



City of New London

Department of Finance-Purchasing Agent
13 Masonic Street • New London, CT 06320 • Phone (860) 447-5215 • Fax (860) 447-5297

Request for Qualifications

ADDENDUM

Bid No.: 2015-13

Addendum No.: 1

Date Issued: May 1, 2015

Brownfield Program Environmental Consultant for Site Assessment and Remediation Planning Services.

Opening Date and Time: May 13, 2015 at 2:00 P.M.

Bidders Notes: This addendum is issued to provide all bidders with notice of responses to interested parties questions:

Question #1: Are the EPA and DECD grants available on the City of New London web site?
No. See attached.

Question #2: Is the Phase I report referred to in the RFQ available on the web site
No. See attached.

Question #3: Is there a written community outreach plan?
No. Community outreach was a component of our previous Assessment grant and will be part of this new grant. It will consist of a few community meetings to discuss Brownfields with any interested parties. The intent is to educate the public and to develop priorities to target specific parcels. No defined plan exists.

All other terms and conditions remain the same.

This Addendum cover page must be signed and returned with your bid.

Authorized Signature of Bidder

Company Name

Return Bid To:

Alicia Smith, Purchasing Agent
City of New London
13 Masonic Street
New London, CT 06320

Bids cannot be accepted after the Bid Opening Date and Time indicated above.

**City of New London
FY14 EPA Brownfields Assessment Grant Narrative**

1. Community Need

a. Targeted Community and Brownfields

i. Targeted Community Description

New London, Connecticut is a small, historic port city and was the third busiest whaling port in the world during the 19th Century. Much of the remaining architecture reflects the former affluence of those times. The city still maintains its advantage on the water with commerce and ferry service and a national Coast Guard presence. Despite its small size (5.67 square miles), rich history, and waterfront, the city has the demographic characteristics, and many of the associated problems of larger urban areas. In 2013 it was designated the 6th most *distressed municipality* in Connecticut (out of 169) and up from 9th in 2012 and 14th in 2011 (Connecticut Department of Economic and Community Development-DECD). Municipalities receive this designation when they have a low capita income, a high percentage of poverty in the population, slow population growth, an increase in unemployment, an older housing stock, a lack of education achievement, and a low net grand list per capita.

As a waterfront community with many low lying areas, extensive, historically deep-filled areas exist across the city. As these areas were located along the water, they were developed with heavy industrial and commercial uses that contributed further contamination to the industrial fill. For example, two Brownfields properties along Howard Street, consisting of approximately 5.5 acres, were assessed under the 2009 Grant and were found to consist almost entirely of filled land located in a former cove area. Landfill materials in this location consist largely of industrial slag from former nearby foundries, and solid waste extending up to 15 feet deep containing heavy metals and polyaromatic hydrocarbons. The fill area is located directly adjacent to, and in some areas includes, occupied residential homes. The majority of the area of fill was previously occupied by various industrial facilities and a gasoline and service station.

The area described above and other nearby properties are located south of downtown in the area of Fort Trumbull, where there are numerous listed Brownfields sites over a relatively small area interlaced with an economically challenged residential neighborhood. This area (Census Tract 6907) the proposed target community.

ii. Demographic Information

The table below presents demographic and socio-economic characteristics of New London in comparison to the State of Connecticut and National statistics as well as those of the Targeted Area. These statistics demonstrate that New London residents and those in the Target Area typically face significant educational and economic challenges as compared to State and National statistics.

Statistic	Targeted Area TRACT 6907	City of New London	State of Connecticut	National
Population:	760	27,707	3,596,080	316,128,829
Unemployment:	10.5%	12.6%	9.2%	9.3%
Poverty Rate:	26.5%	20%	10%	14.9%
Percent Minority:	54.3%	39.6%	18%	26.7%
Median Household Income:	\$38,170	\$44,106	\$69,519	\$49,445
Housing Units:	496	11,840	1,488,177	131,791,065
Median Family Income:	\$49,167	\$50,971	87,182	60,609
Per Capita Income:	\$20,170	\$22,157	37,807	26,708
% Owner Occupied				

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Housing Units	43.1%	36.3%	68.3%	65.4%
% Renter Occupied Housing Units	56.9%	63.4%	31.7%	34.6%
Median Year Structure Built	1939	1939	1963	1975
2010 U.S. Census data www.census.gov . Bureau of Labor Statistics www.bls.gov . 2012 American Community Survey http://www.census.gov/newsroom/releases/archives/income_wealth/cb11-157.html				

iii. Brownfields

The City of New London Brownfields Assessment Program database, developed by the FY2009 USEPA Brownfields Assessment Grant in conjunction with the City's GIS department, lists 54 properties including 15 State or Federally listed Brownfields sites, 7 CERCLIS sites, and 25 "State" hazardous waste sites. These sites are typically clustered in the Fort Trumbull area south of downtown (targeted community) and are also located, within the downtown area and in East New London in the area of the state pier and Interstate 95 and State Route 32 interchange. South of downtown in the area of Fort Trumbull, there are numerous Brownfields sites in a relatively small area (Census tract 6907) including the following:

Fort Trumbull Area Brownfield Site Summary		
Name and Address	Size and Buildings	Description
Parcel 5C1 - Howard and Shaw.	2.27 Acres	Vacant-deep fill/solid waste
Parcel 5C2- Howard and Hamilton	3.14 Acres	Vacant-deep fill/solid waste
Miner & Alexander Lumber Yard-150 Howard	1.59 Acres 15,000 s.f. building	Vacant former lumber yard and deep fill site
Howard Hamilton Site - 152 Howard & 77 Hamilton	1.89 Acres - 5 Buildings- total 35,000+/- s.f.	Vacant - Historic Foundry Site
Parcel J - Bank and Howard	3.21 acres	Vacant former commercial properties including auto repair and construction yards
City Coal, Inc. - 410 Bank Street	1.02 acres - 2 Buildings Multiple above ground tanks	Contaminated oil terminal site
Bank Street Property - 334 Bank Street	1.72 acres	Vacant former industrial
Fort Trumbull Parcel 3C - Walbach and Nameaug Streets	4.6 acres	Vacant former rail property
Fort Trumbull Marina - 93-95 Trumbull Street	.88 acres 19,923 building	Vacant industrial building
Fort Trumbull MDP Parcel 1 - 114 Smith Street	9.5 acres	Vacant former rail yard and former Navy Property

These sites all contain known contamination associated with industrial fill, petroleum releases, solid waste disposal, chemical spills and demolition debris. Unsuitable soils on former wetland areas also present geotechnical challenges to development in many of these sites. Stormwater run-off across these properties including across exposed surface materials and drainage ditches transport entrained contaminants to surface waterways including the Thames River and Long Island Sound. The disproportionate number of Brownfields in this area, along the water, leaves vacant overgrown parcels and fenced abandoned properties alongside an economically challenged neighborhood. The area is significantly underdeveloped with regard to the

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recreational, aesthetic, and cultural opportunities that could be unlocked in the waterfront areas around the Fort.

iv. Cumulative Environmental Issues

The locations and condition of the Brownfields properties and their impact on the local community are exacerbated by the presence of I-95 crossing from east to west along the north side of the City and the railroad crossing the City along the south side. Emissions, spills, contaminated run-off and contaminated fill associated with this infrastructure contribute to the environmental degradation of the air, soil and water. Combined sewer overflow problems during storm events result in sewage discharges at stormwater outfalls along waterfront Brownfields sites and old boatyards all along the targeted community contribute to heavy metals in soil and sediments. The vacant properties with exposed contaminants leave a disproportionate number of people exposed to contaminants in the targeted community, than in other areas.

b. Impacts on Targeted Community

Those living near the Brownfields site are potentially exposed to uncontrolled contaminated dust emissions, untreated/contaminated storm water run-off, and possible organic vapor intrusion. Many studies have demonstrated disproportionately higher incidences of health issues among minority populations who are typically economically challenged and residing in areas with an older housing stock, higher percentages of rental properties, and a disproportionate number of Brownfields, such as the Targeted Community.

Data contained in "A Community Health Assessment for New London County, Connecticut (May 2007)" prepared for the Ledge Light Health District, demonstrates that New London residents have disproportionately more health-related problems and lack of access to health care, primarily as a result of socio-economic status/ethnicity. The study reports: "According to the Connecticut Health Foundation, disparities in health among racial and ethnic populations may be the most critical yet least understood health problem in Connecticut. Disparities include differences in the incidence, prevalence, mortality, and burden of diseases among specific populations as well as their access to preventive and treatment services. A vast body of research suggests factors such as socioeconomic conditions, health behaviors and environmental conditions interact with race, ethnicity and culture, which lead to disparities in health status and mortality." The report data shows that the population growth of Hispanic and black non-Hispanics grew approximately 10 times more than the counties' population as a whole. 2010 census data indicates 39.6% racial minority in the targeted community versus 38% in New London. Demonstrating only a slightly higher racial minority population in Brownfields areas.

The study shows that while New London has a similar prevalence of adult asthma to the state, it has higher incidence and mortality rates of lung cancer in females, and higher hospital admission rates for pneumonia and Chronic Obstructive Pulmonary Disease (COPD). Residents over 65 years also are less likely to receive an annual flu shot or a lifetime pneumococcal shot than residents throughout the state. Nineteen percent of New London's population is uninsured and are therefore much less likely to seek preventative care. In addition, over 26% of residents are without a regular source of care, further delaying seeking care and increasing the likelihood of emergency room visits and subsequent admission. Single parent households, are especially disproportionate in numbers among poor and minority populations such as those living in New London.

Overall, the concentrated presence of Brownfields sites clearly correlates to disproportionate health impacts in New London through association with economic and social welfare impacts.

c. Financial Need

City of New London

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i. Economic Conditions

The City of New London is a small city, both in population (27,620) according to the US Census Bureau (2010) and in land area (5.67 square miles). As a *Distressed Municipality (ranked #6 in CT)* it exhibits low per capita income, a high percentage of poverty, slow population growth, an increase in unemployment, an older housing stock, a lack of education achievement, and a low net grand list per capita.

In eight of the past nine years, the City Council has been forced to cut positions, lay off staff and borrow from Fund Balance to make up for budget shortfalls. Tax revenues are at significantly low levels result in having to cut services to trim already tight budgets. With a non-existent fund balance and a projected budget deficit for FY14 of \$1.1 Million after the first half of the fiscal year, city staff will once again be asked to cut programs in order to try and balance a budget.

Additionally, sources of funding to support at risk populations have been reduced or eliminated in the last 3 years. And, as a Community Development Block Grant (CDBG) entitlement community, New London's funding has been cut first by 17% and then by another 16% over the last two fiscal years. These cuts have reduced our ability to support public services and public facility improvements. Our CDBG funds were also used to leverage L-HARP funds in order to assist homeowners in eliminating lead hazards.

New London unemployment rose from 5% to over 11% from 2008 to 2011 and remained at 11% by August of 2013 (U.S. Bureau of Labor Statistics) indicating that there has been no substantial economic recovery in the city since the recession began.

ii. Economic Effects of Brownfields

In New London, 54% of property is tax-exempt largely due to the presence of nontaxable public and nonprofit institutions and highways. Because of this, it is necessary for all suitable parcels to be used for tax generating economic activity that will thereby improve services and provide tax relief for citizens. As such, every property that has been acquired or taken by the City or its redevelopment agency due to blighted conditions (24 acres) and every other abandoned, delinquent or underutilized property represent a significant loss in tax revenues.

The reduction in available jobs since 2005 and the lack of new ones speaks to the lack of existing business growth and new businesses. Attracting and expanding businesses is difficult in a city with blighted neighborhoods.

The presence of Brownfields properties, such as the vacant Howard and Hamilton Street site containing a homeless compound, the vacant Parcel J located along a busy thoroughfare, and the fenced off and dilapidated Minor and Alexander coal yard result in a sense of urban despair and community disinvestment. Remediation of ongoing dumping activities and brush clearing of overgrown lots (Parcels 5C1 and 5C2), are a burden on municipal services.

2. Project Description and Feasibility of Success

a. Project Description

i. Project Description

The City of New London will build upon the Brownfields inventory and assessment process, and Community Outreach Program developed during the FY2009 Grant period, and conduct environmental assessments of selected properties with the goal of remediation plan development for key parcels. The assessment program will consider and embrace the concepts and goals of community and economic development planning documents and recent outreach feedback, and will continue to engage the public and key municipal officials in the process.

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Assessment: The designated project Contractor will conduct up to 5 Phase I Environmental Site Assessments of properties determined to be the highest priority based on the planning-based community outreach program, and which have been granted access by the property owner, or are city-owned. The reports will be conducted in accordance with the latest ASTM (ASTM E1527-13) and AAI standards. **Phase II Field Investigations** will be completed for at least two, and possibly up to five of the properties where Phase I's were completed. The Phase II's will be implemented after the preparation and approval of a Quality Assurance Project Plan. The investigation will include soil and groundwater analysis and could include surface water and sediment sampling, soil gas surveys, geophysical surveys, and other methods to investigate Recognized Environmental Conditions. It is anticipated that Phase III investigations will also be completed on two or three sites, after submission of revised QAPPs, to further delineate contaminated media identified during the Phase II and to form the basis of remediation planning.

Remediation Planning: Remedial action plans will be developed for up to two properties where Phase III level data has been developed. These plans will outline appropriate site remediation scenarios to achieve compliance with the Connecticut Remediation Standard Regulations (RSRs) and costs to facilitate development decision making (pro forma) and will form the strong basis for future clean-up grant proposals. Further, the clean-up plans will be geared toward future uses as outlined in City planning documents and the community outreach process.

Redevelopment: Overall, the prioritization, assessment and clean-up planning will consider the overarching development goals for the City in the specific context of the site location and proposed use of the property. Properties with the highest likelihood of development, where interest has been kindled, will be prioritized for Remediation Planning. City-owned "Parcel J", located along Bank Street in the target area, currently has strong developer interest for a commercial project including a grocery store. This property would be a high priority for expanding on the preliminary, surficial investigation completed under the 2009 Grant. Recent interest in the Minor and Alexander Lumberyard site as a marina would also prioritize that property for assessment. Redevelopment strategies may stem from the results of the Phase III investigations where capping of contaminants with parking areas/buildings would be the most feasible remediation/compliance scenario. Open space and recreational uses, consistent with the planning goals of New London, will also be strongly considered as the opportunities present themselves during the inventory process.

ii. Project Management

The Office of Development and Planning (ODP), along with the City's Purchasing Agent and Finance Department, is in place with the expertise and experience to manage programs, employees, contracts, contractors, vendors, and numerous grants and will successfully manage the EPA Assessment Grant. Within the first three months of grant award, the City will solicit bids and qualifications from Environmental Professional Contractors for implementing the program, and will make a selection following appropriate procurement procedures. The Contractor will work closely with the ODP to develop a community outreach program which will facilitate a site prioritization and selection process within the first year. The ODP will coordinate access to sites for assessment and investigation as needed which will take place in the second year. Further community engagement, redevelopment planning and remedial action plans will be developed in year 3. The New London ODP will continue to provide overall project management including the preparation of Quarterly Reports, MBE/WBE report filing, contract and financial management, and coordination between the City staff, the public, property owners

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and the Contractor. The selected Contractor will continue to input New London Brownfields data in to the ACRES system.

iii. Site Selection

The Community Outreach and Brownfields Inventory and Prioritization process will be multi-faceted, and will focus on prioritizing the recently developed Brownfields inventory through a public process that builds upon the relationships with Community-based organization built during the FY2009 grant period. The City's GIS specialists have developed a preliminary Brownfields inventory and map as part of the recent grant activities. The draft inventory and mapping will be presented and discussed during the first scheduled Community Outreach Meeting whereby community input will be solicited with regard to site selection criteria and site specific ranking. The various factors pertaining to particular sites will be placed into a matrix to organize the sites and their associated attributes to foster the site selection process. Among other selected attributes, parcels will be evaluated based on:

- Potential or known environmental threats
- Location-proximity to transit and other development
- Potential future benefits to residents (e.g. jobs, open space, recreation)
- Marketability for private development
- Presence of infrastructure
- Other criteria deemed appropriate

These criteria consider factors outlined as priorities for development in the Cities Plan of Conservation and Development and the Comprehensive Economic Development Strategy. The purpose of the meeting will be to fine tune the City's Brownfield inventory and to develop a prioritized list of properties for assessment. For properties not owned by the city of its redevelopment agency, owners will be contacted and access agreements will be negotiated. If needed, access will be acquired through Connecticut Brownfields legislation which allows municipalities access to sites for Brownfields assessment.

b. Task Description and Budget Table

Task Description

Task 1: Cooperative Agreement Oversight

The majority of Task 1 project duties will be carried out by the City's ODP. The Project Manager will be responsible for completing quarterly reports and ensuring the project schedule and goals are being met in accordance with an output tracking spreadsheet. Staff will also provide accounting and reporting support. Contractor procurement, meetings, and other ongoing communication with USEPA and the selected consulting contractor will also be required as part of the Cooperative Agreement duties funded under the program. The City Economic Development Director will also coordinate aspects of the project especially with regard to identifying city resources and personnel that will support program elements such as site research, property access, and remediation planning. Some travel to meetings and copy/production supplies are budgeted. The selected contractor will contribute some limited time to providing specific project information to the Project Manager for quarterly reporting input and completing the ACRES database input. Mid-level staff at \$80/hour for 3 hours per quarter.

Task 2: Community Outreach and Site Prioritization

The selected project contractor will provide the majority of the effort for this part of the program. The bulk of the work will be preparing for and delivering the 2 Community Outreach Sessions. Additional work will consist of: refining the Brownfields inventory including City GIS staff

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interface; informational/feedback sessions at the Neighborhood Alliance and City Council meetings; and educational sessions with the Magnet School. Some additional services may include newspaper and local cable interviews, flyer/web content development, and meetings with individual property owners. 70 hours of time with an average hourly rate of \$100 is estimated for this effort. City ODP will also contribute to this task by coordinating meetings, contributing to the content of the presentations and informational pieces, providing GIS services, and attending and contributing to outreach meetings. Some travel to meetings and copy/production supplies are budgeted.

Task 3: Phase I Environmental Assessments

The selected contractor will be selected through a competitive bidding process to perform an estimated five (5) ASTM/AAI Phase I Environmental Site Assessments, costing approximately \$3,500 each, totaling \$17,500.

Task 4: Phase II/III Field Investigations

The contractor will prepare QAPP's for proposed investigations and complete an estimated three Phase II investigations, costing an average of \$40,000 each for a total of \$120,000. The remaining \$23,940 allocated can be utilized for follow-up Phase III investigation on up to two sites where Phase II's were completed.

Task 5: Remediation Planning

The contractor will prepare up to 2 Remedial Action Plans (RAPs) based on the known or planned reuse scenarios of the selected sites where Phase III's have been completed. The RAPs will provide remediation alternatives and costs to meet Analysis of Brownfields Clean-up Alternatives (ABCA) requirements for clean-up grant facilitation and, to provide with known or prospective developers/owners adequate decision making information. An estimated \$5000 per RAP has been provided for a total of \$10,000 for remediation planning and RAP preparation. All site assessment and remedial planning will be consistent with the Connecticut Department of Energy and Environmental Protection Remediation Standard Regulation and therefore, the requirements of the State Voluntary Remediation Program.

Budget Table: The following Budget Table and description sections provide the proposed allocation and use of the assessment grant finds.

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
(Programmatic costs only)	Cooperative Agreement Oversight	Community Outreach & Site Prioritization	Phase I Environmental assessments	Phase II/III Field Investigations	Remediation Planning	
Personnel*	\$14,000	\$3,280				\$17,280
Fringe Benefits						
Travel	\$200	\$200				\$400
Supplies	\$500	\$500				\$1000
Contractual	\$2800	\$7000	\$17,500	\$143,940	\$10,000	\$181,320
Other						
TOTAL	\$17,580	\$10,980	\$17,500	\$143,940	\$10,000	\$200,000

* An estimated 8 hours per month at an average of \$60/hour over a 3 year period – considers Project Manager and ECD at 90% and staff at 10%.

c. Ability to Leverage

The City of New London will utilize the resources of various City Departments, committed community partners, and other available grants to support the proposed project activities within

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and beyond the grant period. The Neighborhood Alliance and the Community Health Center have committed to availing their meeting space/facilities to the community outreach efforts in addition to being points of information dissemination. The New London Science and Technology Magnet School also offered to provide information dissemination and input solicitation to the community outreach program.

Various City staff from Public Works, GIS, Engineering, and Purchasing will contribute their time to the project constituting ongoing leveraging of internal resources including staff time, computer programming, and institutional knowledge that propels the project forward. The City is continuing to evaluate and pursue other State and Federal assessment and clean-up grants.

CT DECD has released the Municipal Brownfield Assessment and Inventory Grant Program NOFA with a February 7, 2014 application due date. The City hopes to capitalize on its recent success with EPA Brownfields Assessment and its significant economic needs to leverage \$200,000 in Assessment funding to support its efforts to help revitalize the community. The State of Connecticut Housing Financing Authority has committed \$4.8 million to a affordable housing project for upgrades to Vesta owned NL Londonberry Gardens. State, City and Federal money will be invested in a waterfront brownfields site for the development of a national US Coast Guard Museum. The process for Assessments and Environmental Impact Evaluations and Reviews has begun with a \$20,000,000 commitment by the State of Connecticut. The City will pursue bonding for necessary infrastructure improvement to its waterfront and adjacent downtown area to support anticipated growth in the area. Development of this brownfield site will provide a huge economic boost to the revitalization of New London.

New London's Lead Hazard Reduction Program (L-HARP) continues after 12 years of continuous funding. The program successfully remediated lead from more than 335 housing units throughout the City.

The City was awarded 2 EPA Brownfields Clean-up Grants in 2013 for two parcels in the targeted community. We will apply for additional clean-up funding for properties where we have developed remedial action plans under the 2014 program.

3. Community Engagement and Partnerships

a. Involving the Targeted Community & Stakeholders, and Communication

The City of New London and its partners will effectively engage and solicit input from property owners, residents and other stakeholders and interested parties through meetings, and a multi-media campaign that extends the current Community Engagement activities being completed through the FY2009 Grant. The campaign will consist of: signs located on properties being assessed and remediated; Web postings; neighborhood flyers; neighborhood question and answer sessions; project specific community outreach meetings; appearances on a local cable TV program hosted by a target community member; continued Science and Technology Magnet School project engagement, and engaging existing Brownfields owners and prospective developers. The local newspaper, The Day, which has already issued a positive informative piece on assessment work on Fort Trumbull Development Area properties completed under the Grant, will continue with press releases on project progress. The Science and Technology Magnet School has also committed to serving as a community outreach partner and will disseminate and solicit input from students and their families regarding the Brownfields program.

Under the 2014 Grant, the City will expand discussions regarding site prioritization and further target owners and developers to promote end use success. When notifying the public of

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opportunities to get involved and of upcoming meetings, advertisements will be in English as well as Spanish, New London's most spoken foreign language. Spanish-speaking residents will notify the City of their interest through a phone number of a Spanish-speaking employee and an interpreter will be provided as appropriate depending upon demand.

The program is largely targeted toward a low-income community without significant web access. Therefore focus on signs, the newspaper, and local community groups and locally held meetings are appropriate. Outreach meetings will continue to be held at the Community Health Center, in the heart of the targeted community.

b. Partnerships with Government Agencies

i. Local/state/environmental and health agencies

As one of the largest regional public health agencies in Connecticut, Ledge Light Health District (LLHD) serves as the City of New London's local health agency and has been an ongoing partner in the city's Brownfield Program. The City has established a solid partnership with LLHD on other efforts including addressing lead hazards in residential structures, health code inspections and local regulations. LLHD is well versed in garnering support for public health endeavors and is a proven leader in coalition building. As such, The City will work with LLHD, who will provide some regulatory oversight during cleanup activities, as well as serve as a community engagement partner with special focus on site selection criteria development and environmental health communications at public meetings.

The Connecticut Department of Energy and Environmental Protection (CTDEEP) will be closely related to the RLF grant process. Assessed and remediated sites under a Brownfields program are required to enter in to a Connecticut Voluntary Remediation Program and ultimately comply with the Connecticut Remediation Standard Regulations. Recipients and The City of New London's contractor will be responsible for working within the regulations and for working with the CTDEEP to ensure all requirements are met.

ii. Other relevant federal, state, and local governmental agencies

The Connecticut Department of Economic and Community Development (DECD) continues to support, promote and administer Brownfields Initiatives in Connecticut. DECD has released the Municipal Brownfield Assessment and Inventory Grant Program NOFA with a February 7, 2014 application due date. The City hopes to capitalize on its recent success with EPA Brownfields Assessment and its significant economic needs to leverage this funding to support its efforts to help revitalize the community. DECD will be relied upon to serve as a continued source of information and direct support to property owners and interested developers of Brownfields in New London.

The Connecticut Department of Transportation (CT DOT) awarded the Southeastern Connecticut Council of Government (SECCOG), and New London \$750,000 for a Regional Intermodal Transportation Center (RITC) study. Another \$300,000 grant from CT DOT for a Transit Oriented Development Pilot Program grant was used to address some of the most immediate recommendation of the RITC study. CT DOT will continue to support transportation related development projects in the city sand region.

The USEPA will continue to be a strong partner in the Brownfields Program serving as a trusted advisor and champion of the cause. We have developed a high level of trust with the agency and open communications to address program concerns and highlight successes.

The ODP continues to work with HUD through the CDBG programming, lead abatement program, and Neighborhood Stabilization Program. ODP is also working with Connecticut Department of Agriculture on a Farm to City Hub System grant, and with CTDEEP for a grant

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that facilitates the establishment of community gardens. ODP administers DOE funding for energy retrofits in municipal buildings.

c. Partnerships with Community Organizations

The New London Neighborhood Alliance was created in the 1980's to present a unified front in addressing the needs of City neighborhoods. The Neighborhood Alliance, as an umbrella group of the many neighborhood coalitions that exist in the City, has been instrumental in facilitating question and answer sessions at their regularly scheduled monthly meetings and in promoting the outreach meetings and has committed to support further efforts in addressing brownfields issues. The Freedom Train Neighborhood Association is actively committed to work collaboratively to secure the funds necessary for remediation of unsightly brownfields in their neighborhood. It is their goal to reduce the negative effects of blight with the creation of a much needed safe neighborhood park with open green space. The Community Health Center (CHC) is a non profit primary health care system that serves Connecticut and provides comprehensive primary care services in medicine, dentistry, and behavioral health and has a special commitment to the uninsured, underinsured, and special populations. The CHC, located adjacent to two Brownfields sites assessed as part of the FY2009 grant, and in the heart of the targeted community, is providing a conference room for holding the project community meetings. Through an existing relationship with the New London ODP, the CHC Director was introduced to the program and has committed to providing a forum for the community outreach meetings and promoting the program to its patients and affiliates.

For FY2014, the City will continue working with the New London Science and Technology Magnet School, developing student interest by providing environmental research education and field training exercises in field observations, sampling, and surveying on Brownfield sites being investigated as part of the program. Students will also be provided information on higher education programs and environmental internships

The ODP staff has strong connections and commitments from the City Center District; the Lawrence & Memorial Hospital Office of Community Health, Outreach, and Partnerships; the Neighborhood Alliance and its associated individual neighborhood representatives; the Community Health Center, where all of the Brownfields Community Outreach meetings are held, and the New London Development Corporation/Renaissance City Development Association, which holds many of the targeted Brownfields redevelopment sites in the Fort Trumbull Redevelopment.

4. Project Benefits

a. Health and/or Welfare and Environment

One of the goals of the redevelopment of the Fort Trumbull area is to maximize public access to the waterfront and, in doing so, encourage uses which are water dependent or which will be enhanced by water access and views. Achieving this vision would certainly represent a quality of life improvement for area residents. Re-occupancy/re-use or redevelopment as open space of Brownfields properties located within neighborhoods would reduce immediately obvious blight conditions and improve quality of life for residents.

The remediation of Brownfield sites in the City will eliminate health threats from direct contact and dust inhalation exposures, as well as potential vapor intrusion issues. Storm water discharge

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quality would also be improved as land surfaces and conduits are remediated, improving water quality in the coves and river along New London's shoreline. This project will impact the health and welfare of the community through the development of critical parcels for the purposes of open space, and giving residents a clean environment in which to exercise, socialize, and enjoy New London's natural and historic resources.

The City has focused much of its Community Development efforts on affordable and healthy housing programs. There has also been much discussion regarding the funding for, and location of a community center. Property assessment with help facilitate placement of this much needed community resource. One of the Fort Trumbull area assessed Brownfields parcels is being considered for indoor recreational use, based on a very recent Urban Design Workshop. The City has continued to work closely with the RCDA with regard to the identification and development of key Brownfields parcels within the development area.

The City maintains a downtown bus, train, and ferry terminal and therefore strongly considers their transit oriented development potential when undertaking any development project. Brownfields opportunities that dovetail with Transportation Oriented Development opportunities will be strongly ranked and considered. Also, the placement of viable businesses in neighborhood areas (a goal of the program) produces walkable job commutes thereby reducing dependency on transportation infrastructure and energy. In addition, short commutes maximize parenting time which can be critical to single-parent, low-income households with little or no child care funds and can mean the difference between receiving aid and being financially independent thus reducing local, state and federal tax burdens. The incentivized development of neighborhood/walkable jobs in economically challenged urban areas can make a marked difference in the fight against poverty and the associated social and health challenges. It also represents an equitable development strategy.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse **i. Planning, Policies or Other Tools**

The City will continue to maximize the benefits of Infrastructure Reuse and Green Design in all of its site selection and site development considerations and will include these development aspects in the developed remedial action plans under the program. The site prioritization criteria will include strong consideration for existing infrastructure with special focus on storm water management and transportation access and efficiency. Future redevelopment of sites will mitigate inadequate stormwater conveyance systems with regard to capacity and water quality renovation. The Brownfields program will continue to focus on the identification of stormwater-related issues at particular properties, sensitive receptors, and municipal infrastructure. Where ecological revitalization can be incorporated in to remedial action and stormwater management, these properties will be given high priority.

Public transportation access expansion and commercial traffic needs will also be closely examined as a site selection factor to reduce fuel consumption and emissions and promote appropriate truck routes for both business and residents. Proximity and access to New London's Transportation Center, with rail, ferry and inter-city bus connections will be strongly considered. The Transportation Center is the only high-speed rail/high-speed ferry inter-modal terminal in

City of New London FY14 EPA Brownfields Assessment Grant Narrative

the country. The continental rail system connection to the city, highway access points, and international port access considerations will be included in site selection criteria.

The City of New London will be involved in efforts on all parcels from assessment to cleanup to redevelopment. The City works with developers to create buildings utilizing green technologies whenever possible such as the proposed Fort Trumbull Maritime Museum green building. Remedial action plans developed as part of the program will utilize green remediation techniques and promote sustainable redevelopment practices relative to stormwater management and energy as well as aesthetics and architectural consistency. Redevelopment or adaptive reuse of structures that recognizes the historic flavor of a community will be encouraged.

New London is a core partner in the HUD-DOT-EPA Partnership for Sustainable Communities project which is provided for under the *Eastern Connecticut Sustainable Communities Regional Planning Consortium* and as such, will promote the “Livability Principals” as they apply to the Assessment project. The Assessment project will *enhance the economic competitiveness* of New London by removing the barriers to redevelopment caused by known or perceived contamination by quantifying the cost and scope of remediation associated with contaminated properties. This provides developers with a greater level of certainty with regard to site development costs and ongoing potential liabilities. The program also serves to *support and value existing communities and neighborhoods* by engaging citizens and hearing their concerns and preferences with regard to their area Brownfield properties. Ultimately, the program seeks to provide local jobs to the communities thus improving socio-economic status while improving health and welfare on a neighborhood scale.

The City will encourage contractors to follow Clean & Green remediation and will seek to work with those contractors who utilize clean fuel and emission technologies, and who use laboratory subcontractors that use green chemistry.

ii. Example of Efforts

Within the Fort Trumbull Municipal Development Plan, almost 20 acres are dedicated for open space/nonprofit use. Sixteen acres are devoted to a major landmark state park (Fort Trumbull State Park); approximately two acres are devoted to the completed municipal waterfront walkway/linear park (Fort Trumbull Riverwalk); and the remaining acreage for private development. Additionally, within easy walking distance of the site is a public beach (Greens Harbor), and the city’s landmark Downtown Waterfront Park. As a waterfront City, and as one that needs to capitalize on its tourism potential, New London seeks to establish open space/greenspace to accentuate the historic and natural resources that abound.

c. Economic Benefits (long term benefits)

i. Economic and Non-Economic Benefits

The proposed assessment project is designed to bring sites closer to remediation and development by requiring remedial action plans (RAPs) be prepared for at least two sites. RAPs provide remediation strategies and costing that help developers and property owners make informed business decisions and help establish comfort levels that facilitate deals. Fostering the development of fallow properties through the grant facilitates short term and long term jobs and an expanded tax base, both of which put more dollars back in to the community.

City of New London FY14 EPA Brownfields Assessment Grant Narrative

The Fort Trumbull Municipal Development Plan prepared for one of the targeted areas, indicated that the revitalization of the area would create over 1,700 jobs which will help to alleviate poverty that now surrounds the area. This figure includes construction-related jobs, direct employment following the completion of the construction phase, as well as indirect employment. Many New London residents have trouble finding employment close to home, and development on these former brownfield sites will provide just that.

Within the Fort Trumbull Municipal Development Plan, almost 20 acres are dedicated for open space/nonprofit use. Sixteen acres are devoted to a major landmark state park (Fort Trumbull State Park); approximately two acres are devoted to a municipal waterfront walkway/linear park (Fort Trumbull Riverwalk) that was recently completed; a 2.5 acre parcel adjacent to Fort Trumbull State Park is designated for the construction of the National Coast Guard Museum, which has already received Federal authorization. A beachfront parcel in the State Pier industrial area has the potential for use as a park as well as the central, neighborhood Brownfield on Hempstead Street. As a waterfront City, and as one that needs to capitalize on its tourism potential, New London seeks to establish open space/greenspace to accentuate the historic and natural resources that abound and continue to attract private boaters to its harbors and marinas. New London continues to assess potential locations for a Community Center which could be on a former Brownfields site.

New London is presently considering a location for a community center, and a remediated Brownfield site could provide the opportunity and incentives needed to bring the project to fruition. Community involved meetings are underway with regard to the location and design of the center.

ii. Local hiring and procurement

The two local Technical Schools Norwich Tech and Grasso Tech offer Environmental Technology and recently presented at the Connecticut Clean Trades Program offering students career options in the green-energy field. Nearby Goodwin College has an Environmental Studies program to provide students the opportunity to develop the skills necessary to be effective advocates for environmental protection and contribute to the workforce necessary to fill important jobs like Brownfields assessment and remediation. The assessment grant project will include project information outreach to the tech schools and the college and will provide professional networking to interested students/graduates including providing contacts at environmental consulting and remediation companies and professional organizations. The selected project contract will also engage two students in project specific internships.

The City and its Environmental Contractor will continue working with the New London Science and Technology Magnet School, and will engage the local tech/trade schools to develop student interest by providing environmental research education and field training exercises in field observations, sampling, and surveying on Brownfields sites being investigated and cleaned up as part of the program. New London has a local contractor hiring preference policy allowing local contractors to be awarded contracts if they are within 10% of the lowest bid.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

The ODP has managed millions of dollars of grants including DOE, HUD, EPA, and DECD moneys including a very successful lead abatement program that demonstrated efficiency and

City of New London FY14 EPA Brownfields Assessment Grant Narrative

effectiveness by abating approximately 30% more units than the budget allocated and by decreasing lead blood concentrations to those below other Connecticut cities with similar socio-economic statistics. The Brownfields grant program will continue to be managed out of the ODP with the use of a qualified Brownfields contractor who will be selected specifically for the project after the grant is awarded.

The Brownfields Project Manager will continue to be Tom Bombria, the Community Development Coordinator. Mr. Bombria will serve as the primary point of contact for the EPA and the selected Consultant, and will prepare all quarterly reporting and grant fund management and disbursements. Mr. Bombria will work with the Contractor with regard to the Brownfields inventory and coordinate GIS staff in the effort. He will also assist in the preparation and delivery of the community outreach presentations and coordinate and review the assessment and remedial action plan tasks as required. Mr. Bombria has over 14 years of experience administering various grants for New London.

Ned Hammond the City's Economic Development Coordinator (ECD), will serve as an advisor to the project. He will provide information with regard to site prioritization and selection, provide city-wide institutional knowledge of sites and their owners, serve as the main point of contact for interested developer inquiries, and suggest appropriate municipal staff for various project duties. Mr. Hammond is a lifelong New London resident and has worked for the City in various capacities for 23 years and has served as the ECD and as principal coordinator for urban renewal properties since 1997. Both Tom and Ned are equally familiar with the USEPA Grant program and each could perform the duties required to oversee the grant in the event of an absence.

ODP staff including Lori Barberi, Administrative Account Technician, and Shelly Briscoe, Land Use Assistant, also support the Brownfields program by providing disbursement and drawdown services, and promotional material, respectively. These staff members have a combined work history at ODP of over 40 years. The City, through its Purchasing Agent, will ensure the contracted portion of the project is competitively bid as appropriate and as required under the grant to secure additional resources/expertise to complete the project.

The ODP will develop a scope of services to be completed by the selected Contractor based upon the eligible, reimbursable tasks needed to complete the inventory, community outreach, assessment, and remedial action plan development. The scope of work will be integrated with the USEPA and City procurement requirements and guidelines into a formal Request for Proposals (RFP) which will be posted on the City Web site, local newspaper, and the Connecticut Department of Administrative Services web site. The City will select 2 or more qualified contractors for interviews and will select the most qualified, cost-effective contractor to conduct contractual services. The Contractor, ODP and other city staff will continue the work of the Brownfields program together.

b. Audit Findings

The City of New London has never had any adverse audit findings from an OMB Circular A-133 audit or any other audit as required. The City has never been required to comply with special "high risk" terms and conditions under agency regulations implementing OMB Circular A-102.

City of New London

FY14 EPA Brownfields Assessment Grant Narrative

c. Past Performance and Accomplishments

i. Former EPA Brownfields Grant

1) Compliance with grant requirements: The City completed the \$200,000 FY2009 USEPA City-Wide Brownfields Assessment Grant. The 2009 Grant Project experienced a delay in the consultant bidding process due to a management change and staff workloads at the time, however, a consultant was selected early in the Spring of 2011 and efficient progress was made in completing all of the project tasks. All funds were drawn down by October of 2012. The grant implementation was conducted in compliance with the reporting work plan, and scheduling requirements of the grant, other than the initial delay. All proper submittals and reporting were completed and the grant fully completed all objectives and goals. The ACRES database was continually maintained and updated for the project.

In 2001 the City of New London was awarded \$250,000 for Brownfields Site Assessment under EPA's Economic Redevelopment Initiative. New London successfully completed and closed out this grant with no funds left at the end of the grant period. All quarterly progress reports and financial reports were submitted in a timely manner.

2)Accomplishments: The 2009 Assessment Grant project included a robust Community Outreach Program, the development of a Brownfields Inventory, 3 Phase I Site Assessments on complex properties previously comprised of multiple parcels, the completion of an extensive Phase II/III Field Investigation and Remedial Action Plan for two parcels, and limited field Investigation on the third parcel. All completed aspects were supplied to the ACRES database.

One outcome of the project thus far, in addition to the assessment, inventory and relationship building, has been an increased level of interest in Brownfields sites by developers and existing Brownfields owners. This has resulted from Web postings, signs, and increased awareness of Brownfields opportunities by City staff. A site redevelopment concept plan that integrates the proposed remedial action was developed for the 2 complex properties on Howard Street. This was an additional outcome that provides a detailed site development vision that has already been utilized as a project communications and marketing tool for site development.

Successful Assessment work at these parcels opened up the opportunity for owners RCDA to be awarded two FY13 EPA Cleanup grants totaling \$400,000. Cleanup grant implementation is ongoing and will surely help the prospects of finding an interested developer for these long vacant brownfield sites.

Positive preliminary reports including a Phase I at Parcel J may have contributed to the City naming a local developer as "prime developer." Klewin Development is well underway to making this vacant lot into another strong viable area for New London. The project will create jobs, housing and needed services for the residents. The City is negotiating sale of the property for a 20,000 sf market with 43 residential housing units on the second floor which will include at least 20% affordable units.

The 2001 Brownfields Assessment Grant project resulted in the assessment of key parcels, all of which went on to remediation and development deals (Oaktree Condominium Property, Waterfront Park, and Castle Oil Property).



State of Connecticut
Department of Economic and Community Development
Office of Brownfield Remediation and Development

Municipal Brownfield Assessment and Inventory
Grant Program Application

Program Description

The Municipal Brownfield Assessment and Inventory Grant Program (MBAI) will provide grant funds to municipalities or economic development agencies who are eligible Brownfield Grant Recipients under PA 13-308. The goal is to fund approximately fifteen (15) projects that will perform site specific assessments on a development priority basis which will further increase the number of development properties listed on the OBRD Brownfield Inventory Sites GIS Map. Additional goals include leveraging the maximum amount of non-State funds possible to increase the amount of identified priority properties that can be assessed within a community and to boost economic activity based on submitted proposals that are ready to begin.

Note

This is a State of Connecticut funded program and this application will determine the eligibility of the applicant and/or project to apply for the MBAI. *Please be sure to refer to the Rating and Ranking, Program Outline, and include all relevant attachments that support any information and statements being provided in this application.* This application may be reviewed by the CT DEEP and other state or quasi-state agencies. Information for this application such as the Program Outline, Rating and Ranking sheet, may be found at <http://www.ctbrownfields.gov/ctbrownfields/cwp/view.asp?a=2620&Q=535896&PM=1>



SECTION I

APPLICANT INFORMATION

- 1. **Applicant:** City of New London
- 2. **Address:** 181 State St., New London, CT 06320
- 3. **Contact:** Tom Bombria

Telephone: 860-437-6346 **Fax:** 860-437-4467 **Email:** tbombria@ci.new-london.ct.us

4. **Type of Organization**

- Municipality Economic Development Agency

5. **Amount Financial Assistance Requested:** \$ 200,000

6. **Have you ever applied for assistance to DECD or any other State Agency? Describe program, amount, contract date, and current status:** The Office of Development and Planning leads a partnership of four non-profit developers that are committed to creating affordable housing and preserving neighborhoods. With funding through DECD, a Neighborhood Stabilization Program (NSP) was developed to purchase, rehabilitate, and sell foreclosed properties to qualified low/moderate income homebuyers. NSP ensures neighborhoods continue to grow and avoid further deterioration as a result of the foreclosure crisis. NSP I for \$867,850: Contract date of 4/21/09 and closing is 4/21/14. All funds will have been expended by 2/21/14 with 11 properties with 14 units total purchased, rehabilitated, and sold. Program income totaling over \$100,000 was returned to DECD and then reallocated back into the City Program with these funds expended also by closing date. NSP III for \$380,000: Contract date was 3/9/11 and closing date is set for 3/9/14 when all funds will have been expended after purchasing, rehabilitating and selling 4 properties with 6 units.



7. Please provide the following demographic information related to your municipality or region (if applying as an Economic Development Agency).

	Municipality	Average For Region*	State	National
Population:	27,707	NA	3,574,097	308,745,538
Unemployment:	12.6%	NA	7.9%	7.3%
Poverty Rate:	17.9 %	NA	9.5%	14.3%
Percent Minority:	39.6 %	NA	20.4%	27.6%
Median Household Income:	\$45,509	NA	\$69,243	\$52,762
*utilize if applying as an economic development agency.				
Resources to Complete Table: Population : American Fact Finder: http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml### Unemployment - Department of Labor: http://www1.ctdol.state.ct.us/lmi/laus/lmi123.asp Poverty: See OBRD Website Percent Minority (Race= Non-White): American Fact Finder: http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml### Median Household Income (Median Nonfamily Household): See OBRD Website				

SECTION II PROJECT INFORMATION – Attach supporting documents as needed for all responses.

1. Please provide a general overview of the proposed project including anticipated activities, regional partnerships, and implementation details: The City hopes to capitalize on its recent success with EPA Brownfields Assessments and its significant economic needs to leverage \$200,000 in MBI funding to support its efforts to help revitalize the community. Two identified sites, Parcel J, and 90/100 Garfield Ave., both with positive development potential will have Environmental Site Assessments completed with this funding if awarded.

Despite its small size, only 5.67 square miles, the historic port city of New London has the demographic characteristics and many of the problems of larger urban areas of equivalent density. It is categorized as a distressed municipality and is a Community Development Block Grant entitlement community. New London has an aging housing stock, high levels of poverty and a population with little expendable income to maintain or upgrade housing stock or commercial properties for development. Many city properties are vacant and even abandoned, and significantly underutilized, due in part to the costs associated with the assessment and remediation of environmental conditions.

In New London, 54% of all property is tax-exempt largely due to the presence of nontaxable public and nonprofit institutions, churches, and agencies. Because of this, it is necessary for all suitable parcels to be used for tax generating economic activity that will thereby improve services and provide tax relief for citizens. As such, properties that have been acquired by the City or its redevelopment agencies due to blighted conditions and every abandoned, and or underutilized properties represent a significant loss in tax revenue.



The City of New London will build upon the knowledge and experience gained during the FY2009 EPA Brownfields Grant period to conduct environmental assessments of two selected properties with the goal of remediation plan development for these two key parcels.

Within the first weeks of grant the award, the City will solicit bids and qualifications from Environmental Professional Contractors for implementing the program, and will make a selection following appropriate procurement procedures. The Office of Development and Planning (ODP) will provide overall project management including contract and financial oversight and will coordinate access to sites for assessment and investigation as needed.

The selected Environmental Contractor will complete Phase II and Phase III Environmental Site Assessments and develop Remedial Action Plans (RAP) based on the known and planned reuse scenarios of each of the selected sites. The RAPs will provide remediation alternatives and costs to meet Analysis of Brownfields Clean-up Alternatives (ABCA) requirements to facilitate future cleanup, and to provide the developers/owners adequate decision making information. All site assessment and remedial planning will be consistent with the Connecticut Department of Energy and Environmental Protection Remediation Standard Regulation and therefore, the requirements of the State Voluntary Remediation Program. The reports will be conducted in accordance with the latest ASTM (ASTM E1527-13) and AAI standards.

City-owned "Parcel J" currently has strong developer interest for a commercial project including a grocery store. This property would be a high priority for expanding on the preliminary, surficial investigation completed under the 2009 Grant. The project will create jobs, housing and needed services for the residents. Proposed development is described in question 4 and in attachment #2.

The Economic Development Coordinator has also reviewed EPA Brownfields programs with the owners of 90/100 Garfield Ave., a 96,000 sf. former mill property. They, too, are keenly interested in assistance to help prepare the site for future development. Proposed development is described in question 4 and in attachment #3

Regional Partnerships: The City of New London will utilize the resources of various City Departments, committed community partners, and other available grants to support the proposed project activities within and beyond the grant period.

New London is a core partner of "Sustainable Eastern Connecticut," the regional planning consortium to promote the principles for the HUD-DOT-EPA Partnership for Sustainable Communities (PSC). New London recognizes their role in coordinating and incorporating the Livability Principles into its policies and programming to achieve sustainable and equitable development. In its commitment to PSC, the City is using local private investment, state and federal funding, along with input from the partnership with property and business owners, and civic and community organizations, in addressing brownfields issues and removing environmental uncertainty and contamination from brownfields. Regional planning and community partnerships are creating more employment opportunities, diversified affordable housing, and more accessible transportation.



The Connecticut Department of Transportation (CT DOT) awarded the Southeastern Connecticut Council of Government (SECCOG) and The City of New London \$750,000 for a Regional Intermodal Transportation Center (RITC) study. Another \$300,000 grant from CT DOT for a Transit Oriented Development Pilot Program grant was used to address some of the most immediate recommendation of the RITC study. CT DOT will continue to support transportation related development projects in the city and region.

The Renaissance City Development Association (RCDA) charged with implementation of the Fort Trumbull Municipal Development Plan (MDP) has teamed up the City of New London's Economic Development Commission and the Office of Development & Planning and has actively engaged the community in the evaluation of sustainable development projects in the MDP. Most notable to this effort was the City Council endorsed Yale Urban Design Workshop's 74 page report, Fort Trumbull Vision, completed in 2011. The MDP objective is to position Fort Trumbull as a unique regional destination, development opportunity and mixed-use neighborhood linking to and complementing the Historic Waterfront and Central Business District areas. The revitalization of the plan area would create over 1,700 new jobs. This figure includes construction-related jobs and permanent direct and indirect jobs. In addition, a 99 unit residential community is proposed on 7.07 acres of clean land.

State, City and Federal money will be invested in a waterfront brownfields site for the development of a national US Coast Guard Museum. The process for Assessments and Environmental Impact Evaluations and Reviews has begun with a \$20,000,000 commitment by the State of Connecticut. The City will pursue bonding for necessary infrastructure improvement to its waterfront and adjacent downtown area to support anticipated growth in the area. Development of the National Coast Guard Museum will complement overall improvements to New London's Regional Intermodal Transportation Center and will provide a significant economic boost to the revitalization of New London.

As one of the largest regional public health agencies in Connecticut, Ledge Light Health District (LLHD) serves as the City of New London's local health agency and has been an ongoing partner in the city's Brownfield Program.

A renewed version of a downtown action team called the Downtown Partnership is being formed and will be active in creating a unified strategy to address opportunities and impacts to improve the downtown and surrounding community. Several identified brownfield sites are in and adjacent to the immediate downtown area. Key partners include the City Center District (a business improvement district organization of 186 member property owners) the award winning New London Main Street organization, RCDA, and New London Landmarks. This partnership demonstrates the commitment to maximize the coordination and consolidation of private and public efforts to revitalize the community.

In 2013, the State of Connecticut launched the Commercial & Industrial Property Assessed Clean Energy Program (C-PACE) to allow building owners to access cleaner, cheaper, and more reliable energy. New London has opted into this state financing program creating a more competitive environment for retaining and attracting new businesses by providing gap financing and lowering energy costs. Energy



upgrades also create jobs, and reduce greenhouse gases and other pollutants. Several New London businesses have applied for the program to take advantage of this working capital to finance upgrades.

The USEPA will continue to be a strong partner in the City of New London Brownfields Program serving as a trusted advisor and champion of the cause. We have developed a high level of trust with the agency and openly communicate to address program concerns and highlight successes. The City has just recently applied for an US EPA Assessment Grant and a Revolving Loan Fund Grant with the objective to increase the likelihood for future clean-up grants, all in coordinated ongoing efforts in accomplishing our goals of increasing economic development opportunities and creating more sustainable communities. Assessments and project clean-up planning will be geared toward future uses as outlined in City planning documents and the community outreach process.

These grants along with the CT MBI Program Grant will provide the critical support necessary to ultimately leverage private tax generating development that will result in economic benefits including an expanded tax base, increased jobs for residents, and enhanced property values for affected properties and the nearby socially diverse residential neighborhoods. With its existing infrastructure, cultural attractions, and motivated civic and community organizations, New London is uniquely poised to seize the opportunity offered by increased brownfields development for adaptive reuse and serve as a location for the kind of urban, walkable community young and educated people are looking for to live and work and play, to support new development, attract people and provide investor confidence.

- 2. Experience: Please list the project team members (municipal, environmental professional, etc.) and indicate the level of experience the team has with similar projects. Include project size, scope, and if completed on time and within budget.** The Office of Development and Planning (ODP), along with the City's Purchasing Agent and Finance Department, is in place with the expertise and experience to manage programs, employees, contracts, contractors, vendors, and numerous grants and will successfully manage the MBI Grant Program.

Essentially, the same staff that has worked together on the successful FY 2009 EPA Brownfields Assessment Grant and that provides management, loan eligibility and loan facilitation, accounting and reporting oversight on several ODP managed grant programs will continue to support this new MBI Grant if awarded. The Community Development Coordinator as the recent EPA Assessment Grant Project Manager will continue to function as the MBI Program Manager. The City will continue to rely on its own Director of Law for legal support. Reporting and fiscal management of the program will be through in-house staff, as well. A Qualified Environmental Professional Contractor will be hired for Assessment activities. ODP currently manages 5 grants totaling \$3.5M, including HUD funded CDBG and State of Connecticut funded Community Gardens and Neighborhood Stabilization grants. The HUD Lead Hazard Reduction Grant was refunded for the fifth time in 2013, for \$2M.

The Program Manager will be responsible for completing quarterly reports and ensuring the project schedule and goals are being met in accordance with an output tracking spreadsheet.



In 2012, the City completed the \$200,000 FY2009 USEPA City-Wide Brownfields Assessment Grant. All funds were drawn down by October of 2012 with all objectives and goals met. The grant implementation was conducted in compliance with the reporting work plan, and scheduling requirements of the grant. The City's GIS specialists also developed a preliminary Brownfields inventory and map as part of the grant activities.

The 2009 Assessment Grant project included a robust Community Outreach Program, the development of a Brownfields Inventory, and 3 Phase I Site Assessments. The recently completed soil assessments and remediation plans for 5.3 acres in the MDP included extensive Phase II/III Field Investigation and Remedial Action Plans for Parcel C1 and C2 on Howard St., owned by the Renaissance City Development Association (RCDA), and limited field Investigation on the third parcel, Parcel J, owned by the City of New London.

Successful Assessment work at these parcels opened up the opportunity for parcel owners, RCDA, to be awarded two FY13 EPA Cleanup grants totaling \$400,000. Cleanup implementation is ongoing and will certainly help the prospects of finding an interested developer for these long vacant brownfield sites.

In 2001, the City of New London was awarded \$250,000 for Brownfields Site Assessment under EPA's Economic Redevelopment Initiative. New London successfully completed and closed out this grant with no funds left at the end of the grant period. All quarterly progress reports and financial reports were submitted in a timely manner.

3. For each property involved in this application please provide the following information:

Property Location: Parcel J:

Ownership: City of New London

Tax Status: Exempt, municipal property

Description (including acres, why site may be considered a brownfield, and etc.):

The Shaw's Cove Urban Renewal Project in the 1970's eliminated structurally substandard buildings and other deteriorated and blighted influences and environmental deficiencies. One section, Parcel J remains vacant and undeveloped. The Site consists of a 3.231 acre parcel (Parcel J) within the Shaw's Cove office complex. It is located along the west side of Howard Street and directly south of Bank Street in New London, CT. The Site is currently vacant land with grass growth. A paved parking lot and associated drainage system were constructed in 2010 on the southern portion of the site, pursuant to a lease with the City of New London. The parking lot is used by the Shaw's Cove 6 office complex. Site development began in the early to mid-1800's as residential but became more commercial over the years.

Commercial businesses included plumbing/heating, stonecutting, paint storage, furniture storage, welding, hardware and auto parts, sheet metal, tire service/recapping, and an oil/coal business. This is prime



developable land in an excellent location. The historic use precipitates a complete Environmental site assessment to identify any potential or existing contamination liabilities.

Property Location: 100 Garfield Ave.

Ownership: Faria, LLC

Tax Status: Current

Description (including acres, why site may be considered a brownfield, and etc.):

The second site proposed for assessment is 90/100 Garfield Ave. The 3.59 acre site, currently owned by Faria Mills, LLC, is located in the central part of the City approximately .9 miles from the transportation hub and the Thames River. The 96,000 sf. mill complex consists of two parallel elongated warehouse buildings connected by a walkway and a second story bridge. The site is mostly paved, except for a grassy area in the courtyard between the walkway and the bridge, and an area with an overgrown brook partly open to the air and most of which is enclosed in a stone box culvert. While the buildings are currently used for storage and a small area set aside for a youth organization its historic use in manufacturing and commercial activities warrants a comprehensive Environmental Site Assessment.

4. Describe how this property is proposed to be developed in the future (commercial, residential, etc.)

Include information regarding current interest for development, the type of development, potential for job or housing creation, or improvement in health and safety. Indicate activities to date, relevant timelines, why it is a priority for the municipality (e.g. it will off-set the decline in tax base or loss of major employer). The City has designated Klewin Development LLC as "Prime Developer" of the long vacant City owned brownfields contaminated property called Parcel J. Klewin has a draft development agreement and is proposing a 67,650 sf, four story mixed use building. A 20,000 sf grocery store is planned for the ground floor and 43 residential units for the upper stories, 20% of which will include affordable housing. Klewin was approved for \$250,000 pre-development loan from DECD to fund design engineering, environmental review, and other soft costs. They are currently preparing their PZC application and are applying to DECD for CHAMP funds. Besides temporary construction jobs, approximately 50 permanent jobs are anticipated. The City and Klewin will cooperatively work toward leveraging any Brownfields assessment and remediation funds that become available(see attachment #2)

Arch Street Development LLC is negotiating with the Faria Mill, LLC for purchasing the historic mill and is proposing a \$20MM capital investment for the adaptive reuse as multifamily affordable housing. Arch Street works in conjunction with cities and towns to ensure that each of their project's impact is maximized and furthers the economic and aesthetic revival of the immediate neighborhood and beyond. Based on a successful track record, Arch Street's positive relationships with key funding agencies, equity investors and lenders enhances their ability to create innovative development opportunities. As recently as January 27, 2014 Arch Street Dev. outlined their interest to the Economic Development Coordinator. (see attachment #3)



5. Environmental Status (please attach information):

Are there any DEEP or EPA enforcement actions related to the site?

Yes No Details:

Does this property fall under the CT Transfer Act?

Yes No Details:

If yes, was there a transfer of property/business after 1980?

Yes No Details:

What is the property/business RCRA status? non generator

Who is the "Potential Responsible Party"? see below.

When was the current condition caused? Parcel J: Urban Renewal in 1970's eliminated blighted buildings that had been in residential and commercial use for many years.

90 Garfields Ave.: Various manufacturing and commercial uses contributed to sites condition since being built in 1919. Faria Mills purchased site in 1994 and has used only for storage.

6. Please provide information on the following activities that have already been completed for the site(s):

	Consultant	Date Completed	Results/Estimates
Phase I ESA	Martin Brogie, Inc @ Parcel J HRP Associates @ 90 Garfield	8/1/12 9/13	see attachment # 4 for results
Phase II ESA		10/12 @ Parcel J	
Phase III ESA			
Remedial Action Plan:			
Asbestos Survey:			
Demolition:			
Remediation Activities:			

7. Environmental Activities:

Are you working with the DEEP?

Yes No Details:



Are you enrolled in the Voluntary Cleanup Program?

Yes No **Details:** Assessed and remediated sites will be required to enter into a Connecticut Voluntary Remediation Program and ultimately comply with the Remediation Standard Regulations (RSRs) – Regulations of Connecticut State Agencies (RCSA) Section 22a-133k-1 through 22a-133k-3. Recipients and the City of New London’s contracted Environmental Professional will be responsible for working within the regulations and for working with the CTDEEP to ensure all requirements are met.

8. Old Mills/Historic Buildings: Does the project include or assist in reuse or rehabilitation of any old mills or historic buildings (appearing on the national Register of Historic Places, State Register, or a designated Local Historic Property)? Yes No **Details:** Parcel J is City owned vacant property but 90/100 Garfield is the former Edward Bloom Silk Mill built in 1919-1920. This site is listed in the New London Historic Resource Inventory and was part of the “Completion Survey” completed in 1985. This survey included structures built before 1940 that were considered eligible for nomination to the National Register of Historic Places. This mill complex is a well preserved example of brick pier construction and is historically important to the industrial heritage of New London, and for its role in providing employment opportunities for the City’s population. The interested developer Arch Street Development LLC is interested in historic mill buildings and the adaptive reuse potential. Arch is seeking historic tax credits which demonstrate its commitment to maintaining this historic property. The redeveloped property will provide much needed affordable housing, will revive the connection to the downtown district, and preserve a key piece of the City’s history.

9. Public Utility Service Area: Is the project within an existing public utility service area?

Yes No

If no, would the project need new public utilities? Yes No **Details:**

10. Transit-Oriented Development (TOD), Public Transit and Pedestrian Environment:

Is the subject property(ies) within a half mile from a train station or a bus transit stop?

Yes No **Details:** New London is fortunate to have the largest multi-modal (bus, train, ferry, and taxi) transportation center in Southeastern Connecticut, and therefore, strongly considers their transit oriented development potential when undertaking any development project. The two Brownfield properties earmarked for assistance under MBI are located very close to or near the transportation center. Parcel J is less than ½ mile, and 90 Garfield is .9 mile to the transportation hub. Both have full sidewalks for safe pedestrian traffic, and are served with local bus service with regular stops within less than one block of each.

The City is a viable urban center ideally located for both local and regional collaboration in sharing transit resources, restricting sprawl, promoting tourism, as well as responsible water resource management and wastewater treatment.



The Yale Urban Design Workshop report, as well as, the Hyett-Palma 2011 Downtown Action Agenda, and the 2011 CT Trust/Cecil Group Neighborhood Planning Strategy Action Plan all emphasize Transit Oriented Development design (TOD).

Does the property have any features nearby that would encourage use of public transit? (Example: bus shelters, bus pull-offs, train station facilities, sidewalks, shuttle buses, pedestrian and bicycle facilities, etc.)

Yes No Details: see above

11. Mixed-use Development:

Would future development of this site include a mixed-use development (residential, commercial, office/retail)?

Yes No Details: Klewin Development is proposing a \$11.4 million project at Parcel J that will include a grocery store with market rate and affordable housing units, with parking and green space.

Arch development is proposing a \$20 million project on Garfield Ave. for affordable housing, with community space.

Does the project address obtain a walkscore™ of 50 or more (approximate measure of the proximity from the project site to variety of land uses – go to www.walkscore.com)?

Yes No Walkscore™ : Parcel J is 82 (property adjacent to this vacant property) and 100 Garfield is 65 (see attachment # 6)

Does the project application include any zoning changes to enable mixed-uses in the project site or general project area?

Yes No Comments: None necessary

12. Summary of the Municipality's or Regions Grand list and the subject property's tax contribution to the municipality or region's tax base:

Municipality/Region Grand List			Subject Property Assessed Value	
Two Years Ago Actual	One Year Ago Actual	Current Year Actual	Current Year	Projected Year 1 After Development
\$1,564,831,278	\$1,569,776,194	\$1,257,671,075	\$161,280 @Parcel J and \$516,600 @ 90 Garfield	\$2,939,090 @ Parcel J \$1,587,320 @ 90 Garfield



13. Incentive Housing Zones: In an effort to reduce sprawl and conserve land, the state has introduced the Incentive Housing Zone (see C.G.S § 8-13n) whereby municipalities are encouraged to create zones that allow higher density housing.

Has your municipality (in which the property falls) enrolled in the state's HOME Connecticut Incentive Housing Zone program (visit [website](#) for details)?

Yes No **Comments:** (a) New London was one of the first communities in the state to seek funding (\$50,000) from the Office of Policy and Management for and to successfully implement an Incentive Housing Zone.

Has your municipality pursued building higher density housing after adoption of the incentive housing overlay zone?

Yes No **Comments:** (b) Yes, through a second Vibrant Communities Initiative grant awarded to New London by the CT Trust for Historic Preservation, pro development work to serve as a model was performed on three key downtown buildings to provide an incentive for their redevelopment with higher density housing. In a separate building, five new apartments have been created using the Incentive Housing Zone in the last year.

Workforce Housing Development: Workforce housing is defined as affordable housing for the typical worker. Workforce housing is an indicator of steps being taken to retain Connecticut's workforce in the state. Does the project promote workforce housing?

Yes No **Other Comments:** The City of New London's Office of Development and Planning is active in promoting affordable housing for the workforce and its residents through regulatory support and by leveraging State and Federal resources to partner with private and non-profit developers to rehabilitate blighted buildings, construct new units, and make improvements to existing properties.

Affordable workforce housing will revitalize distressed neighborhoods and promote economic and social integration while building community. Both these developments will provide much needed housing that is priced in a range that families that work can afford.



SECTION III PROJECT BUDGET INFORMATION

Project Activity (Use of Fund)	Source of Fund				
	DECD MBAI	Federal	Local	Other (list) DECD MBAI	Total
Environmental	Parcel J			90 Garfield	
Assessment	\$54,000			\$85,000	\$139,000
RAP	\$8,000			\$12,000	\$20,000
HBM Survey				\$25,000	\$25,000
Other					
Engineering					
Legal costs					
Contingency	\$2,500 (3%)			\$3500 (3%)	\$6,000
Other costs	\$4,000 Admin			\$6,000 Admin	\$10,000
Total	\$68,500			\$131,500	\$200,000
Estimated timeframe to complete the project once contracted: one and one half to two years.					
Comments: Please include any details on the type of fund (cash, grant, or loan); status of funding commitment, specifics regarding source of funds; or any requirement for matching funds.					



SECTION IV CERTIFICATION BY APPLICANT

It is hereby represented by the undersigned, that to the best of my knowledge and belief no information or data contained in the application and attachments are in any way false or incorrect and that no material information has been omitted. The undersigned agrees that the Connecticut Department of Environmental Protection, the federal Environmental Protection Agency and other references are hereby authorized now, or anytime in the future, to give the Department of Economic and Community Development any and all information in connection with matters referred to in this application. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended and agreed to by the Department of Economic and Community Development (DECD). The undersigned understands that the DECD's agreement to review this application is in no way a commitment to provide funding. Such a commitment can be provided only following the execution of a contract between the applicant and the State of Connecticut. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.

Please be sure to include all attachments with your submission.

Signature:	Title:	Date:
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Return to DECD by 4pm February 7, 2014

Via Email: DECD.Brownfields@CT.GOV

or

Via Mail to:

Attention: Donald Friday

DECD

Office of Brownfield Remediation and Development

505 Hudson Street

Hartford, CT 06106

1.0 EXECUTIVE SUMMARY

HRP Associates, Inc. (HRP) completed a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 100 Garfield Ave and 16 McDonald St in the City of New London, New London County, Connecticut (herein referred to as the site or the property). Selected photographs are included as Appendix A. HRP completed this assessment in September 2013 in accordance with the American Society for Testing and Materials (ASTM) Standard Practice E1527-05 and 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries (AAI). Any exceptions to, or deletions from, this practice are described in Sections 2.0, 9.1 and 11.0 of this report.

The 3.59-acre site, currently owned by Faria Mills, LLC, is located in the central part of the City of New London approximately 0.9 miles west from the Thames River. The site is developed with two parallel elongated warehouse buildings connected by a walkway (on the southern side) and a second-story bridge (on the northern side). The western building is designated as Building #1; the eastern structure is Building #2 (also known as 90 Garfield Ave). The property is accessible from Garfield Ave and McDonald St. The site is mostly paved, except for a grassy area in the courtyard between the walkway and the bridge, and the northwestern portion of the site, where an overgrown Truman's Brook is open to the air. The rest of the brook course is enclosed into a 24" stone box culvert. Stormwater run-offs are discharged via a network of catch basins into the brook culvert, which further flows south of the property and eventually discharges to the Thames River. Figure 2 illustrates the current site features and surrounding properties.

The buildings are currently used for storage of Sheffield Pharmaceuticals supplies and products. No production currently occurs on-site. The southern portion of Building #2 is used by a youth organization as a recreation center. Historically, the property was utilized for a variety of manufacturing and commercial activities, including paint mixing and storage, leather belt manufacturing; silk manufacturing; photographic printing; circuit board manufacturing; parts manufacturing; and a gun cleaning supply/warehouse operation. No information regarding the historical handling of petroleum products and hazardous substances and waste management practices is available, except for the following:

- A 1,000-gallon fuel oil above-ground storage tank (AST) is currently located on the southern side of Building #1.
- Three underground storage tank (UST) (i.e., a 5,000-gallon fuel oil UST, 4,000-gallon gasoline UST [identified as A1] and 10,000-gallon fuel oil UST [identified as B1]), installed in the southern portion of the site between 1949 and 1978. The exact location of the tanks is unknown. The DEEP records indicate that A1 and B1 tanks are abandoned in place.
- A 1984 anonymous complaint (#384) filed with the Connecticut Department of Environmental Protection (CT DEP) indicated that Auto Paint Distributors [Building #2 occupants from 1976 until 1985], improperly disposed of paint thinners and reducers by dumping them onto the soil in the eastern portion of the site, next to garbage dumpsters (no longer present at the site). Five-gallon cans of paint were discarded in general waste stream. Paint had also been dumped into a storm drain in the "middle of the parking lot". Additionally, the owner of the company indicated that the paint thinner waste was used to kill weeds on-site. In response to the

complaint, the site was listed on the CT DEP's Inventory of Hazardous Waste Disposal Sites; and in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database. A five-point soil vapor sampling conducted at the site in 2005 indicated the presence of trace concentrations of aromatic and chlorinated volatile organic compounds (VOCs) below applicable numeric standards. The site has been archived in 1996 and is now listed in the No Further Remedial Actions Planned (NFRAP) database.

- The site contact indicated that during repairing of a clogged and leaking sewer trap on the western side of Building #2, what appeared to be solder waste, was observed in the trap. Upon further investigation, it has been found that cooling waters from the circuit board equipment were discharged down the floor drain, which was tied into the sewer system.

██████████ of HRP Associates, Inc. conducted a reconnaissance of the site on August 13, 2013. ██████████ was accompanied by ██████████, Project Manager for Sheffield Pharmaceuticals. During the walk-over, a catch basin located in the grassy courtyard was emitting a petroleum odor. The source of the petroleum odor is unknown, but is suspected of being associated with the stormwater system in the area. In addition, staining was observed in the elevator room in Building #1.

The following significant data gap was noted in connection with this Phase I ESA that may have limited the completeness of the assessment as in accordance with the ASTM E1527-05 standard:

- Records of historical handling, storage, and disposal of petroleum products or hazardous materials in association with the historical industrial operations are not available.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05, for the property at 100 Garfield Ave and 16 McDonald St in the City of New London, New London County, Connecticut. Any exceptions to, or deletions from, this practice are described in Sections 2.4, 9.1 and 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions (REC) in connection with the subject property, except for the following:

- Historical site uses included a number of environmentally intensive operations such as leather belt manufacturing; silk manufacturing; photographic printing; circuit board manufacturing; parts manufacturing; and a gun cleaning supply/warehouse operation. These operations likely involved the use of petroleum products and hazardous substances. Waste streams typically associated with such activities include dyes, paints and paint-related products, pesticides, heavy metals, solvents, and various oils.
- Reported presence of polluted fill, placed during site development is considered a potential REC due to the unknown environmental quality of the fill. In addition, the floors in the buildings have a clinder composition, which could be environmentally impaired.
- Petroleum staining of the gravel in the blow down area of the boiler room was observed during the site visit.

- Areas of the reported dumping of paint and paint-related products by a former site tenant (Auto Paint Distributors), including the former dumpster area and affected catch basins. The reported dumping was likely focused on the northeastern and north-central portion of the site.
- Reported dispersion of waste solvents for weed-control by Auto Paint Distributors. The areas of the chemical spraying activities are unknown. The historically unpaved east-central to southeastern portion of the site was likely one of the areas affected by the spraying activities.
- Petroleum odor identified in the catch basin located immediately north of the walkway during the site inspection.
- Area of reported release of cooling waters and waste products by the circuit board manufacturing operation on the southwestern side of Building #2.
- The three USTs historically located on-site in the general boiler room area may still be present in the ground on the south-central portion of the site near the boiler room area. The tanks are past their expiration dates; therefore, a potential that a release to soil have occurred exists.

Based on the findings of this assessment, it is HRP's technical opinion that the site does not qualify as an "Establishment" pursuant to Connecticut's "Transfer Act" (CGS 22a-134) at this time. It is recommended that environmental legal counsel be sought to confirm this opinion prior to the transfer of the property.

Based on the findings of this assessment, HRP has the following recommendations at this time:

- A subsurface investigation should be performed at the site to evaluate if historical onsite operations have resulted in a release of petroleum products or hazardous substances. The subsurface investigations would focus on the identified release areas, and would include installation of test borings and groundwater monitoring wells. Ground-penetrating radar is also recommended to investigate the status of the underground storage tanks that may still be in the ground on the south-central portion of the site near the boiler room area.
- Prior to demolition or renovation to the buildings, building toxin (e.g., asbestos and lead paint) surveys should be conducted and/or any abatement reports should be obtained and reviewed to determine their adequacy with applicable regulations.
- Prior to disposal, all unidentified substance containers should be characterized to identify proper disposal methods.
- Seek legal counsel to determine whether Transfer Act obligations apply to the subject site.