



# Brownfields in Connecticut

April 2018

*“The term ‘brownfield site’ means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” (from the federal Brownfields Act of 2002)*

## **SUMMARY OF BROWNFIELDS PROGRAM**

Originally begun as an EPA initiative in January 1995, the US EPA National Brownfields Program has since evolved into a collaborative effort involving many federal, state and local partners. In January 2002, the Small Business Liability Relief and Brownfields Revitalization Act (“the Brownfields law”) was signed. This law expanded potential federal assistance for Brownfields revitalization, including grants for assessment, cleanup, and job training. The law also includes provisions to establish and enhance state and tribal response programs, which will continue to play a critical role in the successful cleanup and revitalization of brownfields. Below is a summary of the US EPA Region1 funding for each of the key Brownfields initiatives.

EPA Brownfields Funding in New England: Program Distribution by State (1994 - 2018)*							
Program	CT	ME	MA	NH	RI	VT	Total
Assessment Grants	\$18,082,630	\$22,709,017	\$38,265,131	\$11,364,000	\$5,803,000	\$17,716,000	<b>\$113,939,778</b>
Revolving Loan Fund (RLF) Grants	\$22,361,645	\$23,929,983	\$27,085,000	\$11,776,790	\$7,510,000	\$10,702,000	<b>\$103,365,418</b>
Cleanup Grants	\$15,370,533	\$13,050,744	\$27,688,283	\$4,000,000	\$10,811,685	\$3,675,500	<b>\$74,596,745</b>
Job Training Grants	\$3,940,264	\$200,000	\$3,630,799	\$0	\$942,300	\$0	<b>\$8,713,363</b>
Area-Wide Planning Grants	\$0	\$575,000	\$925,000	\$0	\$200,000	\$200,000	<b>\$1,900,000</b>
EPA Targeted Assessments (TBA)	\$3,770,734	\$1,143,843	\$7,287,320	\$973,083	\$781,415	\$868,472	<b>\$14,824,867</b>
State & Tribal Funding	\$15,680,929	\$19,206,825	\$21,961,170	\$18,464,775	\$16,551,789	\$10,265,826	<b>\$102,131,314</b>
Showcase Communities	\$300,000	\$0	\$800,000	\$0	\$300,000	\$0	<b>\$1,400,000</b>
<b>Total</b>	<b>\$79,506,735</b>	<b>\$80,815,412</b>	<b>\$127,642,703</b>	<b>\$46,578,648</b>	<b>\$42,900,189</b>	<b>\$43,427,798</b>	<b>\$420,871,485</b>

Funding totals current as of April 2018

**ASSESSMENT GRANT PROGRAM**

State, tribal, and local governments are eligible to apply for funding to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites. Applicants may apply for up to \$300,000 comprised of a maximum of \$200,000 to address sites contaminated by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum) and a maximum of \$200,000 to address sites contaminated by petroleum. Coalitions of three or more eligible entities may apply for up to \$600,000 and must assess a minimum of five sites. A community-wide proposal is one in which sites are not specifically identified. The performance period of these grants is three years and recipients are selected through an annual national competition. The figures in the table that follows are cumulative totals for all Assessment Grants awarded in Connecticut since 1994.

Assessment Grant Program	
Recipient	Funding
Bridgeport	\$1,400,000
Bristol	\$200,000
Capital Region Council of Governments	\$1,600,000
Connecticut Department of Economic and Community Development	\$400,000
Danbury	\$200,000
East Hampton	\$575,000
East Hartford	\$200,000
Greater Bridgeport Regional Council	\$800,000
Griswold	\$200,000
Haddam	\$156,000
Hartford	\$550,000
Meriden	\$800,000
Middletown	\$800,000
Naugatuck	\$200,000
Naugatuck Valley Council of Governments	\$1,542,000
New Britain	\$200,000
New Haven	\$267,000
Newington	\$200,000
New London	\$650,000
New Milford	\$350,000
Norwalk Redevelopment Agency	\$800,000
Norwich	\$734,000
Plainfield - Former InterRoyal Mill Property	\$200,000
Preston - Norwich State Hospital	\$200,000
Regional Economic Xcelleration (REX)	\$200,000
Shelton	\$200,000
South Central Regional Council of Governments	\$200,000
Stamford	\$359,500
Stratford	\$800,000
Torrington	\$599,130
Waterbury Development Corporation	\$1,200,000

<b>Recipient</b>	<b>Funding</b>
Waterbury Development Corporation - Waterbury Industrial Commons, 1875 Thomaston Avenue (MPG)	\$350,000
West Haven	\$400,000
Winchester/Winsted	\$550,000
<b>Assessment Grant Program Total:</b>	<b>\$18,082,630</b>
Funding totals current as of April 2018.	

### **REVOLVING LOAN FUND GRANT PROGRAM**

State, tribal, and local governments are eligible to apply for funding to capitalize a revolving loan fund (RLF) and to provide subgrants to carry out cleanup activities at brownfields sites. Applicants may apply for \$1,000,000 to address sites contaminated by petroleum and hazardous substances. Two or more eligible entities may team together to form a coalition to pool their revolving loan funds. Revolving loan funds generally are used to provide no-interest or low-interest loans for brownfields cleanups. An RLF grant recipient may also use up to 50% of the funds to provide subgrants to other eligible entities, including nonprofit organizations, for brownfields cleanups on sites owned by the subgrantee. A grant recipient cannot subgrant to itself. An RLF grant requires a 20% cost share. The performance period of these grants is five years and recipients are selected through an annual national competition. The figures in the table that follows are cumulative totals for all Revolving Loan Fund Grants awarded in Connecticut since 1994.

<b>Revolving Loan Fund Program</b>	
<b>Recipient</b>	<b>Funding</b>
Berlin	\$500,000
Bridgeport	\$5,850,000
Capital Region Council of Governments	\$950,000
Connecticut Department of Economic and Community Development	\$2,623,000
Greater Bridgeport Regional Council	\$900,000
Naugatuck Valley Council of Governments	\$3,577,000
New Haven	\$1,550,000
New Milford	\$1,711,645
Regional Economic Xcelleration (REX)	\$2,100,000
Stamford	\$750,000
Torrington	\$1,000,000
Winchester/Winsted	\$850,000
<b>Revolving Loan Fund Program Total:</b>	<b>\$22,361,645</b>
Funding totals current as of April 2018.	

### **CLEANUP GRANT PROGRAM**

State, tribal, local governments and nonprofits are eligible to apply for funding to carry out cleanup activities at Brownfields sites that they own. Applicants may apply for \$200,000 per site to address sites contaminated by petroleum and/or hazardous substances. Cleanup grants require a 20% cost share. Eligible applicants must own the site for which it is requesting funding in order to qualify. The performance period of these

grants is three years and recipients are selected through an annual national competition. The figures in the table that follows are cumulative totals for all Cleanup Grants awarded in Connecticut since 2003.

Cleanup Grant Program		
Recipient	Site	Funding
<b>Municipalities</b>		
Bridgeport	Chrome Engineering Site, 405 Central Avenue	\$200,000
	Mount Trashmore, 329 Central Avenue	\$200,000
	Pacelli Trucking Site, 79-119 Trowell Street and 310-318 Eagle Street	\$200,000
	Producto Machine Site, 990 Housatonic Avenue	\$200,000
	Progressive Plating Technologies, Inc., 80 Hastings Avenue	\$200,000
	AGI Rubber Site, 141 Stratford Avenue	\$200,000
Bridgeport Housing Authority	Park City Apartments, 127 Garden Street	\$200,000
Bristol	Former H.J. Mills Property, Lot 49-50	\$200,000
	Former H.J. Mills Property, Lots 61-1A & 61-2	\$145,033
East Hampton	Gong Bell, 103 Main Street	\$200,000
	Summit Thread Powerhouse, 13 Watrous Street	\$200,000
Greenwich	Cos Cob Power Plant, 22 Sound Shore Drive	\$200,000
Griswold	Triangle Plastic & Wire Cable Property, 226 East Main Street	\$200,000
Hartford	Curious Park, 354-380 Hudson Street	\$200,000
	393 Homestead Avenue	\$200,000
	70 Edwards Street	\$200,000
	Downtown North Project Area, 40 Chapel Street	\$200,000
Meriden	116 Cook Avenue	\$200,000
	Insilco Site, 104 Butler Street	\$200,000
	77 Cooper Street	\$200,000
	The HUB, 1 & 77 State Street	\$200,000
	50 East Main Street	\$200,000
	Wallingford Hospital, 1 King Place	\$200,000
Middletown	Midstate Autobody, 1 Kings Avenue	\$200,000
	Portland Chemical Works Site, 680 Newfield Street (rear)	\$200,000
	Remington Rand Complex, 180 Johnson Street	\$200,000
Naugatuck	Parcel C South, 58 Maple Street	\$200,000
New Britain	207 Oak Street	\$200,000
New Haven	Brewery Building, 456-458 Grand Avenue	\$200,000
	34 Lloyd Street	\$200,000
	56 River Street	\$200,000
	10 Wall Street	\$200,000
New Milford	Century Enterprise Center, Housatonic Avenue and Aspetuck Ridge Road	\$200,000
Newtown	Fairfield Hills Complex, 3 Primrose Street	\$200,000
	Fairfield Hills Complex, Mile Hill Road	\$200,000
Norwich	26 Shipping Street	\$200,000

Recipient	Site	Funding
<b>Municipalities</b>		
Preston	Norwich State Hospital - 14 Route 12	\$200,000
	Norwich State Hospital - 10 Route 12	\$200,000
	Norwich State Hospital - 10 Riverview Way	\$200,000
	Norwich State Hospital - Parcel A, Route 12	\$200,000
	Norwich State Hospital - Parcel B, Route 12	\$200,000
	Norwich State Hospital - Parcel C, Route 12	\$200,000
	Norwich State Hospital - 46 Route 12	\$200,000
	Norwich State Hospital - 15 Fort Point Road	\$200,000
Shelton	Axton Cross Parcel, 113 East Canal Street	\$200,000
	Rolfite Property, 131 East Canal Street	\$200,000
	Samarius Parcel, 123 East Canal Street	\$200,000
	The Shelton Farm and Public Market, 100 East Canal Street	\$200,000
	Cel-lastik Parcel, 93 East Canal Street	\$200,000
	Chromium Process, 113 Canal Street East	\$200,000
	Chromium Process, 113 Canal Street West	\$200,000
Sprague	Baltic Mills Complex, 29 Bushnell Hollow Road	\$200,000
	Mukluk Preserve Pond, 239 Pautipaug Hill Road	\$200,000
Stamford	Seaboard Equities Building, 1 Dock Street	\$25,500
	114 Manhattan Street	\$200,000
Stratford	Mercer Fuel Site, 2350 Stratford Avenue	\$200,000
Waterbury Development Corporation	16 Cherry Avenue	\$200,000
	167 Maple Street	\$200,000
	Waterbury Industrial Commons, 1875 Thomaston Avenue (MPG)	\$200,000
West Haven	Former BEC Terminal, 101 – 105 Water Street	\$200,000
<b>Non-Profit Organizations</b>		
East Hartford – Goodwin College	1 - 5 Riverside Drive	\$200,000
	133 Riverside Drive	\$200,000
	195 Riverside Drive	\$200,000
	365-367 Main Street	\$200,000
	361-363 Main Street	\$200,000
Georgetown – Georgetown Redevelopment Corporation	Gilbert and Bennet By-Product, 15 North Main Street	\$200,000
Hartford – North Star Center for Human Development, Inc.	Hartford Car Wash, 2434 - 2470 Main Street	\$200,000
New London – Habitat for Humanity of Southeastern Connecticut	Vacant lot, Fitch Avenue	\$200,000
New London - Renaissance City Development Association, Inc.	Parcel 5C1 - Howard & Shaw Streets	\$200,000
	Parcel 5C2 - Howard & Hamilton Streets	\$200,000
Vernon – Hockanum Industrial Development Venture Corporation	Hockanum Mill Site, 200 West Main Street	\$200,000

Recipient	Site	Funding
<b>Non-Profit Organizations</b>		
Waterbury – New Opportunities Economic Development Corp.	39 Cherry Street	\$200,000
	177 Cherry Street	\$200,000
	215 Cherry Street	\$200,000
Waterbury – Police Activity League of Waterbury, Inc.	27 Division Street	\$200,000
	57 Division Street	\$200,000
Willimantic - Willimantic Whitewater Partnership, Inc.	Willimantic Whitewater Park, 27-28 Bridge Street	\$200,000
Winsted – Wall of America Foundation	Whiting Hosiery Company, 100 Whiting Street	\$200,000
<b>Cleanup Grant Program Total:</b>		<b>\$15,370,533</b>
Funding totals current as of April 2018.		

### **JOB TRAINING GRANT PROGRAM**

State, tribal, local governments and non-profits are eligible to apply for funding to assist residents of communities impacted by Brownfields take advantage of jobs created by the assessment and cleanup of brownfields. Applicants may apply for \$200,000 and must be located within or near a Brownfields Assessment Grant community. The Job Training Grant Program's goals are to prepare trainees for future employment in the environmental field and to facilitate cleanup of brownfields sites contaminated with hazardous substances. The performance period of these grants is two years and recipients are selected through an annual national competition. The figures in the table that follows are cumulative totals for all Job Training Grants awarded in Connecticut since 1994.

<b>Job Training Grant Program</b>	
Recipient	Funding
Bridgeport - Department of Social Services	\$398,500
Middlesex Community College	\$400,000
North Star Center for Human Development	\$1,100,000
Northwest Regional Workforce Investment Board	\$600,000
Stamford	\$200,000
The Workplace	\$1,241,764
<b>Job Training Grant Program Total:</b>	<b>\$3,940,264</b>
Funding totals current as of April 2018.	

### **AREA-WIDE PLANNING GRANTS**

State, tribal, local governments and nonprofits are eligible to apply for funding to develop Brownfields Area-Wide Plans and specific implementation strategies for integrating the cleanup and reuse of brownfield sites into neighborhood revitalization efforts. Applicants may apply for up to \$200,000 to conduct research, technical assistance and training that will result in an area-wide plan and implementation strategy for key brownfield sites,

which will help inform the assessment, cleanup and reuse of these properties and promote area-wide revitalization. Funding is directed to specific areas, such as a neighborhood, downtown district, local commercial corridor, or city block, affected by a single large or multiple brownfield sites. The performance period of these grants is two years and recipients were selected through a national competition in 2010, 2013, 2015 & 2017.

**TARGETED BROWNFIELDS ASSESSMENTS (TBA)**

One of EPA’s non-grant programs is the Targeted Brownfields Assessment (TBA) Program. TBAs are conducted by an EPA contractor on behalf of municipalities or non-profits. This is a “grant of services” where an EPA contractor performs the site assessment. The purpose of a TBA is to minimize the uncertainties associated with actual or perceived contamination that complicates the redevelopment of vacant or underutilized properties. The average value of these assessments is \$100,000. There is usually one round of selections per year and applications are accepted at any time. The Brownfields Law expanded the TBA program’s eligible sites to also include those contaminated solely by petroleum products. Call Alan Peterson at (617) 918-1022 for more information. Below is a summary of the sites and amount of TBA funding received in Connecticut since 1997.

EPA Targeted Brownfield Assessments		
Recipient	Site	Funding
Berlin	National Automatic Products Company, 44 Washington Boulevard	\$50,000
Bridgeport	50 Miles Street	\$15,615
	Pacelli Trucking, 79-199 Trowell Street & 310-318 Eagle Street	\$76,233
	Johnsons Creek Properties	\$115,000
	Swan Engraving, 385 Hanover Street	\$52,448
Bristol	H.J. Mills Box Factory, 149-151 Church Street	\$64,867
	JH Sessions & Sons	\$100,000
Derby	O'Sullivan's Island	\$96,981
Georgetown	Gilbert & Bennet, 1 North Main Street	\$100,000
Glastonbury	Field-Holstein Property, Phelps Street	\$84,905
Greenwich	Cos Cob Power Station (Former), 22 Sound Shore Drive	\$116,291
Hartford	10 Reserve Road	\$59,403
	Hartford Car Wash, 2434-2470 Main Street	\$22,895
	193 Homestead Avenue	\$130,000
Ledyard	Erickson Property, 110-114 Military Highway	\$10,952
Manchester	Buckland Manufacturing, 131 Adams Street	\$26,408
Meriden	Factory H, 77 Cooper Street	\$40,000
	Factory H, 104 Butler Street	\$40,000
Middletown	Portland Chemical Works, 680 Newfield Street	\$70,444
New Haven	34 Lloyd Street	\$50,000
New London	Fitch Avenue (Habitat for Humanity)	\$100,000
	Penn Central Transportation Co., Foot of State Street	\$51,692
North Haven	249 Sackett Point Road	\$100,000
Norwalk	South Norwalk Train Station	\$98,318

Recipient	Site	Funding
Norwich	26 Shipping Street	\$100,000
	Roto-Print Machine Corporation, 2 Taftville-Occum Road	\$84,903
Plainfield	InterRoyal Mill, 20 Reservoir Road	\$116,397
Plymouth	Hart Property, 269 Main Street	\$75,000
Preston	Former Norwich State Hospital	\$342,649
Prospect	U.S. Cap & Jacket, Inc., 214 New Haven Road	\$78,836
Shelton	Samarius Property, 123 East Canal Street	\$13,602
	Rolfite Chemical, 131 Canal Street	\$61,815
	Axton Cross Parcel, 113 East Canal Street	\$110,906
	Cel-Lastik Site, 93 East Canal Street	\$104,744
	Chromium Process, 113 East Canal Street	\$88,358
	Chromium Process Storage Parcel, 113 East Canal Street	\$83,000
	Autoswage Site	\$150,000
Southington	Beaton & Corbin Factory, 318 North Main Street	\$100,000
Sprague	Baltic Mills, 29 Bushnell Hollow Road	\$100,000
Vernon	Amerbelle Textiles, 104 East Main Street & 5 Brooklyn Street	\$100,000
	Hockanum Mill, 200 West Main Street	\$96,196
	Roosevelt Mills, 215 East Main Street	\$71,587
Waterbury	777 South Main Street	\$220,289
<b>EPA Targeted Brownfields Assessments Total:</b>		<b>\$3,770,734</b>
Funding totals current as of April 2018.		

### **STATE & TRIBAL BROWNFIELDS FUNDING**

States and tribes play a significant role in identifying, cleaning up and redeveloping brownfield properties. EPA provides up to \$50 million annually in grants to states and tribes to establish or enhance their response programs that address the assessment, cleanup, and redevelopment of brownfields. States and tribes can use this funding to establish or expand voluntary cleanup programs, perform environmental assessments and cleanups, capitalize a cleanup revolving loan fund, purchase environmental insurance, establish or maintain a public record of sites, oversee cleanups, and to conduct site specific activities. Below is a summary of the amount of funding received in Connecticut since 1994.

State & Tribal Brownfields Funding		
Recipient	Year	Funding
Connecticut Department of Environmental Protection	Pre-Law	\$2,018,595
	2003	\$998,726
	2004	\$912,031
	2005	\$951,916
	2006	\$1,025,340
	2007	\$1,035,693
	2008	\$1,045,693
	2009	\$950,000
	2010	\$888,250
	2011	\$812,749



<b>Recipient</b>	<b>Year</b>	<b>Funding</b>
Connecticut Department of Environmental Protection	2012	\$762,756
	2013	\$737,432
	2014	\$747,432
	2015	\$707,295
	2016	\$707,295
	2017	\$684,863
	2018	\$694,863
<b>State Program Total:</b>		<b>\$15,680,929</b>
Funding total current as of April 2018.		
<b>State Assessments</b>		
<b>Recipient</b>	<b>Site</b>	
Ansonia	Cook Industrial Site	
Berlin	Berlin Center	
	National Automatic	
	Pioneer Precision Products, 889 Farmington Avenue	
Cornwall	Neoweld Corporation	
Derby	Derby DOT Parcel	
Hamden	New Hall Street School (Rochford Field)	
Hartford	Hartford Car Wash	
Meriden	Canberra Industries (Meriden HUB)	
New Haven	142 River Street	
	561 Elm Street & 485 Orchard Street	
Portland	Connecticut DOT Site #1	
Shelton	Samarius Property	
South Windsor	Hi-G Company Property	
Westbrook	Turnpike Autowreckers	
Windsor	American Tool & Machine	

### **SHOWCASE COMMUNITIES**

Showcase Communities were selected as national models demonstrating the benefits of collaborative activity on brownfields. These communities are distributed across the country and vary by size, resources, and community type. A wide range of support from federal agencies including tax incentives were leveraged, depending on the needs of each Showcase Community. An important goal of this program was to develop national models that demonstrate the positive results of public and private collaboration to address brownfields challenges. Showcase Communities were selected through a national competition in 1998 & 2000.

<b>Showcase Communities</b>	
<b>Recipient</b>	<b>Funding</b>
Stamford	\$300,000
<b>Showcase Communities Total:</b>	<b>\$300,000</b>
Funding total current as of April 2018.	

## **EPA NEW ENGLAND BROWNFIELDS PROGRAM CONTACTS**

<b>BROWNFIELDS SECTION CHIEF</b> John Podgurski, 617-918-1296 <a href="mailto:podgurski.john@epa.gov">podgurski.john@epa.gov</a>	
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