



## **Regional Brownfields Partnership of West Central Connecticut**

c/o Naugatuck Valley Council of Governments  
49 Leavenworth Street, Third Floor, Waterbury, CT 06702 | 203.757.0535 | [nvcogct.gov](http://nvcogct.gov)

### **Regional Brownfields Partnership Annual Meeting Record of Meeting**

**12:30 p.m., Wednesday, December 6<sup>th</sup>, 2023  
65 Main Street, 2<sup>nd</sup> Floor, Ansonia, CT 06401**

Naugatuck Valley Council of Governments (NVCOG) Executive Director Rick Dunne called the meeting to order at 12:50 p.m.

#### **1. Welcoming Remarks**

Ansonia Mayor David Casseti, Corporation Counsel John Marini, and Economic Development Director and RBP Chairwoman Sheila O'Malley welcomed attendees and provided a brief overview of ongoing projects in the city.

Mr. Dunne reviewed the relationship between the Connecticut Brownfield Land Bank, Inc and NVCOG, funding available via the Revolving Loan Fund Committee and Regional Brownfields Partnership Executive Committee, and available programmatic support for brownfield projects.

#### **2. RBP Business Portion**

##### **I. Pledge of Allegiance**

All in attendance recited the Pledge of Allegiance.

##### **II. Roll Call and Introductions**

*Municipal Appointed Representatives:* Sheila O'Malley (RBP Chair, Ansonia), Chris Edge (RBP At-Large Member, Berlin), Jeffrey Caggiano (Bristol), Douglas Thompson (Burlington), Andrew Martelli (Cheshire), Roger Salway (Derby), Edward St. John (Middlebury), Ronald Pugliese (RBP Vice Chair, Naugatuck), Robert Sibley (Newtown), Cal Hauburger (Plainville), Julia Pemberton (Redding), Louis Perillo III, (Southington), Kurt Miller (Seymour), Edmond Mone (Thomaston), Elinor Carbone (Torrington), Theodore Shafer (Winchester), Thomas Hyde (Waterbury), and Rick Dunne (proxy for NVCOG).

*Unrepresented Towns:* Beacon Falls, Plymouth, Prospect, Southbury, Wolcott, Watertown, Woodbury

Mr. Dunne declared a quorum of voting members.



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### III. RBP Elections

Chairwoman O'Malley explained that the terms of the current Chair, Vice-chair, and Secretary/Treasurer are ending. Additionally, a resignation created a one-year vacancy for a single at-large member.

Due to a vacancy caused by resignation, Chairwoman O'Malley, without objection, appointed First Selectwoman Drugonis as temporary Secretary for the sole purpose of conducting elections. The report of Governance Committee recommended Sheila O'Malley of Ansonia as Chair for a term of two years, Ronald Pugliese of Naugatuck as Vice-chair for a period of two years, Thomas Hyde of Waterbury as Secretary/Treasurer for a period of two years, and Kurt Miller of Seymour as an at-large member for a term of one year to complete the unexpired term created by a resignation. There were no nominations from the floor.

With a motion by Mr. Edge and a second by Mr. Grimmer, the motion to direct the Secretary to cast one ballot in favor of the proposed slate carried unanimously.

### IV. Financial Report

Mr. Szpryngel, NVCOG Finance Director, displayed financial reports regarding all NVCOG brownfields programs and grants including past projects. The tables he shared included an update on NVCOG's fiscal year 2021 assessment grant, and allocations of brownfield dues and administrative costs.

### V. Connecticut Brownfield Land Bank Updates

Mr. Dunne, Connecticut Brownfield Land Bank President, explained that the CTBLB is a tool to manage brownfield liability. CTBLB is governed by a Board of Directors. NVCOG has entered into a memorandum of understanding to provide technical assistance, property acquisition, and grant management. Mr. Dunne emphasized that the Land Bank's services are state-wide.

Ongoing projects in Derby, Southington, Plainville, Waterbury, and Bristol. He also briefly touched upon the defunct Kinneytown Dam in Ansonia and Seymour.

Mr. Dunne concluded by acknowledging the contributions of Arthur Bogen, who founded the CT BLB and continues to work for NVCOG on brownfield matters.

### VI. 2023 Program Updates

Steven Perry, NVCOG Environmental Planner, shared updates and milestones of the brownfields program since the last annual meeting, including the opening of an ADA-accessible fishing pier at O'Sullivan's Island in Derby, the opening of Geroge Tirado Sr. Park in Waterbury, and the completion of demolition at the former Anamet complex in Waterbury. Rick Dunne, Ricardo Rodriguez, and Michael Szpryngel were invited by EPA headquarters to present at the National Brownfields Conference in Detroit, Michigan on NVCOG's highly successful Revolving Loan Fund Program. They have also been invited to present an expanded version at EPA Region 1's upcoming brownfield summit in Portland, Maine. Perhaps most notably, NVCOG received



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a \$3 million grant from the EPA to replenish the Revolving Loan Fund, which was celebrated at a June press conference attended by a number of dignitaries. Redding and First Selectwoman Pemberton were welcomed as the newest members of the Partnership.

### **VII. Project Activities**

Mr. Rodriguez, NVCOG Brownfields Program Coordinator, reviewed the RBP's funding activities. The FY 2020 RLF Grant consisted of \$1,280,850 total and is fully allocated, funding five ongoing projects. The FY 2021 Assessment Grant is 98% allocated and has yielded one Phase I report, four Phase II report, one Phase III report, and one remediation action plan across five projects. The FY22 and 23 Revolving Loan Fund Committee has approved eight subgrants, totaling \$2,262,000, all of which are in progress. Four loan awards, totaling \$3,763,000 are in the underwriting process.

Mr. Rodriguez highlighted two newly awarded DECD projects. NVCOG secured \$3,700,000 to conduct cleanup activities at 300 Broad Street, Bristol and CTBLB secured \$160,000 to conduct assessment activities at 196 Mill Street, Waterbury. Mr. Rodriguez shared that vertical construction has begun at 67-71 Minerva Street, Derby, facilitated by a \$650,000 DECD grant obtained in 2022. NVCOG's and CTBLB's active DECD grants total approximately \$4,100,000 and \$810,000, respectively. Every application submitted to DECD by both organizations has received the maximum award. Finally, Mr. Rodriguez recognized the seven RBP municipalities who successfully secured DECD funding in the last two years.

With no further comments or questions, the business portion of the meeting adjourned at 1:45 p.m. without objection.

### **3. "Environmental Due Diligence and Brownfields Site Acquisition Considerations" – Tighe & Bond; James Olsen, LEP, Nik Granata, LEP, & Harley Langford, LEP**

Tighe & Bond discussed the roles of licensed environmental professionals, legal requirements of due diligence prior to brownfield acquisition, how the presence of contamination influences site redevelopment, and available liability relief programs.

### **4. "Services & Community Engagement Support" – UConn Technical Assistance for Brownfields; Randi Mendes, PhD, Project Manager & Katie Malgioglio, MSW, Community Liaison & Community Engagement Coordinator**

Dr. Randi Mendes briefly discussed UConn TAB's services, including direct technical assistance, continuing education, and community engagement for brownfield-related projects. Through TAB's Municipal Assistance Program, TAB will provide targeted services, including brownfield inventorying and site reuse planning, and creating a brownfield inventory. Katie Malgioglio emphasized the importance of facilitating accessible engagement and using plain language, meeting members of the community where they live. Mr. Dunne encouraged all attendees to take advantage of TAB's services.



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### **5. “Brownfields Success Story: Riverfront Development at 100 Franklin Street” - Mayor Elinor Carbone, City of Torrington & Karmen Cheung, Pennrose Senior Developer**

Mayor Carbone and Ms. Cheung discussed the redevelopment of 100 Franklin Street, a blighted, vacant parcel adjacent to the Naugatuck River that has since been revitalized to a 60-unit, mixed income waterfront community. Mayor Carbone emphasized the importance of leveraging funding from a variety of sources, including EPA, DECD, the Connecticut Finance Housing Authority, and Torrington’s municipal tax abatement program. Through a successful partnership with Pennrose, the redevelopment provides supportive housing and a publicly available extension to adjacent multi-use Naugatuck River Greenway trail.

### **6. Open Discussion & Adjournment**

There was no discussion. The meeting adjourned 2:50 p.m.

### **Attachments**

Attachment A: Full Slideshow

Respectfully Submitted:

Steven Perry

Environmental Planner