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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields: i. Background and Description of Target Area:
The Land Bank is working with seven municipalities on their brownfield sites. All the sites have challenging demographics because these are thought to be very costly to clean and they are all in secondary real estate markets with low property values. Developers and neighborhood groups all have had interest in each site. The unknowns have defeated all efforts so far. The Land Bank is working with those communities to distill strategies that would make their sites market worthy. Foremost in every strategic analysis is the need for assessment to get the real facts. We need to define the cleanup costs to respond to the human health, ecologic and economic problems.

Every one of the sites targeted in this application is in a CT Department of Economic and Community Development "distressed municipality". Under state statute, the criteria for a distressed municipality is based on "high unemployment and poverty, aging housing stock and low or declining rates of growth in job creation, population, and per capita income." Every site had industrial use and is either abandoned tax delinquent or blighted. For decades, every site has been an ongoing health risk to its neighborhoods. Our corridor of sites in central Connecticut all had metal industries including stamping, cleaning and assembly, casting and plating. Our smallest community is under 8,000 people without the staff or capacity to address these issues. Nothing will change without assessment. After we address our priority sites, we would expect that some of these other sites will be eligible and ready for assessment in the second and third year of the grant.

ii. Description of the Priority Brownfield Site(s): The priority site was selected by market forces – developers responding to a City RFQ - and the exercise of using the Prepared Workbook. The conclusions we reached were supported by Worksheet 2 for evaluating potential property reuse and Worksheet 8, a project summary. The Land Bank has been engaged by the City of Derby to help with brownfield redevelopment and funding strategies. Land Bank staff has met multiple times with the City and potential developers. The area is a priority for assessment and redevelopment because four developers have expressed interest in the City RFQ. Based on preliminary architectural drawings, the initial proposals will be for mixed reuse, which the City wants. Although the area looks devastated, the right eyes now see potential.

The City of Derby was established in 1675. It was an early in-land port with access from the Atlantic Ocean to Long Island Sound and then up the Housatonic River. There are tidal effects with salt water fish present. Ship building, barge transport and early rail lines were present on the riverside. The target area is adjacent to the Housatonic River and was once many small islands filled over the 18th-20th centuries with ash, cinders, foundry waste and building rubble. There were many small business including lumber and coal yards and tradesman shops. Wood tenement housing was in the flats while brick and brownstone commercial buildings lined the two main streets on the rise above the flood plain. In 1955 and 1956 devastating floods destroyed many of the wooden structures in the flats. The Army Corps constructed levees that now protect the downtown. Most of the businesses did not recover from the floods. The cast iron and silver plating industries faded. The City struggled to redefine itself but aside from two strip mall areas, has a downtown with no economic rationale. The City has acquired parcels and demolished empty buildings. Only two businesses remain in the 22 acres of the target area – one a storage area for mulch and the other a junk yard. The City owns 14.24 acres consisting of 10

vacant parcels and two streets. There are some building slabs and crumbling paved parking areas. The jobs, taxes and hope are gone and have been for decades. The City is a "distressed municipality" as defined by the Connecticut Department of Economic and Community Development because it has unemployment and poverty rates consistently above the state average. In November 2018 it was tied for the highest unemployment rate in Connecticut. The City is the smallest in the State at 5.4 square miles. Market studies and community wide charrettes have pointed to mixed use as preferred. This challenged downtown has the potential to turn the wasteland of wide-spread urban fill into a thriving, TOD, residential and commercial center with access to the greenway that tops the levees. The developers are interested. The cost to resolve any brownfield soil and groundwater issues needs to be known.

The area is in a federally designated flood plain but has a 1% risk due to the flood control system installed by the Army Corps in response to devastating floods mentioned above. The levees face south and are topped by a wonderful greenway leading to the confluence of the adjacent Housatonic and Naugatuck Rivers. The Derby section of the Naugatuck River Greenway System is the busiest multipurpose trail in Connecticut with 302,550 trips counted in 2017, per a State study. The site is bounded on the north by CT Route 34. The eastern boundary is CT Route 8 where 70,000 cars a day pass the adjacent exit. That high traffic count asset is unrealized. The eastern end of the site is also across the street from a rail and bus hub. The western boundary connects to a bridge over the Housatonic to the emergent downtown of Shelton across the river. While 80% of the site is relatively flat, there are some up - slope matters that need to be worked through at the western and part of the northern boundary. The City has secured access agreements to conduct assessments with the two private property owners, one of whom is the junkyard owner; the other owns a vacant 22,000 square foot industrial building. The mulch operation is controlled by one of the firms proposing a mixed reuse on their site and some of the City owned land.

b. Revitalization of the Target Area: i. Redevelopment Strategy; Alignment with Revitalization Plans
The City's redevelopment strategy is reflected in the recent zone change that allows mixed reuse in the entire downtown target area. The changes are consistent with the City's Master Plan. The City conducted public charrettes and meetings to obtain the broadest input. The legislative body also discussed the strategy and voted approval. The initial redevelopment proposals match the strategy perfectly. The RFQ asked for proposals for the Planned Development District. These responses are being considered by a committee of technical and legislative staff. That committee will make recommendations as to which firms will be invited to make formal proposals under a RFP. City staff has been in ongoing discussions with several developers for more than a year. The developers were asked to reply to an initial set of questions that broadly defined their proposals and asked what their expectations of the City were. In response, the City approved a tax abatement program in November. Staff has also discussed how to make the permit and plan review process as responsive as possible. The Chief of Staff and Economic Development Director meet daily. The draft redevelopment plans clearly align with the land reuse strategy. In addition to qualifications related to financial capacity and project experience, there are other elements the City has identified that it would like addressed by the proposals. First is the creation of on-site parking. Second is the density of commercial and residential development. Third is how the proposal will address the height of the levee to maximize river views and greenway access. The proposal on the privately held site addresses all these matters. The developer will be coming before the City Zoning Board in February. It contains a second phase that would include City owned land. That matter will be considered when the City reviews all the responses to the RFQ and invites firms to respond to a RFP. A second proposal addresses all these matters too. Its proponents

have met with the City for more than a year. They have a very ambitious plan of high rise units with parking underneath in order to maximize the river views for condominiums. Further back from the river, the plan is for retail and offices on the first floor with a hotel and parking in back of buildings and in a possible public garage. The developers see the sloped area as another parking garage opportunity. They have discussed the acquisition of the junkyard if the City could help with the environmental assessment and possible cleanup funding. This second large development firm is discussing the potential with the first developer to eventually control the entire area with a build out value of $100,000,000. The City needs the assessment information to help establish the cost of soils and groundwater remediation and hazardous building abatement to clear the remaining areas and to support the overlay of these wonderful, emerging redevelopment proposals.

ii. Outcomes and Benefits of Redevelopment Strategy: The most ambitious of the draft proposals has 1,000 residential units and 300,000 square feet of commercial space. Private property would also be acquired to allow for the full redevelopment of the target area. That developer represents that he has an acquisition agreement underway for the junkyard subject to environmental assessment and help with cleanup costs. 200 of the units would be dedicated to workforce housing, which is vital to the City's plan to keep the new housing within reach of most residents. Another proposal, all on private property, has 80,000 square feet of commercial space with 200 residential units also with a workforce housing component. As mentioned above, that developer has discussed a second phase that would acquire some of the City owned land. The value of the private investment is estimated to exceed $100,000,000. Even with some tax abatement under discussion, the new tax income for the City would resolve its current budget issues. The projects would be transformative. The construction and permanent jobs could reverse the long decades of high unemployment. This proposed private investment has already spurred interest in nearby parcels. Older structures are being considered for renovation. The high traffic count people would be drawn to the proposed shops and the proposed hotel would offer additional employment as will the small scale convention center under consideration. The developers have said they are working to see if solar installations would be feasible. The Land Bank will work with the City and local Workplace office to alert local candidates to possible job openings. The jobs that would be created would help address the chronically high unemployment that reached 11.1% in the past decade per the CT Department of Labor. It will also work with the Neighborhood Housing Services staff to help local people qualify for the new workforce housing units. Route 34 is Main Street will be widened this year with improved access into the site for the more than 20,000 cars a day that pass the site. There will also be a bicycle lane, turning lanes and improved landscape and sidewalks.

c. Strategy for Leveraging Resources: i. Resources Needed for Site Reuse: The Land Bank is eligible to apply for grant funding from the State for assessment or remediation. It can apply for liability relief under a number of programs that deliver the clarity needed for private investment. Staff regards liability relief as creating a resource by reducing remedial costs and making term financing more accessible. Staff has participated in eight successful liability relief projects. Land Bank, City staff and prospective developers have discussed the environmental information needed to secure long term financing. The Land Bank is working with the Valley Community Foundation and the Community Foundation for Greater New Haven to invest in the target area. Up to $500,000 could be available if the social goods of the foundation's Mission Investing program are met. Possible second tier mortgage financing for cleanup has been discussed with one of the developers. The loan may be forgiven over time with payments made to the City instead of back to the foundation. The City could then use the money for educational and community development programs otherwise not affordable to City residents. The City has a $5,000,000 Connecticut Urban Act grant that can be used in a number of ways to support redevelopment activities in the target area. Engineering, design and property acquisition are permitted. The Land Bank has and will continue to provide significant pro-bono services to the City.

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The private developers will invest in remediation as part of their overall redevelopment plan, which the City can support with environmental information.

ii. Use of Existing Infrastructure: Factory Street provides access at one end to the target area. The engineering work underway will enhance the intersection of Factory Street with Main Street, which is also CT Route 34. Main Street adjacent to the target area is undergoing $11,265,000 of improvements starting this year. The existing utilities and roadways will be transformed for better traffic flow and safety with turning lanes and bike lanes. The intersection of an additional new access street from Main Street is being designed. This grant will facilitate the assessments for reworked and new utility corridors and will characterize soils for relocation under the extended and new roadways. Water lines will be reused but gas lines are old and will be replaced. Telecommunications will be placed under ground.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community's Need for Funding: The City has limited staff and no financial resources to assess the target area parcels. Its two main downtown streets have mostly empty storefronts with several bars, social service offices and a gas station, resulting in limited tax revenue. School programs have been cut. The population has declined. At 5.4 square miles, it is the smallest municipality in the State. It must assess and redevelop this target downtown if the quality of life is to improve. According to the Connecticut Economic Resource Center 2018 survey, the City has a higher population density of 2,521 people per square mile than the state average of 741. The housing stock is 40.1% pre-1950 compared to the state average of 29.7%. There is almost no new building. The City is working to over-turn the pattern of disinvestment. There are also many lower income people in apartment buildings with only 36.3% single unit occupancy compared to the state average of 59.1%. The property crime rate is 2,288 per 100,000 people compared to the state average of 1,780. The violent crime rate is also higher with the state at 224 per 100,000 and the City at 299. Resources are being allocated to police and social services and are not available to support brownfield redevelopment tasks.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: There is statistical evidence that the target area is challenged. According to a regional health study of 2016 by the Naugatuck Valley Health District, 55% of poverty level people are minorities. It also established that 59% of the school age population is eligible for free or reduced price meals versus the 38% state average. There is a region high chronic school absentee rate of 13%. The Yale/Griffin hospital 2010 study found that 9.6% of babies had low birth weight compared to the state average of 8.1%. The study also states that the rate of the very poor elderly exceeds state levels especially for senior people in their 80's who are struggling to stay in their homes. The EPA Environmental Justice Tool indicator data shows that the traffic counts are high reflecting a high of 3300 daily vehicles or in the 96 percentile nationwide. The lead paint indicator shows the City in the 97 percentile nationwide. In 2009, there were six lead poisoning cases in the City despite on-going lead abatement programs administered by the health department.

2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: In the target area and region, the incidences of asthma and obesity are above State averages according to Naugatuck Valley Health District statistics. A successful education campaign by the local hospital has decreased the number of visits to the emergency room for asthma attacks. The health risks from the target area parcels remain unaddressed. The rate of cancer in 2009 was 662 per 100,000 people versus the state average of 569 per 100,000. Age related rate of disease is 54 people per 100,000 compared to 36 people per 100,000 statewide in 2009 according to the Yale and Griffin Hospital study.

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Statistics from the Naugatuck Valley Health District 2013 Community Health Needs Assessment.

Childhood asthma	13.4% nationally versus 21% local
Lung cancer rates	worst in state
Chronic lower respiratory disease	worst in state - 37.2% affected
Suicide rate	worst in state

Threat removal: In the census tract, 17.5% of children are below the poverty rate compared to State average of 12.6%. The DataHaven 2016 report states that the use of inhalers more than twice a day is twice the state rate. This grant would help determine some of the soil conditions that may be contributing to health issues and allow the team to develop a plan for remediation in concert with redevelopment, which could remove this health threat.

(3) Economically Impoverished/Disproportionately Impacted Populations: The census tract of the target area has a median family income of only 64% of the State level while the cost of living is at 131 compared to the national base of 100. This double squeeze is felt by the 25.3% of the population that is minority and the elderly poor identified in a Data Haven study in 2016. 45% of the families do not earn a living wage of $40,000. 1 in 3 children are now minority compared 1 in 10 in 1990. The study also indicates that 42% of respondents feel they are just getting by or finding it difficult compared to state average of 32%. This is a census tract where people need the jobs that redevelopment could bring.

In late 2017, Standard and Poor's initiated reviews of 29 Connecticut local governments, and issued a negative outlook to each given the condition of the State of Connecticut budget, lack of a budget, and declining state funding to local governments, and in particular local cities and towns that did not have adequate Fund Balances to absorb such reduction in revenue from the state. Standard and Poor's issued a downgrade that was the result of the city's diminished budgetary flexibility following two years of negative operating results. The current audited Fund Balance has the reserves at 2.2% of operating expenditures. This should be at a level closer to 5% of operating expenditures. Due to a decline in revenue from the state, there have been negative budgetary variances that have impacted replenishing the Fund Balance. The City continues to have weak budgetary flexibility and does not have the Fund Balance funds to absorb any new project or major expenditures such as assessments.

b. Community Engagement i. Community Involvement: The Land Bank enjoys the continuing support of five key partners for this application.

Partner Name	Point of contact ,name, email, etc.	Specific role in the project
Naugatuck Valley Health District NVHD	Jessica Stelmaszek, (203) 881-3255.(jstelmaszek@nvhd.org)	Explain health effects of findings; provide resources for support programs
Neighborhood Housing Services NHS	Kevin Taylor, 203.753.1896 ext. 15; KTaylor@nhswaterbury.org	Provide financial literacy for workforce housing applicants, mortgage counseling; multi-lingual staff available
Regional Brownfield Partnership RBP	Roy Cavanaugh, 860 945 5240, Cavanaugh@watertownct.org	Communications to membership, technical expertise, site evaluation, LEP selection input

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Community Foundation for Greater New Haven CFGNH	Drew Alden, 203.777.7061 aalden@cfgnh.org;	Review of proposed mission investing projects, financing review
City of Derby	Andrew Baklik, 203) 736-1496, abaklik@derbyct.gov; chief of staff	Liaison for access, permits, coordination, outreach to private property owners

ii. Incorporating Community Input: We will build on the several charrettes the City has held and use the broad contact lists already established. We will schedule at least two community meetings in the target neighborhood before the assessment and plan for at least 8 overall. Site selection will be discussed using the EPA Prepared workbook. We will explain that Connecticut General Statute Sec. 22a-133dd now allows municipalities to enter on sites. Among the possible conditions: the municipality's legislative body finds that such investigation is in the public interest to determine if the property is underutilized or should be included in any undertaking of development, redevelopment or remediation pursuant to this chapter or chapter 130, 132 or 581; or (5) any official of the municipality reasonably finds such investigation necessary to determine if such property presents a risk to the safety, health or welfare of the public or a risk to the environment. We will provide translators according to the community need; meeting notices will be posted on the City's website and by flyers distributed in English, Spanish and possibly Polish. We will post the narratives of assessment results on the City's website and have a hard copy available at City Hall, which is in the priority area. We will schedule a community meeting to discuss the assessment results and plans to resolve any findings. Answers to questions raised at meetings will also be distributed on the website, local library, community center and by flyer as needed. The NVHD and NHS staff are skilled in community needs assessment and services. Economic development professionals will help to explain site and project viability. Cleanup planning must be transparent to help support the community. **Our partner's tasks are as follows:**

Incorporating input: function for Derby and other sites	partner
Respond to community health concerns; needs assessment	NVHD, NHS, City
Host community meetings; post minutes, post reports, answers	City, Land Bank
Inform communities of assessment opportunities, technical review	RBP
Updates, meetings, outcomes, website, ACRES, social media	Land Bank, City

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities: For Hazardous Substances and Petroleum Assessment Task 1: *Cooperative Agreement Oversight*: lead will be Arthur Bogen, CT Brownfield Land Bank, Inc. Preparation of the required reporting is included under "Personnel". Travel includes expenses for one representative to attend the next national Brownfields conference, which is charged under hazardous in the budget. There is also an allowance for travel costs at $.55 per mile for staff to monitor site conditions and attend eight outreach meetings. Staff will track all reports developed and will measure progress by reporting outcomes quarterly. Timeline: immediately upon signing Cooperative Agreement. Allocation: $12,400 Hazardous; $9,900 petroleum (staff time for 3 year grant term 371 hours @$60)
Outputs: Quarterly Reports, Eligibility Determinations, ACRES updates, invoice submission

Task 2: *Community Outreach*: Lead - Land Bank staff will continue to work with the Regional Brownfields Partnership, Neighbor Housing Services, Naugatuck Valley Health District and the local foundations as well as community and municipal leaders to share information about the assessments and

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opportunity for assessments. The Land Bank has previously established site selection priorities that include a weighted ranking for health risk, tax delinquency, developer interest, TOD and sustainable development. Connecticut has a program whereby much of the field work and regulatory oversite can be delegated to a Licensed Environmental Professional (LEP). Staff , with the LEPs will hold meetings in each assessment community for a total of an estimated eight meetings. Timeline: immediately upon notice of award.
Allocation: $2,000 Hazardous; $2,000 Petroleum; (1staff person @$60; 8 meetings @ 2 hours each = $960; estimated LEP services 8 meetings at 2 hours each @$185 = $3,000 +/-)
Outputs: Minutes from eight meetings; reporting on questions raised and website updates

Task 3: *Assessments*: The priority parcels have suspected hazardous substances as well as petroleum impacts. Sites in the target area are included below. The allocations for the six Phase II and RAP reports are four hazardous and two petroleum in each category. The LEPs will lead and produce:

- Six ASTM E1527-13 Phase I reports @ $3,500 = $21,000
- Six Phase II reports including estimated range of remediation @ $35,000 estimated = $210,000
- Six conceptual Remedial Action Plans or Alternate Work Process (AWP) plans for hazardous building material abatement @ $5,000 (+/-) = $30,000

Timeline: as soon as possible after award.
Allocation: $181,600 hazardous; $84,100 petroleum based on previous assessment projects: current LEP and laboratory rates considered in allocation
Outputs: Six Phase I reports; Six Phase II reports; Six conceptual RAPs/AWPs, materials assessments

Task 4: *Cleanup and Reuse Planning*: Our partner, the local health district, will review the assessment reports, which, with the LEP lead and Land Bank staff, will be discussed with the communities around each site and the prospective developers. A summary sheet for each site will be posted on the municipal and Land Bank websites. There are costs for contractual LEP attendance at community meetings.
Allocation: $4,000 hazardous; $4,000 petroleum (1 staff @$60; 65 hours @ haz. & pet. Each; LEP services)
Outputs: minutes of meetings, list of community concerns, responses to concerns, draft reuse plans

b. Cost Estimates and Outputs:

Budget Categories HAZARDOUS		**Project Tasks ($)**				
		Cooperative Agreement Oversight	Community Outreach	Assessment	Cleanup and Reuse Planning	**TOTAL**
Direct Costs	Personnel	9,900	2,000	0	1,500	13,400
	Fringe Benefits					0
	Travel	2,500				2,500
	Equipment					0
	Supplies					0
	Contractual			181,600	2,500	184,100
	Other					0
Total Direct Costs		12,400	2,000	181,600	4,000	200,000
Indirect Costs						

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PETROLEUM		Cooperative Agreement Oversight	Community Outreach	Assessment	Cleanup and Reuse Planning	TOTAL
Direct Costs	Personnel	9,900	2,000		1,500	13,400
	Fringe Benefits					0
	Travel					0
	Equipment					0
	Supplies					0
	Contractual			84,100	2,500	86,600
	Other					
Total Direct Costs		9,900	2,000	84,100	4,000	100,000
Indirect Costs						
Total Budget (HAZ + PET)		22,300	4,000	265,700	8,000	300,000

Notes: Travel costs: 1 person to 1 brownfields conference; estimated airfare/lodging/per diem = $2,280; set aside for local travel to sites, community meetings is 400 miles @$0.55 per mile = $220; The Land Bank will comply with 40 CFR 31.36 procurement procedures. In-Kind: The Land Bank will contribute $10,000 of staff time related to outreach, site selection, re-use planning and grant management activities.

c. Measuring Environmental Results: In order to track our progress, we will use Microsoft Project. We will establish separate tracking for the hazardous substances and petroleum funds. This will allow for the tracking of the obligation of funds and available balance over the 3 year timeline. We will require that the Licensed Environmental Professionals submit a Project spreadsheet linked to the assessment contract that will establish milestones and percentages of completion in order to control payments and to keep contractors on task. Part of the evaluation of their proposals will be the proposed timelines. Staff has experience tracking assessment grants and often revisits our practice to review efficiency and performance with stakeholders. **For outputs, we would track at least the following:**

Eligibility Determinations (state too if petroleum)	Phase II reports with cost estimates
QAPP submissions and approvals	Conceptual Remedial Action Plans
Phase I draft, AAI checklist, final	Community meetings

For outcomes, we would track the numbers of jobs created at the various stages of assessment, cleanup, construction, and permanent jobs. We will track the funding leveraged. This measurement will be divided into sources including local and state government, federal CDBG, private and philanthropic. Data will be presented on the number of acres assessed that are ready for redevelopment. We will work with the local and state health department to prepare a summary of the health risks that were minimized due to the findings and the coordinated responses.

We will summarize our activity and progress in our Quarterly Reports. As said above, we will develop a summary sheet for each project to be shared with each community in a multi-lingual flyer format so that they too can see our progress. We will also be certain that we keep our ACRES entries current. The evaluation of our progress and results will also be open to the community through social media. We will establish a Facebook page for the grant and be able to respond to the input. The Land Bank Board will be updated quarterly too and they can help guide and support our progress on each site and on the grant overall.

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4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Structure: The Land Bank is a 501 (c) 3 corporation. It has one employee – the President. It engages technical professionals as deemed necessary that have included attorneys, accountants and technical professionals. It has a five member Board of Directors who all have brownfield experience including a LEP, director of a social services organization and economic development professionals. The Land Bank has different forms of agreements with seven municipalities. While the priority sites are in Derby, each of the other municipalities needs sites assessed. Populations range from 7,321 to 110,366. The Land Bank is in discussion with several other communities. All sites would have an Eligibility Determination prepared for approval. Based on our experience, each of the sites would seem likely to qualify. The funds would be expended quickly.

Key staff includes Arthur Bogen, President, who has worked on brownfields for more than 20 years. He has served as the project contact and strategic planner for multiple EPA brownfield grants. His role will be the management of this grant including quarterly reporting, ACRES updates, payment requests and all other requirements. He has worked on hundreds of sites and applied for and received more than $20,000,000 in various grant funds. He is a past recipient of an EPA Environmental Merit award and a Celebrate Connecticut award as well as a speaker at several EPA conferences. Land Bank counsel is Gary O'Connor, Co-Chair of the Governor's Brownfield Working Group and advisor to many brownfield projects. The Land Bank will also sub-contract for temporary staff as needed.

ii. Acquiring Additional Resources: Additional Expertise: As stated above, Connecticut has a program whereby much of the field work and regulatory oversite can be delegated to a Licensed Environmental Professional (LEP). The Land Bank will acquire those expert services through a public bid process. The staff will issue an RFQ for LEP services. Members of the Land Bank Board and representatives from the seven municipalities will review the RFQ responses and select a short list. A standardized bid form showing numbers and types of samples and line item costs will be used to bid each project using the LEP short list. The team will review the proposals and select a LEP for the particular project to develop a QAPP to submit for approval. The agreement between the Land Bank and the LEP firm will have timelines for task completion and milestones for payment. The contracts will be similar to those used under other EPA assessment grants. The Land Bank President is also on the Advisory Board of the UCONN Connecticut Brownfield Initiative and would request support and services from those fellow Board members and students in the program.

Resources: The Land Bank will apply for additional funding resources under the continuing Connecticut Brownfield funding program. Staff has successfully applied for funding for a number of projects for assessment and cleanup. In addition, the Land Bank has letter from the Community Foundation for Greater New Haven that states that the foundation would consider investing up to $500,000 in a brownfield project in its 17 community service area. The focus of the Land Bank area has been on four of those communities and the Land Bank has agreements with two of those towns. The site in Derby is the primary one for this grant and for this funding.

b. Past Performance and Accomplishments: ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: The Land Bank received one non-federal grant, which was from the Community Foundation for Greater New Haven.

(1) Purpose and Accomplishments: The purpose of the grant was to establish a brownfield land Bank to support the redevelopment of brownfield sites. The smaller communities do not have the resources or experience to address the legacy sites that have decayed for decades. These sites are in secondary real

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estate markets with lower property values. Six of the seven communities we currently serve are CT DECD "distressed communities" with designated Environmental Justice areas. Derby, our primary target is number 5 on the most impacted list. The foundation agreed that providing a non-profit capacity could be a force for social good to benefit the communities they serve. The Connecticut Brownfield Land Bank, Inc. received 501 (c) 3 status in 2014. It achieved the goal of legislative approval for brownfield land banks in Connecticut. It is the only certified brownfield land bank in the State. Staff has discussed and developed strategies for assessment, remediation and reuse on ten sites. The amount of funding was $50,000. The outputs were twenty meetings with municipal and legislators and numerous calls and site visits with municipal officials resulting in seven agreements to date. The projected outcomes included an increase in the number of brownfield sites cleaned up (five are underway); a decrease in the number of abandoned and blighted properties (four are underway); decrease in human health risk and ecological damage (five are underway) and legislation to approve land banks in Connecticut.

(2) Compliance with Grant Requirements: We were completely in compliance with the workplan and terms and conditions under the prior grant. Our schedule for achieving legislative approval was delayed for a year by a technicality. We reported on the required forms at the required intervals and stayed in contact with the foundation. They helped us raise additional funds through an annual giving program. The foundation has provided us with the opportunity for significant additional funding for a project in the priority area, as described previously. The staff appreciates the time it is taking to work through the complications on the historically challenged sites we are addressing. We also want to note that the Land Bank is the Program Manager for the programmatic income from the Winchester/Winsted closed RLF. Annual reports have been filed to EPA on time.

The Land Bank founder and president, Arthur Bogen, has worked for more than two decades on brownfield sites. He and his Board of Directors did not want another generation to see the blight and feel the desperation associated with these most challenged sites. We would be grateful to be able to bring this assessment resource to these sites. Thank you.