



South Central Region COG Roundtable Event

Hosted by:

UConn TAB & SCRCOG

Sponsored by:

Loureiro



SCRCOG
South Central Regional
Council of Governments




HAMDEN
ECONOMIC DEVELOPMENT CORPORATION

REX
DEVELOPMENT

The Loureiro logo, featuring a red swoosh above the word "Loureiro" in a serif font.

May 21, 2025



Thank you to our Sponsor!

Loureiro



Welcome & Opening Remarks



Agenda

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

9:00 AM – 9:15 AM | Welcome & Opening Remarks

Speaker: Michael Harris, Executive Director of REX Development and Laura Francis, SCRCOG Executive Director

9:15 AM – 9:35 AM | Brownfields 101 & UConn TAB Services

UConn TAB - Katie Malgioglio, Community Engagement Coordinator

9:35 AM – 11:00 AM | Speaker Presentations

Environmental Protection Agency (EPA) - Elise Simon and **Daniella Feistritzer**, EPA Region 1 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

Environmental Protection Agency (EPA) - Elise Simon and **Daniella Feistritzer**, EPA Region 1

RLF TAB Grow America - Erin Howard & John Gerber

Sustainable CT

Loureiro Presentation – Brian Cutler, CEO

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

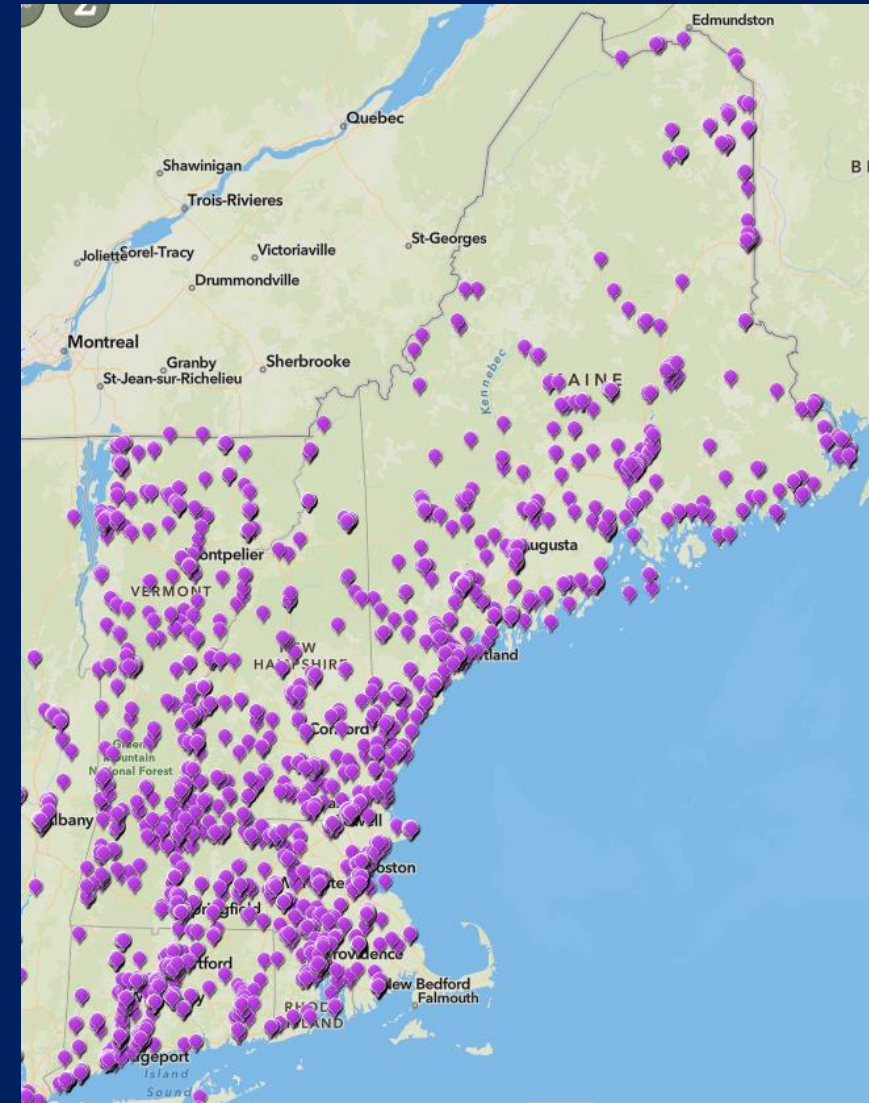


Sites under federal
jurisdiction (DoD, DoE etc.)



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

At least 381 identified in SCRCOG alone with many still unidentified



Source: EnviroAtlas



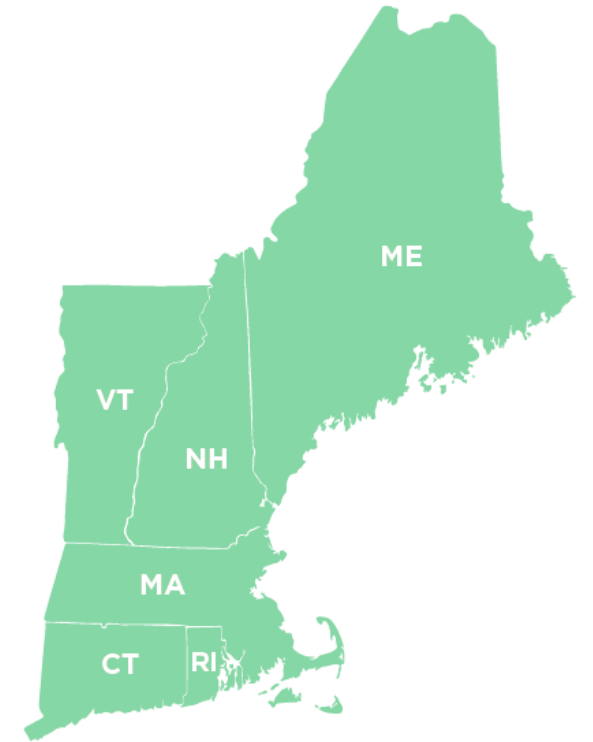
BROWNFIELDS IMPACT NEGATIVELY...



What is UConn TAB

Technical Assistance to Brownfields

- provides technical assistance to communities, states, Tribal Nations and other public entities
- help address their brownfield sites and to increase their understanding and involvement in brownfields 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 Partner
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

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.

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



ASBESTOS

Asbestos is a common contaminant in brownfield sites that could have been built before the 1980s. Some examples include but are not limited to school buildings, municipal offices, and industrial sites. Left intact and undisturbed, the presence of asbestos is not hazardous, but once disturbed, asbestos fibers can be released into the air, posing health risks. Due to the significant hazards posed by asbestos, it is regulated under special federal laws that regulate reporting, testing, cleanup, and disposal of these materials.

ABATEMENT PROCESS

During the abatement process, asbestos-containing materials are safely and completely removed or encapsulated. The process is regulated by various federal, state, and local regulations and is undertaken by trained and certified professionals.

The asbestos abatement process is a multi-step procedure to minimize exposure risks. Here's a simplified breakdown:



PREPARATION:

A qualified professional develops a detailed abatement plan, the scope of work, containment measures, and worker safety protocols.



CONTAINMENT:

The work area is sealed off using plastic sheeting and negative pressure machines to prevent asbestos fibers from spreading to other parts of the building.



REMOVAL OR ENCAPSULATION:

Depending on the chosen method, trained workers remove or encapsulate the asbestos-containing materials using specialized tools and wet methods to minimize dust generation.



CLEANING AND CLEARANCE:

Following the removal or encapsulation, the work area is cleaned using HEPA vacuums to remove any residual asbestos fibers. Air quality testing is conducted to ensure asbestos levels are below safe limits before the containment area is dismantled.



DISPOSAL:

Asbestos waste must be disposed of in specially licensed landfills following strict regulations.

PCBs

Polychlorinated Biphenyls (PCBs)

PCBs are synthetic chemicals once used in electrical equipment, caulks, paints, and other construction materials, and are a common contaminant at brownfield sites. Even though they were banned in the U.S. in 1979, PCBs still linger in the environment, posing ongoing health and environmental challenges.

Environmental Impacts:

Water Contamination: Industrial dumping and wastewater runoff allows PCBs to settle into waterways by binding to sediments, thus contaminating fish. **Soil Pollution:** Landfills, dumping sites, leaking electrical equipment and dust/debris from building materials can cause chemicals to leach into the surrounding soil. This can pose risks to crops and livestock.

How are PCBs Impacting Rural Communities?

Fishing and Waterways: PCBs in rivers like the Housatonic River (MA/CT) and Penobscot River (ME) have led to long-term contamination of ecosystems, killing wildlife, and making fish unsafe to eat.

Agriculture: Farms located near industrial sites or old landfills may have PCB contamination in soil from dust or runoff, which can impact crops & livestock.

Schools and Homes: Many older schools and homes still contain PCB-laden building materials. When these materials deteriorate, they release PCBs into the air, creating potential health risks.

PFAS

(PER- AND POLYFLUOROALKYL SUBSTANCES)

PFAS contamination at brownfield sites is a major concern due to past industrial activities, the use of firefighting foams (AFFF), and improper disposal of manufacturing waste. These synthetic chemicals were used for their resistance to heat, water, and grease. Often called "**forever chemicals**", PFAS do not break down easily in the environment and can accumulate in the human body over time, posing significant health risks. This contaminant is regulated under special federal laws that specify standards for reporting, testing, cleanup, and disposal of these materials.

REMEDIATION STRATEGIES

During the remediation process, PFAS-contaminated materials and water can be safely treated, removed, or contained to prevent further environmental and human exposure. The process is regulated by federal, state, and local standards and is conducted by trained and certified professionals using approved technologies and methods.

Here's a simplified breakdown of the Remediation Process:



SITE ASSESSMENT:

Identify and evaluate the extent of PFAS contamination through soil and groundwater testing.



RISK EVALUATION:

Assess potential health and environmental risks to determine the urgency and scope of remediation.



CONTAINMENT MEASURES:

Implement barriers or caps to prevent the spread of contamination, especially in groundwater.



TREATMENT TECHNOLOGIES:

Use methods like activated carbon filtration, ion exchange or thermal destruction to remove or destroy PFAS.



LONG-TERM MONITORING:

Continuously track contaminant levels to ensure remediation effectiveness and maintain safety.



REGULATORY COMPLIANCE:

Identify and evaluate the nature and extent of PFAS contamination through soil and groundwater testing.

PFAS: A synthetic, man-made compound used as emulsifiers for construction. With over 200 different compounds, PFAS is an emerging contaminant because of their widespread presence, persistence in the environment, and growing evidence of potential health and ecological risks.

Examples: Firefighting Foams (AFFF) – Used at airports, military bases, and industrial sites.

Manufacturing Waste – From industries producing nonstick coatings, water-resistant fabrics, and electronics.

Landfill Leachate – Contaminated runoff from disposed consumer products.

Wastewater Treatment Facilities – Effluent and biosolids can contain PFAS.

PFAS Federal Regulations:

EPA, TSCA, CERCLA, FDA

HEALTH RISKS

PFAS exposure has been linked to:

Cancer (kidney, testicular)
Liver Damage
Immune System Suppression,
Thyroid Disease
Reproductive and Developmental Issues

EPA BANS ONGOING USES OF PFAS



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uconn-tab@uconn.edu tab.program.uconn.edu www.epa.gov/pfas

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



tab.program.uconn.edu/procurement-service/
Congratulations on Your Brownfield Grant Award!

Now that you have a brownfield grant, one of your first tasks is **hiring a QEP** to help you implement the grant's scope of work. You may be anxious to get your project moving as soon as possible, but...**Don't Rush This Important Step!**

We recommend you **take your time to prepare an excellent Request for Proposal (RFP)**. This will ensure you don't inadvertently violate federal rules, which can have serious consequences. Moreover, a good RFP will tell prospective QEPs that you know how to run a good project and encourage them to submit proposals. If this is your first time procuring the services of an environmental professional, the process may seem overwhelming. Fortunately, there are numerous resources available to help.

UConn TAB can provide several services to help you with your procurement process. Although we cannot write your RFP, we can:

- Meet early to discuss your project objectives, strategies for procurement and desired QEP qualifications
- Provide RFP templates and examples
- Review your draft RFP, attachments, and related documents
- Suggest QEP scoring criteria and selection procedures

If you are interested in learning more or getting started, follow the steps below!

A banner image with a blue-tinted background showing a stone building facade. The text "UConn TAB PROCUREMENT STEP-BY-STEP GUIDE" is written in large, white, sans-serif capital letters. Below the text is a horizontal white line with four dots, each aligned with one of the four steps listed to the right.

UConn TAB PROCUREMENT STEP-BY-STEP GUIDE

Step 1

Step 2

Step 3

Step 4



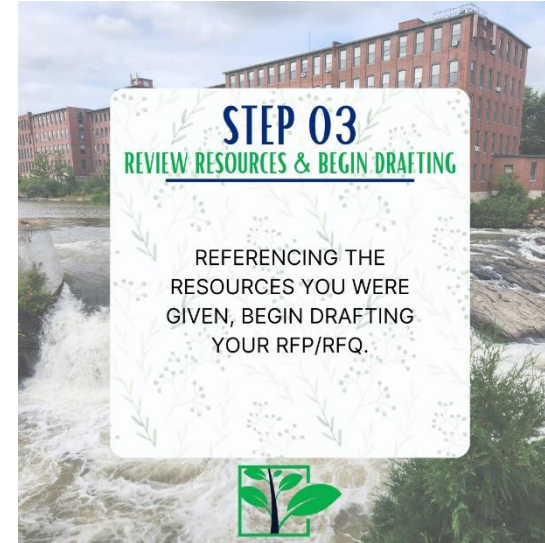
STEP 01
SET UP A MEETING

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 Share

UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

Sep-Dec

Jan-April

May-Aug

EPA Brownfields
Grant Support

TECHNICAL SUPPORT

Target Area and
Brownfield Site
Description

Community Need
(Demographics,
EJSCREEN data)

Brownfield inventories

Data Review and Gap Analysis for brownfield
sites

Grant Preparation

Site reuse planning

Community Engagement Planning and Materials

Community

Info & Input

UConn
Students

Technical Work

TAB Staff

Supervise



CONNECTICUT

MUNICIPAL ASSISTANCE PROGRAM SITE VISIT



3 Walnut Avenue, 1 & 13 Watrous Street and
13 Summit Street - East Hampton, CT

UConn TAB | Demian Sorrentino

UConn TAB Intern | Aaron Hinze



Students | Christopher Anderson

Community | Ryan Baldassario, David DeCrescente,

David Cox



Spring MAP - Site Reuse Assessment (SRA)

UConn TAB visited the Town of East Hampton, CT. They toured the brownfield sites at 3 Walnut Avenue, 1 & 13 Watrous Street, and 13 Summit Street. UConn TAB is working on a Site Reuse Assessment for these properties, where Town officials are interested in exploring concepts for additional recreational amenities, mixed-use space and multi-family housing, including much-needed affordable units.



MARCH 7, 2025



OG
regional
ments



oureiro

MASSACHUSETTS

MUNICIPAL ASSISTANCE PROGRAM SITE VISIT



70 Maple Street - East Longmeadow, MA

UConn TAB | Demian Sorrentino,



UConn TAB Intern | Dominic Anziano

Students | Sophia Gagnon

Community | Rebecca Lisi



Spring MAP | Site Reuse Assessment (SRA)

UConn TAB visited the Town of East Longmeadow. They toured the former Carlin Combustion Technologies brownfield site at 70 Maple Street. UConn TAB is working on a Site Reuse Assessment for these properties, where Town officials are interested in exploring concepts for mixed-use development including much-needed affordable housing, commercial/retail space, recreation amenities to compliment the adjacent Redstone Rail Trail and municipal parking for the Town Center district.



MARCH 13, 2025





Reported
Releases



Tax
Delinquency



Known Sites



Site
Reconnaissance



Sanborn Maps



Existing
Brownfield Lists

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



Record Review

Summit Casting

ACREAGE: 1.69

OWNERS: Morse Street Realty Corporation

LAND USE: one-to-two story industrial facility

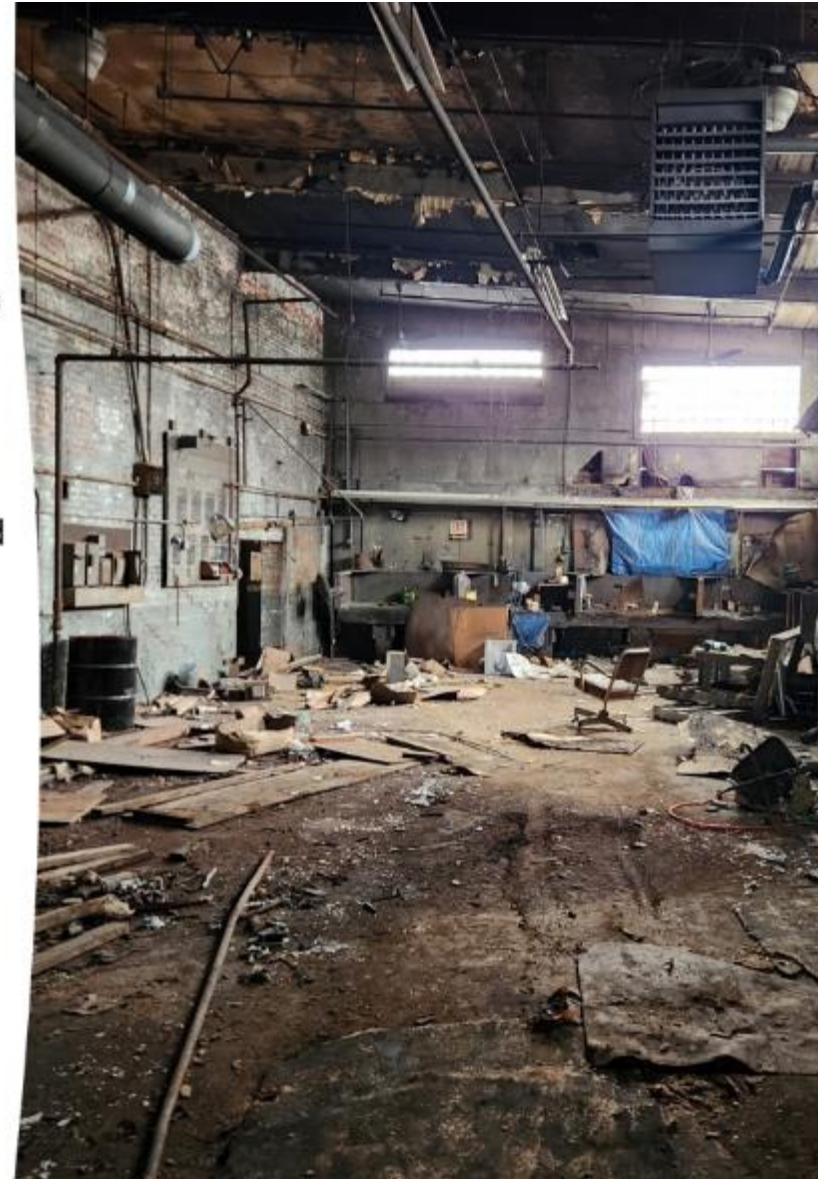
HISTORICAL USE: mold design, sand mold fabrication, casting, machining castings, storage, shipping & receiving

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

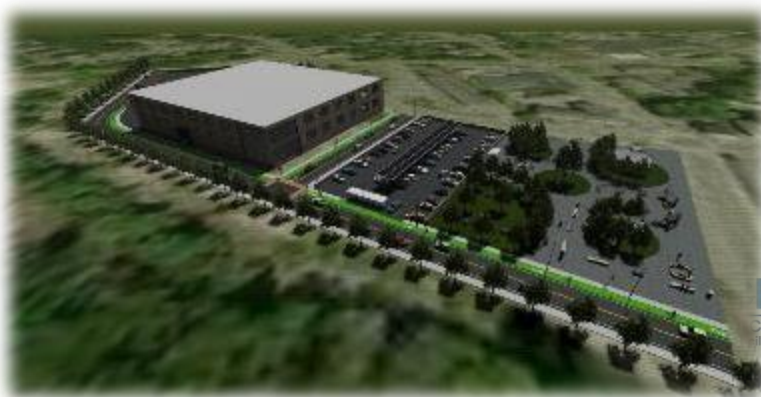
Community

- 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





UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

Spring 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)
- 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



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/

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

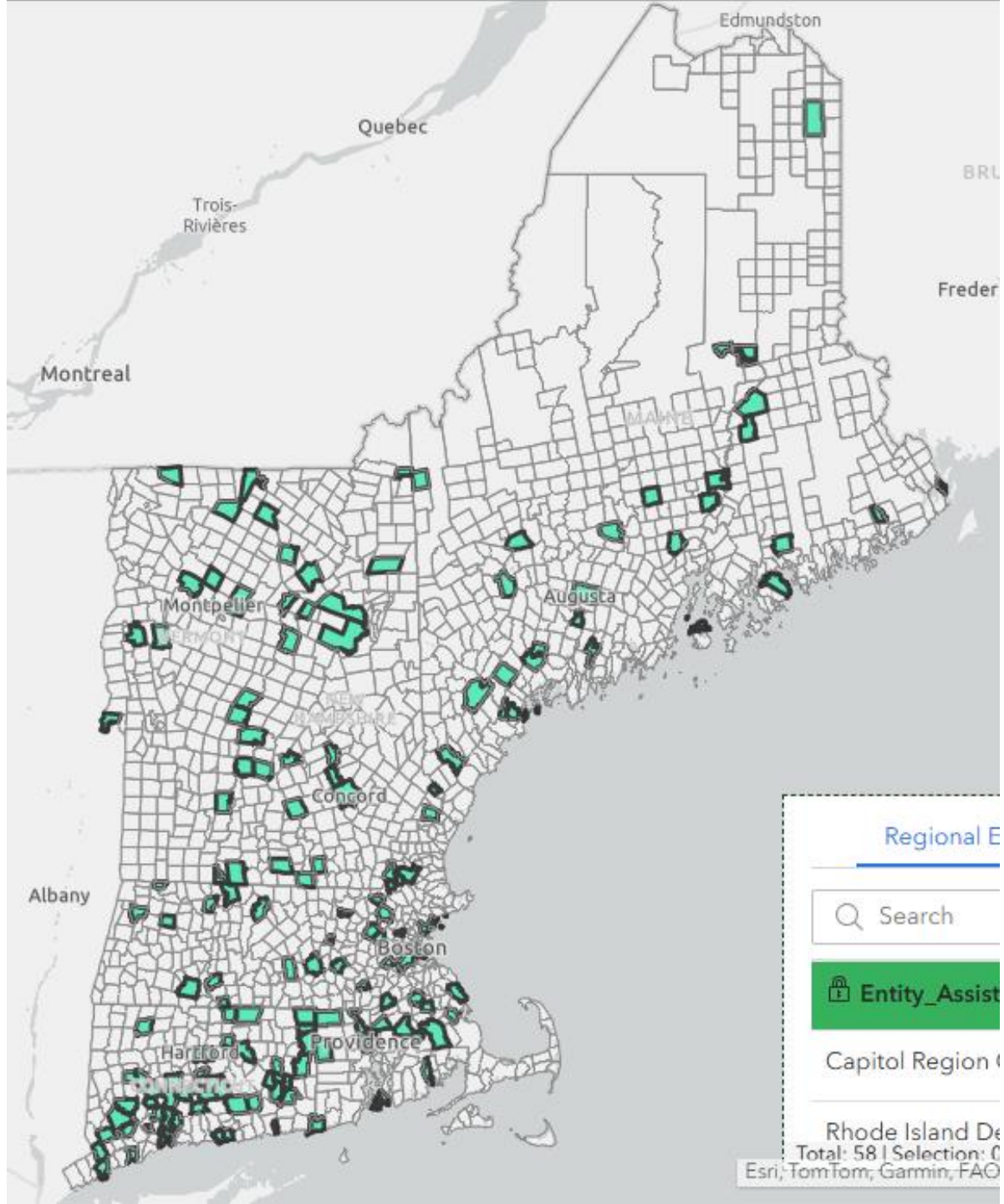
- Intro Meeting
- RFP Templates
- RFP Examples
- Review & Feedback

- **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!

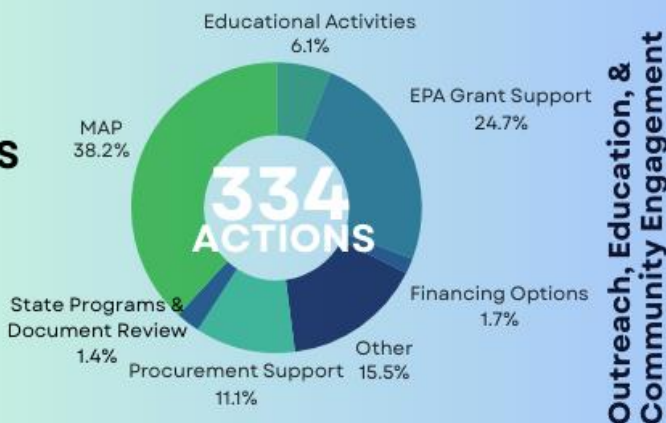
Communities Served



TECHNICAL ASSISTANCE TO BROWNFIELDS EPA REGION 1 ANNUAL IMPACT 2024



231
COMMUNITIES
RECEIVED
DIRECT
TECHNICAL
ASSISTANCE

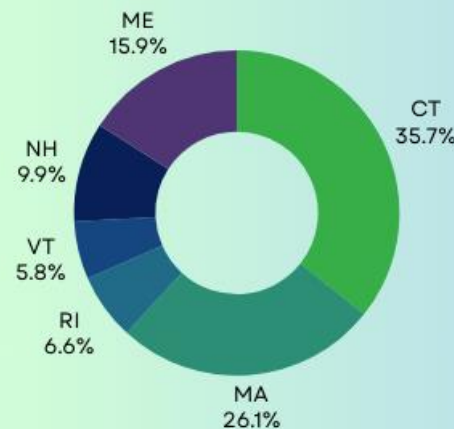


Outreach, Education, & Community Engagement

40% INCREASE IN TA SUPPORT FROM 2023



COMMUNITY WIDE DISTRIBUTION & SUPPORT

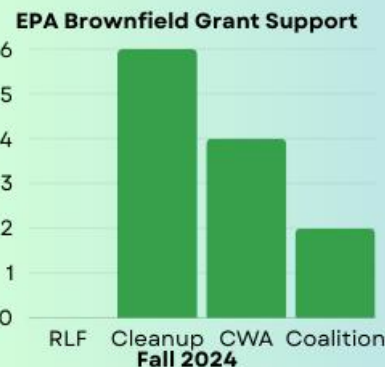


2024 Webinars

- 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

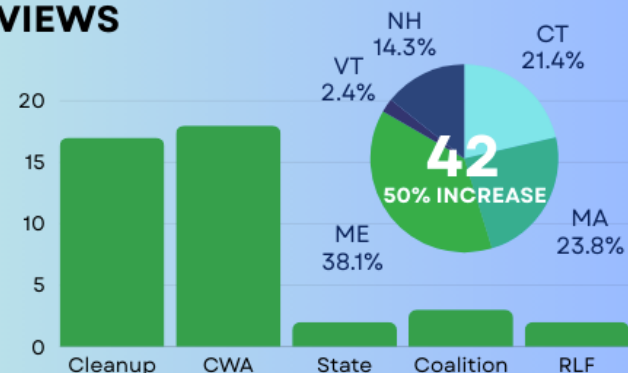
51 PROGRAM PARTICIPANTS



FY25 EPA MAC GRANT REVIEWS

"We could not have put together a competitive grant application without UConn TAB!"

"UConn TAB faculty, staff, and interns have provided outstanding technical assistance whenever asked. An incredible resource for our region!!"

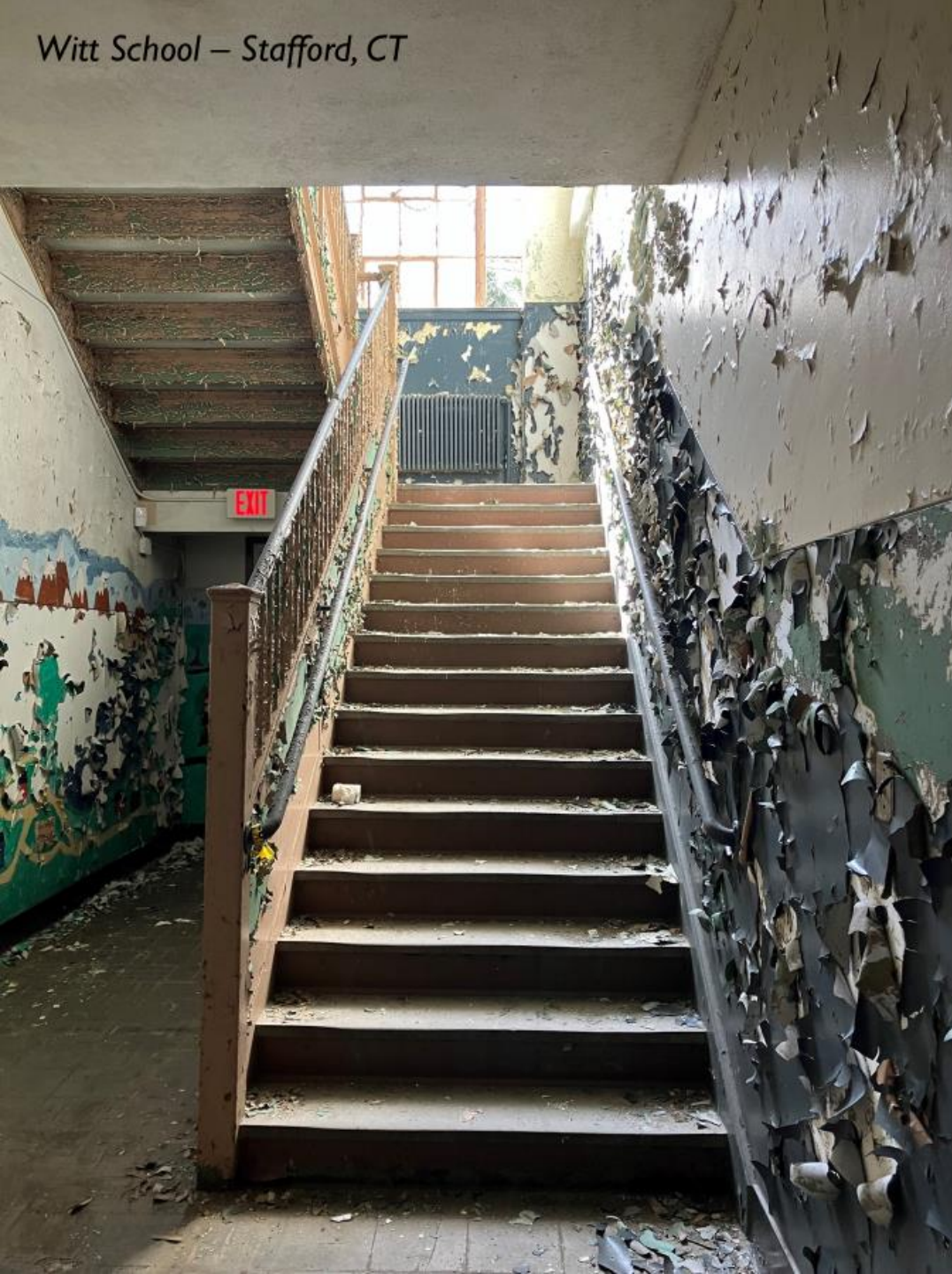


Environmental Protection Agency (EPA) Programs and Funding Opportunities

EPA Region 1

Elise Simons and Daniella Feistritzer





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



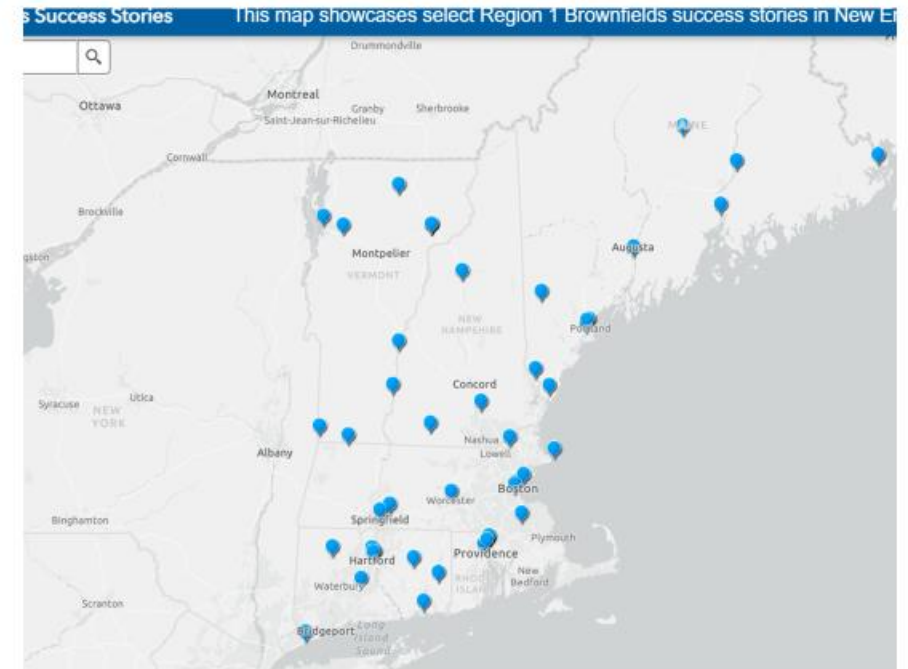
LINKS/RESOURCES

[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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Daniella Feistritzer 617-918-1114

Feistritzer.Daniella@epa.gov

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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Project Manager - Technical



James Parsley
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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 Sunset 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



UP TO \$250,000 FOR
ASSESSMENT



UP TO \$250,000 FOR
REMEDiation



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

DEEP's Brownfields Open Space Grant



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.

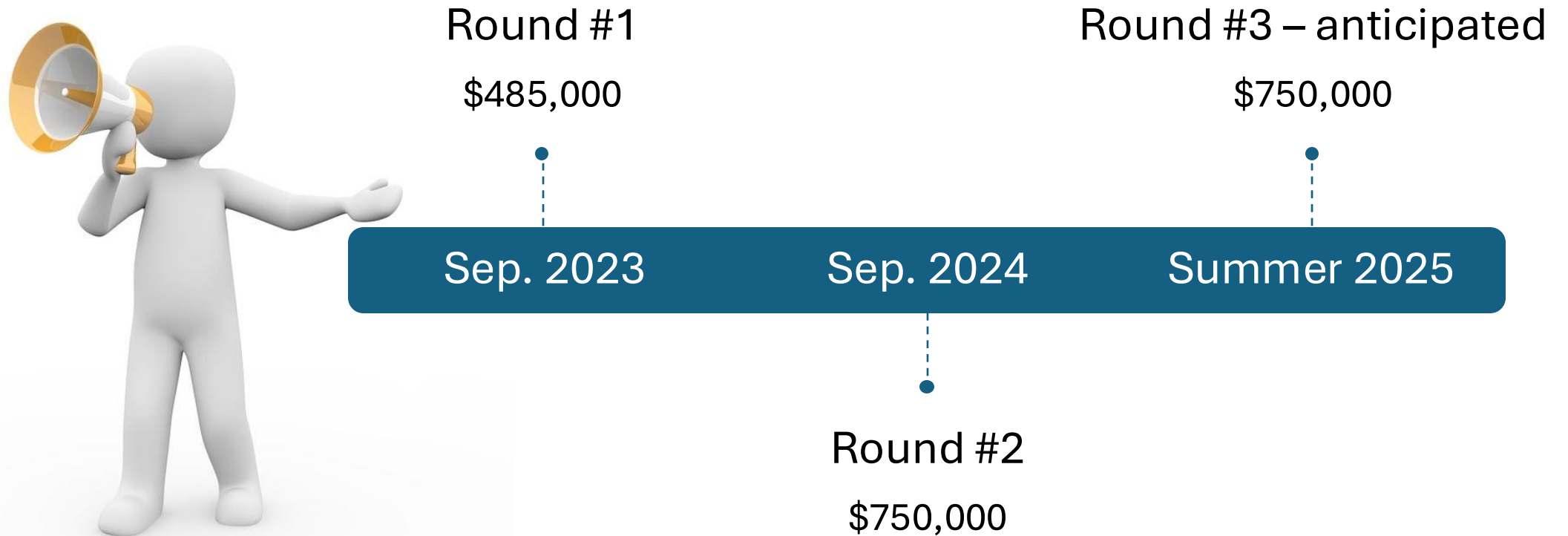


Honey Hill Farm East Haddam Land Trust

- ❑ \$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

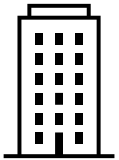
➤ New, customized direct exposure cleanup (DEC) criteria for:

- **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



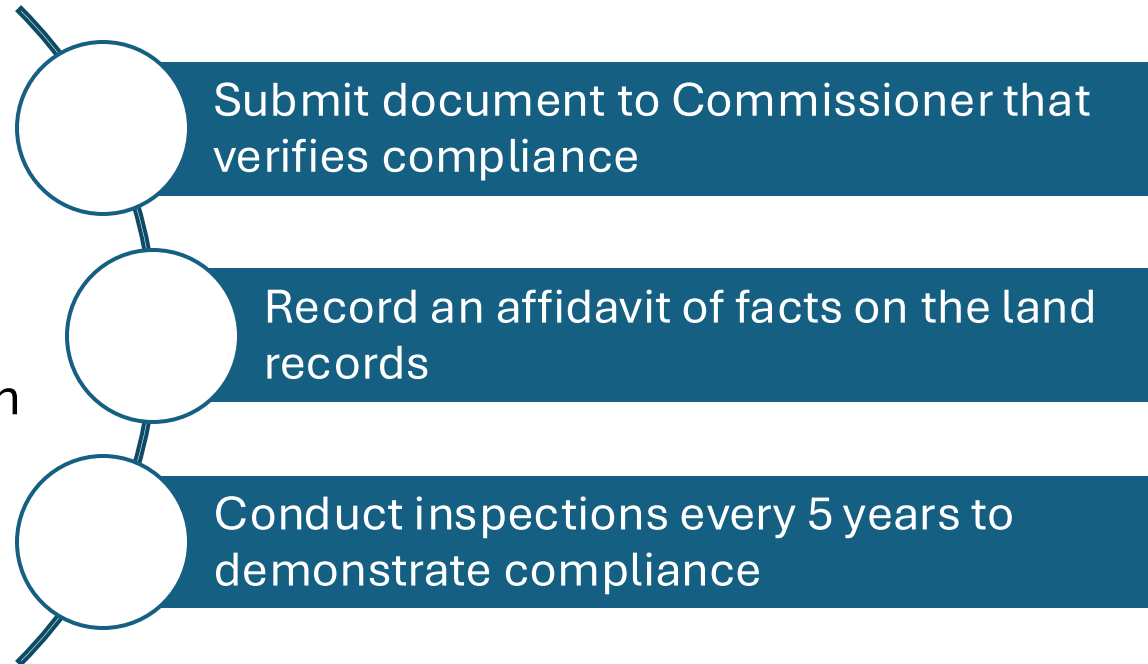
RBCRs & Brownfields - Permit by Rule

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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CTDEEP Brownfields



Region 1 RLF TAB

Grow America

Erin Howard



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

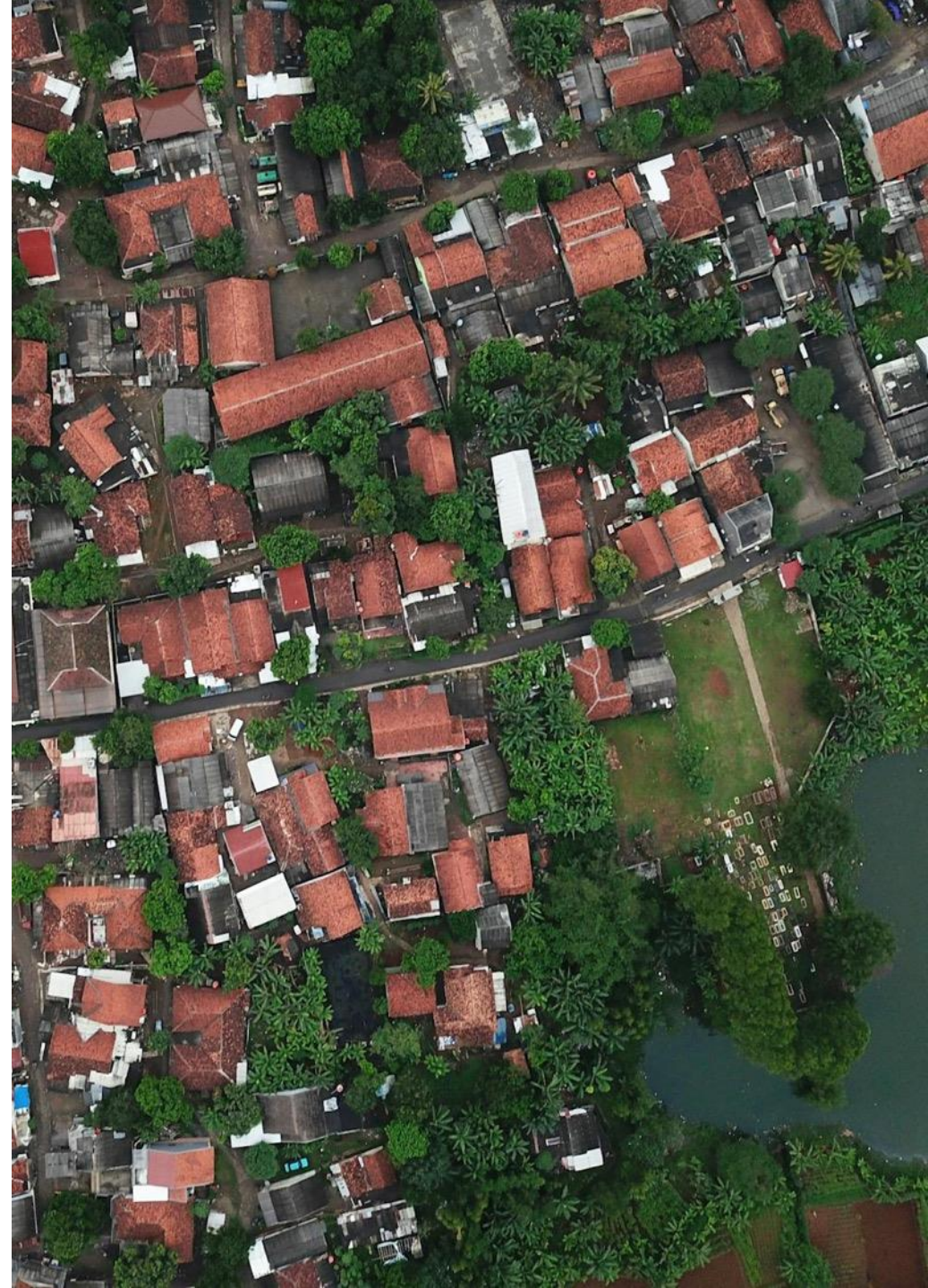
- We are the national technical assistance service provider and program operator for the US Economic Development Administration-funded (EDA) RLF Community of Practice (EDA CoP)
- In this capacity, Grow America has **already developed** effective programs and infrastructure for **building capacity** for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



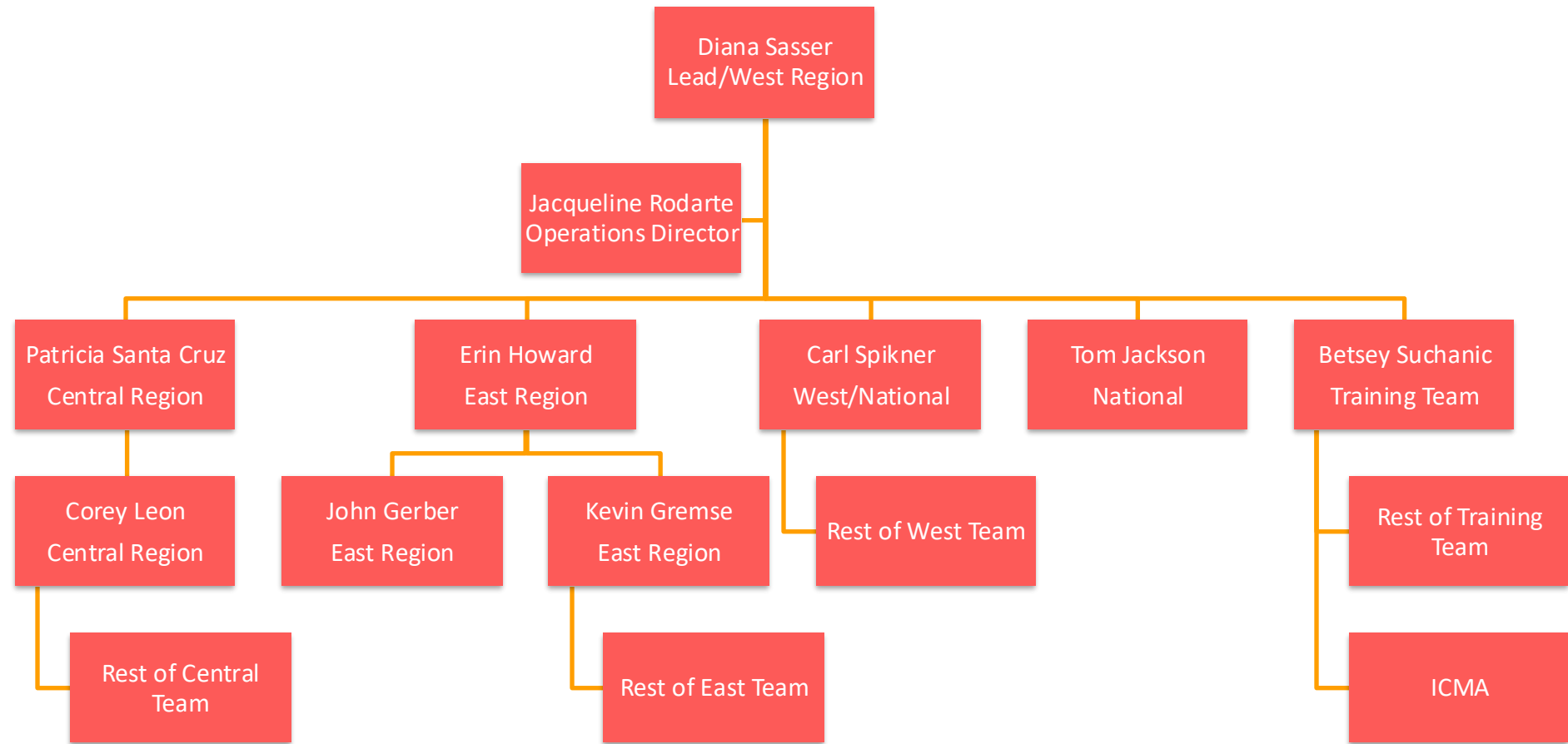
Meet our partner:

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)



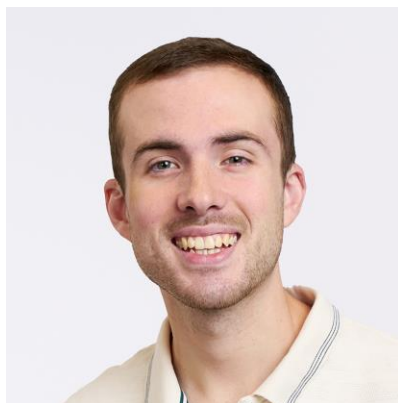
→ EPA RLF TAB team



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 Director

→ 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

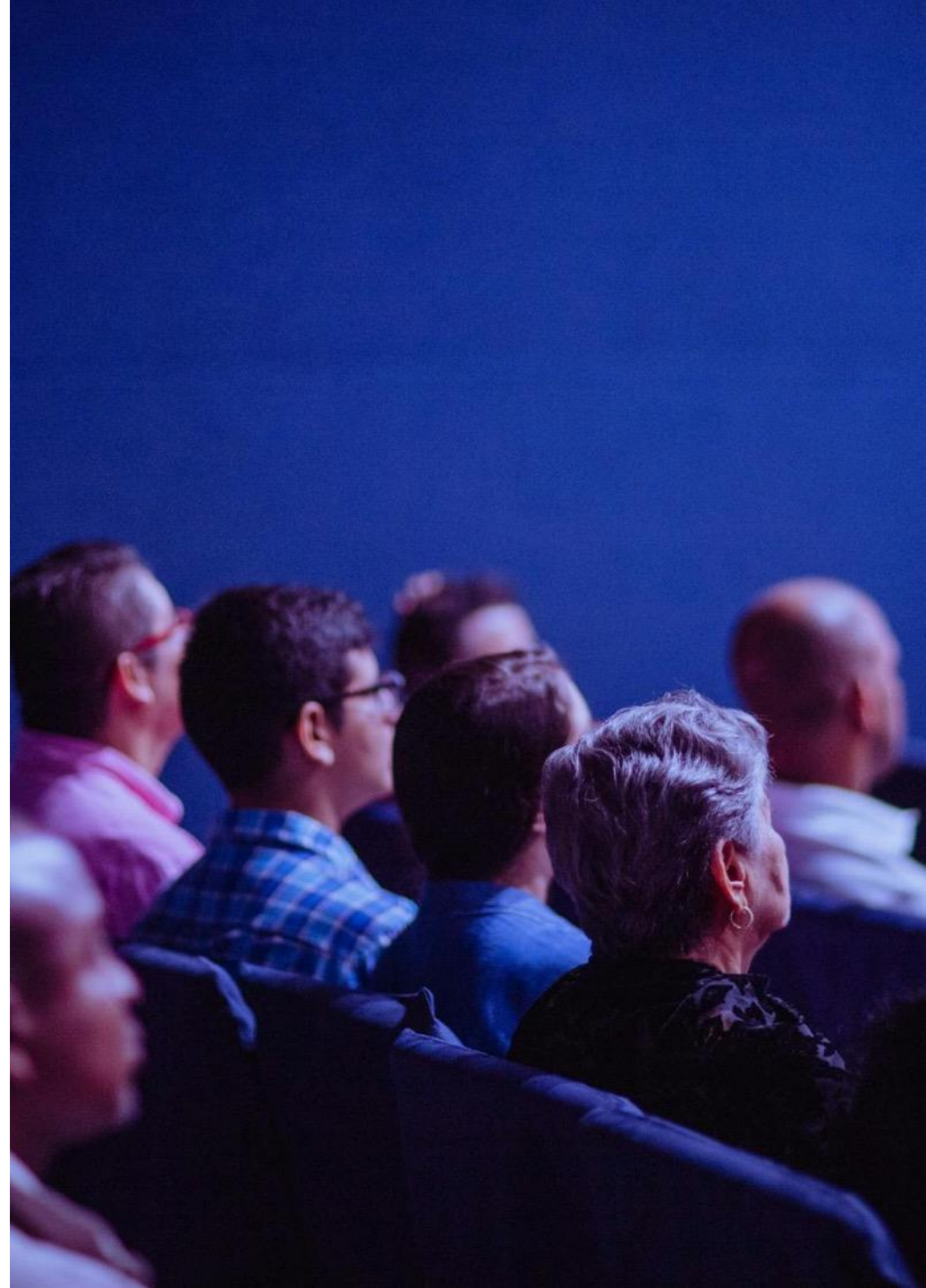


**Trainings and
Resources**

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 3

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!

First In-Person Meeting: EPA's National Brownfields Training Conference in Chicago (August 2025)

- ICMA is planning the upcoming National Conference
- Working with ICMA to plan a RLF day for the Tuesday before the conference

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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dsasser@growamerica.org
(209) 483-9863
- East Team Lead Contact Info:
 - Erin Howard, Field Director
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(860) 638-9684





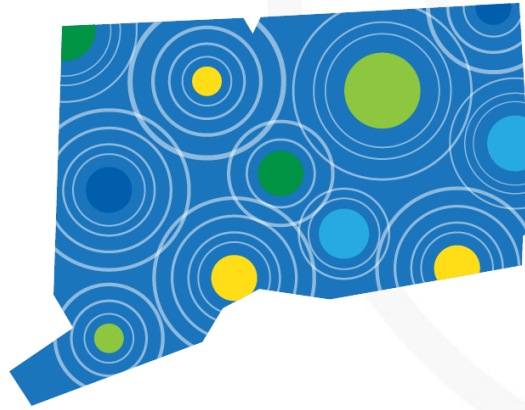
Sustainable CT

UConn TAB on behalf of Sustainable CT



Sustainable CT

Local Actions. Statewide Impact.®



Brownfields Roundtable

Sustainable CT

Advancing Sustainability Through...



Roadmap

- Menu of sustainability actions



Resources

- Technical assistance and funding

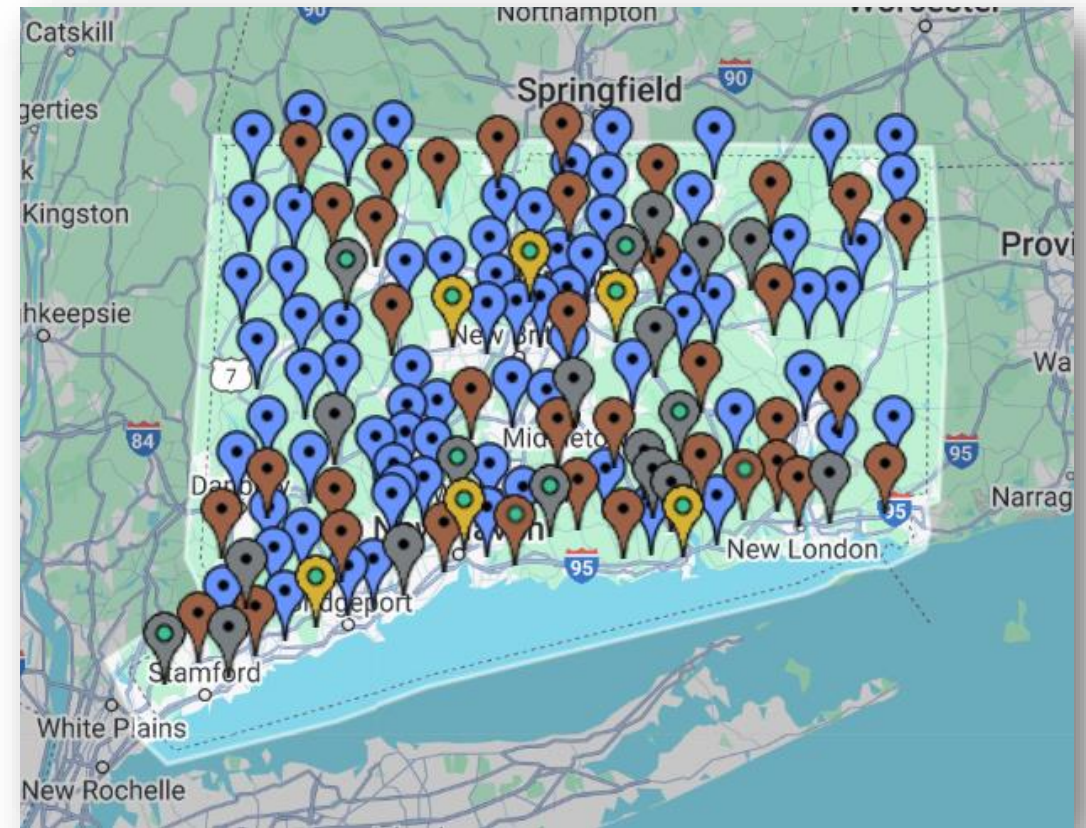


Certification

- 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



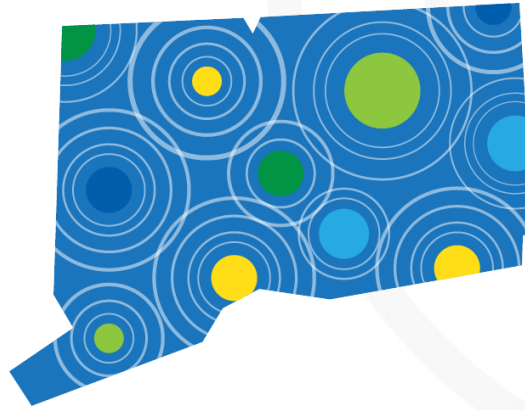
Technical Assistance Partners



Fellowship Program

Sustainable CT

Local Actions. Statewide Impact.®



sustainablect.org

info@sustainablect.org

[Program Staff](#)

Thank You, Sustainable CT Funders



Tremaine Foundation



HAMPSHIRE
FOUNDATION

COMMONSENSEFUND



CONNECTICUT
GREEN BANK SM



Community Foundation
of Eastern Connecticut



**Supporting
Organizing Work - CT**

supported by CONNECTICUT
COUNCIL for
PHILANTHROPY



NCCF

Northwest CT Community Foundation



Community
Foundation
of Greater New Britain



Loureiro

Brian Cutler





Unlocking Brownfields

Thinking Like a Developer

Presented by:
Brian Cutler, P.E., L.E.P., DBIA
May 21, 2025

The Goal? Productive Use of Brownfields

The Challenge

- **Misconceptions:** Risk is often over-stated and developers assume costly clean-up
- **Consultant Hesitation:** Many avoid providing cost estimate without complete data.
- **Lack of Understanding:** Buyers and stakeholders misjudge liability.
- **Regulatory Triggers:** Data collection can activate compliance obligations.

The Solution

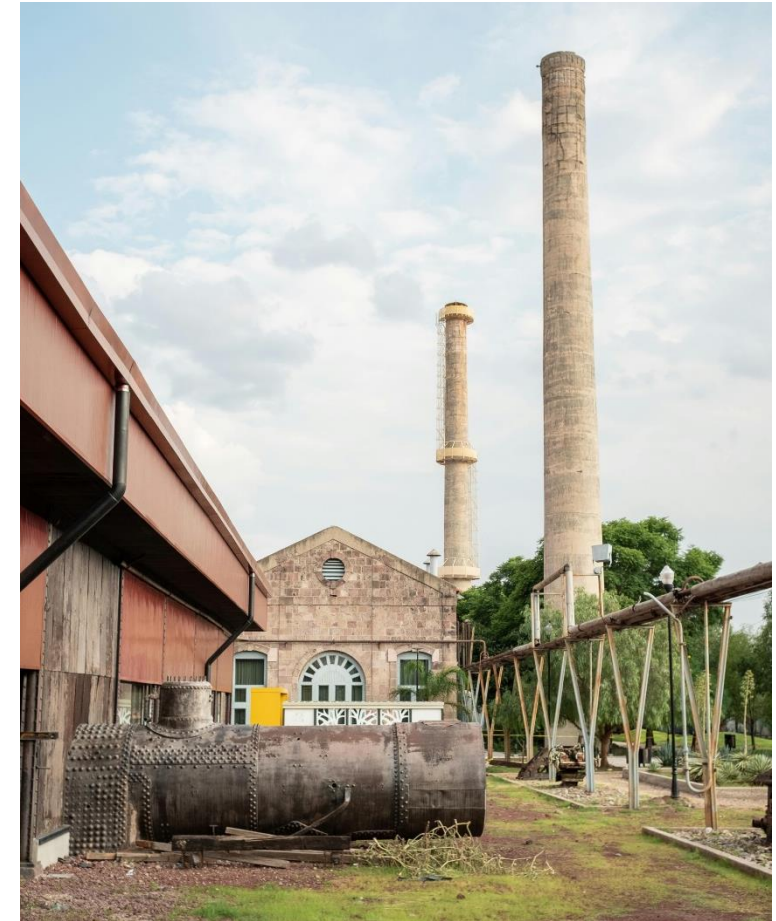
- **Think Like a Developer:** start with intended use and acceptable risk.
- **Cost Estimation:** Use site history + reuse plans to project liability early
- **Expert Insights:** Use a seasoned team to refine estimates using real-world data.
- **Phased Approach:** Align investigation scope with risk and potential funding.

Without early quantification of risk, the result is often just a report
– not an actionable path to reuse.

Begin With the End in Mind ...

A Developer will know:

- What they want to build
- Access to capital
- Construction costs
- Revenue stream
- Expected Return on Investment (ROI)



**The real driver of cost isn't the contamination—it's the reuse you choose.
There is no contaminant that precludes reuse.**

... Then Define Incremental Costs

A Developer will not know:

- The environmental cost
- Site-specific cleanup needs
- Cost of mitigation
- Grant potential (Offset to Incremental Cost)



The environmental delta can make or break a deal.
Incremental costs must be defined so projects can move forward.

Defining What Matters – Not Chasing Perfection

What is the potential cost of mitigating historic uses?

- PCBs > 50 ppm
- Hazardous waste storage (requiring closure)
- Oil or gasoline in large quantity (think tank farm)
- Degreasing solvents in use
- Potential groundwater migration or drinking water impact
- Surface water releases (sediment impact)
- Vapor intrusion risk to existing or future buildings



Most people say, “I have no idea.”
We say, “let’s find out.”

Defining What Matters – How Clean is Clean

What degree of “clean” is acceptable?

- A perfectly clean site is **VERY** costly and difficult to quantify to any degree of accuracy.
- Focus instead on risk-based cleanup:
 - Use restrictions
 - Encapsulation
 - Mitigation systems



Perfection is wishful thinking.
The goal is safe, practical reuse.

Case Study

Manufacturing Client

Context and Background

60-acre New England manufacturing facility

- More than 400,000 SF of buildings on site
- Originally developed in the 1940s
- Long history of manufacturing, testing, and R&D activities

Exterior features

- Tank farm
- Waste storage areas
- Virgin chemical storage

Polluted fill imported and placed on western portion of the property during initial development



Approach

Step 1

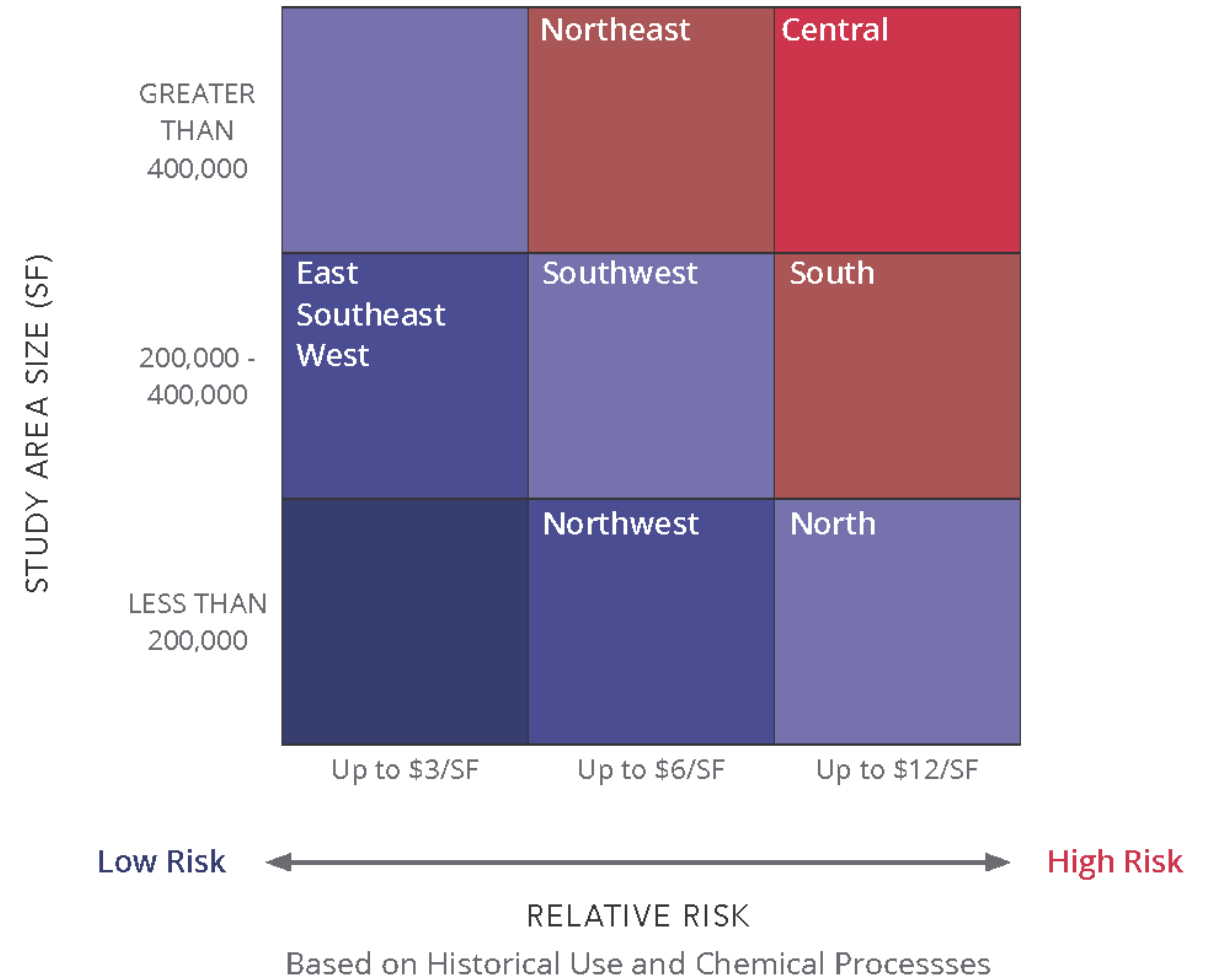
- Site walks, interviews, review of historical site data, identification of 7 study areas based on former use.

Step 2

- Ranking of study areas using Site Risk Matrix
- Preliminary cost estimates using Loureiro's internal database (\$13M - \$30M)

Steps 3 & 4

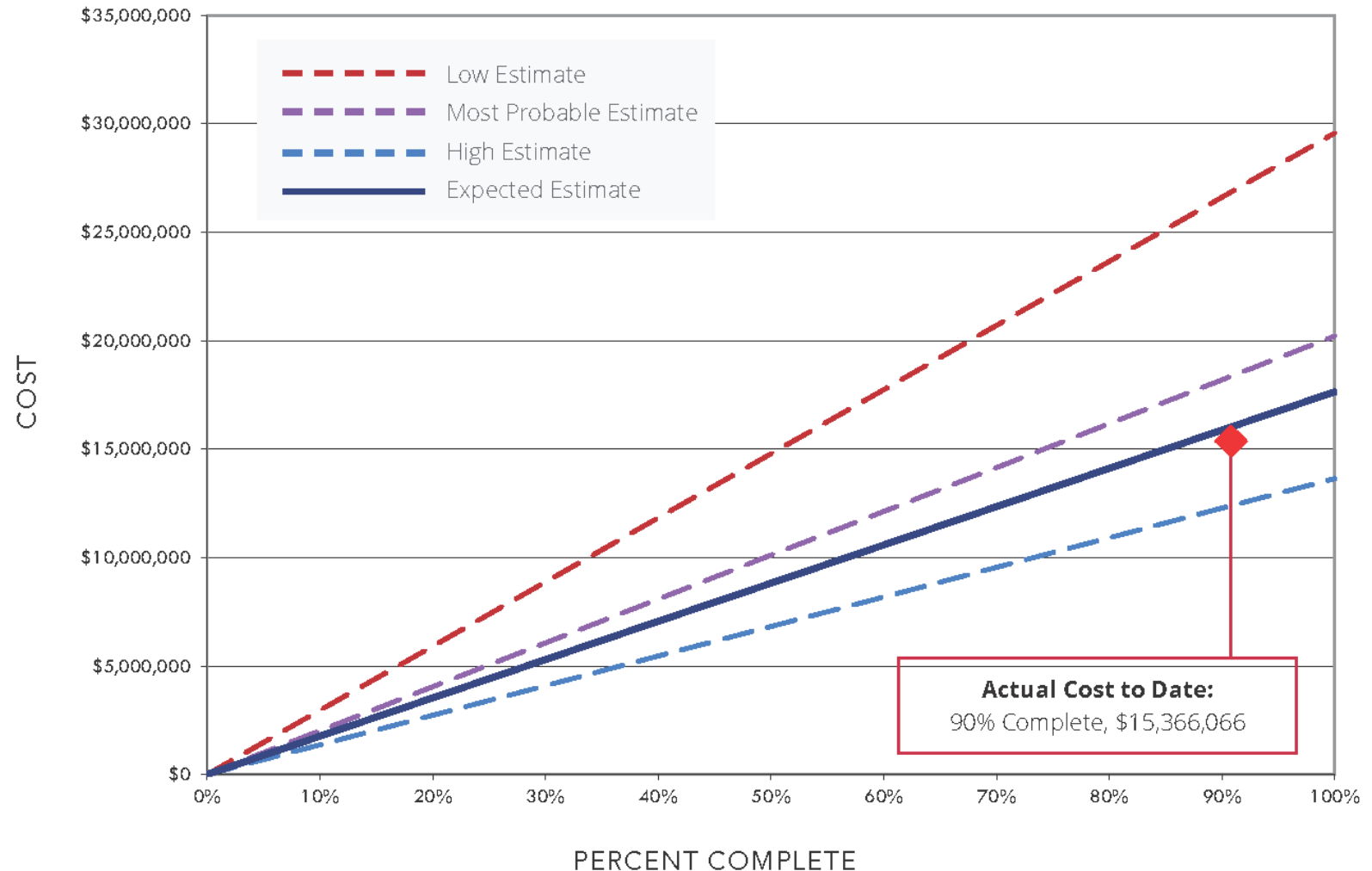
- Application of calibrated costs and risk-based models
- Refinement and validation of cost projections through targeted investigations.



Outcome

Remediation Complete & Property Redeveloped

- Cost to Date: \$15M
- Remaining Cost: \$1.9M for monitoring, mitigation operation, and reporting
- 60% cost cut for Phase II
- < 6 months to deliver risk-adjusted remediation



Why This Matters



Control of Risk and Costs

Define what matters early – reuse, risk tolerance, and cost range – so the project doesn't get hijacked by uncertainty or inflated cleanup assumptions.



Better Allocation of Funds

When you quantify environmental risk up front, you stop spending grant dollars chasing answers you don't need and start using them where they'll make the biggest impact.



The Community Wins

Instead of another report gathering dust, you get a clear path to redevelopment and a site that delivers real value back to the community.

Developers don't wait around— they define the goal, size the risk, and get to work.

Think like a developer.

Decide the reuse.

Define the risk.

Then fund it and build it.

Networking & Closing

