



Connecticut Brownfield Land Bank  
49 Leavenworth Street (3<sup>rd</sup> Floor)  
Waterbury, CT 06702

R01-24-A-003

## 1. Applicant Identification

Connecticut Brownfield Land Bank, Inc.  
49 Leavenworth Street, 3<sup>rd</sup> Floor  
Waterbury, CT 06702

## 2. Funding Requested

- Assessment Grant Type: Community-wide
- Federal Funds Requested: \$500,000

3. Location City of Waterbury, State of Connecticut, Congressional District 1&5

## 4. Target Area and Priority Site Information:

- Community -Wide Assessment
  - Target Area 1: 526 North Main Street and 730 North Main Street Waterbury (09009350300)
  - Target Area 2: 232 North Main Street, 39,177,215, etc. Cherry St/Ave, Waterbury (0900350100)
  - Target Area 3: 563-596 East Main Street, Waterbury (0900350400)

## 5. Contacts

### • Project Director

Ricardo Rodriguez, Brownfield Program Coordinator, Phone 203.757.0535; Fax 203-465-6067; [Rrodriguez@nvcogct.gov](mailto:Rrodriguez@nvcogct.gov); Naugatuck Valley Council of Governments, 49 Leavenworth St. 3<sup>rd</sup> Floor, Waterbury, CT 06702

### • Chief Executive/Highest Ranking Elected Official

Rick Dunne, President, Phone 203.757.0535; Fax 203-465-6067; [Rdunne@nvcogct.gov](mailto:Rdunne@nvcogct.gov); Naugatuck Valley Council of Governments, 49 Leavenworth St. 3<sup>rd</sup> Floor, Waterbury, CT 06702

## 6. Population

According to the 2020 Census:

- Waterbury Population: 114,403

**7. Other Factors Checklist**

| <b>Other Factors</b>   | <b>Page #</b>   |
|--|---|
| Community population is 10,000 or less   | N/A   |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory.  | N/A   |
| The priority brownfield site(s) is impacted by mine-scarred land.  | N/A   |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | Yes, for all priority sites. Please see Pages 1 and 2 |
| The priority site(s) is in a federally designated flood plain.   | Adjacent/ Not within                                  |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.   | Yes, Page 3   |
| 30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.  | N/A   |
| The target area(s) is located within a community in which coal-fired power plant has recently closed (2013 or later) or is closing.  | N/A   |

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

Please see attached letter from the State of Connecticut Department of Energy and Environmental Protection –**Attachment (FORMAT)**



November 2, 2023

Mr. Rick Dunne  
President  
Connecticut Brownfield Land Bank, Inc.  
49 Leavenworth Street, 3<sup>rd</sup> Floor  
Waterbury, CT 06702

Re: State Acknowledgement Letter for EPA Brownfields Community-wide Assessment Grant for FY24

Dear Mr. Dunne:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the Connecticut Brownfield Land Bank intends to apply to the US Environmental Protection Agency (EPA) for a Community-wide Brownfields Assessment Grant for Federal Fiscal Year 2024. DEEP understands that the Connecticut Brownfield Land Bank plans to use the grant funding to conduct assessments at various properties contaminated with hazardous substances and/or petroleum in the communities served by your organization.

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

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available [here](#) on DEEP's website.

If you have any questions about this letter, please contact me at (860) 424-3256 or by e-mail at [meena.mortazavi@ct.gov](mailto:meena.mortazavi@ct.gov). Good luck with your application.

Sincerely,

Meena Mortazavi  
Environmental Analyst

c: Ms. Katy Deng, EPA (via e- mail)



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Waterbury, CT 06702

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **1 a. Target Area and Brownfields**

#### **1.a.i. Overview of Brownfield Challenges and Description of Target Area:**

Established in 2017 when Governor Malloy signed into law the Connecticut Brownfield Law via Public Act 17-214, the Connecticut Brownfield Land Bank, Inc. (CTBLB) is a non-profit 501(c)3 organization and brownfield land bank that is eligible to provide its services to all 169 municipalities within the state of Connecticut. CTBLB's purpose is the education of government officials, community leaders, economic development agencies, and non-profit organizations on best practices of redeveloping brownfield sites which would be beneficial to the community, as well as facilitating such redevelopment through funding and technical assistance. Public Act 17-214 provides land banks unique liability relief programs by taking title of brownfield sites and returning them to their owners upon successful cleanup. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, capitalizes on existing infrastructure, minimizes development pressures off Greenfields, improves and protects the environment. Cumulatively, these actions improve the resiliency and livability of our communities, particularly those that have been historically underserved.

Although CTBLB is eligible to assist all municipalities within the State of Connecticut, the priority areas for this application will be focused within the city of Waterbury. According to the State Department of Economic and Community Development (DECD), Waterbury is listed as the ninth most distressed municipality and contains over 20 federally recognized disadvantaged census tracts. The city was once known for its thriving brass manufacturing that produced large quantities of buttons and bullets during the first two World Wars. When the manufacturing industries deteriorated, the factories that produced these goods were either abandoned or went out of business, leaving behind a superfund site, and 150 contaminated properties throughout the city. The EPA EJ Screen Tool indicates that the Waterbury Brownfield Corridor has more high priority (95-100 %) environmental justice communities proximal to National Priority List sites than any other New England city with more than 110,000 residents. Over 20 EJ census block groups meet the criteria. Waterbury therefore has more exceptionally vulnerable people living near National Priority Sites than in any other small city in New England. CTBLB is grateful to have been a recipient of past assessment grants; our municipalities do not have the resources to assess brownfield sites without the EPA support. Our target sites encompass Waterbury's North end Brownfield Corridor and vacant parcels on East Main Street. These sites are spread over of 3 census tracts (3501, 3503, 3504) and fall within an Opportunity Zone. Together, these tracts have 80%, minority-as-majority communities. According to the Connecticut Department of Labor, as of 2020, Waterbury's unemployment rate is the highest in the State. Our target areas fare even worse, with a 23.5% of residents unemployed. Poverty rates in Waterbury have increased by 65.5% from 2000 - 2017 according to the American Community Survey. Further, 68% of students are eligible for reduced or free lunch programs The 2018 Connecticut United Way ALICE Report revealed that 40% of households in our state have income that falls below what is needed to pay for necessities including housing, food, childcare, healthcare, technology, and transportation. That percentage climbs to 46% in Waterbury.

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

We are highlighting three priority areas spread across 9 separate parcels, all within Environmental Justice designated disadvantaged census tracts. **Target area 1:** census tract 3503 consists of two parcels on 526 and 730 North Main Street. These parcels are adjacent with the Great Brook passing underneath. The Great Brook

is a moving stream that connects Lakewood Lake to the Naugatuck River, which eventually empties into the Long Island Sound. At the former 4.6-acre Radio Research Instrument Co. located at 526 North Main Street a Phase I and II conducted one year ago determined measurable traces of Polynuclear Aromatic Hydrocarbons (PAHs), Semi-volatile Organic Compounds (SVOCs), metals, and Polychlorinated Biphenyls (PCBs). Further delineation will be needed to determine the extent of these pollutants and to incorporate the data into a remediation action plan (RAP). A hazardous building materials analysis was completed on the 180,000 square foot building. To our knowledge, at 730 North Main Street (12.25-acre), which is significantly underutilized, no environmental assessment activities have been completed. However, due to the historic manufacturing that occurred on-site, the presence of metals, PAHs, asbestos, and/or PCBs is anticipated based on assessment results of similar sites. Data collected on these two parcels will assist in the mixed-use redevelopment plans at 526 and 730 North Main Street. The second target area is in census tract 3051 which also falls within an Opportunity Zone. The priority sites are 232 North Main Street, and contiguous parcels located at 177, 215, 93, and 287 Cherry Street. This 6.2-acre site was once home to the Waterbury Clock Company where several different versions of clocks including the Mickey Mouse watches were made. To our knowledge, the parcel(s) have had Phase I and Phase II environmental site assessments as well as emergency clean-ups for radium conducted on-site(s). However, with one building being demolished within the last two years due to its unsafe conditions and with data gaps currently open, further delineation will be needed to determine the extent of the pollutants. Contaminants such as heavy metals, PAHs, VOCs and Total Petroleum Hydrocarbons are believed to be present throughout the site(s). Funding will be used to develop a Phase III and RAP that will line up with redevelopment plans the non-profit (owner) currently has. The site currently houses a manufacturing site seeking to expand its footprint and a non-profit seeking to add more affordable housing within the vacant building on 6.2 acres. The third target area is census tract 3504, also located in Waterbury. This priority area is designated as an Opportunity Zone, and consists of four parcels, three vacant and one with an underutilized building totaling 0.5-acres (563-593 East Main Street). Historically, the site housed a gas station and auto body. A limited Phase II indicated the presences of PAHs, heavy metals, and VOCs on 563 East Main St. Additional data will be needed on the other three parcels to determine the level of clean up needed prior to the site being redeveloped as commercial.

**1.a.iii. Identifying Additional Sites:**

The CTBLB Inc. and the local Council of Governments (COG) have a memorandum of understanding where COG staff assist in providing project oversight. Collectively staff have over 20+ years of brownfield management experience. During that time, staff have built and continue to cultivate relationships with local and state officials, community groups, and non-profits, which allow us to maintain a robust inventory of potential projects and their funding needs. Currently, more than ten sites require assessment dollars.

As a responsible steward of federal brownfield funding, CTBLB shares EPA's mission to advance environmental justice initiatives by prioritizing project sites in historically underserved and disadvantaged communities. Most of CTBLB's completed and ongoing projects are in census tracts identified by the Climate and Economic Justice Screening Tool (CEJST) as EJ Communities or by the Connecticut DECD as disadvantaged. CTBLB evaluates potential sites for health, economic, and quality-of-life outcomes enabled by data from the EJ Screening Tool and other publicly available data sources. We also consider the environmental implications of not remediating a particular site, given its proximity to particularly vulnerable populations or waterways. Finally, CTBLB carefully considers how effectively a site can leverage assessment funding for future revitalization. If funding permits, projects where community engagement sessions are currently taking place within census tract 3505 and 3515 will be considered for assessment activities.

## **1.b. Revitalization of the Target Area**

### **1.b.i. Reuse Strategy and Alignment with Revitalization Plans:**

**Reuse Strategy:** The three priority areas have benefitted from comprehensive planning, economic analysis that maximizes the use of current infrastructure, community preferences and preferred developer intent. All three cities belong to the Regional Brownfield Partnership hosted by the Naugatuck Valley Council of Governments (NVCOG), a regional government agency that provides brownfield assistance to municipalities.

**Plan alignment:** Connecticut requires that all Plans of Conservation and Development (POCD) must be updated each decade. The City of Waterbury's Plan of Conservation and Development 2015-2025 has the goal of remediating brownfields to support economic revitalization. The plan states that the redevelopment of brownfields is one of the city's development priorities over the next decade. Brownfield redevelopment increases the local tax base, creates jobs, utilizes existing infrastructure, and removes environmental contamination and blight. All the target areas referenced as priority sites fall under this classification and align with the city's POCD plan specifically within policy (48-2) that supports adding a Brownfield Redevelopment Floating Zone to encourage broader marketing to potential buyers. The Waterbury Development Corporation is the City's economic and community development agency. The most recent Brownfields Reinvestment Program (BRP) strategy outlines core approaches that include revitalizing brownfields that are adjacent to residential neighborhoods to "promote opportunities for technology and green businesses and reinforcing industrial corridor sectors by repurposing property for new operations for more efficient and 'green' land use and to strength the industrial base of the City." The BRP also recognizes that brownfield redevelopment creates construction jobs and long-term employment opportunities for Waterbury residents. The city is targeting sites that have the highest revitalization benefits. At 526 North Main Street, the Neighborhood Housing Services of Waterbury (non-profit) have proposed to convert the 186,620 square foot, six-story building into retail space where a fitness center, childcare center, and grocery store will be located on the 1<sup>st</sup> and 2<sup>nd</sup> floor and 100 + affordable apartment units spread across the 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floor. Two (2) detached existing buildings will combine as a restaurant venue. An open raised landscaped courtyard will connect the aforementioned buildings. A 10,000 sq. ft. retail space will be constructed along North Main St. with a 2-story parking garage behind it. The remainder of the lot will be paved for an additional 36 surface parking lots and landscaped. For 730 North Main Street, the site has been proposed as a mixed-use space, incorporating recreation, commercial, and light-industry. At 232 North Main Street, New Opportunities Inc, a non-profit that provides a variety of social services, including free meal delivery, housing assistance, and energy subsidies plans to expand their operations by relocating to the first two floors of the neighboring building and converting the top four floors into affordable housing. The buildings at 39 Cherry Avenue and 215 Cherry Street will be demolished and replaced with a multi-level parking garage, retail, manufacturing, and warehouse space taking its place. Commercial space is proposed at 563-593 East Main Street with retail and a gas station being favored by a developer. Environmental data will determine if residential commercial is a viable outcome.

### **1.b.ii. Outcomes and Benefits of Reuse Strategy:**

EPA's assessment funding will help advance these projects to the remediation and redevelopment phase, assisting in the transformation of these blighted, underserved areas into livable spaces that benefit the entire region. Developers want pad sites for residential, industrial, and commercial reuse. Cumulatively, these projects will create an estimated 200, all accessible by public transportation. At 526 North Main Street, the Neighborhood Housing Services of Waterbury will be able to develop over 100+ housing units within a community in desperate need of affordable housing. The development of commercial space on the first two floors will add to the municipal grand list, lessening the burden on residents. A stormwater management

system and solar panels on top of the building are proposed to minimize their carbon footprint. The neighboring parcel at 730 North Main Street will share in the success of being able ease the burden of the residents by adding over 1000 square feet of recreational commercial space. The building is being proposed for a multi-recreational feature. Solar panels on the roof have also been proposed on this site. For the 232 North Main Street and Cherry Street Sites infrastructure for stormwater management will be updated to help redirect rainwater into the Great Brook. All new buildings will be equipped with green energy features to conserve energy. These features include energy efficient light bulbs, windows, and HVAC systems. As well as rain gardens within the inner courtyard in hope of reducing runoff. Within the East Main target area, energy efficient light bulbs and HVAC systems have been proposed with measures to reduce stormwater runoff from the site being planned.

Not only will this grant support and spur the development of assessment information critical to the request for State remediation funds, but it will also assist with, determining climate adaptation, generate taxes for the municipalities, and assure on-site pollutants are not carried downstream to Long Island Sound. All the projects will use the Connecticut Commercial Property Assessed Clean Energy (CPACE) program for roof top solar arrays. Qualified Environmental Professionals (QEPs) will prepare information on the suitability for geothermal energy once the assessments are underway by adding blow counts to the drilling protocol.

### **1. c. Strategy for Leveraging Resources:**

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

Waterbury has bonded to secure funds for brownfield redevelopment. Staff is discussing strategies to combine local tax incentives, state tax credits, and tax increment financing to attract developers. Neighborhood Housing Services of Waterbury is currently working with a developer and bank in means to secure the funding for the redevelopment at 526 North Main Street. CTBLB will continue to assist eligible projects in securing state and federal funding and engage liability relief programs to create bankable deals at each target site. Applications to the Connecticut Green Bank to support green energy options are also being drafted. CTBLB staff also plans on applying to Connecticut's Community Investment Fund (CIF), which provides another source of brownfields-related funding to distressed municipalities. EPA's assistance in acquiring Environmental data will allow these projects to advance to the remediation and redevelopment stage.

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

All the sites have existing water, sewer, electric, and gas utilities. High speed internet is available across each target area. All sites have easy access to Interstate 84 and Route 8, which are major transportation networks for freight and commuters. Rail stations are walkable for all three sites and there is planned investment in track, signal, and new train cars. Buses run regularly throughout the Corridor and have stops at all sites. Sewer treatment facilities have been upgraded. No additional infrastructure is needed for the revitalization plan in any of the priority sites.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

**2.a.i. The Community's Need for Funding:** Since 2013, Waterbury has been identified as the ninth most distressed municipality, according to the Connecticut Department of Economic and Community Development. The city hosts as many as 250 brownfield sites, ranging from sprawling industrial campuses to abandoned automotive shops interspersed throughout residential areas. Consequently, improving Waterbury's socioeconomic and health outcomes relies on the assessment and eventual remediation of brownfield sites.

Waterbury's median annual household income (\$42,201) is 53.4% below the state average and 43% below the national average. More than 24,000 residents (21.7%) - slightly more than one-fifth of Waterbury's population live in poverty, compared to state and national averages of 9.8% and 11.5%, respectively. The census tracts of our target sites (tracts 3501, 3504, and 3503) are all identified as Environmental Justice Communities, where worse economic indicators further emphasize the community's need for assessment funding. Tracts 3501, 3504, and 3503 rank in the 99th, 98th, and 93rd percentile, respectively, of those making less than half of the federal poverty line and 99th, 93rd, and 90th percentile for unemployment, respectively. According to the Connecticut Office of Policy and Management, 33.9% of Waterbury's revenue comes from state and federal sources. These communities cannot accommodate a substantial drop in state and federal funding without levying unsustainable tax burdens on economically disadvantaged communities. Therefore, assessment dollars that facilitate eventual remediation are crucial to building the resilience of local grand lists and lessening the private property tax burden on residents.

## **2.a.ii - Threats to Sensitive Populations**

### **Health and Welfare of Sensitive Populations:**

Waterbury is one of the most diverse municipalities in Connecticut, with a minority population of 62.2%, considerably larger than Connecticut's average minority population of 33%. Of Waterbury's 114,403 residents, 17.8 percent identify as Black and 35.4% as Hispanic or Latino. Minority populations comprise 72%, 87%, and 88% of tracts 350100, 350400, and 35300, respectively. The population of Waterbury and our target areas also skew younger, with 6.9% of residents at or below age five versus the state average of 5.1%. The 2023 Community Needs Assessment by Greater Waterbury Health Partnership indicates that there are about 39,000 residents living with incomes less than the federal poverty level of \$51,500 for a family of four, and 65% of Waterbury Households are Asset Limited, Income Constrained, and Employed (ALICE). Vacant brownfield sites can provide a shelter for crime, posing additional risks to our sensitive populations. Compared to the state average, Waterbury residents endure nearly twice as many instances of violent crime, including assault, robbery, and rape, and more than twice the rate of property crimes, including arson and motor vehicle theft. The requested funds will help assess, and subsequently leverage, cleanup and redevelopment funds for these brownfield sites to promote the health and welfare of the sensitive populations.

### **Greater than Normal Incidence of Disease and Adverse Health Conditions:**

Waterbury residents are severely disadvantaged due to disproportionate incidences of adverse health conditions. Waterbury experiences high volumes of emergency department encounters related to asthma and avoidable admissions. According to the Connecticut Department of Public Health, Asthma-related emergency department visits are at a rate of 172.5 per 10,000 people. Comparatively, the state rate is 58.6. Tracts 350100, 350400, and 350300 rank in the 98th, 99th, and 98th percentile, respectively, of asthma prevalence. According to the Connecticut Hospital Association, hypertension and related cardiac conditions was the most prevalent condition among hospital encounters in Waterbury. Tracts 350100, 350400, and 350300 also rank in the 99th, 96th, and 90th percentile, respectively, of diabetes prevalence. As evidenced by our priority's sites' proximity to NPL Superfund sites (94th percentile on average), adverse conditions may be associated with extensively contaminated nearby parcels. The median age of the city's approximately 48,000 housing units is 66 years old and likely contributes to our target areas' elevated prevalence of lead paint (79% in tract 350100, 92% in tract 350400, and 99% in tract 350300). According to the Greater Waterbury Health Partnership, the city has the state's highest infant mortality rate. Women in Waterbury are significantly less likely to receive adequate prenatal care compared to the rest of the state. 18.6% of pregnant women in Waterbury received late or no prenatal care. Cumulatively, census tracts 350100, 350400, and 350300 ranks in the 99th, 87th, and 79th



percentile for low life expectancy. Waterbury's average life expectancy is 1.9 years less than the national average and 3.5 years less than the state average.

**Identification of Environmental Justice Issues:** Brownfield revitalization is vital to ameliorating Waterbury's lack of high-quality, affordable housing. More than half (52.9%) of Waterbury renters - mostly people of color - are housing-burdened, spending more than 30% of their income on associated costs. Meanwhile, only 29.1% of homeowners, who are more likely to be White, are burdened by housing costs. Within Waterbury, ownership rates among Black and Latino populations are 55% less than the White population and 27% lower than Black and Latino populations statewide. Ownership rates of Waterbury residents across all races/ethnicities are 41%, compared to the state average of 66%. Our target areas also rank in the 98th percentile of energy burden and 93rd percentile in linguistic isolation. Black and Hispanic households were three times more likely to be food insecure than White and Asian households. The report shows that Waterbury has one of the highest obesity rates (33%) in the State. Black, Hispanic/Latino, and other/multiple race household respondents all had higher rates of overweight and obesity than White and Asian households. A third of the population in this block group are children 17 and under. Black, Hispanic/Latino, and other/multiple race household respondents all had higher rates of overweight and obesity than White and Asian households. A third of the population in this block group are children 17 and under. The 2018/2019 Waterbury Public School Annual Report indicates 73% of students in Waterbury are eligible for a free and reduced lunch versus the 47.8% state average. Food insecurity is present, especially in Waterbury. 14% of adults in Greater Waterbury and 25% of Waterbury adults report food insecurity.

**Advancing Environmental Justice:** Through historical underinvestment, Waterbury communities are subject to disproportionate health and socioeconomic disadvantage. EPA's Long-Term Performance Goals identified the pressing need to "reduce disparities in environmental and public health conditions" (objective 2.2). Investment and brownfield revitalization, both in our priority sites and the city generally, will allow families who have called Waterbury home - often for generations - to remain in place while attracting new residents. Brownfield revitalization directly drives more affordable housing, industry that supports high-paying jobs, greater access to recreational opportunities, and the removal of highly contaminated properties. Ongoing assessment funding for NVCOG's successful brownfields program is the first step towards improving communities' resiliency and quality of life that has been unfairly burdened for far too long.

**2.b.i and 2bii Community Engagement:** CTBLB enjoys the support of five key partners.

| Partner Name                            | Point of Contact   | Specific role in project   |
|---|--|--|
| Naugatuck Valley Council of Governments | Rick Dunne, Executive Director<br>rdunne@nvcogct.gov<br>203-757-0535   | <b>Site selection:</b> Oversight of assessments.<br><b>Cleanup:</b> Authorization of drafted loan applications. <b>Reuse:</b> prospective developer links                                    |
| Hispanic Coalition                      | Victor Lopez, Executive Director<br><a href="mailto:vlopez@hispaniccoalition.org">vlopez@hispaniccoalition.org</a><br>203-754-6172           | <b>Site selection:</b> Provide community (liason) input on site selection. <b>Cleanup:</b> keep community members abreast of project and process. <b>Reuse:</b> host reuse strategy meetings |
| Greater Waterbury Health Partnership    | Angie Matthis<br>Executive Director<br><a href="mailto:amatthis@staywellhealth.org">amatthis@staywellhealth.org</a><br>203-756-8021 ext 3993 | <b>Site selection:</b> Provide community need site selection guidance <b>Cleanup:</b> Explain health effects <b>Reuse:</b> ensure public safety  |

|                                   |  |  |
|-----------------------------------|--|--|
| Regional Brownfields Partnership  | Sheila O'Malley<br>somalley@ansoniac.org<br>203-736-5926                           | <b>Site selection:</b> Provide continuous guidance regarding site selection. <b>Cleanup:</b> Identification of potential sites; public outreach. <b>Reuse:</b> Host information sessions |
| Waterbury Development Corporation | Thomas Hyde, Interim Director<br>thyde@nvrddonline.org<br>(203) 346-2607 ext. 7277 | <b>Site selection:</b> Manages priority site. <b>Cleanup:</b> Manages all Waterbury sites <b>Reuse:</b> Host public open houses to keep community informed                               |

**2.b.iii. Incorporating Community Input:**

**Local community:** CTBLB staff will continue to communicate project progress to the community through the CTBLB Board of Directors and the Regional Brownfield Partnership (RBP), a diverse membership of municipalities, community organizations, and business groups from across the region (25 municipalities). Each time a project is selected, the target community will host a kickoff meeting and progress meetings to solicit input from the public. Input will be reported to the project managers and municipal officials where adjustments to the environmental work could take place.

**Project partners:** Project partners will facilitate regular meetings in person at least once a month to review and communicate progress. In the early stages of a cleanup project, meetings will be held more frequently, and project partners have bi-monthly meetings and/or virtual meetings. Partner websites will be updated as needed. All meetings will support bilingual populations. The Regional Brownfield Partnership can host meetings, share technical expertise, and serve as a liaison to the municipality and interested parties. The Waterbury Development Corporation manages brownfield projects on behalf of the city and can provide technical and financial resources. Residents in Waterbury Corridor will be encouraged to participate through the Hispanic Coalition and Greater Waterbury Health Partnership. Within the Ansonia and Derby priority area(s) non-profits such as Team Inc. and Valley Community Foundation aid in identifying community needs and outreach, specifically to vulnerable populations. These organizations are highly involved in community needs assessment and services and have direct access to the residents in the target area. The Hispanic Coalition will also help to link residents to job openings on the Corridor projects through their Working Cities grant.

**Residents/groups in (proximity) to target area:** Our team will communicate project progress to residents by employing the use of social media including Facebook, Twitter and CTBLB's website. We will create a dedicated page on CTBLB's website for each project where staff will provide updates and solicit input. Through the website we will also inform the community about scheduled CTBLB and Regional Brownfields Partnership meetings. We will update our social media accounts weekly, so project information is up to date. Residents in Waterbury will be encouraged to participate through the Hispanic Coalition and Greater Waterbury Health Partnership. These organizations are highly involved in community needs assessment and services and have direct access to the residents in the target area. We will hold 3 initial meetings in the early phase of each cleanup project prior to the start of site work. The meetings, held within, or as close as possible to the project areas, will solicit input from the community about what they would like to see in their neighborhood, and communicate the assessment process, timelines, and how results will be shared. Questions raised at the meetings will be compiled into a FAQ sheet that will be published online and distributed to our community partners. We will provide a sign in sheet at each meeting to collect email addresses so staff can send monthly emails to keep interested residents informed about the project. Meetings will be advertised in Spanish. Sign language interpretation and translation services will be available.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**3.a. Description of Tasks/Activities and Outputs:** 3a.i.-3.a.v. all included below.

|   |
|---|
| <b>TASK 1 Cooperative Agreement Oversight</b>   |
| <b>Project Implementation:</b> For both the priority and non-priority sites, included under “Personnel,” staff will prepare and review eligibility determinations for hazardous materials and petroleum applications and prepare the required reporting for EPA. This task also includes travel expenses for at least two representatives to attend the National Brownfields Conferences. Staff will track all reports developed and will measure progress by reporting outcomes quarterly. No other resources are needed to carry out this task.   |
| <b>Anticipated Project Schedule:</b> Starting upon award and throughout the grant. Months 1-36; this includes procurement process; 3-year project management; quarterly reporting on ACRES  |
| <b>Task/Activity Lead(s):</b> Brownfield Program Manager Ricardo Rodriguez; supported by CTBLB staff Steven Perry, Environmental Planners   |
| <b>Output(s):</b> QEP procurement; conference attendance; internal/community meetings; Quarterly Reports, Eligibility Determinations, ACRES updates, RFP/RFQ reviews  |
| <b>TASK 2 Task/Activity: Community Engagement</b>   |
| <b>Project Implementation:</b> For hazardous materials and petroleum applications on the priority sites, CTBLB staff will work with Greater Waterbury Health Partnership, the Hispanic Coalition, and the City of Waterbury to arrange public meetings, share information, and solicit input from the community. Our collaborators will confirm or select additional sites according to previously established priorities including developer interest, tax delinquency, known or suspected health risk, harmony with smart growth, green remediation, and sustainable development. Staff and technical professionals will meet with stakeholders in each community where an assessment will occur for an estimated six meetings. In this task, there is an allowance for travel costs for staff to monitor site conditions and attend outreach meetings. |
| <b>Anticipated Project Schedule:</b> Upon execution of the Cooperative Agreement. Initial Stake holder meetings, annual public meeting, constant website and email updates.   |
| <b>Task/Activity Lead(s):</b> Ricardo Rodriguez, Brownfield Program Manager, Steven Perry, Environmental Planners, and Desira Blanchard our Communications and Community Engagement Manager, will lead community outreach and engagement with municipal partners, and will create and update content for social media and the website.  |
| <b>Output(s):</b> Minutes from 6 meetings; website and social media updates; list of community concerns and questions answered/community engagement   |
| <b>TASK 3 Phase I &amp; Phase II Assessments</b>  |
| <b>Project Implementation:</b> The priority sites and non-priority sites have suspected hazardous substances and identified petroleum impacts. Connecticut has a privatized system under which LEPs may conduct assessments and cleanups. The LEPs will prepare Phase I, Phase II, and Phase III Environmental Assessments to determine the nature and extent of these contaminants. CTBLB staff will manage LEPs to ensure timely delivery of reports. No other grant resources are needed to carry out this task.   |
| <b>Anticipated Project Schedule:</b> Each project will be publicly bid to a short list starting as soon as possible after an approved Eligibility Determination is received from EPA. All projects are ready to start upon award. Months 1-18 months (Phase I in priority sites: months 3-9 months, Phase II/III in priority sites: months 6-18, HBMA 9-18). If funding permits = Phase I in non-priority sites 3-6, Phase II 9-12.   |
| <b>Task/Activity Lead(s):</b> Ricardo Rodriguez, Brownfield Program Manager and Steven Perry Environmental Planner  |
| <b>Output(s):</b> Priority 4 Phase I reports; 3 Phase II reports; 4 Phase III ESAs.<br>Non-Priority: 3 Phase III -If funding is available (Census tract 3505 & 3515)  |
| <b>TASK 4: Cleanup Planning and Area-wide Planning/Reuse Planning</b>   |

**Project Implementation:** The results of the Phase II/III reports will be reviewed and discussed with the stakeholders for each site. The effect of the assessments on proposed reuse plans and human health will also be discussed with the CT Department of Public Health and the local health district representative, as well as with the prospective developer. Staff will produce a summary sheet containing all relevant information and post it on the CTBLB website and Facebook page. No other grant resources are needed to carry out this task.

**Anticipated Project Schedule:** Over the course of the grant. Upon receipt of award and authorization from EPA, CTBLB staff could commence the RFP process for LEPS to obtain the most qualified environmental firm to conduct the environmental services needed to move the project along the redevelopment process. Project length is not expected to take longer than four year. All projects are ready to move forward asap. Months 18-36; RAPs: Site Reuse Assessment: 18-36

**Task/Activity Lead(s):** Ricardo Rodriguez, Steven Perry, Brownfield Environmental Planners

**Output(s):** Reuse Plans, CT DPH comments, website, Facebook updates (**4 RAPs**)

### 3.b. Cost Estimates

**Task 1 Cooperative Agreement Oversight:** Grant management and required reporting is under “Personnel” that reflect previous experience. Travel: 2 representatives to attend a Brownfields conference. Travel costs: 2 people to 1 conference; estimated airfare/lodging/per diem = \$2,280; set aside for local travel to sites, community meetings are 400 miles @\$0.625 per mile = \$250. **Task 2: Community Engagement:** outreach materials preparation; Contractual amount: LEPS at 6 meetings @\$150/hr. = \$2,700 (+/-). **Task 3: Phase 1, Phase II, III Assessments:** 4 Phase I reports @ \$3,500 (+/-) = \$14,000; 3 Phase II reports @ \$34,000 (+/-) = \$102,000; 4 Phase III reports \$45,000 (+/-) = \$180,000. **Task 4 Cleanup Planning and Area-wide Planning/Reuse Planning:** Personnel costs for reuse planning are \$2,500 x 2 staff. Costs reflect previous experience. Conceptual Remedial Action 4 @ \$36,550 = \$146,200

| Budget Categories   | Task 1:<br>Cooperative Agreement Oversight | Task 2:<br>Community Engagement | Task 3:<br>Assessments | Task 4:<br>Cleanup & Reuse Planning | Total             |
|---------------------|--|---------------------------------|------------------------|-------------------------------------|-------------------|
| Personnel           | 7,000                                      | 4,000                           | 9,000                  | 5,000                               | 25,000            |
| Fringe Benefits     | -  | -                               | -                      | -                                   | -                 |
| Travel              | -  | 500.00                          | 4,800                  | 700 -                               | 6,000             |
| Equipment           | -  | -                               | -                      | -                                   | -                 |
| Supplies            | 100  | 1,900                           | 2,000                  | 500                                 | 4,500             |
| Contractual         | -  | 3,000                           | 296,500                | 140,000                             | 429,500           |
| Other: Specify      | -  | -                               | -                      | -                                   | -                 |
| <b>Total Direct</b> | <b>7,100</b>                               | <b>9,400</b>                    | <b>312,300</b>         | <b>146,200</b>                      | <b>500,000.00</b> |
| Indirect Costs      | -  | -                               | -                      | -                                   | -                 |
| <b>Total</b>        | <b>7,100</b>                               | <b>9,400</b>                    | <b>312,300</b>         | <b>146,200</b>                      | <b>500,000.00</b> |

### 3. c. Measuring Environmental Results

Upon notification of award, staff will confer with the Project Officer, inform municipalities and stakeholders, and set up kickoff meetings near the target areas. Because of the Connecticut privatized system, LEPS can conduct assessment and cleanup work in conference with the state. CTBLB will issue an RFQ/RFP for LEPS, and the RBP Selection Committee will choose a firms that do the assessment work for the specific project. During the first year, the target area will be the initial focus. Municipalities will be encouraged to continue

discussing potential projects with CTBLB staff as funds are expended. Project setup, including review of initial requests and site access agreements, will be completed within two months. Eligibility determinations will be submitted for additional sites. We expect most selected assessment projects will be completed within a six to nine-month time frame. The CTBLB will track progress by entering data into ACRES, submitting quarterly reports, and using Project software. Every two weeks staff will report project progress to the CTBLB board and the RBP Executive Committee. The LEP will be required to enter the approved scope of work for project into project software or a similar program to allow staff to track milestones, control invoices, reports to the community, and requirements of the State programs. We will continue to track progress even after the assessment activities have been completed through ACRES.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**4.a. Programmatic Capability**

**4 a.i-a.iii. Organizational Structure and Description of Key Staff:** CTBLB is staffed by professionals from the Naugatuck Valley Council of Governments, with decisions made by a 12-member Board of Directors, composed of environmental professions, engineers, elected officials, and university professors CTBLB staff reviews any applications to ensure municipal support and acquire an approved Eligibility Determination from EPA before proceeding. Staff issues an RFP to a QEP shortlist and submits the proposals to the RBP Executive Committee, which selects the preferred proposal. Contracts include the scope of work, reporting requirements, and expected outcomes. CTBLB’s brownfield team is led by Rick Dunne, CTBLB President, who has managed brownfield assessments and cleanups for more than twenty years, and is supported by: Ricardo Rodriguez, an M.S. in Environmental Science; Steven Perry, B.A. Biology; and Michael Szpryngel, Finance Director who has processed SF 424 details, invoices, and quarterly budgets.

**4.a.iii. Acquiring Additional Resources:** Connecticut established a privatized, voluntary assessment and remediation program and technical work is performed by Licensed Environmental Professionals. In Connecticut, QEPs are known as LEPs, and preform the sale roles and functions. s. To secure additional expertise CTBLB issued a RFQ for LEP firms to support assessment projects. CTBLB has and will continue to work closely with CT DEEP staff and the Project Manager from EPA Region 1. Additional resources will continue to be secured from our community partners, and private, state, and federal programs that provide support to brownfield projects. CTBLB will continue its partnership with Northwest Regional Workforce Investment Board, a job training provider that prepares individuals, many living within disadvantaged communities, to work on remediation jobs. Upon completion, trainees relate to local contractors that often submit bids on environmental projects within the region.

**4.b. Past Performance and Accomplishments**

**4.b.i. Currently Has or Previously Received an EPA Brownfields Grant.**

**(1) Accomplishments**

| Grant                  | Amount              | Output/Outcomes                           | Number of Site Assessed | Output/Outcomes reflected in ACRES |
|------------------------|---------------------|---|-------------------------|------------------------------------|
| EPA FY 2019 Assessment | \$300,000 (Haz/Pet) | 3 Phase I, 5 Phase II, 2 HBM, 1 Phase III | 6 Assessed              | Yes                                |

**(2) Compliance with Grant Requirements:** We have fully complied with Workplans, schedule, and terms and conditions. All quarterly reports have been completed on time and ACRES is current. No corrective measures needed. All funds for assessment grants are obligated and award close out is currently taking place. Ten new site assessment requests have been received since the 2019 grant.



Connecticut Brownfield Land Bank  
49 Leavenworth Street (3<sup>rd</sup> Floor)  
Waterbury, CT 06702

**To:** Ms. Katy Deng, Project Manager, United States Environmental Protection Agency  
**From:** Rick Dunne, President, Connecticut Brownfield Land Bank, Inc.  
**Date:** November 10<sup>th</sup>, 2023  
**Subject:** EPA FY24 Community-Wide Assessment Application: III.B.1 – Eligibility

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### Threshold Criteria

- 1. Applicant Eligibility:** The Connecticut Brownfield Land Bank, Inc. (CTBLB) was established in 2017 when Governor Malloy signed into law the Connecticut Brownfield Law via Public Act 17-214. The Connecticut Brownfield Land Bank, Inc. (CTBLB) is a non-profit 501(c)(3) organization and brownfield land bank that is eligible to provide its services to all 169 municipalities within the state of Connecticut. CTBLB's purpose is the education of government officials, community leaders, economic development agencies, and non-profit organizations on best practices of redeveloping brownfield sites which would be beneficial to the community, as well as facilitating such redevelopment through funding and technical assistance. Public Act 17-214 provides land banks unique liability relief programs by taking title of brownfield sites and returning them to their owners upon successful cleanup. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, capitalizes on existing infrastructure, minimizes development pressures off Greenfields, improves and protects the environment. Cumulatively, these actions improve the resiliency and livability of our communities, particularly those that have been historically underserved.
- 2. Description of Community Involvement:** CTBLB staff will continue to communicate project progress to the local community through the Regional Brownfield Partnership (RBP) a diverse membership of municipalities, community organizations, and business groups from across the region. Each time a project is selected, the target community will host a kickoff meeting and progress meetings to solicit input from the local community. Input will be reported to the project managers and municipal officials. If applicable, incorporated into the design plans.

Project partners will set up regular meetings in person at least once a month to review and communicate project progress. In the early stages of a cleanup project, meetings will be held more frequently, and project partners have bimonthly meetings and/or conference calls/ virtual meetings. Partner websites will be updated after these meetings. All meetings will support bilingual populations with other languages being available upon request.

Our team will also involve residents in the planning and implementation of brownfields assessment activities by employing the use of social media including Facebook and Twitter and CTBLB's website. We will create a dedicated page on CTBLB's website for each project where staff will provide updates and information on how to solicit input. Through the website we will also inform the community about attending Regional Brownfield's Partnership (RBP) meetings.



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We will plan to update our social media accounts weekly, so project information is up to date. We also plan to set up open houses in convenient public locations near the neighborhoods. Residents in Waterbury will be encouraged to participate through the Hispanic Coalition, Neighborhood Housing Services of Waterbury, and Greater Waterbury Health Partnership. These organizations are highly involved in community needs assessment and services and have direct access to the residents in the target area. We will hold 3 initial meetings in the early phase of each assessment project prior to the start of site work. The meetings will be set up to solicit input from the community about what they would like to see in their neighborhood and communicate the cleanup process, timelines and how results will be communicated. Questions raised at the meetings will be compiled into a FAQ sheet that will be posted on the website. We will provide a sign in sheet at each meeting to collect email addresses so Staff can send monthly emails to keep interested residents informed about the project. Meetings will be advertised in Spanish. Sign language interpretation and translation services will be available.

- 3. Expenditure of Assessment Grant Fund:** Assessment funds have been drawn down for at least 70% as of September 30<sup>th</sup>, 2023, and is currently in the closeout phase. Please see **Attachment B** for a copy of the financial record.
- 4. Statement of Applicant's 501(c)(4) Status:** Connecticut Brownfield Land Bank, Inc is a certified 501(c)(3) entity. Accordingly, Connecticut Brownfield Land Bank, Inc is not a 501(c)(4) entity. Please reference the attached documentation from the Internal Revenue Service and Connecticut Secretary of State.
- 5. Contractors and Named Subrecipients:** Connecticut Brownfield Land Bank, Inc has not selected or procured any contractors, nor has named any subrecipients.