Regional Brownfields Partnership

2022 Annual Meeting

Footage from City of Waterbury

Agenda

1. **Welcoming Remarks** – Rick Dunne, Executive Director, Naugatuck Valley Council of Governments and Sheila O'Malley, RBP Chair
2. **Pledge of Allegiance**
3. **Roll Call and Introductions** – Rick Dunne
4. **RBP Election of Two At-Large Members** – Sheila O'Malley
5. **Financial Report** – Michael Szpryngel, NVCOG Finance Director
6. **CT Brownfield Land Bank Update** – Rick Dunne, CTBLB President
7. **Program Updates** – Christine O'Neill, NVCOG Environmental Planner
8. **Project Activity Report** – Ricardo Rodriguez, NVCOG Brownfields Manager
9. **Guest Speakers**
10. **Questions and Comments**

Roll Call and Introductions

Rick Dunne, NVCOG Executive Director

RBP Executive Board Elections

Sheila O’Malley, RBP Chair

Election of Two At-Large Member Vacancies

Current At-Large Members, under consideration for re-election:

Chris Edge of Berlin

Rista Malanca of Torrington

Executive Board Members with Terms Ending 2023

Sheila O'Malley of Ansonia, Chair

Ron Pugliese of Naugatuck, Vice Chair

Jim Nardozzi of Waterbury, Secretary/Treasurer

Financial Report

Michael Szpryngel, NVCOG Finance Director

Financial Report: DECD Program List

DECD Municipal Brownfields					
Project	DECD Award	%	Distributed	Undistributed Balance	Status
WTBY-44 Chapel St	100,000	7.47%	61,228	38,772	Complete
STBY-Training School	200,000	14.95%	80,548	119,452	Complete
MAD River Development	500,000	37.37%	423,859	76,141	Complete
BEAC-100 Railroad Ave	78,000	5.83%	74,647	3,353	Complete
THOM-E Main River	60,000	4.48%	3,000	57,000	Terminated
DERB-Main St South	200,000	14.95%	135,408	64,592	Active
DERB-O'Sullivan's Island [*]	200,000	14.95%	131,669	68,331	Active
Total	**1,338,000**		**910,358**	**427,642**	

[*] Project Split with Fish & Wild Life | Detail Below

Project [Fish & Wild Life]	Project Award	%	Distributed	Undistributed Balance	Status
O'Sullivan's Island Fishing Pier	325,000	61.90%	52,470	272,530	Active
Net Project Total	525,000		184,139	340,861	

Financial Report: EPA Assessment 2021

	Grant Name:	Assessment 2021			
	Site	Location	Amount	Distributed	Balance
Hazardous	1 Main St	Berlin	$ 47,223	$ 7,165	$ 40,057
	526 North Main St	Waterbury	$ 100,000	$ 76,928	$ 23,072
	143 Wolcott Rd | Phase I	Wolcott	$ 4,000	$ -	$ 4,000
	Available		$ 14,578	$ -	$ 14,578
		Total Hazardous	**$ 165,800**	**$ 84,094**	**$ 81,706**
Petro	300 Broad St | Phase II & III	Bristol	$ 83,000	$ -	$ 83,000
	Available		$ -	$ -	$ -
		Total Petroleum	**$ 83,000**	**$ -**	**$ 83,000**
	Oversight & Contractual		$ 51,200	$ 17,315	$ 33,885
		Grant Total	**$ 300,000**	**$ 101,408**	**$ 198,592**

Financial Report: Current EPA Projects

	RLF 2022			RLF 2020			Program Income 2005		
	Award	Committed	Available	Award	Committed	Available	Award	Committed	Available
Award Total	**3,900,000**	**505,500**	**3,394,500**	**1,280,850**	**1,062,110**	**218,740**	**748,264**	**698,502**	**49,762**
Loans | Haz [1]	1,697,250	-	1,697,250	443,740	225,000	218,740	-	-	-
Grants [Sub-Awards] | Petro [1]	1,697,250	-	1,697,250	665,610	665,610	-	559,002	559,002	-
Oversight - Admin [2]	425,500	425,500	-	147,500	147,500	-	103,500	103,500	-
Oversight - Contractual [3]	80,000	80,000	-	24,000	24,000	-	36,000	36,000	-

Committed Funds | Loans & Grants | Sub-Awards

Site	Municipality	Loans	Grants	Total	Loans	Grants	Total	Loans	Grants	Total
199 Water St [Waters Way]	Torrington	-	-	-	225,000	-	225,000	-	-	-
359 Mill St [Food Hub]	Waterbury	-	-	-	-	86,000	86,000	-	-	-
130 Freight St [Anaconda]	Waterbury	-	-	-	-	200,000	200,000	-	-	-
698 S Main St [Anamet]	Waterbury	-	-	-	-	126,800	126,800	-	73,200	73,200
0 Andrew Ave [Risdon]	Naugatuck	-	-	-	-	-	-	-	200,000	200,000
226 Rubber Ave [Recycling Center]	Naugatuck	-	-	-	-	-	-	-	45,000	45,000
67-71 Minerva St	Derby	-	-	-	-	52,810	52,810	-	240,802	240,802
313 Mill Street [Nova Dye]	Waterbury	-	-	-	-	200,000	200,000	-	-	-
	Total Committed	**-**	**-**	**-**	**225,000**	**665,610**	**890,610**	**-**	**559,002**	**559,002**

Committed Funds | Oversight

Allocation	Fiscal Year [2]	Admin	Contractual	Total	Admin	Contractual	Total	Admin	Contractual	Total
Oversight	Pre-2021	-	-	-	-	-	-	-	7,642	7,642
Oversight	2021	-	-	-	4,225	5,924	10,149	347	-	347
Oversight	2022	-	-	-	50,000	9,076	59,076	27,153	15,000	42,153
Oversight	2023	141,833	26,667	168,500	70,000	6,000	76,000	38,000	10,000	48,000
Oversight	2024	141,833	26,667	168,500	23,275	3,000	26,275	38,000	3,358	41,358
Oversight	2025	141,833	26,667	168,500	-	-	-	-	-	-
	Total Committed	**425,500**	**80,000**	**505,500**	**147,500**	**24,000**	**171,500**	**103,500**	**36,000**	**139,500**

Financial Report: Active EPA Grants

	Grant Name:	RLF 2020			
	Site	**Location**	**Approved**	**Distributed**	**Balance**
Loans	199 Water St [Water's Way]	Torrington	$ 225,000	$ -	$ 225,000
	Available		$ 218,740	$ -	$ 218,740
		Total Loans	**$ 443,740**	**$ -**	**$ 443,740**
Subgrants	359 Mill St [Food Hub]	Waterbury	$ 86,000	$ 58,970	$ 27,030
	130 Freight St [Anaconda]	Waterbury	$ 200,000	$ 36,556	$ 163,444
	698 S Main St [Anamet]	Waterbury	$ 126,800	$ 79,457	$ 47,343
	67-71 Minerva St	Derby	$ 52,810	$ 51,158	$ 1,653
	313 Mill St [Nova Dye]	Waterbury	$ 200,000	$ -	$ 200,000
		Total Subgrants	**$ 665,610**	**$ 226,140**	**$ 439,470**
	Oversight & Contractual		$ 171,500	$ 99,940	$ 71,560
		Grant Total	**$ 1,280,850**	**$ 326,080**	**$ 954,770**

Financial Report: Active EPA Grants

Grant Name:	RLF 2022			
Site	**Location**	**Amount**	**Distributed**	**Balance**
Loans	Available	$ 1,697,250	$ -	$ 1,697,250
	Total Loans	**$ 1,697,250**	**$ -**	**$ 1,697,250**
Subgrants	Available	$ 1,697,250	$ -	$ 1,697,250
	Total Subgrants	**$ 1,697,250**	**$ -**	**$ 1,697,250**
Oversight & Contractual		$ 505,500		$ 505,500
	Grant Total	**$ 3,900,000**	**$ -**	**$ 3,900,000**

Financial Report: Active EPA Grants

	Grant Name:	Program Income 2005					
	Site	Location	Amount		Distributed		Balance
	Available [1]		$	752,346	$	698,502	$ 53,844
Subgrants	698 S Main St [Anamet]	Waterbury	$	73,200	$	-	$ 73,200
	0 Andrew Ave [Risdon]	Naugatuck	$	200,000	$	98,773	$ 101,227
	67-71 Minerva St	Derby	$	240,802	$	-	$ 240,802
	222, 224, 226 Rubber Ave [Recycling	Naugatuck	$	45,000	$	44,616	$ 384
		Total Subgrants	$	559,002	$	143,389	$ 415,613
	Oversight & Contractual		$	139,500	$	25,616	$ 113,884
		Grant Total	$	698,502	$	169,005	$ 529,497

[1] Balance - Available for Loans & Grants

Financial Report: Closed EPA Grants

	Grant Name:	Assessment 2016	
	Site	Location	Amount
Hazardous	0 French St	Watertown	$ 22,229
	420 Main St	Ansonia	$ 44,708
	1875 Thomaston Ave	Waterbury	$ 40,581
	Minerva St	Derby	$ 43,598
	6 Rubber Ave	Naugatuck	$ 7,385
		Total Hazardous	**$ 158,500**
Petroleum	161 Massario Drive	Berlin	$ 22,780
	Chamberlain Highway	Berlin	$ 36,093
	251 Rubber Ave	Naugatuck	$ 27,245
	909 Bank St	Waterbury	$ 25,381
	Minerva St	Derby	$ 47,069
		Total Petroleum	**$ 158,568**
	Oversight & Contractual		$ 82,931
		Grant Total	**$ 400,000**

	Grant Name:	RLF 2005	
	Site	Location	Amount
Loans	Cook Industrial	Ansonia	$ 199,853
	319 Main St [JPG]	Berlin	$ 355,613
	39 Cherry Ave [New Opportunities]	Waterbury	$ 176,506
	17-19 Healey [Road Ready]	Ansonia	$ 400,000
	318 N Main St [Beaton & Corbin]	Southington	$ 400,000
		Total Loans	**$ 1,531,972**
Subgrants	Palmer Brothers	Ansonia	$ 120,000
	316 Park St [Sunshine]	Bristol	$ 188,696
	Uniroyal Parcel C - South	Naugatuck	$ 33,865
	268 Main St [Hart]	Plymouth	$ 61,840
	Rolfite Chemical	Shelton	$ 58,000
	27 Division St [PAL]	Waterbury	$ 99,965
	Waterbury Industrial Commons	Waterbury	$ 168,863
	Parcels A & B	Naugatuck	$ 98,340
	909 Bank St [WDC]	Waterbury	$ 220,261
	28 A & B Glenn Rd	Naugatuck	$ 45,308
	100 Franklin St	Torrington	$ 44,328
	35 N Main St	Ansonia	$ 175,869
		Total Subgrants	**$ 1,315,335**
	Oversight & Contractual		$ 288,933
		Grant Total	**$ 3,136,240**

Connecticut Brownfield Land Bank Update

Rick Dunne, CTBLB President

Revised Bylaws & New Board of Directors

- **Kevin Taylor**, Neighborhood Housing Services of Waterbury
- **Annmarie Drugonis**, First Selectwoman of Seymour
- **Tommy Hyde**, Naugatuck Valley Regional Development Corporation
- **Roy Cavanaugh**, Former Chair of Regional Brownfield Partnership
- **Ron Pugliese**, Naugatuck Economic Development Corporation
- **Erin Howard**, AICP, Hartford Economic Development
- **Elizabeth Stocker**, AICP, Municipal Planning Consultant
- **Chris Edge**, Berlin Economic Development Director
- **Rista Malanca**, AICP, Torrington Economic Development Director
- **Nefeli Bompoti**, PhD, Project Manager for UConn Technical Assistance for Brownfields (TAB) EPA Region
- **Vacancy**

2022 CTBLB Projects

Project Site	Location	CT BLB Action	Status
67-71 Minerva Street	Derby, CT	Funded assessment activities	Complete
318 North Main Street	Southington, CT	Tri-party agreement	Almost Complete
1 West Main Street	Plainville, CT	Remedial oversight agreement	Ongoing
698 South Main St (Anamet)	Waterbury, CT	Funded assessment activities	Complete
300 Broad Street	Bristol, CT	Funded assessment activities	Ongoing
Kinneytown Dam	Ansonia, CT	TBD	Pending

Southington Triparty Agreement

Kinneytown Dam

Brownfields Program Update

Christine O'Neill, Environmental Planner

RBP Regional Profile

24 municipalities

597,000 residents

173 publicly-funded projects

2,377 funded brownfield acres

$90mil+ public and private dollars leveraged by NVCOG's federal grants

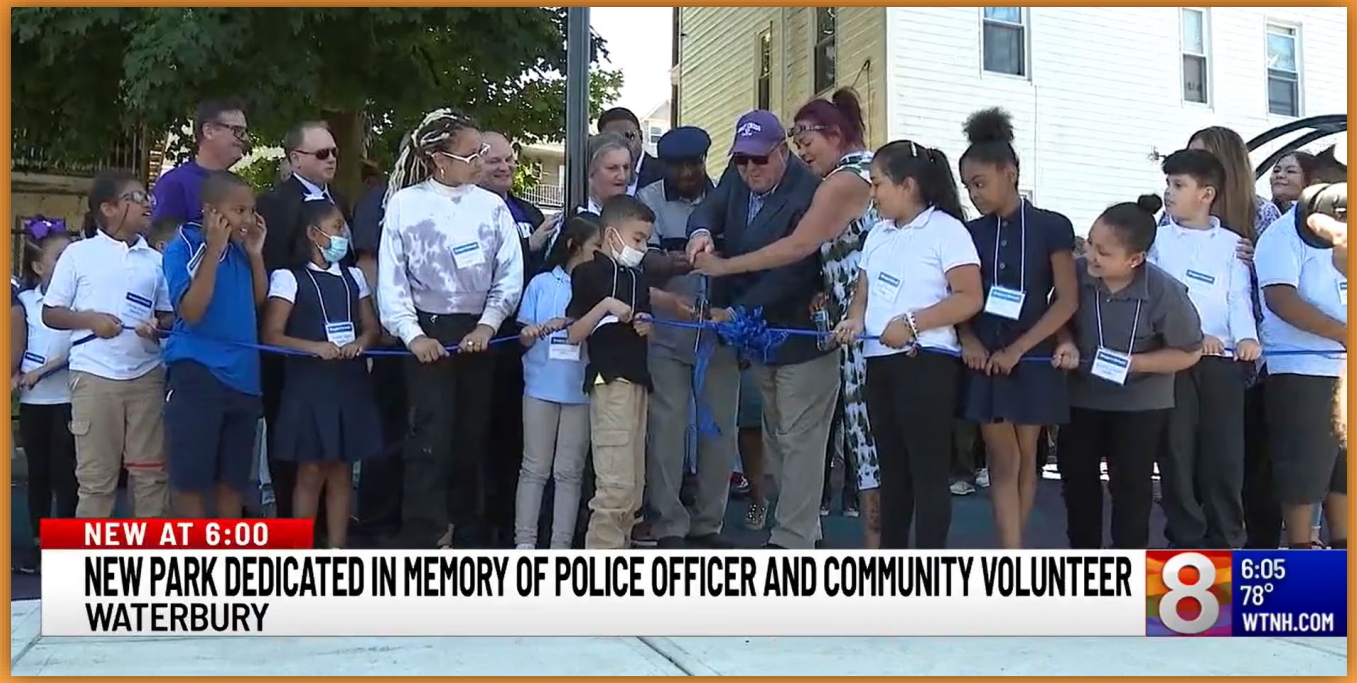
Events & Milestones

Gov Lamont at 100 Franklin Street, Torrington Ribbon Cutting (10/16/22)

Mayor O'Leary and Mark Lewis at 313 Mill Street, Waterbury (10/19/22)

Anaconda American Brass Co. Building Demolition, Waterbury, Fall 2022

Ricardo interviewed at National Brownfields Conference (8/16/22)



909 Bank Street, Waterbury Park Dedication with Mayor O'Leary (6/14/22)

Millions for the Region

EPA Press Conference (6/2/22)

Environmental Justice at NVision 2022

- At our quadrennial regional conference, NVision, we hosted a panel discussion on Environmental Justice & Community Engagement.
- EJ is at the heart of our brownfields work – revitalizing communities and producing better qualities of life in surrounding neighborhoods.
- Slides and a recording are available at https://nvcogct.gov/nvision2022

Welcome to our new Environmental Planner in Brownfields, Steven Perry!

Quarterly Newsletter

- Funding opportunities
- Events (trainings and conferences)
- Updates on all pending projects
- “Ask Ricardo”
- Brownfields in the news
- Trivia question to test your brownfields knowledge

You are always welcome to get in touch at ***coneill@nvcogct.gov*** *if you have other content you’d like to see in the newsletter!*

View this email in your browser

REGIONAL BROWNFIELDS PARTNERSHIP OF WEST CENTRAL CONNECTICUT

RBP Newsletter: Summer 2022

Request for Applications (RFA)
for Brownfield Cleanup Projects

NVCOG is announcing available funds for Remediation and Abatement projects, open to all Regional Brownfield Partnership members.

What can these funds be used for?

RLF funds are used to strengthen the

Eligibility: Sites within the Regional Brownfield Partnership service area are eligible.

Subgrants (maximum request $350,000) are available to

Quarterly Newsletter

Brownfields Project Activities Report

Ricardo Rodriguez, Brownfields Manager

RBP Assessment Grant FY 2021

- Awarded in 2021 – 90% of fund allocated
- 4 sites assessed within 2021-2022
  - 1 Main St, **Berlin** (On-gong Investigations/Phase II Report Pending)
  - 526 North Main St, **Waterbury** (Phase I/II and HBMA Complete)
  - 300 Broad St, **Bristol** (On-going Investigations/Phase II Report Pending)
  - 143 Wolcott Rd, **Wolcott** (Phase I Complete)
- Yielded 2 Phase I, 1 Phase II, 1 HBMA Report(s) with 2 ESA on-going

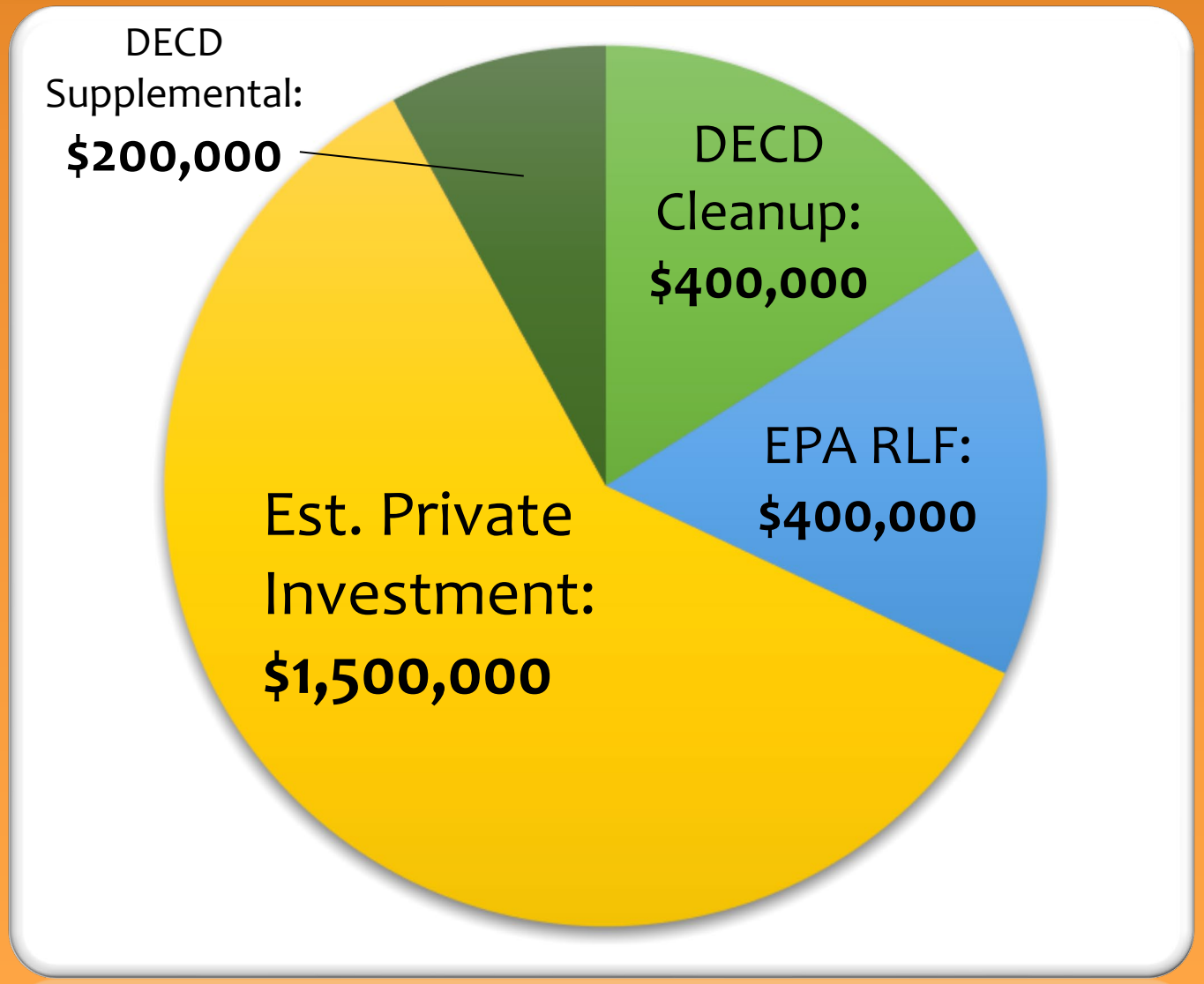
RLF Grant FY 2020

- Awarded in 2020 - $800,000
  - Supplemental - $428,850
  - Total = $1,280,850
  - 85% of the funds allocated
- 5 sites have on-going cleanups
- 313 Mill St, 359 Mill St, 698 S Main St, 130 Freight St, Waterbury; 67-71 Minerva St, Derby
- Anticipated Leverage = $10 Million+

RBP FY2022 RLF

- Awarded in 2022 with $3.9 Million
- Solicitation for Projects went out Fall 2022 = Received 11 Reponses
- EPA Requires a 50%-50% Split
  - 8-grants/3-loans
- An NVCOG RLF Committee meeting is anticipated for mid-December

Southington 318 N Main Street



DECD Grants

$400K

Active NVCOG DECD grants

$7mil

Total active DECD grants within last 2-years awarded to RBP towns

Questions & Comments

PRESENTATIONS

"Fairfield Hills: A Path Forward"

Christal Preszler, Deputy Director - Economic and Community Development for the Town of Newtown

"Got brownfields? UConn TAB is here to help you!"

Dr. Randi Mendes, Community Liaison at UConn TAB

"Creating a Town Center"

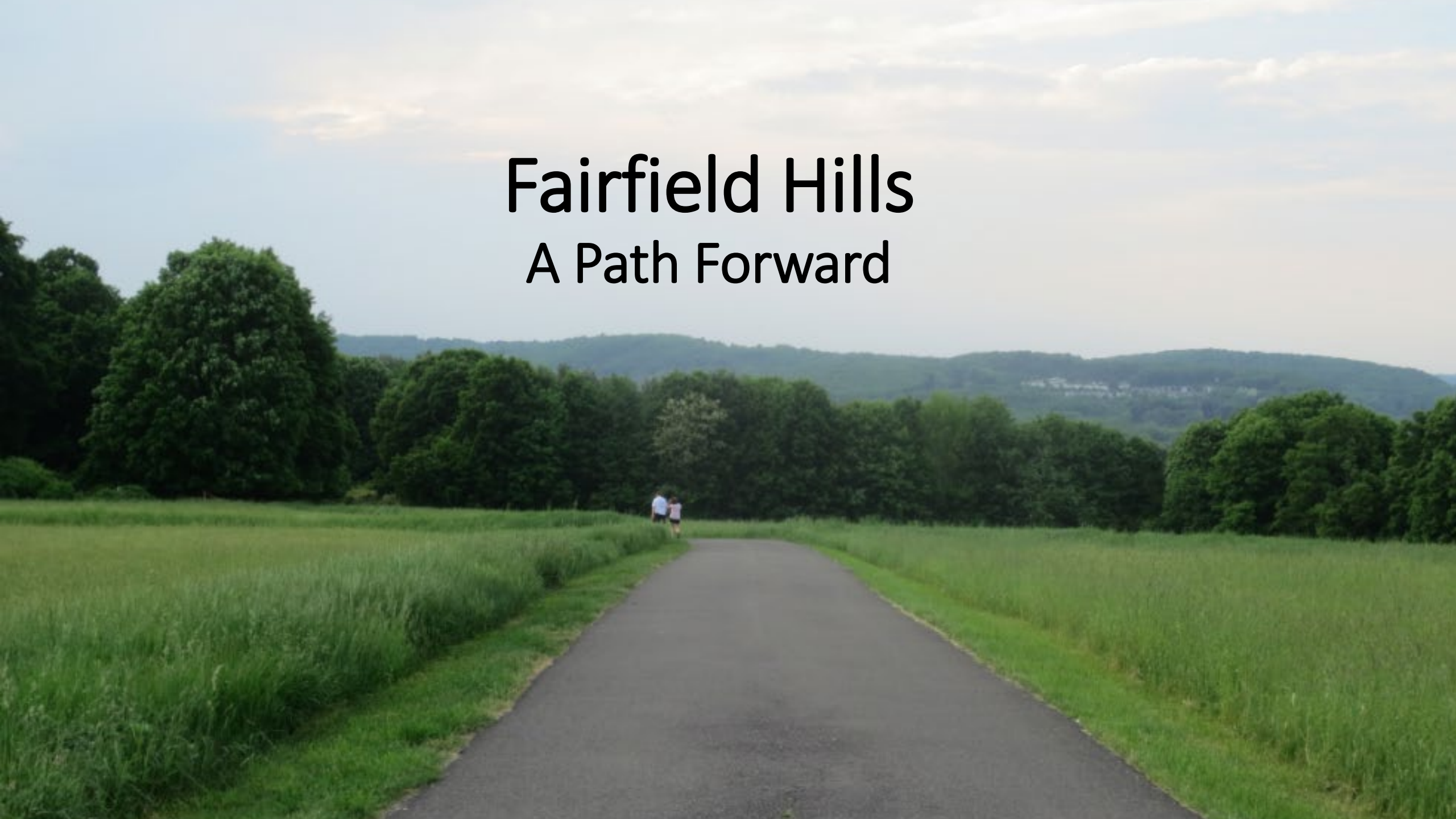
Chris Edge, Economic Development Director for the Town of Berlin and Tony Valenti, Principal of Newport Realty Group

“Fairfield Hills: A Path Forward”

Christal Preszler, Deputy Director of Economic and Community Development for the Town of Newtown

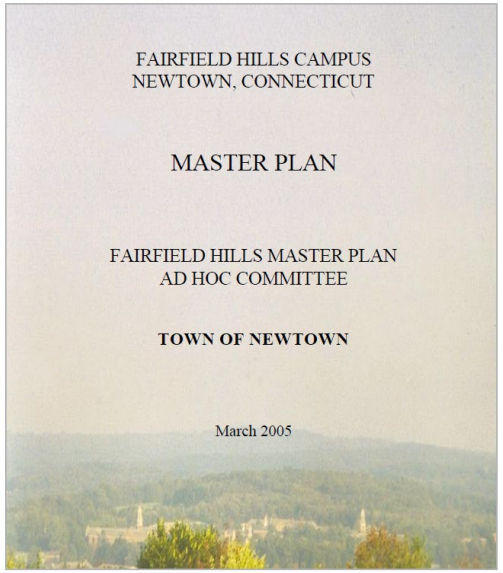
Fairfield Hills

A Path Forward



Historic Summary

- 1930s – Infrastructure installed, most buildings constructed
- 1950s/1960s – Plymouth Hall and Cochran House were built
- 1995 – State hospital closed
- 2001 - Voters approved bonding for purchase of property
- 2005 - Master Plan adopted



Campus Demolition and Renovation

Demolished Buildings
(circled in red)

Bridgewater House
Canaan House
Danbury Hall
Fairfield House
Greenwich House
Litchfield House
Yale Laboratory
Eight single family houses
Greenhouse
Woodbury Hall

Renovated Buildings
(circled in blue)

Bridgeport Hall – Muni Center
Duplex #63 – Newtown Parent Connection
Engineer's House – Center for Support and Wellness
Stratford Hall – Newsylum

Contaminants

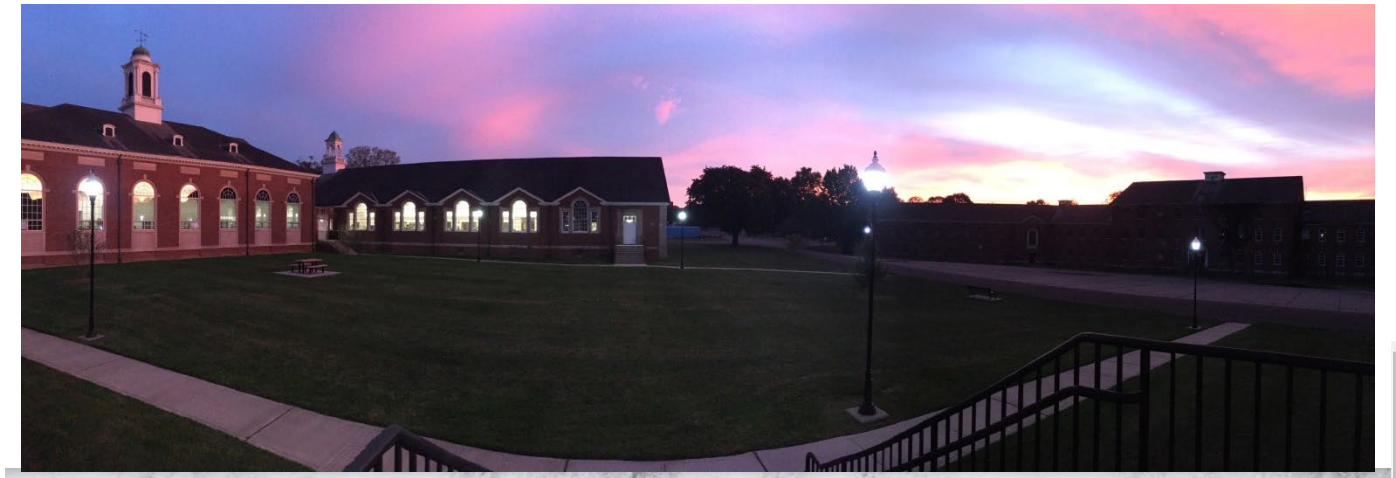
- ☒ **Asbestos**
- ☒ **Lead**
- ☒ **Dieldrin**
- ☒ **Oil**
- ☒ **PCB (minimal)**
- ☒ **Miscellaneous items**

Soil Remediation

- Approximately 1,100 tractor-trailer loads equaling 22,000 tons of contaminated soil were removed shortly after the property purchase.

Progress - Renovations

- 4 buildings have been renovated



Progress – New Buildings

- 4 buildings have been constructed

Streetscape/Trails/Open Space

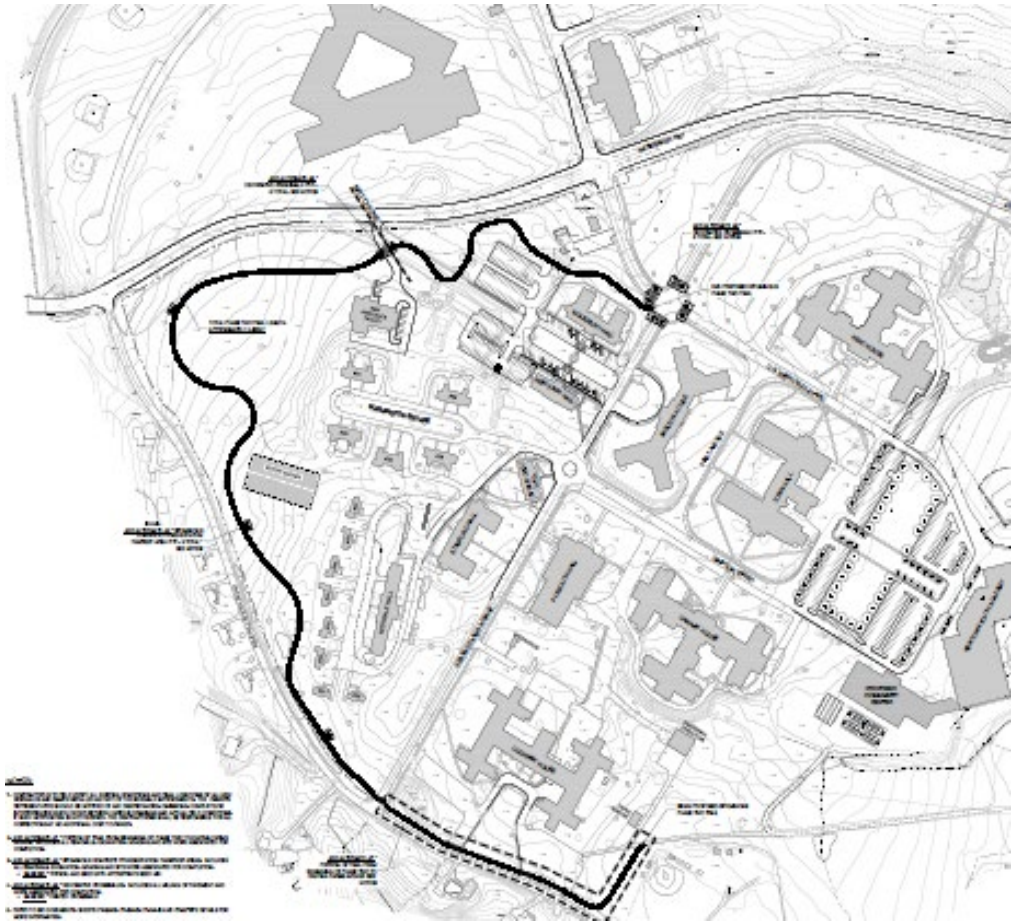
A Day at Fairfield Hills

- Sports (soccer, baseball, softball, pickleball)
- Open space / passive recreation
- Farmers' Market
- Events
- Trails

Challenges

Infrastructure

- Trails
- Ball fields, pavilion
- Lighting/utility improvements
- Sanitary sewer system upgrade. Economic Development Administration for $914,000 – 50% match for total project cost
- 15,000 linear feet of sewer
- Water line upgrade



Fairfield Hills Related Grants

Funding Sources:

DECD – CT Department of Economic and Community Development

DSS – Department of Social Services

EDA – Economic Development Administration (Can require a 50% match)

EPA – Environmental Protection Agency (Can require a 20% match, may be in-kind)

NVCOG – Naugatuck Valley Council of Governments (Can require a 10% match, may be in-kind)

STEAP – Small Town Economic Assistance Program

Local funders – Board of Realtors, Jeniam Foundation, citizens

Grants

Year	Source	Grant	Awarded	Details
2005	STEAP	Fairfield Hills Utilities Infrastructure	$275,000	Design and upgrade of various utilties/utility loop
2007	STEAP	Fairfield Hills Tunnel Work	$125,000	Removal of tunnels
2008	EPA/NVCOG	Hazardous Materials Cleanup	$200,000	Asbestos removal at Stratford Hall and Duplexes #58 and #59
2008	STEAP	Fairfield Hills Streetscape	$300,000	Campus sidewalks and lighting (muni center)
2008	DSS	Building renovation	$500,000	Renovation of Duplex #63 for Newtown Parent Connection
2010	EPA/NVCOG	Hazardous Materials Cleanup	$100,000	Asbestos removal at Duplexes #60, #61 and #63
2011	STEAP	Fairfield Hills Streetscape/Infrastructure	$400,000	Campus lighting and hardscape, surveys.
2012	EPA	Brownfield Cleanup, Danbury Hall & Single Family Houses	$200,000	Remove hazardous materials from Danbury Hall in preparation for building demolition
2014	DECD	Municipal Brownfields Assessment	$200,000	Assessment of various campus buildings for estimates to remediate and demolish structures.
2015	OPM	STEAP FH streetscape	$500,000	Improve safety and aesthetics of Fairfield Hills. Connect Parent Connection building to campus via sidewalks. Install sidewalks, bench, plantings, lighting and fence by soccer field.
2019	DECD	Formerly owned state properties	$30,597	Remainder of Stratford Hall remediation for brew pub
2019	EDA	EDA FH sewer upgrade	$914,981	Sewer design and upgrade necessary to support activities on campus.

Total: **$3,745,578**

Summary of Estimated Building Abatement and Demo Costs

	Shelton House	Kent House	Stamford Hall	Newtown Hall	Norwalk Hall	Plymouth Hall	Cochran House	*Remediation ONLY of Duplexes (4)	*Removal and replacement of asbestos roof - Municipal Center
Asbestos Abatement Estimate	$914,154	$2,417,293	$500,884	$419,409	$907,184	$380,159	$2,031,877		
Miscellaneous Estimate	$132,500	$210,320	$77,950	$72,115	$28,542	$97,325	$235,965		
PCB abatement estimate						$50,750			
Demolition Estimate	$628,200	$1,044,800	$376,400	$267,800	$523,038	$423,200	$1,044,800		
Contingency (5%)	$83,743	$183,621	$47,762	$37,966	$41,236	$47,572	$331,264		
Environmental Monitoring & specs	$49,708	$124,865	$28,044	$23,970		$23,008	$105,594		
Roof/LBP/window abate replace								$817,272	$1,000,000
2014 TOTAL ESTIMATE	$1,808,305	$3,980,899	$1,031,040	$821,260	$1,500,000	$1,022,014	$3,749,500	$817,272	$1,000,000
Estimated 7% demo increase	$117,240	$257,069	$66,866	$53,153	$102,113	$66,600	$231,885	$0	$0
Estimated 10% monitoring increase	$4,971	$12,487	$2,804	$2,397	$0	$2,301	$10,559	$0	$0
Estimated 10% Duplex increase								$81,727.20	
Demo Contingency (5%)	$89,605	$196,474	$51,105	$40,624	$78,044	$50,902	$177,226	$0	$0
UPDATED TOTAL ESTIMATE	**$1,936,377**	**$4,263,308**	**$1,104,054**	**$879,468**	**$1,638,921**	**$1,043,495**	**$3,837,907**	**$898,999**	**$1,000,000**

2014 Estimated Grand Total: **$15,730,290**

Estimated Current Grand Total: **$16,602,528**

Since 2014:

- Demo costs have an estimated increase of over 7%
- Environmental monitoring has an estimated increase of over 10%

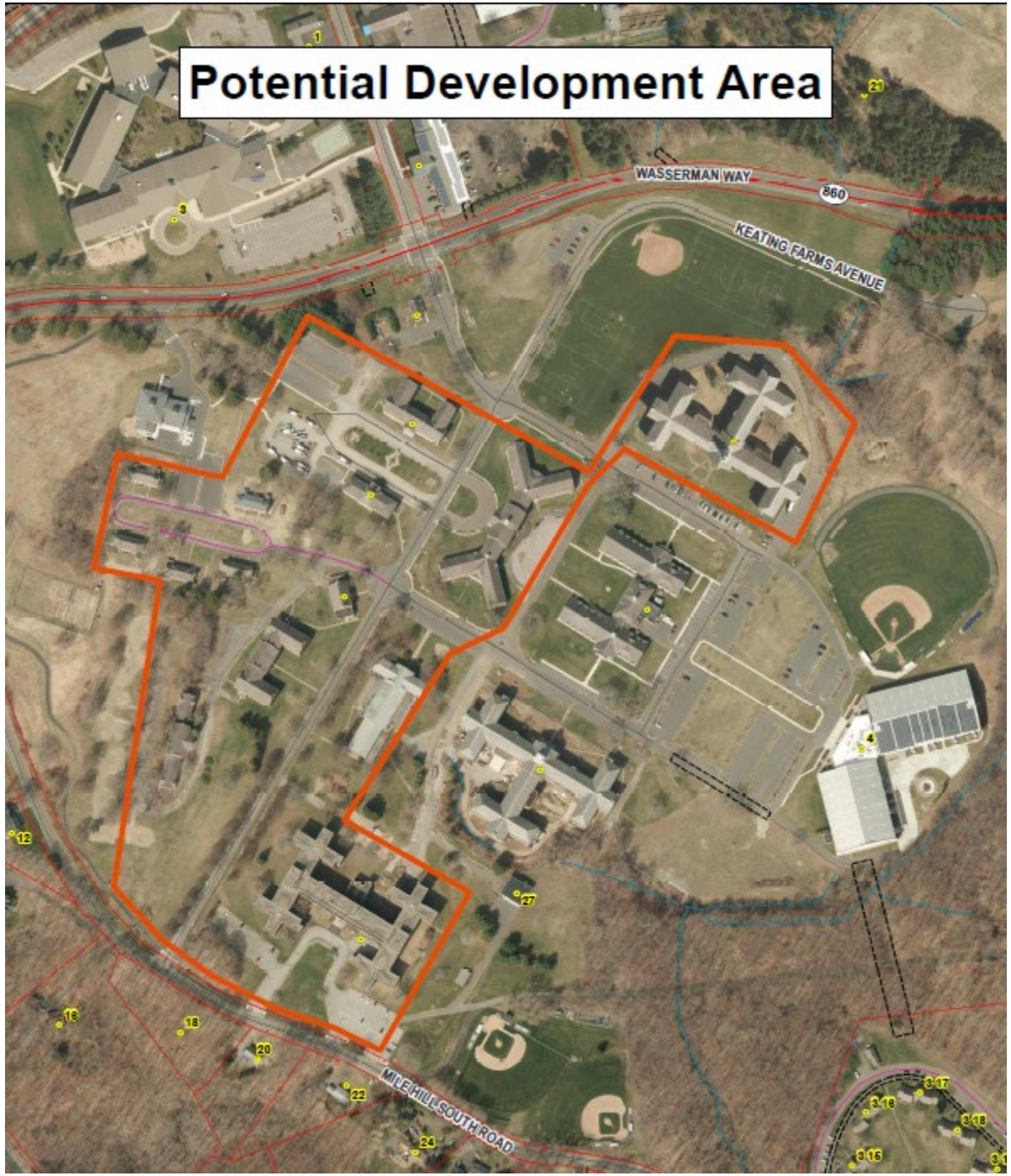
*Estimates only specific abatement of buildings

- Municipal Center – roof
- Duplex – selective demo of hazardous materials

Summary of Financials - Spending

Anticipated Total Spending: 2005 – 2054
$64,717,162

Potential Development Area



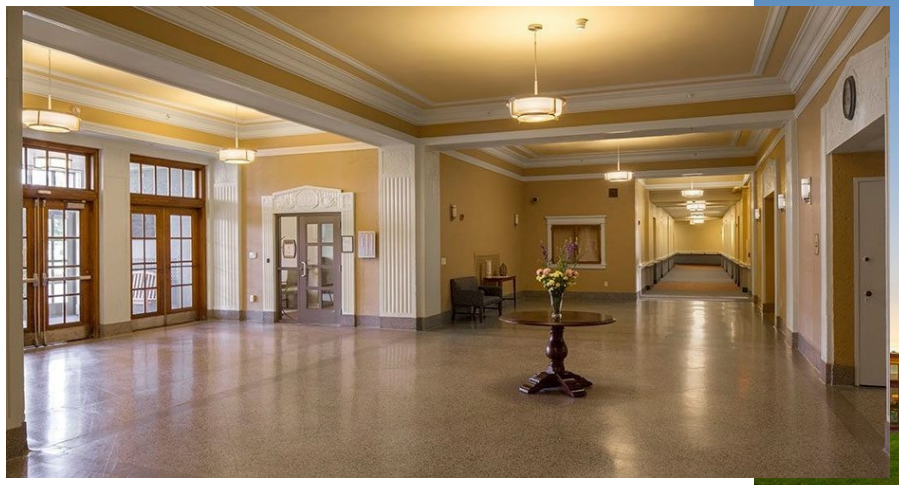
FAIRFIELD HILLS
Newtown, CT

Possible Future Options for Campus

- Continue Status Quo

- Main Street Concept

- Mixed Use Development



FAIRFIELD HILLS

Newtown, CT

Questions & Comments

“Creating a Town Center”

Chris Edge, Economic Development Director for the Town of Berlin & Tony Valenti, Principal of Newport Realty Group

Steele Center @ Farmington Ave (Creating A Town Center)

NRG
NEWPORT REALTY
Group

TOWN OF BERLIN, CONNECTICUT
INC. 1785 ★ OFFICIAL SEAL

Background – Site History

Home of Pioneer Precision Manufacturing
889 Farmington Avenue (took for back taxes)

- 2 Buildings 28,000 square feet – Constructed 1922/1970s, demolished in 2014/2015
- Manufacturing of Metals For Automotive and Aerospace Industries
- Wallpaper Manufacturing

Properties Purchased By The Town of Berlin For Planned Municipal Use

- Warehouse – 903 Farmington Avenue (demolished)
- Retail – 913 Farmington Avenue (demolished)

Process/Timeline

- **2011 – First Brownfield Grant Received from DECD**
- **2015 – Town Receives Grant for Boulevard**
- **Spring/Fall 2017 – Town Council Decides To Go To RFP Process**
  - 5 Proposals Received
- **Spring 2018 – Selection of Newport Realty Group**
- **Summer 2019 – Purchase and Sale Agreement Signed**
- **Summer 2020 – Groundbreaking for Steele Boulevard**
- **2021 – Boulevard Completed and Construction Begins**
- **Today – 9 Steele Boulevard Completed**
  - Residents and Businesses Begin To Occupy Building
- **29 Steele Boulevard – Construction to Begin Q1 2023**
  - Tenant secured for entire building
- **55 Steele Boulevard – Site Work/Remediation Commences Q1 2023**
- **10 Steele Boulevard – Construction to Begin Q2 2023**

Development Plan – The Vision For Steele Center @ Farmington Ave

Building Information

A – Retail/Multi-family
B – Retail, Multi-family
C – Restaurant/Café
D – Multi-family
E – Multi-family

Steele Center @ Farmington Ave - Today

9 Steele Boulevard has been completed with 16 multi-family units and 3-4 retail/office spaces

- 13 of 16 apartments rented
- Trio Health Care – occupancy in January 2023
- Attorney's Office – occupancy in February 2023
- Hop Haus Gastropub – opening early 2023

Funding/Partners - Public, Private

NRG NEWPORT REALTY Group

Connecticut Department of Economic and Community Development

Thomaston Savings Bank

TOWN OF BERLIN, CONNECTICUT INC. 1785 OFFICIAL SEAL

CONNECTICUT OFFICE OF POLICY AND MANAGEMENT

CONNECTICUT DEPARTMENT OF TRANSPORTATION

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

CONNECTICUT ENERGY ENVIRONMENT

How Steele Center Has Changed The Look And Feel Of Farmington Avenue and the Kensington Village

Final Thoughts & Questions

- Transit Oriented Development can be an impetus for more progress
- Even challenging properties can be taken on with the right team
- State, local and private sector support are often key to making TOD a reality
- State $ for Berlin Train Station made Steele Center @ Farmington Ave a reality due to its potential to bring people to and from Berlin

Questions & Comments

“Got brownfields?
UConn TAB is here to help you!”

Dr. Randi Mendes, Community Liaison at UConn TAB

Got brownfields? UConn TAB is here to help

Nefeli Bompoti, PhD

Randi Mendes, PhD

Technical Assistance for Brownfields EPA Region 1

Civil and Environmental Engineering

University of Connecticut

Annual Regional Brownfield Partnership Meeting

Nov 30, 2022

UCONN TAB

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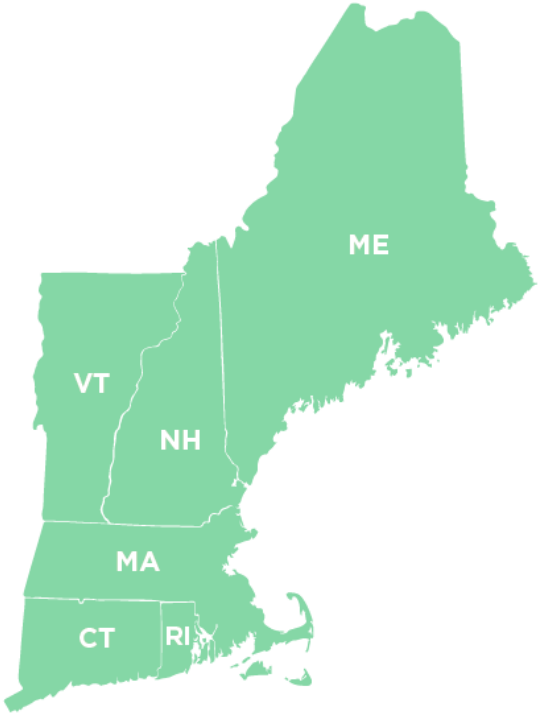

Technical Assistance for Brownfields Program

EPA Region 1

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Our services at a glance

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Equitable Representation

STATES & TRIBES

COMMUNITIES

REGIONAL PLANNING ORGANIZATIONS

Equal Distribution of Resources in all 6 New England States and Tribes

Geographic Diversity
Rural & Urban Communities
Small and Larger Towns, Cities
Environmental Justice
Communities receive priority

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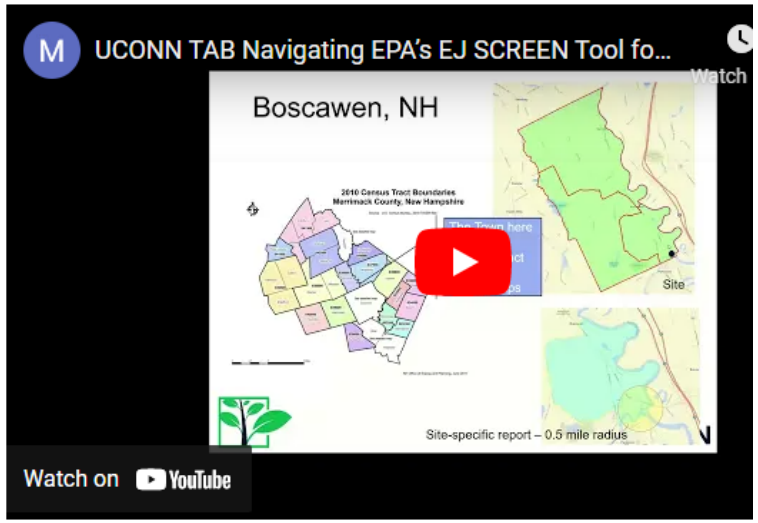
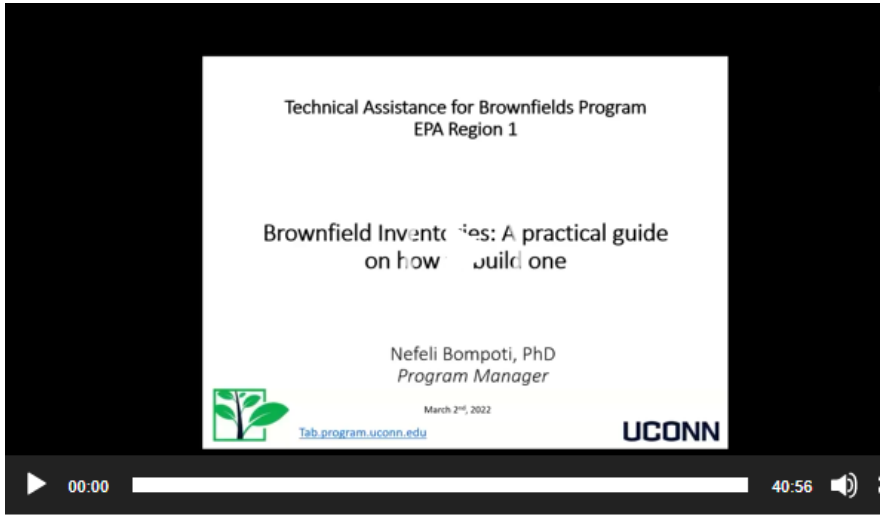
Direct Technical Assistance

Technical Document Review	• Summary of Environmental Site Assessment Reports, Remedial Action Plans, Planning Documents
Brownfields Proposals Review	• EPA Brownfield Program proposals (assessment, cleanup, multipurpose, RLF, Job Training), and State Program proposals
Access to Resources	• Fact sheets, example proposals, and documents
Online Office Hours	• Answer Technical Questions

Workshops and Webinars





EJScreen Short Course

UConn TAB Region 1

COMING SOON

UCONN UCONN

Municipal Assistance Program

Sep-Dec → Jan-April → May-Aug

MARC Grant support

Target Area and Brownfield Site Description

Community Need (Demographics, EJSCREEN data)

TECHNICAL SUPPORT

Brownfield inventories

Collect data for brownfield sites

Data Review and Gap Analysis for brownfield sites

Draft Scope of Work for site investigations

Site reuse planning

Community Engagement Planning and Materials

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http//:tab.program.uconn.edu

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Deadline to apply for UConn TAB MAP S23: Dec 14th

UConn TAB RFP (Spring2023)

Name of Primary Contact *(Required)*

First

Last

Tile of Primary Contact *(Required)*

Email *(Required)*

Organization Name *(Required)*

What is the status of your entity? *(Required)*

- ◯ Municipality
- ◯ Regional Planning Organization
- ◯ Redevelopment Agency
- ◯ Non-profit Organization 501(c)(3)
- ◯ Tribal Government
- ◯ Other

https://tab.program.uconn.edu/request-for-proposals-spring-2023/#

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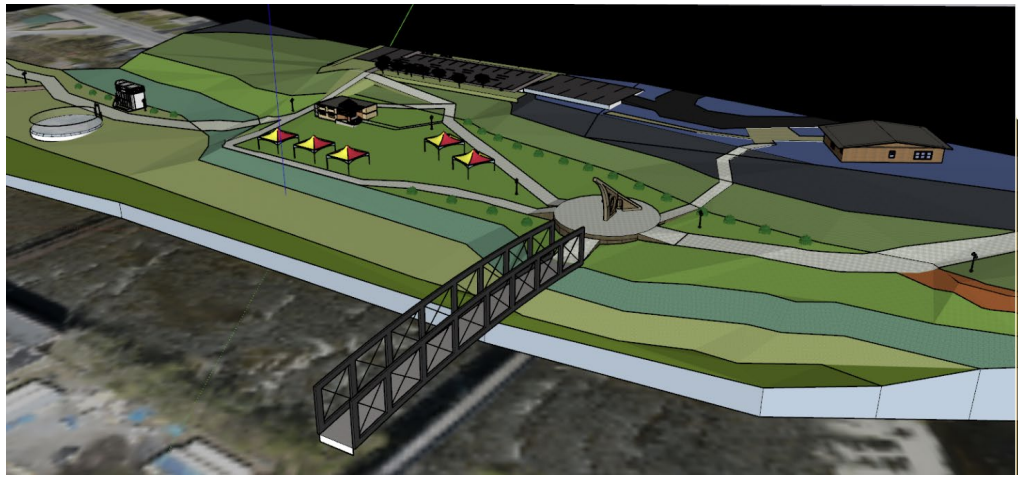
Site Reuse Assessment

Evaluate redevelopment options for priority sites



Site reuse renderings

- Community Demographics
- Nearby Businesses
- Zoning Regulations
- Site Restrictions
- Floodplains & Wetlands
- Remediation Restrictions
- Infrastructure Assessment

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Brownfield Inventories

Identify brownfields in a town/target area

4. Results/Findings

4.1 Brownfield Inventory

Nine sites were identified in Bethany as being potential brownfields. They are listed below with some information on their past use, their zoning, and the acreage of the property.

For zoning, B-I refers to business-industrial and R-65 refers to residential.

1.

Figure 2. 163 Amity Road

Address: 163 Amity Rd

Description: Former Quoka residential property. Used as a dumping site for junk and hazardous waste. Some cleanup has been done but more remains. Site is tax delinquent.

Zoning: B-I

Acreage: 1.25

- Identify possible brownfields in community
- Create an inventory of all sites including details regarding status, ownership, tax delinquency, etc.
- Create a priority list for community

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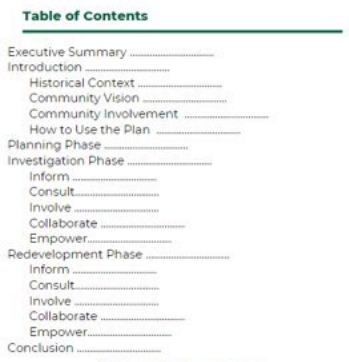
Community Outreach

- Prepare materials for NE communities to communicate all aspects of Brownfields

- Engagement plan
- Brownfields 101 presentation
- Infographic
- Story map
- Guidance on a community meeting



https://tab.program.uconn.edu/mt-trashmore/

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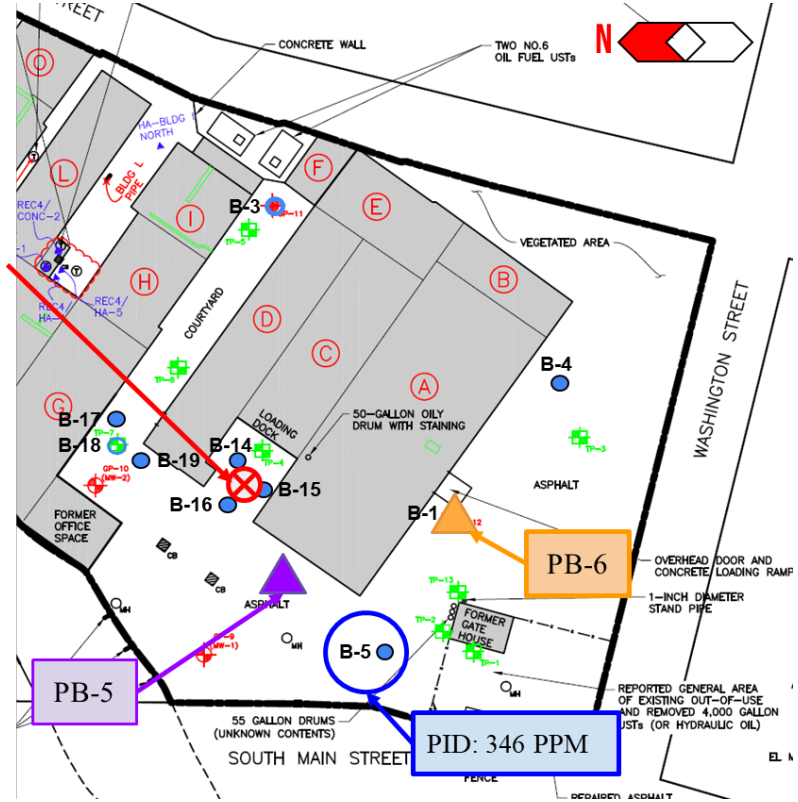
Data Gap Analysis & Summary of investigations

Review previous site investigation reports and preparation of summaries and data gap analysis for a particular brownfield site



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Questions & Comments

Thank you so much for attending

The 2022 Annual Regional Brownfield Partnership Meeting!