1. **Applicant Identification**
   City of Ansonia, Connecticut
   253 Main Street
   Ansonia, Connecticut 06401

2. **Funding Requested**
   a. **Assessment Grant Type** = Community-wide
   b. **Federal Funds Requested**
      i. $500,000
   c. **Contamination** = Hazardous Substances

3. **Location**
   City of Ansonia
   New Haven County
   Connecticut 06401

4. **Property Information**

   The target area includes a portion of the downtown that is situated north of the intersection of the Main Streets (North Main, East Main and Main), along the west side of North Main and Liberty Streets and east of the Naugatuck River.

   This target area is almost entirely in Census Tract 1254.

   The priority sites include two higher priority sites located at 35 North Main Street (Former SHW facility) and the former Extrusion Mill located at 75 Liberty Street (part of a larger complex but will be parcelled out). Two additional sites include the former Farrel Facility at 25 North Main Street and the former Power House also within the 75 Liberty Street complex. There are other sites within this target area that would benefit from assessment, but these are the one considered in the most need with the highest benefit.
5. **Contacts**
   a. **Project Director**  
      Sheila O'Malley  
      Economic Development Director/Grants Administrator  
      253 Main Street  
      Ansonia, CT 06401  
      203-437-1598  
      somalley@ansoniact.org
   b. **Chief Executive/Highest Ranking Elected Official**  
      David S. Cassetti  
      Mayor, City of Ansonia  
      253 Main Street  
      Ansonia, CT 06401  
      203-736-1500  
      dcassetti@ansoniact.org

6. **Population**
   - 18,900

7. **Other Factors Checklist**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>*</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the 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>Narrative text, page 1</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>Narrative text, pages 2,3</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>Narrative text, pages 2,3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.</td>
<td>N/A</td>
</tr>
<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>
</tr>
</tbody>
</table>

*City population is 18,900, Target Area population is 3,300*

8. **Letter from the State or Tribal Environmental Authority**

A letter from the State of Connecticut was prepared and attached to the application.
9. **Releasing Copies of Applications**

The city does not consider the information within to be privileged or confidential.
Threshold Criteria Response
Ansonia, Connecticut – Brownfields Community-wide Assessment
October 2021

1. **Applicant Eligibility:**

The applicant is the City of Ansonia, Connecticut, a municipal government (General Purpose Unit of Local Government).

2. **Community Involvement**

The city, through its Department of Economic Development, will engage the public during this grant period using multiple media platforms. The brownfields program and community involvement will be managed by the Director of Economic Development, who has over 20 years of community involvement experience and grant management.

Ansonia plans to advertise for and host a public meeting to announce the grant award and its plans for use. Advertisement will include website postings, direct communication with the project partners, and local newspaper solicitations, as well as Robo-calls. At this meeting, the city will solicit comments and questions and provide responses to the community. Additional meetings will be scheduled and hosted to present and discuss the results of the assessment activities at each site (at least 3 are anticipated). The meetings, comments and responses will be recorded and documented in the project file, to be shared with the community via electronic means.

Note that during this period of uncertainty regarding the Coronavirus, the city may continue its use of virtual meetings to keep the public informed and engaged.

The city will also post updates on its website to show progress of the assessment activities.

Other project stakeholders such as State regulatory staff, site owners, developers, and key city staff will be updated via regular communication such as emails and conference calls. Ansonia will share the updates it provides to EPA as part of the quarterly reporting requirements.

The city has engaged project partners and listed those in the project narrative for purposes of this grant. Additional details are also provided in the narrative section.

3. **Contractor/Subrecipient**

The city has not procured or named a procurement contractor or subrecipient.

4. **Expenditure of Funds**

The city does not have an active EPA brownfield assessment grant and this would be the very first one for assessment or cleanup.
November 22, 2021

Mayor David Cassetti  
City of Ansonia  
253 Main St.  
Ansonia, CT 06401

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

Dear Mayor Cassetti:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the City of Ansonia intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Assessment Grant for Federal Fiscal Year 2022. The City of Ansonia 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)  
   Ms. Sheila O’Malley, City of Ansonia (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 Ansonia was known as one of the most important industrial manufacturing communities in Connecticut in the late 1800s to early 1900s. The city was built around access to the Naugatuck River, for use of canals and waterpower at that time. Ansonia was nicknamed the Copper City for its heavy machine manufacturing, which included the production of copper, brass, rubber and plastics, plus casting, sheet metal work, and textiles – and, hence, the reason for the vast amount of concrete, brick and steel industrial buildings located downtown. From the collapse of the related industries and owner abandonment, the city is faced with many brownfield challenges.

The target area, Liberty Corner, is a 12-acre portion of the 50-acre area described above, with 4 underused, industrial brownfield properties, presenting brownfield challenges but also opportunities. Located at the northern end of the downtown, it is the area most likely to attract private development sooner and provide a much-needed cleanup and economic boost to the community. It is also located immediately adjacent to, and partially within, Ansonia’s Opportunity Zone and Census Tract 1254 with 1,200 households. This target area also neighbors the regional commuter rail line stop and Naugatuck River. It is this residential area that feels the most impact from the deteriorated and underused target area. Unsafe buildings, increased crime, air-borne hazards and chemical releases further exasperate the unemployment and poverty that exists here due to the presence of these brownfields. These blighted buildings are in disrepair, several partially collapsed. Others have known releases to the environment from past uses, and contain asbestos, lead-paint and PCBs in the buildings. This area is the last remaining downtown area that can be developed without impacting green space and return close to a $1 million to the tax roll and add over 200 new jobs back.

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

The city has started tackling several brownfield sites under its “Ansonia Recharged” mission implemented in the target area. The 4 key properties (2 higher priority sites below) in this target area are known or perceived to harbor hazardous chemicals above and below the ground surface.

Priority Site#1: Extrusion Mill. This consists of a 200,000 square foot building, 6-acre lot, complicated by its vast, derelict brick and metal structure filled with asbestos-containing materials (ACM), machinery and waste containers, and open pits and trenches where “sins” of past industry remain. The city highly suspects that the subsurface is impacted by many hazardous substances (i.e. heavy metals, solvents, polychlorinated biphenyls (PCBs), etc.) known to be used at these heavily industrialized properties. This is a high priority because of its condition and its location.

Priority Site #2: Former SHW. The SHW was formerly used for metal foundry and mill work. The 4-acre parcel and conglomerate of buildings were abandoned in 2017, and one building partially collapsed due to its age and poor housekeeping. Asbestos materials continue to fall from the roof and former ceilings. Concrete pits used for casting are suspected to contain metals and PCBs within and below them. The building themselves consist of asbestos transite panels. Security at this site have been a financial burden to the city, and city is owed more than $300,000 in back taxes.

These two sites are priorities not only due to their poor conditions and environmental concerns in the neighborhood, but they are visible “store” fronts in the downtown area that, if redeveloped, would help catapult interest in the other underused properties, including other key sites in the target area (the former Farrel Property and the former Powerhouse site – both are similar to those above and are considered priority sites 3 and 4 respectively).
1b. Revitalization of the Target Area
1.b.i. Reuse Strategy and Alignment with Revitalization Plans

Development objectives for the target area are consistent with several growth management principles of *Connecticut’s Conservation & Development Policies: The Plan for Connecticut (2013-2018)*. Both the state of Connecticut and the Naugatuck Valley Council of Governments have identified the redevelopment of accessible urban centers, including brownfields, as top priorities for growth. Such areas, with established infrastructure systems, align with adaptive reuse strategies as they leverage existing resources.

The target area’s proximity to Ansonia’s downtown commuter rail station and regional bus service positions it well for development as a regional *Transportation Oriented District*. The state/regional goals, with their tremendous value to the expansion of housing opportunities, job creation, social equity, and economic sustainability, have been carried forward into Ansonia’s local *Plan of Conservation and Development* (PCD). Community engagement was an integral part of the update process which occurred in 2018.

Ultimately, the combined area-wide planning includes means to add commercial and retail space, parking, commuter rail access, low-density housing, and government service offices. Future industrial uses are prohibited. The target area, inclusive of the priority brownfield sites, is the only land available for redevelopment in the downtown. This area is far more likely to receive private development support due to its location and accessibility.

1.b.ii. Outcomes and Benefits of Reuse Strategy

Ansonia’s comprehensive plan will support its initiatives to: (1) revitalize areas of existing infrastructure with a mix of uses; (2) expand tiered income housing opportunities that are needed in this busy, low-income area; and (3) concentrate development around transportation nodes – a local and regional initiative. The development of the target area, specifically the assessment and cleanup of the priority brownfield sites, correlate with these goals. A fourth goal is to bring these sites back to the tax roll, as the area once provided over half the business taxes for the city (> $1 million). The residents of Ansonia have had to carry this tax burden without receiving any community benefit in return. The immediately adjacent Ansonia *Opportunity Zone* will directly benefit from the added jobs and taxes. Commercial reuse of the target properties is expected to provide at least 200 jobs to this largely disadvantaged community.

One priority site, the *Extrusion Mill* property, is situated near the southern point of a larger industrial complex. Site assessment funding will provide much needed information to leverage cleanup and reuse investment, and its planned commercial reuse success here will help leverage more funding and developer interest in the remaining sites. One such proposal includes reuse as a substation (and solar energy capture) that would reduce energy delivery costs for nearby uses. Another includes additional retail, pocket parks, and a grocery store – providing a key walkable benefit to this disadvantaged neighborhood.

The *former SHW Property* is a cornerstone lot, located at the intersection of the main streets (Main, North Main and East Main), and is an ideal site based on its access and visibility. Momentum gained from assessment and cleanup at this property will stimulate assessment and cleanup progress on the adjacent properties that make up the remaining 50+ acre industrial area. With assessment data and understanding the environmental risks, potential developers will have the financial clarity which is essential to finance a completed redevelopment scheme. A local business has expressed interest in expanding here (adding 100 more jobs and tax income for neighborhood reinvestment).
Ansonia expects that new buildings and facilities will utilize sustainable measures, such as supplemental solar energy as well as incorporate energy-efficient designs. The city now has an ordinance that requires all development projects to consider alternate energy sources. And, as part of its PCD, as more buildings are rehabilitated, more green space can be preserved.

1c. **Strategy for Leveraging Resources**

1.c.i. **Resources Needed for Site Reuse**

Ansonia is eligible for additional grants and loans related to brownfields assessment, cleanup and development and other related public works projects such as street and utility upgrades. Sources of funding that the city has benefitted from include the CT DOT for projects that helped expand roads and bridges, Urban Act grants for brownfield cleanup, planning grants for traffic and parking studies, and recent CT Department of Economic and Community Development (DECD) grants for brownfield assessments. The City has utilized, and plans to apply for more of, these funds. It has even recently secured a loan to render one brownfield site into a new police station / senior center. Ansonia knows that completed site assessments stimulate cleanup and reuse. This has been realized at two recent downtown sites – the 497 East Main Street and 420 Main Street properties, where site assessment through DECD brownfield grants helped spur transfer and private development. There is already an Opportunity Zone neighboring business (Rug Pad USA) prepared to grow onto the SHW Property, investing in a new building that will provide about 100 more jobs to this downtown area. The DECD has expressed willingness to the city to provide demolition funding for the SHW Property, after environmental assessments are complete. Thus, the city needs assessment funds so it can obtain these potential State cleanup funds for building demolition and other private investment. We have provided an application to the DECD already.

1.c.ii. **Use of Existing Infrastructure**

For each of the priority sites and within the target area, there is existing infrastructure available to facilitate various reuse options. For instance, each site is in the downtown area and were once very active industrial sites. Water, sewer, phone, electric and cable are all present at or adjacent to each site. There is easy access to an active commuter rail line and a major highway.

New site development will also provide opportunities to modify and improve the access to the many already existing utilities, updated and modernized with more efficient measures as needed. The city updated its traffic studies, and used a brownfield planning grant from the CT DECD, for assessing existing utilities and mapping them for future use. The city is already using awarded state and regional funding (Urban Act funds) for target area traffic, lighting, and parking upgrades to help further attract development opportunities.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

2.a. **Community Need**

2.a.i. **The Community’s Need for Funding**

*Ansonia has been the most distressed community in the state of Connecticut [CT DECD list (2018)].* We cannot emphasize that enough. While the industrial center of the community (the target area) provided a tremendous resource to the city in the early 1900s, the departure of metals manufacturing businesses left a void in jobs and tax income (a major shortage of city income [>$1 million / year]. The city has not been able to replace this income due to poor conditions of the target properties and the small size of the city (less income and no other space left for development). There is limited interest in development without the detailed site assessments complete.
The city has managed to tackle some of the dozens of brownfield sites using available funding and tapping into other resources (state and regional grants), but the amount of abandoned property and suspected pollution is too vast for this small, low-income city. One QEP estimated more than $2 million in assessment funding is likely needed in this industrial area. Cleanup costs are a greater burden as the abatement and demolition figures alone range from $5 to $10 million, and more for subsurface release, according to several professional contractor sources.

Although there are over a dozen key brownfield sites community-wide, by far the largest, most complicated are within this target area. The city’s limited non-residential tax revenue is far below the state averages. To pile on, the target area is also the census tract with the lowest employment and highest poverty rates in the city. Ansonia and this disadvantaged neighborhood are in dire need of federal assistance to tackle the volume of brownfields sites and the severity of their issues.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

This target area population is 3,300 and it is the area with the lowest income (57% low-income; 30% below poverty), higher employment rates, and higher minority population (census data sources) than other areas in the city, region and state. It is undoubtedly one of the most sensitive areas in terms of welfare, including its children (20% under 5) and elderly (20% over 64). The city itself is in the bottom 5% of wealth in the state. Hence, this neighborhood of the lowest income in the city, with the highest minority population, is faced with the typical environmental justice issue of living too close to danger. Assessment and eventual cleanup will result in more job opportunities, boosting the unemployment and low-income rates. Cleanup will directly reduce danger to children not just from health hazards (like lead paint) but also physical hazards associated with dilapidated buildings. Older citizens will benefit directly from reduced blight and increased property values, as well as the increase in tax income from the future businesses that replace the unused sites.

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

The priority sites within the target area are near several residential neighborhoods (Liberty Street) which are homes to families with young children and include several schools, churches and recreation centers. Thus, exposure to lead and asbestos is of a great concern. According to the Valley Health District, lead screening statistics, children (<6 years old) within Ansonia have higher blood lead levels compared to state screening levels (Source: Community Health Profile (CHP) Report, 2010)). The EPA’s EJ mapping tool indicates lead issues are in the 79-82 percentiles here.

Also, as published by the regional hospital’s team, Griffin Health, lung cancer and diseases, fetal death and substance abuse are among the highest rates in the state (Community Health Improvement Plan, 2019). The EPA’s EJ mapping tool indicates cancer and respiratory concerns are in the 88th percentile. Lung diseases and fetal complications are sensitive to the brownfield issues such as asbestos and other particulate matter, among other issues such as lead paint and volatile organic compounds (VOCs) from solvent use – carcinogens known to be present in this target area.

The reduction/cleanup of the potential suspect cancer-causing substances within the target area will reduce future health risks to children and all neighborhood receptors. With this grant (the first EPA grant for Ansonia), at least four more sites will have data necessary to plan cleanup and leverage more public/private cleanup funding to reduce the amount of asbestos, lead paint and other concerns present at these sites.
Promoting Environmental Justice

Due in part to the out-going industries and to the decline in taxes and upkeep, the resulting brownfield target area has continued to suppress the adjacent neighborhoods. Typical EJ issues include facts like the poverty rate here grew from 2010 to 2018 to ~30%, higher than both County (12%) and State (10%) poverty rates. Only about 50% of the population has higher education beyond high school. Chronic absenteeism within the Ansonia School District is above state rates at all levels. The population has 51% minority residents and 57% of residents are low-income – all because it’s been continually depressed from its industrial past. The unemployment rate in 2016 within Ansonia was 9.2%, higher than both County (7%) and State (6.6%) [Connecticut Census Data, 2016], then peaking over 13% without much recovery since COVID-19 issues.

These issues can be tackled starting with the EPA’s support and the city’s PDC. Site cleanup will lead to development, which will help address economic issues as new, higher paying jobs, newer places to live, and eliminated blight become realized. New revenue from development will be invested in other area improvements including transportation, education and health services. A renewed sense of pride is difficult to measure but cannot be ignored once success is realized.

2.b. Community Engagement

2.b.i. Project Involvement and 2.b.ii. Project Roles have been consolidated below

Ansonia has identified the following partners – although more may be added. Note that through its periodic requests for volunteers, and community messaging, other citizens and groups are anticipated and ones from within the target area community will be sought after.

<table>
<thead>
<tr>
<th>Organization</th>
<th>Contact</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police Building Committee/Public safety</td>
<td>Wayne Williams, Chief (203) 735-1885</td>
<td>Meeting host, outreach, technical input on planning. Experience managing building construction (new PD station on a brownfield site).</td>
</tr>
<tr>
<td>Valley Community Foundation</td>
<td>Sharon Closius, President <a href="mailto:sclosius@valleyfoundation.com">sclosius@valleyfoundation.com</a></td>
<td>Contribute time for report/technical review; advertise meetings; seek leveraged funding opportunities.</td>
</tr>
<tr>
<td>Valley Council of Arts, Main Street</td>
<td>Rich DiCarlo, Director <a href="mailto:studiochid@sbcglobal.net">studiochid@sbcglobal.net</a> (203) 906-4343</td>
<td>Contribute time for report/technical review; advertise meetings.</td>
</tr>
<tr>
<td>The Workplace</td>
<td>Joe Carbone, President and CEO, (203) 397-6647</td>
<td>Provide input on reuse planning; support work force development.</td>
</tr>
<tr>
<td>Valley Save Our Youth, 4 Fourth Street</td>
<td>Leonard Duffus (203) 278-3775</td>
<td>Grass roots neighborhood outreach, meeting support and deliverable review, work force development.</td>
</tr>
</tbody>
</table>

2.b.iii. Incorporating Community Input

Ansonia plans to host at least four public meetings related to this grant. The meetings will be to (1) inform the public of the grant award, assessment activities, and contact information for questions and feedback; and (2) provide assessment results, including fact sheets related to site conditions/pollution and review draft cleanup plans. The city will seek input during meetings, via email and through its active Facebook page. Comments and questions will be addressed within 3 days of the meetings/requests and provided via email and web posting, including www.ansoniarecharged.com.
Ansonia will continue to use its multi-media, multi-outreach approach to communicate with the citizens regarding opportunities for involvement and comment from the targeted community. Its approach includes web postings and publicly announced open meetings, including use of robo-calls/emails in several languages. Ansonia will provide language translation of documents. It will also aid with those that may be visually-impaired, if requested. Due to COVID-19, these meetings may be hosted using common virtual methods if necessary, such as MS Teams and Zoom.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

3.a.1. Project Implementation; 3.a.2 Anticipated Project Schedule; 3.a.3 Task/Activity Lead; 3.a.4 Outputs

The city is prepared to use the grant funding immediately. The sites chosen for this grant have been prioritized based on community input and are expected to receive favorable site eligibility determinations (EPA and State staff have visited all of them). The primary goals are to complete environmental assessments (Phase II type assessments), and cleanup plans, at these properties within the 3-year schedule or sooner.

<table>
<thead>
<tr>
<th>Task 1: Cooperative Agreement (CA) Oversight</th>
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<tbody>
<tr>
<td>i. Implementation: The CA will be directly overseen by the city’s Department of Economic Development (DED). This department is led by its Director with support from the city’s full time Grant Specialist. The DED will support key activities such as QEP procurement, reporting, tracking (ACREs) and financial monitoring. It is anticipated that the city’s time spent on this task will voluntary (i.e., the city is contributing its own resources for this task). Hence, the only activity requiring funds is travel (regional meetings and 2 national conferences). The QEP will support this task with project status and budgets to the DED for ACREs input.</td>
</tr>
<tr>
<td>ii. Anticipated Schedule: Continuous (monthly tracking for 3 years)</td>
</tr>
<tr>
<td>iii. Task Lead: City’s Economic Development Director, Sheila O’Malley</td>
</tr>
<tr>
<td>iv. Outputs: ACREs updates/quarterly reports, funding requests, budget updates</td>
</tr>
</tbody>
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<tr>
<th>Task 2: Community Outreach</th>
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<tbody>
<tr>
<td>i. Implementation: Ansonia will prepare for and hold at least four (4) community meetings, prepare and update the city’s brownfields website/Facebook page, and provide all property related materials at each meeting. The city’s labor will be contributed. In addition to site assessment progress meetings, the city expects discuss reuse plans and allow the community to provide input related to reuse options and neighborhood concerns. Note that for each meeting, a specific request for attendance will be made to the Naugatuck Valley Health Department. QEP support under this task includes attendance at these meetings and review of site fact sheets and other content for the brownfield website.</td>
</tr>
<tr>
<td>ii. Anticipated Schedule: Year 1 (initial meeting about grant use) and rolling for 3 years (present assessment data for each site when assessments are completed [Years 2 and/or 3])</td>
</tr>
<tr>
<td>iii. Task Lead: City’s Economic Development Director, Sheila O’Malley</td>
</tr>
<tr>
<td>iv. Outputs: Meeting agenda, meeting minutes, comment responses, information repository</td>
</tr>
</tbody>
</table>
Task 3: Site Assessments

**i. Implementation:** Ansonia plans to utilize this funding to complete Phase I Assessments for the priority sites (4 in Year 1; additional sites should budget be available). Phase I reports comply with the CT DEEP guidance and ASTM/All Appropriate Inquiry (AAI) Rule. Site specific QAPPs will be prepared for the two priority sites also in Year 1. It is expected that the city will conduct Phase II Environmental Site Assessments (ESA) on the higher priority parcels starting in Year 1 (or early Year 2) and completed in Year 2. These are large sites needed dozens of wells and many more soil borings. Phase II assessment reports including development of conceptual site models, will be prepared for each site to meet ASTM and state guidance. Similarly, the Phase II process will be applied to the other 2 sites after the first two are completed.

**ii. Anticipated Schedule:** Year 1 (Phase I reports/QAPPs [Months 1-6]), Years 1-3 (site assessment activities and data evaluation [Months 7 – 24]) and Years 2 to 3 (Phase II reports).

**iii. Task Lead:** A QEP will be contracted to lead and oversee this work.

**iv. Outputs:** Two ASTM Phase I ESAs are anticipated to be completed in the first year; QAPPs (4 total); Phase II assessment reports (4 sites total).

Task 4: Reuse and Cleanup Planning

**i. Implementation:** Ansonia will utilize the grant funding to conduct remedial planning. It is predicted that after completion of Phase II work, the priority sites will undergo initial remediation planning in phases. Remedial planning will include the development of the state’s Environmental Conditions and Assessment Form (ECAF), used to place sites into the Voluntary Remediation Program (VRP). This program expedites the cleanup process by allowing Licensed Environmental Professionals (LEPs) to oversee site cleanup. Remedial action plans and Draft ABCAs will be created for cleanup and reuse planning.

Furthermore, the city expects to use some of the grant funding for reuse planning, specifically non-environmental related plans such Section 106 historic use determinations. The historic use determinations would be coordinated with the SHPO.

**ii. Anticipated Schedule:** Years 2-3 (remedial action plans (priority sites) / draft ABCAs)

**iii. Task Lead:** A QEP will be contracted to lead and oversee this work.

**iv. Outputs:** ECAF to state (4); RAPs (2 priority sites); draft ABCAs (4); historic assessment (4)

3.b. Cost Estimates

Information for 3.b.i. Development of Cost Estimates and 3.b.ii. Application of Cost Estimates have been consolidated into one response which is provided below. The City is seeking assessment grant funds in the amount of $500,000 for hazardous substances sites. Our proposed budget is shown in the summary table, with cost details described below:

**Task 1: Cooperative Agreement Oversight** – Costs for this task include estimated travel expenses ($5,200 using estimated total mileage/per diem [$600], airfare [4@$400 = $800], and hotel [12 @$250/night = $3,000] for two people to attend two national brownfields conference for 3 days each, and two regional meetings with the State DEEP, DECD and EPA). Supplies for site visits and for document printing, copies, and materials for the project archive = $800 (estimated).
Task 2: Community Outreach – Because the city’s staff time will be contributed to this task, only funds are requested for outreach expenses for meeting advertising and supplies needs ($500 per meeting x 4) and for the QEP to prepare for and attend meetings ($500 per meeting x 4).

Task 3: Site Assessments – Ansonia will utilize > 80% of the grant funds to conduct assessment on 4 parcels with focus on the 2 higher priority sites. A QEP will be contracted to conduct this work.

- Phase I/AAI reports: Outputs anticipated are Phase I reports that comply with the CT DEEP guidance and AAI Rule (4 anticipated; $20,000 total for comprehensive Phase I activities and reports, per a QEP, including Phase II scope of works).

- Phase II Assessments: *This cost has been estimated by a QEP* and is based on typical Phase II costs for these large, complex industrial sites with hazardous building materials surveys and comprehensive subsurface soil (multiple soil borings and test pitting and analyses) and groundwater evaluations (multiple shallow and bedrock wells and seasonal analyses) [$150,000 per site x 2 priority sites; $50,000 for initial Phase IIIs at the 2 additional sites].

Outs include site specific QAPPs and Phase II site assessment reports, including conceptual site models and assessment of risks.

Task 4: Reuse and Cleanup Planning – The city will utilize this appropriation for the completion of remediation planning for the two priority Phase II ESA sites, plus additional planning for all 4 sites.

- A remedial action plan for each priority site is estimated at $20,000 per site [total estimate of $40,000 per QEP estimate due to projected site complexity].

- Draft ABCAs for each of the 4 sites [$2,500 each] assessed, entering each site into the State’s VRP [$2,500 each site x 4] plus historic assessments (SHPO) [$2,500 each site x 4].

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. CA Oversight</td>
<td></td>
</tr>
<tr>
<td>Direct Costs</td>
<td>2. Public Outreach</td>
<td></td>
</tr>
<tr>
<td>Personnel</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Fringe Benefits</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Travel</td>
<td>$5,200</td>
<td>$0</td>
</tr>
<tr>
<td>Equipment</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Supplies</td>
<td>$800</td>
<td>$2,000</td>
</tr>
<tr>
<td>Contractual</td>
<td>$0</td>
<td>$2,000</td>
</tr>
<tr>
<td>Other</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Total Direct Costs</td>
<td>$6,000</td>
<td>$4,000</td>
</tr>
<tr>
<td>Indirect Costs</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total Budget (Total Direct + Indirect)</strong></td>
<td><strong>$6,000</strong></td>
<td><strong>$4,000</strong></td>
</tr>
</tbody>
</table>
3.c. Measuring Environmental Results

The city will internally track and post to updates to ACREs and to the state the various outcomes and outputs during the grant progress. **Outcomes** (see table) from the site assessments will include encouragement to advance vacant sites into the development process and help leverage cleanup funding. **Outputs** (see table) will include a series of environmental reports, meetings, updates to the repository, notifications to the State DEEP, and reports to EPA (quarterly/ACRES updates):

<table>
<thead>
<tr>
<th>Project Tasks</th>
<th>Outcomes</th>
<th>Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tracking progress</td>
<td>- Sites assessed, COCs/exposures identified, conceptual site models and risk management approaches</td>
<td>-Quarterly reports (12) showing milestones and budgets (ACRES)</td>
</tr>
<tr>
<td>(short/long term)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase I/II ESAs</td>
<td>-Provide data to community on site hazards and cleanup needs (short- and long-term impacts)</td>
<td>-QAPP(s) for sampling activities (4)</td>
</tr>
<tr>
<td></td>
<td>-Support planning for cleanup</td>
<td>-Phase I/II reports (4 each)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-Community meeting on site hazards; cleanup planning (4 or more)</td>
</tr>
<tr>
<td>Cleanup planning</td>
<td>-Facilitate community discussion on cleanup approaches and costs.</td>
<td>-RAPs (2) and Draft ABCAs (4)</td>
</tr>
<tr>
<td></td>
<td>-Leverage interest from other source of cleanup investments</td>
<td>-Target area historic reuse review; sites entered into State VRP (4 each)</td>
</tr>
</tbody>
</table>

Other longer-term outcomes from this grant will include increased tax benefits and jobs expected after future cleanup and development of several sites. The city is committed to the long-term use of ACRES to input the outcome data to help EPA track these brownfields redevelopment metrics.

4. **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

4.a. Programmatic Capability

4.a.i. Organizational Capacity; 4.a.ii Organizational Structure and 4.a.iii. Description of Key Staff

The City of Ansonia’s very own Department of Economic Development staff will administer this grant in compliance with the cooperative agreement. Its director, Ms. Sheila O’Malley, has over 25 years of experience with economic development, including several millions of dollars in brownfields related development within Connecticut. A few key accomplishments include oversight of State DOT grants, State brownfield grants (4 for Ansonia), and federal grants such as U.S. EDA. Her experience also includes managing state and EPA brownfield grants for the cities of Beacon Falls, Newtown, Derby, including the identification/prioritization all of Waterbury’s brownfield sites.

Ms. O’Malley is supported by a full-time grant manager (Anna Andretta), and full-time legal counsel (John Marini, Esq), and public works support personnel. Together, this team implements the various grants across the city related to brownfields and economic development. Ansonia also has full time accounting staff for the procurement, purchasing (POs), and invoicing for contractors (in this case, the QEP and other contractors such as planners, surveyors, laboratories, drillers, etc.). The grant manager reports monthly progress related to expenditures and work completed against the schedule.

Note that the time and effort spent by the city staff managing the grant requirements, including internal tracking of progress, is contributed by the city to help maximize use of funds for technical activities.
4.3.iv. Acquiring Additional Resources

Technical expertise such as QEPs (Connecticut LEPs) to ensure the project meets state requirements are retained from a competitive procurement process. As mentioned, Ansonia has full time personnel for the procurement, contracting, and tracking needs. The city staff has also maintained a professional relationship with key oversight staff at the State DEEP, DECD and the regional EPA office, among other stakeholders. The city has legal counsel available to resolve any unforeseen issues. For further reach back to regional resources, Ms. O’Malley serves as chairperson of the Naugatuck Valley Regional Brownfield Pilot and chairperson of the Naugatuck Valley Economic Development District (a 22-town region).

4.b. Past Performance and Accomplishments

4.b. ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements - (1) Purpose and Accomplishments

This would be Ansonia’s first EPA brownfield grant (our 4th year trying). Ansonia has received and implemented several other federal and state grants, including brownfield grants from the State’s DECD. Note that the city has never received an unfavorable rating or audit finding for these grant awards. Examples are shown in the table below:

<table>
<thead>
<tr>
<th>Grant</th>
<th>Key Activity / Output / Outcome</th>
</tr>
</thead>
</table>
| CT DECD Brownfield Assessment Grant ($200,000) – Main Street Corridor | - Phase I / Phase II site assessments at 65 Main Street, allowing city to take property for redevelopment.  
- Building assessment that supported property transfer to private developer (497 East Main Street). Soon to be new mixed-use space.  
- Building assessment currently supporting city’s efforts to renovate brownfield site into new police station headquarters. City has secured funding and this cornerstone project has been initiated. |
| Urban Act Grant - $500,000     | - Provided UST and contaminated soil removal from 497 East Main Street brownfield site. Remedial action report and land use restriction completed.  
- Property transferred to private developer upon completion. Building expected to be renovated in the current year. |
| NVCOG Brownfield Assessment ($150,000) – 420 Main Street Site         | - NVCOG provided a sub-grant for site assessment at a former vacant property once part of an industrial property.  
- Phase II assessment and report with cleanup plan completed. |

(2) Compliance with Grant Requirements

For each example above, the city complied with the applicable terms and conditions, including the plans, budgets, and schedules of each assistance agreement. As of this date, the full funding for each grant was utilized for the services anticipated. Note that there have been no adverse findings on any of the agreements. Assessment activities and reports were completed for each site, and cleanup plans and reports were prepared where cleanup funds were used (Urban Act grant). For each site, progress has been made towards redevelopment as detailed in the table above. As an additional demonstration of grant compliance, both the DECD and the NVCOG have offered additional grant support for similar brownfield projects in this target area.