

Capitol Region Council of Governments (CRCOG), 241 Main Street, Hartford, CT 06106

Assessment Coalition

\$500,000.00

CRCOG is located in Hartford, Connecticut, and our region includes 38 municipalities: Andover, Avon, Berlin, Bloomfield, Bolton, Canton, Columbia, Coventry, East Granby, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Hartford, Hebron, Manchester, Mansfield, Marlborough, New Britain, Newington, Plainville, Rocky Hill, Simsbury, Somers, South Windsor, Southington, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Willington, Windsor, and Windsor Locks.

MetroHartford Alliance, the regional Chamber of Commerce located in Hartford which prioritizes economic and workforce development.

Asylum Hill Neighborhood Association, a community group located in Hartford, including census tracts in Environmental Justice areas and a significant number of undeveloped brownfields.

Hartford Land Bank, a non-profit corporation in Hartford to steward the rehabilitation of distressed properties, return them to productive community assets, and increase investment and homeownership in Hartford.

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The CRCOG region's population is approximately one million. The towns with Environmental Justice blocks are: Berlin: pop. 20,000; Bloomfield: pop. 21,300; East Hartford: pop. 50,000; East Windsor: pop. 11,400; Enfield: pop. 44,500; Hartford: pop. 120,600; Manchester: pop. 59,700; New Britain: pop. 74,000; Newington: pop. 30,100; Vernon: pop. 30,600; West Hartford: pop. 64,000; Windsor Locks: pop. 12,600.

7. Other Factors – a project in East Hartford intends to use hydro-power for the site redevelopment, as the site is on the banks of the Hockanum River where there is a waterfall.



November 10, 2023

Maureen Goulet
Principal Program Manager
Capitol Region Council of Governments
241 Main Street
Hartford, CT 06106

Re: State Acknowledgement Letter for EPA's Community-wide Assessment Grant for FY 24

Dear Ms. Goulet:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the Capitol Regional Council of Governments intends to apply to the US Environmental Protection Agency (EPA) for a Community-wide Assessment Grant for Federal Fiscal Year 2024. DEEP understands that the Capitol Regional Council of Governments 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. Good luck with your application.

Sincerely,

Meena Mortazavi
Environmental Analyst

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

IV.E. Narrative/Ranking Criteria

PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Overview of Brownfield Challenges and Description of Target Areas

The Capitol Region Council of Governments (CRCOG) serves 38 municipalities in Northcentral Connecticut and is the geographic boundary of this grant. Our region is an economic engine for the State, and home to almost a million people, our region has been a major industrial center in the early 1800's, as manufacturing and shipping used the area's water resources. Two centuries of heavy industrial activity, with over 150 companies making typewriters, bicycles, aviation parts, aircraft engines, and firearms, left behind hundreds of abandoned, contaminated sites. The brownfields inventory maintained by CRCOG includes 131 sites still to be characterized and cleaned up and is continuously updated with new sites.

The Target Areas for this grant are Distressed Communities which have the highest number of brownfields in our region: Hartford, East Hartford and New Britain, and in Environmental Justice (EJ) blocks throughout our region. In Hartford, the Target Area is Census Tract 5049, in the Parkville neighborhood. Located near the I-84 CT FastTrack transportation corridor is an historic district that suffered from both the decline in manufacturing, and construction of I-84. The city is predominantly populated by low income, immigrant families. In East Hartford, the Target Area is Census Tract 5104, a low-income residential neighborhood on the Hockanum River. New Britain Census Tract 4172 is also a target, with a transportation corridor to Hartford on *CTfastrak*, adjacent to I84 and Rt. 9, and in a disadvantaged area.

Between Distressed Communities and EJ Block groups, twenty-four of our thirty-eight towns, will be included in our target area. This target area has transportation corridors, including roads, highways, rail, trails, *CTfastrak*, the Connecticut, Farmington, Hockanum, and Park rivers.

iii. Description of the Priority Brownfield Sites:

All Target Areas have multiple brownfield issues. The CRCOG region has a long history of industrial and manufacturing activity, leaving behind blighted, contaminated properties that contribute to negative quality of life and health outcomes for residents. Throughout our target areas, sites on our Brownfields Inventory reviewed on EJ screen show pollutants like ozone, particulate matter, diesel particulate matter, and toxic releases to air, with 80% or more of the population in proximity of the release of pollutants, contributing to higher rates of asthma, heart disease and lower life expectancy for the residents in these communities.

237 Hamilton Street and 175 Bartholomew Avenue, Hartford, CT – These sites are owned by a local developer with a focus on the Parkville neighborhood. These are adjoining sites of the former Whitney Manufacturing Co., built in 1906, which manufactured machine tools. The sites were previously used as industrial and warehouse space, and there is likely both hazardous substance and petroleum contamination. There are at least three abandoned and potentially leaking underground storage tanks. These properties are in an Opportunity Zone.

42 Francis Avenue, Hartford – This 0.13 acre site is an empty lot that is located between two CTfastrak stations, and the rapid transit busway runs behind the property. It is adjacent to a pipe and plumbing shop, and is a nuisance property in the neighborhood, attracting graffiti and trash. Petroleum contamination and other hazardous substances are likely on the site. The site is currently owned by the City of Hartford and is in an EJ block and an Opportunity Zone.

87 Church Street in East Hartford - Located in the Burnside Mill Community in East Hartford. The original owner of the site was the Hamner & Forbes Company, a sawmill, and the the Taylor-Atkins Paper Co., which produced paper for the Hartford Courant. There are hazardous substances and asbestos on site. The site is in a federally designated flood plain, and EJ block, and is currently for sale.

1411 East Street, New Britain – Owned by the City and is currently an empty lot, but with proximity to Central Connecticut State University and halfway between two CTfastrak stations. The redevelopment of this site would enhance the economic development that already exists in this area. This site is in an EJ block.

90-92 Deerfield Ave, Windsor – the former site of Stanadyne, a company founded in 1876 as the Hartford Machine Screw Company, producing automatic screw machines. They designed an efficient rotary pump to improve the performance of diesel engines. The company relocated to North Carolina and has since gone bankrupt. This site is a nuisance attracting vandalism and illicit activities. Prior activity on the site indicates contamination may include petroleum and hazardous substances. Windsor is working with a developer with experience working with brownfields. The site is in an EJ block.

Identifying Additional Sites

The MetroHartford Brownfield Assessment program will identify additional sites based on project reuse plans that match the goals and priorities of EPA. The current application will be updated to weight points for sites in EJ blocks and redevelopment and reuse plans that prioritize benefits to our most underserved communities – housing, fresh food, diversity of housing types and costs, open and green space, redevelopment that will lead to high-quality jobs, and reuse that will include climate and energy resilience.

B Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans – Prioritizing EJ blocks, we will build and expand on current and past investment in our environmentally vulnerable communities. Aligning our reuse strategy around EPA goals and municipal plans will contribute to improved health and quality of life, allowing our historically underserved populations to thrive.

237 Hamilton Street and 175 Bartholomew Avenue, Hartford - the planned reuse for this site is multi-family housing. It's a key site for adaptive reuse in a neighborhood that is undergoing a revival related to the Parkville CTfastrak station. Near the Parkville Market, a food emporium and social gathering place, and other former manufacturing sites that have been remediated, with restaurants, shops and activities. There is currently active investment and redevelopment happening in this area.

42 Francis Avenue, Hartford – The location of this site along the CTfastrak and between two CTfastrak stations makes it a valuable property for redevelopment. The nearby neighborhood is a mix of homes, apartments and business corridors. The site has proximity to downtown, current redevelopment, and cultural resources.

87 Church Street, East Hartford– The plan for this site is to build a libations center, hydro-powered by the Hockanum River. This site is on the banks of the Hockanum River, and East Hartford is looking for opportunities to reconnect residents to the river.

1411 East Street, New Britain – located near Central Connecticut State University, and in between two CTfastrak stations, this is a priority redevelopment location for the city.

90-92 Deerfield Ave, Windsor – The original Stanadyne site has been subdivided into two separate sites, with four buildings between them. The developer and the town are in early stages of determining the redevelopment plan and are discussing affordable housing as a potential use.

1.b.ii. Outcomes and Benefits of Reuse Strategy – Assessment, cleanup, and redevelopment of brownfields will contribute to the prior and ongoing investment in these neighborhoods. Current investment includes mixed-use development, including office, retail, and restaurant space at street level. Additional investment will build on work that is already creating a vital social space. In addition to improved quality of life, the redevelopment of the priority sites will bring much needed economic improvement. Specific outcomes and benefits we expect are:

237 Hamilton Street/175 Bartholomew: the proposed adaptive reuse for this site is 189 multi-family units and an 80,000 SF advanced manufacturing center, which is estimated to increase annual tax revenues from the current \$60,000 to as much as \$1.3 million. A total of 254 jobs, including construction and permanent jobs are expected.

42 Francis Avenue, Hartford – near two CTfastrak stations, development here would be connected to downtown, current redevelopment plans and work underway in the nearby Parkville neighborhood. There are both residential and commercial sites in the neighborhood, so it could be a good location for mixed-use retail or housing.

87 Church Street, East Hartford: When this project is realized, the facility will provide job training in hospitality and manufacturing and employ between 40-60 people. The planned project comports with envisioned redevelopment and reuse per East Hartford's land use plan. Revitalization of this site may drive additional redevelopment dollars, including East Hartford Reservoir Restoration and revitalization of the Hockanum River Linear Park.

1411 East Street, New Britain – Close to Central CT State University, two CTfastrak stations and Rt. 9, a prime reuse would be economic or housing development. Assessment will help determine the best use of the location.

90-92 Deerfield Ave, Windsor – The Town and the developer anticipate an affordable housing element, retail and/or restaurant space. Any project developed here will include demolition jobs to remove the existing structures, construction jobs to build the housing and other structures for the selected plans for the sites, as well as jobs in retail/restaurant associated with the site.

IV.E.1.c. Strategy for Leveraging Resources (10 points)

1.c.i. Resources Needed for Site Reuse - CRCOG has a successful history of obtaining and administering funding for brownfields redevelopment and will work to secure support for further assessment, remediation and/or revitalization of sites assessed under this grant. Program income generated could be used (as allowable) to municipalities and/or developers for further assessment, cleanup planning and remediation activities for brownfields sites. CRCOG has been designated as an Economic Development District by the U.S. Economic Development Agency, opening new opportunities for federal funding for redevelopment of our target areas. CRCOG

anticipates using funds from our RLF program for developers to use our flexible, below market rate loans for remediation projects. CRCOG will support our municipalities' applications to DECD and DEEP brownfield programs for state funds for remediation.

Connecticut has invested over \$200 Million in over 200 brownfields projects, some directed to cleanup of sites through our MetroHartford Brownfield program. Assessment work performed at 889 Farmington Ave in Berlin has remediated and redeveloped along the Hartford Line rail service. Current assessments 169 Bartholomew Ave in Hartford 132 Weymouth in Enfield, and United Steele in East Hartford. Both 169 Bartholomew and 87 Church St. have applied for grants from DECD's Brownfields program through CRCOG, leveraging our assessment dollars.

Designated Opportunity Zones in Connecticut lie along our target area corridor, creating incentives for investment. We will be working with the Hartford Land Bank to share resources, including state and private foundation grants. Historic Tax Credits are a resource for adaptive reuse plans for historic sites. Another potential funding source is the CT Green Bank to include green infrastructure and renewable energy in redevelopments. The Bipartisan Infrastructure Law may also contribute to the redevelopment of these locations.

1.c.ii. Use of Existing Infrastructure - Our priority sites are served by public transit, including the CTfastrak, Hartford line rail service, federal highways, state and local roads. The target areas are located in areas with sidewalks, electricity, public water and sewer, communications, high speed internet, and other built infrastructure. By focusing redevelopment in EJ blocks, we plan to strengthen neighborhoods, prevent sprawl, conserve or develop open space, create access to natural resources, and connect to existing trail systems. We do not anticipate infrastructure costs will be a significant contributor to any projects undertaken.

IV.E.2. Community Need and Community Engagement (35 Total Points)

IV.E.2.a. Community Need

The median household income of our distressed communities is lower than our region and Connecticut. While the Connecticut median household income is \$78,000 per year, in Hartford, the median is \$36,000 and \$25,400 in the Parkville census tract. In East Hartford, the median is \$56,000, and in New Britain, the median is \$46,000.

Our target areas have higher minority, poverty, and unemployment levels than that of the region or the state. Tracts in our priority areas have high poverty rates, and almost half of the households receive SNAP benefits. These conditions challenge communities trying to spur economic development. Abandoned and blighted properties are a burden on municipal services. Nearly 50% of the property in Hartford is tax-exempt, hindering redevelopment of brownfields. Connecticut's reliance on property tax exacerbates the impact of taxation on our poorest residents, costing more to poor families when compared to affluent communities.

2.a.ii. Threats to Sensitive Populations – Our targeted communities face significant threats from pollutants. EJ Screen shows our targets are impacted by: Ozone; Diesel Particulate Matter; Toxic Releases to Air; Traffic Proximity; Lead Paint, New Britain is specifically threatened by Superfund and RMP Facility Proximity; Hazardous Waste Proximity, and Underground Storage

Tanks, and Hartford and East Hartford are both threatened by Wastewater Discharge, all are over 80% in our targeted areas. For Air Toxics Cancer Risk: 80-100% of the population is affected.

Health or Welfare of Sensitive Populations: Reviewing census data from 2020, the targeted areas we are prioritizing include more sensitive populations than our region or the State. A review of census tract data (2020) shows that our target areas have more immigrant households, with almost a quarter of the Hartford population being foreign-born. 25% of Hartford residents have limited English proficiency; 20% of East Hartford is foreign-born and 15% are linguistically isolated. In New Britain, 19% of the population is foreign-born, and 20% of the population is linguistically isolated. Our target areas have higher percentages of young children. The population under the age of 17 is 24% in Hartford, 22% in East Hartford, and 23% in New Britain. Our region also has the highest number of disabled people in the State, with over 105,000 people with disabilities in our region.

The health and welfare of sensitive populations are threatened by exposure to contamination and safety issues. Brownfield sites have uncovered holes, unsafe structures, sharp objects and invite illegal dumping, criminal activities, arson and exploration by curious youth. Hartford, East Hartford and New Britain are also bisected by highways, creating ongoing exposures to our most financially vulnerable and health impacted communities.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Exposure to environmental hazards results in many health impacts ranging from skin, eyes, nose, and throat irritations to cancer, lead poisoning, birth defects, and damage to liver, kidneys, respiratory, and central nervous systems. Socioeconomic disparities correlate with health outcomes; Asthma, diabetes and hypertension rates for all age groups are higher for black and Latinx populations in all three of our target areas, with asthma affecting 25% of young adults ages 18-34. Maternal mortality rates per 100,000 births are dramatically different dependent on race – the rate for white women is 14.8, for black women, it's 48. Mental health issues are also more prevalent amongst these communities. Black and Latinx households are more likely to live in older structures with lead paint. Residents of our EJ areas are at high risk for air toxins, lead paint exposure, wastewater discharge, and proximity to hazardous waste. Environmental assessments in the target area can identify specific contaminants contributing to adverse health conditions, which we will share with colleagues at the state Dept. of Public Health and Health Districts.

(3) a. Identification of Environmental Justice Issues - Our target area and the priority sites are significantly lower income communities compared to the state and the region. Both the state and region have just above 10% of the population living below 100% of the poverty level, while the rate for target area is more than double that in Hartford, at 28%, 15% in East Hartford and 22% in New Britain. In Hartford 29% of households receive food stamps, in East Hartford, 22%, and in New Britain, 31%. Mobility is hampered by lack of affordable housing and moving costs.

b. Advancing Environmental Justice: With our priority targets, we plan to achieve the goal of 40% of benefits of funds going to the most environmentally vulnerable, health impacted communities. Through our MetroHartford Brownfield program application update, we will

weight sites in EJ areas, and will track contaminant reduction where possible from pollution tracking tools created through the Climate Pollution Reduction grant.

IV.E.2.b. Community Engagement (15 points)

Project Involvement: In addition to engaging with our municipalities, CRCOG will work with an equity coach from Sustainable CT to engage with the public. Equity Coach(es) are trained facilitators who are members of communities in our target areas. We will work with HartfordNEXT to connect with Neighborhood Revitalization Zones (NRZs). We will hold educational sessions about brownfields, associated health hazards, and collect meaningful public input from the residents who are most impacted. Our partners at the Hartford Land Bank and AHNA will extend our community engagement by bringing together local officials, residents, business owners and other stakeholders to collect their thoughts and ideas for redevelopment.

Project Roles

Partner Name	Point of contact	Specific role in the project
City of Hartford Town of East Hartford City of New Britain Town of Windsor	Peter Bryanton peter.bryanton@hartford.gov Eileen Buckheit Ebuckheit@easthartfordct.gov Jack Benjamin jack.benjamin@newbritainct.gov Pat McMahan mcmahan@townofwindsorct.com	Coordinate with prospective property owners, developers, community groups Participate in our Brownfield Steering Committee; participate in reuse planning
Hartford Land Bank	Yahaira Escribano Finance & Programs Officer Hartford Land Bank info@hartfordlandbank.org	Coordinate with local officials, prospective property owners/developers, community & neighborhood groups, and participate in reuse planning. Serve on Steering Committee. Identify additional opportunities in our target areas.
Asylum Hill Neighborhood Association (AHNA)	David McDonald Executive Director AHNA	Coordinate with local business owners and residents, identify additional opportunities in the Asylum Hill Neighborhood; public engagement about Brownfields
Hartford NEXT	Jeremy E. Baver Executive Director Jebaver@hartfordnext.org	Facilitate communication and public engagement between CRCOG and local NRZs.

MetroHartford Alliance	David Griggs, CEO Dgriggs@metrohartford.com	Regional chamber of commerce, active on our Comprehensive Economic Development Strategy committee; connect w/business, entrepreneurs, developers
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2.b.iii. Incorporating Community Input – The success of our program depends on the involvement of all stakeholders: local officials, residents and business interests and our partner organizations. We have a dedicated website for the MetroHartford Brownfields program which will be updated regularly. We will present information about the funds at municipal Planning, Sustainability, Environmental and Conservation groups throughout the region. CRCOG staff will also attend events to share info on brownfields and collect public input.

To engage these stakeholders and ensure their involvement and support, we will communicate our progress in multiple ways:

- MetroHartford Brownfield program website updates and info center;
- Social media posting for public engagement opportunities;
- Provide education on brownfields and impacts on a community’s health and well-being;
- Attend municipal meetings or other events related to brownfields and other environmental issues;
- Work with our project partners and municipalities to identify community groups, interested citizens, faith-based organizations, and nearby property owners to keep them appraised and involved on the work being performed;
- Report on progress of the grant activities to the CRCOG Policy Board;
- Outreach will be guided by CRCOG’s Limited English Proficiency Plan

IV.E.3. Task Descriptions, Cost Estimates, and Measuring Progress (50 Total Points)

IV.E.3.a. Description of Tasks/Activities and Outputs (25 points)

CRCOG staff will lead oversight of the program with technical assistance from our LEP/QEP and guidance from the MetroHartford Brownfields Steering Committee. Initial activity after grant award will focus on competitive procurement for LEP/QEP services; setting priorities for the use of grant funds, updating our application, reviewing applications, and reporting.

Project Implementation

The EPA funded activities that will take place under this grant:

Task/Activity: Task 1 – COOPERATIVE AGREEMENT OVERSIGHT
<p>1. Project Implementation:</p> <p>a. Competitive process to procure the services of LEPs/QEPs to perform eligible activities under the grant, including Phase I, II and III Environmental Site Assessments (ESAs);</p> <p>b. Coordinate with stakeholders in CRCOG municipalities, project partners and coalition members to hold bi-monthly public Brownfield Steering Committee meetings, review and score applications to select projects, provide training and share information;</p> <p>c. Review of work products and invoices produced by LEP/QEP in a timely manner; Work with LEP/QEP to prepare and submit quarterly reports to ACRES</p> <p>d. Update current MetroHartford Brownfield program assessment application to reflect the</p>

priorities and goals of EPA.
e. Develop program marketing strategy
2.. Anticipated Project Schedule:
a. Work will commence after consultant contracts are secured and the Brownfield application has been updated. Late Q2/Early Q3
b. Program Marketing – Late Q2/Early Q3 and ongoing
b. Application shared with our municipal and coalition partners – Late Q2/Early Q3 and ongoing
c. Application approval and EPA eligibility determination – ongoing
d. Commence project work upon approval, eligibility, access agreements, etc. – ongoing
3. Task/Activity Lead(s): CRCOG Staff and Consultants
4. Output(s):
a. ACRES entries tracking project progress; quarterly, annual and close-out reports;
b. Training opportunities and travel.
Task/Activity: Task 2 – Community Outreach and Engagement
1. Project Implementation
a. Engage Equity Coach(es) from Sustainable CT and to solicit input and priorities for site reuse
b. Program marketing with updated website, application, and social media posts
c. Work with coalition partners and municipal staff to share the application and program;
e. Host/attend events with developers, planners, health districts for info sharing;
f. Hold public Brownfields Steering Committee meetings bi-monthly
2. Anticipated Project Schedule: Community outreach and engagement will commence upon award and will be ongoing throughout the performance period of the grant.
3. Task/Activity Lead(s): CRCOG Staff and Sustainable CT Equity Coach(es)
4. Output(s):
a. Steering Committee meetings and recordings;
b. Reports to CRCOG’s Policy Board, project partners, municipal staff, and local stakeholders;
c. Input collected from brownfields impacted communities
Task/Activity: Task 3 – Site Assessments
1. Project Implementation
a. LEP/QEPs will perform Phase I, II, and or III ESAs, according to ASTM E 1527-13 standards (or the latest approved standard)
b. Site specific QAPPs will be completed for each Phase II and III ESA.
c. Application solicitation, to be reviewed and scored by the Brownfields Steering Committee;
d. CRCOG will seek eligibility determinations and assist with access agreements
2. Anticipated Project Schedule: commence in Q3 2024, ongoing through the performance period
3. Task/Activity Lead(s): CRCOG and Consultants
4. Output(s): Site eligibility determinations including State petroleum determinations, Phase I, II, and III ESAs, HBMA’s, QAPPs, AAI filings
Task/Activity: Task 4- Clean-up and Reuse Planning
4. Project Implementation:
a. Work with partners, municipalities, developers & Consultants to identify reuse plans;
b. Use public engagement input, community needs, and input from our partners for reuse plans;
d. Produce Remedial Action Plans to guide the clean-up;
e. Work with consultants to provide cost estimates for reuse plans
f. Review and update Brownfield Site Inventories

ii. Anticipated Project Schedule: From Q4 2024-end of performance period
iii. Task/Activity Lead(s): CRCOG Staff and Consultants
iv. Output(s): RAPs, OPCs, reuse plans/assessments, updated inventory entries

IV.E.3.b. Cost Estimates (20 points)

Our cost estimates are based on prior experience of contractual rates for site assessments and reuse planning. Our proposed budget allocates over 80% of the budget to be spent on contractual work for site assessment and reuse/remediation planning (Tasks 3 and 4). With nearly 20 years developing the MetroHartford Brownfields Program, we have processes and experience to manage the program efficiently. CRCOG personnel costs are budgeted at \$52/hr with a fringe rate of \$23/hr for 1.5 hours per week. Contractor costs for program support (Tasks 1 and 2) were calculated at a rate of \$212 per hour for 60 hours. Travel expenses of \$4,500 include registration, airfare, hotel and per diem for up to 2 people to attend national brownfield conferences and/or other training opportunities, as well as local travel to sites.

We estimate we will be able to conduct the following with contracted LEP/QEP services:

- Phase I Assessments/AAI (including necessary updates) on up to 12 sites: \$4,000 per site
- Phase II Assessments on up to 4 sites: \$35,000 per site
- Phase III Assessments on 2 sites: \$55,000 per site
- Remedial Action Plans on 5 sites: \$13,500 per site
- Reuse Planning on 5 sites: \$7,500 per site

Additional outputs will include updates to our Brownfield Inventory, those costs will be budgeted for staff support to perform this work.

Budget Categories	Task 1	Task 2	Task 3	Task 4	TOTAL
	Cooperative Agreement Oversight	Community Outreach & Engagement	Assessments	Cleanup & Area-wide/ Reuse Planning	
Personnel	\$23,712	\$0	\$	\$	\$23,712
Fringe Benefits	\$9,568	\$	\$	\$	\$9,568
Travel	\$4,500	\$0	\$0	\$0	\$4,500
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$12,270	\$15,200	\$423,000	\$16,250	\$466,720
Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$45,550	\$15,200	\$423,000	\$16,250	\$500,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$45,550	\$15,200	\$423,000	\$16,250	

					\$500,000
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IV.E.3.c. Measuring Environmental Results (5 Points)

3.c. CRCOG will track and measure progress towards achieving the expected outputs and outcomes from project start to the end results. As we have done with our previous grants, we will keep a running record of program milestones and site-specific progress associated with the use of EPA funds using spreadsheets we have developed and monthly reports to our constituents to help track our progress. These efforts will help us identify if there are delays which need to be addressed. We will report our accomplishments through quarterly reports, ACRES, outreach to our stakeholders, our Brownfields Steering Committee and the MetroHartford Brownfields website. We will track the number of sites and acres assessed, applications approved, reports completed, types of contamination found, funds authorized and expended per project, meetings and other forms of outreach. We will work with our partners to document post assessment benefits and outcomes resulting from our projects including the number of sites remediated, the number of jobs created, square footage of commercial space and number of housing units developed, and the amount of cleanup and redevelopment funding leveraged.

IV.E.4 Programmatic Capability and Past Performance (25 Total Points)

IV.E.4.a.i. Organizational Structure (5 points)

CRCOG has an experienced staff capable of managing and administering federal funds in a timely and responsible manner. Through EPA Brownfield Assessment Grants received since 2004, we have gained direct experience in the day-to-day management of EPA-funded brownfields programs. Our project team will consist of CRCOG staff and contracted environmental professionals. We will also rely on the advice and expertise of the municipal and partner agency representatives on the MetroHartford Brownfields Steering Committee to ensure that program objectives are consistent with regional goals and community interests.

IV.E.4.a.ii Description of Key Staff (5 points)

Maureen Goulet, MPA, Principal Program manager, will serve as project manager, and has been managing the program since 2020. She has 18+ years of experience in program management. Additional support will come from Caitlin Palmer, Director of Regional Planning & Development. Ms. Palmer has an MS in Urban Planning and more than 10 years of experience as a planner for the City of Hartford prior to joining CRCOG last year. Fiscal oversight will be provided by Pauline Yoder, CRCOG’s Chief Operating Officer. CRCOG’s Finance Department maintains financial control systems and administrative procedures to ensure that management of grants comply with program regulations.

IV.E.4.a.iii. Acquiring Additional Resources (5 points)

To provide the technical expertise to conduct environmental site assessments and remedial action planning CRCOG will contract with a licensed environmental professional through a competitive RFP/RFQ solicitation process in conformance with state and federal requirements as we have under our past grants. We have templates in place for professional service and access agreements, and will seek legal assistance from our competitively procured legal counsel, if needed. We will also seek the advice of our EPA Project Officer and State Brownfields Coordinator to ensure that our program is implemented properly.

IV.E.4.b. Past Performance and Accomplishments (10 Points) - i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments – **We have undertaken over 60 assessments on 31 sites in ten municipalities with funds from six EPA assessment grants:** 19 Phase Is, 29 Phase IIs and/or Phase IIIs, 3 hazardous building materials assessments, and 8 remedial action/clean-up plans. Our accomplishments have been entered into ACRES. We have demonstrated the crucial role our EPA-funded assessment projects play in providing the needed impetus to move brownfield sites to productive reuse as exemplified by the Goodwin College Riverfront Campus where our investment of \$169,703 in EPA funding for assessments on a former tank farm helped leverage over \$250 million for remediation and construction of an award-winning educational facility.

(2) Compliance with Grant Requirements - CRCOG has successfully closed six EPA assessment grants with no remaining funds and with a history of filing timely required reports. We have also made significant progress on our RLF program. We have provided subgrants to two communities and executed our first loan in 2023, while expanding the pool of eligible applicants to other Councils of Governments that do not have Brownfield grants. We are preparing to closeout our current Cooperative Agreement in January 2024. We have three current assessment projects underway under CA-2B-96109701 and CA BF-97179301.

III.B. Threshold Criteria for Assessment Grants

III.B.1. Applicant Eligibility

The Capitol Region Council of Governments (CRCOG) is a Regional Council of Governments, created under Section 4-124i through 4-124p of the Connecticut General Statutes. As such, CRCOG is an eligible entity for an Assessment Grant. The CRCOG Policy Board, made up of the chief elected officials of the thirty-eight-member communities, approved the submittal of this application. (See attached statutes and resolution.)

III.B.2 Community Involvement

CRCOG believes that community involvement is essential to the success of our MetroHartford Brownfields Program as well as our efforts in general to promote transit-oriented development, and a more sustainable, competitive and connected region. We intend to inform and involve community stakeholders in the planning, implementation and other brownfield assessment activities as described in our grant narrative and, in more detail, below.

CRCOG will actively reach out to local officials, residents, business interests, our partner organizations and other stakeholders, solicit their input, and update them as the program is implemented and assessment projects proceed. Our community partners listed below are active in the neighborhoods around our priority sites. These organizations will act as our ambassadors helping us tailor our outreach so that it meets the specific needs of those affected and providing us with valuable feedback. As we conduct reuse planning for our priority sites we will seek public meeting sites within the affected neighborhoods. For assessments in other locations we will reach out to organizations we have worked with in the past in our brownfields program as well enlisting local officials to help us connect directly with residents, businesses and other stakeholders.

List of Project Partners

Partner Name	Point of contact	Specific role in the project
Town of Enfield and General Public Enfield/Thompsonville	Lauren Whitten, Director of Development Services, Lwhitten@enfield.org , 860-253-6507	Coordinate with local officials, property owners, community & neighborhood groups. The town will help facilitate communication between CRCOG and neighborhood residents and businesses, assist with arranging for meetings, and participate in reuse planning.
Martin & Ilona Levitz	Marty Levitz, [REDACTED] 860-830-5862 Ilona Levitz, Info@islevitz.com , 860-236-2479	Property Owner/Developer: Assist with application/eligibility determination, provide site access, and participate in reuse planning
City of Hartford	Glenn Geathers, Neighborhood Project Manager, ggeathers@hartford.gov 860-757-9075	Coordinate with local officials, property owners, community & neighborhood groups, and participate in reuse planning.

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LifeCare Design, Inc.	Natalie Sweeney, LEED AP, n.sweeney@lifecaredesign.com , 860-726-4672	Property Owner/Developer: Assist with application/eligibility determination, provide site access, and participate in reuse planning
Parkville Revitalization Association	David Morin, barridoncorp@aol.com , 860-830-5292	Facilitate communication between CRCOG and neighborhood residents and businesses, assist with arranging for meetings, and participate in reuse planning.

We will also involve the affected communities through our established MetroHartford Brownfields Program Steering Committee whose meetings are open to the public. The Steering Committee is currently composed of representatives of municipalities, CRCOG, MetroHartford Alliance (the region’s chamber of commerce), Connecticut Departments of Energy and Environmental Protection (DEEP) and of Economic and Community Development (DECD), Goodwin College (a successful example of the positive impact EPA Brownfields Assessment funding can provide), and others. We will also seek to expand participation in the Steering Committee with the involvement of representatives of the CT Departments of Public Health and Transportation. The Steering Committee has played an active role in our Brownfields Program through our past six assessment grants. To date, the Steering Committee has participated in selection of qualified environmental professionals; establishing site application and evaluation procedures and a model access agreement; and in setting priorities for the use of grant funds. The Steering Committee will provide the coordination needed to assure that program objectives are consistent with regional goals and community interests. Our Steering Committee approach in which our municipal representatives reach out to their constituents has proven to be an effective means of involving stakeholders in our program. We will ask our municipal representatives and partner organizations on the Committee to actively solicit feedback from their constituents and invite participation by other community interests to help ensure that our plans are appropriate to the targeted community. The Steering Committee will work to ensure community interests are understood and incorporated into cleanup and redevelopment plans.

Outreach and input from the public will be achieved with active assistance through CRCOG’s partner organizations and municipal members of the Steering Committee. They are the boots on the ground and will be our eyes and ears to the community.

To engage the public and local stakeholders and ensure their involvement and support, we will communicate our progress in multiple ways:

- We will share progress with our community partners, municipalities and other community groups and post updates on the CRCOG website as well as including project information in our targeted brownfields inventory and updated program flyers. CRCOG's Brownfields Program webpage includes staff contact information. We will ask our municipal partners to post updates on their websites.
- We will work with our host municipalities and partner organizations to identify citizens, neighborhood groups, faith-based organizations, and nearby property owners that should be informed of our work, and to identify opportunities to share project information with these parties and receive their input.
- We will notify municipal officials by providing regular project updates to the CRCOG Policy Board (chief elected officials) at its monthly meetings and through the monthly Executive Director Activity Report.

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- We will also communicate in languages other than English. CRCOG's Limited English Proficiency Plan established that Spanish should be the focus of our programs to engage persons of limited English proficiency as Spanish speakers far outnumber any other language group. As needed, meeting notices will be translated into Spanish and important reports will be summarized and translated upon request. We will also determine if special outreach in any language other than English should be undertaken. CRCOG's website provides webpage translations into over 80 languages.
- CRCOG will maintain a central repository of program-related documents which will be available to communities and stakeholders in our offices and on our website.

III.B.3 Expenditure of Assessment Grant Funds

The Capitol Region Council of Governments does not have an active EPA Brownfields Assessment Grant. We received email confirmation on October 5, 2018 from Mary-Ellen Stanis, EPA Grants Specialist, that our last Assessment Grant (BF-96195401-1) was considered closed.

III.C. Additional Threshold Criteria for Site-Specific Proposals Only: Does Not Apply.