1. **Welcoming Remarks** – Rick Dunne, NVCOG Executive Director, Sheila O’Malley, RBP Chair

2. **Business Portion** – Sheila O’Malley, RBP Chair
   
   I. Pledge of Allegiance
   
   II. Roll Call & Introductions

   III. RBP Elections; Chair (2-year term), Vice-chair (2-year term), Secretary/Treasurer (2-year term), at-large member (1-year term)

   IV. Financial Report – Michael Szpryngel, NVCOG Finance Director

3. **Connecticut Brownfield Land Bank Updates** – Rick Dunne, CTBLB President

   IV. 2023 Program Updates – Steven Perry, NVCOG Environmental Planner

   V. **Project Activities** – Ricardo Rodriguez, Brownfield Program Coordinator

4. **Presentation: Tighe & Bond Due Diligence Best Practices**

   James Olsen LEP, Nick Granata, LEP, & Harley Langford, LEP

5. **Presentation: UConn TAB Services & Community Engagement**

   Randi Mendes, PhD, Project Manager & Katie Malgioglio, MSW, Community Liaison & Community Engagement Coordinator

6. **Presentation: Brownfield Success Story, City of Torrington, 100 Franklin Street**

   Mayor Elinor Carbone, City of Torrington & Karmen Cheung, PENNROSE Senior Developer

7. **Open Discussion & Adjournment**
Welcoming Remarks

Sheila O’Malley, RBP Chair
ANSONIA RECHARGED
TEN YEARS OF PROGRESS
RBP Business Meeting

I. Pledge of Allegiance
II. Roll Call and Introductions
Rick Dunne, NVCOG Executive Director
III. RBP Executive Board Elections

Sheila O’Malley, RBP Chair
Current Executive Board
Sheila O’Malley of Ansonia, Chair
Ron Pugliese of Naugatuck, Vice-chair
*Chris Edge of Berlin, at-large member
Vacant, Secretary/Treasurer
Vacant, at-large member

*Term expiring in 2024.

Report of the Nominating Committee
Sheila O’Malley of Ansonia, Chair, 2-year term
Ron Pugliese of Naugatuck, Vice-chair, 2-year term
Thomas Hyde of Waterbury, Secretary/Treasurer, 2-year term
*Kurt Miller of Seymour, at-large member, 1-year term

*To complete the unexpired term created by a resignation.
Recommended Motion

“To direct the Secretary to cast one ballot in favor of the proposed slate.”
IV. Financial Report

Michael Szpryngel, NVCOG Finance Director
# Financial Report: EPA Assessment 2021

<table>
<thead>
<tr>
<th>Grant Name:</th>
<th>EPA Assessment 2021</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Site</td>
</tr>
<tr>
<td><strong>Hazardous</strong></td>
<td>1 Main St</td>
</tr>
<tr>
<td></td>
<td>526 North Main St</td>
</tr>
<tr>
<td></td>
<td>143 Wolcott Rd</td>
</tr>
<tr>
<td></td>
<td>36 Pleasant St</td>
</tr>
<tr>
<td></td>
<td>Available</td>
</tr>
<tr>
<td></td>
<td><strong>Total Hazardous</strong></td>
</tr>
<tr>
<td><strong>Petro</strong></td>
<td>300 Broad St</td>
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<tr>
<td></td>
<td>Available</td>
</tr>
<tr>
<td></td>
<td><strong>Total Petroleum</strong></td>
</tr>
<tr>
<td></td>
<td>Oversight &amp; Contractual</td>
</tr>
<tr>
<td></td>
<td><strong>Grant Total</strong></td>
</tr>
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</table>
## Financial Report: RBP Dues Allocation

<table>
<thead>
<tr>
<th>Allocation</th>
<th>FY 2023</th>
<th>FY 2022</th>
<th>FY 2021</th>
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<tbody>
<tr>
<td>RBP Dues Collection</td>
<td>$25,000</td>
<td>$25,000</td>
<td>$22,000</td>
</tr>
<tr>
<td>Staff</td>
<td>20,775</td>
<td>14,921</td>
<td>20,791</td>
</tr>
<tr>
<td>Legal</td>
<td>-</td>
<td>7,647</td>
<td>1,209</td>
</tr>
<tr>
<td>Materials &amp; Supplies</td>
<td>55</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Conferences</td>
<td>3,724</td>
<td>1,782</td>
<td>-</td>
</tr>
<tr>
<td>Training</td>
<td>-</td>
<td>639</td>
<td>-</td>
</tr>
<tr>
<td>Travel</td>
<td>446</td>
<td>11</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$25,000</td>
<td>$25,000</td>
<td>$22,000</td>
</tr>
</tbody>
</table>
## Financial Report: BF Admin Funds Allocation

<table>
<thead>
<tr>
<th>Source</th>
<th>3 Year Total</th>
<th>FY 2023</th>
<th>FY 2022</th>
<th>FY 2021</th>
<th>FY 2024 - 2026</th>
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</thead>
<tbody>
<tr>
<td>RBP Dues Collection [*]</td>
<td>$ 72,000</td>
<td>$ 25,000</td>
<td>$ 25,000</td>
<td>$ 22,000</td>
<td>$ 75,000</td>
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<tr>
<td>Assessment 2021 [*]</td>
<td>$ 57,353</td>
<td>$ 26,821</td>
<td>$ 17,315</td>
<td>$ 13,217</td>
<td>$ -</td>
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<tr>
<td>RLF Program</td>
<td>$ 303,179</td>
<td>$ 202,181</td>
<td>$ 95,824</td>
<td>$ 5,174</td>
<td>$ 702,236</td>
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<td>Other Sources</td>
<td>$ 162,596</td>
<td>$ 5,647</td>
<td>$ 16,695</td>
<td>$ 140,254</td>
<td>$ 80,000</td>
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<tr>
<td>CTBLB</td>
<td>$ 66,354</td>
<td>$ 32,121</td>
<td>$ 23,228</td>
<td>$ 11,006</td>
<td>$ 30,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$ 661,482</strong></td>
<td><strong>$ 291,770</strong></td>
<td><strong>$ 178,062</strong></td>
<td><strong>$ 191,650</strong></td>
<td><strong>$ 887,236</strong></td>
</tr>
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</table>

**Brownfield Dues Ratio**

<table>
<thead>
<tr>
<th>FY</th>
<th>9%</th>
<th>14%</th>
<th>11%</th>
<th>8%</th>
</tr>
</thead>
</table>

**Notes:**

[*] RBP Specific Program

**RLF Program**: RLF 2020, EPA RLF 2022, and Program Income

**Other Sources**: Regional Service Grants (RSG), DECD Grants, and U.S. Fish & Wildlife Grant

**Connecticut Brownfield Land Bank (CTBLB)**: EPA Assessment 19, DECD Grants, & Municipal Contracts
V. Connecticut Brownfield Land Bank Update

Rick Dunne, CTBLB President
## 2023 CTBLB Projects

<table>
<thead>
<tr>
<th>Site</th>
<th>Location</th>
<th>CTBLB Action</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>300 Broad Street</td>
<td>Bristol</td>
<td>Funded assessment activities</td>
<td>Complete</td>
</tr>
<tr>
<td>40 West Street</td>
<td>Bristol</td>
<td>Funded assessment activities</td>
<td>Complete</td>
</tr>
<tr>
<td>67-71 Minerva Street</td>
<td>Derby</td>
<td>Funded assessment activities</td>
<td>Complete</td>
</tr>
<tr>
<td>304 Seymour Avenue</td>
<td>Derby</td>
<td>Funded assessment activities</td>
<td>Complete</td>
</tr>
<tr>
<td>1 Watrous Street</td>
<td>East Hampton</td>
<td>Funded assessment activities</td>
<td>Complete</td>
</tr>
<tr>
<td>318 North Main Street</td>
<td>Southington</td>
<td>Tri-party agreement</td>
<td>Complete</td>
</tr>
<tr>
<td>698 South Main Street (Anamet)</td>
<td>Waterbury</td>
<td>Funded assessment activities</td>
<td>Complete</td>
</tr>
<tr>
<td>Kinneytown Dam</td>
<td>Seymour &amp; Ansonia</td>
<td>Various</td>
<td>Pending</td>
</tr>
</tbody>
</table>
Kinneytown Dam

Learn more: https://nycogct.gov/kinneytown
VI. 2023 Program Updates

Steven Perry, Environmental Planner
RBP Regional Profile

- **25** municipalities
- **606,682** residents
- **186** publicly-funded projects
- **2,477** funded brownfield acres
- **> $100m** public and private dollars leveraged by NVCOG’s grants
Events & Milestones

OSI Pier Grand Opening, Derby - July 2023

313 Mill Street, Waterbury - September 2023

313 Mill Street, Waterbury – October 2023

698 South Main Street, Waterbury (Anamet) – October 2023
Funding our Region’s Future

$14,099,850 total NVCOG awards from EPA
A fire consumed 835 South Main Street less than one-month before the EPA Press Conference.
Quarterly Newsletter

• Funding opportunities
• Events (trainings and conferences)
• Project Updates
• Ask Ricardo & Steven
• Brownfields in the news

You are always welcome to get in touch at sperry@nvcogct.gov if you have other content you’d like to see in the newsletter!
VII. 2023 Program Updates

Ricardo Rodriguez, Brownfields Program Coordinator

170 Freight Street Demolition, Waterbury - December 2023
**EPA Assessment Grant FY 2021**

- Awarded in 2021 – 98% of funding allocated

- 5 sites assessed within 2021 -2023
  - 1 Main St, **Berlin** (Phase II Complete)
  - 300 Broad St, **Bristol** (Phase II/III and RAP Complete)
  - 36 Pleasant St, **Ansonia** (Phase II Complete)
  - 143 Wolcott Road, **Wolcott** (Phase I Complete)
  - 526 North Main Street, **Waterbury** (Phase I, Phase II, and HBMA Complete)

- Yielded 1 Phase I, 4 Phase II, 1 Phase III, and 1 RAP
RLF Grant FY 2020

• Awarded in 2020 - $800,000
  • Supplemental - $428,850
  • Total = $1,280,850
  • 100% of the funds allocated

• 4 sites have on-going cleanups: 698 S Main St, 130 Freight St, Waterbury; 67-71 Minerva St, Derby; 313 Mill St, Waterbury

• 1 site scope of work is complete: 359 Mill St

• Estimated Leverage > $20 Million
RLF Grant FY 2022

- Awarded in 2022 with $3.9 Million
- Supplemental Award in 2023 $3 Million
  - New Total $6.9 Million

- Solicitation for Projects went out Fall 2023, with
- EPA Requiring a 50%-50% Split
  - 8-grants/4-loans

- 4 Loans are in the Underwriting Process totaling $3,763,000

- 8 Sub-grants totaling $2,262,000 are currently underway.
2023 NVCOG DECD Projects

300 Broad Street, Bristol

- **$3.7m** to conduct cleanup activities across 22 acres
- Financial Assistance Proposal underway
- > $7m private investment
- Proposed end use:
  - Industrial
  - Heavy Manufacturing
2023 CTBLB DECD Projects

196 Mill Street, Waterbury

- $160,000 to conduct assessment activities.
- Data collected will determine required cleanup.
- Proposed end use:
  - Mixed-income housing
  - Commercial space
2023 CTBLB DECD Projects

67-71 Minerva Street, Derby

• $650,000 to conduct cleanup activities at a former autobody shop
• 96 mixed-income housing units. Ground-floor commercial space
• Assistance Agreement in place between CTBLB, DECD, and developer
• > $12m private investment
• Vertical construction has begun
**DECD Grants**

$4.1m  
Active NVCOG DECD grants

$810k  
Active CTBLB DECD grants

100%  
of NVCOG & CTBLB DECD applications fully funded

$18m  
Total active DECD grants awarded to RBP municipalities within the last 2-years
Questions & Comments?
Presentations

3. “Environmental Due Diligence”

Tighe & Bond

James Olsen, LEP, Nick Granata, LEP, & Harley Langford, LEP
ENVIRONMENTAL DUE DILIGENCE AND BROWNFIELDS SITE ACQUISITION CONSIDERATIONS

Naugatuck Valley Council of Governments
Regional Brownfields Partnership

James Olsen, PG, LEP, Nick Granata, LEP, and Harley Langford LEP
OBJECTIVES

• Become familiar with the Environmental Site Assessment and Remedial Planning process.

• Understand how hazardous building materials and building conditions affect site redevelopment.

• Identify other potential factors that may impact site redevelopment including site constraints and permitting.

• Understand the role and responsibilities of an LEP.

• Become familiar with CT’s brownfields liability protection programs.
DUE DILIGENCE OVERVIEW

• Environmental Site Assessment Process
  – Its as easy as 1, 2, 3!

• Remedial Planning
  – Remedial Action Plan and Design
  – Cost Estimates
  – Bidding
  – Implementation/Construction

• Brownfields Reuse/Redevelopment
  – Emphasis on stakeholder engagement throughout the process is critical to success
DUE DILIGENCE – PHASE I ESA

• What is it?
  – An evaluation of the current and historical uses of a site (paper study)
  – Includes records review, site visit, interviews, and preparation of a report

• What is the purpose?
  – Identify all areas at which a release to the environment has the potential to have occurred
    – Better known as RECs and AOCs

• Why is it important?
  – Innocent Landowner Defense per ASTM/AAI
  – Required prior to acquisition
  – Basis for all other phases of work and conceptual site model (CSM)

• Standards
  – ASTM E1527-21
  – CTDEEP Site Characterization Guidance Document
DUE DILIGENCE – PHASE I ESA

• AOC Examples
DUE DILIGENCE – PHASE II ESA

• **What is it?**
  – A subsurface investigation
  – Can include sampling of soil, sediment, soil vapor, and/or groundwater

• **What is the purpose?**
  – To determine if a *release* has occurred at AOCs
  – Release has occurred if COCs are detected

• **Why is it important?**
  – It’s the expected standard of care (CT SCGD)
  – Required to determine if releases have occurred
  – Sets expectations for Phase III investigations

• **Standards**
  – CTDEEP Site Characterization Guidance Document
DUE DILIGENCE – PHASE II ESA

- Phase II ESA
DUE DILIGENCE – PHASE III ESA

• **What is it?**
  – Additional subsurface investigations
  – Includes additional sampling of soil, sediment, soil vapor, and/or groundwater
  – Addresses temporal considerations (seasonal)

• **What is the purpose?**
  – To define the nature, degree, and extent of the releases identified during the Phase II investigation
  – Determine three-dimensional extent of COCs for all AOCs
  – To validate a CSM

• **Why is it important?**
  – It’s the expected standard of care (CT SCGD)
  – To support and develop remedial actions plans
  – Reduce uncertainties associated with understanding of site conditions (address data gaps)
  – Needed to develop accurate cost estimates

• **Standards**
  – CTDEEP Site Characterization Guidance Document
  – CTDEEP RSRs
DUE DILIGENCE – REMEDIAL PLANNING

• **What is it?**
  – Preparation of plans and specifications for cleanup activities, usually in the form of a RAP and bidding documents
  – Planning process includes a coordinated effort to integrate cleanup activities and site redevelopment (brownfields).
  – Development of remediation cost estimates

• **What is the purpose?**
  – Describe plans and approaches for remediation
  – Determine remedial goals for cleanup activities
  – Support project bidding
  – Support cleanup funding applications and costing
  – Support community engagement and outreach

• **Why is it important?**
  – It’s the expected standard of care (CT RSRs)
  – Stakeholder input, coordination, and communication will help ensure successful outcomes
DUE DILIGENCE – REMEDIAL PLANNING

• REMEDIAL PLANNING

AREA OF PROPOSED SOIL REMEDIATION
HAZARDOUS BUILDING CONDITIONS

• HBM Assessment Activities
  - Safety Planning and Access Assessment
  - Hazardous Materials Inventory
    - Asbestos
    - Lead-Based Paint
    - PCB Containing Materials
    - Universal Wastes
    - Regulated Waste Inventory

• Building Contamination
BUILDING ASSESSMENT

• Building Assessment
  - Property Conditions Assessment
  - Safety Planning and Structural Assessment

• Adaptive Re-use
  - Layout and Intended use

• Demolition
  - Redevelopment Considerations
    – Include Foundations?
  - Receptor Survey
    – Dust Control
    – Vibration Monitoring
    – S&E Controls
  - Site Access and Trucking
  - Public Notice and Engagement

• Opinion of Probable Costs
OTHER CONSIDERATIONS

• Chemical and Operations Waste
• Property Conditions Assessment
• Floodplain and Wetland Permitting Review
• Site Engineering Assessment
  - Constraints Study
    - Utility Services/Capacity
    - Site Access/Existing Roadways
    - Zoning
• SHPO
• Highest and Best Use Planning Study
ROLE OF LICENSED ENVIRONMENTAL PROFESSIONAL (LEP)

- Statute: CGS 22a-133v
- Regulations: RCSA Sections 22a-133v-1 thru -7
- Allows DEEP to delegate oversight of investigation and remediation of contaminated sites to LEPs
- Completion of Investigation Form – completed in accordance with prevailing standards and guidelines
- Remedial Action Plan Form – includes public notification
- Verification Form – releases have been remediated in accordance with Remediation Standard Regulations (RSRs)
- Forms for PTP, ABC/VRP, BRRP, RCRA Corrective Action
ROLE OF LICENSED ENVIRONMENTAL PROFESSIONAL (LEP)

• LEPs play critical technical role in the redevelopment of brownfields
• Liaison with DEEP and DECD on technical matters and negotiate cleanup approaches
• Assist with EPA and DECD brownfields funding applications
• LEP-Lead Project Team
  - Extensive experience with investigation and remediation of brownfields
  - Diverse skill set – investigation, remediation, HBMs, demolition, permitting, engineering, redevelopment
  - Cost effective and efficient investigations
  - Creative approaches such as integrating remediation into redevelopment
  - Proven track record with DEEP and DECD with multiple LEP Verifications
  - Project management and communication skills
CT BROWNFIELD REMEDIATION & LIABILITY RELIEF PROGRAMS

• Abandoned Brownfield Cleanup (ABC) Program
  - For bona fide prospective purchaser not responsible for contamination
  - Must apply prior to property acquisition and Phase I ESA is required
  - Property must be unused or significantly underutilized 5 years prior to enrollment
  - Redevelopment must provide regional or municipal benefit
  - No obligation to investigate or remediation off-site, but must eliminate off-site migration
  - Provides liability relief from State and third parties
  - Exempt from Property Transfer Program
  - Eligible for free Covenant Not to Sue
  - No fee to apply
  - Must enroll in DEEP’s Voluntary Remediation Program ($3,250 fee)
CT BROWNFIELD REMEDIATION & LIABILITY RELIEF PROGRAMS

- **Brownfield Remediation and Revitalization Program (BRRP)**
  - Eligibility Criteria, applicant is one of the following:
    1. Bona fide purchaser
    2. Innocent landowner
    3. Contiguous property owner
  - Must apply prior to property acquisition and Phase I ESA is required
  - No obligation to investigate or remediation off-site, but must eliminate off-site migration
  - Property is not subject to any of the following:
    - current Federal or State enforcement actions
    - Federal NPL or State SPL Lists
    - RCRA Corrective Action
  - Exempt from Property Transfer Program
  - Provides liability relief from State and third parties
  - Fee is 5% of assessed land value based on most recent grand list
  - No fee for municipality, but new owner must pay when acquiring from municipality
CT BROWNFIELD REMEDIATION & LIABILITY RELIEF PROGRAMS

- **Municipal Brownfield Liability Relief Program (MBLR)**
  - Open to municipalities or development corporations that are not responsible parties
  - Intend to acquire for the purpose of redeveloping or facilitating redevelopment of the brownfield
  - Provides liability relief from State and third parties
  - Exempt from Property Transfer Program
  - Comply with Significant Environmental Hazard Statute
  - Not required to fully investigate or cleanup brownfield but must be good steward of the property
  - Submit Plan and Schedule to DECD outlining steps that are being proposed to facilitate redevelopment and cleanup
THANK YOU!

QUESTIONS

Environmental Due Diligence and Brownfields Site Acquisition Considerations

James Olsen, PG, LEP
jtolsen@tighebond.com

Nicholas Granata, LEP
nagranata@tighebond.com

Harley Langford, LEP
halangford@tighebond.com
4. “Services & Community Engagement Support”

UConn Technical Services for Brownfields (TAB)

Randi Mendes, PhD, Project Manager &
Katie Malgioglio, MSW, Community Liaison & Community Engagement Coordinator
UConn TAB Services and Community Engagement Support

Randi Mendes, PhD
UConn TAB – Project Manager

Katie Malgioglio, MSW
UConn TAB – Community Liaison & Community Engagement Coordinator

Email: Uconn-tab@uconn.edu
Website: Tab.program.uconn.edu

December 6, 2023
Meet Our Team

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Professor and Department Head, Civil and Environmental Engineering
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Continuing Education Coordinator
Interim Director, Center for Land Use Education and Research
University of Connecticut
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Our Services at a Glance

- Direct Technical Assistance
- Municipal Assistance Program
- Continuing Education
- Community Engagement

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 will receive priority

uconn-tab@uconn.edu
http://tab.program.uconn.edu
Direct Technical Assistance

- **Technical Document Review**
  - Review of Environmental Site Assessment Reports, Remedial Action Plans, Planning Documents

- **Brownfields Proposals Review**
  - EPA Brownfields proposals (assessment, cleanup, multipurpose, RLF) and State Program proposals

- **Access to Resources**
  - Fact sheets, example proposals, and documents

- **Online Office Hours**
  - Answer Technical Questions
Additional Educational Resources Available
Municipal Assistance Program

Community
info & input

UCONN Students
Technical Work

TAB Staff
Supervise
Municipal Assistance Program

**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

**EPA Brownfields Grant Support**

- Sep-Dec: Target Area and Brownfield Site Description
- Jan-April: Community Need (Demographics, EJSCREEN data)
- May-Aug: Spring MAP RFP is Open! tab.program.uconn.edu/map-requests-for-proposals/

_uconn-tab@uconn.edu
http://tab.program.uconn.edu_
**Site Reuse Assessment Projects**

**GOAL:** Identify potential reuse options for the brownfield based on the community’s vision and other site and surrounding area conditions.

Provides a full evaluation of the opportunities, constraints and range of redevelopment possibilities related to the reuse of a brownfield site.

- **Property Information**
  - Ownership
  - Land value
  - Tax status
  - Occupancy
  - Zoning

- **Opportunities & Constraints**
  - Useable Acreage
  - Viability
  - Accessibility
  - Structure
  - Infrastructure
  - Utilities
  - Neighboring Land Use

- **Community**
  - Strengths & Weaknesses
  - Expectations

- **Market**
  - Local Economy
  - Regional Economy
  - Demographics
  - Land Availability

- Site characteristics and needs
- Area economy and demographics
- Physical, environmental conditions
- Applicable regulations
- Real estate market conditions
Site Reuse Assessment Projects

Why is this a helpful resource?
• Knowing the potential site reuse helps
  • plan efficient characterization and cleanup of contamination
  • Target appropriate real estate markets
  • Understand any barriers and assets exist on site
  • Determine the range of sustainable reuse options

Communities Helped:
- Monson, MA
- Lyndon, VT
- Waterbury, CT
- Claremont, NH
- Foxborough, MA
- Rockingham, VT
- Middleborough, MA
- Winchester, NH
- Derby, CT
- Norwich, CT
- Spofford, NH
- New Ipswich, NH
- Enfield, CT
- Westborough, MA
- Redding, CT
- Bolton, MA
- Clinton, MA

Deliverables: Formal report, Sketchup Renderings of Reuse Scenarios
# Brownfield Inventory

## Reported Releases
- Site Reconnaissance
- Tax Delinquency
- Sanborn Maps
- Known Sites
- Existing Brownfield Lists

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Status</th>
<th>Current Owner</th>
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<tbody>
<tr>
<td>Address</td>
<td>Site Type</td>
<td>Tax Payment Status</td>
</tr>
<tr>
<td>Zip Code</td>
<td>Site Size (acres)</td>
<td>Existing Buildings</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>Current Zoning</td>
<td>Sq. Feet of Existing Buildings</td>
</tr>
<tr>
<td>Age of Buildings</td>
<td>EJ Community</td>
<td>TOD Zone</td>
</tr>
<tr>
<td>FEMA Flood Zone</td>
<td>Past Uses</td>
<td>Public Utilities</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Federal or State Program</td>
<td>Parking Space</td>
</tr>
<tr>
<td>Available Site Documents</td>
<td>Additional Comments</td>
<td>Potential Next Steps</td>
</tr>
</tbody>
</table>
Summit Casting

ACREAGE: 1.69

OWNERS: Morse Street Realty Corporation

LAND USE: one-to-two story industrial facility

HISTORICAL USE: mold design, sand mold fabrication, casting, machining castings, storage, shipping & receiving

CURRENT USE: abandoned

• parties

PARCEL ID: 149-008-000

• “Parcel 8”
UCONN TAB 12:00 PM - 12:15 PM
WEBINAR SERIES

Sept 20th
Community Engagement & MAC Grants

Oct 4th
EJSCREEN Guide

Oct 13th
Public Health Data for MAC Grants

Oct 18th
Displacement: Identifying & Addressing It

Nov 1st
Community Engagement: Affordable Housing

UCONN TAB
FALL MUNICIPAL ASSISTANCE PROGRAM RECIPIENTS

TOWN OF STAFFORD, CT
TOWN OF NORTH HAVEN, CT
CITY OF LYNN, MA
BOROUGH OF NAUGATUCK, CT
TOWN OF BILLERICA, MA
CITY OF SALEM, MA
MASSDEP, MA
TOWN OF REDDING, CT
CITY OF BRIDGEPORT, CT
TOWN OF ATHOL, MA
EASTERN CT LAND BANK, CT
MEDWAY, MA

33 Grant Reviews
Impact of our Support

FY23 MARC Grant Support

80% SUCCESS RATE OF TAB REVIEWS

83% SUCCESS RATE OF MAP

MUNICIPAL ASSISTANCE PROGRAM

38 Program Recipients

20 Fall 2021 & 2022 Participants

18 Spring & Summer 2022 Participants

EPA Grant Review 66.9%

Other 16.9%

Educational Activities 7.6%

State Programs & Document Review 1.4%

Financing Options 5.1%
Why is Community Engagement Important in Brownfields Redevelopment?

Underserved groups have historically been left out of decision-making processes regarding their environment and health

- As a result, we see communities of color disproportionately impacted by environmental hazards (including proximity to brownfields)

Brownfields redevelopment can be an opportunity to advance environmental justice, build strong community networks, empower residents, and create positive, sustainable change

- Without community engagement, it can also exacerbate social issues and contribute to harmful consequences

Community Engagement is key to equitable, sustainable, inclusive brownfields redevelopment projects
Meaningful Community Engagement

Building trust and power in communities

Authentic connections and partnerships

Plain Language

Meeting people where they are

Information sharing & transparency

Active, empathetic listening
COMMUNITY ENGAGEMENT "SEEDS" FRAMEWORK

STAKEHOLDERS
- Identify the key community stakeholders through a stakeholder analysis

EDUCATE
- Utilize education materials created by UConn TAB to achieve goals throughout each phase

EMPOWER
- Empower community liaisons to take resources to community

DISSEMINATE
- Teach the community all that was learned through provided educate resources

SUSTAINABLE OUTREACH
- Determine an approach that works for the community and will last beyond all phases
# Community Engagement in Practice

## Stakeholder Mapping

### Power-Interest Grid

<table>
<thead>
<tr>
<th>Power</th>
<th>Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Keep Satisfied</strong></td>
<td></td>
</tr>
<tr>
<td>Examples:</td>
<td></td>
</tr>
<tr>
<td>- Legislators or policy makers</td>
<td></td>
</tr>
<tr>
<td>- News and media outlets</td>
<td></td>
</tr>
<tr>
<td><strong>Manage Closely</strong></td>
<td></td>
</tr>
<tr>
<td>Examples:</td>
<td></td>
</tr>
<tr>
<td>- Community leaders</td>
<td></td>
</tr>
<tr>
<td>- State/federal agencies</td>
<td></td>
</tr>
<tr>
<td><strong>Monitor</strong></td>
<td></td>
</tr>
<tr>
<td>Examples:</td>
<td></td>
</tr>
<tr>
<td>- Residents who are not impacted by the brownfield site</td>
<td></td>
</tr>
<tr>
<td>- Local businesses</td>
<td></td>
</tr>
<tr>
<td><strong>Keep Informed</strong></td>
<td></td>
</tr>
<tr>
<td>Examples:</td>
<td></td>
</tr>
<tr>
<td>- Residents who live/work near the brownfield site</td>
<td></td>
</tr>
</tbody>
</table>

★ This will look different for each community!

### Guiding Questions

People, groups, or organizations that have the most power or influence in your community will go in the top row of the chart ("Keep Satisfied" and "Manage Closely").

1. Who has the most power or influence in your community?
2. Who makes key decisions in your community?
3. Is there a person or organization that could prevent your brownfield redevelopment project from being completed?

People, groups, or organizations that have the most interest in your redevelopment project will go in the boxes on the right side of the chart ("Manage Closely" and "Keep Informed").

1. Who is the most impacted by the brownfield site and/or the redevelopment of the site?
2. Who will benefit the most from the redevelopment of the site?
3. Who has historically been involved in local community engagement efforts? Are there any populations that have been neglected or overlooked during decision-making and engagement efforts?

Any other identifiable stakeholders will go in the "Monitor" box, meaning that they have limited power, influence, and interest in your project.
Community Engagement in Practice

**EDUCATE**

Utilize education materials created by UConn TAB to achieve goals throughout each phase

---

**LET'S TALK ABOUT AFFORDABLE HOUSING**

Affordable housing is commonly defined as housing in which the renter or occupant pays no more than 30 percent of their total income for housing costs, including utilities.

So why do people become anxious, angry, or fearful when they hear the term “affordable housing”? What is it about these developments that makes homeowners and community members nervous?

Studies show that community concerns include:

- Increased traffic
- Additional costs and pressure on schools
- Rising demands on fire, police, and other services
- Stresses on water and sewer systems
- Worries about the quality of the new housing developments
- Environmental degradation
- Decrease in surrounding property values

Some people also suggest that affordable housing will bring in undesirable, dangerous changes to the character of their neighborhoods. These beliefs usually stem from underlying racial biases, discrimination, and false stereotypes.

**How can you shift mindsets and gain support for affordable housing within your community?**

[Contact information provided]

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[Visual content related to community engagement and housing]
Community Engagement in Practice

EMPOWER
Empower community liaisons to take resources to community
Community Engagement in Practice

Teach the community all that was learned through provided educate resources.
Community Engagement in Practice

Sustainable Outreach

Determine an approach that works for the community and will last beyond all phases.

Community Engagement Plan 2022
Summary of Support

TAB Services are Free!

Tailored Technical Support to all your Brownfield Needs

Community Engagement is KEY to Equitable Brownfields Redevelopment

SEEDS Framework provides a multitude of tools at any stage of the redevelopment process

Tailored Community Engagement Plans to ensure Sustainable Outreach
Thank you!

Randi Mendes, PhD
UConn TAB – Project Manager

Katie Malgioglio, MSW
UConn TAB – Community Liaison & Community Engagement Coordinator

Email: Uconn-tab@uconn.edu
Website: Tab.program.uconn.edu
5. “Success Story: Riverfront Development at 100 Franklin Street”

City of Torrington

Elinor Carbone, Mayor & Karmen Cheung, PENNROSE Senior Developer
Riverfront
100 Franklin St, Torrington

December 6, 2023
Background

Location / Site Condition
- City owned 2-acre site
- Contaminated / Blighted
- Along the Naugatuck River
- Part of City’s MDP Area / Downtown
- Need for housing / Mixed Use

Resources
- EPA Revolving Loan Fund
- DECD – Brownfield Remediation Grant & BAR Grant (Franklin Plaza)
- NV COG Grant
- Building Healthier Communities Grant
- City of Torrington Tax PILOT
REQUEST FOR DEVELOPER QUALIFICATIONS
CITY OF TORRINGTON
RRA-011-042419

"RIVERFRONT RECAPTURE AREA"

100 Franklin Street (117/025/001): 1.4 acres
Franklin Drive (117/025/002): 0.62 acres

PROJECT BACKGROUND

Overview: Over the past five-years, the City has undertaken a comprehensive process designed to attract private developers for revitalization of the Franklin Street/Center Street/Franklin Drive neighborhoods in downtown Torrington. Investments in the properties include the utilization of an EPA Revolving Loan Fund to clean up a portion of the property to current industrial standards (at present there is approximately $258,000.00 of retained program income currently available for lending/grant funding to further brownfield remediation efforts). $1 million of CT DECD to fund additional remediation of which there are $847,750.00 remaining funds available for continued remediation work. The development of the city-owned site must include access to and development of that portion of the Naugatuck River Greenway to be sited within the boundaries of the property.

Project Objectives:
The City has established the following objectives for the redevelopment of 100 Franklin Street / Franklin Drive:

1. Establishment of mixed use (housing and retail) consistent with zoning.
2. Protect and enhance the architectural character of the neighborhood.
3. Strengthen other development efforts along Franklin Street (pavement to plaza project on lower Franklin Street)
4. Leverage previous capital investments in planning for trail development along the Naugatuck River.
5. Execute a disposition and redevelopment agreement by August 1, 2019 and substantially complete the project by June 1, 2021.

City of Torrington Financial Commitment:
The City of Torrington has made significant progress in laying the groundwork for future development. Over the past several years, the City has completed planning studies, contamination investigation and secured DECD remediation funding. Through the City's EPA Retained Program, funds may be available to supplement additional brownfield work. The City is well-positioned to move its plans for economic development from the planning stage to implementation. In addition, several State and Federal funding
STRENGTHEN OTHER DEVELOPMENT EFFORTS ON FRANKLIN STREET
Leverage Previous Capital Investment in Naugatuck River Greenway

- Greenway, with trail and resident amenities
ABOUT PENNROSE

- Privately held corporation
- Active in 20 states, DC, and USVI, with development offices in:
  - Boston
  - Atlanta
  - Baltimore
  - Cincinnati
  - Dallas
  - Denver
  - New York City
  - Philadelphia

New developments financially closed per year
+100 Municipal & Public Partners
+60 Industry Awards Won
26 Renewable Energy Installations
6 Passive House Projects in CT
38 Green Certifications
15

Financed projects in progress, +$1.9 billion in value
Engage the community to determine their needs and desires and then work with stakeholders to turn that shared vision into a reality.
Partnerships

**Brownfield Remediation**
CT Dept. of Economic & Community Development
CT Dept. of Energy & Environmental Protection
U.S. Environmental Protection Agency
Naugatuck Valley Council of Governments
Building Healthier Communities
GZA
Red Technologies

**Redevelopment Project**
CT Dept. of Housing
CT Housing Finance Authority
CT Dept. of Developmental Services
Legislators
Arc of Litchfield County (LARC)
Torrington Savings Bank
Redstone
Federal Home Loan Bank of Boston
Federal Home Loan Bank of New York
Arc of Litchfield County (LARC)

- Intellectual Disabilities & Autism Spectrum Disorder Housing (IDASH)
- Riverfront – becoming new standard for DDS
- Supportive Housing

Leave the expertise to the experts
Brownfield Cleanup

- Original Bid amount - $269,742
- 23 Change Orders
- Final remediation cost - $1,443,681

- Total remediation & oversight costs - $2,029,782.61
Riverfront

Location | Torrington, CT
Type | New Construction
Units | 60
Tenure | Family Rental
Affordability | Mixed-income, 25% AMI - market rate

Riverfront is a new mixed-use, mixed-income waterfront community, created in partnership with the City of Torrington through an RFQ process.

Amenities include a roof top deck, outdoor playground, fitness center, and a community lounge, and an extension to the Naugatuck Greenway, available for public use.
Supportive Housing

- In-house office
- Overnight Staff 365 days/year
- Occupancy – 12 Units
- Assisted Technology Devices in each unit
Questions?
Thank you for attending
The 2023 Annual Regional Brownfield Partnership Meeting!