NARRATIVE INFORMATION SHEET

1. Applicant Identification: Congregation Adath Israel of Newtown
   115 Huntingtown Road
   P.O. Box 623
   Newtown, Connecticut 06470

2. Funding Requested: Grant Type: Single Site Cleanup
   Federal Funds Requested:
   i. $78,675 plus the cost share amount of $15,735 totaling $94,410.
   ii. A cost share waiver of the 20% cost share requirement is being requested.
   iii. No other waivers are requested.

3. Location: Town of Newtown
   Fairfield County
   State of Connecticut

4. Property Information: 111 Huntingtown Road, Newtown, CT 06470

5. Contacts: Project Director: Amy Greenfield
   Board Vice President
   115 Huntingtown Road
   P.O. Box 623
   Newtown, CT 06470
   aswgreenfield@aol.com
   203-610-0293

   Executive Director: Susan Rubin
   115 Huntingtown Road
   P.O. Box 623
   Newtown, CT 06470
   office@congadathisrael.org
   203-400-2755
**Narrative Information Sheet - continued**


7. Other Factors and Considerations

<table>
<thead>
<tr>
<th>Community population is 10,000 or less.</th>
<th>N/A</th>
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<tbody>
<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 proposed brownfield site(s) is impacted by mine-scarred land.</td>
<td>N/A</td>
</tr>
<tr>
<td>Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.</td>
<td>N/A</td>
</tr>
<tr>
<td>The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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>N/A</td>
</tr>
<tr>
<td>The proposed site(s) is in a federally designated flood plain.</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.</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>

N/A = not applicable


9. Releasing Copies of Applications: Confidentiality claim: Please keep the personal email addresses and phone numbers of contacts noted above and information from certified mail return receipts, private.
November 22, 2021

Ms. Amy Greenfield  
Congregation Adath Israel  
PO Box 623  
Newtown, CT 06470

Re: State Acknowledgement Letter for EPA Brownfields Cleanup Grant for FY 22

Dear Ms. Greenfield:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the Congregation Adath Israel intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Cleanup Grant for Federal Fiscal Year 2022. The Congregation Adath Israel plans to use the grant funding for cleanup of hazardous substances at its property at 111 Huntingtown Road, Newtown, CT.

Cleanup work funded by an EPA grant must be performed in one of Connecticut's formal remediation programs, including among others the Voluntary Remediation Program pursuant to CGS § 22a-133x, the Property Transfer Program, (if applicable) pursuant to CGS §22a-134, or the Brownfields Remediation and Revitalization Program pursuant to CGS §32-769.

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)
NARRATIVE

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
   a. Target Area and Brownfields
      i. Background and Description of Target Area
         Newtown is in Fairfield County, Connecticut. The town is 57.66 sq miles in size, making it the fifth largest town, area-wise, in the state. It is part of the greater Danbury metropolitan area as well as the New York metropolitan area. Newtown was founded in 1705, and later incorporated in 1711. It consists of many “neighborhoods,” some of which date back to the 1700’s and others that are new. Many areas of the town still have that rural character of yesteryear, with horse farms, and other working farms scattered throughout the town. Local industry has included The Taunton Press and the manufacture of various items such as furniture, tea bags, combs, fire hoses, folding boxes, buttons, and hats. Newtown was also the home of Fairfield Hills Psychiatric Hospital which closed in 1995 and left behind many acres of open space with dilapidated, contaminated buildings. That area was purchased by the Town of Newtown and has undergone Brownfields Cleanup over the past several years. There were also many dairy farms, which are now gone, but some farming continues.

         Our target area is the Huntingtown Road residential neighborhood, in census tract 2304, where the building sits. The neighborhood began with the immigration of several families from Russia, Poland, Austria, Hungary, and Germany. Orthodox Jewish immigrants fleeing poverty and persecution in Eastern Europe were encouraged to become farmers in Connecticut. One sponsor of this program was the Jewish Agricultural and Industrial Aid Society, which was a subsidiary of the Baron de Hirsch Fund. Beginning in 1891, Baron Maurice de Hirsch, a Jewish German philanthropist, helped finance several of the immigrant communities in Connecticut and throughout the world. The families spoke different languages, but soon found what they all had in common was the desire to worship freely. They started a small congregation and were ultimately able to erect a building to serve as a house of worship, which became Congregation Adath Israel.

         The immediate neighborhood, on this country road, has mostly small houses built in the early to mid-20th century; it has a couple of horse properties, and a few newer as well as some renovated houses. The area has no commercial property, no industrial buildings or recreational green space. There is undeveloped forest land across the street.

      ii. Description of the Proposed Brownfield Site
         In 1914 ground was broken on farmland donated by Israel Nezvesky, one of the first immigrants to arrive in the area. The building was completed in 1919 by this small community of farmers. It was a basic house of worship and eventually was expanded to meet the needs of a growing congregation. In the 1950’s, the building was raised up to add a basement with a social hall, classroom space, indoor plumbing for a small kitchen and bathroom and a heating system. As the 20th century progressed, more modern Jewish practices were introduced, and in the late 1960’s, the decision was made that the synagogue change from practicing Orthodox
to Conservative Judaism. Although this produced some conflict among members, this change was ultimately well received in the community. The membership grew to include young families, and a religious school became an important part of the community.

The proposed Brownfield site building, the old synagogue, is currently 2,900 square feet in total (main level & basement level combined). It sits on a parcel of land that is 8,000 square feet on a country road. The building shares the land and driveway with three, closely spaced, small houses, which are owned by one of the founding families. Those houses are used as rental properties. On the other side of the building, a few feet away, is a property line fence.

Several descendants of the founding families remain a part of the congregation, and most recently, there are young children who are attending the same religious school that their ancestors attended, now called the Nezvesky Religious School. The school is named for the founding family who donated the land on which the synagogue was built. Another descendent was married in the synagogue in October of this year.

It was a dream of the congregation to build a new building to accommodate our growing community. The discussion and planning took almost 10 years. We used a consultant to ensure our plans were realistic, and we were given the go ahead to proceed. The Nezvesky family again donated land which was a field adjacent to the property. It was the area the community used for outdoor picnics and recreation. One of our members is a builder and offered to build the building for cost. We procured financing, and the new building was constructed in 2007. By this time, it was realized that the old building could not be sold, nor could it have any other use because it did not satisfy the town’s code requirements. The building has been unused since 2007 and has been showing continuing signs of distress. The roof has a large hole which is increasing in size providing a large opening into the main floor room where the asbestos laden ceiling tiles have dropped to the floor. Windows are broken, and overall maintenance has been suspended for financial and safety reasons. Our insurance carrier told us it was no longer insurable under our current policy, and a new temporary policy needed to be drawn up. When we spoke to contractors about demolishing the building, an asbestos assessment was suggested. The assessment was completed, and asbestos was found throughout the building. The asbestos, located on both floors, was found in the lower-level floor tiles, mastic, and in the glue-daubs securing the ceiling tile on the upper floor. At such time, the board of the congregation took immediate action to mitigate the liability and exposure risks by seeking approval to appropriately remediate and demolish the building. It became paramount to eliminate this exposure from our community’s environment as quickly as possible. The Pootatuck river runs behind the building (it is a stream), and any hazardous material that comes from the building and/or surrounding property could affect that water. Part of that planning includes seeking the help of the EPA by this grant process.

b. Revitalization of the Target Area
   i. Reuse Strategy & Alignment with Revitalization Plans
We envision replacing the building with green space. This suggested use of space aligns with the revitalization plans for the Newtown area as noted in their Plan of Conservation and Development updated in 2014 of creating more open space and prioritizing the clean-up of Brownfields sites. The green space which was used by the community before the new synagogue was built on it, has left the community with no area for recreation in this residential area. The Nezvesky religious school next door has 20 children who would benefit from a play space between classes. If there are children in the adjacent houses, they would also be welcome to use the space when the twice weekly classes are not in session. The work of planting shrubs, building benches, and creating a refuge for birds would be done by the congregation. The plantings would be donated by, or purchased from, the local nursery owned by one of our founding families.

During our community meeting, we learned from a neighbor that he would prefer not to have a bird sanctuary in close proximity to his property. He has a small vineyard, and the birds destroy his crops. A suggestion was made for a butterfly sanctuary and to include plants that would attract other pollinators. Again, these plants would be provided by the local nursery owned by a member in the community. Someone suggested that a plaque be installed at the site that recognizes that it is the site of the original Adath Israel built in 1919. All agreed that this was a good plan.

ii. Outcomes and Benefits of Reuse Strategy
This reuse plan brings potential economic and social benefits to the community. Getting rid of a dilapidated building containing asbestos materials, which is unhealthy, will make the neighborhood a more attractive and healthful place to live and might increase property values. The property will be owned by a non-profit which will share the open space with its neighbors. Creating a butterfly sanctuary and open space will create a great place for the community to watch wildlife, enjoy the outdoors and improve quality of life for residents in the neighborhood. This will be of particular value to the homes nearby where low-income workers live.

c. Strategy for Leveraging Resources
i. Resources Needed for Site Reuse
Strategy for leveraging resources for this endeavor will be through donations by congregants, in addition to the designated funds in our limited budget for this clean up, demolition, and creation of the green space. We have had several proposals and ideas to execute green space for this location including this becoming a project for one of our community’s Eagle Scouts. We have already raised $17,500 in funding to be used for building demolition only and we have a local nursery willing to help us with the creation of the green space. We also have broad community support in the grant and funding process for the development of this space. The establishment of green space should have broad appeal and we think there should be even broader opportunities of support both operationally and financially across the community.
ii. Use of Existing Infrastructure
The current building is located on a site that has a private well and cesspool which will no longer be used. The utilities have been turned off. The current infrastructure of the building will be destroyed in the course of demolition which will follow the abatements to prepare the land for the establishment of green space.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT
a. Community Need
i. The Community’s Need for Funding
Within the broader community of Fairfield County, there is a relatively high percentage (21%) of low-income families which ranks at the 59th percentile compared to the state. In our immediate target community, the percentage is lower, but not non-existent. It is defined and limited by the size of the synagogue congregation. We are a group of 70 families, 20 of which have children, many of whom are senior citizens, and several of whom are financially unstable at the moment. As a result of these size and socioeconomic status realities, there is significant community engagement as a means of staying connected and an effort to ensure the survival of the community. Funding this project would require us to obtain a larger mortgage or loan on the new synagogue building, which would not be affordable to the community and as a result, not a viable option. The grant will meet the needs of the community by providing a portion of the funds to clean up the environmental hazards of the building, enabling us to raze it and prepare it to become the open green space we have envisioned.

ii. Threats to Sensitive Populations
1. Health & Welfare of Sensitive Populations
For the health and welfare of the community, there is risk associated with this abandoned property, due to its vulnerability to vandalism. Proper removal of asbestos, which is a known carcinogen is a benefit to the community, especially to those with asthma or other health related issues. The residential community near the site has a high population of children (7%) and is in the 75th percentile as compared to the State and the Region. This further highlights a need to preserve this environment and prevent any unnecessary exposure from the asbestos contaminated site.

2. Greater Than Normal Incidence of Disease & Adverse Health Conditions
Our community is fortunate in that we do not have extreme environmental health issues beyond other communities, nor differing among various populations. It is critical to support projects just like this to avoid these communities from being susceptible to unnecessary pollution. As explained in the background, the building is already compromised, stands above an important watershed area linked to the Pootatuck river; and the building is sited in a residential neighborhood with private well water. Preventing an adverse condition in this case is simply paramount.
3. **Promoting Environmental Justice**
   Environmental justice is a big problem in the world; this grant request barely touches on that, but it will help us improve property values in the neighborhood by removing a dilapidated building, the asbestos abatement and greenery will help improve air quality. With the above issues addressed, we will be able to provide a green space for the community to enjoy and help preserve a better quality of life.

b. **Community Engagement**
   i. **Project Involvement**
      The project involves all stakeholders: the synagogue congregation, the surrounding property owners, and the broader Newtown community including the Office of the First Selectman. In applying for this grant, guidance, and assistance for what needs to be done has been provided by Dr. Nefeli Bompotis, environmental consultant and professor at the University of Connecticut, and James Byrne at the EPA. An environmental consultant has outlined the steps needed to remediate the asbestos.

   ii. **Project Roles**
      Our project management team with the guidance of the Board of CAI, will be responsible for a) preparing the bidding documents to obtain a Qualified Environmental Professional (QEP), b) for preparing the quarterly reports and c) for communicating with the community and seeking their feedback.

      The role of the QEP will be to a) coordinate and implement the asbestos cleanup in compliance with the EPA guidelines, b) oversee the execution of the work and c) report back to the project management team in regard to the progress.

      The synagogue community will be responsible for the demolition of the building once the asbestos abatement is complete.

      The broader community will play the role of developing and creating the green space. A local nursery has volunteered and will contribute to help make this green space a reality.

   iii. **Incorporating Community Input**
      For community engagement we see two communities to engage, that of our congregation and that of the surrounding neighborhood. At the start of this process, we held a meeting with the congregation to present the issues related to the old building. After discussing alternatives, razing the building was agreed to be the best option. We then engaged the town and neighborhood by placing a legal notice in the public notices section of our local weekly newspaper. We announced our plans on our website where people can post questions or comments. We announced our intention to our immediate neighbors by certified letters, inviting them to join a public meeting where we presented and discussed our plans, and fielded questions. The meeting options were to attend in person or to attend remotely.
We remain committed to active communication with our community as the project is launched and progresses. At the time of the public meeting, we obtained email contact information for attendees, both those in person and remote. We will send out quarterly notifications and progress reports on the project, or more often if indicated, to all stakeholders, including our synagogue congregation. We will request submission of questions or input at each interval.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

Our plan for the proposed cleanup is as follows:

Hire a contractor (and subcontractor if necessary) to perform all tasks associated with the safe removal of ACM (asbestos containing material). As stated in our ABCA, asbestos is regulated by the Toxic Substances Control Act (TSCA), the Clean Air Act (CAA), the National Emission Standards for Hazardous Air Pollutants (NESHAPs), and Regulations of Connecticut State Agencies (RCSA), Sections 19a-14, 19a-17, 19a-332 to 19a-333, 20-435 to 20-442.

To protect asbestos abatement workers, all asbestos abatement work will be performed in accordance with OSHA asbestos regulations. The abatement work practices will be followed as required:

- Prepare abatement specifications by a Connecticut Department of Public Health licensed Asbestos Designer.
- Notify the Connecticut Department of Public Health of intention to demolish/renovate by the required notification form and receive approval for abatement activities.
- Remove all ACM from facility being demolished or renovated before any disruptive activity begins.
- Handle and dispose of all asbestos-containing materials in an approved manner (EPA, 2006a; Asbestos/NESHAP Regulated Asbestos-Containing Materials Guidance).
- Monitor asbestos abatement activities by a Connecticut Licensed Asbestos Project Monitor and Abatement Supervisor.
- Perform air clearance testing upon completion of ACM abatement; and
- Prepare an asbestos abatement Compliance Report.

b. Description of Tasks/Activities and Outputs

<table>
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<tr>
<th>Task 1 - Project Management</th>
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<tr>
<td>i. Project Implementation - The Project Director and Executive Director of CAI will be responsible for the overall execution and management of the project. They will track project tasks, schedule, and budget; procure and oversee the QEP, the asbestos abatement contractor; and report on project activities and accomplishments to stakeholders. They will provide form submission and updates in the Assessment, Cleanup and Redevelopment Exchange System (ACRES). The QEP will support reporting activities and will develop a Final Cleanup Report and submit to the CT DEEP to document all project activities.</td>
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</table>
ii. Anticipated Project Schedule – QEP to be procured after grant is awarded. Remaining project management work will take place throughout the grant period until the work is complete. Our goal is to have all the work completed within the first year of the 3-year grant period.

iii. Task/Activity Lead – CAI Project Director, CAI Executive Director, QEP

iv. Outputs – Quarterly Reports, Bid Documents

**Task 2 – Cleanup Plan & Activities**

i. Project Implementation - procuring a Qualified Environmental Professional to lead the cleanup and prepare a Quality Assurance Project Plan (QAPP). Hazardous building material (ACM) has been identified and is at the core of this cleanup project. Specific cleanup will be done according to EPA standards.

ii. Anticipated Project Schedule - within 3 months of the notice of grant award, we will have a QEP identified. The QEP will then work to establish a cleanup schedule.

iii. Task/Activity Lead - Project Director and Executive Director to assist QEP


**Task 3 - Community Outreach & Engagement**

i. Project Implementation – CAI will prepare outreach materials with project updates, conduct stakeholder meetings, as necessary, to solicit community input to ensure the local and wider community are informed and have a voice in the plans.

ii. Anticipated Project Schedule – Communication with the community will start with notification of grant receipt then quarterly thereafter. Email & website status update notifications will be used.

iii. Task/Activity Lead - Project Director in conjunction with Executive Director will lead the community outreach. There will be input from the QEP regarding the asbestos abatement, input from the demolition contractor, and input from the local nursery regarding revitalization.

iv. Outputs - Quarterly communication to the community by email, website postings and synagogue community newsletter.

**Task 4 - Site Cleanup**

i. Project Implementation - Enrollment of the site in the State’s Voluntary Cleanup Program. QEP to produce & submit final cleanup report.
ii. Anticipated Project Schedule – Project Director and Executive Director will be coordinating the schedule with the QEP until the project is complete. This is anticipated to be within a year of the start of the project.

iii. Task/Activity Lead - QEP will supervise sub-contractors to report to the project director and executive director.

iv. Outputs – 1) Abatement and safe removal of asbestos from the building. 2) Certification that the cleanup is complete. 3) Final Closure Reports

c. Cost Estimates

Task 1 – Project management:
Personnel Costs: Development of Bid Documents for site cleanup, Pre-bid meeting, Calling references, Quarterly Reports, Quarterly ACRES updates. Calculated at 20 hours per quarter for 1 year. (80 hrs x $30/hr) = $2400.

Task 2 – Cleanup Plan & Activities
Personnel Costs: Selection of QEP and coordination (30 hrs x $30/hr) = $900.
Contractual Costs: Cleanup plan by QEP; Finalize ABCA, Annual Reports, Overseeing project $20,000.

Task 3 – Community Outreach and Engagement
Personnel Costs: Calculated at 3hrs per quarter for 1 year; 12 hrs x $30/hr = $360.

Task 4 – Site Cleanup
Personnel Costs: Finalizing grant requirements (25 hrs x $30/hr) = $750.
Contractual Costs: Abatement & disposal of hazardous building materials: $55,000.
Overseeing Abatement; Cleanup Certification; Final Cleanup Reports: $15,000.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1 Project Management</th>
<th>Task 2 Cleanup Plan &amp; Activities</th>
<th>Task 3 Community Outreach &amp; Engagement</th>
<th>Task 4 Site Cleanup</th>
<th>Total Budget</th>
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<td>Personnel</td>
<td>$2,400.</td>
<td>$900.</td>
<td>$360.</td>
<td>$750.</td>
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<td>Contractual</td>
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<td>Total Federal Funding</td>
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<td>$17,417.</td>
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<td>Cost Share (20% of federal funds)</td>
<td>$400.</td>
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<td>$60.</td>
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<td>$15,735.</td>
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<tr>
<td>Total Budget</td>
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<td>$20,900.</td>
<td>$360.</td>
<td>$70,750.</td>
<td>$94,410.</td>
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d. Measuring Environmental Results
To track, measure and evaluate progress, the Project Director and Executive Director will obtain monthly updates from the QEP. At the start, we will work with the QEP to obtain a schedule for each phase of the abatement and create a timeline to completion within 1 year or less. The project outputs of quarterly reports to the community and the EPA will include an update of project expenditures and will track activities and expenses against the project’s schedule. If necessary, corrective actions will be taken to ensure the project remains on schedule and within budget. The project team will review and ensure that all reporting requirements are being met and that the project continues to comply with all the terms and conditions of the grant. Additionally, site specific information will be routinely entered and tracked in the online ACRES data base. The outputs to be tracked are the final ABCA, the quarterly reports, the asbestos remediation report, and the final clean up report.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE
a. Programmatic Capability
i. Organizational Structure
Congregation Adath Israel has the capacity to administer the EPA grant funds. Our two key staff members for this project are overseen by a Board of Directors comprised of members of the community who come from a varied number of backgrounds.

ii. Description of Key Staff:
Amy Greenfield, Vice President of Adath Israel, will lead this effort as Project Director. She has led many initiatives with the congregation and was on the committee for the previous grant application. Her career as a physician has provided her with experiences that contribute to leadership skills, the ability to research and follow through on projects, and recruit help where needed.

Susan Rubin, Executive Director for Adath Israel will co-lead and be instrumental in the implementation of the EPA cleanup grant. She served a vital role in all aspects of the institution's acquisition, then implementation of a security grant received in 2019. She aided in the application, obtaining bids, and hiring the contractors. She was responsible for all paperwork including required reports associated with the grant. She has over 16 years of experience in the administrative field. Because of her thoroughness and high reliability, she is regarded by the Board as a critical member of our community and will be instrumental in accomplishing our goals for the use of this grant.

iii. Acquiring Additional Resources
Adath Israel will follow the procedures detailed in 2 CFR 200 to procure a QEP and any additional experts and resources when the grant is awarded. Adath Israel will release a competitive, public Request for Bid by June of 2022 and select the company deemed most qualified by July 2022. The selected QEP will provide support for all aspects of the proposed project.
b. Past Performance & Accomplishments
   i. Currently Has or Previously Received an EPA Brownfields Grant - Not applicable

   ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements - Congregation Adath Israel has not previously received an EPA Brownfields Grant but in 2019 we applied to the Nonprofit Security Grant Program with the CT Department of Emergency Services and Public Protection, a division of Emergency Management and Homeland Security. We were awarded a $50,000 grant in October 2019.

      1) **Purpose and Accomplishments:**
         The purpose of this grant was to assist us in providing updated security measures both inside and outside of our building in a time where attacks were happening in religious institutions throughout the country. The Newtown police provided us with a safety and security assessment which directed our security upgrades.

         All paperwork was then filed with the State and work began in January 2020. Slowed a little by Covid, the last upgrades will be completed this year, in advance of the end of the grant period of February 2022. The upgrade project was successful as it provides security to all those who enter the building.

      2) **Compliance with Grant Requirements:**
         In a timely manner, we researched and hired contractors for each of the security projects. Quarterly reports were filed with the State to show progress and expenditures. The town did not approve our exterior lighting plan, so we revised it and obtained permission from the State.

   iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements – Not Applicable
THRESHOLD CRITERIA

1. **Applicant Eligibility**
   Congregation Adath Israel (CAI) is a Nonprofit organization described in section 501(c)(3) of the Internal Revenue Code. 501(c)(3) documentation attached.

2. **Previously Awarded Cleanup Grants**
   Congregation Adath Israel has not received funding from a previously awarded EPA Brownfields Cleanup Grant for this site.

3. **Expenditure of Existing Multipurpose Grant Funds**
   Congregation Adath Israel does not have an open EPA Brownfields Multipurpose Grant.

4. **Site Ownership**
   Congregation Adath Israel of Newtown is the sole owner of the site. The land at 111 Huntingtown Road in Newtown was donated to the congregation in 1914 and built on by members of the Congregation.

5. **Basic Site Information**
   a) Former Congregation Adath Israel Building & Site
   b) 111 Huntingtown Road, Newtown, Connecticut 06470
   c) Congregation Adath Israel of Newtown, located at 115 Huntingtown Road in Newtown, CT is current and sole owner of the site.

6. **Status and History of Contamination at the Site**
   a) The site is contaminated with hazardous substances. Asbestos containing materials have been identified in materials inside the building.
   b) From 1919 until 2007, 111 Huntingtown Road was the site of a small synagogue building named Congregation Adath Israel. Since September 2007, the building has been vacant.
   c) The environmental concerns at the site are contamination from asbestos inside the building.
   d) In the 1950s and 1960s when the building was modernized, floor tiles were used throughout the building, which we now know contain asbestos. On the finished basement level, the floor tile and the mastic contain asbestos. Transite was found in the basement furnace room. The glue daubs used in the main room on the first floor tested positive for asbestos.

7. **Brownfields Site Definition**
   a) The site is not listed or proposed for listing on the National Priorities List.
   b) The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
   c) The site is not subject to the jurisdiction, custody, or control of the U.S. government.
8. Environmental Assessment Required for Cleanup Grant Applications
A Phase 2 equivalent, Asbestos Inspection Report, was performed at the site on June 5, 2020 by Superior Industries LLC of Southington, CT, to determine the location of suspected ACM in the interior of the building that would be disturbed during demolition.

9. Enforcement or Other Actions
Congregation Adath Israel is not aware of any environmental enforcement or any other actions regarding this site.

10. Sites Requiring a Property-Specific Determination
The site does not require a property-specific determination.

11. Threshold Criteria Related to CERCLA/Petroleum Liability
a) Property Ownership Eligibility – Hazardous Substance Sites – Not Applicable

12. Cleanup Authority and Oversight Structure
a) We plan to hire an environmental consultant to ensure that the cleanup will be protective of human health and the environment. The environmental consultant will be acquired through a competitive bidding process, consistent with 2 CFR §§ 200.317 through 200.327 and ensure that this technical expertise is in place prior to beginning cleanup activities.

b) If access is needed to neighboring properties, we will contact those neighbors by mail, email or phone to discuss an agreeable plan. The neighbors attended our community meeting and are aware there will be work done at the site.

13. Community Notification
a) Draft Analysis of Brownfield Cleanup Alternatives: The Draft ABCA was available before and during the community meeting and remains available on the website for anyone who wishes to review it further.

b) Community Notification Ad: A legal notice was placed in the local weekly newspaper and on our website, and certified letters were mailed to our neighbors. All notifications included information on the grant, where to view the ABCA, when the community meeting will be held and how to contact us with questions.

c) Public Meeting: Our public meeting to discuss the draft ABCA and application and answer questions was held on October 31, 2021. It was held both in person and virtually.

d) Submission of Community Notification Documents
The following required community notification documents are provided as attachments:
• Copy of Draft ABCA
• Copy of Notice posted on the Congregation Adath Israel of Newtown website.
• Copy of Registered Mail Receipt to adjacent properties.
• Copy of Community Listserv email.
• Public Community Meeting Minutes from October 31, 2021 including questions and comments and responses to those. No questions or comments were received outside of the meeting.
• Copy of Public Meeting sign-in participant list.

14. **Statutory Cost Share**
   a) As a 501(c)(3) organization, our budget has been very tight and with COVID we have not been able to hold our annual fundraisers. This has left us running at a deficit. We would need to request funds from the community to help with this 20% cost share.

   b) We are submitting a Hardship Waiver Request for the full amount of the cost share. Hardship Waiver Request attached.

15. **Waiver of the $500,000 Limit**
    We are not submitting a waiver of the $500,00 limit.

16. **Named Contractors and Subrecipients**
   a) Contractors: Not Applicable
   b) Subrecipients: Not Applicable
THRESHOLD CRITERIA ATTACHMENT - 501(C)(3) DETERMINATION LETTER

DEPARTMENT OF THE TREASURY

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

Date: JUL 31 2008

CONGREGATION ADATH ISRAEL OF NEWTOWN INC
PO BOX 623
NEWTOWN, CT 06470

Employer Identification Number:
06-1365965

Contact Person:
VICKI M ZODIKOFF

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
May 31

Public Charity Status:
170(b)(1)(A)(1)

Form 990 Required:
No

Effective Date of Exemption:
March 2, 1932

Contribution Deductibility:
Yes

Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Sincerely,

[Signature]

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Publication 4221-PC
THRESHOLD CRITERIA – ATTACHMENT: DRAFT ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES (ABCA)

(Note: An initial draft ABCA dated October 2021 was made available for public review and public comments from October 27, 2021 through November 27, 2021. The ABCA was revised and updated in response to learning that we are not eligible to request grant money to remove and clean up the underground oil tank, and this revised draft ABCA is provided herein).

----------------- Draft ABCA on following pages -----------------