

Northeastern Connecticut COG Roundtable Event

Hosted by:

UConn TAB & NECCOG

Sponsored by:

H2M



July 16, 2025

Welcome & Opening Remarks



Brownfields Roundtable

NECCOG

July 16, 2025

H 2
M architects + engineers



LOUIS H. MURATORE, LEP, CHMM
Deputy Director of Environmental
New England



KATHLEEN YOUNG, MBA
Practice Leader –
Water/Wastewater/Environmental
New England



neccog

H 2
M architects + engineers

Practical Approach. Creative Results.

Founded in 1933, We are a multi-disciplinary consulting & design firm with the consistent ability to meet tough architectural, engineering & environmental challenges head on.



9/72

CT/ Registered
Architects



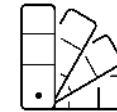
33/128

CT/Professional
Engineers



03

Registered
Landscape
Architects



05

Certified
Interior Designers



07

Professional
Geologists



03

Professional
Planners



02

Professional
Land Surveyors



75+

Qualified
Environmental
Professionals/1 LEP



37

LEED
APs



11

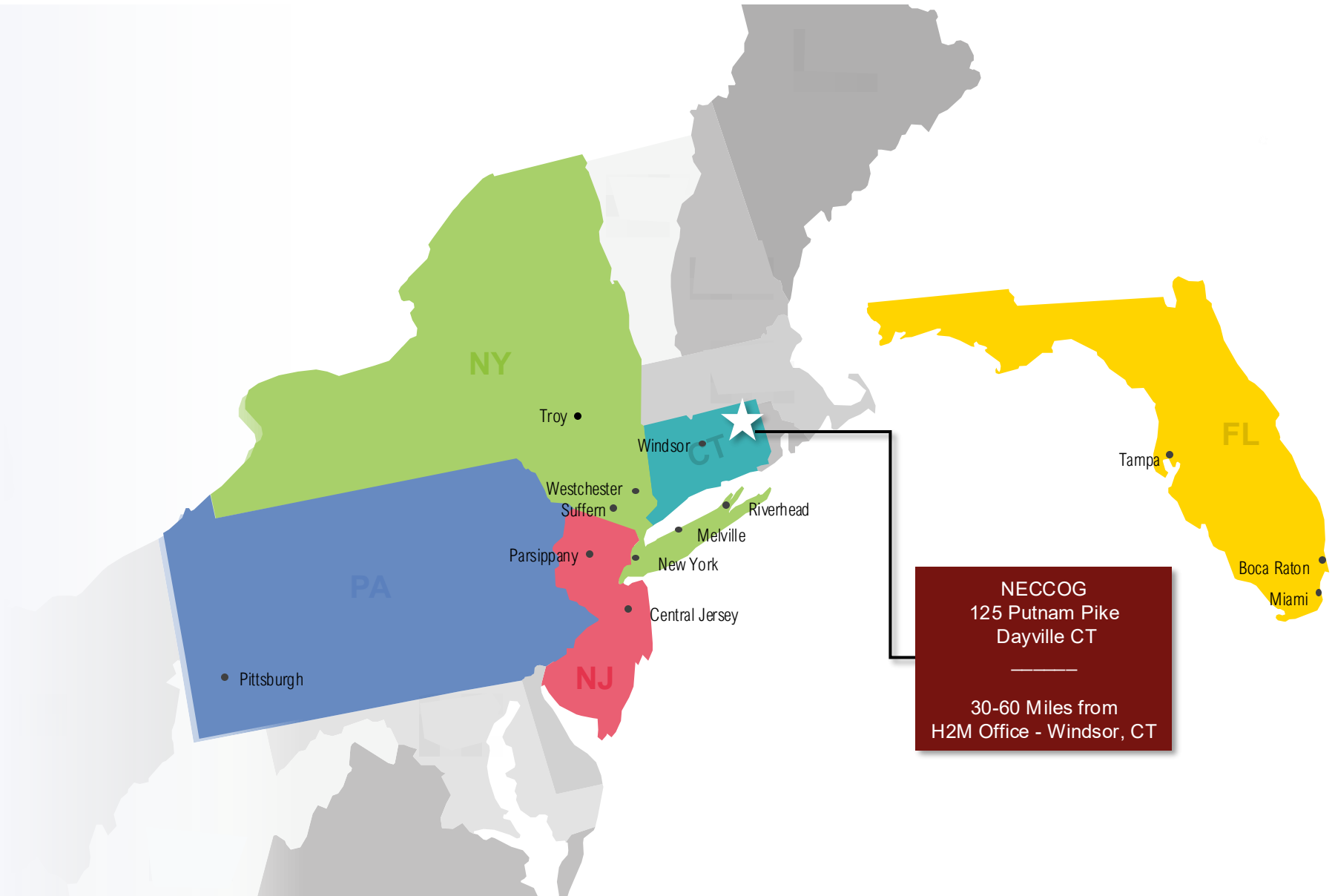
LEED Green
Associates

ENVIRONMENTAL ENGINEERING & SCIENCES | ARCHITECTURE | ENGINEERING (CIVIL, STRUCTURAL, WATER SUPPLY, WASTEWATER, MECHANICAL/H VAC, ELECTRICAL, PLUMBING/SANITARY, FIRE PROTECTION) | CONSTRUCTION INSPECTION / ADMINISTRATION | LANDSCAPE ARCHITECTURE | LAND USE PLANNING | PERMITTING SURVEY | SUSTAINABLE DESIGN | GIS MAPPING | CORROSION CONSULTING/COATINGS INSPECTION | STORAGE TANK MANAGEMENT | ENVIRONMENTAL PLANNING WASTE MANAGEMENT | HYDROGEOLOGICAL SERVICES | INDOOR AIR QUALITY | FORENSIC CAUSE & ORIGIN | INDUSTRIAL HYGIENE

H2M Locations / NECCOG Region

H2M Locations

- Windsor
- Melville
- Riverhead
- New York City
- Westchester
- Suffern
- Troy
- Parsippany
- Central Jersey
- Pittsburgh
- Boca Raton
- Miami
- Tampa





Brownfields Experience

- Bethpage Water District/Grumman Naval Complex (IIAHWS)
- Paerdegat Basin PCB Release (State Superfund)
- Liberty Superfund Site
- 50+ Dielectric Cable Fluid (DCF) Spill Responses (5-62K gallons)
- Bethpage Community Park (IAHWS)
- 1,000+ Residential Spill Responses
- BICC Cables (New York State Brownfield Cleanup Program [BCP])
- DFCI Solutions/DZUS Fasteners (IAHWS)
- Orient Fire District (P-Listed Site)
- Roberto Clement Park-Fill Dumping Site
- Rubies Costumes (P-Listed Site)
- Greenport (BCP)
- Alert Fire Co. AS/SVE (CO)
- POP Displays (Brownfield)
- Belle Cleaners, Rye, West Turnpike Cleaners, Inc. (NYSBCP)
- La Terraza, Bronx, NY L&M Development Partners (NYSBCP)
- Via Verde, Bronx, Phipps Houses (NYSBCP)
- Courtlandt Crescent, Bronx, Phipps Houses (NYSBCP)
- Courtlandt Community, Bronx, Phipps Houses (NYSBCP)
- Courtlandt Corners, Bronx, Phipps Houses (NYSBCP)
- 600 E 156th St., Bronx, Phipps Houses (NYSBCP)
- Atlantic Terrace, Brooklyn, Fifth Avenue Committee (NYSBCP)
- Van Dyke III, Brooklyn, Trinity Financial Services (NYSBCP)
- 31/32 LIC LLC, Long Island City, 37-29 31st LLC (NYSBCP)
- Melrose Commons URA Site 32, Bronx, NYCHPD (NYSBCP)
- Flamingo Cleaners, New Rochelle, JAMM North Ave. LLC (NYSBCP)
- 47 New Jersey Department of Environmental Protection (NJDEP) Site Investigation, Remediation & Environmental Response Sites in the past 11 years

1. Be tenacious, leveraging extensive funding sources
2. Thorough environmental investigation is critical to project success
3. Sustainable approaches bring incremental benefits

Critical Learnings

EPA-funded CT Brownfields Project	Year Completed
<u>Howard Street Apartments, New London, Conn.</u>	2023
<u>Torin Site, Torrington, Conn.¹</u>	2022
<u>Ryan Park, Norwalk, Conn.²</u>	2020
<u>Willimantic Whitewater Park, Willimantic, Conn.³</u>	2020
<u>639 Main Street East Hartford, Conn.⁴</u>	2019
<u>Swift Factory, Hartford, Conn.⁵</u>	2019
<u>United Community Family Services, Griswold, Conn.⁶</u>	2019
<u>Meriden Green, Meriden, Conn.⁷</u>	2017
<u>Riverfront Revitalization – Goodwin College⁸</u>	2016
<div> <div> 1. EPA RLF, CT DECD 2. EPA Assmt, HUD, CT DECD 3. EPA Assmt/RLF/Cleanup, CT DECD 4. EPA Assmt, HUD CDBG </div> <div> 5. EPA Assmt, RLF,CT DECD 6. EPA Assmt, Cleanup, CT DECD 7. EPA,CT DECD, City of Meriden, FEMA 8. EPA Assmt, Cleanup, CRDA , CRCOG </div> </div>	

Leveraging Federal Funding

- US EPA Brownfields Program:
 - Assessment Grants
 - Cleanup Grants
 - Multipurpose Grants
 - Revolving Loan Funds (RLF)
 - HUD Community Development Block Grants (CDBG)
 - EDA Public Works and Economic Adjustment Assistance
 - New Markets Tax Credit Program
- Gain synergies and economies of scale by combining multiple funding sources

Latest Funding Round Announcements

News and Announcements

- NEW 6/12/2025: Round 21 – Remediation Grant, Remediation Loan, Assessment-Only Grant, and BAR Planning Grant Awardees Announced

Provided by:



STATE OF CONNECTICUT
GOVERNOR NED LAMONT

Governor Lamont Announces State Grants for Assessment and Remediation of 23 Blighted Properties

6/12/2025

Tentative Schedule of Future Rounds

Please note that this schedule is subject to change and is dependent on many factors including approval from the State Bond Commission and availability of funds.

ROUND	PROGRAM TYPE	TENTATIVE NOTICE OF FUNDING DATE
Round 22	Multiple Programs Planned *Tentative	July / August 2025
Round 23	Multiple Programs Planned *Tentative	January / February 2026
Round 24	Multiple Programs Planned *Tentative	July / August 2026

Funding Sources in CT

- Great news for CT: CT DECD announcing new funding round
 - Remediation/Limited-Assessment Grants
 - Assessment-Only Grants
 - Remediation/Limited-Assessment Loans
 - Brownfield Area-wide Revitalization (BAR) Planning Grants
 - Brownfields Remediation & Liability Relief, benefitting mix of prospective municipalities, buyers, and owners:
 - [Abandoned Brownfield Cleanup Program](#)
 - [Brownfield Remediation and Revitalization Program](#)
 - [Municipal Brownfield Liability Relief Program](#)
 - [Targeted Brownfield Remedy](#)
 - [Covenants Not to Sue](#)
 - [Third Party Liability Relief](#)
 - [Innocent Landowners](#)
 - [Brownfield Land Banks](#)
 - [Funding Sources](#)
- Keep in mind, Disadvantaged Communities are prioritized
- Timing and persistence is critical, work with an experienced consultant to get applications in



Proper Due Diligence

- Upfront, thorough investigations critical to successful brownfields remediation projects
- Without accurate investigative data, remedial efforts may be hampered or fail
- Incomplete environmental investigations lead to:
 - Significant underestimation of the extent, type and magnitude of contamination present at the site
 - Inappropriate or insufficient remedial strategies and actions
 - Project delays and increased costs
 - Potential health risks and exposures to workers, to surrounding communities
- Real Project Example:
 - Remediation of brownfields site in CT
 - Environmental investigation consultant had not thoroughly tested site and overlooked potential chemicals of concern
 - Our LEP's scope included removal of "clean fill", he asked for lab results to demonstrate clean fill. Ultimately, Consultant tested the soil – it revealed TSCA thresholds exceeded for PCBs and Mercury
 - Results from the soil testing spurred an expanded site investigation
 - Both timeline and project cost significantly increased



Green/Sustainable Remediation

Sustainable practices for brownfields remediation projects, using:

- Locally sourced materials for backfill and remediation systems
- Demonstrated clean recycled concrete aggregate vs. virgin stone for SVE/SSDS trench aggregate
- Clean Soil Bank for disposal or acquisition of clean fill materials for brownfields sites
- In-situ treatment methods and/or on-site soil management where possible to minimize off-site soil disposal, including Phytoremediation, Bioremediation
- In-situ groundwater remediation as opposed to methods requiring long term groundwater withdrawals
- Minimization of off-site disposal of drill cuttings (EPA Mgmt of Investigation Derived Waste)
- Renewable energy sources for onsite power and incorporate in future redevelopment


Benefits

- Economic advantages – cost savings, increase property value, time savings
- Minimizing environmental impact and resource conservation
- Approach can open door to alternative funding sources

The background image shows a city skyline with several tall, multi-story brick buildings under a clear blue sky. In the foreground, there is a construction site with a dirt and gravel ground, scattered debris, and some large pipes lying on the ground. A chain-link fence runs across the middle ground, separating the construction site from the city buildings.

Thank You, Any Questions?

H 2 architects + engineers
M



Thank you to our Sponsor!

H2M



Agenda

8:30 AM – 9:00 AM | Registration & Refreshments

9:00 AM – 9:30 AM | Welcome & Opening Remarks

Speaker: Jim Rivers, NECCOG Director

Sponsor Presentation: Kat Young, H2M

9:30 AM – 11:00 AM | Speaker Presentations

- UConn TAB – Katie Malgioglio
- Environmental Protection Agency (EPA) - Abby Szlajen and Paul Pietrinferni, EPA Region 1
- RLF TAB Grow America - Erin Howard
- Connecticut Department of Economic & Community Development (DECD) – Jennifer Schneider, CT DECD
- Connecticut Department of Energy & Environmental Protection (DEEP) - Amanda Limacher, CT DEEP State Brownfield Coordinator
- Sustainable CT – Dorothy Piszczek
- Municipal Success Story - Jill St. Clair

11:00 AM – 11:30 AM | Q&A & Open Discussion

- Moderated session for audience questions
- Discussion on challenges, funding opportunities, and next steps

11:30 AM – 12:00 PM | Networking & Closing Remarks

- Opportunity for attendees to connect and discuss projects



Brownfields 101 & TAB Services

*UConn TAB
Katie Malgioglio*



WHAT IS A BROWNFIELD?

EPA Definition:

A real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

In plain language...A site that is completely or partially abandoned AND Is likely polluted from past human activities

How to Identify a Brownfield:

An area with blight, or deterioration such as: Abandoned buildings, eyesores, active but underutilized facilities

Before



After



The Sanford Mill was formerly used for the manufacture of fabrics, light bulbs, and plastic products which resulted in a range of environmental contaminants including semi-volatile organic compounds (SVOCs) and PCBs along with the building containing lead-based paint and asbestos

Redeveloped into a mix-use housing and commercial building





SO, WHAT'S NOT A BROWNFIELD?



Active facilities of any kind,
even if contamination is
suspected



Residential buildings
without Hazardous Building
Materials



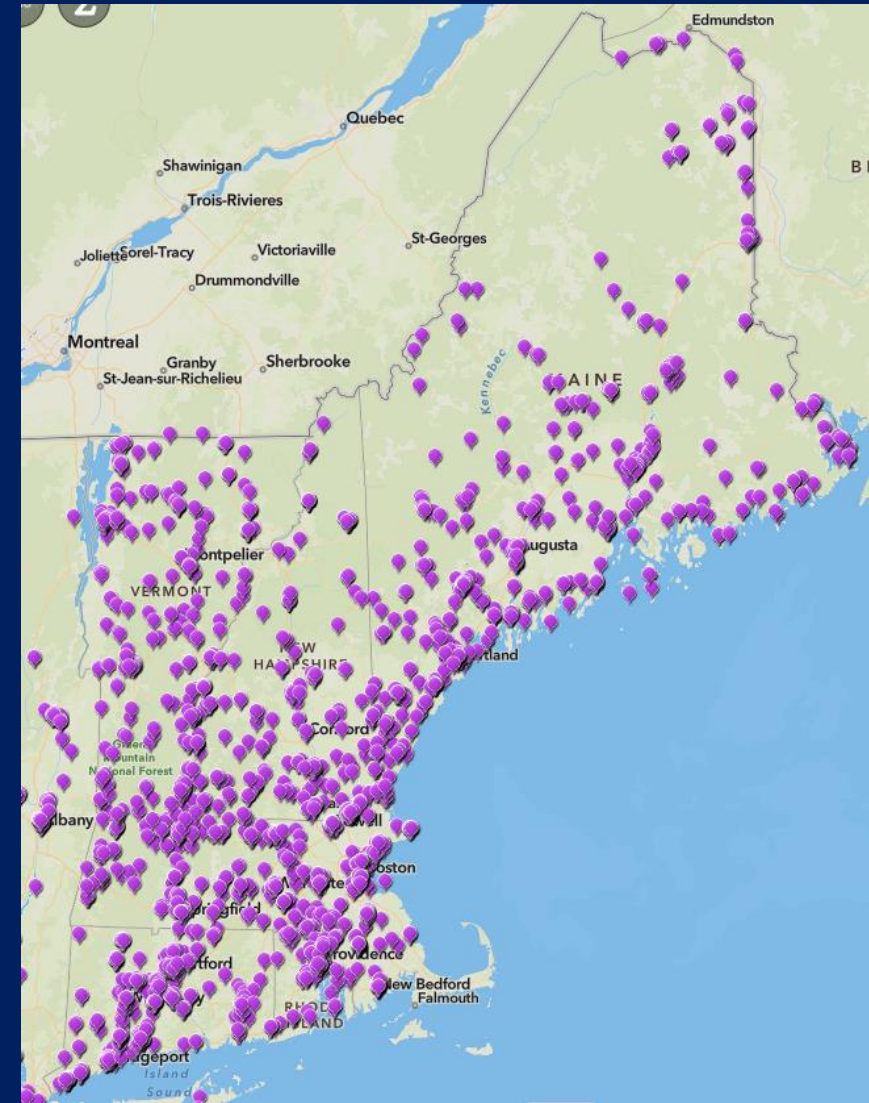
Superfund (NPL) sites



Sites under federal
jurisdiction (DoD, DoE etc.)

There are over 3000 brownfields that have been formally identified in New England but many remain unlisted

At least 61 identified in NECCOG alone with many still unidentified



Source: EnviroAtlas

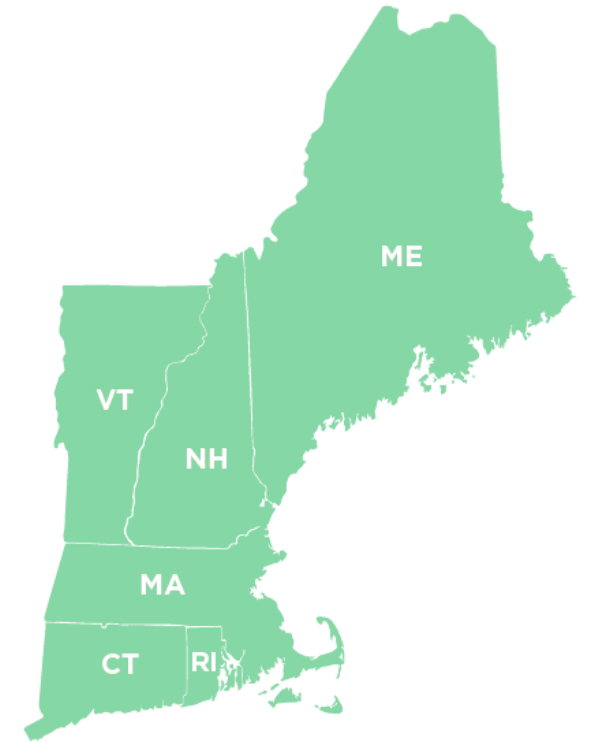
BROWNFIELDS IMPACT NEGATIVELY...



WHAT IS UCONN TAB

Technical Assistance to Brownfields

- funded by Environmental Protection Agency (EPA)
- provides technical assistance to communities, states, Tribal Nations and other public
- help address their brownfield sites and to increase their understanding and involve cleanup, revitalization and reuse.
- TAB is available at no cost to communities.
- UConn TAB serves Region 1(New England)



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



MEET OUR TEAM



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New Partnership



Nylab Noori, MPH

UConn TAB Partner - Northern New England
Outreach
Environmental Health Associate Program
Manager at New England
Rural Health Association (NERHA)

NEW ENGLAND RURAL HEALTH ASSOCIATION (NERHA)

UConn TAB Partner – Rural Outreach and Engagement

NERHA supports UConn TAB by serving as a link between rural communities and technical experts. This helps foster collaboration among communities and municipalities, ensures public health considerations are included in Brownfield assessment and cleanup, and strengthens local capacity to address these challenges.

Connect with Community Hubs: Libraries, Health Center, State Offices Of Rural Health (SORHs), Rural Caucus

Conduct Individual Outreach: MAP 2025
30+ Municipalities reached



NERHA Reach, By The Numbers:

- ✓ 10,000+ People Served by NERHA Programs
- ✓ 100+ Partner Organizations Across New England
- ✓ 300+ Communities Impacted
- ✓ 550+ Members
- ✓ 5,500+ Mailing List

Stay Connected With Us:

- ✓ Nerha.org
- ✓ Join our Newsletters
- ✓ Read "*Rural Roots*"
- ✓ Become a Member

For over 25 years the New England Rural Health Association (NERHA) has served as the state rural health association for the six New England states. We are a non-profit organization dedicated to advancing rural health. NERHA provides education, training, consulting, and advocacy in support of the rural health organizations and individuals in our region.



UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

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 & Procurement Support

- Fact sheets, example proposals, RFQ/RFP review, and documents

Quick Availability

- Answer Technical Questions





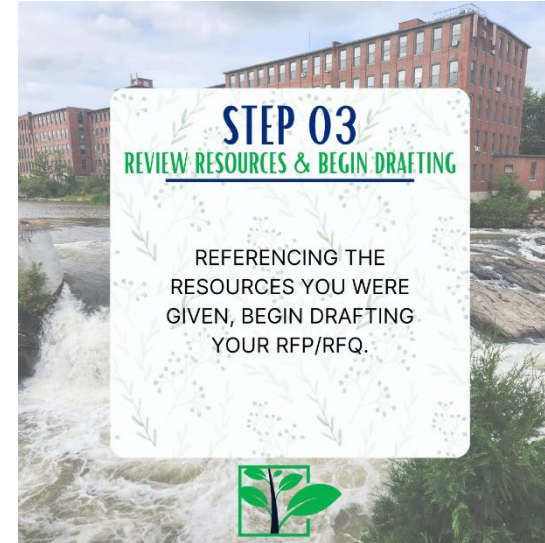
STEP 01
SET UP A MEETING

EMAIL US AT
UConn-TAB@UConn.EDU
WITH YOUR GRANT
APPLICATION AND
COOPERATIVE AGREEMENT IF
AVAILABLE AND **SCHEDULE**
AN APPOINTMENT.




STEP 02
UConn TAB SENDS RESOURCES

WE WILL SHARE SOURCES
SUCH AS RFP TEMPLATES
AND OTHER USEFUL
RESOURCES FOLLOWING THE
MEETING.



STEP 03
REVIEW RESOURCES & BEGIN DRAFTING

REFERENCING THE
RESOURCES YOU WERE
GIVEN, BEGIN DRAFTING
YOUR RFP/RFQ.



STEP 04
SUBMIT DRAFT FOR REVIEW

FILL OUT THE FORM LINKED
HERE AND INCLUDE THE
DRAFT OF YOUR RFP/RFQ.
UConn TAB WILL REVIEW
AND SET UP A MEETING TO
GO OVER THE COMMENTS
WE HAVE.



 Procurement Services Webinar (UConn TAB)

 **TAB**
REGION 1



**PROCUREMENT
SERVICES**

Watch on  YouTube

Watch later 



UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

Community

Info & Input

UConn
Students

Technical Work

TAB Staff

Supervise



Sep-Dec

Jan-April

May-Aug

EPA Brownfields
Grant Support

TECHNICAL SUPPORT

Target Area and
Brownfield Site
Description

Community Need
(Demographics and
health data)

Brownfield inventories


Data Review and Gap Analysis for brownfield
sites


Grant Preparation


Site reuse planning


Community Engagement Planning and Materials


BROWNFIELD INVENTORY


- 

Reported Releases
- 

Site Reconnaissance
- 

Tax Delinquency
- 

Sanborn Maps
- 

Known Sites
- 

Existing Brownfield Lists

Site Name	Site Size (acres)	Opportunity Zone
Address	Current Zoning	Underserved Community
Zip Code	Current Owner	Vulnerability Index
Assessors Card ID number	Tax Payment Status	Past Uses
Parcel Number	Existing Buildings	Public Utilities
Redevelopment Status	FEMA Flood Zone	Parking Spaces
Site Type	Wetlands	Available Site Documents
Possible Contamination	LUST Designation	EPA Grant Eligibility



RECORD REVIEW

Summit Casting

ACREAGE: 1.69

OWNERS: Morse Street Realty Corporation

LAND USE: one-to-two story industrial facility

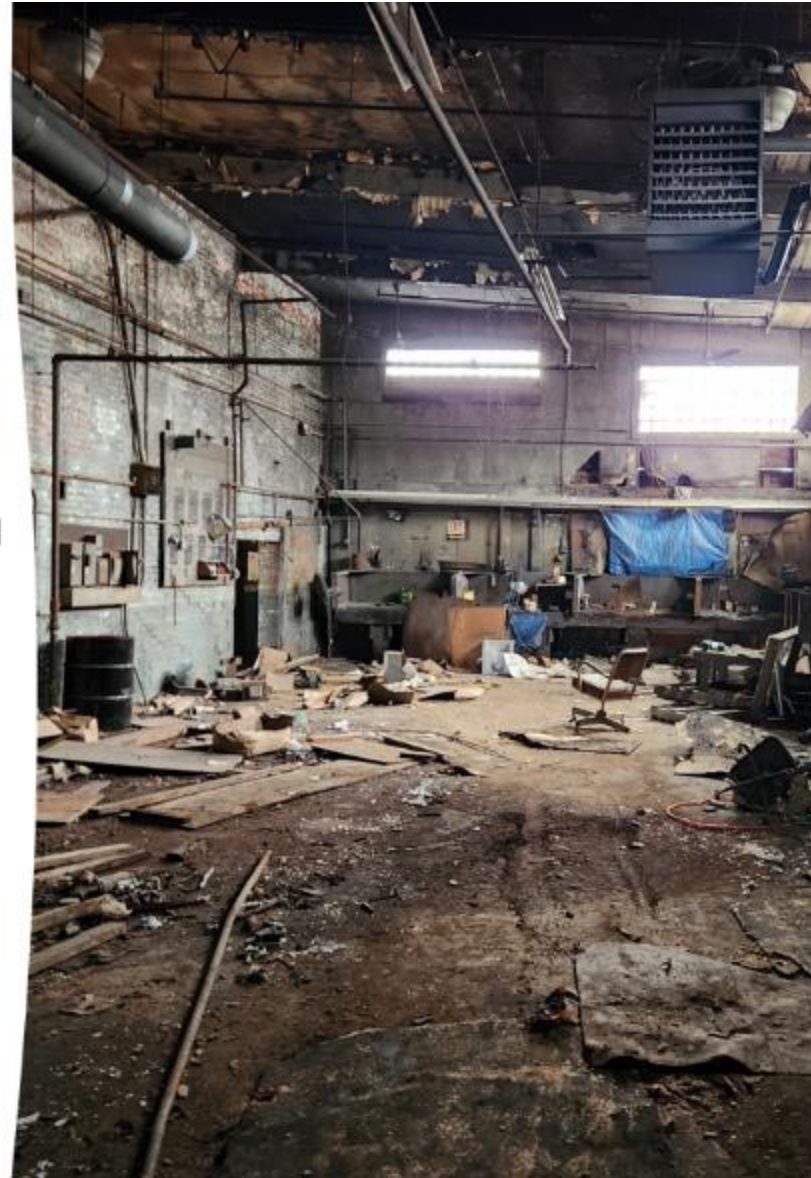
HISTORICAL USE: mold design, sand mold fabrication, casting, machining castings, storage, shipping & receiving

CURRENT USE: abandoned

- parties

PARCEL ID: 149-008-000

- "Parcel 8"



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
- History
- Tax status
- Occupancy
- Zoning
- Environmental Considerations

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







RENDERINGS

(Sketchup and Lumion)



UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

Past Webinars

- Jan 29th Brownfield Redevelopment & TAB Services
- Feb 19th Brownfields: Exploring Disproportionate Environmental Impacts on Communities
- Mar 11th Community Engagement in Aging Communities
- Apr 16th Using Brownfield Funding for Local Planning A Planner's Perspective)



UConn TAB Summer Webinar Series

- **May 1st - Planning for a Successful Fall EPA Brownfield Grant Application: Don't Wait Until September!**
- **May 22nd - Grant or No Grant: Let's Navigate Your Next Move**
- **June 18th - Environmental Communication Strategies for Developing Health Literacy**
- **July 9th - Engage & Empower: Strategies to Spark Community Involvement**
- **July 30th - Engaging Rural Healthcare Providers in Brownfields Awareness and Advocacy**



Wednesdays

12:00 PM - 12:30pm



Virtual(Webex)



Register

s.uconn.edu/summerwebinar25



UConn
REGION 1 TECHNICAL
ASSISTANCE TO
BROWNFIELDS

UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement



STAKEHOLDER ANALYSIS

This tool will help you find diverse stakeholders, explore who has the most power and influence in your community, and determine who has the most interest in your brownfields redevelopment project.



SWOT ANALYSIS

This tool allows you to examine the strengths, weaknesses, opportunities, and threats in your community as they relate to brownfields redevelopment and community engagement.



AFFORDABLE HOUSING

This tool is designed for municipal officials and nonprofit organizations. It provides different strategies for opening a dialogue and gaining buy-in for affordable housing from community members that are opposed to the idea.



LISTENING SESSIONS

This tool provides an overview what a listening session is, how to plan one for your community, and how they can support your brownfields redevelopment / community engagement goals.



COMMUNITY MEETING CHECKLIST

This tool provides a helpful checklist for planning a community meeting, hosting the actual event, and evaluation / follow-up once the meeting is over.



FOCUS GROUPS

This tool briefly summarizes focus groups and provides some guiding questions to help you get started in hosting one in your community.



tab.program.uconn.edu/community-engagement/

UConn
REGION 1 TECHNICAL
ASSISTANCE TO
BROWNFIELDS

Brownfields

brown•field/noun

a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.
- US EPA



DO YOU HAVE A BROWNFIELD IN YOUR COMMUNITY?



DOES YOUR TOWN/CITY HAVE AN INDUSTRIAL HISTORY?



DO YOU HAVE ANY BUILDINGS BUILT BEFORE THE 1970S?



DO YOU HAVE SITES THAT ARE ABANDONED OR BLIGHTED?

Examples: old mill buildings and industrial sites, old gas stations, public & commercial buildings, agricultural land and facilities, metal salvage yards and illegal dumping sites, and dry cleaners



YES, MY COMMUNITY HAS OR LIKELY HAS BROWNFIELD SITES AND I NEED SUPPORT WITH:

• **JUST GETTING STARTED AND IDENTIFYING SITES**

• **DEVELOPING A PLAN FOR REUSING A BROWNFIELD SITE**

• **INFORMING THE COMMUNITY**

Answer Questions
Virtual Consultation
Technical Doc Review
Access to Resources
Webinars & Workshops

Direct Assistance

Brownfield Inventory
Site Reuse Assessment
Record Review
Data Gap Analysis
Community Engagement

Municipal Assistance Program

UConn TAB SERVICES

Grant Support

State Grant Review
EPA Grant Review
Grant Data Support
Fall MAP EPA Grant Prep

Procurement

Intro Meeting
RFP Templates
RFP Examples
Review & Feedback

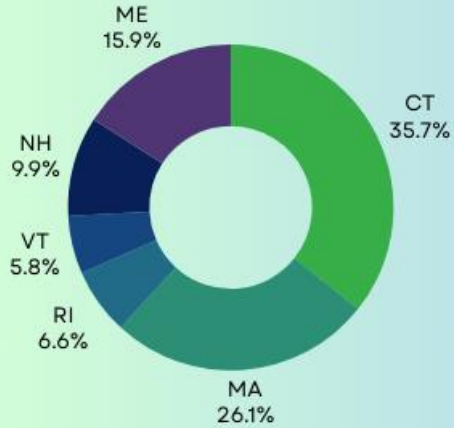
• **FINDING FUNDING FOR ASSESSMENT AND CLEANUP OF BROWNFIELDS**

• **HIRING ENVIRONMENTAL PROFESSIONALS**

Send us an email, follow us on LinkedIn, and/or Join our Newsletter to stay informed!

IMPACT AT A GLANCE

COMMUNITY WIDE DISTRIBUTION & SUPPORT

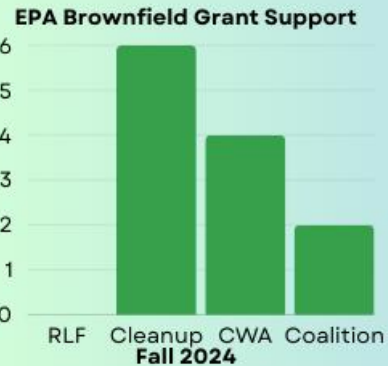


2024 Webinars

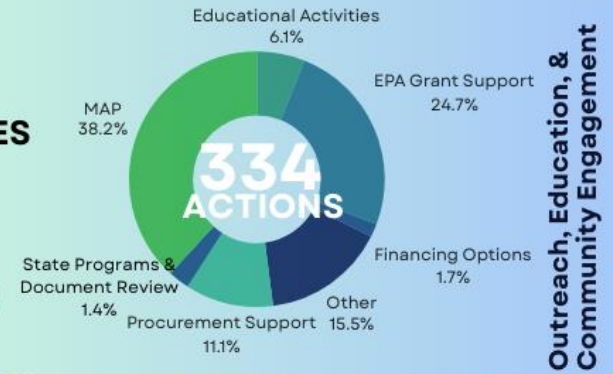
- SEEDS Framework
- Stakeholder Analysis
- Procurement Services
- SWOT Analysis
- Past EPA Brownfield Grantees Panel
- Cleanup Grant Tips and Tricks
- Coalition Grant Tips and Tricks
- EPA Grants & Community Engagement
- Public Health Data (Asthma)
- Displacement Strategies
- EPA Grant Office Hours

2024 MUNICIPAL ASSISTANCE PROGRAM

51 PROGRAM PARTICIPANTS

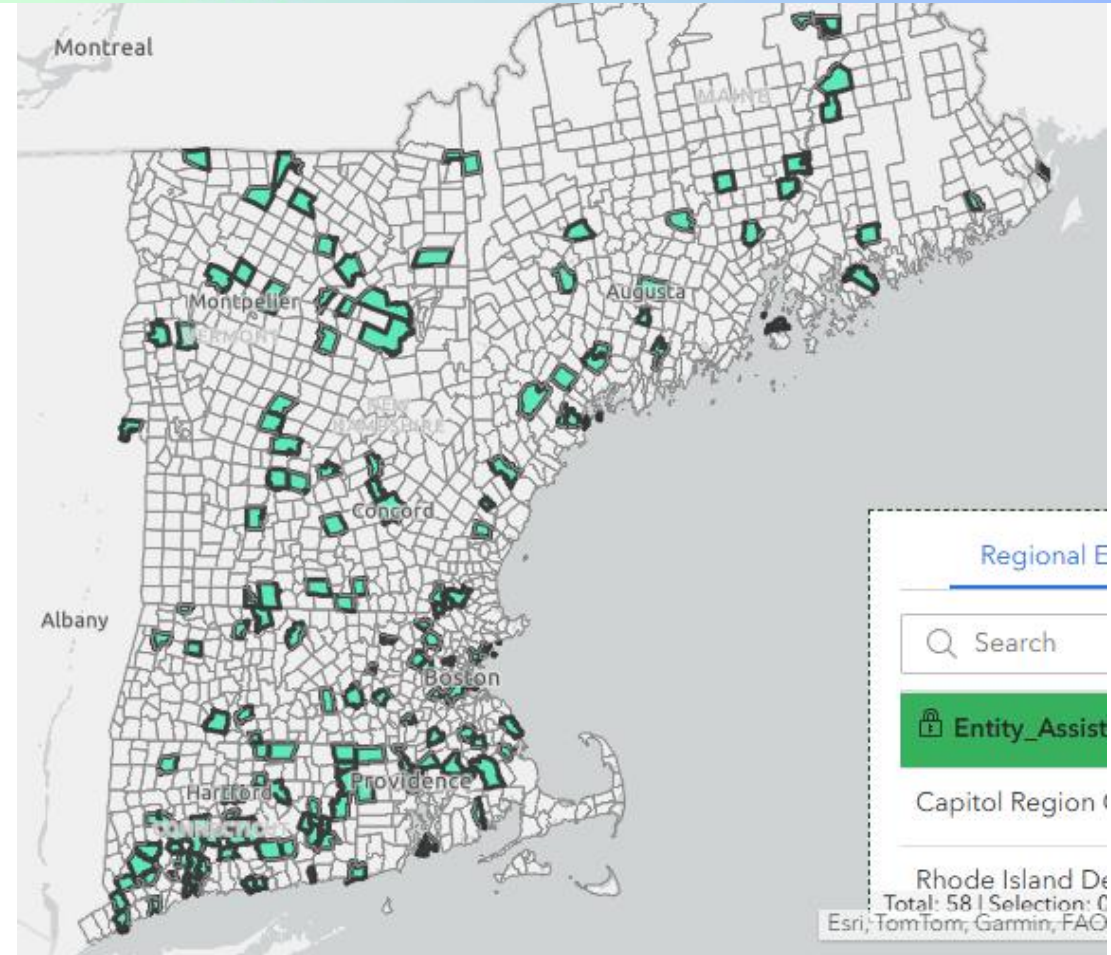


231
COMMUNITIES
RECEIVED
DIRECT
TECHNICAL
ASSISTANCE



Outreach, Education, & Community Engagement

40% INCREASE IN TA SUPPORT FROM 2023



Thank you!

Email: Uconn-tab@uconn.edu

Website: Tab.program.uconn.edu

LinkedIn: [linkedin.com/in/uconn-tab/](https://www.linkedin.com/in/uconn-tab/)

Go to our website to subscribe to our
newsletter!

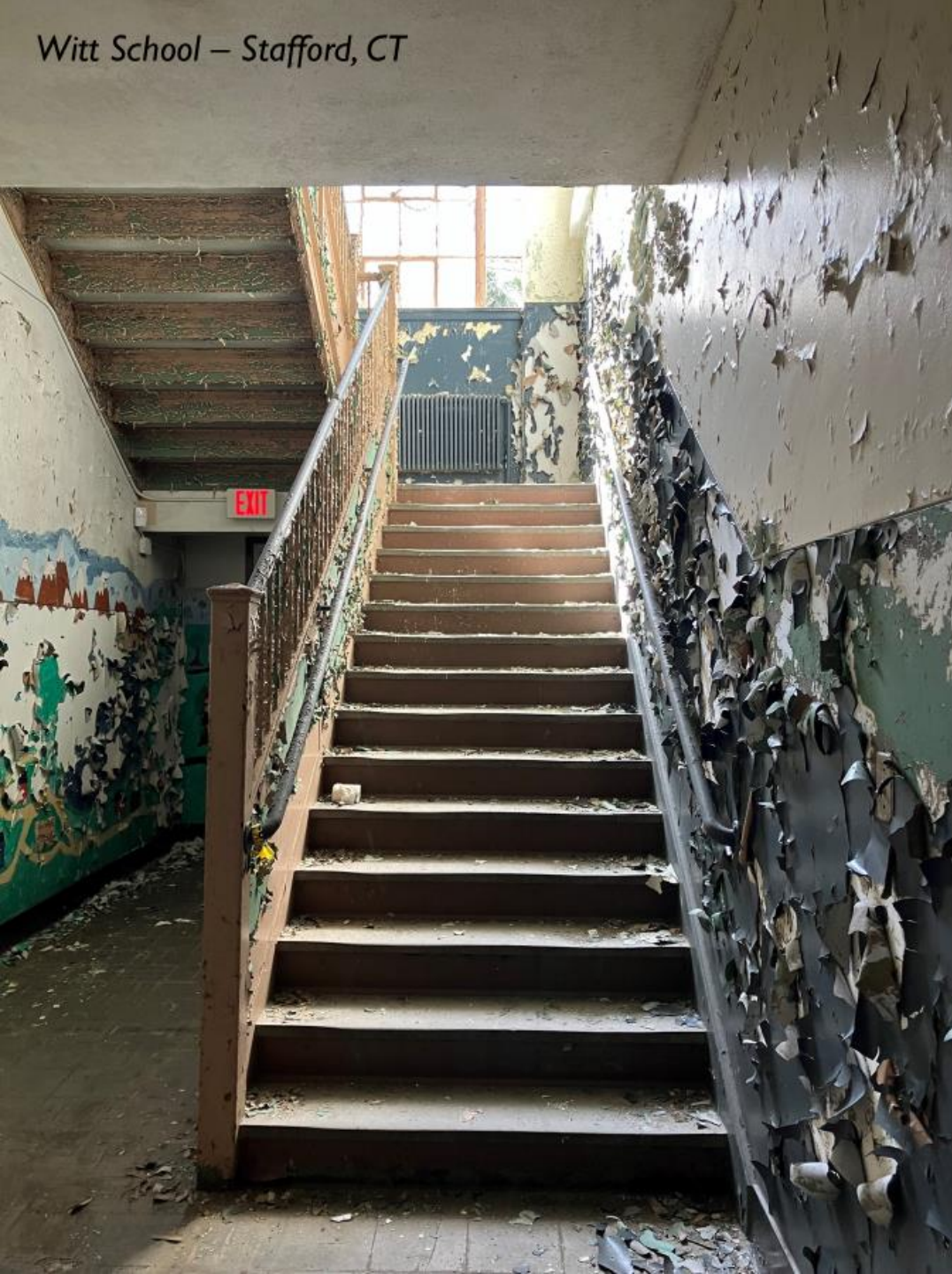
<https://mailchi.mp/f82f08428bf1/uconn-tab-april-2022-newsletter-10330475?e=6d63f681bc>

Environmental Protection Agency (EPA) Programs and Funding Opportunities

EPA Region 1

Abby Szlajen and Paul Pietrinferni





What is a Brownfield?

- A property might be a “brownfield” due to potential contamination from past uses that is inhibiting continued use or reuse of the site. Brownfields are often concentrated in historically underserved communities.

Brownfield sites might include:

- Former gas stations
- Former industrial sites
- Former dry cleaners
- Old buildings
- Vacant lots
- Historic mills or factories

<https://www.epa.gov/brownfields/understanding-brownfields>

ELIGIBLE ENTITIES FOR EPA GRANTS

- General Purpose Unit of Local Government
- Land Clearance Authority
- Government Entity Created by State Legislature
- Regional Council or group of General-Purpose Units of Local Government
- Redevelopment Agency that is chartered or otherwise sanctioned by a state
- State
- Federally recognized Indian tribe other than in Alaska
- Nonprofit organization described in section 501(c)(3) of the Internal Revenue Code
- Qualified community development entity as defined in section 45D(c)(1) of the Internal Revenue Code of 1986



SUMMARY OF GRANT PROGRAMS FOR ASSESSMENT AND CLEANUP

Grant Type	Description
Assessment (CW/Coalition)	To develop inventory, characterize, and conduct assessments to determine if sites are contaminated (if so, to what extent), perform community involvement, and plan for cleanup
Cleanup	For eligible municipalities and nonprofits to clean up contaminated properties
Revolving Loan Fund	For larger organizations to capitalize funds for issuing cleanup loans and subgrants
Multipurpose	For a flexible range of planning, assessment, and cleanup activities within a certain target area

Grant Guidelines and Resources:

<https://www.epa.gov/brownfields/marc-grant-application-resources>

JOB TRAINING GRANTS

Competitive grants that recruit, train, and place unemployed/under-employed residents of communities affected by brownfields and other issues in jobs within the environmental field.

Training topics can include:

- Waste Site Cleanup
- Health & Safety
- Heavy Equip. Operator/CDL
- Wastewater Treatment
- Asbestos Abatement
- Lead Paint/RRP
- Stormwater/infrastructure management

<https://www.epa.gov/brownfields/brownfields-job-training-grants>



STATE AND TRIBAL FUNDING

- Under CERCLA 128(a), EPA provides non-competitive grants annually to states and tribes to operate and manage a Brownfields Program.
- This funding allows them to conduct the following brownfields activities:
 - Inventory of sites on state or tribal land
 - Oversee brownfields resources and enforce state/tribal authority
 - Provide opportunities for local stakeholders' meaningful participation in brownfields decisions
 - Approve site cleanup plans, and verify/certify that cleanup goals are completed



[CT.gov Home](#) / [Department of Energy & Environmental Protection](#) / [Remediation Site Clean Up](#) / [Brownfields in Connecticut](#)

[Remediation / Site Clean-Up Main Page](#) >

[FAQs](#) >

[General Information](#) >

[Forms](#) >

[Guidance Documents](#) >

[Permits](#) >

Brownfields in Connecticut

Sites, once used for industrial, manufacturing, or commercial uses, have been [abandoned or underutilized due to known or suspected contamination](#) from past uses. Unknown environmental liabilities have been preventing communities, developers and investors from restoring these properties to productive use and revitalizing impacted neighborhoods.

The [Connecticut Remediation Standard Regulations](#) establish standards sites including brownfields. The [Voluntary Remediation Program](#), [Proportional Liability](#), and [Other Remediation Programs](#) provide a mechanism by which p

TECHNICAL ASSISTANCE PROGRAMS

- In addition to the assessment and cleanup grants of the Brownfields and Land Revitalization Program, there are various free resources available to help inform assessment, cleanup, and reuse decisions.
- These technical assistance programs can help further the success of a brownfield investment, particularly considering things such as market analyses, sustainable development, and extreme weather resiliency. This can help bring both project success and broad, long-lasting benefits to a community.

Land Revitalization
TA Program

Technical
Assistance to
Brownfields (TAB)
Programs

Targeted
Brownfields
Assessment (TBA)
Program

TECHNICAL ASSISTANCE TO BROWNFIELDS (TAB) PROGRAMS

Region I: [University of Connecticut \(UConn\) TAB](#)

National TABs:

- [Kansas State University](#) – TA for Tribal Nations
- [Center for Community Progress](#) – Land Banking TA
- [Groundwork USA](#) – Brownfields and Land Use TA
- [UMass Dartmouth](#) – BRADS Program
- [Tetra Tech](#) – Job Training TA

Program	CT	ME	MA	NH	RI	VT	Total
Assessment Grants	\$27,234,106	\$39,938,605	\$53,878,276	\$18,455,191	\$9,792,015	\$23,316,383	\$172,614,576
Revolving Loan Fund (RLF) Grants	\$37,729,995	\$66,766,683	\$49,285,000	\$12,776,790	\$7,690,000	\$26,443,700	\$200,692,168
Cleanup Grants	\$24,651,773	\$44,623,594	\$56,936,193	\$11,373,250	\$12,161,685	\$7,690,000	\$157,436,495
Multipurpose Grants	\$1,350,000	\$800,000	\$1,800,000	\$1,800,000	\$0	\$1,000,000	\$6,750,000
Job Training Grants	\$4,140,264	\$200,000	\$4,031,087	\$0	\$1,142,300	\$0	\$9,513,651
Area-Wide Planning Grants	\$0	\$575,000	\$925,000	\$0	\$200,000	\$200,000	\$1,900,000
EPA Targeted Assessments (TBA)	\$6,494,494	\$4,150,873	\$11,557,821	\$1,594,545	\$920,769	\$1,234,532	\$25,953,034
State & Tribal Funding	\$22,536,929	\$30,127,031	\$29,900,170	\$25,787,775	\$23,859,789	\$16,295,477	\$148,507,171
Small Technical Assistance Grants for States & Tribes	\$0	\$20,000	\$0	\$20,000	\$0	\$40,000	\$80,000
Showcase Communities	\$300,000	\$0	\$800,000	\$0	\$300,000	\$0	\$1,400,000
Total	\$124,437,561	\$187,201,786	\$209,113,547	\$71,807,551	\$56,066,558	\$76,220,092	\$724,847,095
Funding totals current as of November 2024							

CUMULATIVE FUNDING

<https://www.epa.gov/brownfields/funding-history-brownfields-and-land-revitalization-new-england>

REGION I BROWNFIELDS BY THE NUMBERS

FY06-FY25

- \$724,847,095 in New England funding since the Brownfields Program inception
- 3,791 sites assessed
- 1,055 sites cleaned up/made ready for re-use (totaling over 10,044 acres)
- Over 24,500 jobs leveraged
- Over \$4.5B leveraged from cleanup, construction, and redevelopment of brownfields (almost 8:1 multiplier effect)

Source: Grantee-reported Data as of April 9, 2025

ANTICIPATED FY26 BROWNFIELDS PROGRAM SCHEDULE

- FY25 Assessment, Revolving Loan Fund, and Cleanup (ARC) projects start October 2025
- FY26 Multipurpose, Assessment, and Cleanup Competition Guidelines Anticipated to be Released September 2025
 - Applications Anticipated to be Due November 2025
 - National Review Period and Panel Discussions January-March 2026
 - Awards Announced in the Spring 2026



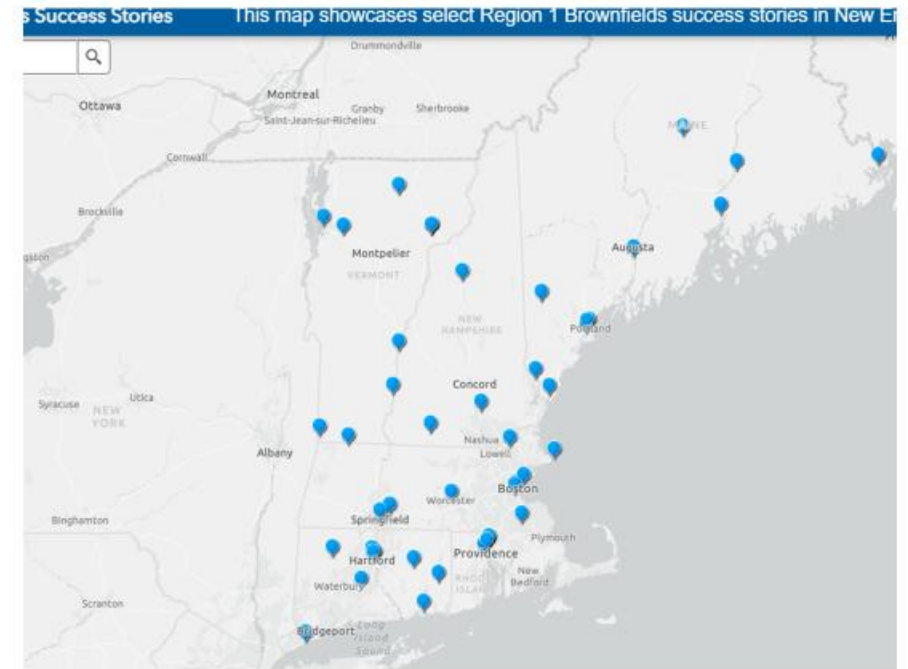
LINKS/RESOURCES

[RI Brownfields Web Site](#)

[Success Stories - Story Map](#)

[Team Contact List](#)

[Funding History](#)



Region 1 Brownfields Success Story Mapping Tool

Contact information

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Region 1 RLF TAB

Grow America

Erin Howard



April 2025

Introducing the EPA RLF TAB



For over 50 years, you've
known us as NDC.

Now we're
Grow America.

Meet Grow America

Who we are

- Established in 1969, Grow America is the nation's oldest non-profit provider of community development technical assistance and training
- We direct capital to support the development and preservation of affordable housing, the creation of jobs through training and small business lending and the advancement of livable communities
- We work in partnership with local and state governments and non-profits to build communities, economies, and capacity with hands-on technical assistance



Meet Grow America

Who we are

- We are the national technical assistance service provider and program operator for the US Economic Development Administration-funded (EDA) RLF Community of Practice (EDA CoP)
- In this capacity, Grow America has **already developed** effective programs and infrastructure for **building capacity** for federal cooperative agreement recipients to establish and successfully run **long term RLF programs**



Meet our partner:

International City/County Management Association (ICMA)

- Founded in 1914, ICMA—the International City/County Management Association—is the premier professional association for local government leaders, managers, staff, and stakeholders with more than 13,000 members
- ICMA frequently partners with federal agencies, foundations, and international donors to help local governments create thriving, equitable, and resilient communities, including the following projects among others



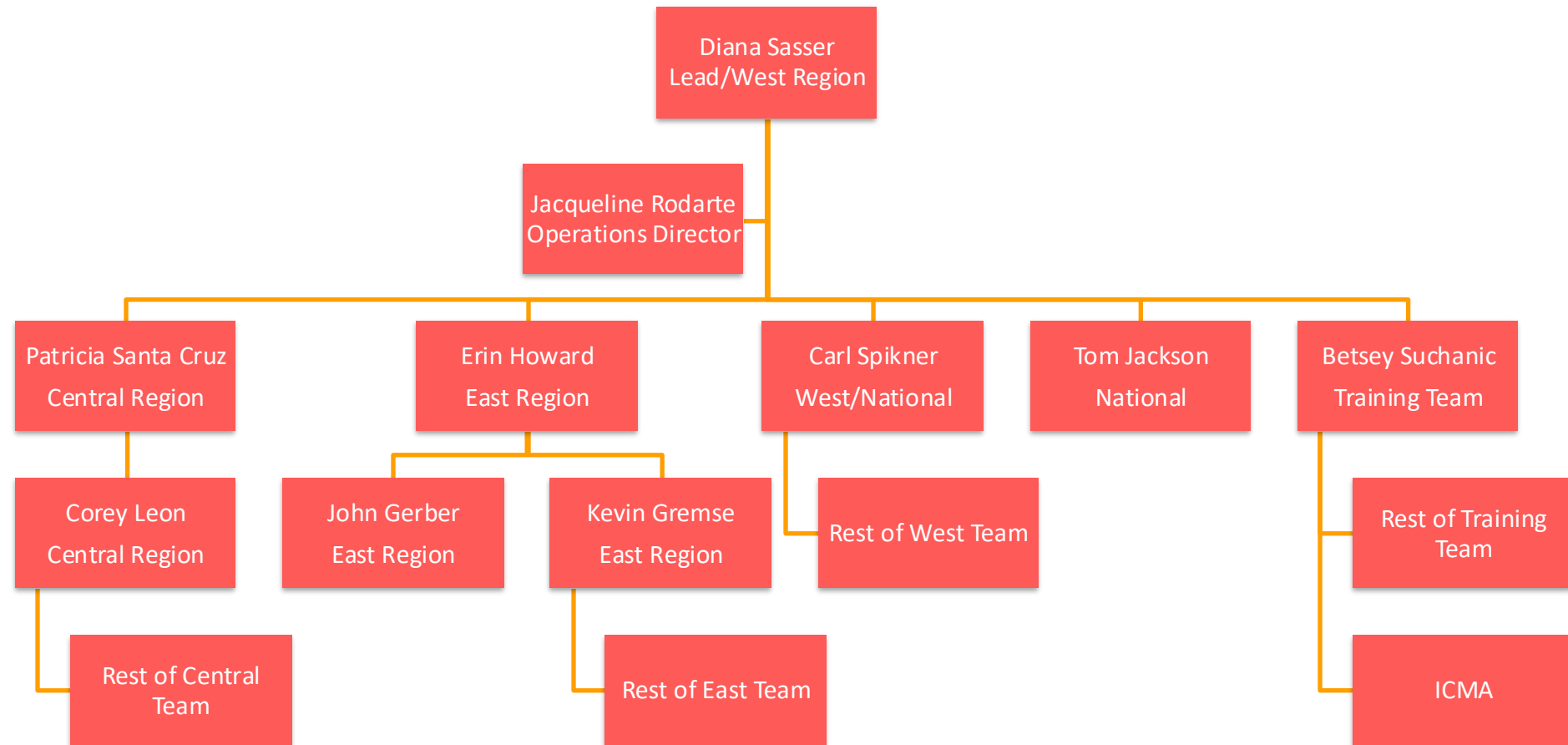
Meet our partner:

International City/County Management Association (ICMA)

- ICMA's work includes the following projects among others:
 - National Brownfields Training Conference (EPA)
 - SolSmart, WindWise, EV Smart (DOE)
 - Economic Recovery Corps (International Economic Development Council and EDA)
 - City Health Dashboard (New York University and Robert Wood Johnson Foundation)
 - Economic Mobility and Opportunity Cohorts and Learning Communities (Bill & Melinda Gates Foundation)



→ EPA RLF TAB team



East Coast Team



Erin Howard
East Region
RLF Lead
Field Director



John Gerber
East Region
Associate Field
Director



Kevin Gremse
East Region
Team Leader
Managing



Betsey Suchanic
Environmental Training
Specialist

→ Federal Funding for Brownfields



EPA Funding for Brownfields

Revolving Loan Fund Grants

- Can loan to public or private developers
- Grantee determines loan terms
- Five-year performance period
- Provides up to \$1,000,000

Project Goals

- **Build Partnerships** by establishing an **RLF Project Officer Academy** and creating an on-ramp to ready prospective applicants
- **Cultivate expertise** by offering a **cohort** training program, on demand technical assistance and other training modules and resources
- **Peer-to-Peer Exchanges** by holding **in-person National and Regional meetings to create exchange opportunities to collaborate on** needs, strategies, capacities and program impact, as well as an online portal
- **Develop Network** by establishing a **national RLF Advisory Council** and online portal with forums representing various topic areas and creating a platform for outside exchanges with developers, lenders, and EJ groups



Audience and Activities

Target Audience: EPA-funded
RLFs operating currently



**RLF Advisory
Committee**



Virtual RLF Network

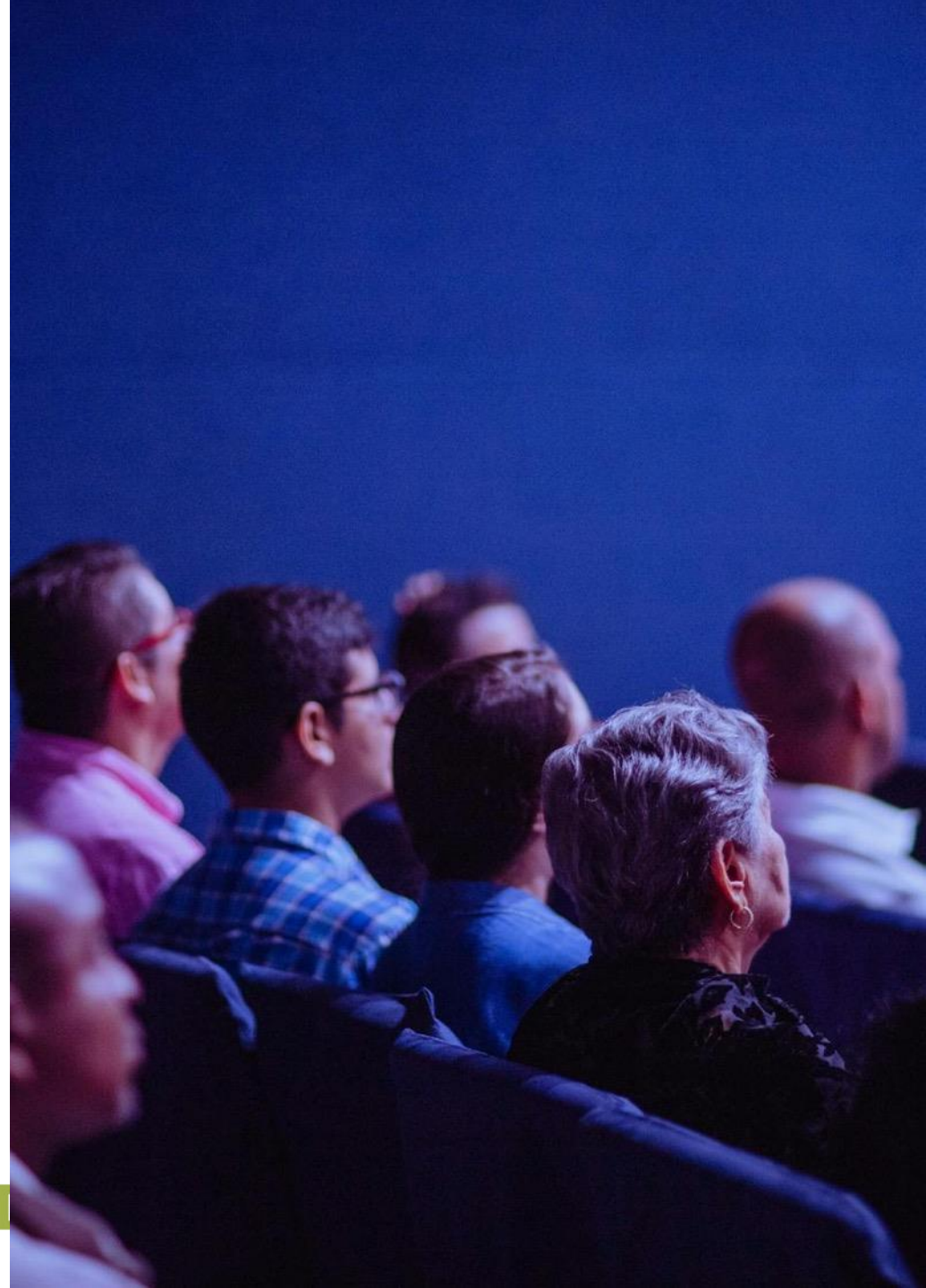


**Trainings and
Resources**

EPA RLF TAB Advisory Committee

We are looking for volunteers

Please email epa-rlf-tab@growamerica.org if you are interested in participating in the committee, or know someone with experience in this field.



Training and Resources

- A curated training program with workshops on topics that cross all organizations
- Create training cohorts of RLFs that will have specific curriculum guided by conversations with Stakeholders
- Portal will have a resource library and opportunity to contact GA Field Directors with questions

Resource Library

Search



Per page ▾

1 2

Resource type

- ☐ Case Study (2)
- ☐ Checklist or Worksheet (5)
- ☐ Fact Sheet (1)
- ☐ Guide (4)
- ☐ Handbook (2)
- ☐ Notice (1)
- ☐ Online Resource (1)
- ☐ Plan (4)
- ☐ Report (8)
- ☐ Slide Deck (17)
- ☐ Training (1)
- ☐ Video (9)
- ☐ Webinar (4)
- ☐ Workshop (12)

Reset

[Suggest a resource to include in this collection](#)



Webinar

January 2023 RLF

The purpose of the training webinar on project officers and RLF grant recipient changes in...



Video | Workshop

RLF Plans Worksho

The workshop included a great panel of topics relevant to writing or redesigning



Video | Workshop

How Cities Naviga Economic Order

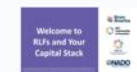
During this presentation, Bruce Katz dis
affecting cities—reshoring, unpreceden
the clean energy transition—and how m



Video | Workshop

RLF 201 Worksho

Executive Director of Region XII Council
tips based on his experience about wha
redesign your RLF plan.



Video | Workshop

RLFs and Your Ca Workshop

Timeline of Activities

Years 1-2

- Interview Loan Program Stakeholders,
- Develop Bank of Best Practices and Relevant Resources
- Establish RLF Training Academy
- Create on-ramp for new applicants
- Establish Cohort Training Program and Training Modules
- Establish RLF Advisory Council
- Hold initial RLF Meetings

Timeline of Activities

Years 3-5

- Grow the Cohort training programs and modify training modules as needed
- Hold Annual Meetings (either in conjunction with the National Brownfields Conference or on their own)
- Partner with regional groups for regional meetings
- Grow online resource library

Types of TA offered

- Review RFQ/RFPs for various items, including underwriting or environmental consultants
- Review of consultant proposals
- Review underwriting and underwriting report to give feedback
- Review of RLF Applications
- Questions on Davis/Bacon
- Samples of proformas or loan underwriting spreads
- General RLF questions
- Post-Closeout RLF Questions
- How to layer RLF into a project
- And other questions as they come up!

Office Hours

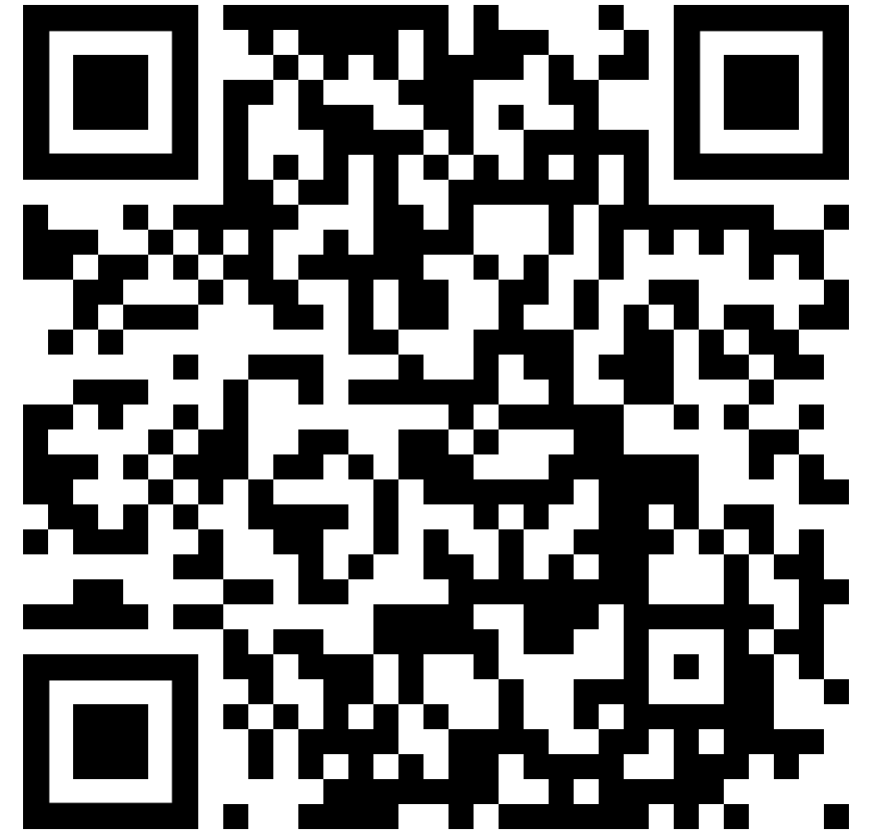
- [Registration Link](#): Wednesday, June 25th: 3:00pm ET/12:00pm PT (2 hours)
- [Registration Link](#): Wednesday, July 30th: 3:00pm ET/12:00pm PT (2 hours)
- [Registration Link](#): Wednesday, August 27th: 3:00pm ET/12:00pm PT (2 hours)

First In-Person Meeting: EPA's National Brownfields Training Conference in Chicago (August 2025) – Registration is Open!!

- RLF Pre-Conference Tuesday, August 5, 2025 @ McCormick Place [Revolving Loan Fund \(RLF\) Pre-Conference Session | Brownfields 2025](#) **Pre-Registration Required!!**
 - Reception August 4

Online Portal

- Full site is live
- To sign up, go to:
epa-rlf-tab.growamerica.org/welcome



We look forward to working with you!

- Grow America website:
growamerica.org
- Please sign up on our new RLF TA TAB website:
epa-rlf-tab.growamerica.org/welcome
- EPA RLF TAB email:
epa-rlf-tab@growamerica.org
- Program Manager Contact Info:
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 - Erin Howard, Field Director
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Connecticut Department of Economic & Community Development Programs and Funding Opportunities

*CT DECD
Jennifer Schneider*





Office of Brownfield Remediation and Development (OBRD)

**Department of Economic and Community
Development**

OBRD Program Overview

Binu Chandy, Director and OBRD Team
Office of Brownfield Remediation & Development

Connecticut Department of Economic & Community Development

CT DECD's Office of Brownfields Mission

A one stop state resource for brownfield redevelopment in Connecticut

Provide financial and technical assistance

- to brownfield stakeholders
- to help return brownfield sites to productive re-use.

OBRD partners and collaborates with other state agencies including the CT DEEP to further it's mission.



DECD OBRD Metrics

From FY 2014 to 2025

The CT DECD has allocated substantial state resources to reactivating brownfields:

- \$280 million of state funding invested
- Over 272 projects in
- 75 municipalities
- Cleaning up approximately 3,900 acres of impacted property.

These investments have leveraged significant non-DECD funding as well.

For every **\$1** contributed by DECD, non-DECD partners have or will invest an impressive **\$13.13!**



OBRD Program – Merits

- Predictability of funding and schedule
- Multiple program options
- Access to programs for public and private stakeholders
- Programs available from cradle to grave – brownfield redevelopment cycle
- Simple application forms and process
- Flexibility on eligible uses
- Less restrictive than some federal funding programs
- Large funding pool – can take on all magnitudes of brownfield projects
- Multiple incentives including offering liability relief to attract developers
- Available to all 169 municipalities
- Strong collaboration with CT DEEP



Funding Rounds Schedule

- 2 competitive funding rounds per year
- Announcements made Jan/Feb and June/July
- Each round is approx. 6-month cycle
 - Submission: Month 2
 - Announcement: Month 6
- Governor's proposed state biennium budget includes \$70M
- Typically - \$25M announced each round



Primary Funding Programs

PROGRAM	MAX per application	MIN per application	Notes
Grant – Remediation/Limited Assessment	\$4 million	\$200,000	Current legislation pending that would increase the limit to \$6M
Loan – Remediation/Limited Assessment	\$4 million	\$500,000	Min. is \$500K
Grant – Assessment- only (Land Banks/COGs)	\$500,000	\$100,000	Can apply for multiple projects/sites. Maximum per project - \$200K
Grant – Assessment- only (Others)	\$200,000	\$100,000	
Grant – BAR Planning	\$200,000	none	Min 10% match requirement

Eligible Applicants for Grant Program

Per C.G.S. Section 32-760 (6), (12), (22)

Municipalities

Economic Development
Agencies / Corporations

Councils of
Governments

Connecticut
Brownfield Land
Banks

Entities responsible for the contamination are ineligible.

All applicants must provide proof of access to the site, site control or path to site control.



Eligible Applicants for Loan Program

Potential brownfield purchasers

Current brownfield owners

All grant-eligible entities

Persons or entities responsible for the contamination are ineligible

All applicants must provide proof of access to the site, site control or path to site control.

Public-Private Partnership

- DECD encourages private entities to partner with grant-eligible entities
- Helps with arriving at cost-effective remediation solutions
- The Assistance Agreement (DECD Contract) can be structured to enable a pass-through of the grant from eligible entities to private partner entities
- Private partners will have to accept DECD's collateral terms and property restrictions including
 - mortgage liens,
 - unlimited corporate/personal guaranty,
 - negative pledge and/or use restriction (as applicable, on a case-by-case basis).



Threshold Requirements

- Site is a brownfield as per C.G. S. Sec. 32-760.
- Applicant and potential development partner(s) have no direct or related liability for the conditions of the brownfield.
- Applicant or potential development partner has access or will have access to the property, site control or path to site control.
- Potential development partner is registered to do business in the State of CT and is in good standing – no pending lawsuits, liens filed or tax arrears.
- If the redevelopment project has a housing component, proof that it will comply with DECD's Affordable Housing policy.



Application Review & Award Criteria

- **Shovel Readiness**
 - remediation plan
 - assembly of financing/presence of developer
 - redevelopment plan completeness
- **Economic and Community Development Impact**
 - Project in Opportunity Zone/Distressed municipality/Env. Justice (EJ) goals
 - Property value/tax contribution/Jobs
 - Supports industrial sectors in CT economic development strategy
 - Supports renewable energy sector
 - Green building design/resiliency features
 - Other DECD initiatives – TOD, adaptive reuse, affordable housing
 - Developer interest and non-DECD support
- **Financing**
 - Applicant/Developer partner contribution/share
 - Private leverage of funds
 - (For loans – loan to value ratio; developer equity)
- **Applicant Experience**
 - Applicant experience with completing similar projects on time and within budget



Eligible Uses of Funds – Remediation Programs

- Limited investigation, assessment, planning, environmental consultancy
- Soil and groundwater remediation
- Abatement; hazardous materials or waste disposal; demolition activities
- Groundwater monitoring; institutional/engineered controls
- Attorneys' fees (not DECD-contract related tasks)



Assessment-only Program

Value-driven

Sowing the seeds for brownfield redevelopment

Helps stakeholders understand issues

Potential/Cost-benefit for redevelopment

Potential end uses (including highest and best end use)

Attracts developers

Public information

Note: Can collaborate with private entities but grant-eligible entity will have to implement the project

Layering Other Programs

DECD/State has other programs where brownfield clean up are an eligible expenditure

- CIF 2030
- Urban Action program
- DEEP's CERCLA

Other state programs that can be layered based on end use:

- For affordable housing projects – you may be seeking DOH or CHFA financing
- For adaptive reuse of a historic resource – you could be exploring historic tax credits
- CT Green Bank



DECD's Liability Relief Programs

Liability Relief Programs

❑ We offer 2 programs

- **Abandoned Brownfield Cleanup (ABC)**
- **Brownfield Remediation and Revitalization (BRRP)**

❑ Manage program in collaboration with DEEP

❑ Removes certain liability aspects associated with redevelopment of brownfields, incentivizing brownfield redevelopment.

❑ Intended to attract developers to acquire and invest in redevelopment of brownfield sites that typically have limited market interest.

❑ The programs are also available to Municipalities, CT Brownfields Land Banks, and Economic Development Agencies who are exploring to purchase a brownfield property and creating a path for redevelopment of brownfield sites.



Benefits

The main benefits include:

- No obligation to investigate/remediate off-site pollution
- Investigation and remediation limited to site boundaries
- Liability relief from State and third parties
- Exemption from the Property Transfer Act Program



Application Process

- Pre-application meeting (not mandatory)
- Submit application form to DECD.LiabilityReliefProgram@ct.gov
- Prior to purchase of property
- DEEP reviews and recommends
- DECD reviews and makes decision on risk and economic/community benefits criteria
- Decision sent to applicant
- Requirements for each program



New Resource Pages on Website!

- ✓ Updated application forms
- ✓ Brand new FAQs
- ✓ Helpful information for first-time applicants
- ✓ Guidance to choose program that fits a particular site, applicant or project

Visit www.ctbrownfields.gov – – – navigate to Liability Relief Programs



DECD BROWNFIELDS TEAM



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Administrative Support



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Project Manager - Technical



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Project Manager - Technical



For additional questions or to
arrange for a meeting:
Please send email to
brownfields@ct.gov (preferred) or

Contact the dedicated OBRD
hotline number at 1.860.500.2395

Visit the OBRD Website:
www.ctbrownfields.gov

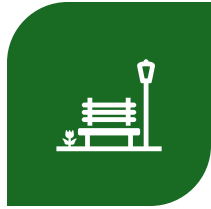
Connecticut Department of Energy & Environmental Protection Programs, Funding Opportunities, and Sunsetting Transfer Act

*CT DEEP
Amanda Limacher*





FUNDING BY BIL
THROUGH EPA



PROMOTE REUSE AS
PARK SPACE,
GREENWAYS, OTHER
PUBLIC RECREATIONAL
SPACES



NON-PROFIT
ORGANIZATIONS AND
MUNICIPALITIES



TOTAL AVAILABLE
FUNDING FOR ROUND #2:
\$750,000

DEEP's Brownfields Open Space Grant



UP TO \$250,000 FOR
ASSESSMENT



UP TO \$250,000 FOR
REMEDATION



DEEP IS COMMITTED TO
AWARDING 60% TO PROJECTS
IN DISADVANTAGED
COMMUNITIES



DEEP's Brownfields Open Space Grant Recipients

CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION



Capehart Mill City of Norwich

- ❑ \$64,250 assessment grant
- ❑ Update the remedial action plan necessary to redevelop the 6.05-acre property into a municipal riverfront park.



Norton Paper Mill Town of Colchester

- ❑ \$250,000 cleanup grant
- ❑ Complete remediation work at the 2.5-acre property to support the creation of an interpretive passive recreation park.



Sterling Street Sanctuary Trust for Public Land

- ❑ \$109,750 assessment grant
- ❑ Perform environmental assessments at the 1.2-acre property to enable cleanup efforts and the designation of the property as greenspace through a deed restriction or conservation easement.

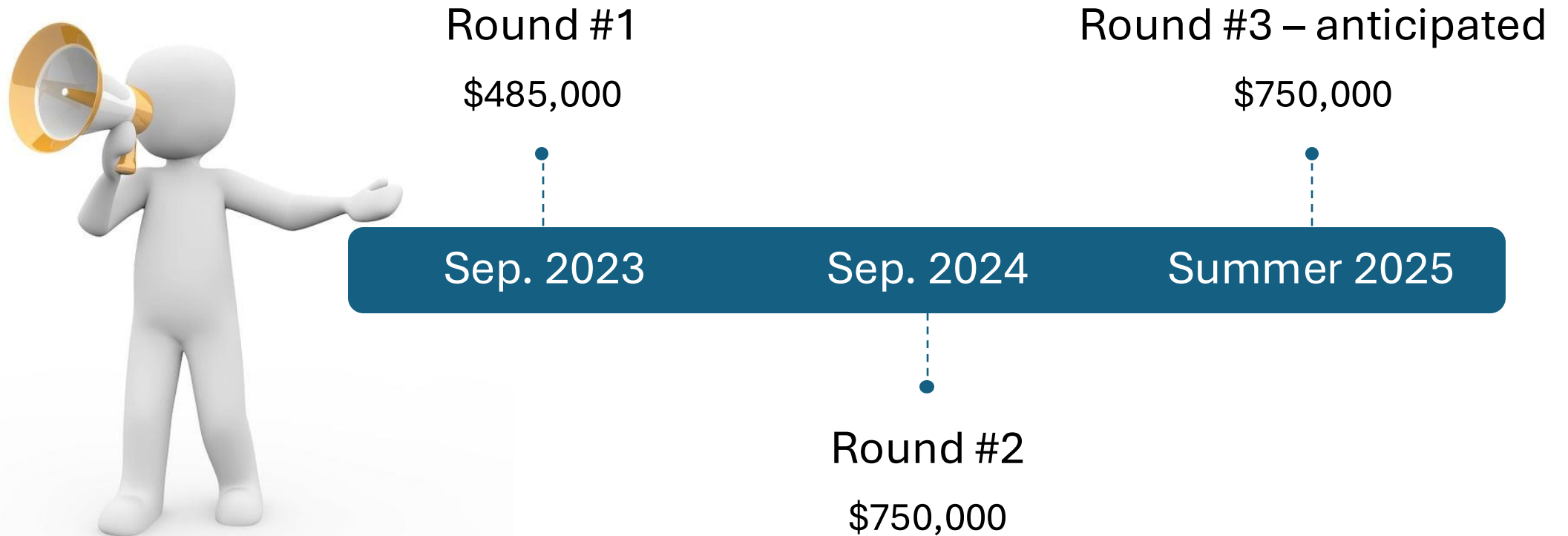


Honey Hill Farm East Haddam Land Trust

- ❑ \$61,000 cleanup grant
- ❑ Conduct remediation efforts on the 123.5-acre property to enable the project to access additional funding previously awarded by DEEP's Open Space and Watershed Land Acquisition Program (OWSA) for the purposes of purchasing and preserving open space in the state.



DEEP CERCLA 128(a) Brownfield Grant





Released Based Cleanup Program (RBCP) and Brownfields

Sites in a brownfield liability relief program

**– abc, brrp, and MBLR –
are exempt from the rbcg.**



Released Based Cleanup Regulations (RBCRs) & Brownfields

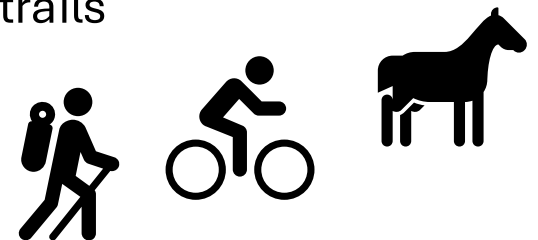
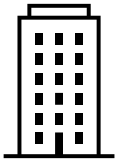
➤ New, customized direct exposure cleanup (DEC) criteria for:

- **MANAGED MULTIFAMILY RESIDENTIAL DEC**

- A release may qualify if the parcel has **more than 4 residential units** and the parcel and residential units are **managed by an association or professional property management company**
- Will require an **EUR prohibiting the disturbance of soil** by residents and active recreation without impervious cover

- **PASSIVE RECREATION RESIDENTIAL DEC**

- Can be cleaned up to the passive recreation DEC if it is:
- (1) subject to an **EUR OR**
- (2) has a **passive recreation conservation easement**
- Examples of passive recreation include hiking trails, bike paths, and horse trails



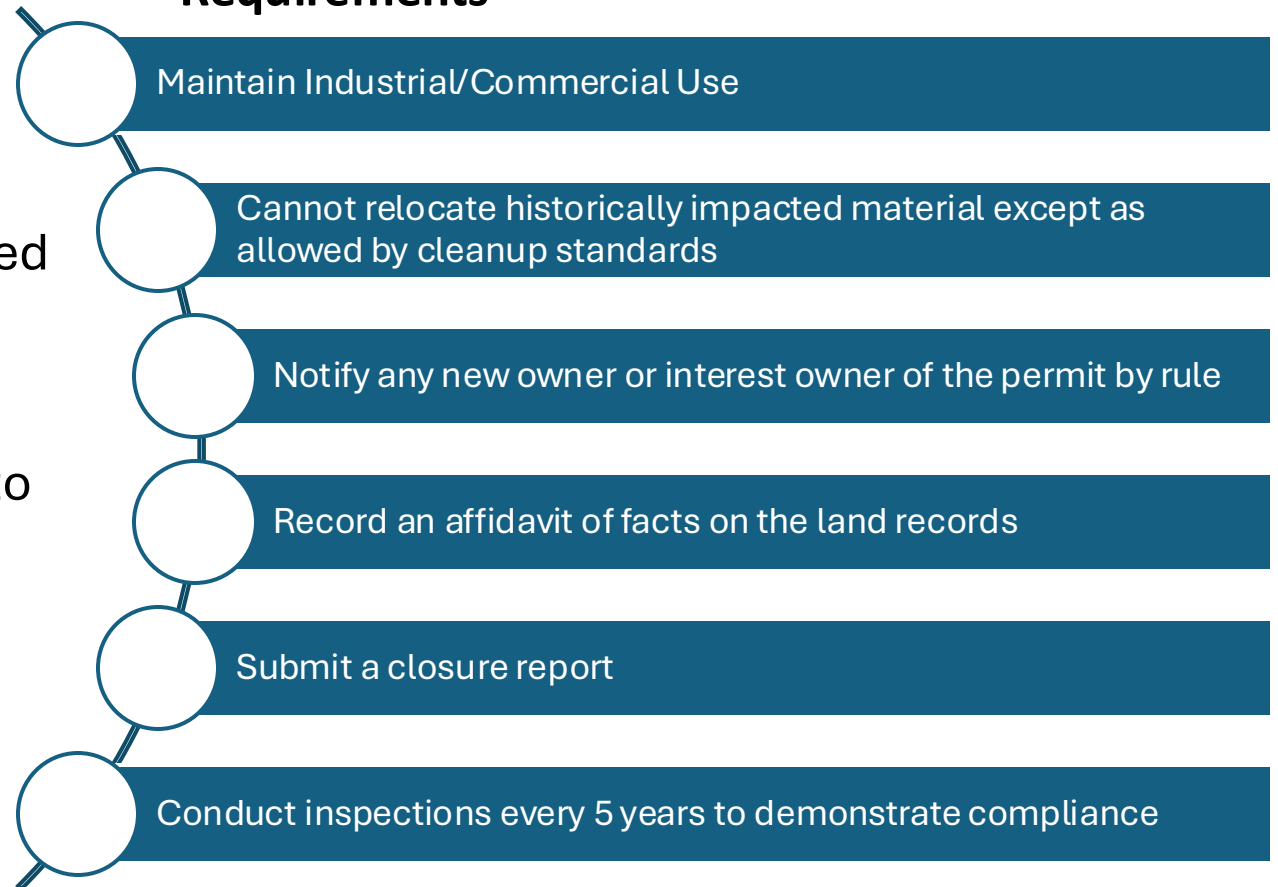
RBCRs & Brownfields - Permit by Rule

Expedited “Permit by Rule” Approach doesn’t require an EUR for:
“Historically impacted material” (fill typically found in urban areas)

HISTORICALLY IMPACTED MATERIAL

- **Applicability**
- - Industrial/commercial sites only with confirmed presence of historically impacted material
- **Notification**
- - A form prescribed by the Commissioner to notify the Department an owner is requesting to apply this rule as part of the remedial solution

Requirements



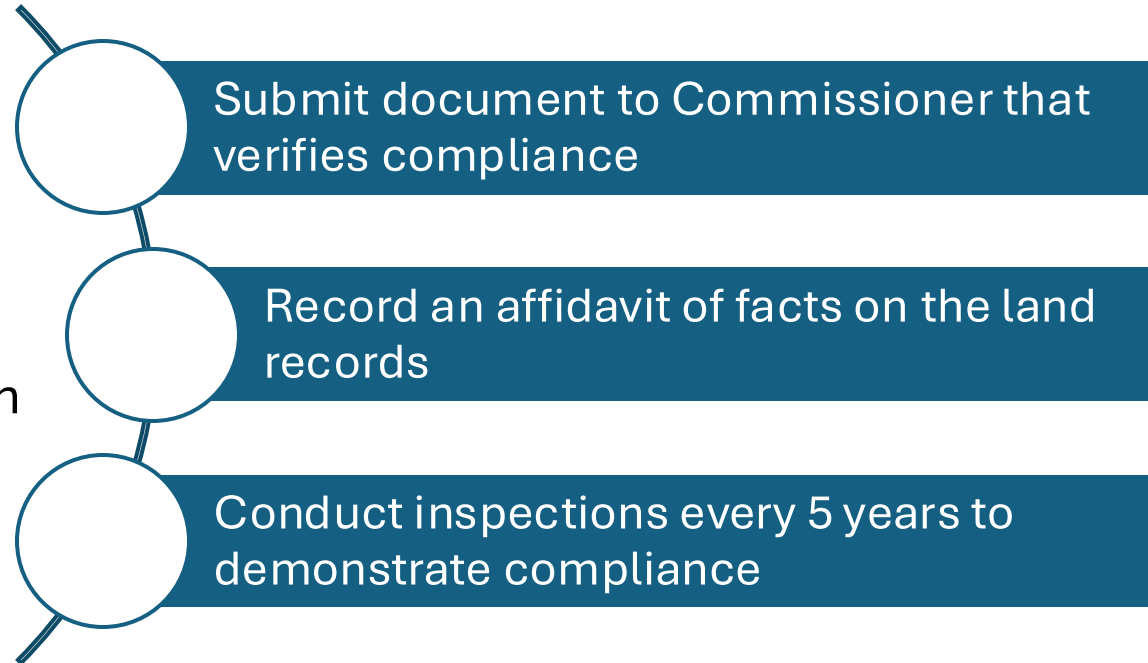
RBCRs & Brownfields - Permit by Rule

Expedited “Permit by Rule” Approach doesn’t require an EUR for:
Soil under pavement or concrete (parking lots, roads, building foundations)

Requirements

MANAGING SOIL BENEATH PARKING LOTS, ROADS AND BUILDINGS

Inaccessible soil at a release area is not required to be remediated to the direct exposure criteria if the soil is located beneath concrete or bituminous concrete used for parking or vehicle travel or below a building foundation.



Contact Information

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Brownfields Program
DEEP.brownfields@ct.gov

CTDEEP Brownfields



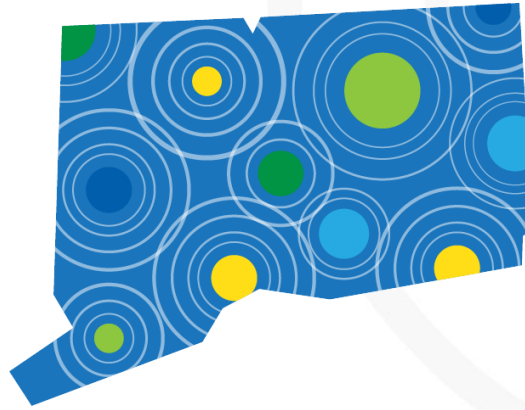
Sustainable CT

Dorothy Piszczek



Sustainable CT

Local Actions. Statewide Impact.®



Brownfields Roundtable

Sustainable CT

Advancing Sustainability Through...



Roadmap

- Menu of sustainability actions



Resources

- Technical assistance and funding

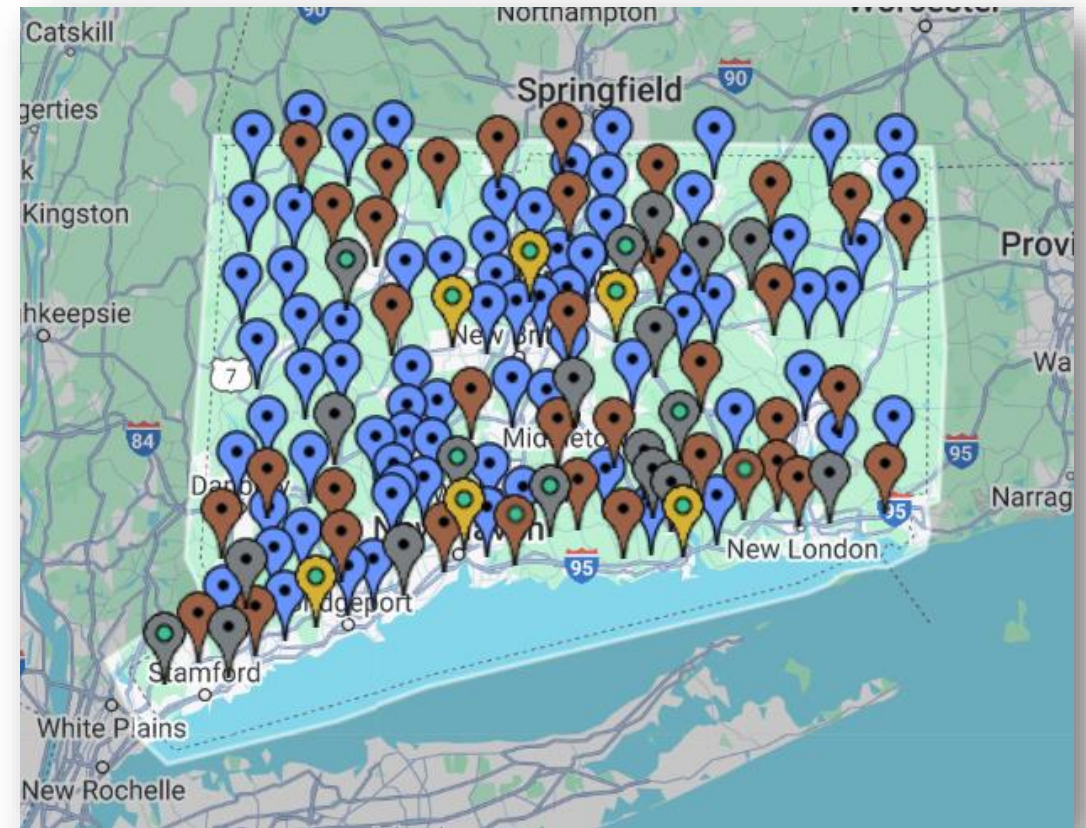


Certification

- Recognition and celebration of achievements

Impact

- **138** CT towns participating (82%)
- **62** towns certified
- More than **4,700** sustainability actions implemented
- Over **\$4.5 million** invested in community-led projects
- Connected, inclusive, resilient communities



Roadmap of Voluntary Actions

1. Inclusive and **equitable community** impacts
2. Thriving **local economies**
3. Well-steward **land and natural resources**
4. Vibrant and creative **cultural ecosystems**
5. Dynamic and resilient **planning**
6. Clean and diverse **transportation** systems
7. Renewable and efficient **energy infrastructure and operations**
8. Inclusive **engagement, communication and education**
9. Strategic **materials management**
10. Optimal **health and wellness** opportunities
11. Healthy, efficient, and diverse **housing**
12. Effective, compassionate **homelessness prevention**
13. Innovative **strategies and practices**



Thriving Local Economies

Action 2.1: Support Redevelopment of Brownfields

- Complete a brownfields inventory and map (15 points)
- Engage with community to prioritize brownfield sites for redevelopment (10 points)
- Submit a grant proposal for site assessment or clean-up (10 points)
- Conduct additional analysis for one or more priority sites (10 points)



Thriving Local Economies

Action 2.1: Support Redevelopment of Brownfields

- Hold a process of public engagement to identify potential reuse options (5 points)
- Communicate and actively market brownfield redevelopment opportunities (10 points)
- Remediate and redevelop a brownfield site (15 points)



Support and Technical Assistance



Equity Coaches



Workshops, Training



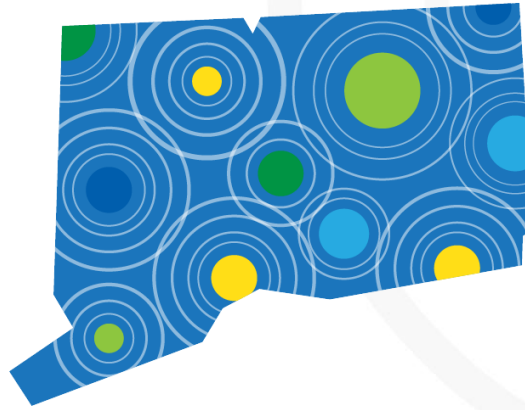
Technical Assistance Partners



Fellowship Program

Sustainable CT

Local Actions. Statewide Impact.®



sustainablect.org

info@sustainablect.org

[Program Staff](#)

Thank You, Sustainable CT Funders



Tremaine Foundation



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**Supporting
Organizing Work - CT**

supported by CONNECTICUT
COUNCIL for
PHILANTHROPY



NCCF

Northwest CT Community Foundation



Community
Foundation
of Greater New Britain



VALLEY COMMUNITY

FOUNDATION

Municipal Success Story

Jill St. Clair – Killingly, CT



Brownfields- Developing Local Capacity

- Tools in the Tool Chest
- Public and Private Partnerships
- Capacity
- Community Buy In



Building a brownfield toolchest

Brownfield mapping and data base

Identifying matching fund sources

Utilizing environmental consultants

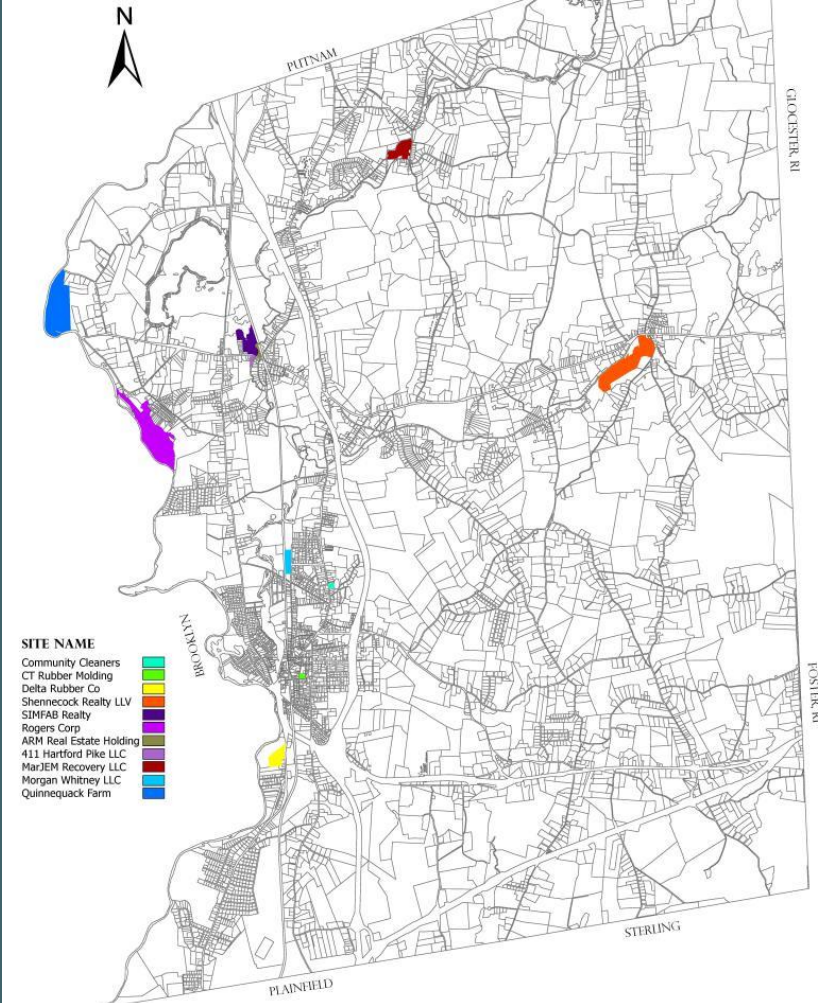
Making sure the plan of conservation and development is in alignment with brownfield remediation goals

Brownfield Sites

Town of Killingly, Connecticut



This is an in-progress map of identified brownfield sites located within the Town of Killingly, last updated 07/25/24. This map is for internal purposes only.



6241	Under Remediation	Industrial site	Yes	Yes	Yes	
6241	Complete	Industrial site	Yes	Yes	Yes	Anchor Glass
6241	Complete	Other (describe in comments tab)	Yes	Yes	Yes	Commercial
6239	Complete	Industrial site	Yes	Yes	Yes	
6241	Complete	Petroleum Site	Yes	Yes	Yes	
6239	In Phase I	Other (describe in comments tab)	Yes	Yes	Yes	
6241	Complete	Mixed Use	Yes	Yes	Yes	
6239	In Phase I	Industrial site	Yes	Yes	Yes	E.H. Jacobs M
6239	Complete	Petroleum Site	Yes	Yes	Yes	
6239	Complete	Other (describe in comments tab)	Yes	Yes	Yes	underground
6239	Complete	Other (describe in comments tab)	Yes	Yes	Yes	State Waste
6239	Complete	Petroleum Site	Yes	Yes	Yes	underground
6241	Complete	Petroleum Site	Yes	Yes	Yes	underground
6241	Complete	Petroleum Site	Yes	Yes	Yes	underground
6239	Complete	Petroleum Site	Yes	Yes	Yes	underground
6241	Complete	Other (describe in comments tab)	Yes	Yes	Yes	
6241	In Phase I	Petroleum Site	Yes	Yes	Yes	
6239	Inactive	Other (describe in comments tab)	Yes	Yes	Yes	Tech high scl
6241	Complete	Industrial site	Yes	Yes	Yes	
6241	Complete	Petroleum Site	Yes	Yes	Yes	
6241	Inactive	Other (describe in comments tab)	Yes	Yes	Yes	
6241	Complete	Petroleum Site	Yes	Yes	Yes	
6241	Complete	Petroleum Site	Yes	Yes	Yes	
6241	Complete	Junk Yard	Yes	Yes	Yes	
6241	Complete	Industrial site	Yes	Yes	Yes	
6239	Complete	Petroleum Site	Yes	Yes	Yes	
6241	Complete	Petroleum Site	Yes	Yes	Yes	
6239	Complete	Industrial site	Yes	Yes	Yes	
6239	Complete	Industrial site	Yes	Yes	Yes	
6241	Inactive	Industrial site	Yes	Yes	Yes	
6241	Inactive	Industrial site	Yes	Yes	Yes	ACME Cottor
6241	Complete	Petroleum Site	Yes	Yes	Yes	
6241	Complete	Petroleum Site	Yes	Yes	Yes	Old Putnam I
6239	Complete	Industrial site	Yes	Yes	Yes	Powdrell & A
6241	Under Redevelopment	Industrial site	Yes	Yes	Yes	Prym Mill
6241	In Phase I	Other (describe in comments tab)	Yes	Yes	Yes	Hazardous W
6239	Complete	Petroleum Site	Yes	Yes	Yes	
6241	Under Remediation	Industrial site	Yes	Yes	Yes	
R 6241	Under Remediation	Industrial site	Yes	Yes	Yes	



Public and Private Partnerships

Sometimes good people own brownfields including municipalities

Absentee owners, how to reengage owners with solution-based pathways or exit strategies

Abandoned Brownfield Cleanup Program [C.G.S Section 32-760](#)

Educating key stake holders of their role in the heavy lift of brownfield remediation



CAPACITY BUILDING

Build professional and technical skills required to complete the project (TAB/ UConn)

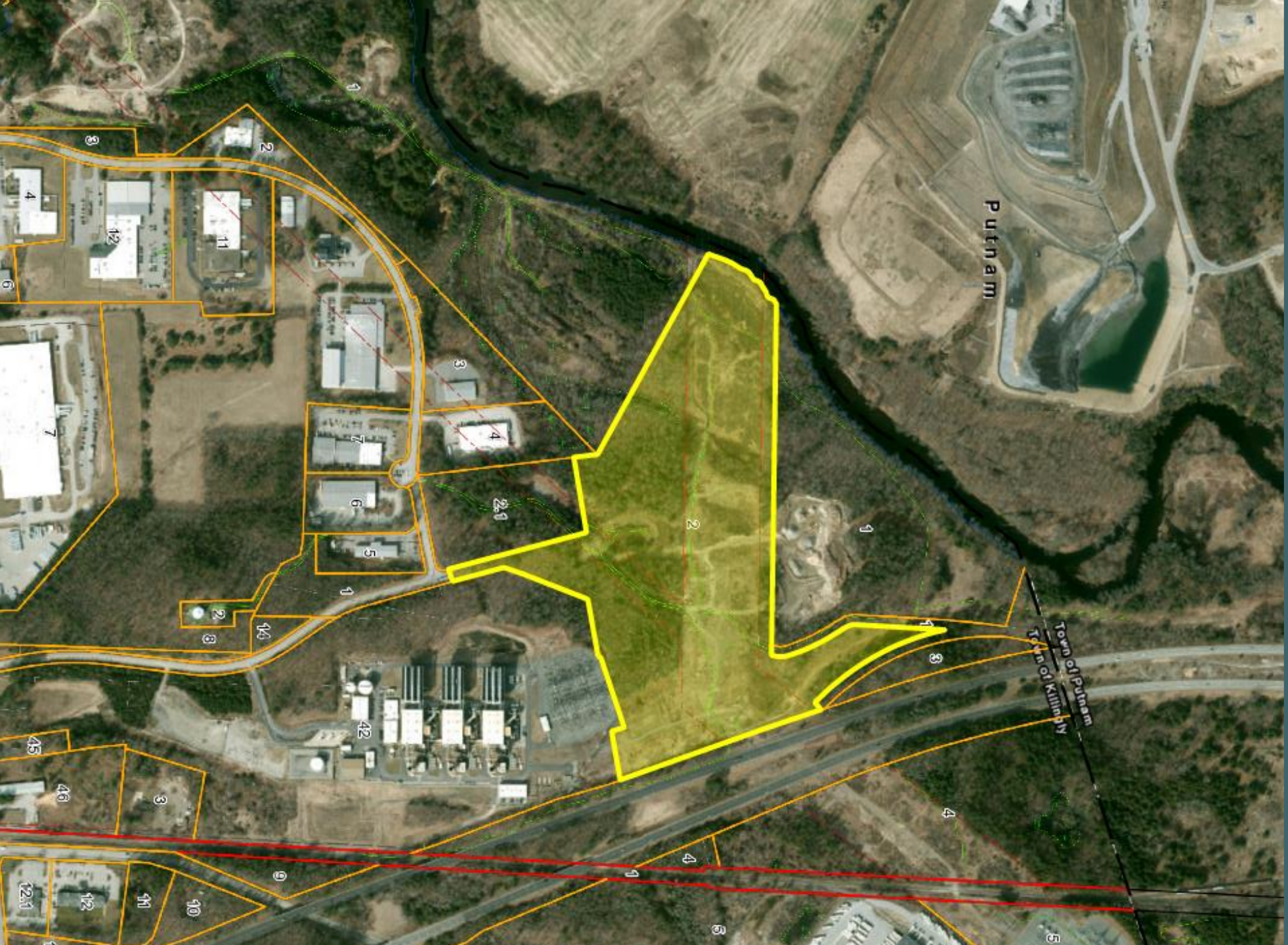
Partnering with a developer that understands the capital stack required to complete the project

Engaging and educating the public about brownfields

Gain community “Buy In”

Case Study

- 125 Alexander Parkway
- 39.1 Acre Industrial Park Site
- Municipal Owned
- Lessons Learned
- “Making the Case” for Public Investment
- Maximizing Resources
- Return of Investment
- Private Investment





Applied for EPA/ FY 21 Assessment Grant
Denied “failure to meet threshold criteria” due to
initial Phase I Assessment expiring.

Initial Phase I was dated June of 2001

Conveyance to the Town of Killingly was dated
June of 2002 (Failure to update the Phase I)
180 -day expiration period

Lesson learned- Failure of shared information, the
absence of internal brownfield data base with
environmental reports

Due to not meeting threshold criteria Town was
eliminated from all competitive grant processes

REC-01: Former Automobile Junkyard / Dump



1965 Aerial Photo
(CT State Library)

Address	Acreage	Land appraisal	Bldg. Appraisal	Square Footage	Real Estate Tax	Personal Property Tax	Sewer Use	Fire District Tax	Price Per Sq. Ft
154 LV	2.22	111,000	316,800	10,000	7,378.68	408	509	509	31.68
141 LV	6.98	279,700	0	0	4,824.28	0	0	333	n/a
140 LV	3.24	162,000	973,600	35,340	19,586.84	1202	509	1,351	27.55
135 LV	4.8	240,000	700,000	24970	16,213.12	381	509	1,118.6	28.03
130 LV	3.36	168,000	1,058,400	40,092	21,152.96	9,227	11,468	1,459	26.4
125 LV	4.7	237,500	263,300	11,200	8,637.80	14.00	509	0	23.51
110 LV	6.12	306,000	2,781,600	85,301	53,254.92	33,722.08	17,566	3674.24	32.61
90 LV	2.5	125,000	354,400	12,285	8,269	0	1,932	570	28.85
145 Alex	26	98,100	0	0	1692.04	0	0	116.64	n/a
125 Alex	39.1	152,700	0	0	0	0	0	0	n/a

99 acres of Industrial Zoned Land

Only 27 acres developed have been developed with average appraised value of \$239350 with a building generating about \$5,000 per acre tax revenue.

Town owned 39 acres for 20 years

39ac x \$5,000= \$195,000 a year of unrealized tax revenue

\$195,000 x 20 yrs= \$3,900,000 lifetime unrealized tax revenue



Community Buy In \$155,000 in ARPA Funds

Utilized environmental consultants for all phases of remediation

Leveraged internal talent, public works machine operators and natural resource officer oversight



Under contract for 5
million dollars

Hyperscale data
center

Host fee agreement of
3.5 million a year
with built in
escalators



FY23 EPA Multipurpose Grant 800K

TAB/UCONN

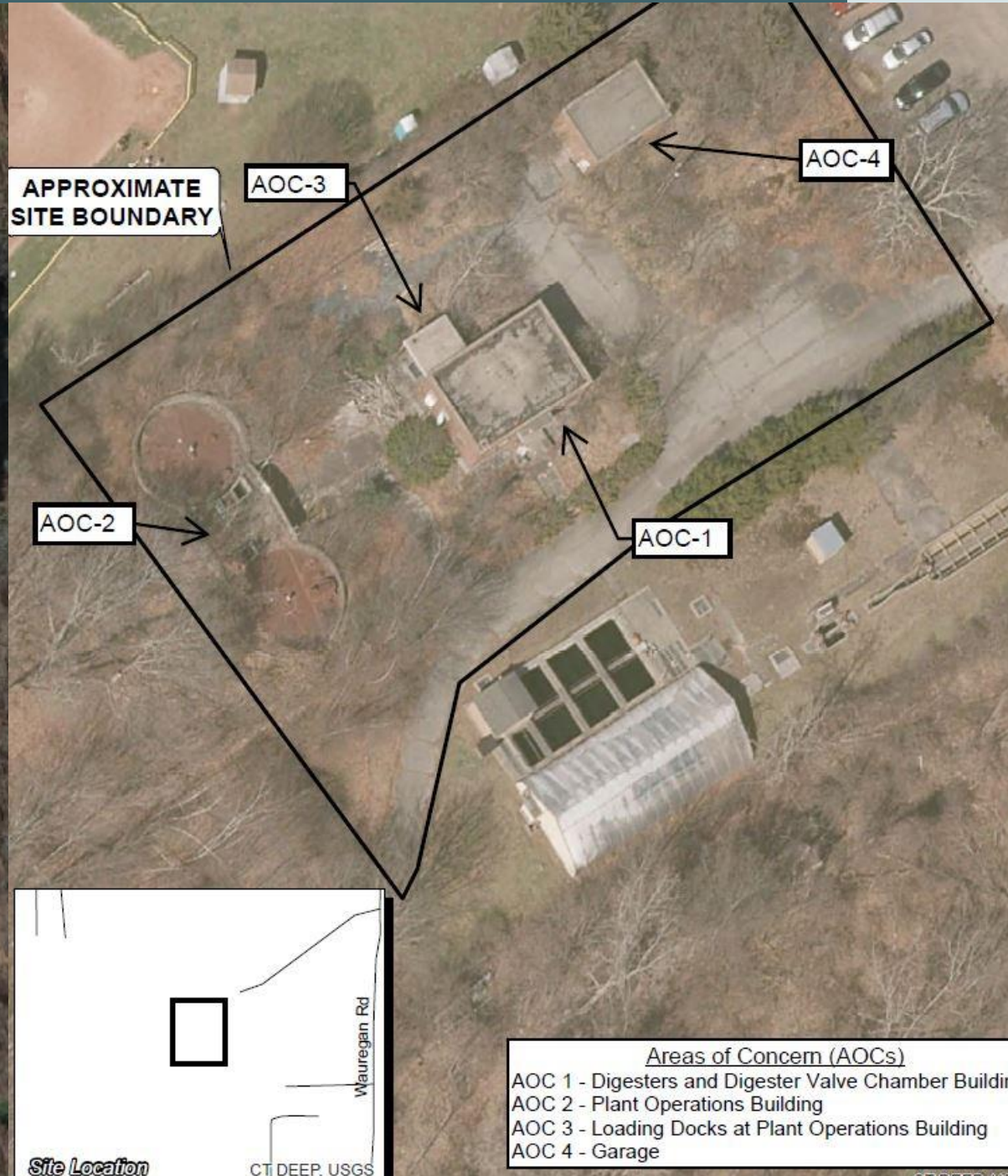
Completed Two Phase 1 Assessments

Old Borough Treatment Plant

185 Broad Street School Site

Subsurface Soil Testing

Currently conducting Phase I & Phase II
environmental assessments on the
Acme Mill site



Site Location

CT DEEP, USGS

- Areas of Concern (AOCs)**
- AOC 1 - Digesters and Digester Valve Chamber Building
 - AOC 2 - Plant Operations Building
 - AOC 3 - Loading Docks at Plant Operations Building
 - AOC 4 - Garage

CT DEEP, US



Overview of front exterior of building

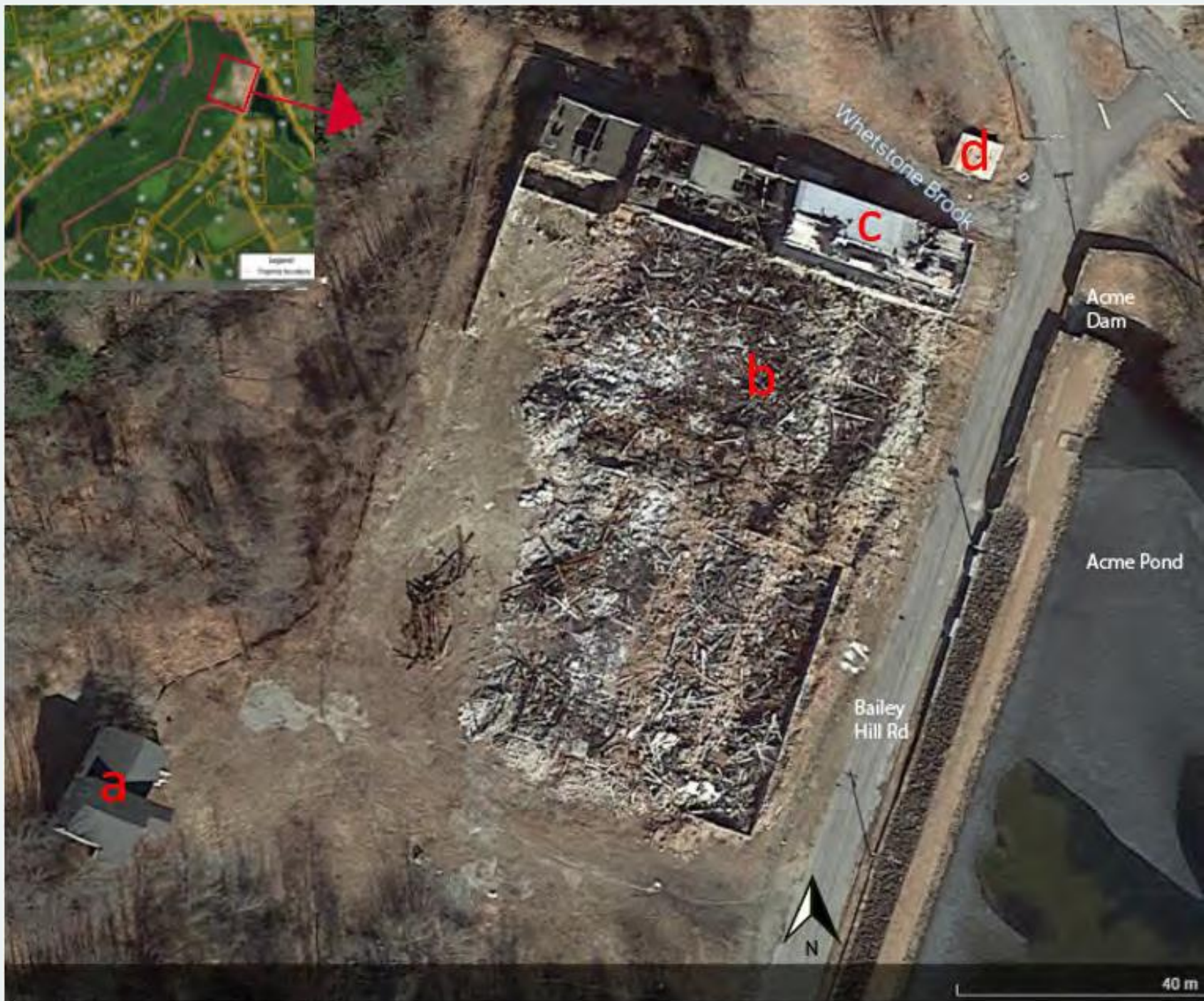


Environmental Record Review
963 Bailey Hill Road,
East Killingly (Dayville), CT 06241

Prepared for Town of Killingly
Prepared by Technical Assistance for
Brownfields Program - EPA Region 1

April 2023







Thank
you

Jill St.Clair

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Development

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jstclair@killinglyct.gov

Q&A and Networking

