



Regional Brownfields Partnership

2023 Annual Meeting | Ansonia



NAUGATUCK VALLEY
COUNCIL of GOVERNMENTS



Agenda

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
 - V. **Connecticut Brownfield Land Bank Updates** – Rick Dunne, CTBLB President
 - VI. **2023 Program Updates** – Steven Perry, NVCOG Environmental Planner
 - VII. **Project Activities** – Ricardo Rodriguez, Brownfield Program Coordinator
3. **Presentation: Tighe & Bond Due Diligence Best Practices**

James Olsen LEP, Nick Granata, LEP, & Harley Langford, LEP
4. **Presentation: UConn TAB Services & Community Engagement**

Randi Mendes, PhD, Project Manager & Katie Malgioglio, MSW, Community Liaison & Community Engagement Coordinator
5. **Presentation: Brownfield Success Story, City of Torrington, 100 Franklin Street**

Mayor Elinor Carbone, City of Torrington & Karmen Cheung, PENNROSE Senior Developer
6. **Open Discussion & Adjournment**



Organizational Chart



NVCOG

Memorandum of Understanding



Brownfields Program

Board of Directors
Rick Dunne, President

Technical Assistance

Funding Resources

Grant Application & Management

Technical Assistance

Statewide Property Acquisition

Grant Application & Management

Revolving Loan Fund Committee
Remediation Funding

Regional Brownfields Partnership
25 Municipalities

Subgrants

Municipalities, Economic Development Agencies, Non-profits

Loans

Private Developers, Municipalities, Economic Development Agencies, Non-profits

RBP Executive Committee

Assessment Funding, LEP Shortlist Oversight, Technical Assistance Site Evaluations, Research



Welcoming Remarks

Sheila O'Malley, RBP Chair

ANSONIA **RECHARGED**

TEN YEARS OF PROGRESS

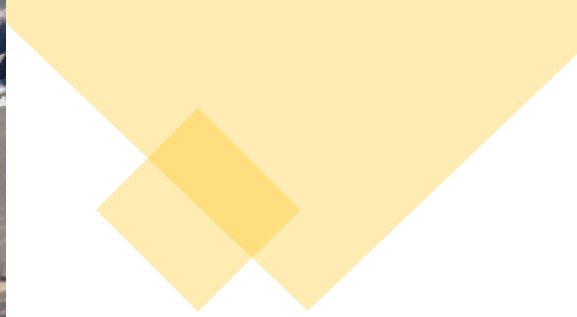




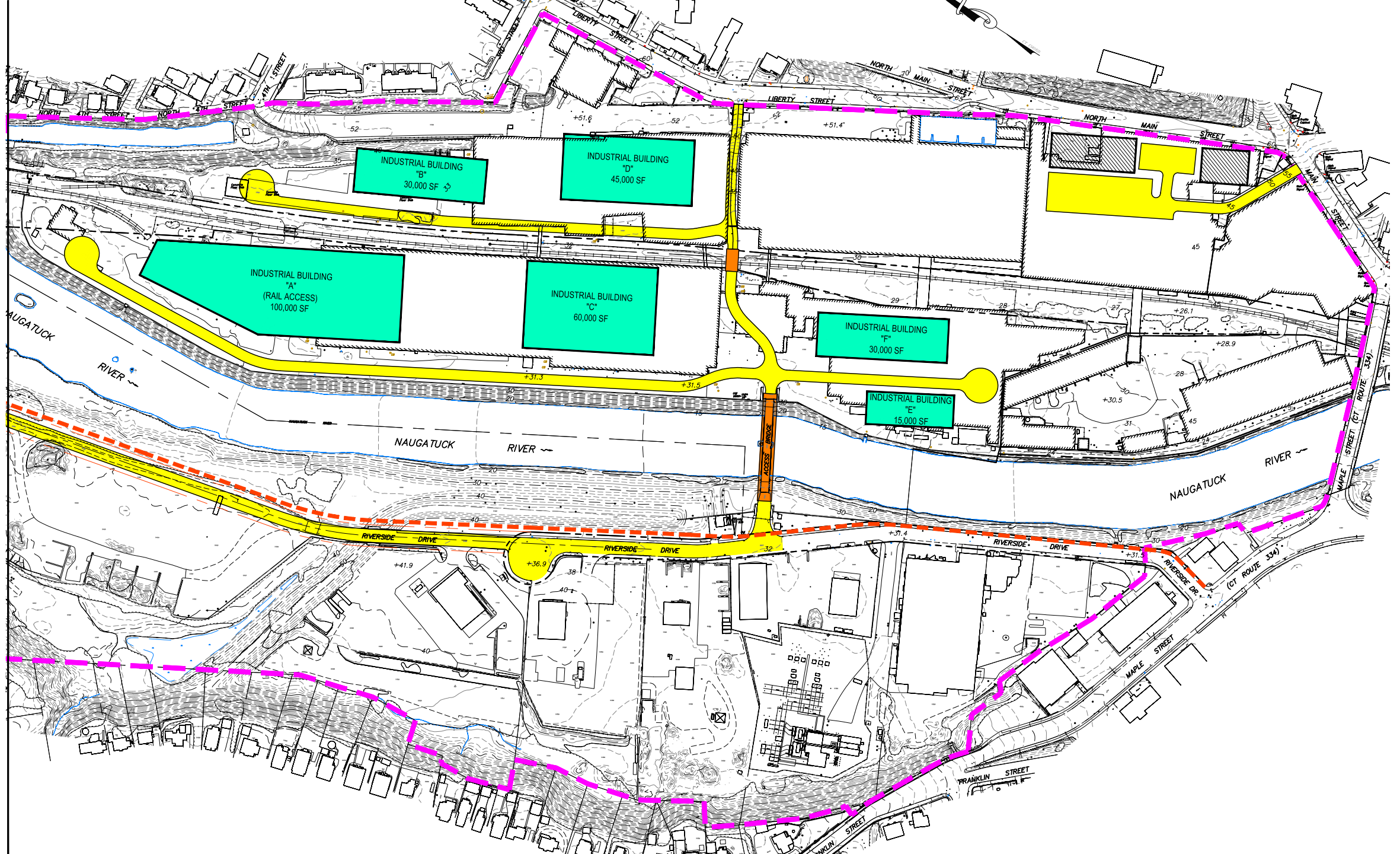


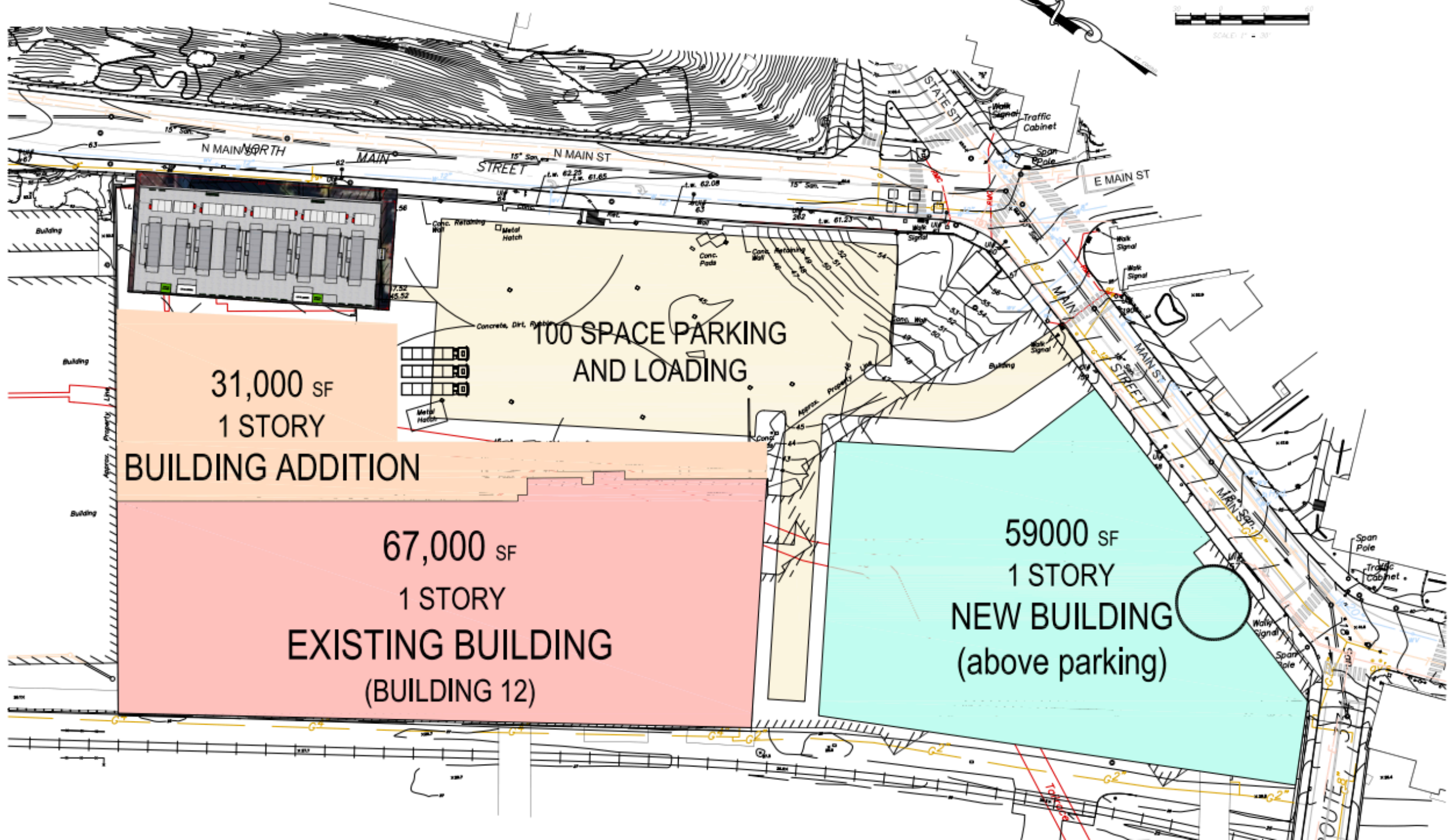












31,000 SF
1 STORY
BUILDING ADDITION

67,000 SF
1 STORY
EXISTING BUILDING
(BUILDING 12)

100 SPACE PARKING
AND LOADING

59000 SF
1 STORY
NEW BUILDING
(above parking)





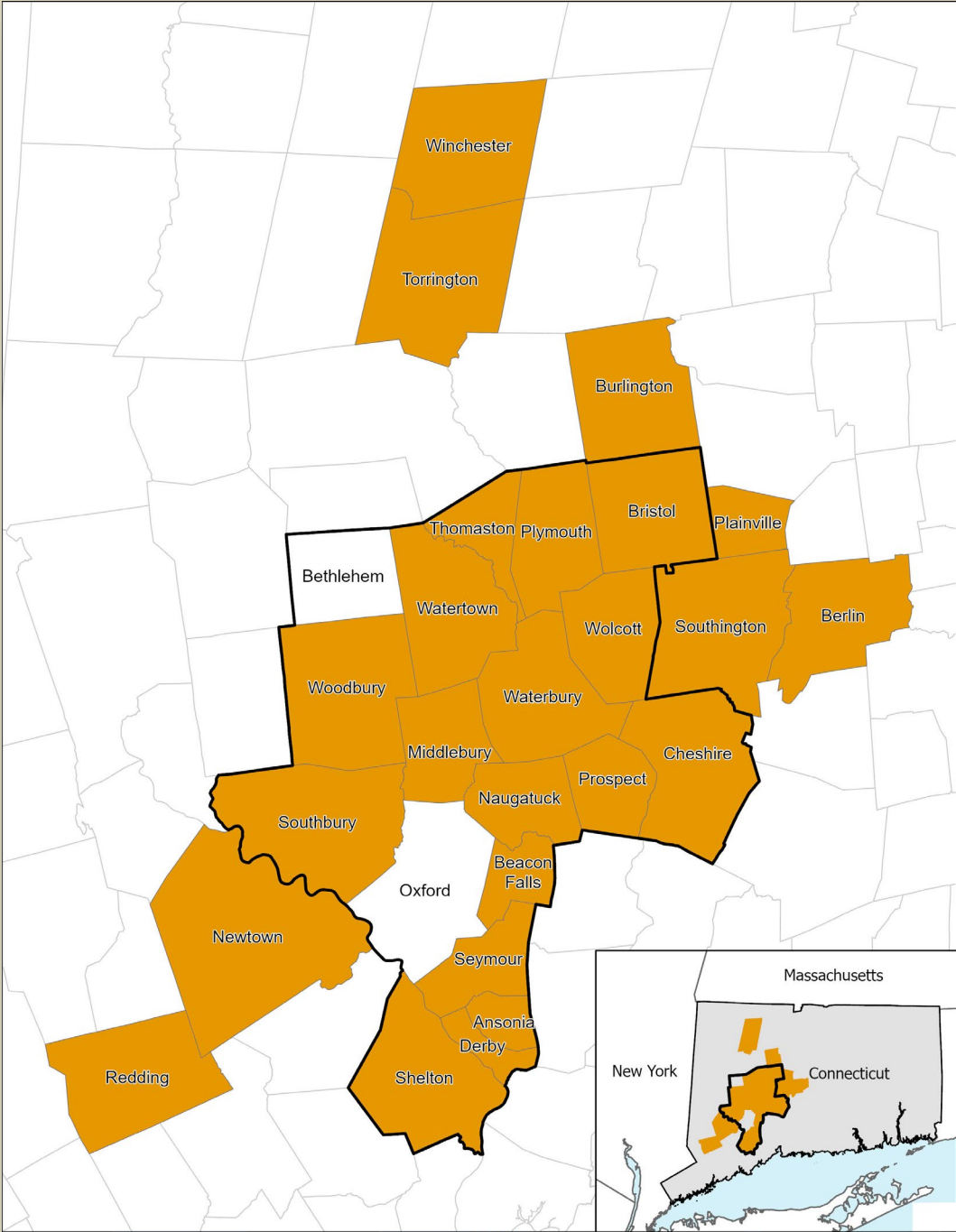
RBP Business Meeting

I. Pledge of Allegiance



II. Roll Call and Introductions

Rick Dunne, NVCOG Executive Director





**(Chair appoints temporary
Secretary for Annual Meeting)**

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

	Grant Name:	EPA Assessment 2021			
	Site	Location	Amount	Distributed	Balance
Hazardous	1 Main St	Berlin	\$ 45,161	\$ 45,161	\$ -
	526 North Main St	Waterbury	\$ 94,346	\$ 94,346	\$ -
	143 Wolcott Rd Phase I	Wolcott	\$ 2,800	\$ 2,800	\$ -
	36 Pleasant St	Ansonia	\$ 18,376	\$ 18,376	\$ -
	Avalible		\$ 5,117	\$ -	\$ 5,117
Petro	Total Hazardous		\$ 165,800	\$ 160,683	\$ 5,117
	300 Broad St Phase II & III	Bristol	\$ 79,186	\$ 79,186	\$ -
	Available		\$ 3,814	\$ -	\$ 3,814
	Total Petroleum		\$ 83,000	\$ 79,186	\$ 3,814
	Oversight & Contractual		\$ 51,200	\$ 51,200	\$ -
	Grant Total		\$ 300,000	\$ 291,069	\$ 8,931



Financial Report: RBP Dues Allocation

	FY 2023	FY 2022	FY 2021
RBP Dues Collection	\$ 25,000	\$ 25,000	\$ 22,000
Allocation			
Staff	20,775	14,921	20,791
Legal	-	7,647	1,209
Materials & Supplies	55	-	-
Conferences	3,724	1,782	-
Training	-	639	-
Travel	446	11	-
Total	\$ 25,000	\$ 25,000	\$ 22,000



Financial Report: BF Admin Funds Allocation

Source	3 Year Total
RBP Dues Collection [*]	\$ 72,000
Assessment 2021 [*]	\$ 57,353
RLF Program	\$ 303,179
Other Sources	\$ 162,596
CTBLB	\$ 66,354
Total	\$ 661,482
Brownfield Dues Ratio	11%

FY 2023	FY 2022	FY 2021
\$ 25,000	\$ 25,000	\$ 22,000
\$ 26,821	\$ 17,315	\$ 13,217
\$ 202,181	\$ 95,824	\$ 5,174
\$ 5,647	\$ 16,695	\$ 140,254
\$ 32,121	\$ 23,228	\$ 11,006
\$ 291,770	\$ 178,062	\$ 191,650
9%	14%	11%

FY 2024 - 2026
\$ 75,000
\$ -
\$ 702,236
\$ 80,000
\$ 30,000
\$ 887,236
8%

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

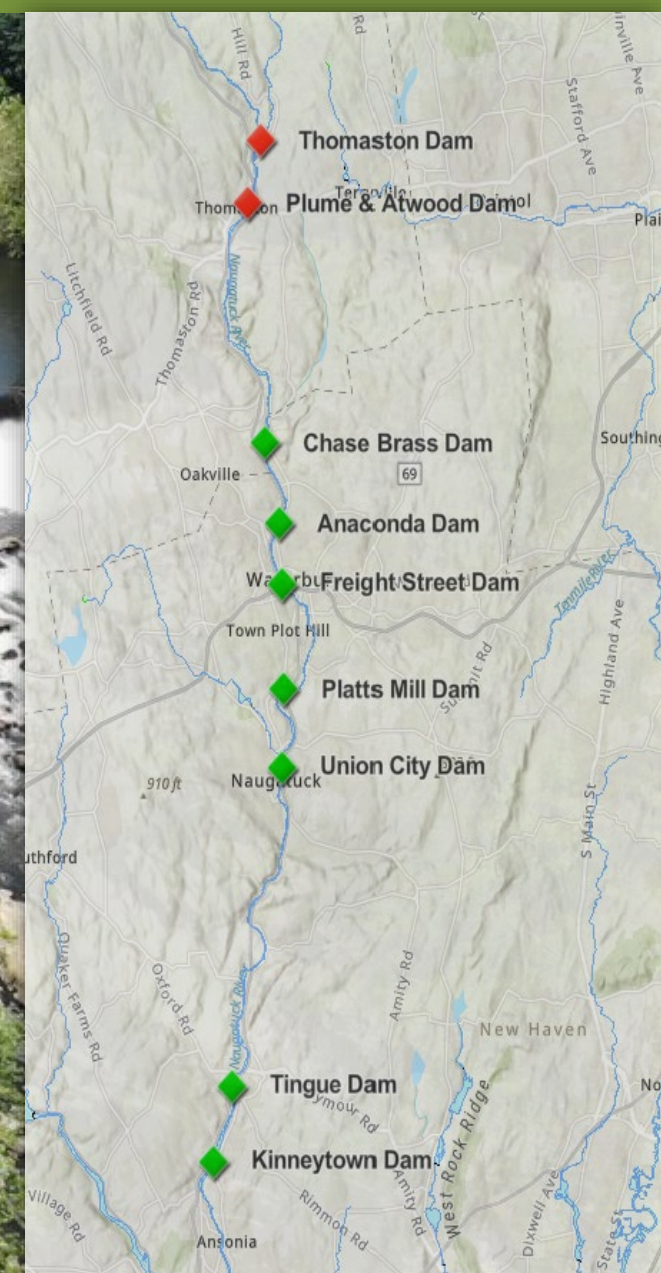
Rick Dunne, CTBLB President



2023 CTBLB Projects

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

Kinneytown Dam

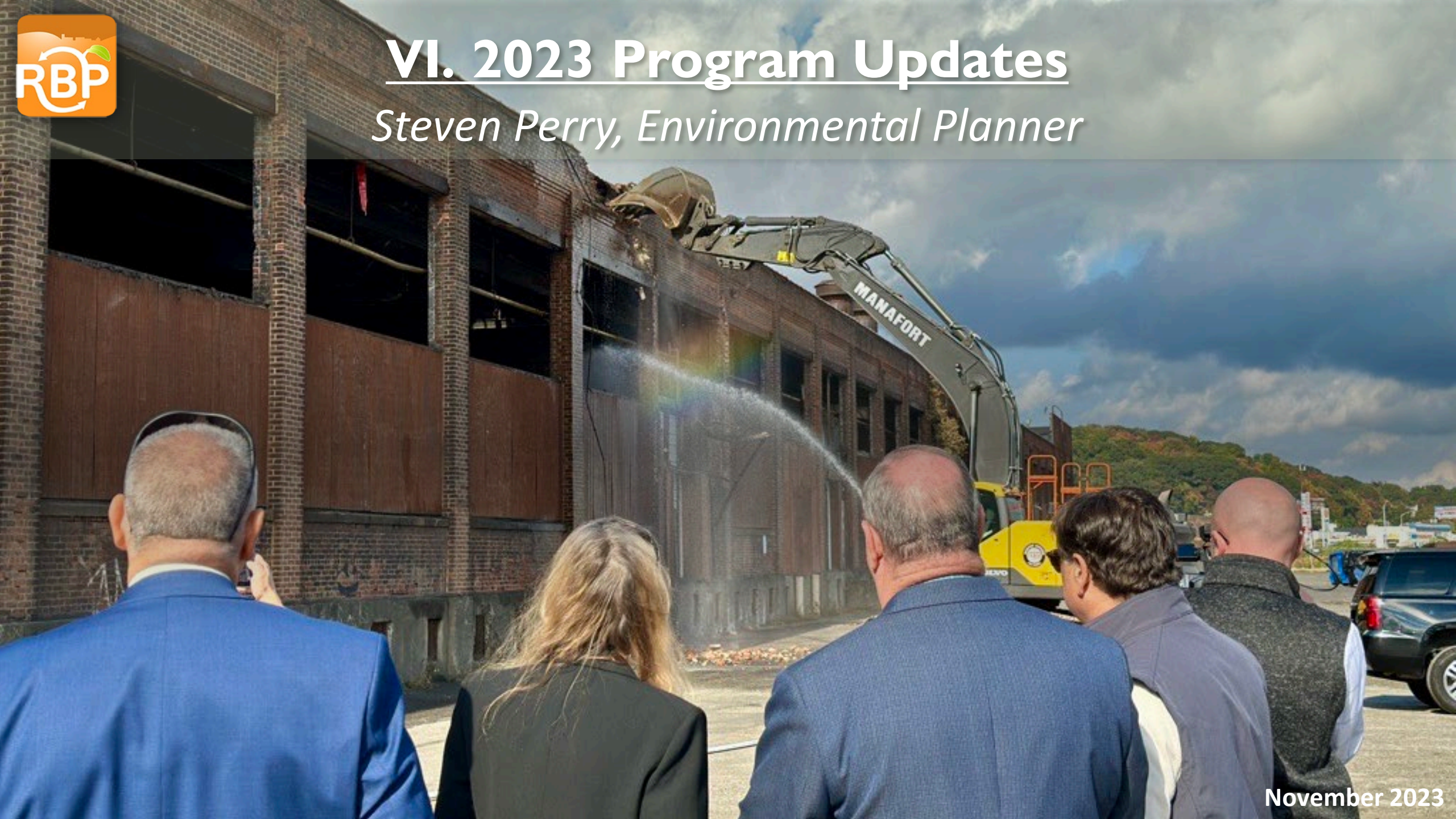


Learn more: <https://nvcogct.gov/kinneytown>



VI. 2023 Program Updates

Steven Perry, Environmental Planner



November 2023

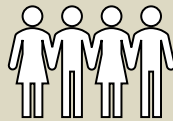


RBP Regional Profile



25 municipalities

606,682 residents

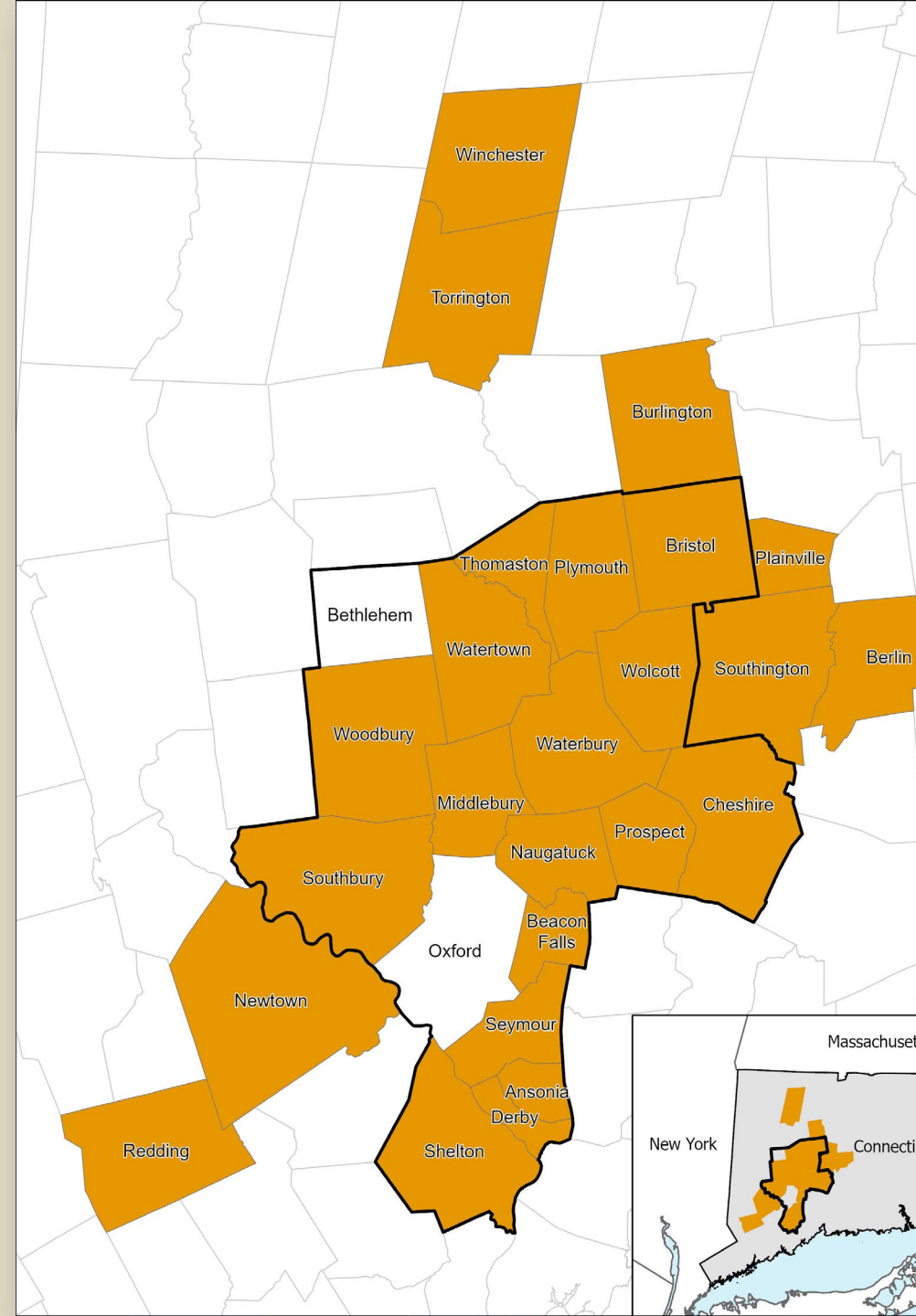


186 publicly-funded projects

2,477 funded brownfield acres



> \$100m public and private dollars leveraged by NVCOG's grants





Events & Milestones







Funding our Region's Future

\$14,099,850
total NVCOG
awards from **EPA**

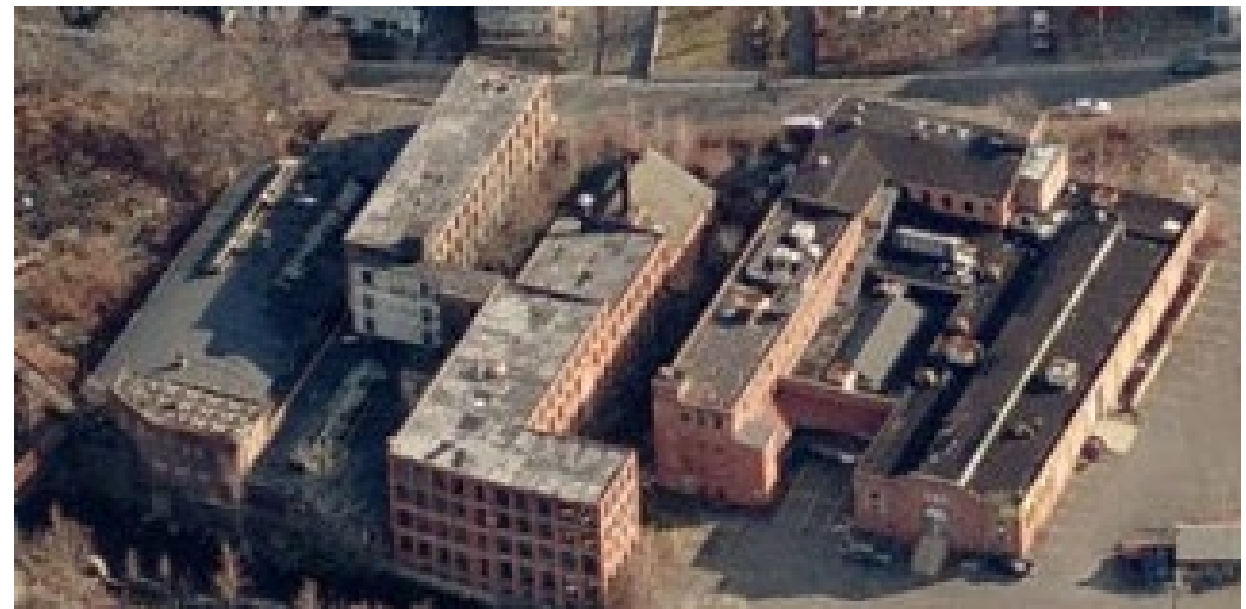


EPA Press Conference – June 2023





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!

REGIONAL BROWNFIELDS
PARTNERSHIP
OF WEST CENTRAL
CONNECTICUT



RBP Newsletter: Fall 2023

Annual RBP Meeting - 12/6/2023

We are excited to invite all Regional Brownfield Partnership members, newsletter recipients, and brownfield enthusiasts to our 2023 Annual Meeting, scheduled for 12:30 p.m., Wednesday, December 6. As we gather to discuss the transformational impact of brownfields, we are thrilled to share that this year's annual meeting will occur in a recently revitalized brownfield - the [City of Ansonia's new Senior Center at 65 Main Street](#). Refreshments will be served, and a speaker lineup is forthcoming. RSVP to sperry@nvcogct.gov.

RSVP to the 2023 RBP Annual Meeting



Quarterly Newsletter





VII. 2023 Program Updates

Ricardo Rodriguez, Brownfields Program Coordinator

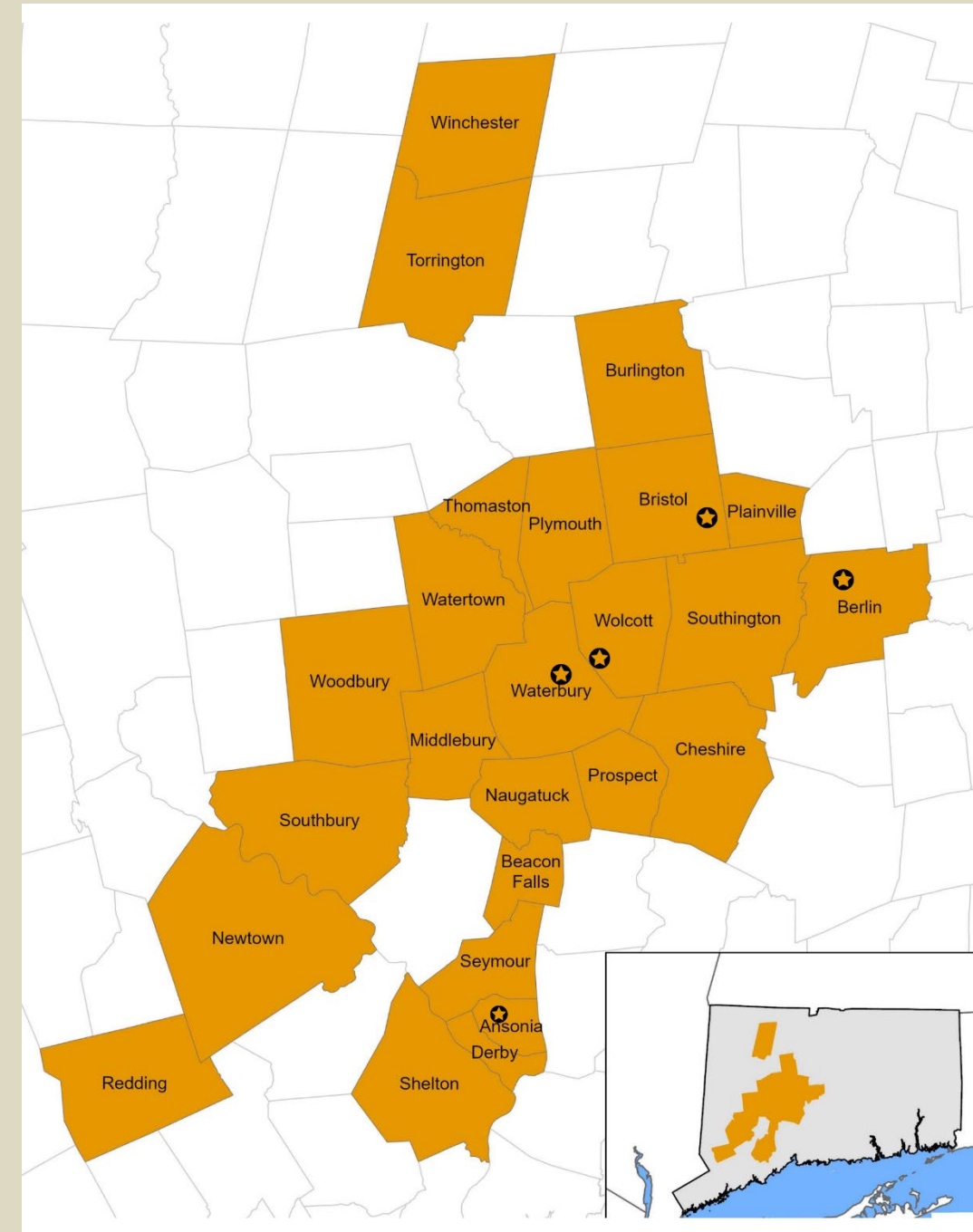


170 Freight Street Demolition, Waterbury - December 2023



EPA Assessment Grant FY 2021

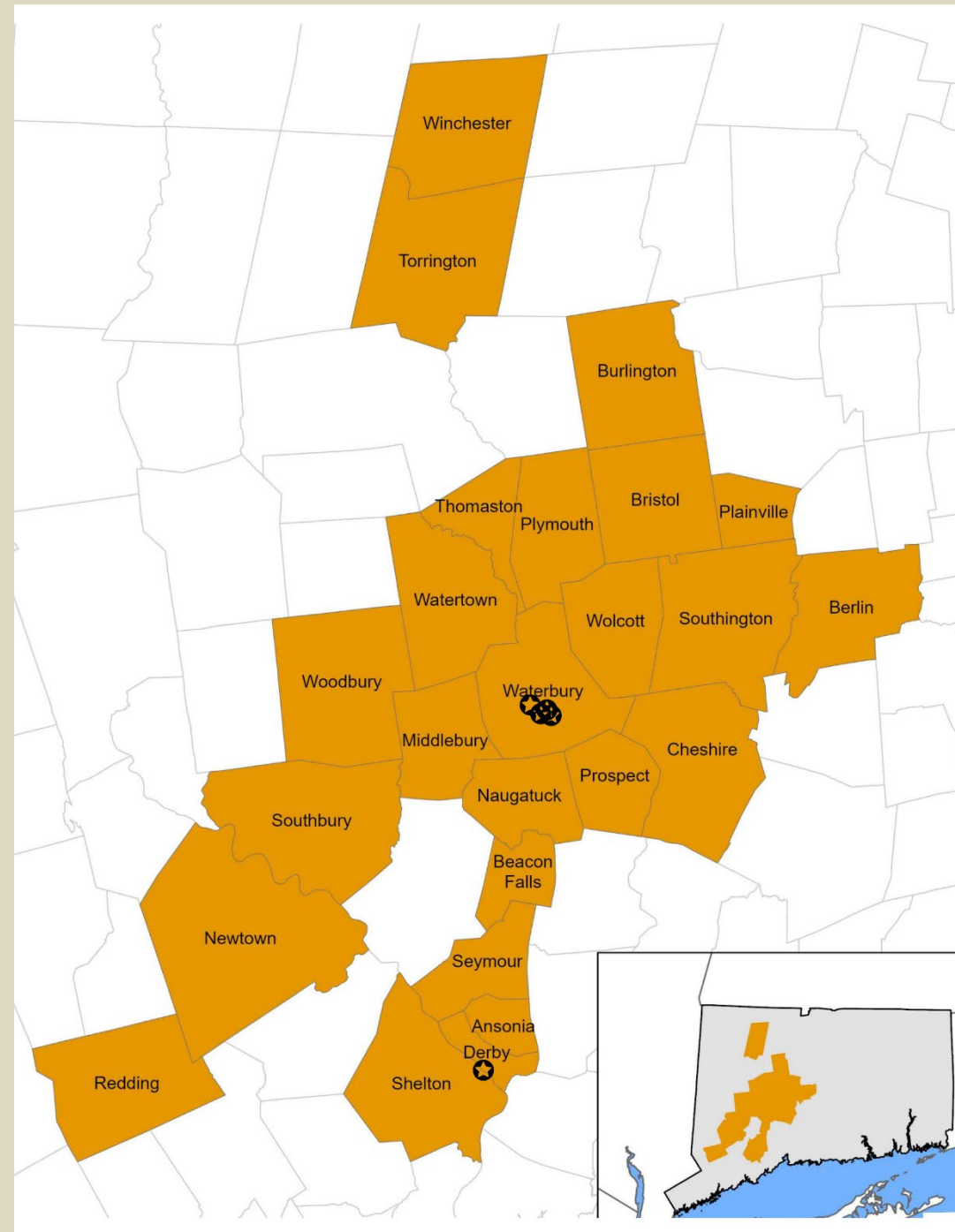
- Awarded in 2021 – 98% of funding allocated
- 5 sites assessed within 2021 -2023
 - 1 Main St, **Berlin** (Phase II Complete)
 - 300 Broad St, **Bristol** (Phase II/III and RAP Complete)
 - 36 Pleasant St, **Ansonia** (Phase II Complete)
 - 143 Wolcott Road, **Wolcott** (Phase I Complete)
 - 526 North 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

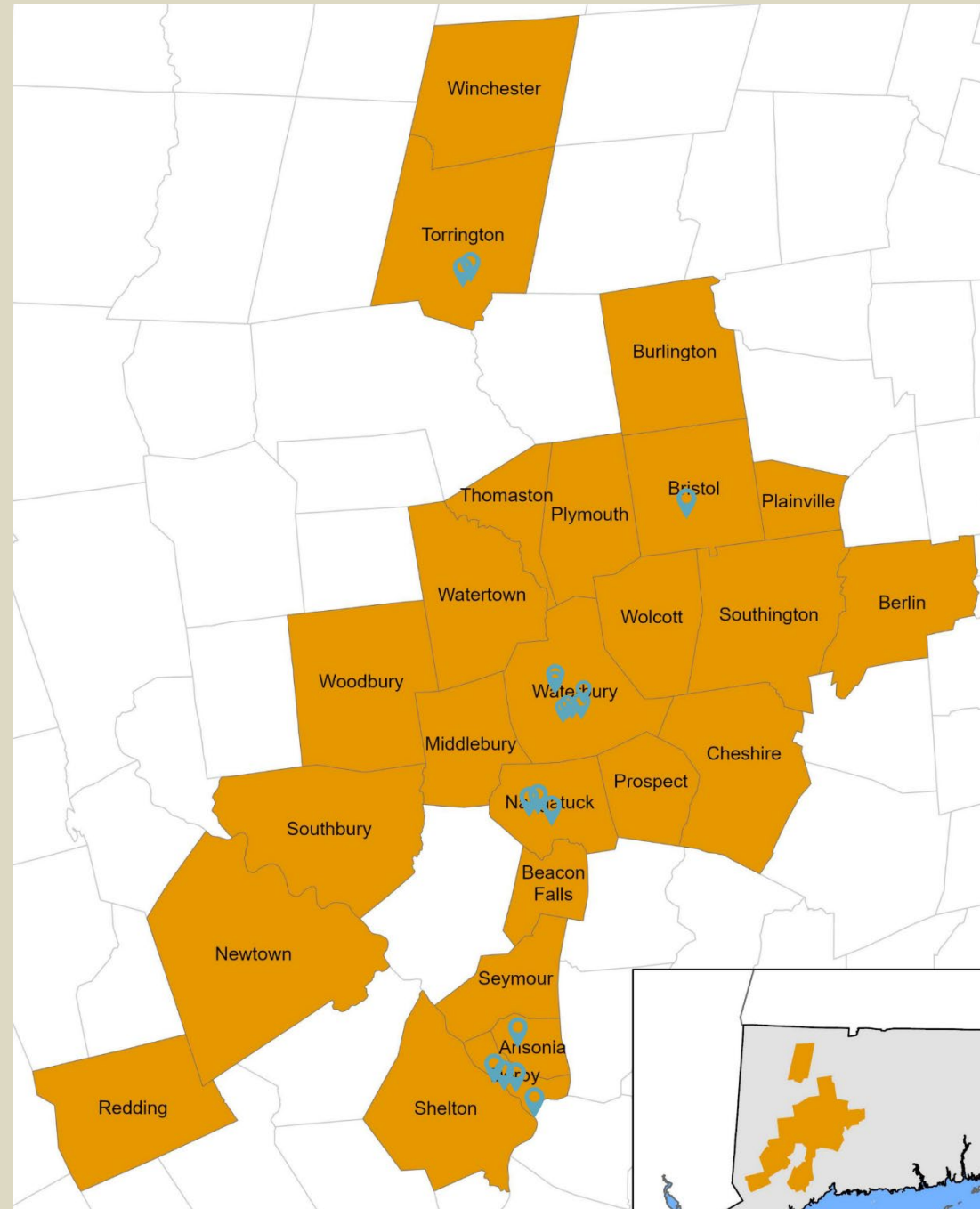
- Awarded in 2020 - **\$800,000**
 - Supplemental - **\$428,850**
 - Total = **\$1,280,850**
 - 100% of the funds allocated
- 4 sites have on-going cleanups: 698 S Main St, 130 Freight St, Waterbury; 67-71 Minerva St, Derby; 313 Mill St, Waterbury
- 1 site scope of work is complete: 359 Mill St
- Estimated 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

100%

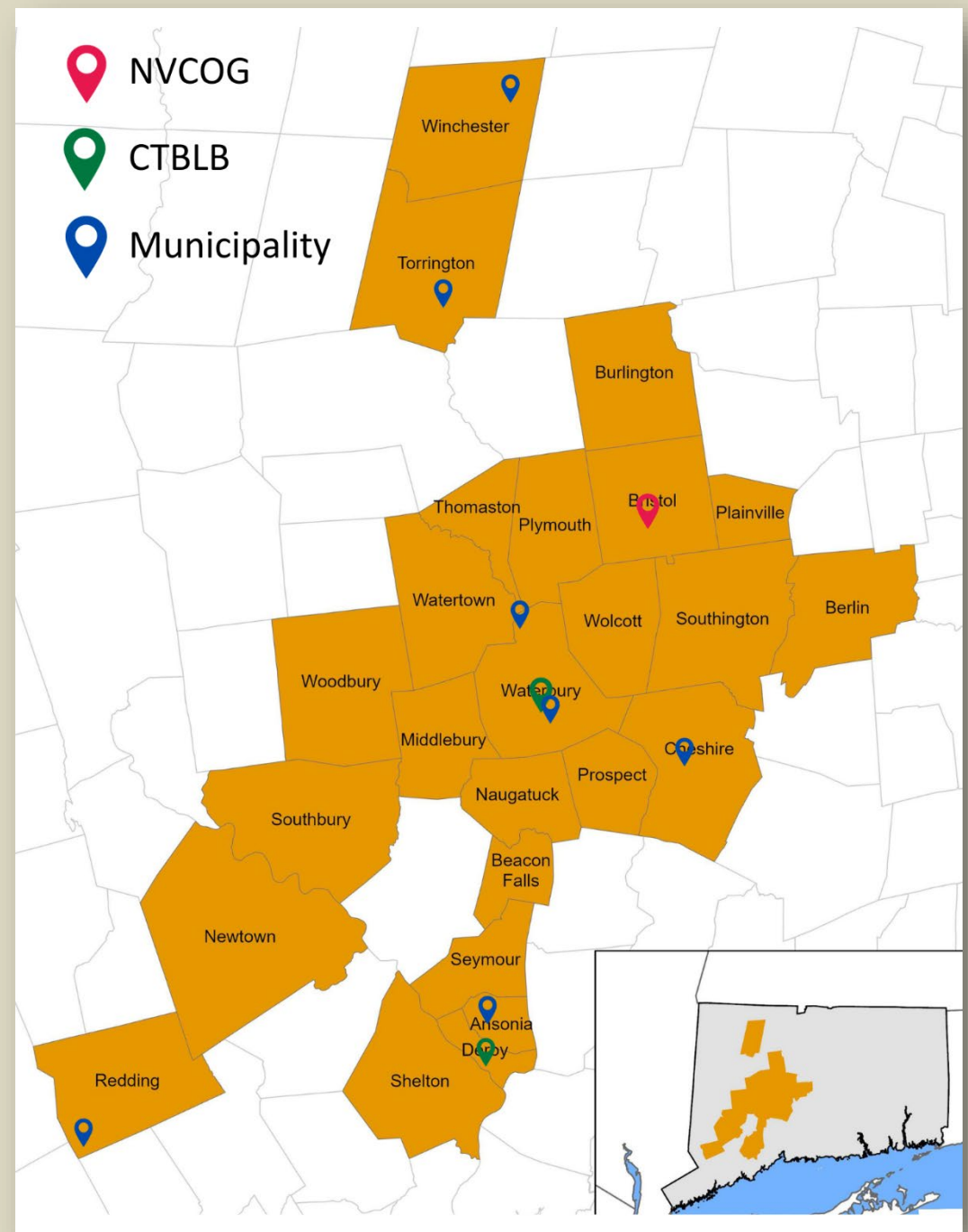
of NVCOG &
CTBLB DECD
applications fully
funded

\$810k

Active CTBLB
DECD grants

\$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



Tighe&Bond



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?**

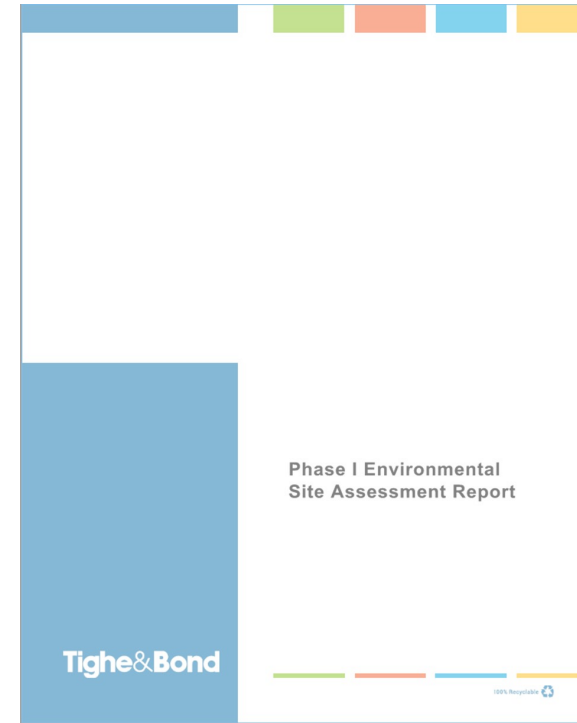
- Identify all areas at which a release to the environment has the potential to have occurred
 - Better known as RECs and AOCs

- **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



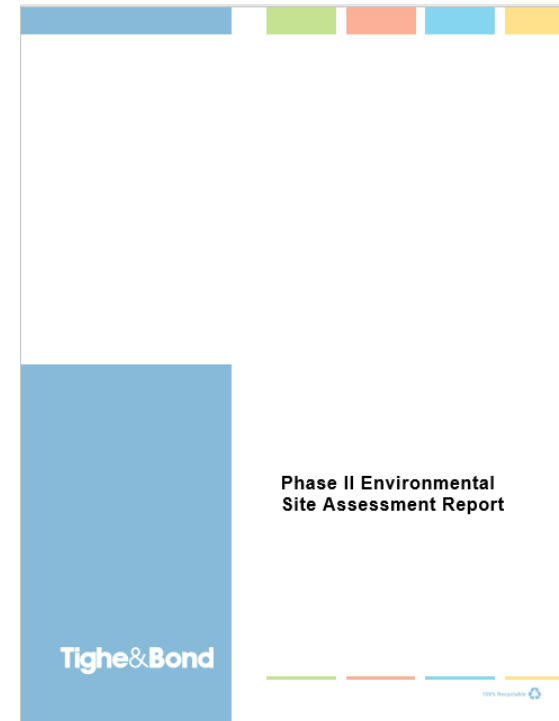
DUE DILIGENCE – PHASE I ESA

- AOC Examples



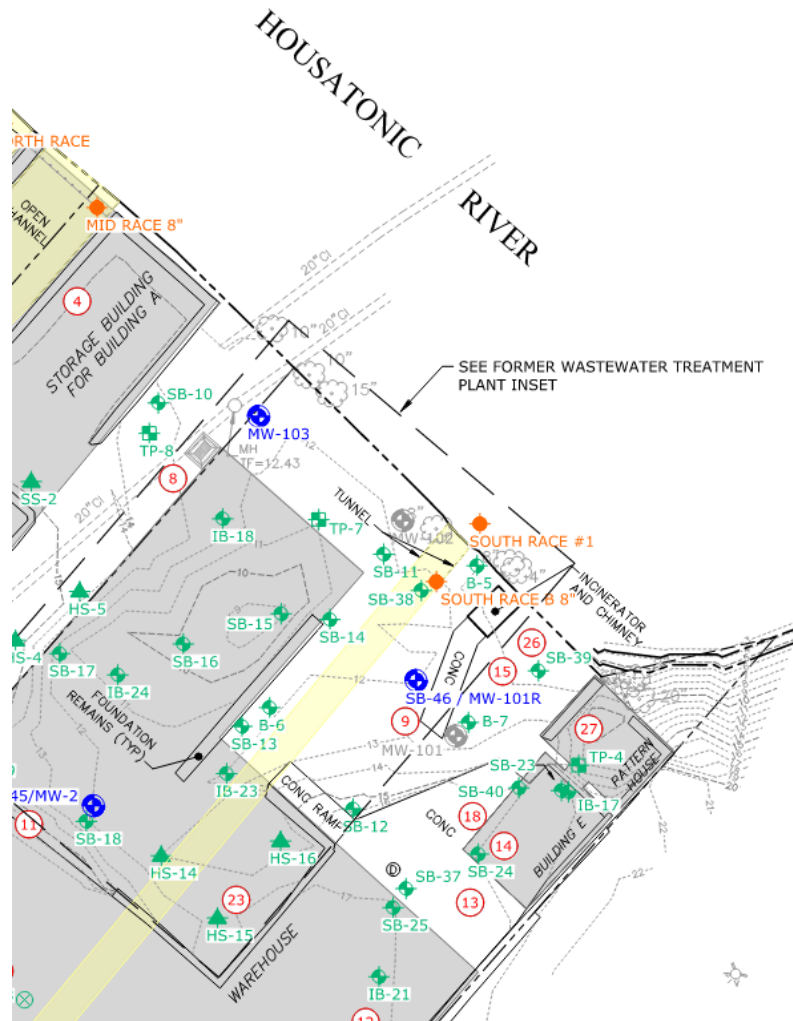
DUE DILIGENCE – PHASE II ESA

- **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?**

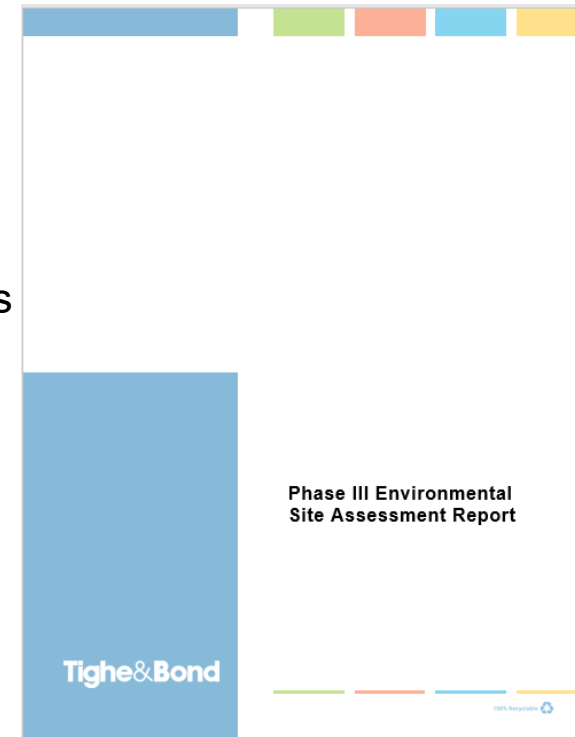
- To define the nature, degree, and extent of the releases identified during the Phase II investigation
- Determine three-dimensional extent of COCs for all AOCs
- To validate a CSM

- **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?**

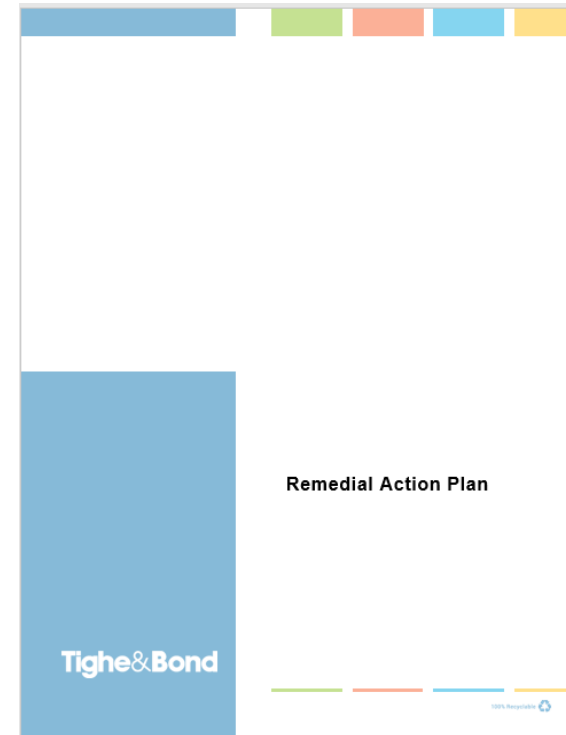
- Preparation of plans and specifications for cleanup activities, usually in the form of a RAP and bidding documents
- Planning process includes a coordinated effort to integrate cleanup activities and site redevelopment (brownfields).
- Development of remediation cost estimates

- **What is the purpose?**

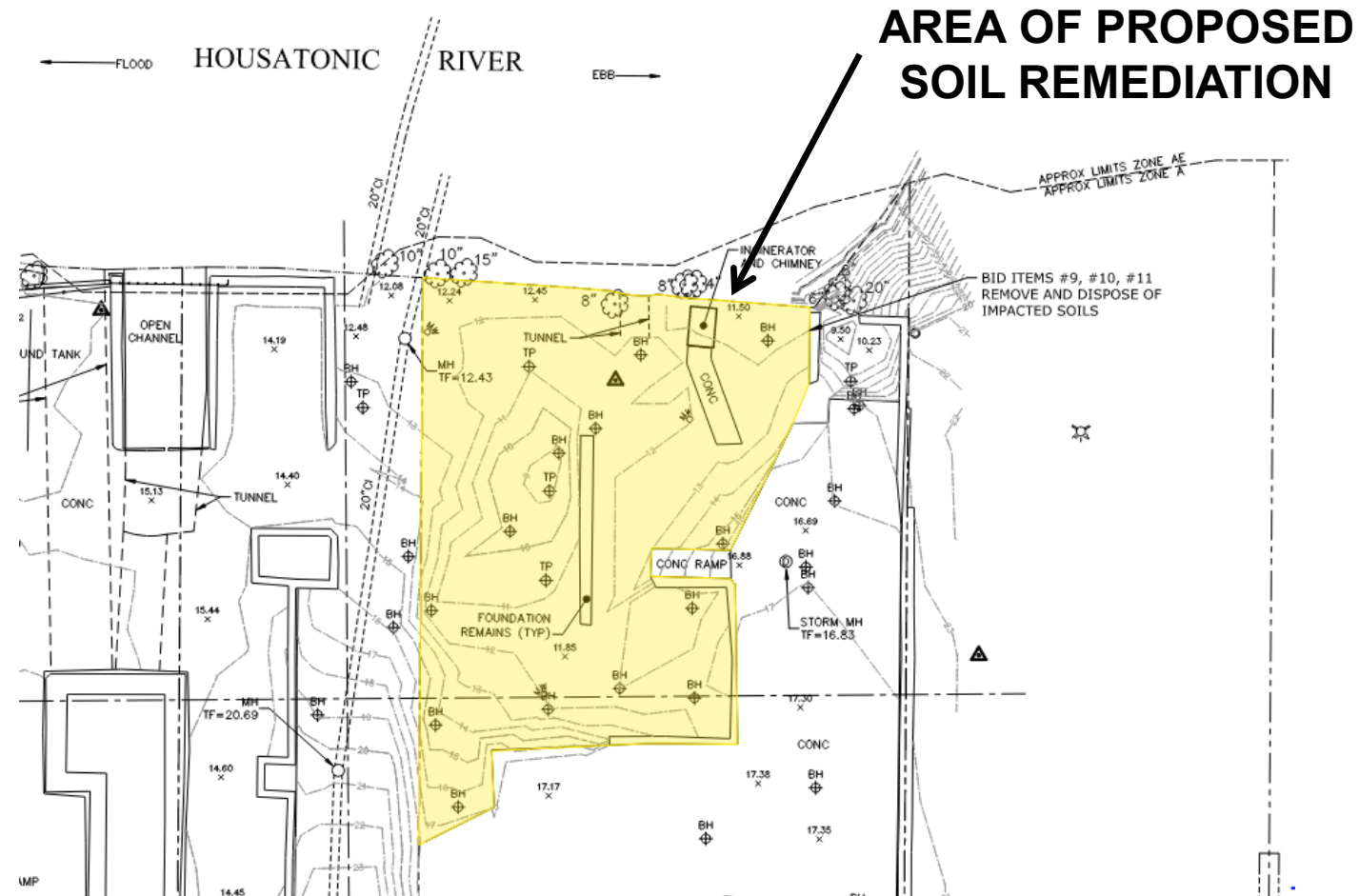
- Describe plans and approaches for remediation
- Determine remedial goals for cleanup activities
- Support project bidding
- Support cleanup funding applications and costing
- Support community engagement and outreach

- **Why is it important?**

- It's the expected standard of care (CT RSRs)
- Stakeholder input, coordination, and communication will help ensure successful outcomes



- **REMEDIAL PLANNING**



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**



OTHER CONSIDERATIONS



- **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



Presentations

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



Marisa Chrysochoou, Ph.D.

Program Director
Professor and Department Head, Civil and
Environmental Engineering
University of Connecticut
Marisa.chrysochoou@uconn.edu



Randi Mendes, Ph.D.

Program Manager
Civil & Environmental Engineering
University of Connecticut
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Ogochukwu Okeke (Debbie)

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Wayne Bugden, LEP

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Katie Malgioglio, MSW

Community Liaison & Community
Engagement Coordinator
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Rupal Parekh, Ph.D.

Community Engagement Coordinator
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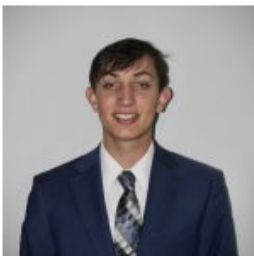
Carolyn A. Lin, Ph.D.

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David Dickson, Ph.D.

Continuing Education Coordinator
Interim Director, Center for Land Use
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Dominic Anziano

Graduate Assistant
Civil & Environmental Engineering
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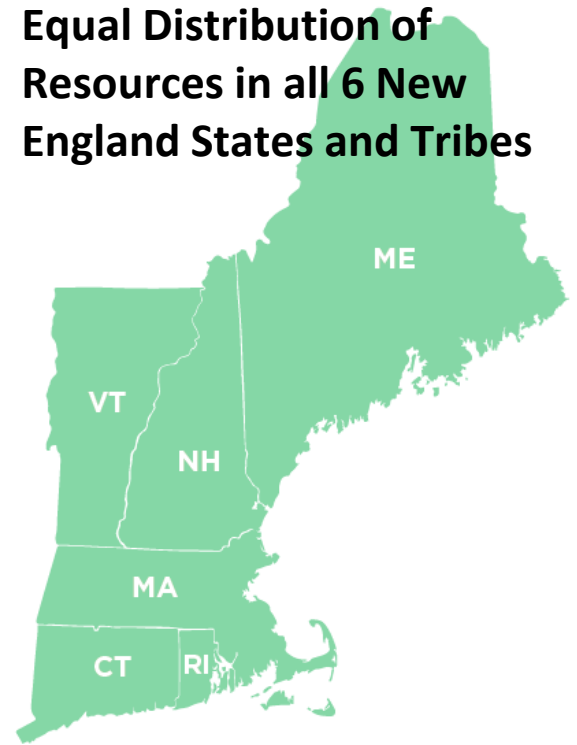
Sara Wakai, Ph.D.

Public Health Expert
Assistant Professor
Center for Population Health
University of Connecticut
Sara.wakai@uconn.edu

Our Services at a Glance



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>

UConn

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

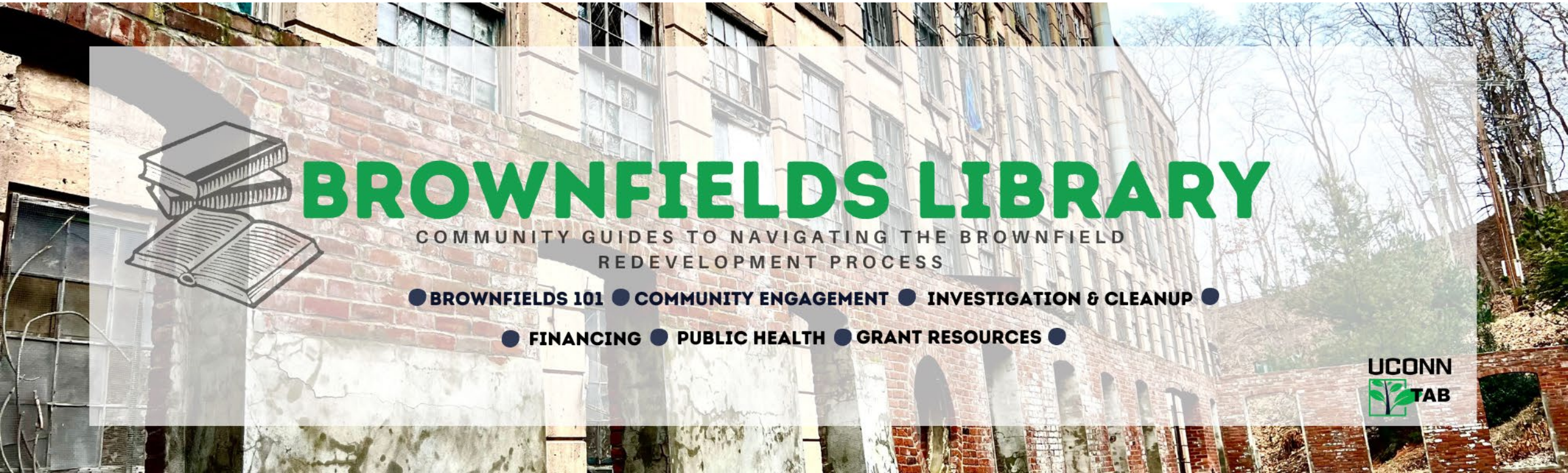
- Fact sheets, example proposals, and documents

Online Office Hours

- Answer Technical Questions



Additional Educational Resources Available



UCONN

Municipal Assistance Program

Community

info & input

UConn
Students

Technical Work

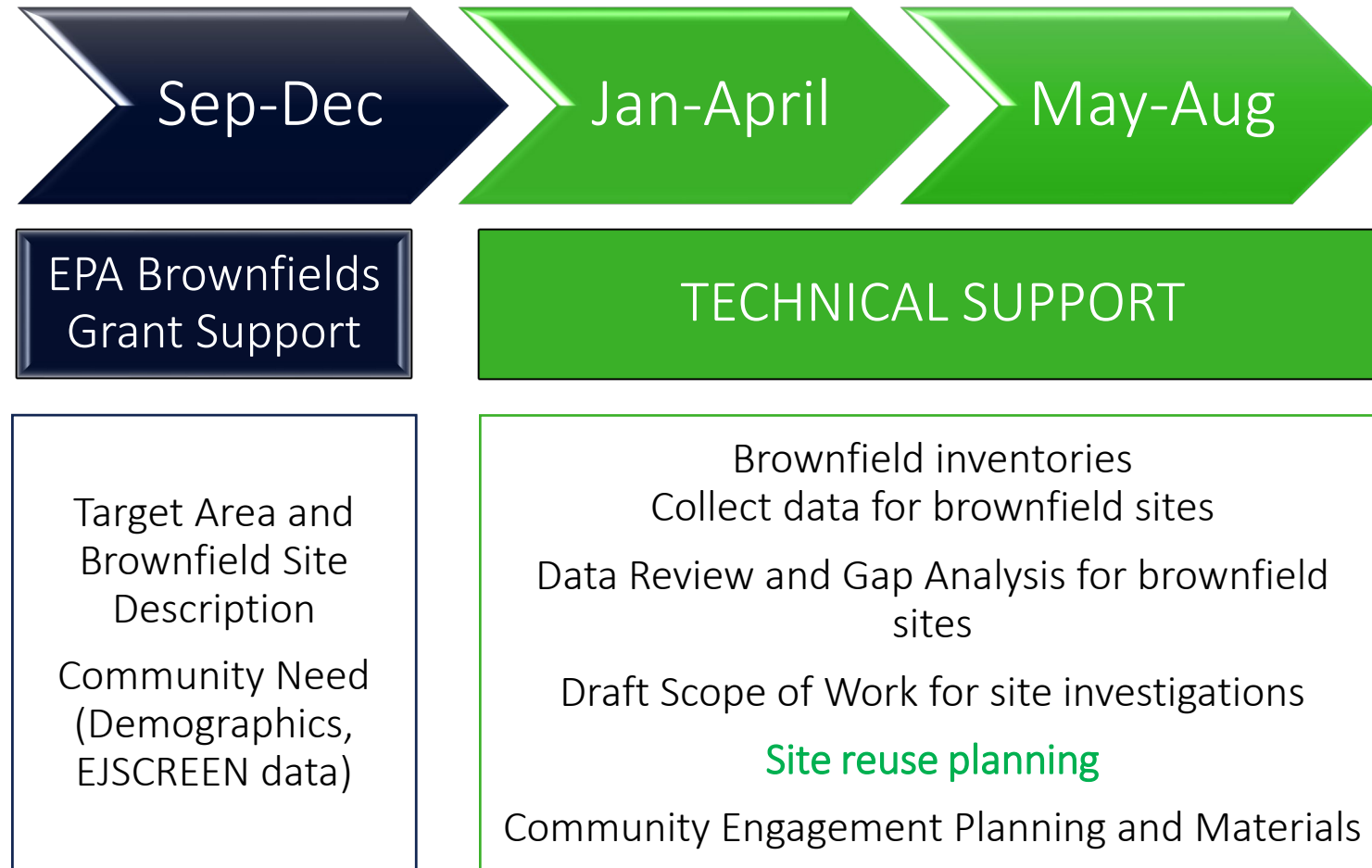
TAB Staff

Supervise



UConn

Municipal Assistance Program



tab.program.uconn.edu/map-requests-for-proposals/



uconn-tab@uconn.edu
<http://tab.program.uconn.edu>

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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

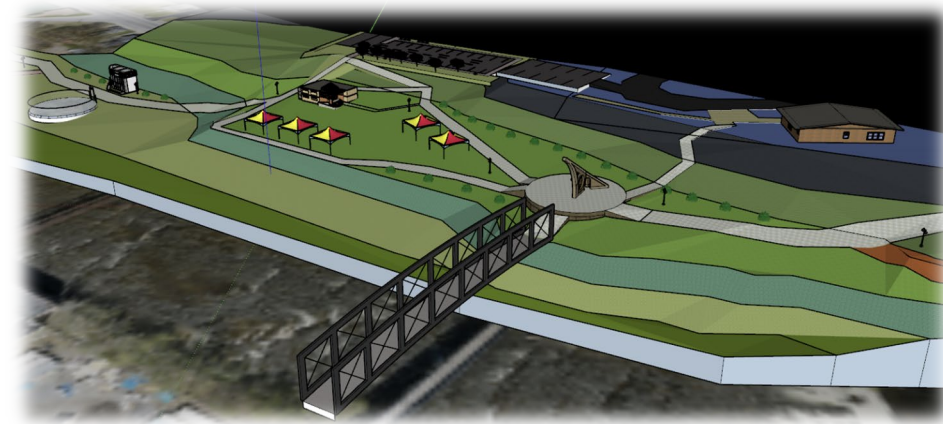
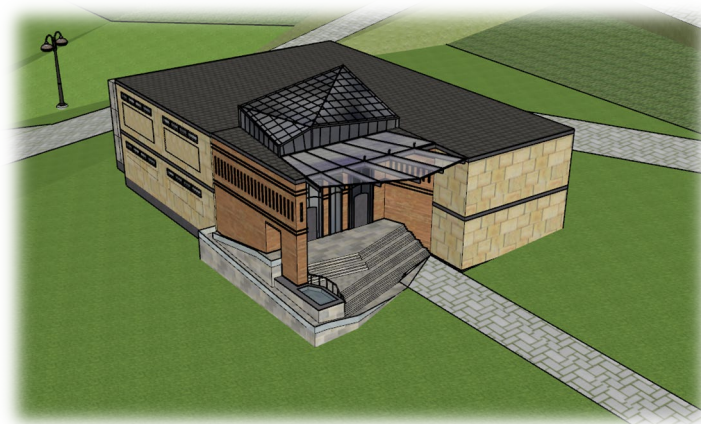
- Site characteristics and needs
- Area economy and demographics
- Physical, environmental conditions
- Applicable regulations
- Real estate market conditions



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



Deliverables: Formal report, Sketchup Renderings of Reuse Scenarios

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Brownfield Inventory



Reported Releases



Site Reconnaissance



Tax Delinquency



Sanborn Maps



Known Sites



Existing Brownfield Lists



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

Record Review

Summit Casting

ACREAGE: 1.69

OWNERS: Morse Street Realty Corporation

LAND USE: one-to-two story industrial facility

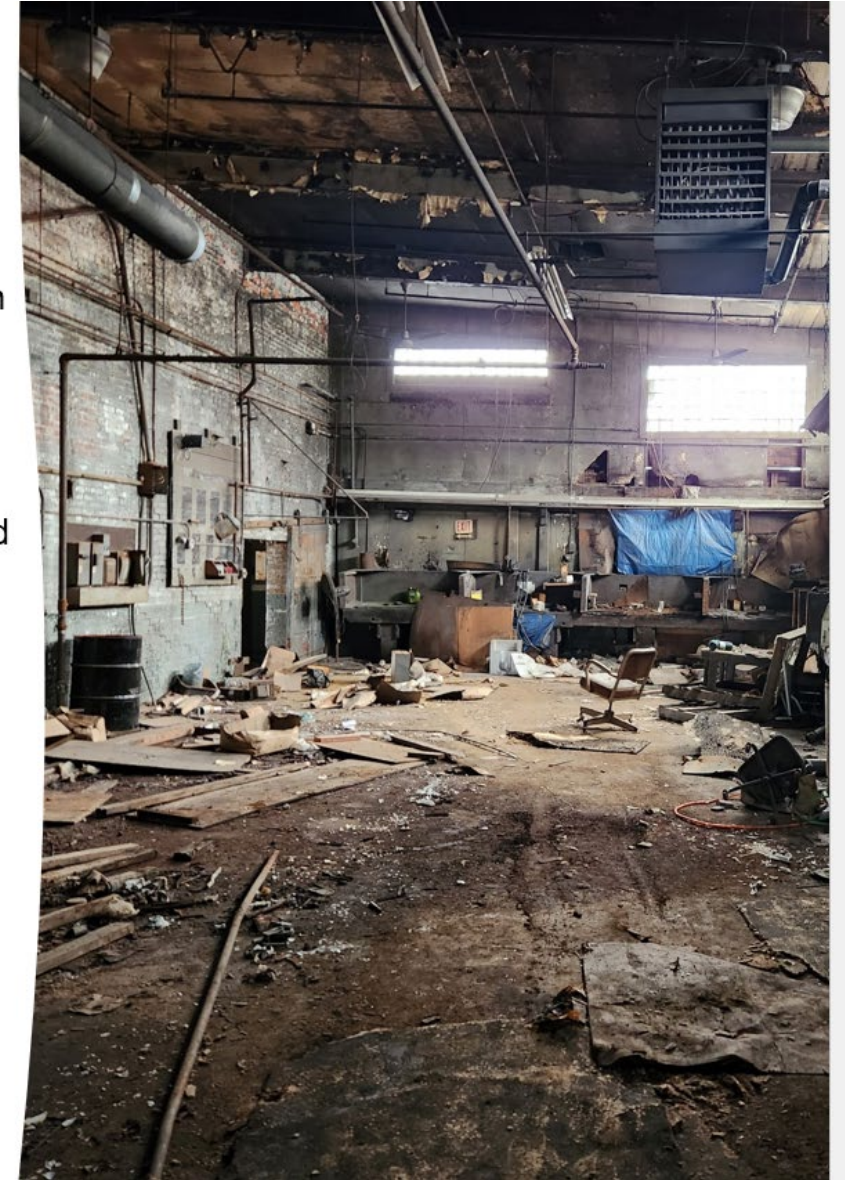
HISTORICAL USE: mold design, sand mold fabrication, casting, machining castings, storage, shipping & receiving

CURRENT USE: abandoned

- parties

PARCEL ID: 149-008-000

- "Parcel 8"



UConn TAB

12:00 PM - 12:45 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 HAVENT, 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

UConn

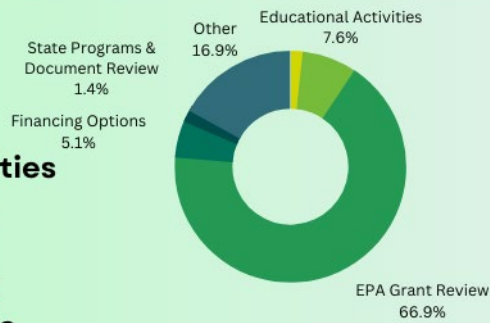
TECHNICAL ASSISTANCE TO BROWNFIELDS EPA REGION 1



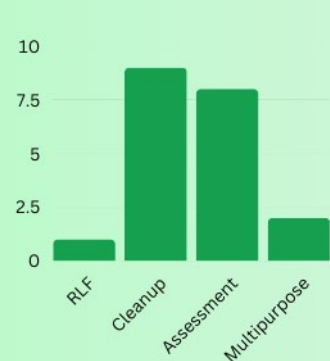
ANNUAL IMPACT
2021 - 2022

110

Communities
Received
Direct
Technical
Assistance



Outreach, Education, & Community Engagement

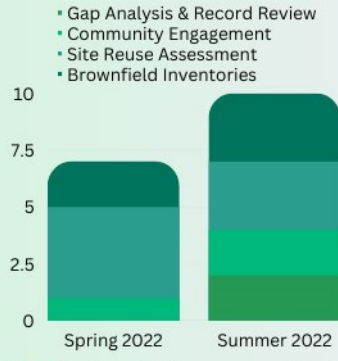


MUNICIPAL ASSISTANCE PROGRAM

38

Program Recipients

20 Fall 2021 & 2022 Participants



18 Spring & Summer 2022 Participants

Impact of our Support

FY23 MARC Grant Support



UConn

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





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

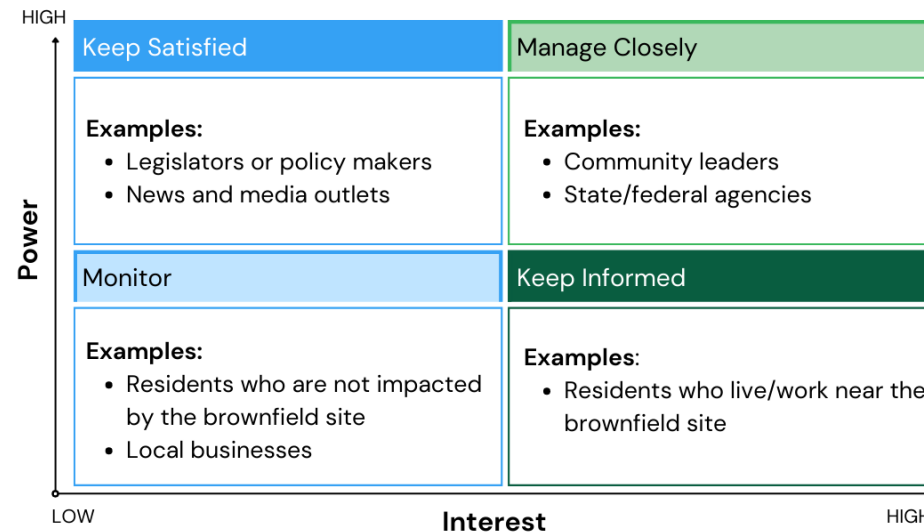
TAB Stakeholder Mapping

Identify key stakeholders in brownfields redevelopment and decide how to engage them

STAKEHOLDERS

Identify the key community stakeholders through a stakeholder analysis

Power-Interest Grid EXAMPLE:



★ 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



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?

Fields? What
t them?



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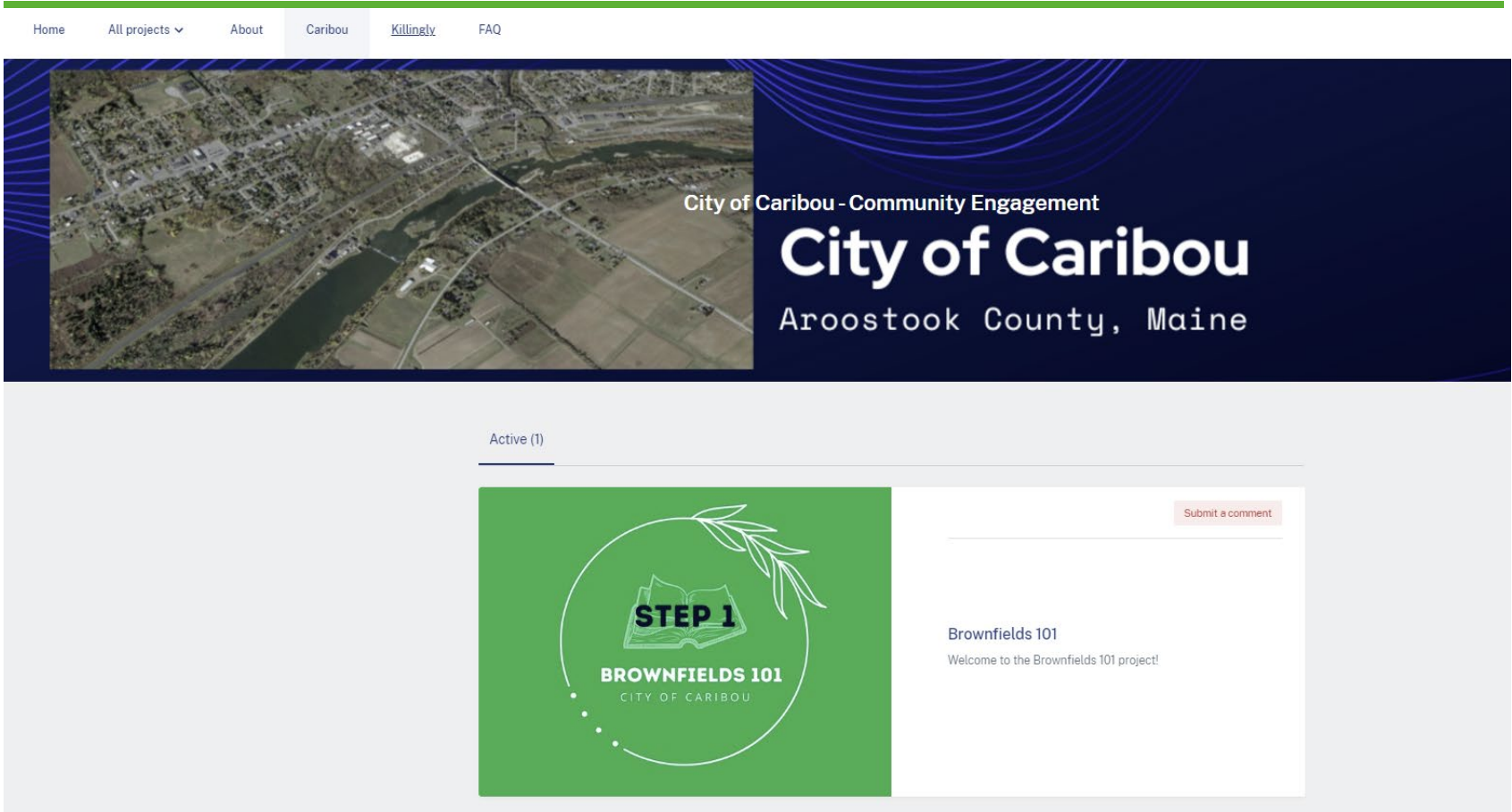
UConn

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Community Engagement in Practice

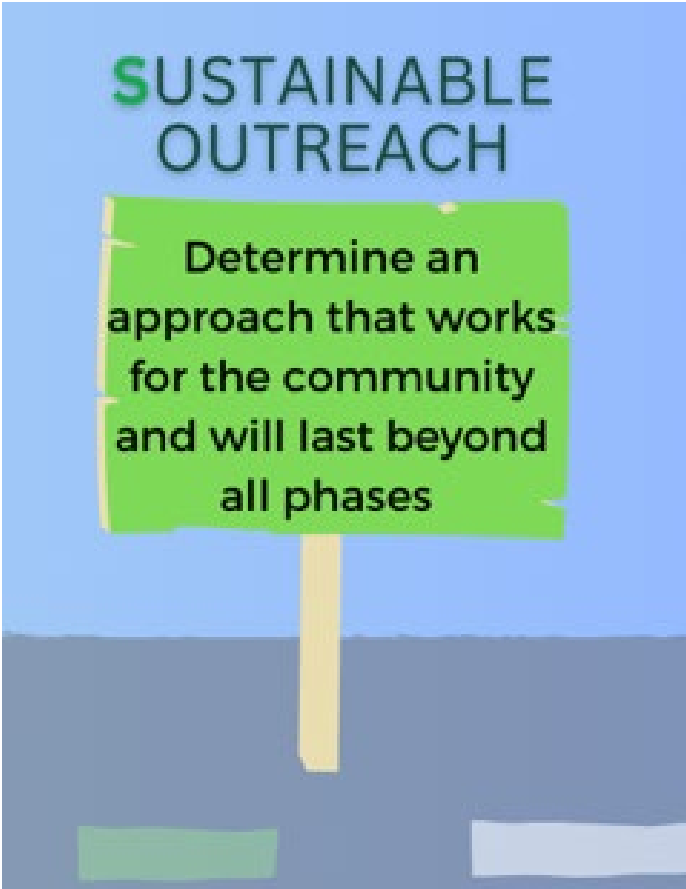


Community Engagement in Practice



to campaign for the removal of Mt. Trashmore. Slide through the to learn more about the history of Mt. Trashmore and current efforts to underway to transform Mt. Trashmore to Mt. Growmore.

Community Engagement in Practice



Tools from
(Select All)

- ☐ Stakeholder
- ☐ Educate Tool – 101
- ☐ Educate Tool – Community
- ☐ Educate Tool – Analysis
- ☐ Educate Tool – Building
- ☐ Educate Tool – Session

Engagement
(If using Community Engagement Plan)

BETHLEHEM
reimagined
A Community Development Group

Community Engagement Plan
2022

UCONN
TAB



Educate Tool –
Displacement
Educate Tool – Community
Benefits Agreement
Educate Tool – Coalition
Building

information and dates)

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

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Presentations

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)

I

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 \$268,000.00 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





PENNROSE

Bricks & Mortar | Heart & Soul

PENNROSE

Bricks & Mortar | Heart & Soul

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

+100

Municipal &
Public Partners

+60

Industry Awards
Won

26

Renewable
Energy
Installations

6

Passive House
Projects in CT

38

Green
Certifications

15

New developments
financially closed per year

20

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!

