



Application Information Sheet
U.S. EPA Brownfield Cleanup Grant Application

1. Applicant Identification

Ball & Socket Arts, Inc.
 493 West Main Street
 Cheshire, CT 06410

EIN 45-4079423

UEI D9X7KXAE44T1

A 501(c)(3) - IRS designation attached Appendix D

2. Website URL: <https://ballandsocket.org/>

3. Funding Requested

- a. Grant Type : Single Site Cleanup
- b. Federal Funds Requested \$3,954,431

4. Location: Town Of Cheshire, New Haven County, Connecticut

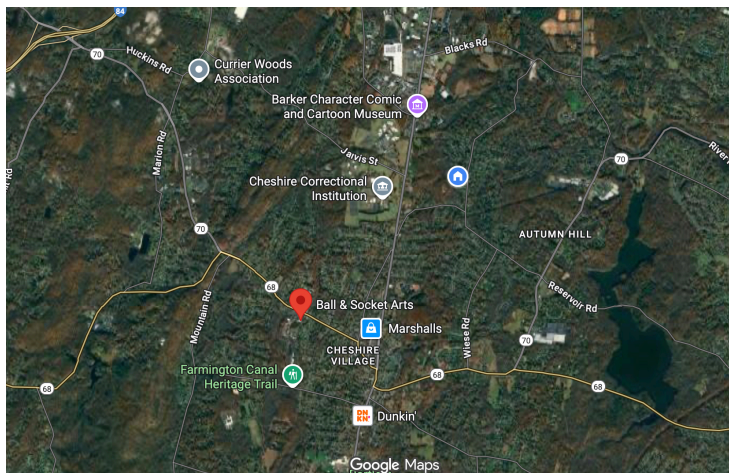
5. Property Information:

493 West Main Street, Cheshire CT 06410

6. Contacts

a. Project Director

Ilona Somogyi, Executive
 Director Ball & Socket Arts, Inc.
 493 West Main Street
 Cheshire, CT 06410
 (917) 414-4020
lsomogyi@ballandsocket.org



b. Chief Executive/Highest Ranking Elected Official

Ron Bergamo, Chair of the Board of
 Directors Ball & Socket Arts, Inc.
 493 West Main Street
 Cheshire, CT 06410
 (203) 376-5429
RBergamo@ballandsocket.org

7. Population

Cheshire, Connecticut Population: 29,261 (U.S. Census 2020)

8. Other Factors Checklist

Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	Page 3 sect G
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page 1&2
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	Page 2 1.d
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N/A
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications

Please restrict the disclosure of any staff member’s personal phone numbers, emails, and contact information. We allow full use of the other information within this application; there is no confidential or restricted information provided herein.

Ball & Socket Arts FY26 Clean up Grant NARRATIVE

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. **Overview of Brownfield Challenges and Description of Target Area** Cheshire, Connecticut—once a strong agricultural and manufacturing community—experienced economic decline after World War II, leaving multiple contaminated sites. Of the town’s nine inactive hazardous-waste locations, the former Ball & Socket Manufacturing Company (est. 1850, closed 1994) is the **only** one undergoing redevelopment. The Target Area lies in **2020 Census Tract 343300** within the Naugatuck Valley Planning Region, strategically positioned on West Main Street (State Route 70) in the heart of Cheshire Village and directly bordering the Farmington Canal Heritage Linear Trail. Its proximity to this heavily used historic public waterway trail and to the most densely populated residential parts of town make cleanup urgent to protect public safety and prevent further groundwater contamination.

Located on 3.02 acres at corner of West Main and Willow Streets, the site’s metal-production legacy left chlorinated volatile organic compounds and heavy metals, including zinc, in soil and groundwater and Hazardous Building Materials in the roofing, windows and walls—posing significant risks to human health and the environment. Vacant and largely unmaintained from 1994–2014, the property sits near affordable housing, an assisted-living facility, a town middle school, and numerous small businesses. It is also close to two additional Brownfield sites on West Main Street as well as being within 1.5 miles of the Cheshire Groundwater Contamination Superfund Site tied to abandoned Barite Mines.

Cleaning up this site will relieve nearby vulnerable communities, improve depressed property values, eliminate blight, and halt ongoing groundwater impacts and allow reuse of the buildings. Redevelopment will transform the property into a community-led walkable destination for arts and culture, stimulating the local economy and restoring a historic structure. This EPA Cleanup Grant is critical to completing the remaining remediation necessary for safe public use and creating the vibrant town center Cheshire has long lacked.

b. **Description of the Brownfield Site**

The Ball & Socket Arts (BaSA) site is a 3.02 acre property at 493 West Main Street, Cheshire, CT, near the town center and adjacent to the Farmington Canal Heritage Trail. The property includes historic brick and wooden factory buildings, primarily constructed between 1890 and the late 1960s. Operating as the Ball & Socket Manufacturing Company from the mid-1800s until 1994, it was a major employer in Cheshire, producing buttons and metal fasteners until industry decline led to its closure.

The main factory, Building 1 (45,958 sq ft), is the focus of this grant. Originally it served as the primary manufacturing facility including plating. Previous non-EPA grants have been used toward remediation onsite, and two buildings with less extensive contamination have successfully been redeveloped and opened to the public. Building 1 with its very large footprint at the center of the subsurface contamination, presents the largest challenge to fund and redevelop, but is crucially important to the fulfillment of the project.

Environmental assessments between 2012 and 2015 identified 25 Areas of Environmental Concern (AOCs). Completed remediation has addressed many of the AOC’s including partial asbestos removal, one AOC with contaminated soil removal, and leachability testing for VOCs. Only 7 AOC’s remain and 6 of those are to be addressed by this grant application. 3 AOC’s are hazardous building materials and 3 AOC’s address key contaminants including Halogenated VOCs in soil and groundwater, primarily under the former plating/degreasing area and the shipping/receiving area. The remaining AOC is lead contamination and will be addressed during final construction. There are VOCs in the groundwater plume and soil that present a potential risk of vapor intrusion to Building 1. Additionally, Zinc and halogenated VOCs are found in shallow groundwater and pose a risk to the Farmington Canal, which forms the site’s western boundary. The canal is not being addressed by this grant as the Town of Cheshire is seeking funding for sediment removal in the canal separately. There is an environmental land use restriction prohibits residential use. This grant will enable the final remediation steps needed to safely repurpose Building 1 and complete the site's transformation.

Revitalization of the Target Area

c. **Reuse Strategy and Alignment with Revitalization Plans**

BaSA's restoration and rehabilitation of the Ball & Socket Manufacturing Co. campus serves as a cornerstone of the Town of Cheshire's West Main Street revitalization efforts, leveraging this historic site for broader economic and community rejuvenation. The completed project will house art galleries, performance and education spaces, and mission appropriate tenants. It is estimated that our fully open facility and its tenants will drive additional West Main Street redevelopment and cause many more jobs to be created in the area. Since its inception as a 501(c)(3) in 2012, BaSA has worked to transform this industrial landmark into a vibrant arts center. With the completion of Phase 1 in fall 2023, BaSA has already served over 6,000 people at events and gallery shows. The first two tenants bring a steady stream of visitors to the site. BaSA's reuse strategy aligns with the town's vision for a walkable downtown in its West Main Street district, centering public engagement, local business growth and tourism. BaSA is the central element in Cheshire's ongoing Brownfield Area-Wide Revitalization grant work. Community and local government input has been vital throughout the planning process. The project integrates with efforts to promote sustainable economic development and enhance the West Main Street corridor. We have leveraged our participation annual public forums, Town Council meetings, and focus groups, ongoing dialogue with Cheshire's local businesses, residents, and nearby underserved populations to frame our plans and ensure we meet the needs of the community. While the site is not in a FEMA designated flood plain, careful consideration to the site's location along the historic Farmington Canal Heritage Trail has led to strategies that prioritize proper drainage, groundwater management, flood resilience and public accessibility, positioning Ball & Socket Arts as a model for adaptive reuse and sustainable urban revitalization.

d. Outcomes and Benefits of Reuse Strategy

The BaSA's continued redevelopment of this historic Brownfield site is already driving economic growth by attracting tourism through our live music events and art exhibits, supporting local businesses through site generated pedestrian volume, and creating 5 jobs in our organization and another 6 jobs within our tenants. The completion of the largest portion of the project, Building 1, will drive additional job creation not only within BaSA but within the anticipated added new business. This project will allow for completion of additional gallery and event space for public use, controls water runoff, and enhances access to green areas (the adjacent Farmington Canal Heritage Trail.) The site is within walking distance of affordable housing, town's middle school, and skilled care facilities.

This redevelopment effort includes plans for solar panel installation. Following historic restoration guidelines, we plan to enhance climate resilience and contribute to renewable energy systems. The project rehabilitates existing structures and remediates hazardous building material impact to the community. The plan is to repair and only replace as needed with appropriate historically practical, sustainable materials further reducing the environmental impact to the community, further supporting Cheshire's goals for sustainability and long-term community resilience.

Strategy for Leveraging Resources

e. Resources needed for site Characterization

The site has undergone decades of characterization investigation from previous owners through the ongoing activities performed by QEP, Fuss & O'Neil culminating most recently with a data gap analysis, completion of Phase II release Identification and Phase III release characterization Investigations, supplemental sampling and groundwater monitoring over the last decade. Activities that remain include characterization of the off-site extent of halogenated volatile organic compound groundwater plumes from AOC 1 and AOC 2 to tighten the system design treatment criteria. A trust was formed by the original owners, held by BaSA and controlled by CTDEEP, now at \$364,000, to fund long-term monitoring and maintenance. In addition to that trust, BaSA will set aside a portion of the capital campaign. These sources will be used to finalize the characterization required to complete the downgradient delineation of the plume, demonstrate effectiveness of the proposed cleanup, and confirm there is no potential for volatile migration into off-site buildings as recommended by the EPA and the site's QEP. These activities are required by both the Site's State Property Transfer Law and Federal RCRA Corrective Action Requirements.

f. Resources Needed for Site Remediation

To date, Ball & Socket Arts has secured and leveraged multiple resources to fund site remediation. These funds enabled Ball & Socket Arts to fully complete Phase 1 (Buildings 2 & 3.) These resources have also allowed cleanup of much of the hazardous materials on site. Removal of contaminated soil and capping areas now being

used as parking lots, and installation of public walking trail access. **However, there is still substantial work to be completed.** The requested EPA Cleanup Grant is critical to continue and complete the remaining remediation efforts and will enable the completion of the bulk of the remediation and the essential components of the project necessary for us to become a fully usable site. The remaining remediation not covered by this grant will include lead paint abatement, repair interior pipes damaged in previous cleanup efforts, drain connections, and the floor repairs necessary for reuse. The additional remediation needs will be funded through multiple sources shown in attachments including a \$925,000 State Brownfield grant, a \$625,000 SBA Congressional appropriation, and a \$350,000 Urban Act grant and private funds already secured. A \$5,000,000 capital campaign will cover final common area buildout and any remaining lead remediation. Long-term monitoring will be covered by the \$364,000 trust in place. That trust ensures the health of the site and ongoing environmental oversight. Completing the cleanup funded by this EPA grant will open access to more private and bank funding and tenant installation.

g. Resources Needed for Site Characterization, Remediation, and Reuse

Name of Resource	Is the Resource for (1.c.i.) Assessment, (1.c.ii.) Remediation, or (1.c.iii.) Reuse Activities	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
Round 14 CT DECD Brownfield Grant	Remediation and Reuse	Secured	\$925,000 State pass through Grant for roofing ACM abatement and repair as well as design the sub-slab depressurization system (SSDS) design
SBA Federal Appropriations Grant	Reuse	Secured	\$625,000 Congressional SBA via Rep. Jahana Hayes’ office, for Demo of old pipes and fixtures, design and installation fire protection and sprinkler system.
Urban Act Grant	Remediation and Reuse	Secured	\$350,000 State Urban Act grant for flooring abatement, repair and partial install of SSDS system

A \$5,000,000 capital campaign with more than \$1,000,000 already secured plus annual fundraising activities, and ongoing applications for appropriate grants are projected to support operations and ongoing facility maintenance. Commercial financing has not been an option to date due to the environmental status of the site, with a ‘clean’ site, that opportunity becomes available as well.

h. Use of Existing Infrastructure

The Site is currently served by gas, electricity, municipal water, and sewer each with sufficient capacities to accommodate the reuse plan for the site. Multi-modal transportation is available within a mile of the Site, including being situated on a regional bus line and alongside the Farmington Canal Heritage Trail which facilitates bicycle and pedestrian access. In addition, the facility is situated on State Route 68, and 70, and within two miles of Route 10 and I-84 and I-691. The project reuses five existing historic structures, with 2 buildings currently open and in use. The Town of Cheshire already upgraded sidewalks on West Main and Willow Street allowing for safe pedestrian access. No additional funds are required by BaSA to upgrade infrastructure in the West Main Street District for successful use the site.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

Cheshire is a small community with a limited tax base and minimal population growth, which significantly constrains its ability to fund large-scale environmental remediation. According to Decennial Census data, the town’s population remained essentially flat from 2000 to 2020, increasing only from 28,543 to 28,733. That same Census indicators place portions of the community in the lower deciles for income and household growth when compared to state and national averages, further limiting local capacity to address legacy contamination. Within Cheshire,

there are multiple brownfield properties—including the former Ball & Socket site, nine additional brownfields and the nearby Groundwater Superfund site are all located within 1.5 miles. All continue to negatively impact public health, environmental quality, and economic vitality.

With limited population growth, the Town must prioritize its bonding capacity, preventing it from allocating town tax dollars for environmental remediation on private properties. The Town is fully leveraged in its investments to update aging infrastructure and attract businesses and currently bonding approximately \$170 million for two new elementary schools to replace severely dated structures. Infrastructure improvements already completed in the West Main Street district have helped but no further town funds are currently earmarked for Basa site. Despite the Town prioritizing this site as key to its West Main Street revitalization plans it lacks the resources to remediate this site and increase the health of the area and increase the commercial tax base. Due to these combined conditions, the Town and applicant lack sufficient alternative funding sources, and without EPA Cleanup Grant assistance for remediation of the Ball & Socket site, it will not occur.

b. Health or Welfare of Sensitive Populations

The goal of the BaSA project in Cheshire, CT, is to enhance the lives of vulnerable populations that are disproportionately impacted by the environmental dangers from the site's industrial past. According to the 2020 US census Data 20.1% of Cheshire residents are over age 65 which is higher than the national average of 16.8%, 22.1% of Cheshire residents are under age 18, and 15.4% of the Cheshire population are limited English-speaking households. Older adults and populations with limited English proficiency face a multitude of intersectional hardships and thus need extra support when it comes to understanding brownfields and environmental health. Additionally, the town is exposed to high levels of environmental hazards. These conditions increase Cheshire's sensitive population risk of respiratory disorders, cancer, developmental challenges, the overall health and welfare issues. These populations within 1 mile of our site include the Dodd middle school campus, residents of the Marbridge Assisted Living and Memory Care Retirement Center and the Cheshire Housing Authority development. The sensitive populations being located so close to the BaSA site creates further concerns regarding the severity of their safety, health, and overall welfare.

With the help of this grant, the BaSA project will restore the property and reduce the public's exposure to hazardous pollutants currently affecting the area's soil and groundwater. BaSA will provide an opportunity for residents to gather and build community, particularly older adults and children who don't always have access to safe public spaces. By providing cultural events, jobs, and educational programs, the project will pave the way for economic growth and community well-being.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Within the CDC PLACES 2023 Health outcome data for Cheshire, we found that prevalence of Asthma is 11.1% compared to 9.8% nationally, the prevalence of Cancer (non-skin) or Melanoma is 8.9% compared to 7.9% nationally, and frequent mental distress among adults at 21.8% compared to 20.8% nationally. Furthermore, per the EPA's data, this location is one of 10 locations in Cheshire that requires handling for toxic waste, ground water contamination and hazardous material abatement (HBM). Without this grant, exposure to contaminants from the BaSA site could contribute to an already increased cancer and asthma risks for citizens and places and nearby vulnerable populations. Funding from the grant will be used to assist in the cleanup of remaining industrial HBM and solvents on the site, including Asbestos in the windows and roof, as well as trichloroethylene and its related degradation products, which are all known carcinogens according to the CDC. Trichloroethylene was used on this site as an industrial degreasing solvent but has since leached into groundwater and can be volatilized into the air. By utilizing grant funds for installing a Sub Surface Depressurization System we can stop the volatilization of these chlorinated solvents. Minimizing these extensive hazards and risks will improve environmental safety and health outcomes for nearby sensitive populations, greatly benefitting the community and helping Cheshire thrive.

d. Economically Impoverished/Disproportionately Impacted Populations

According to U.S. Census 2020 data, housing and food insecurity in Cheshire are estimated at 6% and 11%, respectively. Approximately 4.2% of residents live at or below the poverty level, with 20.1% of the population over age 65 and 22.1% under age 18. These populations often lack the resources and capacity to advocate for themselves

regarding health concerns related to exposure from contaminated soil, groundwater, and hazardous building materials. Cheshire residents are disproportionately impacted by the environmental consequences of brownfields and other industrial operations, as evidenced by the exposure to carcinogens and other hazards from these properties. Remediation of the Ball & Socket Arts site is necessary to reduce potential exposure risks and will be supported through ongoing community engagement efforts to increase public participation and awareness.

Cleanup of the BaSA facility will reduce health risks for vulnerable populations living nearby, including students at Dodd middle school, residents of the Marbridge Assisted Living and Memory Care Retirement Center, and households within the Cheshire Housing Authority development, all located within one-half mile of the site. These facilities serve children ages 11–14, older adults with memory care needs or physical disabilities, and a significant portion of the Town’s low-income population. Reducing exposure to carcinogens such as chlorinated solvents historically used at the site is critical to protecting the health and safety of these community members. In addition, redevelopment of this brownfield will support job creation—not only through BaSA and its tenants, but by enabling an estimated 50–60 jobs at adjacent sites that are more likely to redevelop once environmental risks are mitigated—ultimately strengthening the health, economic stability, and well-being of the community.

Community Engagement

e. Project Involvement & f. Project Roles

Our key stakeholders below form a Steering Committee. These individuals and organizations are the key decision makers and advisors to this project providing input, while facilitating and monitoring ongoing progress of cleanup, remediation, reuse and redevelopment:

Name of Organization/Point of Contact	Specific Involvement in the Project
EPA Region 1 Brownfields program project officer, Katy Deng Katy.Deng@ct.gov	Ensuring activities meet EPA grant requirements, including community engagement. Decisions Maker
Town of Cheshire, Andrew Martelli andrew.martelli@cheshirect.org	Assistant Town Manager acts as coordinator with the DECD Brownfield Office and liaison to the Town Council, communicating development needs for the West Main Street district. Decision Maker
Cheshire/Prospect Chamber of Commerce - Yetta Augur yetta@cheshirechamber.org	Chamber President liaison with local businesses for input on what is needed for community growth as well as a member of the development committee for the West Main Street district- Decision Maker
Artsplace, Joan Pilarczyk jpilarczyk@cheshirect.org	Director of the town run art school and tenant in BaSA Bldg. 2. Longtime project supporter, Connecting BaSA with generations of community stakeholders. Decision Maker
Chesprocott Health District Katie Glendon	Leader of the Cheshire, Prospect and Wolcott Health District manages public health standards and is central to our community development- Decision Maker
Maier Design Group David Arai darai@mdgai.com	The project architect: responsible for adherence to historic preservation, ADA and building code compliances with significant experience handling Brownfield reuse projects and is a decision maker

g. Incorporating Community Input

All input received through the community engagement channels as outlined below is actively reviewed by our steering committee and incorporated into our planning, growth, and remediation strategies. Discovery of what to incorporate began in 2015 as BaSA hired AMS Consulting to conduct a market study and a town-wide survey to ensure the site would be developed to meet community needs. Since this initial input on the project's direction, we regularly solicit and gather information through Focus Groups, Interviews, Public Forums, Cheshire Town Council meetings, the Town’s Economic Development Council meetings, and meetings with local business leaders via the Chamber of Commerce. The information garnered is reviewed in regular meetings with the key decision makers

above to advise the project and update goals. BaSA manages the project using this community engagement to set specific cleanup priorities and community programming. All citizens are always welcome to reach out. We work with a local healthcare provider, Hartford Health Group, to understand the community's health challenges and how our facility can be integrated into benefitting the regional health strategy. We solicit input during regular tours of the site, conduct focus groups and interviews with community stakeholders. The results of implementing this data via incorporation in our strategic planning, and providing environmental updates, reports, and redevelopment plans at Town Council, Town Economic Development meetings and regular newsletters. The community has been notified of the intent to apply for this grant to conduct additional cleanup through newspaper advertisement, postings on the BaSA website, and in a Chamber news blast, with reminder notices also sent. We also provide residents with an alternative to in-person commentary via our Info@ballandsocket.org. A community forum was held January 2nd to discuss this proposed cleanup grant application plan. Reuse and redevelopment plans were presented as shown in the attached documents. The public had the opportunity to ask questions and offer suggestions and receive meaningful responses. All these forums enable us to implement current feedback into our strategy.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The proposed remediation strategy will address multiple contaminant releases in a technically sound and cost-effective manner that is protective of environmental and human health and will satisfy state regulations and fulfill Resource Conservation and Recovery Act (RCRA) Corrective Action requirements. The cleanup plan was selected as the most reasonable, efficient and effective solution that will eliminate significant risk to human and ecological receptors and enable the planned reuse of the site and its historic architecture. To facilitate a return of the site to productive use it is necessary to remove identified Hazardous Building Materials (HBM) and remediate soil and groundwater as documented in our Remedial Action Plan (RAP) filed with the CTDEEP and our attached ABCA. The cleanup activities include a Sub Surface Depressurization System (SSDS) to manage VOCs beneath the floors caused by a plating room pipe break that resulted in heavy metals and solvents being discharged into the ground under the building: an in situ permeable reactive barrier (PRB) to prevent further discharge and collect those same heavy metals before further infiltrating the groundwater: monitoring wells to assess the effect of the remediation systems; and abatement of asbestos containing material (ACM) and lead in roofing, windows, and walls while maintaining the historical components and reducing the friable component of the work. All remediation and abatement tasks will be overseen by a competitively procured Qualified Environmental Professional (QEP) and conducted by competitively procured, appropriately licensed remedial contractors to ensure compliance with all applicable state and federal rules and regulations.

Because repair and restoration of these historic architectural elements would create the risk of airborne lead and friable asbestos, removal of ACM and lead-based paint is required before other cleanup and redevelopment activities can proceed. The building contains a combination of metal and wooden sash windows and glass block windows that are designated for reuse and repair; all are impacted by ACM and lead-based paint. To remove hazardous building materials while preserving historic integrity, the most cost-effective approach is to remediate these elements in place, allowing for safe reuse of the building in accordance with state and federal historic preservation guidelines. The roof clean-up is to be partially funded by this grant and represents 15,833 Square feet of the total 45,958 Square feet of roofing; We have leveraged a secured grant from the State of CT Brownfield Program and funds from BaSA to complete the rest of the roof. This coordinated project funding has been guided by brownfields staff at the EPA Region 1 office. Each task above has its own budget process, timeline and management needs. They are bundled into 3.b. Task #4. Abatement actions require notification to Connecticut Department of Public Health (CT DPH) and will be conducted in accordance with CT DPH rules and regulations.

Description of Tasks/Activities and Outputs

b. Project Implementation c. Anticipated Project Schedule d. Task/Activity Lead e. Outputs

Task / Activity 1: Program Management

b. Project Implementation EPA Funded Task/Activities: Manage and execute C.A.: EPA Reporting (ACRES, MBE/WBE, FFR and Quarterly Reports, Close Out); competitively procure & manage qualified environmental

professional (QEP); Establish & maintain financial records; maintain project files and information repository; project coordination with stakeholders; compliance with Section 106 Historic Preservation Act, as applicable; quarterly Steering Committee meetings, ensuring program remains on schedule/budget **Non EPA Funded Activities** In addition to the staff time to be funded with the EPA grant, BaSA will contribute its own resources as necessary to complete Program Management activities. **c. Anticipated Project Schedule** Procure QEP Project Q1, Kick off program Project Q1; Build Project document library online Project Q1, File quarterly ACRES EPA reports within 30 days of end of quarter, Schedule a set quarterly steering committee meetings to occur throughout the project life, first one Project Q1; establish financial records Q1 and maintain throughout project period; coordination with stakeholders throughout project period as necessary **d. Task/Activity Lead** Ilona Somogyi Executive Director: Steering committee lead, historic compliance, stakeholder coordination; Ron Bergamo (Chair): procurement, reports and filings **e. Outputs:** Establish ACRES account, Procurement RFP of QEP, Steering Committee Meetings, quarterly ACRES reports, project document repository

Task / Activity 2: COMMUNITY ENGAGEMENT

b. Project Implementation EPA Funded Task/Activities: The QEP, in collaboration with Ball & Socket Arts, will be contracted to prepare a community relations plan (CRP) detailing the steps to ensure meaningful public engagement. BaSA will perform outreach and update web and social media materials; inform and engage the Target Area and local community throughout project implementation. Notice of the updated CRP presented by QEP and BaSA staff at a public meeting at the end of each 12-month period and published with a 30-day comment period for the community to respond. Written responses to public comment incorporated and recorded then responded to. We anticipate completing a minimum of four public meetings during the life of the grant. **Non-EPA Funded Activities:** Update of past Chesprocott (Local) Health District reports. **c. Anticipated Project Schedule:** Community Outreach activities commenced in December 2025 and will continue over the project period fall 2026-2030. First of four annual public meetings starting in January 2026 (presentation of CRP/ABCA), fall 2026 (pre-cleanup/ reuse planning); fall 2027 (remediation implementation update), and fall of 2028 (post-cleanup), Dates in 2029 and 2030 as needed. **d. Task /Activity Lead:** BaSA Staff for oversight of community engagement activities. QEP will partner with Ilona Somogyi to provide technical documents, support and expertise for community engagement events. **e. Outputs:** Community Relations Plan; revised Chesprocott Site reports, ABCA report presented in public meeting; steering committee meeting minutes posted on our website public comments requested. Documented responses to community input reported and published at annual public meeting.

Task / Activity 3: CLEANUP PLANNING

b. Project Implementation – EPA-Funded Task/Activities:

EPA funds will support all contractual cleanup planning activities. These include preparation of design specifications and bid documents by the Qualified Environmental Professional (QEP) for the long-term groundwater management plan, including required permitting for the Sub Surface Depressurization System (SSDS), Permeable Reactive Barrier (PRB), and any approved injection programs with training for BaSA staff on system operation and oversight. EPA funding will also support design, bidding, and permitting for remediation of metal sash, wood sash, and glass block windows. The QEP will assist with the bidding and procurement process in accordance with all applicable federal and state requirements, including 2 CFR 200, 40 CFR 33, and 2 CFR 1500, to procure licensed environmental contractors. **Non-EPA-Funded Activities:**

Non-EPA funds will support development of a lead-based paint removal and encapsulation plan and coordination with the Chesprocott Health District to ensure compliance with required reporting and public health protocols.

c. Anticipated Project Schedule: System designs, bid specifications, and permitting activities will begin in Project Quarter 2 and be completed by Project Quarter 4. **d. Task / Activity Lead:** The QEP will lead remediation design, bidding, and procurement activities. **Bill Conant** will oversee QEP and manage contracts with selected contractors.

e. Outputs:

Finalized bid documents and contractor procurement; a groundwater management plan; completed designs and installation schedules for the PRB and SSDS systems; updated guidance from the Local Health District for public use of the site; and training for BaSA staff on system operation and oversight.

Task Activity 4: Clean-up Activities and Reporting

b. Project Implementation EPA Funded Task/Activities: Cleanup activities in accordance with RAP and ABCA will include construction of in situ remediation systems (e.g. SSDS, PRB) and Hazardous Building Materials abatement, with oversight by QEP to assure compliance with specifications and applicable regulations. Monitor groundwater for 2 years after installation of systems to assess compliance with applicable cleanup standards and site regulatory closure. Prepare final Remedial Action Report, to include long-term groundwater solution which may include monitored natural attenuation, and site-specific risk-based cleanup criteria; Record environmental land use restriction, prepare QEP site cleanup verification in accordance with Connecticut rules and regulations; prepare final project manual to ensure safety and abatement compliance during site redevelopment and reuse.

Non-EPA funded Activities: Lead paint removal and encapsulation program; Flooring to Cap System installations, Additional energy efficient additions to be paid for by leasehold improvement done by tenants and owner, Long-term monitoring and maintenance of groundwater and SSDS system to be paid for by original landowner’s established trust.

c. Anticipated Project Schedule: All work commences by Q2 2027 and project cleanup will take 24-36 months with overlapping processes and areas. **d. Task / Activity Lead:** QEP for environmental monitoring and oversight of cleanup activities, BaSA David Arai, Architect to review scope of work ensuring it meets historic requirements, BaSA Bill Conant to manage contractors, validate scope completion, maintaining safety and schedule

e. Outputs: Installation and operation of in-situ systems, including SSDS and PRB. Abatement and cleanup of hazardous materials in accordance with RAP and ABCA; repair and replacement of affected HBM-containing building components and remediation tasks, Remedial Action reports, Final Site Verification, and Various CTDEEP reports.

f. Cost Estimates

Budget Categories		Task 1	Task 2	Task 3	Task 4	Administrative Costs	Totals
Direct Costs	Personnel	\$14,400	\$3,125	-		-	\$17,525
	Fringe Benefits	\$0	-	-	-	-	\$0
	Travel	\$0	-	-	-	-	\$0
	Equipment	\$0	-	-	-	-	\$0
	Supplies	-	-	-	-	-	\$0
	Contractual	\$1,000	\$20,000	\$132,500	\$275,000	-	\$428,500
	Construction	-	-	-	\$3,478,306	\$30,100	\$3,508,406
	Other (include subawards and specific participant support costs such as stipends) (specify type)	-	-	-	-	-	-
	Total	\$15,400	\$23,125	\$132,500	\$3,753,306	\$30,100	\$3,954,431
Total Direct Costs	\$15,400	\$23,125	\$132,500	\$3,760,426	\$30,100	\$3,954,431	
Indirect Costs							
Total Budget	\$15,400	\$23,125	\$132,500	\$3,760,426	\$30,100	\$3,954,431	

Cost Breakdown

Task/Activity 1: Cooperative Agreement Oversight EPA funds: \$15,400 Personnel \$14,400 for BaSA staff to manage and execute EPA-funded activities in this task: 1 person for 300 hours at \$48/HR Plus \$1,000 for meeting hall space

Task/Activity 2: Community Engagement EPA Funds: \$23,125: \$20,000 contractual as \$16,000 quoted professional fees, \$2,500 as 10 ads at \$250 each for publication fees; \$1,500 as 10 meetings at \$100 each as space rental. **Personnel** as \$3,125 Survey prep and analysis, event support, and reporting w/2 senior staff at 30 & 35 hrs respectively @ \$48/hr.

Task/Activity 3: Cleanup Planning EPA funds: \$132,500: Estimates received for similar work as: **\$95,000** Design long term groundwater solution and the PRB and injection programs; **\$20,000** Roof abatement plan as \$10,000 design \$2000 bid & \$8000 permit: **\$17,500**, \$9,500 Design window abatement plan \$2000 bids, \$6000 permits.

Task/Activity 4: Cleanup Activities and Reporting: EPA funds: \$3,790,526. Unless otherwise indicated, estimates were derived from costs of previous work on site, environmental consultants' input, industry research, contractors, EPA and CTDEEP staff; no bids have been solicited. Estimates include labor and materials plus allowance for inflation over the project period. Work includes: **Install additional 11 monitoring wells for sampling & analysis of from all wells for reporting on remediation effectiveness \$385,000:** Installation \$300,000 (\$27,273 per well based upon actual wells installed and tested in 2024); **Contractual** \$85,000 for QEP to file lab samples and write detailed reports. **Install and begin operation of SSDS system and repair drains damaged in previous soil removal \$403,290: Contractual** \$10,000 for QEP oversight; **Construction** \$200,040 for the \$130,000 pipes, \$35,040 membrane, \$35,364 replacement soil and process under membrane, and \$203,250 for removal of 10,389 Sqft of floors materials to access area. **Install and monitor permeable reactive barrier and complete one-time reactant injections at AOC-01, AOC-02, and AOC-22, along with initial monitoring and testing \$790,000:**including \$60,000 design, \$690,000 system construction & tank components and filter installation, \$40,000 confirmatory soil sampling after injections and system install; **Flat Roof Remediation & Repair base upon previous quotes \$957,000:** 15,833 Sqft, includes \$76,000 removal of existing hazardous material roofing and coping, \$593,000 Roofing Membrane install, \$150,000 Coping & Flashing, \$45,000 Structural repair allowance, \$93,000 drain reinstallation; **Glass Block Window Remediation and Repair \$275,000:** \$265,000 remove old infill and install with matching blocks (2,650 blocks @\$100/block labor and material), \$10,000 waste disposal. **Metal Sash Window Remediation & Repair \$540,040:** 46 large historic steel frame asbestos glazed, quoted @ \$11,740/window (\$6,000 labor as 80hrs@\$75/hr plus \$2,240 asbestos containment tenting and 2,500 in material & glass, \$1,000 waste removal); **Wood Sash Windows Repair and remediation \$224,976:** 48 historic wood windows with asbestos glazing @ \$4,687/window (\$3,000 as 40hrs@\$75/hr, \$1,487 materials, \$200 waste removal). **Contractual costs of \$180,000** as \$85,000 for QEP to oversee, monitor and report hazardous waste handling and disposal. Prepare post-cleanup Remedial Action Report update \$30,000, Record Environmental Land Use Restriction \$40,000, prepare QEP Verification pursuant to CT Property Transfer Act \$25,000. All QEP costs derived from previous report costs. **Administrative costs \$30,100 BASA Staff Grant** reporting costs as 215hrs each for 4 staff services at \$35/hr).

g. Plan to Measure and Evaluate Environmental Progress and Results

BaSA will track, measure and evaluate expected environmental progress from the Cleanup Activities put forward in this application. We will utilize quarterly reports filed with EPA ACRES reporting and filings with RAP milestone reporting to CTDEEP produced by project QEP. Reporting for groundwater clean-up activities, testing results, system implementation, progress long term well-monitoring. QEP will report on Hazardous Building Material Abatement and provide RAP close out reports and disposal manifests to EPA, CTDEEP and local health district office.

The result is to have the site including Building 1 clean for public use. This outcome will be measured by: healthy, leasable and occupiable square footage; the number of jobs created by BaSA and expanded tenant spaces and new businesses in the area; Tracking the number of visitors to the site for BaSA community events, tenant business traffic, recreational use. Providing our RCRA closeout reports.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Structure & b. Description of Key Staff

Ball & Socket Arts is a 501(c)(3) organization, with a robust local professional Board of Directors, has a track record of successful outcomes in respect to past government grants. The team below, bolstered by our Town and community professional liaisons, has managed \$6,139,000 in previously awarded and completed state bond, ARPA and municipal funds. Leveraging these funds, we achieved the public opening of 2 buildings at our site (Phase 1 of our site remediation plan.) Phase 2, which includes the scope of this grant, will use the same Board, Town, and community professionals to oversee grant tasks/activities and successfully carry out the completion of the grant's programmatic, administrative and financial requirements. **Description of Key Staff:** **Ilona Somogyi:** Executive Director and founder, secured initial funding and subsequent funding from CT DECD, experience in grant administration, financial compliance, document creation and retention. **Ron Bergamo – Board Chair:** With 40 years of project management running his own consulting company, acts as project's community liaison, QEP intermediary and oversees reporting for all federally and state-funded projects. **Bill Conant – BaSA Facilities Manager** with 31 years managing over 5.5 million square feet for previous employer Fusco Corp. acting as a construction manager for government funded projects and Brownfield redevelopment.

c. Acquiring Additional Resources

BaSA has a robust fundraising operation raising \$3,737,000 from numerous community gifts. A grateful community sustains the efforts of the organization's operations and funds large portions of the restoration. We increased our capacity to raise funds, especially major gifts by the addition of a Development Director in FY25. We will conduct a \$5,000,000 Capital Campaign. Additionally, Tenants will provide their own leasehold improvements estimated to be \$2,000,000 to complete leasable space. Continued monetary support from our reelected state and national officials who have a desire to see the project's completion. BaSA has maintained a strong relationship with the CT DECD Brownfields Office, CTDEEP, CT Department of Labor (DOL) while adding jobs through government qualified procurement practices using contractors who follow prevailing wages practices. Our project architect has a track record of successful Brownfield conversions. To date we have successfully managed six contractors on State, federal and QEP monitored remediation projects utilizing local and community labor. Using this accumulated experience, we will appropriately acquire any additional expertise and resources as needed pursuant to all applicable state/federal guidelines. We do not anticipate difficulty in activating or managing these additional resources.

Past Performance and Accomplishments

d. Currently Has or Previously Received an EPA Brownfields Grant – N/A

e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments

Ball & Socket Arts has successfully passed 4 State of CT Single Audits cleanly and managed 2 ARPA and four (4) State of CT cleanup and renovation grants worth over \$4,000,000 and is currently managing Three active grants. 1st- \$925,000 CT DECD Brownfield grant, for roofing repairs, ACM abatement, and the SSDS remedial system, 2nd- \$625,000 federally directed funds through the SBA, supports Fire system installation in Building 1, enabling public Health and safety standard compliance and facilitating partial buildouts. 3rd- \$350,000 State of CT Urban Act funding for floor repair, reuse and partial SSDS installation. All these projects contributed to removing HBM's, providing safe clean space for our main entryway and 3,250 SQFT of tenant space.

(2) Compliance with Grant Requirements

Ball & Socket Arts has successfully closed out and provided regular required reporting for three previous DECD Brownfield grants requiring Community involvement, Vendor acquisition, environmental testing and hazardous material abatement and reporting totaling \$2,839,000. We have also managed and closed out \$800,000 in 3 different ARPA fund project awards through State of CT. Additionally BaSA recently completed a \$2,500,000 pass-through State Bond award. Throughout this project, we closely followed the Community engagement plan, procurement plan, work plan, schedule, and all DECD Office of Brownfield requirements. Our team maintained timely, transparent reporting to ensure full compliance. All these grants were accurately reported, executed, and closed on-schedule in compliance with all applicable DECD/state requirements

f. Never Received Any Type of Federal or Non-Federal Assistance Agreements - N/A

FY26 EPA Cleanup Grant Application

Threshold Criteria

1. Applicant Eligibility

- a. Ball & Socket Arts, Inc is registered 501(c)(3) not-for-profit (See attached bylaws and IRS determination attached in Appendix D).
- b. Ball & Socket Arts, Inc is NOT exempt under 501(c)(4)

2. Previously Awarded Cleanup Grants

The site has not received funding from previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The applicant affirms it does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

Through fee simple title, the applicant, Ball & Socket Arts, Inc., is the sole owner of the site that is the subject of its Cleanup Grant application. Ball and Socket Arts, Inc., acquired title to the site property on September 16, 2014 and will retain ownership for the duration of the grant period.

5. Basic Site Information

- A) Ball & Socket Arts
- B) The address of the site is 493 West Main Street in Cheshire, Connecticut, 06410 – at the corner of West Main Street and Willow Street. The site is 3.02 acres with 5 buildings. See Appendix C Site Location Map

6. Status and History of Contamination at the Site

The former Ball & Socket Manufacturing Company site is contaminated by hazardous substances, including halogenated volatile organic compounds (VOCs) and heavy metals; petroleum contamination is not the primary concern at this site.

Based on historical records research, the site was occupied by Ball & Socket Manufacturing (BSM) from approximately 1850 until 1994. During this period, BSM manufactured buttons and other small fasteners and conducted metal stamping, deburring, degreasing, plating, and finishing operations. The existing buildings have generally remained in their current configuration since at least the early 1950s. From 1958 to 1971, plating wastewater was reportedly discharged to three unlined lagoons located at the southwestern portion of the site adjacent to the Cheshire Canal. Manufacturing operations ceased by 1992, prior to the property's sale in 1994.

From 1994 to 2014, the site was largely vacant and unheated, with limited use by Dalton Industries for dry storage. Ball & Socket Arts acquired the property on September 16, 2014, with assistance from the State of Connecticut Office of Brownfield Redevelopment. Since acquisition, portions of the site have been stabilized and reoccupied, building 2 now includes a food service tenant, Sweet Claude's Ice Cream (2023), and The Town of Cheshire's Artsplace program (2024). Building 3 now houses The Ball & Socket Arts offices and gallery (2023). Significant portions of the site including Building 1 and associated subsurface areas, remain impacted by contamination and require remediation.

Environmental investigations have identified multiple Areas of Concern (AOCs) across the site resulting from historical manufacturing and waste management practices. Contamination includes VOCs and heavy metals in soil, sediment, and groundwater, with groundwater plumes extending westward onto

downgradient properties. In addition, hazardous building materials, including asbestos-containing materials and lead-based paint, are present within historic building components such as windows and roofing assemblies. See Appendix C for Areas of Concern (AOC) Maps

The nature and extent of contamination reflect nearly 150 years of industrial activity, including releases associated with metal plating operations, wastewater disposal to on-site lagoons, and historical handling of hazardous substances. The identified contamination poses potential risks through direct contact with contaminated soil, vapor intrusion from contaminated groundwater, and disturbance of hazardous building materials during building stabilization and reuse. Remediation of these conditions is required to comply with Connecticut Property Transfer Law and RCRA Corrective Action requirements and to enable the safe, productive reuse of the property.

7. Brownfields Site Definition

Ball & Socket Arts is eligible for Brownfields Grant funding, as it meets the definition of a brownfield under CERCLA § 101(39) as described in the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k).10. Please note the attached Concurring Letter from the Connecticut DEEP stating that the site meets the brownfield requirement and are eligible for this grant.

Ball & Socket affirms that it is:

- a. Not listed or proposed for listing on National Priorities List
- b. Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c. Not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

The site has undergone decades of characterization and investigation, culminating most recently with a data gap analysis, completion of Phase II release Identification and Phase III release characterization Investigations, supplemental sampling and groundwater monitoring over the last decade. The Phase II and Phase III Environmental Site Assessment was completed in November 2015. These investigations are equivalent to ASTM E1903-19 standards for Phase II environmental site assessments and complied with Connecticut regulatory requirements.

Supplemental soil sampling and groundwater monitoring were completed and documented in reports over the last decade. Investigations included extensive soil testing to delineate and characterize contaminant release areas in three dimensions within the soil. These Investigations also included installation and testing of monitoring wells, including nested wells consisting of wells installed to monitor groundwater in shallow and deep overburden materials and in bedrock. Together, the reports of these investigations have sufficiently characterized the site's contaminant releases and the physical properties to proceed with cleanup of site soil and groundwater in accordance with the Connecticut Property Transfer Law and RCRA Corrective Action requirements. In addition, comprehensive hazardous building materials (HBM) surveys have been completed in each site building in conformance with applicable state and federal standards for evaluation of asbestos, lead paint, PCBs, and other hazardous materials. Later in 2018 a plan to deal with these was conveyed via our QEP. The reports of these comprehensive HBM surveys provide the information needed to design the HBM abatement plan that will comply with applicable state of Connecticut and federal rules and regulations for HBM.

9. Site Characterization

a. does not apply but b. is applicable to Ball & Socket Arts, Inc. Please see attached for a letter from our State Environmental Authority, Amanda R. Limacher, the Brownfields Coordinator for the CT DEEP addressing this question and acknowledging that numerous iterations of investigation and remediation activities have been conducted at the site over several decades which have successfully characterized the on-site extent of contaminants. We have filed a Remedial Action Plan (RAP) for soil and groundwater remediation with the State of Connecticut's DEEP. The cleanup described in the RAP is also detailed in the attached ABCA. The ABCA In Appendix B also includes a description of required hazardous building materials remediation activities. We have been working with the EPA Targeted Brownfield Assessment Program on our groundwater testing and are continuing that work via that program. We will also execute additional groundwater monitoring to be supported by this grant that will be used to assess the effectiveness of the remediation performed by this Brownfield Cleanup Grant.

10. Enforcement or Other Actions

We affirm there are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

11. Sites Requiring a Property-Specific Determination

We affirm that this site **does** require a property-specific determination because we are receiving a Stewardship Permit from CTDEEP to expedited clean up and establish long term monitoring plans. The determination information criteria is an attachment Appendix A following this document.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substance Sites

Ball & Socket Arts a registered 501(c)(3) non-profit acquired the property September 16, 2014— see attached IRS determinations letter. Both documents are shown In Appendix D along with a Bord of Directors resolution agreeing that BaSA should apply for this grant. and therefore, meets the requirements for asserting an affirmative defense to CERCLA liability through one of the landowner liability protections as a bona fide purchaser with liability protection per CERCLA § 101(40)).

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

Non-Publicly Owned Sites Acquired Prior to January 11, 2002

- a. Ball & Socket Arts, Inc acquired this property on September 16, 2014 and has complied or is complying with all of the requirements listed below.
- The owner acquired title to the Property occurred on September 16, 2014
 - The owner conducted All Appropriate Inquiry in the form of a Phase I Environmental Site Assessment using ASTM E1527 occurred in July 2014, prior to property acquisition
 - The owner is not liable nor affiliated with any other person liable for contamination at the site under CERCLA and meets the requirements for the Bona Fide Prospective Purchaser liability protection.
 - As the owner, we affirm that all disposal of hazardous substances at the site occurred before we acquired the site.
 - As the owner, we affirm that we must exercise appropriate care by taking reasonable steps to address releases, including stopping continuing releases and preventing

threatened future releases and exposures to hazardous substances on the site.

- As the owner, we will comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls associated with response actions at the site.
- As the owner we will provide full cooperation, assistance, and access to authorized persons.
- As the owner we will comply with any CERCLA information requests and administrative subpoenas and provide all legally required notices with respect to the discovery or release of any hazardous substances found at the site.
- As the owner we will not impede performance of a response action or natural resource restoration.

b. Demonstrate that the applicant meets the requirements for the BFPP CERCLA liability protection.

(a) Information on the Property Acquisition

- (a) Ball & Socket Arts, Inc. acquired ownership by a negotiated purchase using funds from a loan provided by the Connecticut Department of Economic Development
- (b) Ball & Socket Arts, Inc., acquired title to the property on September 16, 2014
- (c) Ball & Socket Arts, Inc. is the sole owner (fee simple) of the property
- (d) The property was acquired from Dalton Industries, Wilson Street Cheshire CT, 06410
- (e) Neither Ball & Socket Arts, Inc. nor its incorporators nor any of its founding or subsequent board members had, or have, a relationship with Dalton Enterprises.

(b) Pre-Purchase Inquiry

Numerous iterations of investigation and remediation activities have been conducted at the Site over several decades. More recent summaries of investigative activities at the site conducted by BSA are summarized below:

- **2013:** A review of available previous investigation and remediation data was conducted, and a data gap analysis report prepared for BSA by Fuss & O'Neill to summarize additional actions that would be required to bring the Site to closure.
- **2013:** A Hazardous Materials Inspection was conducted in October to identify asbestos containing materials (ACM), lead based paint (LBP) and polychlorinated biphenyl (PCB) containing light ballasts and mercury containing equipment.
- **2014:** A Phase I ESA was conducted prior to Ball & Socket taking ownership of the Site.
- **2015:** Phase II/III investigations were conducted between May and September 2015 and the results were summarized in a November 2015 Phase II/III ESA report.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

Ball & Socket Arts, Inc. affirms it has not transported any hazardous materials at the site and all disposal of hazardous substances occurred before we acquired the

property and we did not cause or contribute to any release of hazardous substances at the site. We affirm that Ball & Socket Arts has not at any time arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) Post-Acquisition Uses

Clean up occurred ongoing post initial acquisition. Once the remediation was complete on Building 2 and Building 3, we began construction to utilize the buildings and to utilize the Soil plan offered by our QEP, Fuss & O'Neil, to remediate open areas by using a capping strategy. We have 5 buildings on the 3.02-acre campus and we have worked on all 5 buildings for clean up since acquiring the property. We have successfully completed several buildings and are actively working on Building 1, the largest right now. This EPA Grant is to be used for that Building. Usage to date:

Building 2 Open

August 2023 - Sweet Claude's Ice Cream Shop a retail tenant on First floor of Building 2

August 2024 Town of Cheshire's art school ArtsPlace is an educational tenant on the second floor of Building 2

August 2024 ArtCarde is a curated mural serving as public art display in entryway to Building 2 tenant spaces and changes 2-3X per year

- Latest mural installed Sept 5, 2025

Sept 2023 South Parking lot Opened

Partnership with town of Cheshire

Capped the rear 1.5 acres of the property

Provides 66 public parking spaces for use on our facility

Provides public access to a national greenway the Farmington Canal Heritage trail

Sept 2023 Begin Providing Live Summer Music Series and Public festivals in Parking areas

Most recent event was Winter festival December 15th 2025

August 2024 Building 3 open with our offices and art gallery

- Artist Gallery showings that change every 6 weeks
- New Show just opened Friday December 12th

(e) Continuing Obligations

(a) While construction occurred on projects above Ball & Socket ensured that full preventative measures for managing public exposure were utilized and provided monitoring of contractor activity through a QEP to ensure compliance with state and federal standards for removal or abatement. Now that we have fully remediated spaces that are in current use, all non-fully remediated areas are fenced off and are not available to access by the public or any non-owner community members. These measures prevent the threat of future releases and prevent exposure to any previously released hazardous substance.

(b) As the applicant we affirm that we will:

- a. comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;

- b. assist and cooperate with those performing the cleanup and provide access to the property
- c. comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- d. provide all legally required notices.

iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT

- 1. The site, specifically Building 1, does have hazardous substances contained in the building materials in the roofing material coverings, window caulking, and lead paint on all interior walls and doors. We affirm that the hazardous substances have not been released and there is no threat of release into the outdoor environment. These substances need to be remediated and will be addressed during repairs and stabilizations that need to occur to the roof, windows. There is no current threat caused by these substances.

b. Property Ownership Eligibility – Petroleum Sites

N/A: Not a petroleum site as determined by our Phase I and Phase II/III characterizations available for review

13. Cleanup Authority and Oversight Structure

The applicant will comply with all applicable federal and state laws and ensure that the cleanup project protects human health and the environment.

- a. The site is subject to both State (Connecticut Property Transfer Law) and Federal (RCRA Corrective Action) clean-up obligations. To meet these obligations, the property will be remediated according to CT Remediation Standard Regulations (RSRs) section 22a-133k of the Regulations of Connecticut State Agencies (RCSA). We will continue to work with a QEP. We will be bidding out the QEP function to be used in all aspects of the project grant. Local health officials and agencies will be involved in all permit activity. We are currently engaged in applying for and expect to receive before this EPA Grant award, a Connecticut DEEP Stewardship Permit which will further define and establish procedures for ongoing monitoring our activities and post cleanup reporting.
- b. Due to future well monitoring and system evaluation work to be completed, some adjacent property access is anticipated. We already have the necessary access agreements with adjacent property owners because of previous Targeted Brownfield program activity on the site.

14. Community Notification

The community was notified of the applicant’s intent to apply for an EPA Brownfields Cleanup Grant on or before December 19, 2025, providing at least two weeks’ advance notice of the public hearing held on January 2, 2026.

a. Draft Analysis of Brownfield Cleanup Alternatives

A draft Analysis of Brownfield Cleanup Alternatives is attached on Page 44

b. Community Notification ad

The community notice was shared prior to or on December 19, 2025, 2 weeks in advance of the public hearing held on January 2, 2026.

Copy of ads used are provided as well as corroborating photos of newspaper ads and the local Chamber of Commerce notice.

Notifications of the public hearing Appeared in:

Meriden Record Journal

New Haven Register

Cheshire-Prospect Regional Chamber of Commerce Newsletter Notice of Events

Ball & Socket Arts Web Site Events <https://ballandsocket.org/events>

Along with Social Media Posts

Newspaper - Meriden Record Journal and New Haven Register

Community Notification for EPA Cleanup Grants (Newspaper and Chamber legal Notices)

Ball & Socket Arts] is seeking public comment on the Draft FY24 Application to Environmental Protection Agency's (EPA) Brownfields Cleanup Grant. Ball & Socket Arts is applying for an EPA Cleanup Grant to request funding for the remedial activities for its facilities in Building 1 located at 493 West Main Street, Cheshire, Connecticut. As part of the application process, Ball & Socket Arts will host a meeting to solicit public input on Friday January 2, 2026 at 5PM. The meeting will be located at the Ball & Socket Arts 493 West Main Street, Cheshire CT in the Building 3 Gallery Workshop.

During the meeting, the Ball & Socket Arts will discuss the draft application and respond to public comments. A copy of the draft application and draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be available for review at Ball & Socket offices Building 3, 493 West Main Street Cheshire Connecticut. Public comments can also be received via email at Info@ballandsocket.org by January 2nd as well.

Revised Text for Social Media:

In January 2026, per program requirements, Ball & Socket Arts will be hosting an in-person public comment session on the Draft FY26 Application to Environmental Protection Agency's (EPA) Brownfields Cleanup Grant (<https://www.epa.gov/brownfields/types-funding#c>).

Ball & Socket Arts is applying for an EPA Cleanup Grant to remediate facilities in Building 1, located at 493 West Main Street, Cheshire, Connecticut. As part of the application process, Ball & Socket Arts will host a meeting to solicit public input on Friday, January 2, 2026 at 5 PM. The meeting will be located at Ball & Socket Arts 493 West Main Street, Cheshire CT in the Workshop Gallery.

WEBSITE COPY

In January 2026, per program requirements, Ball & Socket Arts will be hosting an in-person public comment session on the Draft FY26 Application to Environmental Protection Agency's (EPA) Brownfields Cleanup Grant (<https://www.epa.gov/brownfields/types-funding#c>).

In winter 2026, Ball & Socket Arts is applying for an EPA Cleanup Grant to remediate facilities in Building 1, located at 493 West Main Street, Cheshire, Connecticut. As part of the application process, Ball & Socket Arts will host a meeting to solicit public input on Friday, January 2, 2026 at 5 PM. The meeting will be located at Ball & Socket Arts 493 West Main Street, Cheshire CT in the Workshop Gallery.



December 2, 2025

Ron Bergamo, Jr.
Chair, Board of Directors
Ball & Socket Arts
493 West Main Street
Cheshire, CT 06410

Re: State Acknowledgement Letter for EPA Brownfields Cleanup Grant for FY26

Dear Mr. Bergamo:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that Ball & Socket Arts intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Cleanup Grant for Federal Fiscal Year 2026. Ball & Socket Arts plans to use the grant funding to remediate the property at 493 West Main Street in Cheshire, CT (the Site) that is contaminated with hazardous substances and/or petroleum.

Cleanup work funded by an EPA grant must be performed in one of Connecticut's formal remediation programs, including but not limited to the Voluntary Remediation Program pursuant to CGS §22a-133x, the Property Transfer Program, (if applicable) pursuant to CGS §22a-134, or the Brownfields Remediation and Revitalization Program pursuant to CGS §32-769. The Site is currently enrolled in the Property Transfer Program pursuant to CGS §22a-134.

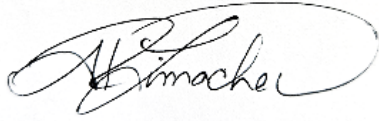
DEEP acknowledges the receipt of the following reports documenting the environmental condition at site the Site:

- Phase I Environmental Site Assessment by Fuss & O'Neill, Inc. dated July 2014
- Supplemental Hazardous Building Materials Inspection by Fuss & O'Neill, Inc. dated August 2018
- Remedial Action Plan Update by Fuss & O'Neill, Inc. dated March 2023

DEEP concludes there is a sufficient level of site characterization from the investigations performed to-date for the remediation work to begin at the Site.

If you have any questions about this letter, please contact me at (860) 424-3351 or by email at Amanda.Limacher@ct. Good luck with your application.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Limacher", enclosed within a light gray oval border.

Amanda R. Limacher
Brownfields Coordinator

c: Ms. Katy Deng, EPA (via email)