric disorders, tremors, kidney failure or anemia, according to the EPA Health Effects Notebook. Children, pregnant women, and minority populations are the most susceptible to the effects of these contaminants.

The Fairfield County Community Wellbeing Index 2019 assessed premature deaths in the county due to cancer. The report specifically noted that the rates of premature death to liver and
colorectal cancers in Bridgeport were twice that of Greenwich. Further, Bridgeport surpasses the surrounding towns in both the Region and the State in cancer rates (CT DPH data) and infant mortality rates (Wellbeing Index). The Index also reported that 15% of Bridgeport adults have asthma, higher than Connecticut’s overall rate of 11%. Average life expectancy in the MetroCOG region is 80.3 years. However, average life expectancy in Bridgeport is several years below the Region, and even a year below the United States life expectancy at 77.7 years. Within the City, neighborhood life expectancy varies significantly. The East End and East Side neighborhoods are reduced by 4 years compared to the other neighborhoods. In 2016, 261 children in Bridgeport under the age of six were diagnosed with lead poisoning, which is more than half of the total 452 childhood lead poisoning cases in Fairfield County. This rate of 4.7% is almost double the state average of 2.7%. The priority sites located within our TA will utilize this assessment funding as the first step towards remediation and reuse of these environmentally degraded sites that have negative impacted the health of sensitive populations.

3. Promoting Environmental Justice

Due to high unemployment and poverty rates, low per capita incomes, aging housing stock, and low or declining rates of job growth, CT DECD has designated Bridgeport as a Distressed Municipality – a designation that CTDEEP’s Environmental Equity Policy uses for their Environmental Justice Community list. In Connecticut, Environmental Justice is defined as “…no segment of the population should, because of its racial or economic makeup, bear a disproportionate share of the risks and consequences of environmental pollution or be denied equal access to environmental benefits”. Pollution from both brownfield and non-brownfield sources has placed a significant and disproportionate burden on the residents of the TA. Throughout the assessment, cleanup and reuse process, residents, community stakeholders and the non-profit sector will be involved in identifying the needs of impacted neighborhoods, communicating potential issues and planning for reuse. Remediated and redeveloped sites will promote environmental justice in their TAs through the restoration of current air, soil and water pollution issues.

b. Community Engagement

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<th>Specific Project Roles</th>
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<tr>
<td>Bridgeport Economic Development Corporation</td>
<td>Coordinate assessment activities; promotion of program.</td>
</tr>
<tr>
<td>Ed Lavernoich, President, <a href="mailto:lavernoich@brbc.org">lavernoich@brbc.org</a></td>
<td></td>
</tr>
<tr>
<td>Bridgeport Environmental Task Force</td>
<td>Input, comment, and advice related to brownfields issues; site prioritization.</td>
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<tr>
<td>Stuart H. Sachs, Chair,</td>
<td></td>
</tr>
<tr>
<td>Bridgeport Regional Business Council</td>
<td>Marketing of priority brownfield sites.</td>
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<tr>
<td>Dan Onofrio, CEO, <a href="mailto:onofrio@brbc.org">onofrio@brbc.org</a></td>
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<tr>
<td>Capital for Change, Inc.</td>
<td>Advise on possible linkages between brownfield projects and financing.</td>
</tr>
<tr>
<td>Earl Randall, Manager of Programs &amp; Small Business Lending, <a href="mailto:erandall@capitalforchange.org">erandall@capitalforchange.org</a></td>
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<tr>
<td>CT Dept. of Energy &amp; Environmental Protection</td>
<td>Provide eligibility determination on sites with petroleum issues.</td>
</tr>
<tr>
<td>Mark Lewis, Brownfields Coordinator, <a href="mailto:mark.lewis@ct.gov">mark.lewis@ct.gov</a></td>
<td></td>
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<tr>
<td>CT Dept. of Economic &amp; Community Development</td>
<td>Assistance with state funding programs and redevelopment initiatives.</td>
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<tr>
<td>Binu Chandy, Deputy Director, <a href="mailto:binu.chandy@ct.gov">binu.chandy@ct.gov</a></td>
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</tbody>
</table>
Groundwork Bridgeport
Christina Smith, Executive Director, 
csmith@groundworkbridgeport.org
Community engagement, site prioritization, reuse planning.

Stratford Redevelopment Agency
George Perham, Chair, gperham@VIAvisionary.com
Determine sites for assessment activities and reuse planning.

The WorkPlace, Inc.
Joe Carbone, President, jcarbone@workplace.org
Job training; will encourage local labor for assessment/remediation projects.

iii. Incorporating Community Input
MetroCOG maintains strong local partnerships with residents, businesses, and community stakeholders. Programmatic updates, educational materials, and other information will be posted on MetroCOG’s website and will also be distributed via emails and social media accounts. For projects in areas with significant percentages of residents who have limited proficiency in English, outreach materials will be translated into the appropriate languages(s). Public workshops and public meetings of the Brownfields Working Group will be held to provide updates and solicit feedback. All meetings will include a virtual option which will ensure smooth and easy public participation. Community Organizations support the program by updating their constituents of program activity through email lists, newsletters, and websites.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS
a. Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight

i. Project Implementation:
   • Develop & oversee RFQ/RFPs for on-call Licensed Environmental Professional (LEP) services for assessments/investigations.
   • Enter & manage agreement(s) with selected LEPs
   • Complete all required programmatic, financial, MBE/DBE/SBE & ACRES reporting.
   • Attend National Brownfields Conference(s) & EPA conferences/trainings/workshops.

ii. Anticipated Project Schedule:
   • On-call LEP List will be procured & finalized within first 6 months of grant award.
   • Management of LEPs & other professional services to continue throughout grant period.
   • Quarterly program & ACRES reports; MBE/WBE & financial reporting as required.

iii. Task/Activity Lead: MetroCOG Project Director

iv. Outputs: In accordance with EPA requirements, develop an RFQ/RFP and shortlist selected LEPs. Complete programmatic, financial & ACRES reports.

Task 2: Community Outreach, Engagement & Education

i. Project Implementation:
   • Coordinate outreach/public education activities such as staffing workshops with partners.
   • Develop & publish marketing activities.
   • Organize & facilitate meetings of the Brownfield Working Group (BWG).
   • Update website, www.ctmetro.org & create interactive storymaps to highlight assessments.

ii. Anticipated Project Schedule: Tasks implemented as projects are identified.
iii. **Task/Activity Lead:** MetroCOG Project Director

iv. **Outputs:** Quarterly and/or as needed BWG meetings. Regular updates of completed assessment work to public/BWG. Work with partners to identify assessment projects.

### Task 3: Brownfields Reuse Strategies & Market Studies

i. **Project Implementation:** In accordance with EPA requirements, procure a Land Use Planning Firm to assist with Reuse Strategies & Market Studies of specific priority sites.

ii. **Anticipated Project Schedule:** Task will occur upon completion of assessment activities.

iii. **Task/Activity Lead:** MetroCOG Project Director

iv. **Outputs:** Reuse Strategies & Market Studies of Bridgeport priority sites.

### Task 4: Environmental Site Assessments (ESAs)

i. **Project Implementation:**
   - Coordinate with site owner/LEP on Phase I and/or II/III ESAs & Remedial Action Plans.
   - Review assessment reports/cost tracking/invoicing; coordination with CT DEEP & EPA.
   - Property profiles will be entered and maintained in ACRES.

ii. **Anticipated Project Schedule:** Ongoing throughout grant; MetroCOG hopes to undertake the first ESA within the first six months of the grant award.

iii. **Task/Activity Lead:** MetroCOG Project Director & on-call LEPs

iv. **Outputs:** Completed Phase I and/or II/III ESA reports. Site specific QAPPs as required by EPA. Completed data entry into ACRES.

#### b. Cost Estimates

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<tr>
<td><strong>Total Direct Costs</strong></td>
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<td>$23,000</td>
<td>$91,100</td>
<td>$266,600</td>
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<td><strong>Total Budget (Direct + Indirect)</strong></td>
<td>$19,300</td>
<td>$23,000</td>
<td>$91,100</td>
<td>$266,600</td>
<td>$400,000</td>
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Task 1: Cooperative Agreement (CA) Oversight ($19,300): MetroCOG staff will be responsible for CA Oversight. We estimate 200 hours over the 36-month period needed to administer the CA, $50.00/hours x 200 hours = $10,000. Fringe Benefits are calculated by multiplying total staff time by .36 = $3,600. Travel for two employees to the National Brownfields Conference...
will total $3,200. A total of $2,500 in Supplies will include paper, handout materials, virtual subscriptions (GoToMeeting, Zoom) phone calls, preparation of contract documents, etc.

**Task 2: Community Outreach, Engagement & Education ($23,000):** In-house coordination of outreach activities for public education, including staffing workshops, website and social media updates, informational brochures and developing status reports and press releases. We estimate 200 hours over the 36-month period needed to administer the task, $50.00/hours x 200 hours = $10,000. Fringe Benefits are calculated by multiplying total staff time by .36 = $3,600. Travel for Project Director and/or employees to the various brownfield sites throughout the region and to state agencies will total $1,800. Supplies include cardstock, ink and binding for our brochures and other outreach materials will total $2,500. MetroCOG will also consider procuring a consultant for more specific community outreach activities in the amount of $5,100.

**Task 3: Brownfields Reuse Planning & Market Analysis ($91,100):** Development of an RFP for a planning consultant(s) to assist in the Reuse Planning and Market Analysis of priority sites and/or target areas. We estimate 200 hours over the 36-month period needed to oversee the consultant, $50.00/hours x 200 hours = $10,000. Fringe Benefits are calculated by multiplying total staff time by .36 = $3,600. We budgeted $75,000 for a planning firm and $2,500 for supplies for this task.

**Task 4: Environmental Site Assessments ($266,600):** Majority of funding will be used to hire LEPs to conduct assessment activities. We estimate conducting twelve Phase Is (12 x $3,500/each = $42,000), six Phase IIs (6 x $15,125/each = $90,750), three Phase IIIs (3 x $20,000/each = $60,000) and three Remedial Action Plans (3 x $19,250 = $57,750). The LEP will be overseen by the Project director (200 hours x $50.00/hour = $10,000). Fringe Benefits are calculated by multiplying total staff time by .36 = $3,600. Funding will be distributed to priority sites, and if not needed, redirected towards assessments at other sites. Supplies in the amount of $2,500.

c. **Measuring Environmental Results**

MetroCOG will adhere to the grant work plan and continuously monitor the stated outputs and outcomes. Quarterly progress reports will be drafted and uploaded to ACRES to monitor administrative and assessment activities throughout the entire grant period. MetroCOG and contracted environmental professionals will catalog the extent of contamination and remediation for all Assessment funded projects and upload all project documentation to the regions' Brownfield document database. MetroCOG will monitor re-development actions and update ACRES and the internal Brownfields database with the specifics of each development, increase to the tax base, number of jobs created (permanent and contractual).

**PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

a. **Programmatic Capability**

i., ii. & iii. **Organizational Capacity, Organizational Structure & Description of Key Staff**

MetroCOG’s Brownfields Working Group (BWG) is made up municipal planning, economic development and environmental professionals, as well other local, regional and state partners. MetroCOG works extensively with these stakeholders in identifying sites for assessment, reuse planning, and redevelopment. Building on this expertise, MetroCOG staff has strong capability in monitoring/reporting on work plan activities, reviewing project deliverables, and submitting financials/activity reports to EPA.
Mr. Patrick Carleton, Deputy Director, serves as the Project Manager and will continue administering the program and will be responsible for quarterly meetings of the BWG, issuing RFQs/RFPs, overseeing access agreements, LEP activity, completing required program, financial and ACRES reporting, and other management services. Ms. Colleen Kelleher, MBA, Finance Director, will provide financial oversight. Additional support will be provided by Ms. Meghan Sloan, AICP, Director of Planning and Ms. Hannah Reichle, a Regional Planner, MS in Environmental Science. Staff is cross trained in project management to ensure that project deliverables and requirements are met. Mr. Matt Fulda, Executive Director, is responsible for human resources, including recruitment and hiring, and will ensure timely replacement of staff to maintain momentum.

iv. Acquiring Additional Resources
MetroCOG has established processes and relationships to timely and effectively complete projects and ensure program success. These processes have been vetted and approved by our EPA Project Officer under past CAs. An RFQ process will solicit LEP Services, through which a short list of qualified environmental consultants will conduct assessments. Strong municipal partnerships and the expertise of the BWG have been invaluable to our work with private developers.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

1. Accomplishments:
MetroCOG’s 2013 Assessment Grant (BF-96177201) funded a Phase I, Phase II/III, Hazardous Building Materials Inspection (HBMI) and Remedial Action Plan (RAP) for 752/774 East Main St., a Supplemental Investigation and RAP for 252 Hallett St., and a Phase I, Phase II and HBMI for Davidson’s Block. In Stratford, the grant funded a Phase I, Phase II and HBMI for 1000 East Broadway. In Trumbull, the grant funded a Phase II for 7 Quarry Rd. and a Phase II and Supplemental Investigation for 408 Shelton Rd. Our 2015 Assessment Grant (BF-96196801) funded a Phase I and Phase II/III at the former Bridgeport Brass Complex. A Significant Environmental Hazard (SEH) Investigation and asbestos air quality testing was also completed. A Phase I and Phase II/III was completed for 1325 Railroad Ave./62, 72 and 80 Cherry St. A Phase I at 11 Old South Ave. in Stratford was also completed. Our 2014 EPA Revolving Loan Fund (BF-96195101) has been used to fund environmental remediation at 1149 Main Street in Bridgeport and 2350 Stratford Ave. (Mercer Coal) in Stratford. A majority of the remaining RLF has been committed as a loan to remediate a private development in Bridgeport’s West End neighborhood. RLF Supplemental Funds were awarded in FY2020.

2. Compliance with Grant Requirements:
MetroCOG has complied with all current and past EPA requirements. All reporting has been completed on time, submitted into ACRES, and accepted by our EPA Project Officer. BF-96177201 closed in September 2017 with $364,249 expended out of the $400,000 (91%). BF-96196801 closed September 2020 with $396,430.52 expended out of the $400,000 (99%). Our RLF (BF-96195101) will close on September 30, 2023. Over $400,000 of the $1,100,000 award has been expended on subgrants, and $180,000 of the $220,000 cost share was utilized. In 2021 the City of Bridgeport transferred their RLF responsibilities and funds to MetroCOG. The total federal funds now allocated to MetroCOG totals $1,746,527.
ATTACHMENT 2

Threshold Criteria
Threshold Criteria for FY 22 EPA Brownfields Assessment Grant

1. Applicant Eligibility
The Connecticut Metropolitan Council of Governments (MetroCOG) is a political subdivision of the State of Connecticut, established by Connecticut General Statutes §§4-124j and 8-31a. Based on Section III – Eligibility Information and Threshold Criteria, MetroCOG is eligible as a General-Purpose Unit of Local Government and/or as a Regional Council or group of General-Purpose Units of Local Government. Please see the attached documentation of eligibility from the State of Connecticut Office of the Attorney General.

2. Community Involvement
MetroCOG engages the community on all our programs and projects, including Brownfields Assessments. We have established a Brownfields Working Group (BWG) that consists of municipal staff and community organizations and is open to the public to discuss Brownfields related issues. If awarded a FY2022 Community Wide Assessment Grant MetroCOG will continue to host Brownfield Working Group meetings quarterly or on an as-needed basis. Agendas will be posted publicly, and members of the public will be encouraged to attend. For projects in areas with significant percentages of residents who have limited proficiency in English, outreach materials will be translated into the appropriate language(s). In addition, MetroCOG has a section dedicated to Brownfields on our newly redesigned website. The website (www.ctmetro.org) will provide Assessment program and project information and updates, along with fact sheets and links to our partner agencies, including the US EPA, the Connecticut Department of Energy & Environmental Protection (CTDEEP) and the Connecticut Department of Economic & Community Development (CT DECD).

3. Named Contractors & Subrecipients
MetroCOG will not be identifying any procurement contractors or subrecipients in our application.

If we are awarded a FY22 Brownfields Community-Wide Assessment Grant, MetroCOG will issue a Request for Qualifications (RFQ) for Licensed Environmental Professionals (LEPs) who have experience conducting Phase I, Phase II and Phase III Environmental Site Assessments, Remedial Action Plans, Cost Estimates, and other environmental activities related to the assessment of brownfield sites within the Target Area and/or Region. Upon review of qualifications, MetroCOG will develop a Short- List of Licensed Environmental Firms. MetroCOG will then draft a Request for Proposals (RFP) based on the needed scope of services and send the RFP to the Short-List of Licensed Environmental Professionals. For all field activities, Quality Assurance Project Plans (QAPPs) will be developed by the environmental professional and submitted to EPA for approval. MetroCOG’s LEP procurement process for past assessment awards met all EPA requirements; we anticipate on using a similar process consistent with any new federal requirements/guidelines.
4. Expenditure of Assessment Grant Funds

MetroCOG does not have an open EPA Assessment or Multipurpose Grant.

In the past we were awarded a FY15 EPA Brownfields Community Wide Assessment Grant (Cooperative Agreement BF-96196901) which expired September 30th, 2020. We expended and drew down $396,430.52 or 99.1% of our funds under that Agreement. We were also awarded a FY13 EPA Brownfields Community-Wide Assessment Grant (Cooperative Agreement BF-961177201) in which we expended $364,250.05 or 91% of funding under that Agreement.

The Environmental Protection Agency (EPA) has received all required final reports and necessary forms to close-out the above-referenced awards. Based upon administrative, programmatic, and fiscal reviews, all documents have been deemed acceptable, the terms and conditions satisfied, and have been financially closed.