Narrative Information Sheet
FOR CLEANUP GRANTS
51-53 South Colony Street, City of Meriden, New Haven County, CT

1. Applicant Identification
City of Meriden, 142 East Main Street, Meriden, Connecticut 06450
The City of Meriden is an eligible entity for the U.S. Environmental Protection Agency's Brownfields Cleanup Grants as a "General Purpose Unit of Local Government".
Applicant DUNS Number: 602159022

2. Funding Requested
   a. Grant Type: Single Site Cleanup
   b. Federal Funds Requested:
      i. $500,000 EPA funds
      ii. The City is not requesting a cost share waiver.
      iii. The City is not requesting a waiver of the $500,000 limit

3. Location
   a. Meriden City
   b. New Haven County
   c. Connecticut

4. Property Information
   a. 51-53 South Colony Street, Meriden, CT 06450, Map/Lot: 0109-0044-0058-0000

5. Contacts
   a. Project Director
      Brian Ennis, City Engineer
      Mailing Address: City of Meriden, City Hall, 142 East Main Street, Meriden, CT 06450
      Tel: 203-630-4020
      Email: bennis@meridenct.gov
   b. Chief Executive Officer
      Timothy Coon, City Manager
      Mailing Address: City of Meriden, City Hall, 142 East Main Street, Meriden, CT 06450
      Tel: 203-630-4123
      Email: tcoon@meridenct.gov

6. Population
   City of Meriden Population: 60,868 (U.S. Census Bureau 2010 Census)

7. Other Factors Checklist
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.

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).

The proposed site(s) is in a federally designated flood plain.

8. Narrative Information Sheet Attachments:

   Narrative Information Sheet Attachment 1
   Acknowledgement Letter-State of Connecticut

   Narrative Information Sheet Attachment 2
   Petroleum Letter-State of Connecticut

9. Releasing Copies of Applications

   Not Applicable
November 30, 2021

Mr. Brian Ennis, P.E., City Engineer
City of Meriden
Department of Public Works
142 East Main Street, Room 19
Meriden, CT 06450-5667

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

Dear Mr. Ennis:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the City of Meriden intends to apply to the US Environmental Protection Agency (EPA) for a Brownfields Cleanup Grant for Federal Fiscal Year 2022. The City of Meriden plans to use the grant funding to remediate a property located at 51-53 South Colony Street in Meriden, CT contaminated with petroleum.

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, the Urban Sites Remedial Action Program pursuant to CGS §22a-133m, or the Brownfields Remediation and Revitalization Program pursuant to CGS §32-769.

You may want to refer to DEEP’s PREPARED Municipal Workbook. This online 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)
Mr. Carlos Texidor, Fuss & O’Neill, Inc. (via email)
November 30, 2021

Mr. Brian Ennis, P.E., City Engineer
City of Meriden
Department of Public Works
142 East Main Street, Room 19
Meriden, CT 06450-5667

RE: Determination of Eligibility for Brownfields Petroleum Remediation Funding
51- 53 South Colony St. Meriden, CT (the “Site”)

Dear Mr. Ennis:

The Connecticut Department of Energy and Environmental Protection (DEEP) has reviewed a request (the Request) from the City of Meriden for a Brownfield Petroleum Eligibility Determination for the Site. Mr. Daniel Jahne of Fuss & O’Neill, Inc. provided the Request to DEEP in an e-mail to me on October 9, 2020, and Mr. Carlos Texidor of Fuss & O’Neill, Inc. provided further information to me by e-mail on, October 21, 2020. The City of Meriden is seeking this determination in support of their application for an EPA brownfield cleanup grant for federal fiscal year 2022. The City of Meriden proposes to use any funding that may be awarded to demolish building foundations and substructures, to remove an underground storage tank from the site, collect soil samples from the tank grave, and document removal of the tank. Based on the information provided to DEEP and on other sources, DEEP has determined the following:

1. There is no viable responsible party; and
2. The site will not be assessed, investigated, or cleaned up by a person that is potentially liable for cleaning up the site.
3. The site is not be subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) § 9003(h).

The City of Meriden (the Current Owner) acquired the Site from Mr. Alfred Liseo (the Immediate Past Owner) on July 30, 2012 by exercising its power of eminent domain. The Request indicates that the Immediate Past Owner is a private individual who owned the Site in his own name.
The Current Owner demolished buildings on the Site in 2014, and currently uses the Site for flood control purposes. The Current Owner (i) has not dispensed or disposed of petroleum or petroleum product contamination or exacerbated the existing petroleum contamination at the Site; (ii) has not owned the Site when any dispensing or disposal of petroleum (by others) took place; and (iii) has undertaken reasonable steps with regard to the contamination at the site. The Immediate Past Owner acquired the Site in 2009 and used the Site for storage purposes. DEEP has not determined whether the Immediate Past Owner (i) has dispensed or disposed of petroleum or petroleum product contamination or exacerbated the existing petroleum contamination at the Site; and (ii) has owned the Site when any dispensing or disposal of petroleum (by others) took place; and (iii) has undertaken reasonable steps with regard to the contamination at the site.

DEEP does not consider the Current Owner to be liable for any petroleum contamination that may be present on the Site because it obtained the Site by exercising its power of eminent domain. DEEP has not determined whether the Immediate Past Owner is potentially liable for any petroleum contamination that may remain on the Site. DEEP does not consider the Immediate Past Owner to be financially viable for the purposes of addressing any petroleum contamination that may be present on the Site as DEEP generally does not consider private individuals to be financially viable.

Based on the above determinations that were made in accordance with current DEEP Petroleum Eligibility Determination Guidance (dated June 17, 2015), the Site is eligible for petroleum funding from EPA.

Determinations made in this letter pertain solely to the Brownfields Petroleum Eligibility Determination and are not meant to determine liability for pollution on or emanating from the Site.

If you have any questions, please contact me at (860) 424-3768.

Sincerely,

[Signature]

Mark R. Lewis
Brownfields Coordinator

cc: Dorrie Paar, US EPA (via e-mail)
Selena Thornhill-Moody, DEEP (via e-mail)
Ray Frigon, DEEP (via e-mail)
Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields: 51-53 South Colony Street, Meriden, Connecticut

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

The City of Meriden will perform cleanup activities at 51-53 South Colony Street, Meriden, Connecticut (“Site”) in order to repurpose the site as a public greenway trail that also protects the downtown from flooding. Meriden (population 60,000) is located in the center of the state midway between Hartford and New Haven. Meriden was once known as the “Silver City” due to the predominance of silver manufacturing. Declining demand for silverware resulted in the main silver manufacturing plant, Insilco, to close in 1968; disinvestment in and around the former plant in downtown Meriden followed beginning in the 1970s. Since then, Meriden has worked to replace its manufacturing base and to repurpose large structures and contaminated facilities that were left behind, but numerous brownfield sites remain. Additionally, historic flooding of Harbor Brook has compounded economic disinvestment in downtown Meriden. Harbor Brook, which traverses the Site, is a waterbody that is part of the Quinnipiac River Watershed that drains via the Quinnipiac River to New Haven Harbor and Long Island Sound.

51-53 South Colony Street (“Site”) is located in the center of the former silver manufacturing area. Located in Census Tract 1710, 51-53 South Colony Street is part of a community development target area (Transit Oriented Development Zoning District, CDBG entitlement area and Choice Neighborhoods planning area) that includes Census Tracts (2010) 1701, 1702, 1703, 1709, 1710, and 1714. The target area includes 11,250 primarily low income and minority residents and commercial areas most affected by economic disinvestment, flooding and environmental hazards. 51-53 South Colony Street is located within walking distance of several large brownfield sites including 116 Cook Ave. and Factory H, two brownfield sites totaling 10 acres that were once part of the silver manufacturing footprint. Revitalization of the area is progressing as evidenced by the completion of several large redevelopment projects in the target area including 11 Crown Street, a former brownfield site that is now an 81-unit mixed use/mixed income development, the Meriden Green, a former brownfield site that is now a 14 acre park and flood detention area, and Meriden Commons, a former distressed public housing site that is now a 151-unit mixed use/mixed income development.

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

51-53 South Colony Street is a City-owned, vacant brownfield site. Prior uses on the site included coal fired electricity generation until the early 1950s followed by various retail and storage uses until 2012. It is surrounded by multi-family housing (11 Crown Street), commercial structures, vacant parcels and open space (Harbor Brook, Meriden Green). 51-53 South Colony Street is .33 acres. Site redevelopment is a key community priority due to the blighting effect on the surrounding neighborhood. The proximity of Harbor Brook and the environmental contamination of the site has made site reuse difficult.

The City completed a Phase I Environmental Site Assessment in 2011. The Phase I revealed multiple environmental concerns at the Site, including the presence of an Underground Storage Tank (UST), petroleum-impacted soil, and contaminated fill. The presence of the building foundation and substructures impedes the flow of Harbor Brook, which crosses the property, resulting in downtown flooding. Following acquisition by Eminent Domain in 2012, the City abated hazardous building materials and demolished the buildings down to the street level;
building substructures and contaminated soils remain. In 2019, the City completed a Phase II Environmental Site Assessment. The remedial goal is to remove the UST and remaining building foundations and remediate contaminated soils and hazardous building materials as part of constructing the Harbor Brook Flood Control Plan at the site. The proposed cleanup project will allow the City to continue construction of the Harbor Brook Flood control plan at the site and enable the property to be used for a public greenway trail. Construction of the trail at the Site is funded and will be initiated in 2023 following the site cleanup activities.

1.b. Revitalization of the Target Area

1.bi. Reuse Strategy and Alignment with Revitalization Plans
The Site is located within the federally designated 100-year floodplain thus limiting the ability to reuse the site for housing, commercial, industrial or other uses. The Site Reuse Strategy includes repurposing the site for flood control and construction of a public greenway trail. The Site Reuse Strategy is aligned with other citywide land use plans and revitalization plans that seek to improve the quality of life and reduce or eliminate flood risks. The Site Reuse Strategy will advance the implementation of the Harbor Brook Flood Control Plan, a comprehensive citywide flood control plan that will help protect over 200 properties from future flood risk. The Site Reuse Strategy is also consistent with several long term plans, including the 2020 Plan of Conservation and Development, and the Choice Neighborhood Plan, which engaged over 200 residents and stakeholders during the pre-development planning of the 11 Crown Street and Meriden Commons development projects.

1.b.ii. Outcomes and Benefits of Reuse Strategy
The implementation of the Site Reuse Strategy and cleanup activities will stimulate economic development in the target area by sparing business and property owners from the costs of future flood damage and from the high cost of flood insurance. The project will establish a key link between previously completed sections of the Linear greenway trail along Harbor Brook by adding approximately 300 linear feet of public access greenway trail that connects to 2.5 miles of finished sections to the north and south. These activities will benefit a disadvantaged community and target area whose residents are predominantly low income ($28,782 median household income, 30.2% of residents living below the poverty line) and minority (64% of the residents are non-white Hispanic or Black). The overall benefits of the proposed project and the associated federal funding will flow to “disadvantaged community” residents as described by the “Justice 40 Initiative”.

1.c. Strategy for Leveraging Resources

1.c.i Resources Needed for Site Reuse
In addition to the $300,000 that will be contributed by the City as a direct cost share that will contribute to the completion of site cleanup, the City will allocate an additional $400,000 in local funds to complete cleanup activities and construct the greenway trail on the adjacent city owned parcel (31-33 South Colony Street). These costs estimates are based on a Probable Estimate of Cost provided by Fuss & O’Neill engineers. The City of Meriden is eligible to receive monetary funding from other resources. Prior grant awards for similar project along Harbor Brook include the Meriden Green park and flood control project ($14 million State of Connecticut) and the Amtrak Bridge project ($2.5 million FEMA). Where feasible, the City will continue to seek additional funds for site cleanup on adjacent parcels, trail construction, operation and maintenance. The City of Meriden affirms that it will produce the proposed leveraging
consistent with the terms of the announcement and in the FY 2022 USEPA Grant Application Narrative.

1.c.ii. Use of Existing Infrastructure
The work performed under this grant will facilitate the use of existing infrastructure at the proposed site. This will be accomplished by enabling the City to complete construction of the trail at the site and connect it to 2.5 miles of completed trail sections to the north and south. Additionally, construction of the site improvements will help eliminate blighted property in proximity to prior investments in infrastructure, housing and streetscapes, including at 11 Crown Street, a recently constructed mixed income, 81-unit multi-family housing development, which is located directly across the street from the site.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT 2.a. Community Need
2.a.i. The Community’s Need for Funding
Meriden is a state-designated "distressed municipality” and is a HUD Community Development Block Grant (CDBG) “Entitlement Community”. Because the Site is located in the 100-year floodplain and because the City plans to designate the area as open space, there are limited sources of funding to carry out the proposed environmental remediation and subsequent reuse. Public funds are the only option to carry out this project that will benefit a target population of less than 2500 primarily low-income minority residents. While the City has highly prioritized redevelopment of brownfield sites, generally, Meriden is a community that has limited funds to carry out environmental remediation. Public funds, including US EPA grants, are indispensable to the City in order to further brownfield cleanup and redevelopment in the target area.

2.a.ii. Threats to Sensitive Populations
2.a.ii(1) Health or Welfare of Sensitive Populations
The target area is home to several sensitive populations, including low-income minority residents and children. Approximately 18% of the target area residents are living below the poverty line and residents are generally low income with a median household income of $34,900. 46% of the target area residents are Hispanic and 22% are Black. According to the EJScreen mapping tool, there are 496 children under 17 and 716 women living in Census Tract 1710 where the Site is located. The grant and Site Reuse Strategy will reduce threats to the health or welfare of these identified sensitive populations by removing hazardous materials from the Site. Further, the project will enhance the Site by expanding a linear greenway trail for public use.

2.a.ii. (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions
According to the EJScreen mapping tool, residents of Census Tract 1710 where the Site is located are in the 81st percentile (statewide) for air toxics cancer risk, in the 81st percentile (statewide) for Particular Matter 2.5, an asthma precursor, and in the 83rd percentile (statewide), for lead paint, which causes birth defects and other developmental delays. The risk of exposure to lead paint is exacerbated for Meriden residents due to the age of the housing stock. Within the City there are over 21,000 housing units built before 1980, over 1,200 of which have children present. The Meriden Health Department provided lead testing results from 2019-2020 reporting that of 153 lead screenings conducted, 41 children reported blood lead levels of 5 to 20 micrograms per deciliter of lead in blood and 2 children were reported with blood lead level above 10 micrograms per deciliter of lead in blood. The National Cancer Institute recognizes New Haven County (in which Meriden is located) as having the highest cancer rate in the state,
and Susan G. Komen data shows Meriden as one of six urban centers in Connecticut with high rates of late stage breast cancer. The proposed remediation activities at the Site will help reduce threats to target area populations that already have greater than normal incidences of cancer, asthma and effects from exposure to lead paint.

2.a.ii. (3) Promoting Environmental Justice
According to the EJScreen mapping tool, residents of Census Tract 1710 and residents within a 1 mile radius of the Site are generally low income, minority and are at high risk (compared to statewide residents) for negative environmental consequences resulting from current and historic commercial operations (such as prior manufacturing, vehicle traffic and associated emissions, presence of lead paint in older housing stock, and other factors). Prior community engagement activities in the target area (including the Choice Neighborhoods Plan) have noted community concerns related to the prevalence of asthma and lead paint exposure in the minority populations. Remediation activities will help promote environmental justice in the target area by reducing/eliminating exposure to resident populations who already disproportionately experience the negative environmental consequences from historic and current industrial and/or commercial operations.

2.b. Community Engagement
2.b.i. Project Involvement
The City of Meriden works with different types of groups in the community regarding brownfield site reuse planning and planning for the expansion of the Harbor Brook Linear Trail. In addition to the General Public, specific groups that will be engaged in this project include the Meriden Council of Neighborhoods, the Meriden Chamber of Commerce, Meriden Flood Control Implementation Agency (FCIA), and the Meriden Land Trust.

2.b.ii. Project Roles

<table>
<thead>
<tr>
<th>Organization</th>
<th>Point of Contact</th>
<th>Specific Involvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meriden Council of Neighborhoods</td>
<td>Holly Wills</td>
<td>MCONA will engage with neighborhood residents about the cleanup of 51-53 South Colony Street by providing information about the proposed cleanup activities. Signage will be posted at the Site informing residents of the cleanup activities, and public meetings will be held at key milestones of the cleanup process.</td>
</tr>
<tr>
<td></td>
<td>Email: <a href="mailto:cwills0142@sbcglobal.net">cwills0142@sbcglobal.net</a></td>
<td></td>
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<tr>
<td>Midstate Chamber of Commerce</td>
<td>Rosanne Ford:</td>
<td>The Chamber will engage with the business community by providing information about the project in its monthly newsletter and by organizing community meetings as needed.</td>
</tr>
<tr>
<td></td>
<td>Email: <a href="mailto:r.ford@midstatechamber.com">r.ford@midstatechamber.com</a></td>
<td></td>
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<tr>
<td>Meriden Flood Control Implementation Agency</td>
<td>Michael Rohde</td>
<td>The FCIA will keep the city residents informed of the project through scheduling public meetings and providing information to the public on the proposed cleanup project.</td>
</tr>
<tr>
<td></td>
<td>Email: <a href="mailto:mrohde3@cox.net">mrohde3@cox.net</a></td>
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</tbody>
</table>
2.b.iii. Incorporating Community Input
The City will communicate project progress to the local community, to the local entities that will be involved in the project, and to residents impacted by the Site in several ways. First, the local groups and residents have been engaged in the project as part of the grant application process. The City has communicated, through one and one dialogue and through the publication of a Community Notification ad about the project and solicited public input. Public input has been incorporated into the grant application. Second, during the cleanup process, the City will post signage at the Site and provide contact information for residents to contact for information about the project. This resource will be available throughout the cleanup project. Finally, once the City is completed with the site cleanup, construction of the Linear trail at the Site will occur. The addition of a new greenway trail section will be communicated to City residents at community meetings of the Meriden Council of Neighborhoods, at meetings of the Midstate Chamber of Commerce, and at regular meetings of the Meriden Land Trust, the Meriden City Council and the Flood Control Implementation Agency. The City will use licensed environmental professionals and contractors to implement the proposed cleanup project. By using licensed professionals, the City will ensure the proposed cleanup activities are conducted in a manner that is protective of the sensitive populations and nearby residents, compliant with local, state and federal requirements, and appropriate to the Site and the community needs. A Community Relations Plan for the Site will be compiled as part of the cleanup project and maintained on file at Meriden City Hall.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS
3.a. Proposed Cleanup Plan
The City of Meriden is decades into planning, design, and construction of the Harbor Brook Flood Control plan and will be ready to proceed with the tasks described upon grant award. Removal of the underground storage tank, building demolition, excavation and disposal of polluted soil associated with the UST and brook channel re-alignment and widening are necessary steps toward the implementation of the Harbor Brook Flood Control Plan and to address state cleanup regulations and closure. These tasks are complicated by the site layout where the street elevation is 8 to 12 feet higher than the basement floor elevation requiring shoring and bracing to accommodate demolition and earthwork activities. The UST is located below the sidewalk and partially beneath the street. The selected remedial option includes removal of the 1,000-3,000-gallon underground tank, associated cleanup of impacted soil, demolition of the remaining building floor, slab, and foundation in order to allow access to excavate and remove the underlying polluted soil for widening the brook and re-alignment of the channel. The selected remedy will be effective in removing a potential source of ongoing contamination to the subsurface and erosion into the brook. The UST removal and associated cleanup will address impacted subsurface soil exceeding cleanup criteria. The project will be overseen by the City of Meriden and a Connecticut Licensed Environmental Professional (LEP). The City of Meriden will enter the Site into the Connecticut Voluntary Remediation Program (VRP) following Connecticut’s Site Characterization and Remediation process. The City Fire
Marshall will be consulted regarding tank removal. The LEP will prepare remediation specifications to procure a remediation contractor through a public process, provide field oversight, and prepare a Remedial Action Report documenting remediation activities and cleanup status.

3.b. Description of Tasks/Activities and Outputs
3.b.i. Project Implementation/Discussion of EPA-funded Activities:

<table>
<thead>
<tr>
<th>Task/Activity: Task 1 Cooperative Agreement Oversight</th>
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<tbody>
<tr>
<td>i. Project Implementation (EPA funded activities):</td>
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<tr>
<td>- Obtain QEP/LEP remediation contractor services</td>
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<tr>
<td>- Review bid specifications for site remediation</td>
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<tr>
<td>- Evaluate bids; conduct interviews; hire cleanup contractor</td>
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<tr>
<td>- Prioritize, track, and evaluate contractor tasks</td>
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<td>- Complete EPA Quarterly Reports and ACRES data entry</td>
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<td>- Complete financial management of the Cooperative Agreement</td>
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<td>- Travel to EPA meetings and conferences and workshops</td>
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<tr>
<td>ii. Anticipated Project Schedule:</td>
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<tr>
<td>- Conduct cooperative agreement oversight over the three-year grant period</td>
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<td>- Obtain QEP/LEP remediation contractor services within Year 1.</td>
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<td>- All other tasks will be completed on a quarterly basis and reported through the submittal of quarterly progress reports.</td>
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<tr>
<td>iii. Task/Activity Lead: Brian Ennis, City of Meriden</td>
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<td>iv. Outputs:</td>
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<tr>
<td>- Entry of the Site into the ACRES database</td>
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<td>- Quarterly progress reports; MBE reports</td>
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<td>- Prepare financial grant closeout report</td>
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<thead>
<tr>
<th>Task/Activity: Task 2 Community Involvement</th>
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<tbody>
<tr>
<td>i. Project Implementation (EPA funded activities):</td>
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<tr>
<td>- Conduct community involvement activities directly related to the project including the direct costs associated with posting signs, printing public notices, and maintaining documents online.</td>
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<tr>
<td>- Complete a Community Relations Plan associated with project implementation.</td>
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<td>- Continue to work with community-based organizations to ensure commitments are implemented.</td>
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<td>- Hold two community meetings during the grant period in addition to the public meeting held prior to grant submission to review the Draft Analysis of Brownfields Cleanup Alternatives (ABCA).</td>
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<tr>
<td>ii. Anticipated Project Schedule:</td>
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<tr>
<td>- Conduct community involvement activities throughout the three-year grant period.</td>
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<tr>
<td>- Complete a Community Relations Plan in the first quarter of year one. Community meetings will be held at the beginning of the cleanup project and at the end of the project.</td>
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<td>- Community outreach will be completed on a quarterly basis and reported through the submittal of quarterly progress reports.</td>
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### Task/Activity: Task 3a Site Specific Cleanup/Oversight

#### i. Project Implementation (EPA funded activities):
- Preparation of bid specifications, HASP, Site-Specific Quality Assurance Project Plan (QAPP) and other pre-construction documents.
- QEP/LEP and Engineering field oversight during UST removal, building demolition, and soil/sediment excavation closure documentation and project management.

#### ii. Anticipated Project Schedule:
- The City will complete all Site cleanup activities and project closure reports within three years.
- The City will enroll the Site into the State Voluntary Remediation Program immediately upon grant approval.
- Progress towards Site cleanup will be completed on a quarterly basis and reported through the submittal of quarterly progress reports.

#### iii. Task/Activity Lead: QEP/LEP (to be retained by City of Meriden)

#### iv. Outputs:
- QAPP for closure sampling
- Plans and specifications for contractor procurement
- Project Closure Report.

### Task/Activity: Task 3b Site Specific Cleanup Contractor

#### i. Project Implementation (EPA funded activities):
- Removal of one UST, demolition of the remaining building, excavation of approximately 1,800 cubic yards of polluted soil/sediment from activities associated with widening the channel, off-site disposal of polluted material
- Restoration of affected area
- UST grave closure sampling

#### ii. Anticipated Project Schedule:
- The City will complete all Site cleanup activities and project closure reports within three years.
- Progress towards Site cleanup will be completed on a quarterly basis and reported through the submittal of quarterly progress reports.

#### iii. Task/Activity Lead: Cleanup Contractor TBD

#### iv. Outputs:
- Waste Manifests
- Project invoices
3.c. Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks ($)</th>
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<tbody>
<tr>
<td></td>
<td>(Task 1)</td>
<td>(Task 2)</td>
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<td></td>
<td>Cooperative</td>
<td>Community</td>
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<td></td>
<td>Agreement Oversight</td>
<td>Outreach &amp;</td>
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<tr>
<td></td>
<td>(Task 3a)</td>
<td>Site-Specific</td>
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<td>Activities-QEP</td>
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<td></td>
<td>(Task 3b)</td>
<td>Cleanup</td>
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<td></td>
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<td>Supplies</td>
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<td>Contractual (2)</td>
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<td>Total Direct Costs</td>
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<tr>
<td>Indirect Costs</td>
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<td>Total Federal Funds</td>
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<td>Cost Share(1)</td>
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<tr>
<td></td>
<td>Total Budget</td>
<td>$800,705</td>
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</tbody>
</table>

(1) The City of Meriden will provide the cost share through in-kind labor of City Engineering, Department of Public Works, police staff oversight and Harbor Brook Flood Control Project Construction funding

(2) Cost estimates for this project were provided by consulting engineer Fuss & O’Neill based on estimated soil quantities as estimated for the impacted site area.

**Task 1 Cooperative Agreement Oversight (USEPA Share $16,975):**
- **Travel:** Direct costs for City Staff to Brownfields Conference (2 x $2,500 = $5,000)
- **Contractual:** Consultant to complete ACRES database updates, prepare quarterly progress reports and prepare final USEPA grant closeout report over a three-year period (45 hrs x $155/hr = $6,975)
- **Cost Share:** City staff to manage USEPA agreement (90 hours x $55/hr = $5,000)

**Task 2 Community Outreach and Engagement (USEPA Share $7,425):**
- **Supplies:** Direct costs related to printing, posting, creating informational materials ($1845)
- **Contractual:** Consultant to complete Community Relations Plan and organization and attendance at two public outreach meetings (36 hrs x $155/hr = $5,580)
- **Cost Share:** City staff to manage USEPA agreement (78 hours x $55/hr = $4,295)

**Task 3a Site Specific Activities QEP/LEP (USEPA Share $20,121):**
Contractual: LEP/QEP/Consultant to prepare VRP application, Site Specific QAPP, Plans and Specifications for remediation contractor procurement, Cleanup Oversight, soil sampling related to Site closure, complete closure report (80 hrs x $200/hr + $4,121 lab fees = $20,121)

Cost Share: City to engage consulting engineer for preparation of demolition plans and specifications, bid documents, permitting, procurement, construction oversight (350 hours x $200/hr + $10,484 incidentals = $80,484).

Task 3b Task 3a Site Specific Activities Cleanup Contractor (USEPA Share $460,479):

Cleanup Contractor($460,479): Contractor equipment mobilization/demobilization, erect site safety fencing and barricades for temporary street closure, utility location marking = $12,500, Sawcut concrete sidewalk and portion of Street, Clean and Remove UST, Excavate Impacted Soil Below Tank Grave, Backfill Tank Grave with Flowable Fill, Restore sidewalk and street = $95,000, Shoring and Bracing South Colony Road ($93,300), Hoe-Ram Building Demolition ($80,000), Disposal of Building Debris ($56,700), (Brook Dewatering and Management ($87,500), Excavation and off-site Disposal of Polluted Soil/Sediment ($75,000)

Cost Share: City will use other sources of construction funding from the Harbor Brook Construction Project for Traffic Control ($10,000), Installation of temporary sheetpiling in Harbor Brook to facilitate construction dewatering for earth excavation ($103,200), contingency ($57,500)

3.d. Measuring Environmental Results
The environmental outcomes will be measured by qualified environmental professionals (QEP/LEP) that will monitor the remediation in progress and document the removal and proper disposal of the contamination. By remediating known contamination, the City is addressing the target community concerns and removing environmental hazards from the neighborhood. The effects and outcomes of the cleanup will be made known to the neighborhood through distribution of information to the Meriden Council of Neighborhoods and through the completion of quarterly progress reports submitted through USEPA’s ACRES reporting system.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i Organizational Structure
The City of Meriden will manage the project throughout the three-year period of agreement. The City of Meriden is a City Manager form of government with professional department heads reporting directly to the City Manager. The City has successfully managed USEPA Brownfield grants for over 15 years. City staff have capacity and experience related to the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the project and grant.

4.a.ii Description of Key Staff
Brian Ennis, PE, City Engineer, will serve as project manager. Brian Ennis has worked in the City Public Works Department for over 15 years. He has participated in the implementation of over $35 million in flood control projects in Meriden during his tenure. Brian has experience in implementing large public works projects utilizing state and federal grant funds and will ensure that the project is implemented in accordance with the federal guidelines.
Frank Ocskasy will provide accounting assistance for the Project. Frank has been the City’s accountant for over five years. He has provided accounting oversight for several USEPA brownfield grants during his tenure and oversees the completion of the City’s annual internal audit.

4.a.iii. Acquiring Additional Resources
The City expects to utilize at least two outside contractors to complete the proposed tasks: 1) Licensed Environmental Professional (LEP/QEP) to complete technical bid specifications, testing, and project oversight, and 2) Cleanup contractor. All contracts with outside engineering firms and remediation contractors will be competitively awarded in compliance with the Procurement Standards in 40 CFR Part 30 or 40 CFR Part 31.36, as appropriate. The City has a process in place that encourages proposals from small and disadvantaged businesses. As with all contracts with the City, any contracts awarded under this cleanup grant would be evaluated using a variety of criteria, including, but not limited to, expertise, availability, past work, and cost. The City will utilize the resources of its Purchasing Director to ensure that all federal procurement and administrative requirements are met during the duration of the cleanup project. The LEP will be utilized to prepare the bid specifications that are used to solicit proposals from cleanup contractors.

4.b. Past Performance and Accomplishments
i. Meriden is currently managing a $240,000 FY2018 Cleanup grant for 1 King Place (BF00A001670). Period of Performance is 10-1-18 to 9-30-22.
(1) Accomplishments:
Completed removal of two USTs, associated piping and petroleum impacted soil and removed gross free-phase petroleum contamination from the floor of the boiler room at 1 King Place in 2019. Remaining funds will be used to remove asbestos containing roofing materials in 2022. The outputs and outcomes were accurately reflected in ACRES at the time of this application submission.

(2) Compliance with Grant Requirements
The City completed key tasks related to removal of the petroleum impact soils at the site in 2018 and 2019. Key tasks included cooperative agreement oversight, community involvement, site specific cleanup activities and cleanup oversight. During the grant period, the City has submitted quarterly progress reports to USEPA Region 1, submitted drawdown requests, MBE reports, ACRES reports and Davis Bacon reports. The petroleum project was completed below budget, and in 2021 the City submitted a no cost extension request so that additional cleanup activities can be completed at the site through 2022. The City plans to remove ACM from the roof in 2022. Regular reporting to EPA will continue during grant period (9-30-22).

Other Factors and Considerations
- The proposed site(s) is adjacent to a body of water
- The proposed site(s) is in a federally designated flood plain.
Threshold Criteria Response for Cleanup Grants
FOR CLEANUP GRANTS
EPA-OLEM-OBLR-21-06
CFDA 66.818
51-53 South Colony Street, Meriden, Connecticut 06450

1. Applicant Eligibility
   The City of Meriden, Connecticut is an eligible entity for the U.S. Environmental Protection Agency’s Brownfields Cleanup Grants as a “General Purpose Unit of Local Government” as specified in Section III.A. of the Guidelines for Brownfields Cleanup Grants.

2. Previously Awarded Cleanup Grants
   The City of Meriden affirms that the proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Multi-purpose grant
   The City of Meriden affirms that it does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

   51-53 South Colony Street, Meriden, CT (Map/Lot: 0109-0044-005B-0000)
   Owned by the City of Meriden. Ownership is in fee simple title. The Site was acquired on July 30, 2012 by Eminent Domain. A Certificate of Taking is on file in the City Land Records. The City will own the site(s) for the duration of time in which Brownfields Cleanup Grant funds are disbursed for the cleanup of the site(s).

5. Basic Site Information

   51-53 South Colony Street
   (a) Site name: 51-53 South Colony Street, former Liseo site
   (b) Site address: 53 South Colony Street, Meriden, Connecticut 06450 (Map/Lot: 0109-0044-005B-0000)
   (c) Current owner: City of Meriden

6. Status and History of Contamination at the Site

   51-53 South Colony Street
   (a) Contamination Type: Co-mingled Petroleum and Hazardous Substances
   Operational History and Current use(s): The Site includes a .33-acre parcel of land. The Site was previously occupied with a two-story commercial building that was demolished to the street level in 2014. The Site appears to have been initially developed in the late 1890s. The City acquired the Site by Eminent Domain in July 2012 to proactively stem the further deterioration of the building, protect the public from immediate public health and safety hazards, and ultimately to demolish the structure in order to implement the Harbor Brook
Flood Control plan at the site and enable the property to be used for a public greenway trail. Harbor Brook runs through the site. The site is currently vacant.

(c) Environmental Concerns: Environmental investigations have been completed at the Site including a Phase I Environmental Site Assessment (ESA) in 2011 and a Phase II ESA in January 2019. Prior environmental assessments reveal five (5) Areas of Concern (AOCs) including historic industrial use, sitewide fill, an underground storage tank, former coal storage, and a loading dock. Five (5) Recognized Environmental Conditions (RECs) include an underground storage tank (UST) and urban fill containing volatile organic compounds (VOCs), extractable total petroleum hydrocarbons (ETPH), metals, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs). The environmental Areas of Concern (AOC) that will be addressed under this EPA cleanup grant include the UST and urban fill excavated as part of widening of the brook for flood control purposes and construction of the linear greenway trail. The UST is suspected to be between 1,000 to 3,000 gallons in size. In order to perform the polluted soil earthwork activities required for the channel widening, the UST and remaining building substructures must be removed.

(d) How the site became contaminated, and to the extent possible, describe the nature and extent of the contamination: A ground-penetrating radar (GPR) survey completed in 2018 identified the presence of an Underground Storage Tank (UST) on the eastern side of the Site below the existing sidewalk. The fill port was observed in the center of the sidewalk on the east side of the northern building. The oil tank was likely used for heating the building that previously occupied the site. Based on the GPR survey, the top of the tank is approximately 2 to 3 feet below grade. Soil samples were collected from two soil borings and analyzed for ETPH, metals, VOCs, and PAHs to help determine if a release had occurred from the UST. The fill port was not able to be opened to determine if there was fluid present within the tank. The soil borings were completed to depths of 9 and 16.5 ftbg. Based on the material encountered, it appears the fill around the tank consisted of brown fine to medium sand with some gravel to a depth of 7 feet underlain by glacial till. The Phase II recommended the tank be removed during site construction along with any petroleum polluted soil located in the tank grave. Sitewide fill has also been identified at the site. The origin of the fill material is unknown and contains materials such as coal fragments, coal ash and petroleum-coated material. If awarded, the City will use federal funds to demolish building foundations and substructures, to remove the underground storage tank (UST) from the site, remove polluted urban fill excavated to widen the channel, collect soil samples, and for documentation of clean closure.
7. An affirmative statement that site meets the definition of a brownfield site

**51-53 South Colony Street**

The City affirms that the Site meets the definition of a brownfield as follows: “...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

The City of Meriden affirms that the Site:
(a) is not listed or proposed for listing on the National Priorities List
(b) is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrease issued to or entered into by parties under CERCLA
(c) is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Description of the environmental assessment conducted at the site

**51-53 South Colony Street**

A written Phase II Environmental Site Investigation (ESI) was completed for the 31-33 and 51-53 South Colony Street by Milone & MacBroom on January 16, 2019. The ESI was completed by Scott Bristol, a State of Connecticut Licensed Environmental Professional (LEP), for the City of Meriden. The objective of the investigation was to determine if a release had occurred by evaluating soil and groundwater characteristics within the Recognized Environmental Concerns (RECs) identified in the Phase I Environmental Site Assessment (2011). The Phase II investigation involved the collection and analysis of 15 soil samples and one sediment sample and the installation of two groundwater monitoring wells with two of the finished soil borings. Soil and groundwater results were compared to the Connecticut Remediation Standard Regulations (RSRs) to determine whether releases occurred and/or remediation will be necessary. The Phase II recommends the tank be removed during construction and sampling following CTDEEP guidelines for tank removals. Additionally, soil and fill material that is to be removed during construction of the Harbor Brook Flood Control Plan at the site will need to be managed as controlled material and cannot be considered "clean fill."

A Phase I ESA report was completed for the .33 acre site by Fuss & O’Neill in May 2011. A ground-penetrating radar (GPR) survey was performed at the Site in 2018. The GPR study identified the presence of an underground storage underground storage tank located beneath the sidewalk east of the northern building. It is expected that heating oil was stored in the tank. As with any UST system, there is the potential for leaks, spills or overfills to have occurred. A release of gasoline or fuel oil from a UST would have a negative impact on the surrounding subsurface soils.

Fuss & O’Neill completed an analysis of brownfield cleanup alternatives (ABCA) for 51-53 South Colony Street in 2021. The ABCA was made available online and a hard copy was made available at the Engineering Office at City Hall.
9. **Information on enforcement or other actions or an affirmation that there are no enforcement or other actions**

**51-53 South Colony Street**
The City of Meriden affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

10. **Sites Requiring a Property-Specific Determination**

**51-53 South Colony Street**
The City of Meriden affirms that the Site does not fall into any of the categories that require a Property-Specific Determination to be eligible for funding.

11. **Threshold Criteria Related to CERCLA/Petroleum Liability**
The site is contaminated with hazardous substances and petroleum. The City of Meriden is providing responses to items a. and b. in this section.

a. **Property Ownership Eligibility – Hazardous Substance Sites**
   i. **Exemptions to CERCLA Liability.**
      (1) **Indian Tribes-N/A**
      (2) **Alaska Native Village-N/A**
      (3) **Property Acquired Under Certain Circumstances by Units of State and Local Government**

      (a) Describe in detail the circumstances under which the property was acquired.

      The City of Meriden acquired 51-53 South Colony Street by Eminent Domain to proactively stem the further deterioration of the building, protect the public from immediate public health and safety hazards, and ultimately to demolish the structure in order to implement the Harbor Brook Flood Control plan at the site and enable the property to be used for a public greenway trail. A Certificate of Taking is on file in the City Land Records.

      (b) Provide the date on which the property was acquired.
The City of Meriden acquired 51-53 South Colony Street on July 30, 2012

      (c) Identify whether all disposal of hazardous substances at the site occurred before you acquired the property.
The disposal of hazardous substances at the site occurred prior to City ownership as documented in a 2011 Phase I Environmental Site Assessment. The Phase I Environmental Site Assessment, January 2011, Dan Jahne, LEP, Fuss & O’Neill. Licensed Environmental Professionals are Licensed by the State of Connecticut to conduct environmental studies and investigations in accordance with state regulations. Dan Jahne is an LEP.

(d) Affirm that you have not caused or contributed to any release of hazardous substances at the site.

The City affirms that it has not caused or contributed to any release of hazardous substances at the site. The City has taken steps to prevent any future releases by removing the above ground structures (including the removal of hazardous building materials) and fencing the property to avoid trespass and non-authorized access to the site.

(e) Affirm that you have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

The City affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site. The City has taken steps to prevent any future releases by removing the above ground structures (including the removal of hazardous building materials) and fencing the property to avoid trespass and non-authorized access to the site.

b. Property Ownership Eligibility – Petroleum Sites

i. Information required for a petroleum site eligibility determination

(1) Current and Immediate Past Owners
   i. Current Owner: City of Meriden (applicant)
   ii. Immediate Past Owner: Alfred Liseo (an individual)

(2) Acquisition of Site Identify when and by what method the current owner acquired the property:

   i. The City acquired the property on July 30, 2012, by Eminent Domain. A Certificate of Taking is on file in the City Land Records.

(3) No Responsible Party for the Site
   The City of Meriden:
   (i) has not dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site
   (ii) has not owned the site when any dispensing or disposal of petroleum (by others) took place; and
(iii) has undertaken reasonable steps with regard to the contamination at the site.

Immediate Past owner:

(i) has not dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site

(ii) has not owned the site when any dispensing or disposal of petroleum (by others) took place; and

(iii) has undertaken reasonable steps with regard to the contamination at the site.

(4) Cleaned Up by a Person Not Potentially Liable
The City of Meriden has not dispensed or disposed of petroleum or petroleum product, or exacerbated the existing petroleum contamination at the site. The City has taken reasonable steps with regard to the contamination at the site by assessing the property prior to acquisition and further assessed the site conditions as a part of the City’s plans to implement the Harbor Brook flood control plan and linear greenway trail at the site. The property is fenced to limit non-authorized site access and limit further contamination.

(5) Judgments, Orders, or Third-Party Suits
The City of Meriden affirms that no responsible party (including the applicant) is identified for the site, through either: (a) a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or (b) an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or (c) a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.

(6) Subject to RCRA
The Site is not subject to RCRA or any order under § 9003(h) of the Solid Waste Disposal Act.

(7) Financial Viability of Responsible Parties
The City is not the Responsible Party nor is the immediate past owner. The current or immediate past owners are not identified as responsible for the contamination at the site.

12. Cleanup Authority and Oversight Structure

a. Cleanup oversight
The City will coordinate the site cleanup project with the assistance of a Licensed Environmental Professional (LEP). The City of Meriden plans to enroll the Site in the CTDEEP’s Voluntary Remediation Program (VRP) to facilitate cleanup of the property. Remediation will be overseen
by a Licensed Environmental Professional in the State of Connecticut. The LEP(s) will keep USEPA and CTDEEP appraised of remediation progress throughout the project. A cleanup contractor will be selected by the City of Meriden through a competitive process consistent with provisions of 40 CFR Part 31.36, as appropriate, and will be fully qualified in all aspects of environmental remediation.

b. Impact to neighboring properties
The City does not expect to need permission of adjoining properties to access the Site, but all adjoining property owners will be duly notified of any cleanup actions at the Site. The City of Meriden is the owner of 31-33 South Colony Street to the south. Private property is located to the immediate south and Amtrak property is to the immediate west.

13. Community Notification
a. Draft Analysis of Brownfield Cleanup Alternatives.

51-53 South Colony Street, Meriden CT 06450
A Draft ABCA was completed for this project. The City of Meriden allowed the community an opportunity to comment on the draft application and ABCA as part of a Community Notification and Public Comment period (described below). If the application is selected for funding, the City will finalize the ABCA for this project and provide the public opportunity for additional public review and comment as part of pre-cleanup activities. The Draft ABCA is included as an attachment.

b. Community Notification Ad. The City of Meriden published a community notification ad on www.meridenct.gov and on the City of Meriden Facebook page beginning November 17, 2021. The notification was posted through December 1, 2021. The community notification ad included information 1) that a copy of this grant application, including the draft ABCA(s), is available for public review and comment; 2) how to comment on the draft application; 3) where the draft application is located (e.g., town hall, library, website); and 4) the date, time, and location of the public meeting(s).

c. Public Meeting. An online public meeting was held on Tuesday, November 30, 2021 from 11 AM to 12 PM to review and discuss this application and solicit public comments the draft Analysis of Brownfield Cleanup Alternatives (ABCA). The City of Meriden published a community notification ad on www.meridenct.gov and on the City of Meriden Facebook page beginning November 17, 2021. The notification was posted through December 1, 2021. Through the Community Notification Ad on the City website and Facebook page, interested parties were informed that the grant application was available for public review at the Engineering Department located at Meriden City Hall and also available for download during the public comment period. The public meeting was in the form of an online meeting in order to maintain safety related to Covid-19 social distancing requirements.
d. Community Notification Documents.
The following items are included as an attachment to the Threshold Criteria Response.
Attachment 1: Draft ABCA(s);
Attachment 2: Community ad that demonstrates solicitation for comments on the application and that notification to the public occurred at least two weeks before the application was submitted to EPA.
Attachment 3: The comments or a summary of the comments received
Attachment 4: The applicant’s response to those public comments
Attachment 5: Meeting notes or summary from the public meeting(s)
Attachment 6: Meeting sign-in sheet/participant list.

14. Statutory Cost Share
The City of Meriden plans to conduct demolition and cleanup activities as part of construction of the Harbor Brook Flood Control Plan and Linear Greenway Trail at 51-53 South Colony Street.

If awarded a FY 2022 US EPA Cleanup Grant for City-owned property located at 51-53 South Colony Street, Meriden, Connecticut 06450, the City of Meriden affirms that it will produce the proposed cost share. Specifically, Fuss & O’Neill has estimated the total cost to conduct demolition and cleanup activities at 51-53 South Colony Street is $800,000. If awarded, the City will provide a cost share for this grant in the amount of $300,000, and the cost share may be in the form of a contribution of existing money, labor, material, or services. The City of Meriden has provided a letter that it will provide $300,000 in cost share. Funding is from General Funds approved by the Meriden City Council. A City Council Resolution approving the expenditure of federal funds will be provided if federal funds are awarded. See Attachment 7.

15. Hardship Waiver
The City of Meriden is not requesting a hardship waiver.

16. Waiver of $500,000 Limit
The City is applying for multiple sites and therefore is not eligible for a waiver.

17. Named Contractors and Subrecipients
Not applicable.