Land & Community Revitalization

BROWNFIELDS

United States Environmental Protection Agency New England

Program Summary & Success Stories

October 2003

EPA New England Brownfields Program 2003

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> "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."
>
> *(EPA definition of Brownfields)*

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 Region 1 funding for each of the key Brownfields initiatives.

Summary of Brownfields funding in New England

Program Funding Distribution by State (1994-2003)

PROGRAM	CT	ME	MA	NH	RI	VT	TOTAL
ASSESSMENT GRANTS	$5,265,000	$1,609,017	$11,333,132	$1,540,000	$1,103,000	$2,600,000	$23,450,149
EPA TBA*	$1,450,000	$270,000	$2,290,000	$290,000	$305,000	$150,000	$4,755,000
CLEANUP GRANTS	$60,000	$0	$852,000	$0	$200,000	$0	$1,112,000
REVOLVING LOAN FUND	$5750,000	$2,650,000	$10,468,119	$2,450,000	$4,700,000	$1,000,000	$27,018,119
JOB TRAINING	$1,000,000	$0	$1,550,000	$0	$200,000	$0	$2,750,000
SHOWCASE COMMUNITIES	$300,000	$0	$500,000	$0	$300,000	$200,000	$1,300,000
SUBTOTAL	**$12,375,000**	**$4,259,017**	**$24,703,251**	**$3,990,000**	**$6,503,000**	**$3,800,000**	**$55,630,268**
STATE RESPONSE PROGRAMS	$2,175,667	$750,892	$12,729,974	$1,908,369	$1,338,820	$307,030	$9,210,752
SITE-SPECIFIC ASSISTANCE	$714,960	$519,545	$781,000	$1,255,293	$598,115	$458,000	$4,326,913
TOTAL	**$16,715,627**	**$5,799,454**	**$30,504,225**	**$7,443,662**	**$8,744,935**	**$4,715,030**	**$73,922,933**

*Targeted Brownfield Assessments

Brownfields Assessment Grant Program

The Brownfields Assessment Grant Program awards grants to local, tribal, and state governmental entities to conduct assessment and related activities at brownfields properties. An important goal of this program is to assist recipients in developing a long-range strategy for brownfields reuse. Grantees are selected through a national competition. Generally, grants are given for up to $200,000 to assess properties for co-mingled hazardous waste and for up to $200,000 to assess properties with only petroleum contamination.

CONNECTICUT

Bridgeport $1,000,000
Bristol $200,000
Danbury $200,000
East Hampton $175,000
Haddam $156,000
Hartford $550,000
Middletown $400,000
Naugatuck Valley Regional Planning Agency $417,000
New Britain $200,000
New Haven $267,000
New London $250,000
New Milford $350,000
Norwich $350,000
South Central Regional Council of Governments $200,000
Stamford $200,000
Winsted/Winchester $350,000

MAINE

Bath $200,000
Ellsworth $200,000
Lewiston$425,000
Maine State Planning Agency $199,017
Portland $335,000
Westbrook $250,000

MASSACHUSETTS

Boston $400,000
Brockton $400,000 + $300,000 = $700,000
Central Massachusetts Economic Development Authority $293,710
Chelsea $200,000
Chicopee $200,000
Colrain $235,862
Fitchburg $200,000
Fitchburg Redevelopment Authority $200,000
Franklin Regional Council of Governments $200,000
Gardner $200,000
Great Barrington $350,000
Greenfield $320,000
Holyoke $200,000
Lawrence $400,000
Lowell $600,000
Lynn $350,000
Mansfield $200,000
Marlborough $300,000
Massachusetts Department of Environmental Protection $200,000

MASSACHUSETTS (cont.)

Merrimack Valley Planning Commission $400,000
Methuen $200,000
Montachusett Valley Regional Planning $350,000
Mystic Valley Redevelopment Authority $950,000
New Bedford $800,000
North Adams $140,770
Northampton $200,000
Pioneer Valley Regional Planning Authority $ 200,000
Salem $200,000
Somerville $350,000
Springfield $400,000 + $400,000 = $800,000
Taunton $200,000 + $200,000 = $400,000
Walpole $200,000
Westfield $175,000
West Springfield $200,000
Worcester #1 $200,000
Worcester #2 $161,500

NEW HAMPSHIRE

Claremont $200,000
Concord $90,000
NH DES $350,000
Nashua $300,000
NH Office of State Planning $400,000
Southwest Regional Planning Commission $200,000

RHODE ISLAND

Providence$250,000
RI Department of Environmental Management $400,000
RI Economic Development Corporation $200,000
Warwick $150,000
Woonsocket $103,000

VERMONT

Burlington $500,000
Central Vermont Regional Plannin Commission $200,000
Northwest Regional Planning Commission $400,000
Rutland $200,000
Rutland Regional Planning Commission $200,000
Southern Windsor County Regional Planning Commission $350,000
Two Rivers Ottauquechee Regional Commission $200,000
Windham Regional Commission $200,000 + $350,000 = $550,000

Targeted Brownfields Assessment Program

EPA works directly with contractors to conduct assessments at properties identified by the local entity as being high-priority for reuse. Targeted Brownfields Assessments typically involve a review of existing records, sampling, and preparation of a preliminary cleanup cost estimate. The information gathered allows local government officials and developers to make informed decisions regarding the redevelopment potential of a property. These assessments are usually valued between $50,000 and $100,000.

CONNECTICUT

10 Reserve Road, Hartford $59,403
Buckland Manufacturing, Manchester $26,408
Cos Cob Power Station, 22 Sound Shore Drive, Greenwich $75,000
Derby Downtown Business Revitalization District, Derby $96,981
Derby Erickson Property, Ledyard $10,952
Field-Holstein Property, Glastonbury $84,905
50 Miles Street, Bridgeport $15,615
H.J. Mills Box Factory, Bristol $64,867
Hart Property, 268 Main Street, Terryville $75,000
Hartford Car Wash, Hartford $22,895
Hockanum Mill, Vernon $96,196
International Silver - Factory H, Meriden $80,000
169 Bartholomew Avenue, Hartford
InterRoyal Mill, Plainfield $116,397
MAS Property/Citytrust Site, Bridgeport Ave, Shelton $75,000
Occum Roto Print, Norwich $84,903
Pavelli Trucking, Bridgeport $76,233
Penn Central Transportation Co., New London $51,692
Portland Chemical Works, Middletown $70,444
Rolfite Chemical, Derby $61,815
Roosevelt Mills, Vernon $71,587
Samarius Property, Shelton $13,602
Swan Engraving, Bridgeport $52,448
U.S. Cap, Inc., Prospect $75,000

MAINE

Ayers Island, Orono $111,770
Lily Tulip, Old Town $18,966
W. S. Libbey Mill, Lewiston $71,294
Lewiston & Auburn RR Co., Water Street, Lewiston $60,151

MASSACHUSETTS

54-67 Mill Street, Brookfield $75,000
Alden Corrugated, New Bedford $43,495
Amesbury Wharf, Amesbury $104,800
Assets Building, Lowell $75,000
Bargaineer, Brockton $45,847
Boston's Hope, Dorchester $106,350
Boston Specialty Rehabilitation Hospital, Boston $75,000
City Pier, Fall River $75,000
Church Coal, Taunton $44,891
Coes Knife Property, Worcester $70,956
Davidson Street, Lowell $57,551

MASSACHUSETTS (cont.)

Essex Museum $50,000
Ferdinand Block/DPH, Boston $75,000
former Tremont Villa, Everett $66,473
former Beacon Chevrolet, Lynn $9,915
former DPW Yard, Newburyport $63,018
former DPW Yard, Northampton $75,000
Gilbertville Woven Label Site, Hardwick $75,000
Hallmark Van Lines, Holyoke $69,886
Knapp Shoe, Brockton $50,025
Marine Railways Property, Gloucester $122,504
Modern Electroplating, Boston $78,311
Montello Auto Body, Brockton $67,315
Old Northampton Fire Station, Northhampton $49,950
Old Sewer Beds, Franklin $75,000
Omega Processing Site, Monson $75,000
Omniwave Electronics, Gloucester $89,501
Oxford Paper Mill (Spicket River) Lawrence $115,241
Pearl Street Mill, 26 Pearl Street, Bellingham $100,000
Quarry Street Highpoint Property, Quincy $10,640
Roundhouse Parking Lot, Northampton $85,483
Setsam Property, 170 Oak Street, Foxborough $100,000
Standard Times Field, New Bedford $60,175

NEW HAMPSHIRE

Ambargis Mill, Newport $75,000
Craig Supply, Durham $70,409
Former Tannery Site (Milton Mills), Milton $50,655
Henry's Tire Property, Sutton $6,818
Lamont Labs, Londonderry $30,954
J.P. Stevens Mill, Franklin $8,697

RHODE ISLAND

Narragansett Landing, Providence $41,614
Raus Fasteners, Providence $33,570
Save The Bay, Providence $111,222
Spintex Mill, Central Falls $28,183
West Elmwood Housing Development $77,212

VERMONT

TLR Complex, Rockingham $75,000
Taylor Street Car Lot, Montpelier $75,000

Cleanup Grant Program

Funds are awarded to eligible local, state, tribal and non-profit entities to conduct cleanup activities on eligible brownfield properties. Grants are for up to $200,000 per property. Entities must own the property at the time of award to be eligible for funding.

- New Britain, CT $60,000
- Brockton, MA $100,000
- Main South Community Development Corporation (Worcester, MA) $200,000
- Mystic Valley Development Commission $80,000
- New Bedford, MA $220,000
- Somerville, MA $200,000
- Weir Economic Investment Revitalization Corporation (Taunton, MA) $52,000
- Trust for Public Land (Providence, RI) $200,000

Cleanup Revolving Loan Fund Programs

Funds are awarded to eligible local, tribal, and state entities to establish and capitalize a revolving loan program. Loan capitalization grants are for up to $1,000,000 and eligible entities may team together to establish larger revolving loan fund pools. Grant recipients may provide loans to private, public, and non-profit entities or themselves to conduct cleanup activities on eligible brownfield properties. Grant recipients may also make subgrants to public and non-profit entities to conduct cleanup activities.

CONNECTICUT

Berlin $500,000
Bridgeport $500,000
Hartford $500,000
Naugatuck Valley / Danbury $850,000
New Milford $1,000,000
Regional Growth Partnership $1,000,000
Stamford $750,000
Winchester $650,000

MAINE

Lewiston $500,000
Orono $750,000
Portland $500,000
Westbrook $900,000

MASSACHUSETTS

Boston $1,000,000
Brockton $500,000
Central Massachusetts Economic Development Authority $18,000
Franklin Regional Council of Governments $1,000,000
Gloucester $500,000
Lawrence $500,000
Lowell $500,000

MASSACHUSETTS (cont.)

Lynn $450,000
Montachusett Regional Planning Commission $500,000
Mystic Valley Development Authority $1,000,000
New Bedford $500,000
Pioneer Valley Planning Commission $2,000,000
Somerville $500,000
Taunton $500,000
Worcester $1,000,000

NEW HAMPSHIRE

State of New Hampshire $2,450,000

RHODE ISLAND

RI Department of Environmental Management / RI Economic Development Corporation $1,700,000
RI Economic Development Corporation/City of Providence/ City of Pawtucket $3,000,000

VERMONT

South Windsor County Regional Planning Commission $1,000,000

Brownfields Job Training Program

Brownfields Job Training Programs train workers in the field of hazardous waste assessment and remediation. To be eligible for these funds, the applicants must be affiliated with existing Brownfields Assessment Grant Program participants.

CONNECTICUT

Middlesex Community Technical College $400,000
Stamford $200,000
The WorkPlace, Inc $400,000

MASSACHUSETTS

Boston Connects People to Economic Opportunities, Inc. $200,000
Brockton $200,000
Coalition for a Better Acre (Lowell) $200,000
Jobs For Youth - Boston $475,000
New Bedford $275,000
STRIVE-Boston $200,000

RHODE ISLAND

Groundworks, Providence $200,000

Financial Assistance to State Brownfields Programs

EPA offers funding to establish and enhance state and tribal response programs. Generally, these programs address the assessment, cleanup and redevelopment of brownfields and other contaminated properties. This funding may be used by states and tribes to:

1) conduct activities to establish and enhance their response programs including developing new legislation, regulations, guidance, or procedures;
2) conduct site-specific activities that enhance the state's cleanup capacity including conducting site-specific reviews and audits or targeted brownfields assessments and cleanups;
3) develop environmental insurance programs; and
4) capitalize a brownfields cleanup revolving loan fund.

The following properties have received state targeted brownfields assessment assistance.

Connecticut
- CT DOT Site #1, Freestone Ave, Portland
- National Automatic Products (NAPCO), 44 Washington Ave, Berlin
- Turnpike Autowreckers, 88 Pond Meadow Road, Westbrook
- American Tool & Machine, 15 Pierson Lane, Windsor
- Berlin Center, Massirio Drive, Berlin
- Neoweld Corporation I, 8 River Road South, Cornwall
- Samarius Property, Shelton
- Hi-G Company Property, 85 Nutmeg Road South, South Windsor
- New Hall Street Field (Hamden Middle School), Newhall Street, Hamden
- Derby DOT Parcel, Route 34, Derby

Maine
- Ayers Island, Orono
- Edwards Manufacturing, Augusta
- Burt Company Site, 1 Cambridge Street, Portland
- Bangor Hydro Substation, East Machias
- Smelt Hill Dam, Falmouth
- Apollo Tanning Company, Washington Street, Camden

Massachusetts
- Middleboro Plating, 98 Cambridge Street, Middleboro
- Filmtech Site, 181 Notre Dame Street Westfield
- Lewis Chemical Company Site, 12 Fairmont Court, Hyde Park, Boston
- Hampden Color & Chemical Site, 126 Memorial Drive, Springfield, MA

New Hampshire
- Carnevale Property, Main Street, Sutton
- Kaminski, Mont Vernon
- Bradford Green/Naughton Site, Bradford
- East Coast Steel, Greenfield
- Craig Supply, Durham

(NH cont.)
- Bristol Micro Factory, Bristol
- Robert Riley Property, New Boston
- Contoocook Valley Paper Site, Henniker
- Northern Forest Heritage Park, Former Pulp & Paper of America R&D Building Site, Berlin
- Shamrock Cleaners Site, 3 Railroad Street, Derry

Rhode Island
- Buttonwood Industrial Complex, Bristol
- Pontiac Enterprizes, Warwick
- T.H. Baylis, Warwick
- Potter Ave Warehouse Site Woonsocket Police Station, 130 Front Street, Woonsocket

Vermont
- BCIC Building Complex, North Bennington
- Jewell Brook Property, Ludlow
- Sweat Comings, Richford

Showcase Communities

As part of the multi-federal agency Brownfields National Partnership, sixteen communities were selected to receive Showcase Community designations following a national competition. The federal partners work with selected communities to revitalize brownfields properties.

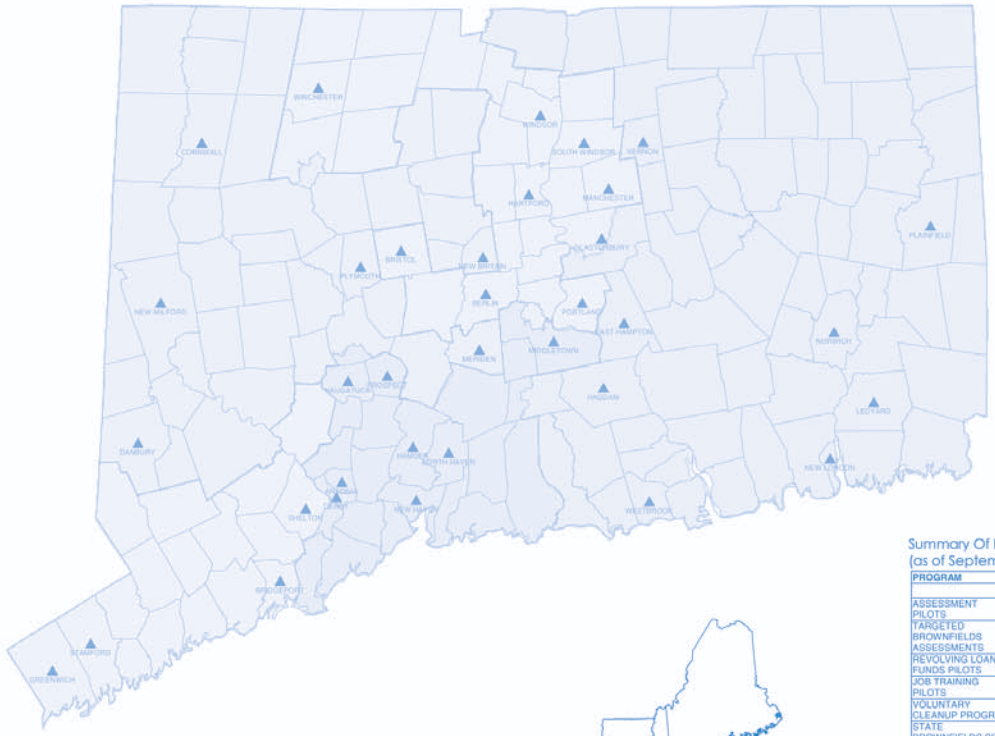
EPA provided each Showcase Community with a $200,000 Brownfields Demonstration Pilot and assigned an EPA-employee to work full time in the designated community for two years.

CONNECTICUT
Stamford $300,000

MASSACHUSETTS
Lowell $300,000
Mystic Valley (Malden, Medford, Everett) $200,000
New Bedford $200,000

RHODE ISLAND
Providence $300,000

Connecticut Communities Receiving Federal Brownfields Program Financial And Technical Assistance



Legend

▲ Municipality Receiving Brownfields Program Assistance

U.S. Congressional Districts

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Summary Of Funding (as of September 2003)

PROGRAM	FUNDING
ASSESSMENT PILOTS	$5,265,000
TARGETED BROWNFIELDS ASSESSMENTS	$1,450,000
REVOLVING LOAN FUNDS PILOTS	$5,750,000
JOB TRAINING PILOTS	$1,000,000
VOLUNTARY CLEANUP PROGRAM	$2,175,667
STATE BROWNFIELDS SITE ASSESSMENT	$714,960
SHOWCASE COMMUNITIES	$300,000
CLEANUP GRANTS	$60,000
TOTAL	$16,715,627

ENTITY	CD	SC	RLF	AP	JT	E_TBA	S_TBA	P_LEAD	CG
ANSONIA	05							Y	
BERLIN	01		Y				Y		
BRIDGEPORT	04		Y	Y	Y	Y			
BRISTOL	06			Y		Y			
DANBURY	05		Y	Y					
DERBY	05					Y	Y	Y	
EAST HAMPTON	02			Y					
GLASTONBURY	01					Y			
GREENWICH	04					Y			
HADDAM	02			Y					
HAMDEN	03						Y	Y	
HARTFORD	01		Y	Y		Y			
LEDYARD	02					Y			
MANCHESTER	01					Y			
MCTC	N/A				Y				
MERIDEN	05					Y			
MIDDLETOWN	02			Y	Y	Y			
NEW BRITAIN	06			Y					Y
NEW HAVEN	03			Y					
NEW LONDON	02			Y		Y			
NEW MILFORD	06		Y	Y					
NORTH HAVEN	03							Y	
NORWICH	02			Y		Y			
NVRPA	N/A		Y	Y					
PLAINFIELD	02					Y			
PLYMOUTH	06					Y			
PORTLAND	01						Y		
PROSPECT	05					Y			
SCRCOG / RGP	N/A		Y	Y					
SHELTON	05					Y	Y		
SOUTH WINDSOR	01						Y		
STAMFORD	04	Y	Y	Y	Y				
VERNON	02					Y			
WESTBROOK	02						Y		
WINCHESTER	06		Y	Y					
WINDSOR	01						Y		

Data (Acronym) Definitions:
MCTC = Middlesex Community Technical College, NVRPA = Naugatuck Valley Regional Planning Agency, SCRCOG/RGP = South Central Regional Council Of Governments/Regional Growth Partnership

Field Definitions:
CD = Congressional District, SC = Showcase Communities, RLF = Revolving Loan Fund Pilot, AP = Assessment Pilot, JT = Job Training Pilot, E_TBA = EPA-lead Targeted Brownfields Assessment, S_TBA = State-lead Targeted Brownfields Assessment, CG = Cleanup Grant, P_LEAD = Pilot-lead Assessment - EPA has awarded several Assessment Pilots to state entities and regional planning commissions in New England. This table reflects those individual communities where site assessment funds have been expended by state and regional assessment pilots.

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EPA New England

Maine Communities Receiving Federal Brownfields Program Financial And Technical Assistance

ENTITY	CD	SC	RLF	AP	JT	E_TBA	S_TBA	P_LEAD	CG
AUGUSTA	01						Y		
BATH	01			Y					
CAMDEN	01						Y		
EAST MACHIAS	02						Y		
ELLSWORTH	02			Y					
FALMOUTH	01						Y		
LEWISTON	02		Y	Y		Y			
LUBEC	02							Y	
MSPO	N/A			Y					
OLD TOWN	02					Y			
ORONO	02		Y			Y	Y		
PORTLAND	01		Y	Y			Y		
RUMFORD	02							Y	
WATERVILLE	01							Y	
WESTBROOK	01		Y	Y					

Entity (Acronym) Definitions:
MSPO = Maine State Planning Office

Summary Of Funding
(as of September 2003)

PROGRAM	FUNDING
ASSESSMENT PILOTS	$1,509,017
TARGETED BROWNFIELDS ASSESSMENTS	$270,000
REVOLVING LOAN FUNDS PILOTS	$2,650,000
JOB TRAINING PILOTS	$0
VOLUNTARY CLEANUP PROGRAM	$750,893
STATE BROWNFIELDS SITE ASSESSMENT	$519,545
SHOWCASE COMMUNITIES	$0
CLEANUP GRANT	$0
TOTAL	$5,799,454

Field Definitions:
CD = Congressional District, SC = Showcase Communities, RLF = Revolving Loan Fund Pilot, AP = Assessment Pilot, JT = Job Training Pilot, E_TBA = EPA-lead Targeted Brownfields Assessment, S_TBA = State-lead Targeted Brownfields Assessment, CG = Cleanup Grant, P_LEAD = Pilot-lead Assessment - EPA has awarded several Assessment Pilots to state entities and regional planning commissions in New England. This table reflects those individual communities where site assessment funds have been expended by state and regional assessment pilots.

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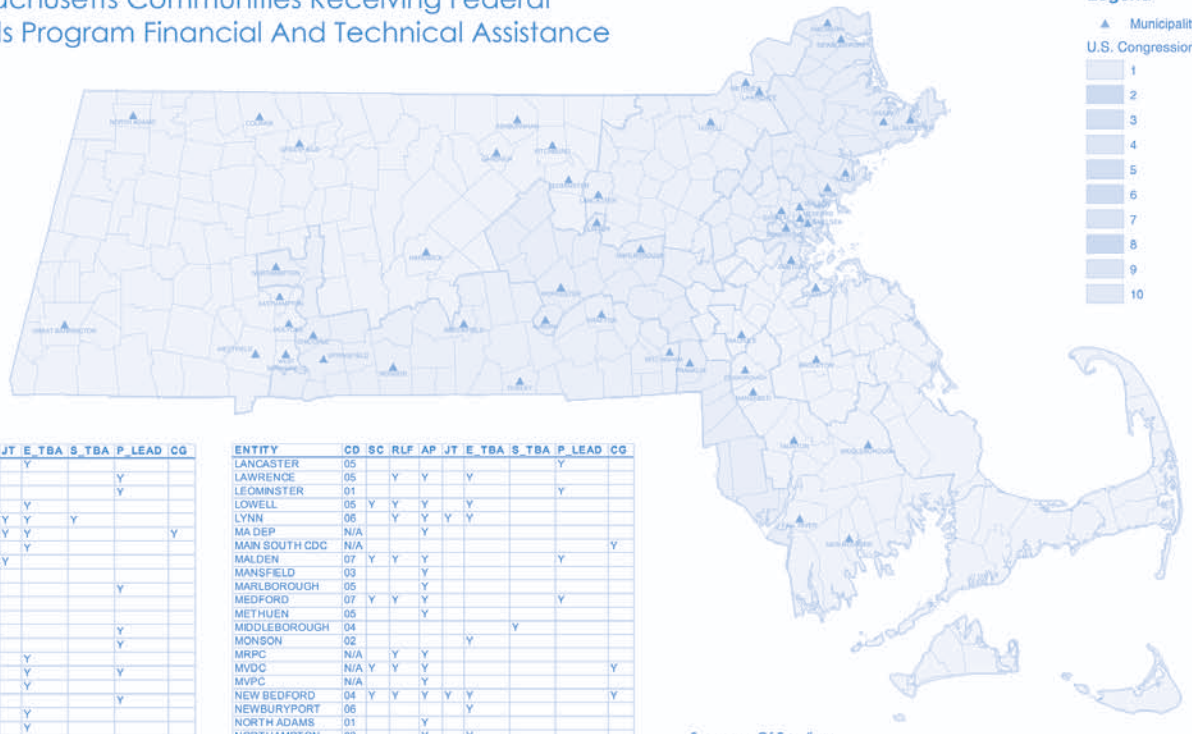
EPA New England

Massachusetts Communities Receiving Federal Brownfields Program Financial And Technical Assistance



Legend

- Municipality Receiving Brownfields Program Assistance

U.S. Congressional Districts

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ENTITY	CD	SC	RLF	AP	JT	E_TBA	S_TBA	P_LEAD	CG
AMESBURY	06			Y		Y			
ASHBURNHAM	01							Y	
AUBURN	02							Y	
BELLINGHAM	02					Y			
BOSTON	08		Y	Y	Y	Y	Y		
BROCKTON	09		Y	Y	Y	Y			Y
BROOKFIELD	02					Y			
CHELSEA	08			Y	Y				
CHICOPEE	02		Y	Y					
CLINTON	03							Y	
CMEDA	N/A			Y					
COLRAIN	01		Y	Y					
DUDLEY	02							Y	
EASTHAMPTON	01							Y	
ESSEX	06					Y			
EVERETT	07	Y	Y	Y		Y		Y	
FALL RIVER	04					Y			
FITCHBURG	01			Y				Y	
FOXBOROUGH	03/04					Y			
FRANKLIN	03					Y			
FRCOG	N/A		Y	Y					
GARDNER	01			Y				Y	
GLOUCESTER	06		Y			Y			
GRAFTON	03							Y	
GREAT BARRINGTON	01			Y					
GREENFIELD	01		Y	Y					
HARDWICK	01					Y			
HOLYOKE	01			Y		Y			
JOBS FOR YOUTH	N/A				Y				

ENTITY	CD	SC	RLF	AP	JT	E_TBA	S_TBA	P_LEAD	CG
LANCASTER	05							Y	
LAWRENCE	05		Y	Y		Y			
LEOMINSTER	01							Y	
LOWELL	05	Y	Y	Y		Y			
LYNN	06		Y	Y	Y	Y			
MA DEP	N/A			Y					
MAIN SOUTH CDC	N/A								Y
MALDEN	07	Y	Y	Y				Y	
MANSFIELD	03			Y					
MARLBOROUGH	05			Y					
MEDFORD	07	Y	Y	Y				Y	
METHUEN	05			Y					
MIDDLEBOROUGH	04						Y		
MONSON	02					Y			
MRPC	N/A		Y	Y					
MVDC	N/A	Y	Y	Y					Y
MVPC	N/A			Y					
NEW BEDFORD	04	Y	Y	Y	Y	Y			Y
NEWBURYPORT	06					Y			
NORTH ADAMS	01			Y					
NORTHAMPTON	02			Y		Y			
PVPC	N/A		Y	Y					
QUINCY	10					Y			
SALEM	06			Y					
SOMERVILLE	08		Y	Y	Y				Y
SPRINGFIELD	02		Y	Y			Y		
TAUNTON	09		Y	Y		Y			
WALPOLE	09			Y					
WEIR CORP.	N/A								Y
WEST SPRINGFIELD	01			Y					

Field Definitions:
CD = Congressional District, SC = Showcase Communities, RLF = Revolving Loan Fund Pilot, AP = Assessment Pilot, JT = Job Training Pilot, E_TBA = EPA-lead Targeted Brownfields Assessment, S_TBA = State-lead Targeted Brownfields Assessment, CG = Cleanup Grant, P_LEAD = Pilot-lead Assessment - EPA has awarded several Assessment Pilots to state entities and regional planning commissions in New England. This table reflects those individual communities where site assessment funds have been expended by state and regional assessment pilots.

Entity (Acronym) Definitions:
CMEDA = Central Massachusetts Economic Development Authority, FRCOG = Franklin Regional Council Of Governments, MA DEP = Massachusetts Department Of Environmental Protection, MRPC = Montachusett Regional Planning Commission, MVDC = Mystic Valley Development Commission, MVPC = Merrimack Valley Planning Commission, PVPC = Pioneer Valley Planning Commission

Summary Of Funding
(as of September 2003)

PROGRAM	FUNDING
ASSESSMENT PILOTS	$11,333,132
TARGETED BROWNFIELDS ASSESSMENTS	$3,390,000
REVOLVING LOAN FUNDS PILOTS	$10,468,119
JOB TRAINING PILOTS	$1,550,000
VOLUNTARY CLEANUP PROGRAM	$2,729,974
STATE BROWNFIELDS SITE ASSESSMENT	$781,000
SHOWCASE COMMUNITIES	$500,000
CLEANUP GRANT	$852,000
TOTAL	$30,504,225

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5-September-2003
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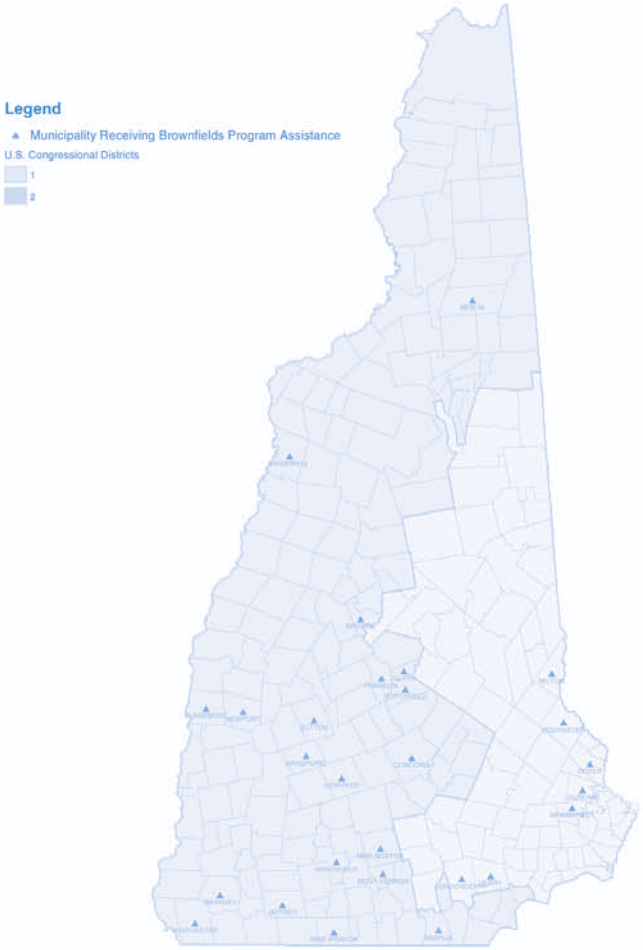
EPA New England

New Hampshire Communities Receiving Federal Brownfields Program Financial And Technical Assistance



ENTITY	CD	SC	RLF	AP	JT	E_TBA	S_TBA	P_LEAD	CG
BERLIN	02						Y		
BRADFORD	02						Y		
BRISTOL	02						Y		
CLAREMONT	02			Y				Y	
CONCORD	02		Y	Y					
DERRY	01						Y		
DOVER	01							Y	
DURHAM	01		Y			Y			
FRANKLIN	02					Y			
GREENFIELD	02						Y		
HAVERHILL	02							Y	
HENNIKER	02						Y		
JAFFREY	02							Y	
LONDONDERRY	01		Y			Y		Y	
MILTON	01					Y			
MONT VERNON	02						Y		
NASHUA	02			Y					
NEW BOSTON	02						Y		
NEW IPSWICH	02							Y	
NEWMARKET	01							Y	
NEWPORT	02					Y			
NH	N/A		Y						
NHCPO	N/A			Y					
NHDES	N/A			Y					
NORTHFIELD	02							Y	
ROCHESTER	01							Y	
SOUTHWEST RPC	N/A			Y					
SUTTON	02						Y		
SWANZEY	02							Y	
TILTON	02							Y	
WINCHESTER	02							Y	

Value (Acronym) Definitions:
NH = State Of New Hampshire, NHCPO = New Hampshire Coastal Planning Office.
NHDES = New Hampshire Department Of Environmental Services.
RPC = Regional Planning Commission

Summary Of Funding
(as of September 2003)

PROGRAM	FUNDING
ASSESSMENT PILOTS	$1,540,000
TARGETED BROWNFIELDS ASSESSMENTS	$290,000
REVOLVING LOAN FUNDS PILOTS	$2,450,000
JOB TRAINING PILOTS	$0
VOLUNTARY CLEANUP PROGRAM	$1,908,369
STATE BROWNFIELDS SITE ASSESSMENT	$1,255,293
SHOWCASE COMMUNITIES	$0
CLEANUP GRANT	$0
TOTAL	$7,443,662

Field Definitions:
CD = Congressional District, SC = Showcase Communities, RLF = Revolving Loan Fund Pilot, AP = Assessment Pilot, JT = Job Training Pilot, E_TBA = EPA-lead Targeted Brownfields Assessment, S_TBA = State-lead Targeted Brownfields Assessment, CG = Cleanup Grant, P_LEAD = Pilot-lead Assessment - EPA has awarded several Assessment Pilots to state entities and regional planning commissions in New England. This table reflects those individual communities where site assessment funds have been expended by state and regional assessment pilots.

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EPA New England

Rhode Island Communities Receiving Federal Brownfields Program Financial And Technical Assistance

Legend

▲ Municipality Receiving Brownfields Program Assistance

U.S. Congressional Districts

1

2

ENTITY	CD	SC	RLF	AP	JT	E_TBA	S_TBA	P_LEAD	CG
BRISTOL	01						Y		
CENTRAL FALLS	01					Y			
LINCOLN	01							Y	
PROVIDENCE	02	Y	Y	Y	Y	Y		Y	
RI DEM	N/A			Y					
RI EDC	N/A			Y					
RI EDC/RI DEM	N/A		Y						
TPL	N/A								Y
WARWICK	02			Y			Y		
WOONSOCKET	01			Y				Y	

Entity (Acronym) Definitions:
RI DEM = Rhode Island Department Of Environmental Management,
RI EDC = Rhode Island Economic Development Corp.,
TPL = Trust For Public Land

Summary Of Funding (as of September 2003)

PROGRAM	FUNDING
ASSESSMENT PILOTS	$1,103,000
TARGETED BROWNFIELDS ASSESSMENTS	$305,000
REVOLVING LOAN FUNDS PILOTS	$4,700,000
JOB TRAINING PILOTS	$200,000
VOLUNTARY CLEANUP PROGRAM	$1,338,820
STATE BROWNFIELDS SITE ASSESSMENT	$598,115
SHOWCASE COMMUNITIES	$300,000
CLEANUP GRANT	$200,000
TOTAL	$8,744,935

EPA New England

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5-September-2003
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Field Definitions:
CD = Congressional District, SC = Showcase Communities, RLF = Revolving Loan Fund Pilot, AP = Assessment Pilot, JT = Job Training Pilot, E_TBA = EPA-lead Targeted Brownfields Assessment, S_TBA = State-lead Targeted Brownfields Assessment, CG = Cleanup Grant, P_LEAD = Pilot-lead Assessment - EPA has awarded several Assessment Pilots to state entities and regional planning commissions in New England. This table reflects those individual communities where site assessment funds have been expended by state and regional assessment pilots.

Vermont Communities Receiving Federal Brownfields Program Financial And Technical Assistance

Legend

▲ Municipality Receiving Brownfields Program Assistance

U.S. Congressional Districts

01

ENTITY	CD	SC	RLF	AP	JT	E_TBA	S_TBA	P_LEAD	CG
BENNINGTON	01						Y		
BRATTLEBORO	01							Y	
BURLINGTON	01			Y					
CENTRAL VT RPC	N/A			Y					
LUDLOW	01						Y	Y	
MONTPELIER	01					Y			
NORTHWEST RPC	N/A			Y					
RICHFORD	01						Y		
ROCKINGHAM	01					Y		Y	
RUTLAND	01			Y					
RUTLAND RPC	N/A			Y					
SPRINGFIELD	01							Y	
SWCRPC	N/A			Y					
TRORC	N/A			Y					
WILMINGTON	01							Y	
WINDSOR	01							Y	
WRC	N/A			Y					

Entity (Acronym) Definitions:
SWCRPC = South Windsor County Regional Planning Commission.
TRORC = Two Rivers Ottauquechee Regional Commission.
WRC = Windham Regional Commission.
RPC = Regional Planning Commission

Summary Of Funding
(as of September 2003)

PROGRAM	FUNDING
ASSESSMENT PILOTS	$2,600,000
TARGETED BROWNFIELDS ASSESSMENTS	$150,000
REVOLVING LOAN FUNDS PILOTS	$1,000,000
JOB TRAINING PILOTS	$0
VOLUNTARY CLEANUP PROGRAM	$307,030
STATE BROWNFIELDS SITE ASSESSMENT	$458,000
SHOWCASE COMMUNITIES	$200,000
CLEANUP GRANT	$0
TOTAL	$4,715,030

Field Definitions:
CD = Congressional District. SC = Showcase Communities. RLF = Revolving Loan Fund Pilot.
AP = Assessment Pilot. JT = Job Training Pilot. E_TBA = EPA-lead Targeted Brownfields Assessment.
S_TBA = State-lead Targeted Brownfields Assessment. CG = Cleanup Grant.
P_LEAD = Pilot-lead Assessment - EPA has awarded several Assessment Pilots to state entities and regional planning commissions in New England. This table reflects those individual communities where site assessment funds have been expended by state and regional assessment pilots.

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5 September 2003
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EPA New England

Ayer Lofts

Success in EPA Brownfields Assessment Grant Program

Ayer Lofts
Lowell, MA
(August 21, 2003)

The city of Lowell, MA utilized about $3,000 from EPA New England Brownfields Assessment Demonstration Pilot to conduct an Phase I environmental site assessment (ESA) at two adjacent brownfields sites in Lowell in 1996. The city of Lowell received this funding, as part of a $200,000 grant from EPA New England in 1996 to conduct environmental assessments at several sites throughout the city. The results from the ESA concluded that limited environmental cleanup was needed. In 1999, the city sent out a Request for Proposal (RFP) to cleanup and redevelop both properties. Private developer, Edward A. Fish Associates, Inc. of Boston, MA, cleaned up these sites and converted them to residential units, retail space for a café, and a gallery. The project was completed in spring of 2000.

Exterior before

The two brownfields sites were utilized most recently for commercial and industrial establishments between the 1840s and 1995. The 11,655 square feet property with two large brick buildings had been abandoned for an extended period of time. The properties are occupied by joined three-story (158 Middle Street) and four-story (172 Middle Street) brick buildings that span the entire footprint of the properties. The site is bounded by Middle Street to the north, an alleyway to the south, and attached brick buildings to the east and west.

The earliest recorded structures were three buildings at 172 Middle Street in 1841. One of these three buildings was utilized as the Eighth Grammar School. In 1872, the school moved to Merrimack Street and J.C. Ayer purchased the property and utilized the former school building as its office between 1879 and 1896. During the period of 1938 and 1939, a cosmetic manufacturer and MA Pharmaceutical Company moved into one of the buildings and remained on the premises through 1944. At that time, the Oxzyn Company obtained ownership of the property and remained there for an indeterminate period of time. Subsequent to the proprietorship, there followed periods of vacancy and occupancy by several light manufacturing companies.

A building structure was also present at 158 Middle Street prior to 1841. In the early 1850's, the two buildings at the property belonged to Hezekiah Ashton (a gardener) and John Chamberlain (a wine and liquor merchant.) Between 1879 and 1896, "Lowell Steam & Gas Pipe Works" resided on the property as well as several other businesses in subsequent years, including a reed and harness manufacturer, a commercial printing establishment, and a brass foundry. Between 1890 and 1895, the current building was constructed. In 1917, a plumbing establishment occupied the building. In 1944, the Oxyzn Company occupied the building, as well as the adjacent 172 Middle Street building. In approximately 1979, the most recent occupants, a business called "Save-Mor Furniture," moved into the building. In 1998, the city of Lowell retained ownership of both properties in tax title proceedings.

Compared to the rest of the state of Massachusetts, the city of Lowell is a low-income, minority community. According to the US 2000 Census, the city's population was 105,167, compared to 6,349,097 in the state. Out of the total population, 4.2% of the city's residents were African-American, 16.5% were Asian, and 14% were Hispanic or Latino. Comparing these high percentages of minority residents to the state as a whole, only 5.4% of the total state's population was African-American, 3.8% were Asian, and 6.8% were Hispanic or Latino. The city's 6.6% unemployment rate (out of the civilian work force) is higher than the state's 4.6% unemployment rate. The medium household income in the city of Lowell is $39,192, compared to $50,502 at the state level. The number of families living below the poverty line in 1999 in the city of Lowell is 13.6%, compared to 6.7% of the families in the state as a whole.

According to the US 2000 Census Tract 3101, in which these properties are located, this part of the city is more economically disadvantaged and has a higher percentage of minorities living there overall. The population of this census tract was 3,881 people, and out of the total population, 10.9% were African-American, 8.4% were Asian, and 32.2% were Hispanic or Latino. The unemployment rate in this census tract is 13.1% (out of the civilian labor force) and the medium household income is $18,468. There were 259 families in 1999 (34.5%) who were living below the poverty line.

The ESA was completed by TRC of Lowell, MA and completed in November 1998. The results of the ESA showed that limited environmental cleanup was needed, including removing friable asbestos containing building materials, removing three 30-gallon chemical storage drums containing an oil lubricant and one 50-gallon drum containing carbon tetra-chloride (which were located in the basement of the 172 Middle Street property), and removing vermin and scat from sites.

In 1999, the city issued a RFP for both properties which was awarded to Edward A. Fish Associates, Inc. of Boston, MA for the bid price of $120,000 to redevelop the properties. The RFP included cleanup and redevelopment of the sites. The Boston firm invested an additional $3.9 million in the development of Ayer Lofts, 49 loft-style artist units (where artists can both live and work), as well as a 3,100 square foot café and gallery on the first floor. On average, the apartments sold for $175,000. The project helped increase the city's tax revenue by $300,000 to $400,000 per year as a result of the redevelopment, which is valued at $9 million. The grand opening ceremony took place in the spring of 2000.

Exterior after

Artists Rendition

Bellows Falls

Success in EPA Brownfields Assessment Grant Program

Raising the arches to a successful Brownfields project– Former Railyard Becomes a Connecticut River Byway Waypoint Interpretive Center

Windham Regional Commission
Bellows Falls, VT
(March 27, 2003)

Exterior during construction

Construction is currently underway on the Bellows Falls Waypoint Interpretive Center, which will bridge two neighboring communities across the Connecticut River. This marks a success in the EPA Brownfields Assessment Grant Program. Using a portion of a $350,000 EPA Brownfields Assessment Grant, the Windham Regional Commission performed site assessment and monitoring to complete work necessary prior to redevelopment. Partners include the town of Rockingham, Bellows Falls Village, and Windham Regional Commission (WRC). WRC and Housing Vermont were the project managers. Technical assistance was provided by the Vermont Agency of Transportation and the Vermont Agency of Natural Resources (VANR).

Bellows Falls, with a population of 3,165, is an incorporated village within the town of Rockingham, which itself consists of 42 square miles and an overall population of 5,300. Bellows Falls was the site of the first bridge crossing the Connecticut River and is a National Register Historic District. The Village serves as the center for the town and provides commercial services for the smaller communities in the area. The Bellows Falls Waypoint Interpretive Center is in a unique location to provide the visitor a window to the past and a jumping off point to explore the Connecticut River Valley today.

The Bellows Falls Waypoint Interpretive Center, part of the Connecticut River Byway project, will eventually tie in with ten centers stretching along the Connecticut River from the Massachusetts border to the Canadian border. Ultimately, the project plan calls for centers to be located approximately every 25 to 35 miles along the river. In addition to the Bellows Falls Waypoint Center, other centers are now underway including those in Windsor, VT and Colebrook, Claremont and Lancaster, NH.

After more than three years in the planning stages, the intent of the Connecticut River Byway project is to draw interest to the Connecticut River Valley's unique historical, scenic, recreational and natural resources attributes, according to Susan L. McMahon, Senior Planner for the Windham Regional Commission. "The purpose of the Byway is to get people off the interstate and exploring the Valley's back roads". This enhanced tourist experience will result in visitors spending more time and dollars in Bellows Falls, the Windham Region and in particular Connecticut River Scenic Byway communities. Additional benefits of this project include the creation of 70 new construction jobs.

Environmental assessment and monitoring work for this project cost approximately $30,000 and was performed by ATC out of their Richmond, Vermont office. Monitoring determined Tetrachloromethane (TCE) in groundwater exceeding Vermont Groundwater Enforcement Standards (VGES) of 5 ug/l. This prompted the state to request a year of groundwater monitoring and sampling to

monitor groundwater conditions. Following one year of monitoring, results showed that no further action was required VANR requested that a notification to the town land records about the site be submitted. Once the notification is complete and monitoring wells are closed, the state plans to issue a Site Management Activity Complete letter to close out the site.

Unique Architecture

The Connecticut River was the first major river in the country to be improved for travel. In order to allow passage around the narrow and the highest waterfall on the river, Bellow Falls Canal Co. was the first canal company chartered in 1791. The canal provided power mills and allowed lumber and barges to bypass the gorge by a series of nine locks. In the mid-1850s, railroads replaced the river as the prime means of transport, and in 1898 a utility began to use the canal water to generate electricity.

In 1996, Massachusetts, New Hampshire, and Vermont received funding from Federal Highway Administration Scenic Byway program to study the feasibility of developing a Byway along the Connecticut River. Working with the towns along each side of the river, the regional commissions inventoried the historic, cultural, scenic, recreational and natural resources of the Connecticut River Valley. The study included each town on each side of the river valley, running from Holyoke, MA to the northern-most reaches in Pittsburgh, NH. It became apparent that the concept of "Waypoint" communities fit with the goals of the Byway. The Waypoint Communities would be 'crossroads' communities, which could offer amenities, such as lodging, restaurants, public restrooms, and referrals to activities and sites in the region. The Connecticut River Tri-State Byway study was completed in 1998 and in February 1999 the Vermont portion of the project was designated by the state a "Vermont Byway". In October 1999, the Connecticut River Byway Council formed and the Byway was well on its way.

Meetings began in 2000 to plan for the design of the Bellows Falls Center. Groundbreaking for the Center was in July 2002. In September 2002 a major milestone for the community occurred when the "Arch" returned to Bellows Falls as part of the overall building design. As designed by Scully Architects of Keene, NH, the Center represents a train locomotive and railroad station canopy with the building passing under an arch evocative of the old arch bridge, which was demolished in 1982. It spanned the Connecticut River between Bellows Falls and North Walpole, NH. The Arch Bridge was the longest suspension bridge in North America at the time of its construction in 1905 and 1906. It closed in 1971 due to safety concerns and was demolished in 1982 to be replaced by the current steel girder bridge. The arch bridge still lives on the hearts of area residents.

The center will be open to the public in the summer of 2003. The total redevelopment costs are anticipated to be more than $1.26 million. Sources of funding for the construction of the facility include grants from the Federal Highway Scenic Byway Program, Housing Vermont, Vermont Agency of the Transportation Enhancement Grants, the Windham Foundation, the Connecticut River Joint Commissions Partnership program, and the Southern Vermont Regional Marketing Organization.

Brattleboro Transportation Center

Success In EPA Brownfields Assessment Grant Program

Brattleboro Transportation Center
Brattleboro, VT
(July 14, 2003)

The Windham Regional Commission (WRBRI) originally received $200,000 in 2000 and an additional $150,000 in 2001 in funding from an EPA New England Brownfields Assessment Demonstration Pilot to conduct environmental site assessments (ESAs) on a brownfields property in Brattleboro, VT. The ESAs concluded that no clean up was needed at the site and construction began in February 2003 to redevelop the property. The downtown property, consisting of the Bradley Lot (the brownfield property) and the Bushnell Block (an adjoining lot), is coming to life again as a multi-modal transit facility consisting of approximately 340 parking spaces, a passenger waiting area, public restrooms, a small parking enforcement office, and commercial space. On May 27, 2003, Brattleboro held the official groundbreaking ceremony with many local, state, and federal officials in attendance for a "Deck Raising." The transportation center will be opened in September of 2003, with project completion scheduled for November 2003.

During construction

The Windham Regional Commission (WRC) is a voluntary association of 27 towns in southeastern Vermont operating under the authority of the Vermont Municipal and Regional Planning and Development Act. The mission of the WRC is to assist member towns to provide effective local government and to work cooperatively with them to address regional issues. The WRC's activities include providing technical planning assistance to member towns, involvement in regional issues and projects, citizen education, mapping and information services, major development review, and a variety of inter-governmental coordination activities. Specifically, the WRC established the Windham Regional Brownfields Reuse Initiative in October 2000 to assist its 27 members municipalities with brownfields redevelopment. (www.rpc.windham.vt.us)

The town of Brattleboro also obtained funding for the project from a variety of local, state, and federal sources. This funding included $3.5 million earmarked by Senator Jeffords from the Department of Transportation's Federal Transit Administration funds. In addition, a $4 million local bond was approved by residents in 2000. The city of Brattleboro is receiving funding from the State Downtown Program in which the town receives a grant of $100,000 each year for 10 years. The town also secured state of Vermont transportation enhancement funds in the amount of $316,000 to pay for the mid-block connector portion of the project.

Exterior after

The Brattleboro Transportation Center will provide convenient connections between town and regional buses, Amtrak, taxis, pedestrians and cyclists and parking for the downtown area. This parking will help maintain a welcoming downtown area by providing convenient parking to business and access to public transportation. As part of the development of this project, the town of Brattleboro worked with numerous citizens groups, local, state, and federal agencies to make this project a success.

The four-story, 120,000-square-foot transportation center is being developed on two town-owned parcels, which consist of the Bradley Lot (the brownfields property) and the Bushnell Block. The Bradley Lot was utilized for "water cure" or sanatorium buildings in the 1850s, where visitors stayed to be 'cured' by the healing waters of natural springs; as a organ manufacturer from the 1860s to the 1920s; as a machine shop, for printing and binding, from the 1880s to the1920s; as a manufacturing facility for pencils, pen holders, paint brush handles, victrolas, and wooden toys from the 1920s to 1955; and as a parking lot since 1955. The Bushnell Block, located in the urban core of Brattleboro, hosted a single-family home from 1879 to1887; a boarding house and residence from 1887 to 1915; and a grocery store and apartments since 1915.

DEW Construction of Williston, VT was awarded the bid to construct the transportation center and estimated that the project would cost approximately $6.2 million. The total cost of the project, $9.6 million, included the construction of the transportation center, environmental costs, soft costs, design fees, and permitting.

Both residents and local officials of Brattleboro have been working on this project since 1997, including participating in more than 100 meetings held by the Downtown Parking Study Committee in preparation for this project. These efforts, particularly at the local level, have paid off with a much needed transportation center to help maintain a vibrant downtown Brattleboro. This project will not only maintain the vital economic center of Brattleboro, but also help the local economy by creating approximately 125 construction jobs and about 18 redevelopment jobs.

Property before

Bunker Hill Park

Success in EPA Brownfields Assessment Grant Program

Bunker Hill Park
Waterbury, CT
(July 14, 2003)

The Naugatuck Valley Brownfields Pilot (NVBP) used $15,000 to perform a limited Phase I and Phase II environmental site assessments (ESAs) through the EPA Brownfields Assessment program in April 2001. (www.lnvalley.org/DERBY/brownfields) The funding was utilized to confirm if reported historical ash dumping on a property in Waterbury, CT, actually occurred. The Phase I and Phase II ESAs were completed in April 2001 and found that the site does not present health risks to the nearby community. The cleanup of the subsurface soil contamination has been completed. In the fall of 2003, the city of Waterbury will begin to redevelop the site as green open space for community use.

The Naugatuck Valley Brownfields Pilot (NVBP) is managed by the Valley Council of Governments and was established with a grant from EPA New England in November 1996. NVBP's goal is to provide assistance to its eleven municipal members (Ansonia, Beacon Falls, Derby, Naugatuck, Newtown, Oxford, Seymour, Shelton, Thomaston, Waterbury, and Watertown) in building brownfields management capacity. There are approximately 100 brownfield properties in the Naugatuck Valley and NVBP has provided assistance to 30 projects thus far. (www.lnvalley.org/DERBY/brownfields)

Exterior after

According to the demographic information from the US 2000 Census, the city of Waterbury is a low-income community with a large percentage of its total population as minority. The city of Waterbury, has a population of 107,271 people, with 16.31% of the total population African-American and 21.8% Hispanic or Latino. The state of Connecticut's population is 3,405,565, with 9.1% of the total population African-American and 9.4% Hispanic or Latino. The city of Waterbury's median household income is $34,285, compared to $53,935 statewide. The city of Waterbury's unemployment rate is 5.3%, compared to the statewide unemployment rate of 3.5%. The city of Waterbury has 3,428 families in 1999 who live below the poverty line. (www.census.gov)

Bunker Hill Park, also known as Schofield Park, has served as green open space for approximately 50 years under the ownership of the Bunker Hill Congregational Church. The late Mr. Frank Hess, Jr. willed this adjacent property to the church and requested that the church maintain the property as green open space for community use. Mr. Hess was also the part owner of the Waterbury Ash Company, which collected ash from commercial establishments and residential households's coal and wood-burning furnaces. Questions had arisen as to whether ash material was dumped on the property. The church has leased the property to the city of Waterbury for the last 50 years to maintain the site as green open space.

In 1995, the city of Waterbury decided to improve the park and requested that the Connecticut Department of Protection (DEP) purchase the property from the Bunker Hill Congregational Church and lease it to the city of Waterbury so the city could make improvements to the site. However, the DEP needed to conduct an ESA before they could purchase the property. The city therefore requested assistance from EPA New England.

The conclusions of the Phase I and Phase II ESAs showed that polycyclic aromatic hydrocarbons (PAHs) were the common contaminants in the subsurface soils. PAHs are a group of chemicals that are formed when coal, oil, garbage, tobacco, food, or any other organic substance are burned. Since the contaminants are still located in the subsurface soil, the Connecticut DEP recommended that erosion of the surface soils should prevented. The Connecticut DEP also recommended that the green open space's cover of grasses and shrubs should be well maintained and signs should be posted to call the city Health Department before digging at the property. In the fall of 2003, the city of Waterbury will make the improvements to the green open space by utilizing $270,000 in funding it received from the State Bond Commission in 1995 for that purpose. The funding leverage created by the EPA Brownfields Assessment grant allowed valuable green open space to be preserved and enhanced in the city of Waterbury.

Chester Regional Elementary School

Success in EPA Brownfields Assessment Grant Program and Cleanup Revolving Loan Fund Program

Chester Regional Elementary School
Chester, MA
(August 21, 2003)

Exterior after

On December 5th, 2002, the Pioneer Valley Planning Commission (PVPC) issued a $220,000 loan to the city of Chester, MA. The PVCP received its Brownfields Cleanup Revolving Loan funding from EPA New England in 1999. The loan was utilized to finance a cleanup at the 14-acre Chester Woodwaste Landfill site located on Middlefield Road in Chester. The cleanup of this site is critical to the redevelopment of the property since it will facilitate the construction of the Chester Regional Elementary School and associated athletic fields which will be built adjacent to the landfill. The cleanup was designed to eliminate the potential public health threats associated with existing contamination. The school will be ready for occupancy in November 2003. It is anticipated that the first classes will be offered at the new school in January 2004.

EPA New England awarded the PVPC two different brownfields grants between 1998 and 1999. In 1998, the PVPC was selected as an Assessment Demonstration Pilot and awarded $200,000 in assessment funding. In May 1999, EPA selected the PVPC as a Brownfields Cleanup Revolving Loan Fund (BCRLF) pilot. Under this program, EPA provided the PVPC with $2,000,000 to capitalize the PVRBCRLF for its cities of Chicopee, Springfield, Westfield and PVPC itself (for the balance of Pioneer Valley Region, including the town of Chester). Each partner has a $500,000 loan fund to draw from. (http://www.pvpc.org/)

The PVPC represents forty-three cities and towns in the Pioneer Valley Region, the former Hampden and Hampshire counties, Massachusetts. The forty-three communities have a population of approximately 602,000 and are located in the central and western part of the state. The PVPC is a quasi-public, non-profit regional planning agency that provides planning, development, and other forms of technical assistance throughout the Pioneer Valley Region.

The PVPC is focusing its brownfields activities on working with the region's communities to implement a strategic economic development plan that calls for a comprehensive regional approach to brownfields issues by working with many stakeholders including quasi-public non-profit developers, private non-profit developers, and for-profit developers.

The PVPC serves as the lead agency for the PVRBCRLF program and is responsible for ensuring that environmental cleanups conducted with funding from the PVRBCRLF are completed in compliance with all applicable laws and regulations and that the PVRBCRLF funds are utilized for authorized purposes. The PVPC also acts as the fund manager, while the Army Corps of Engineers (New England Division) acts as the site manager.

The loan was made to a municipality eligible for a discount of 20% of the loan amount. The town of Chester signed two promissary notes in support of the loan. The first note covered the discounted principal is $176,000. The interest rate for the loan will be 1%. A repayment schedule of the discounted principal and accrued interest was established based on ten

annual payments starting March 2004. The second note for $44,000 will automatically discharge at the end of ten years if the discounted loan is repaid according to the original terms. Both notes are secured by the full faith and credit of the town of Chester. The source of repayment will be from the town's general funds.

The town of Chester has owned the property since the 1940's. The property was used locally as a "stump dump" for the town. The town of Chester hired the engineering firm, Tighe & Bond of Westfield, MA, to complete a comprehensive environmental assessment of the site. The initial assessment was completed in September 2001 for $15,000. Shortly afterwards, the town obtained a grant from PVPC under its 1998 Assessment Demonstration Pilot award to conduct an additional environmental assessment for $27,000 to help pay for the documentation needed for the town's loan from PVPC.

Once the site assessment was completed, the town hired the contractor Clayton Davenport Trucking, Inc. of Greenfield, MA, to conduct the cleanup of the site. The cleanup costs included: construction, engineering and design fees, legal fees, and miscellaneous fees. The total cost of cleanup was $215,309.37. The balance of the $220,000 funding commitment was utilized to install monitoring wells which were dug by the town's highway crew to monitor the water quality. Originally, the loan amount was $250,000 from PVPC, but the town of Chester only needed $220,000 in funding to complete the project so the remaining loan commitment was never drawn down.

Landmill before

The cleanup began in August 2002 and was completed in October 2002. The contractors excavated and consolidated the wood waste debris and lead contaminated soil and placed it in an onsite landfill with a gas collection system and leachate control. The lead-contaminated soil comes from an unknown source and was the driving force to conduct the cleanup.) The cleanup will prevent risk to the occupants of the new elementary school. The Massachusetts Department of Environmental Protection (MA DEP) approved the cleanup plan under its cleanup regulations, the Massachusetts Contingency Plan.

The Chester Regional Elementary School is a part of the Gateway Regional School District, which also participated in the hiring of the contractor and oversight of the construction of the school. The school district hired Fontain Brothers of Springfield, MA, to construct the school for the price of $4.9 million. The school construction began in October 2002 and should be substantially complete in October 2003. The school, which will hold classes between Kindergarten and fifth grade, should open in January 2004.

Former Springfield Public Works

Success in EPA Brownfields Targeted Assessment Grant Program

Expansion of Springfield Foodservice Corporation and New Hampden Zimmerman Electrical Supply Facility

Springfield, MA
(June 12, 2003)

Exterior before

Exterior after

The cleanup and redevelopment of the former Springfield Public Works Facility was the first Brownfields project undertaken by the city with the Brownfields Assessment Pilot Grant funds. The city of Springfield received its first brownfield grant award in 1998 for $200,000 and utilized $50,000 of that funding to conduct an environmental assessment that led to redevelopment of a public works site. The project was managed by the Offices of Planning, Economic Development and Community Development. The city of Springfield paid for the cost of building demolition and cleanup of the site (approx. $250,000). Redevelopment of the property was undertaken by Springfield Foodservice Corporation (SFC) and Hampden Zimmerman Electrical Supply. SFC was an adjacent land owner needing additional land for a 50,000 square foot expansion. By selling SFC the land for the expansion, the city was able to retain over 200 jobs and SFC invested $3.6 million in the property. The remainder of the land was sold to Hampden Zimmerman who invested over $2 million for a new 40,000 square foot building that employs over 60 people. Both investments resulted in over $100,000 in new annual tax revenues for the city.

The former Springfield Public Works Facility, located at 274 Taylor Street, consisted of six buildings on 5.6 acres of land. The brick masonry buildings, owned by the city of Springfield, were constructed between 1907 and 1923 and were used for storage, painting, vehicle maintenance, and offices. Prior to its use as a public works facility, the land hosted a variety of uses during the 1800's, including housing, coal sheds, an asphalt mixing plant, and railroad facilities, belonging to the New York and North East Railroad. Sanborn maps (digital maps) indicate that the city operated a wagon shed and carriage house on the property during the late 1800's. The entire property was used by the Springfield Department of Public Works from 1924 until 1999, when all of the buildings were demolished.

The assessment and cleanup were completed by Environmental Compliance Services, Inc. (ECS). SFC & Hampden Zimmerman both were selected, respectively, to conduct the redevelopment of the property. The city utilized several financial incentives to attract the developers, including giving the developers incentives in the form of tax increment financing. In 2000, the developers completed the projects and the property was put back into use for the community.

Former Carew Street School

Success in EPA Brownfields Assessment Grant Program

Former Carew Street School Redevelopment

Springfield, MA
(July 1, 2003)

The historic Carew Street School

The city of Springfield received $200,000 from EPA New England for a Brownfields Assessment Pilot Grant Program in 1998. The city utilized $20,000 of that funding to conduct an environmental assessment at the Carew Street School site. In 2002, a private developer, Carew Street Development LLC, was chosen to redevelop the property into a Head Start day care facility. The redevelopment of the property should be completed by mid-July 2003.

The former Carew Street School was constructed in 1894 and consisted of a three story, 47,764-square foot masonry and wood constructed building that operated as a public elementary school until 1984. The school, located at 65 Carew Street (formerly 75) in Springfield's North End, served approximately 400 students annually. A 1976 school renovation report described the school as severely deteriorated and in need of extensive renovations which were never completed. The city of Springfield demolished the building in 1999. In 2000, a Phase II Environmental Assessment was completed by Nobis Engineering Inc. Records indicated that in 1931 an electrical substation was constructed adjacent to the school on the northeast side which operated with the use of transformer oils containing PCBs. Given the close proximity to the school property, there was great concern that the electric company property would be contaminated by PCBs. However, the results of the environmental assessment showed that there was no contamination on the former school property. This new information added significant value to a property that was perceived as highly contaminated and allowed the city to utilize the property for redevelopment.

On October 11, 2002, Carew Street Development LLC was chosen as the preferred developer of the property for their proposed new Head Start day care facility. Together city officials and neighborhood residents participated in the selection of the developer and the final redevelopment proposal. Site plan review was completed by both the Springfield Planning Department and the New North Citizen's Council. The new day care facility consists of a one-story, 9,000- square foot building that was built by the developer to suit the Head Start program. The city will realize tax revenues that it would have not received if the non-profit was the owner by selecting a private developer who will lease the space to a non-profit. According to the building permit, $1 million in private funds will be invested, and it is estimated that the property will generate in excess of $30,000 in annual new tax revenues for the city. Head Start expects that 24 new jobs will be created for this facility.

The estimated completion date for this project is July 15, 2003. The city of Springfield paid $54,750 for the building's demolition. The remainder of the site preparation costs were paid by the developer. The redevelopment of this property is especially important to this community because of its potential to improve the appearance of the community, add jobs, and increase the tax base for the city.

Goodwin Estates

Success in EPA Brownfields Assessment Grant Program

Goodwin Estates
Hartford, CT
(July 10, 2003)

The city of Hartford's Department of Housing and Community Development (Property Acquisition and Disposition Division) utilized $25,000 from an EPA Brownfield Assessment Grant to conduct an environmental site assessment of the "Goodwin Estates" property in 1997. In 2000 the city also received $250,000 from the Capital City Economics Development Authority (CCEDA) to fund other assessment work and remove the asbestos, oil tanks, and transformers. The city utilized these funds to determine if contamination from a dump site and the on-site laboratories existed. In the summer of 2004, the redevelopment of this 17-acre property will be complete and will consist of a renovated historical mansion with seven condos, meeting space, and a health club for the residents as well as 20 additional buildings that will house 56 new townhouses.

In the West End neighborhood of Hartford, CT, the "Goodwin Estates" property has been an eyesore since the University of Connecticut abandoned their agricultural facilities in 1989. The property at 1280 Asylum Avenue housed chemical laboratory facilities in the 1960's and 1970's. Remnants of a historic mansion (which was built in the 1920s) and contaminated soil remained. The property had potential for reuse if it could be cleaned up and redeveloped. The city of Hartford's original plan was to clean up the property and build 63 luxury apartment units.

During construction

Shortly after the site was abandoned in 1989, the city of Hartford purchased the property. The mansion burned down prior to the city's purchase of the land. Following purchase, the city conducted some preliminary demolition and cleanup of what remained of the interior of mansion and removed asbestos. The preliminary cleanup costs were about $250,000 and the city funded the cost through state bond funds and state brownfields funds. The city also demolished two sheds on the property that were already in disrepair. During the removal process, the city found oil burners, metals, and other contaminants. The city solicited a Request for Proposal (RFP) for the remaining cleanup work (including cleaning up what was found in the removal process) and redevelopment of this site in late 2000 and early 2001. The city awarded the bid to Ginsburg, a development company, and the contractor broke ground on the project in January 2003.

The redevelopment of the property will be complete in the summer of 2004 and will improve the appearance of the former brownfields property. Anticipated sale prices of the townhouses in the development will range from $368,000 to $423,000 and the condominiums in the mansion will range from $266,000 to $320,000. This project will increase property tax revenue by approximately $400,000 annually. The city of Hartford successfully collaborated with the USEPA, Capital City Economics Development Authority (a quasi-public authority formed to direct state-supported economic development projects), and many city departments in the cleanup and redevelopment of the property.

"r" Kids

Success in EPA Brownfields Assessment Grant Program

"r" Kids Family Center
New Haven, CT
(July 14, 2003)

Tank excavation during cleanup

The city of New Haven, Connecticut, utilized approximately $20,000 of its $267,000 Brownfields Assessment Grant received in 1996 and 1998 from EPA New England to conduct an environmental assessment and remedial planning activities on a brownfields property in New Haven. This brownfields site has become the home of the "r" Kids Family Center. The culmination of a seven-year effort to provide a home for the "r" Kids Family Center was celebrated on June 26, 2003 with a community ribbon cutting ceremony at its new 4,300 square foot facility at 45 Dixwell Avenue in New Haven, CT.

This neighborhood has traditionally been mixed use. Dating back to 1967, the former commercial site was home to Midtown Shoe Shine Parlor. Prior to that establishment, Everybody's Food Market was located on the half-acre property, dating back to 1948. The surrounding properties have hosted a variety of commercial, residential and retail establishments. Junior's Midnight Auto Body has been located to the west of the property (since 1984). On the south side was another auto body repair facility that operated there between 1925 and 1980. A gasoline station has also been located southwest of the brownfields site since at least 1923.

The city of New Haven is one of the poorest cities in the country, in which the needs of the children are not always met. According to the US 2000 Census, the population of New Haven is 123,626 people, with a median household income of $29,604, compared to the state of Connecticut median household income of $53,935. About 36% of the city's residents are African-American and 21% Hispanic or Latino, according to the US 2000 Census. The latest Labor Force Data report from CT Department of Labor for April 2003, indicated that the unemployment rate in the city is 6.5% compare to 5.2% statewide (Connecticut Labor Force Data for Labor Market Areas & Towns report for April, 2003.) The 2000 Census reports that 24.4% of the individuals living in New Haven have incomes below the poverty level. (www.census.gov)

According to the US 2000 Census, Tract 1416, in which "r" Kids Family Center is located, has a population of 5,011 people. About 73.7% of this tract's residents are African-Americans and 12.3% are Hispanics or Latinos. The percentage of individual families living below the poverty level in this census tract is comparable to the city of New Haven at 24.8%. (www.census.gov)

"r" Kids Family Center was established in 1996 as a result of a grassroots effort to identify the gaps in services within New Haven for substance abusing women and their children seeking to be reunified. Founded by Sergio and Randi Rubin Rodriguez, foster and adoptive parents, the non-profit agency provides support services for foster and adoptive families and their children as well as for mothers, fathers and their children who are referred by the CT Department of Children and Family Services. Randi Rubin Rodriguez quotes from Midrash (Midrash is the Book of Interpretations of the Bible by Jewish Scholars over hundreds of years), "With each child, the world begins anew," in explaining their motivation for building the family center. Midrash's quote sums up the

very essence of the work that the "r" Kids Family Center does to provide every child a loving and permanent home. "r" Kids, Inc. provides a safe, nurturing, and healthy environment with accessible support services for the families it serves. It operates six days a week with five full-time staff and nine part-time staff members and serves up to 120 families and children annually. In addition to facilitating parent/child visitation and access to conventional support services, "r" Kids, Inc. features such programs as support groups, parenting classes, and children's play groups. Numerous programs and support groups are provided for adoptive families and their children, including a transracial adoption group, a summer reading series for adoptive families and an adult adoptees reading group. "r" Kids, Inc. receives most of its operating funds through the federal Adoption and Safe Family Act (ASFA) (passed in 1997). The state of Connecticut Department of Children and Families awards these monies from this federal act and awards "r" Kids, Inc. with a contract in the amount of $342,000 either yearly or once every two years (starting in October 2003, the amount will increase to $392,000). "r" Kids, Inc. also receives $10,000 to $50,000 (depending on the year) from HUD Community Development Block Grant funding from the city of New Haven and also receives small private foundation grants and donations from private individuals.

During Cleanup

After receiving the EPA Brownfields Assessment Grant, the city of New Haven selected a private contractor Catalyst Environmental Consulting, Inc. of Simsbury, CT, to conduct the environmental assessment for the project. Between 1999 and 2000, the contractor completed the environmental assessment and found a 1,000-gallon (mixture of heating oil and water) underground storage tank and about 200 tons of TPH contaminated soil. Kropp Environmental Contractors, Inc. of Lebanon, CT, was selected by the city to remediate the property. The contractor removed the underground storage tank and TPH contaminated soil in December 2000 and completed the cleanup in early 2001. Once the cleanup was completed, the redevelopment contractor, Encon Construction Company in Branford, CT, began its work in 2002 and completed the project about a year later, in the early summer of 2003.

The city of New Haven donated the property to "r" Kids Family Center, and the Connecticut Department of Social Services provided two grants totaling $775,000 for building construction and site development. Randi Rubin Rodriquez explains how EPA New England and the Brownfields Assessment Grant was instrumental in the success of this project when she says, "The reality is I don't know if I could have raised monies at that stage of our non-operational corporation to do environmental remediation. We are eternally grateful to EPA because it was the only way we could get off the drawing board and out of the ground!"

Urban Oaks Organic Farm

Success in EPA Brownfields Assessment Grant Program

Urban Oaks Organic Farm
New Britain, CT
(September 10, 2003)

The city of New Britain, CT received $200,000 in 1997 from the EPA New England Brownfields Assessment Pilot program to conduct environmental site assessments on properties in the community. The city spent $39,512 to assess the former Sandelli Greenhouses, Inc. (Sandelli) properties and two adjacent properties. In June 2003, the City was awarded an EPA Brownfields Cleanup Grant for $60,000 to begin cleanup of the abutting 207 Oak Street property, a former gas station and auto repair shop. The Sandelli property at 233 Oak Street has been redeveloped into the Urban Oaks Organic Farm. The adjacent 207 Oak Street parcel, a former gas station and auto repair operation, will eventually become a part of the farm as a year round retail outlet. The urban organic farm provides education for the city residents and school groups in organic gardening methods, sustainable agriculture, non-toxic farming techniques, composting, and other environmentally-friendly farming techniques.

Odolfo Sandelli emigrated from Northern Italy and opened a flower and produce stand in New Britain, CT. He grew the business into a horticultural product distribution operation which he ran until his death in 1977 at the age of 88. At it's peak, the business operated seven enormous greenhouses over 4 acres. The family attempted to keep the business going, but it closed in 1983 and sat abandoned and largely forgotten until two local farmers, Michael Kandefer and Tony Norris, rediscovered this resource and had the vision of converting the property into an urban oasis for organic farming and agriculture education.

Sandelli Greenhouses, Inc. consisted of four properties: 212, 218, 222, and 233 Oak Street. The 233 Oak Street parcel is a 2.27-acre parcel and was formerly occupied by greenhouses and a florist business. The other three parcels contained three, three-story brick residence structures built between 1910 and 1915. Two of the parcels had greenhouses structures. Both 218 and 222 Oak Street had five bay garage structures. After Sandelli Greenhouses, Inc. closed in 1997, the properties became overgrown and were suffering from use as a neighborhood dump.

The city used a portion of its Brownfields Assessment Grant to hire TRC Environmental Corporation (TRC), an environmental consultant firm with an office in Windsor, CT, to conduct Phase I and Phase II Environmental Site Assessments (ESAs) at the former Sandelli properties. The Phase I Assessments were completed by 2000. The Phase II Assessment on 233 Oak Street was completed in November of 2002 and the Phase II for parcels 212, 218, and 222 was completed in June 2003. The total cost of all Phase I and Phase II Assessments was $39,512.00. The Phase III for 207 Oak Street will be completed in September 2003. The city funded the Phase I and II Assessments, which were completed in January of 1999.

The ESAs for the Sandelli properties concluded that the properties did require some environmental remediation for SVOCs on the 233 Oak Street parcel and debris cleanup on all parcels. The report concluded that greenhouse-related debris, including glass, metal and plastic pieces, ceramic pots, metal piping, bottles, cans, discarded automotive parts, numerous old tires, one abandoned car, metal scaffolding debris, roofing material, asphalt shingles and various asphalt, concrete and brisk debris/materials were observed at the site, as well as 55-gallon drums and large soil piles. The Phase II ESA report for 207 Oak Street concluded that there were the following concerns at the property: two 3,000-gallon underground gasoline tanks and one 3,000-gallon underground gasoline storage tank; an underground fuel oil storage tank, and one 275-gallon aboveground storage tank. Also, significant petroleum staining persists at the site, along with other contaminants including waste oil, oil filters, lubricants, and automotive fluid product containers, and contaminated soil. The Phase III ESA, will consist of test borings to ascertain soil quality in the mechanics'

pit area within the Pete's Auto building and will fully delineate the subsurface contamination in the area of the gasoline underground storage tanks (UST) and the fuel oil UST. Once Phase III is complete, the Remedial Action Plan will be prepared, which will direct the remediation contractor in the cleanup process.

The current property owners are LaDirche, Inc (233 Oak Street) and the city of New Britain (212, 218, and 222 Oak Street). The residents of the city of New Britain volunteered many hours to clear the Sandelli site of debris to become home to the greenhouse complex and organic farm. The remaining cleanup of the site was conducted by specialized asbestos and demolition contractors hired by the city, and was completed in May 2002. The total cost of cleanup was approximately $155,000. In addition to the funding from EPA for environmental assessment, the project utilized funds from HUD, the Connecticut Department of Economic and Community Development, and local foundations to rebuild the four greenhouses and for site improvements at a cost of approximately $1.25 million.

The Urban Oak Organic Farm, located at 233 Oak Street, opened to the public in 1999. The farm provides education for residents and school groups in organic gardening methods, sustainable agriculture, non-toxic farming techniques, composting, and other environmentally-friendly farming techniques. The establishment of the organic farm has helped enhance the urban environment by demonstrating farming responsibility, non-pollution techniques and soil amendments, pest control utilizing natural predators, and by providing greenspace in an densely urban area.

The farm managers, Tony Norris and Mike Kandefer, operated a similar farm in Bolton, CT and now grow 250 varieties of quality produce, including tomato plants, basil, okra, salad greens, peppers, and specialty produce such as crone, a Chinese root vegetable. The farm sells its products to its visitors and to some of the region's restaurants, health food stores, and grocery stores. The farm is run as a public-private partnership with 50% of the board of directors members being from the neighborhood and 50% representing local professional farmers. A farmer's market is open to the public every Friday afternoon and Saturday morning. The farm managers hope to assist with establishing other community gardens in the cty. The property is leased for the cost of property taxes by landlord Elmo Aiudi, principal of LaDirche, Inc. whose construction firm also helped to clear the land and spread soil to begin the farm. The 207 Oak Street parcel adjoins Urban Oak Farm and the plan is to restore the retail building on the site so that the farm will have a storefront to sell produce grown on-site as well as products and product from other local organic farmers.

EPA cleanup funding and $12,000 from the state's Bond funds for the Oak Street Area, will pay for the cleanup of the 207 Oak Street property. It is estimated that the remediation will take place in May 2004. Once the cleanup is complete, the city of New Britain will pay for the redevelopment of the property by utilizing funds from the city's Community Development Block Grant program. New Britain has a population of 71,538. The population density is 5,364 people per square mile, compared to 703 per square mile for the state of Connecticut. The city has a population that is 26.75% Hispanic or Latino (21.94% of which is Puerto Rican dissent), 10.89% African American, and 2.76% Asian. The median income is $34,185, as compared to $53,935 for the state. The per capita income is $18,404 as compared to $28,766 for the state.

*For more information, check website: http://www.localharvest.org/farms/M5515

Century Enterprise Center

Success in EPA Brownfields Assessment Grant and Revolving Loan Fund Programs

Century Enterprise Center
New Milford, CT
(May 15, 2003)

Exterior before

In October 2002, the town of New Milford signed a $700,000 loan agreement to fund the cleanup of the Century Enterprise Center (CEC) in New Milford, CT. This milestone puts this property one step closer towards redevelopment. Once the cleanup is complete, the town plans to market the CEC to a private developer or end user.

Background

The town of New Milford is a fast-growing ex-urban community in western Connecticut with a 2000 census population of 27,121. In 1999 the town obtained, through tax foreclosure, the 320,000 square foot former Century Brass fabrication mill located on a 72-acre rural site with the stated intention of remediating the site and reusing it for taxpaying industrial or commercial use. The mill was built in 1957 and has been closed since 1986.

Having secured site control, the town of New Milford then applied for funds from EPA's Brownfields Program for assessment and cleanup. In 2000, New Milford was awarded $200,000 through the EPA's Brownfields Assessment Pilot program. This grant was supplemented in 2002 by EPA with an additional $150,000. New Milford has utilized these funds to undertake a Phase III assessment of the site which is scheduled for completion this summer. In September 2001, New Milford was also awarded $1 million under the EPA's Brownfields Cleanup Revolving Loan Fund (BCRLF) program. Using this funding, the town has created a loan program to help finance the cleanup. The town has loaned this money to the New Milford Economic Development Commission (EDC). The EDC is a nine member volunteer group charged with facilitating industrial and commercial development in New Milford. The EDC is responsible for daily oversight of the Century Enterprise Center project and will utilize this loan to fund most of the cleanup, which is expected to be completed by the end of 2003.

Interior before

The town has also been successful at leveraging funds from other sources to assist with the redevelopment of this site. The town was awarded $500,000 under Connecticut's Small Town Economic Assistance Program (STEAP). These funds will be

used for additional cleanup and to improve access to the site. The long-term goal of these improvements will be to provide truck access to the Century Enterprise Center from Route 7 via the Boardman Bridge.

Regulatory Involvement and Structure of the Brownfields Loan Program

The Century Enterprise Center is unusual in that the assessment and cleanup is regulated by many different federal and state programs. In addition to the EPA Brownfields program, which is providing funding for many aspects of the assessment and cleanup, the site is being remediated in accordance with the Resource Conservation Recovery Act (RCRA) Corrective Action program and the Toxic Substances Control Act (TSCA) PCB Program. There are also many state programs regulating the cleanup including Connecticut's Property Transfer Program and RCRA Closure Program.

Interior before

The EPA Brownfields Program is taking the regulatory lead on the site. Under that program, the EDC serves as the Lead Agency for the cleanup as well as the Fund Manager for the loan program. The U.S. Army Corps of Engineers is also playing a significant role in overseeing the cleanup by providing technical support to EPA as well as with acting as the site manager for the town to insure that all Federal requirements have been met. The town has also retained the services of a licensed environmental professional (LEP), Tighe & Bond, to certify that the site has been completed in accordance with all state standards.

Under the loan program, the EDC is also the borrower for the project and anticipates repaying the loan within 15 years with a zero percent interest rate. Once repaid, the loan funds will be available for cleanup of other sites within the town.

The Cleanup

The cleanup plan for the Century Enterprise Center (CEC) has not yet been finalized. The site is contaminated primarily with polychlorinated biphenols (PCBs) in the concrete slab floor and on other surfaces, which will likely be removed and/or encapsulated. The building also contains friable asbestos contamination from the roof and pipe wrappings, which must be remediated prior to use. The site also contains a former waste water disposal system which must be removed, as must three underground storage tanks containing petroleum. The Connecticut Department of Environmental Protection has already completed the cleanup of extensive heavy metal contamination within the former wastewater lagoons, using money from a $2.9 million Letter of Credit provided by the property's former owners.

Figure 1

Project Schedule

Site Assessment	10/00 to 9/03
Backfill Lagoons	4/03 to 6/03
Environmental Cleanup	10/03 to 12/03
Site Access improvements	6/03 to 6/04
Groundwater monitoring	1/03 to 12/07

Proposed Site Reuse Plan

The CEC represents a big opportunity for the town of New Milford to increase its industrial tax base and provide jobs to its citizens. The town is actively marketing the property, with the assistance of the State, which has included the CEC in its Featured Properties Marketing Program. Possible future uses are as a distribution center, a large retail complex or as a site for a "clean" industry. The projected tax benefits to the town could be in excess of $300,000 per year. The CEC is attractively located less than one mile from U.S. Route 7 and served by sidings from the Housatonic Railroad. Ample supplies of electricity, natural gas and process water from the Housatonic River are available.

Exterior beofre

Schedule and Opportunites for Future Involvement

Figure 1 contains a schedule for the major milestones in the project. Public input has been and will continue to be sought through the EDC, the Town Council, and through public hearings. Updates will be issued approximately quarterly summarizing the results of the site assessment and the proposed cleanup plan. In addition, the town will host a public meeting, probably in September 2003, to present its plans and answer questions the public may have. Periodic updates are also provided at monthly EDC Meetings which are open to the public. Nearby residents will receive mailings about the project's progress. An email distribution list for information is also maintained. Anyone who would like to be included on the mailing or e-mail list or would like to review any aspect of the project should contact Valerie Wilson in Town Hall at 860-355-6081 or vwilson@newmilford.org.

Myrtle Street Affordable Housing

Success in EPA Brownfields Assessment Grant Program and Brownfields Cleanup Revolving Loan Fund Program

Myrtle Street Brownfields Redevelopment
Lynn, MA and the Lynn Economic Development & Industrial Corporation
(April 2003)

Successful Partnerships Make for a Successful Brownfields Program

The Lynn Community Development Housing Corporation partnered (LCDHC) with the Lynn Housing Authority & Neighborhood Development (LHAND) to construct five single-family homes that will be sold to low- and moderate-income first-time homebuyers. This innovative project converted a former industrial property into residential properties within a residential neighborhood. The project was also made possible by the partnership of the city of Lynn, the Economic Development Industrial Corporation (EDIC / Lynn), and the Conservation Law Foundation which used EPA Brownfields funding from the Assessment Grant program and the Revolving Loan Fund programs to assess and clean up the former Empire Laundry property prior to redevelopment. EDIC / Lynn has been awarded $350,000 in assessment funding since 1997 and $500,000 to capitalize it's Brownfields Revolving Loan Fund, a portion of which was used for this redevelopment project.

Myrtle Street Property Background

The Myrtle Street property was previously used as a commercial laundry facility, the Empire Laundry, from the early 1900's until 1993. The property was abandoned from 1993 until 1996, when the city of Lynn foreclosed. EDIC / Lynn was awarded $200,000 from EPA's Brownfields Assessment Grant program in 1997, Assessment Grant supplemental funding of $150,000 in 2000, and $500,000 to capitalize the Brownfields Revolving Loan Fund in 2000 as well. The property is 36,000 square feet in size and is surrounded on all sides by residential properties.

During demolition

Assessment Grant Program Phase

In January 1998, the first community meeting was convened. Given the location of the property, area residents and city officials favored converting the industrial property to a residential use. In March of 1998 above-ground hazardous materials were discovered on the property. EPA subsequently completed an Emergency Removal Action to remove 15, 55-gallon drums of hazardous waste. Follow-up site investigations, risk assessment, remedial alternatives, and cost estimates were prepared through the fourth quarter of 1999.

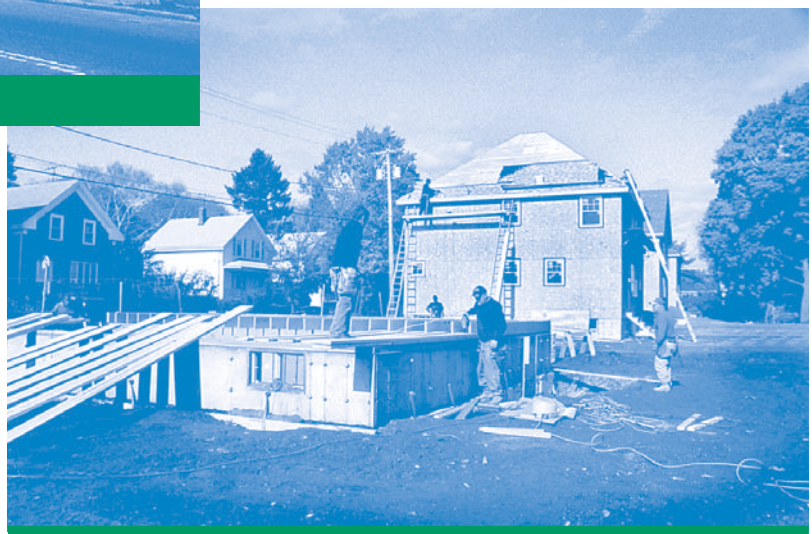
Brownfields Cleanup Revolving Loan Fund Phase

In 1999, EPA awarded the city of Lynn a $500,000 grant to establish a revolving loan fund program to fund environmental cleanups. As part of the cleanup and redevelopment of the former Empire Laundry site, the Lynn Housing Authority was able to borrow $69,000 in Brownfields funding from the city's loan fund to cleanup the site and ready it for redevelopment. The loan was signed on November 25, 2002. The loan interest rate is 5% and the term is 12 months. In September 2002 the redevelopment kick off was held, once the building demolition was complete, and the cleanup continued for the next year. The cleanup consisted of excavating and removing contaminated soil. Over 2,400 pounds of solid waste were removed, as well as over 300 gallons of liquid waste and 163 bags of asbestos-containing building materials.

Exterior before

Redevelopment Phase

In October 2001, LCDHC was conveyed the property. In January 2002, the Mayor of Lynn signed the deed for the property. The groundbreaking for the Myrtle Street properties was held on Wednesday, November 20, 2002. The project is scheduled for completion in March 2003.



During construction

The Workplace, Inc.

Success in EPA Brownfields Job Training Grant Program

The Workplace, Inc.
Bridgeport, CT
(July 2003 update)

The WorkPlace, Inc. of Bridgeport, CT, received $200,000 for a Brownfields Job Training Grant from EPA New England in April 2001 to train residents from local, economically disadvantaged communities which are impacted by brownfields and have received EPA funding for brownfield assessment or clean-up. The WorkPlace, Inc. collaborated with several other non-profit organizations, educational institutions, environmental companies and the city of Bridgeport to recruit and train residents and assist them in retaining permanent jobs in the environmental technology field. The Brownfields Job Training Program was developed by The WorkPlace, Inc. because local disadvantaged residents were not being recruited or trained to fill the need for trained workers to address the clean-up and redevelopment of many brownfields located in the city of Bridgeport.

The WorkPlace, Inc, Southwestern Connecticut's Regional Workforce Investment Board, is a private, non-profit corporation that was established in 1983. The WorkPlace, Inc. serves more than 5,000 individuals each year and administers over $10 million in job training and preparation funds allocated by state and federal agencies. The grantee also coordinates providers of job training and education programs that meet the needs of residents and employers in the 20 communities that comprise the Southwestern Connecticut Workforce Investment Area. The Workplace, Inc. was named the "2001 Workforce Investment Board of the Year" by the National Alliance of Business and received the "2002 Workforce Development Award for Excellence" from the National Association of Counties.

The WorkPlace, Inc. organization formed key partnerships to accomplish its goals. Career Resources, Inc. oversaw the employment process of the 49 residents. Environmental Management Geographical Consultants provided environmental training for the 49 trainees. Many environmental companies recruited trainees for internships and job placements. The WorkPlace, Inc. worked with its partners to recruit residents by visiting local high schools, churches, and other places where people congregate and informed residents about the training program. The grantee also recruited trainees by sending out flyers to residents in the brownfield-affected area. In three sessions, 49 residents were trained in the following skills: environmental health safety and industrial hygiene, innovative remediation technologies, lead and asbestos abatement, life skills, and anthrax contamination clean-up (added after September 11, 2001.) Graduates from the training course received certificates in Lead and Asbestos Abatement, OSHA 40 Hour HAZWOPER, and a technical environmental certificate.

At the completion of the training courses, 44 out of the 49 trainees graduated from the program. Of the 44 trainees who graduated from the training course, 84% obtained internships or job placements. The WorkPlace, Inc. and its partners worked diligently with environmental companies to identify internship and job opportunities. The grantee assisted the trainees throughout the process of obtaining jobs in the environmental technology field, including assistance in writing resumes and developing the trainees' interviewing skills and workplace skills. Trainees obtained internship positions and job placements from many companies, including A-1 Asbestos Abatement, Inc. (Waterbury, CT), Acadia Demolition (Fairfield, CT), Complete Environmental Testing, Inc. (Stratford, CT), Environmental Management Geological Consultants, Glacier Drilling (Bolton, CT), LVI (New London, CT), Kerite Company (Seymour, CT), Ocean Trace Demolition (Oakville, CT), and United Industrial Services (Meriden, CT).

The WorkPlace, Inc. Executive Committee of the Board of Directors has been impressed with the results of this program and have authorized The WorkPlace, Inc. to continue the Brownfields Job Training Program using non-EPA dollars. The WorkPlace, Inc.'s goal is to have the Brownfields Job Training Program implemented in other area municipalities that are also trying to revitalize their brownfields areas.

Former Erickson Property

Success in EPA-Lead Targeted Brownfields Assessment Program

Former Erickson Property Becomes a City Park

Ledyard, CT
(September 3, 2003)

EPA New England funded a Phase I Environmental Site Assessment (ESA) at the Erickson Property, located at 110/114 Military Highway, in 1999 on behalf of the town of Ledyard, CT. After the property was assessed by the Targeted Brownfields Assessment (TBA) program, (with additional site assessment paid for by Erickson Estate, the property owners) the property underwent remediation. The town of Ledyard is currently redeveloping the property into an open greenspace and waterfront park. The dedication is anticipated to take place in either the winter 2003 or spring 2004.

Exterior after

The Erickson family owned the property since approximately 1900. The property was utilized as a convenience store, roller rink, and automotive service station. Gasoline sales and automotive repairs were performed on the property from the 1920s until the 1980s. The general store operated from the 1920s until the early 1990s. Items sold at the store included automotive supplies and lead-acid batteries.

The Erickson property is located at 110/114 Military Highway in the Gales Ferry section of the town of Ledyard, CT. The property is 2.89 acres and consists of two adjacent triangle- shaped pieces of land that are located between the Thames River and Military Highway. One of the two triangle-shaped pieces of land (Parcel 110) was undeveloped and was vegetated with grass, shrubs, and trees. The other piece of land (Parcel 114) contained five unoccupied, deteriorating structures including a 2,000-square foot convenience store and service station, a 1,500-square food residential dwelling, a 1,500-square decked-over foundation of a former dwelling, an old shed, and an outhouse.

An initial Phase I ESA was prepared for the town of Ledyard by Heynen Teale Engineers, in November 1998. The initial Phase I ESA cost about $1,450 and was paid for by the town of Ledyard. The results from the initial Phase I recommended further testing for soil contamination and to ensure all underground tanks were removed. The Final Phase I Technical Memo, Background Summary, valued at $50,000, was conducted by EPA's contractor Tetra Tech NUS, Inc. and completed on August 16, 1999. This Phase I ESA recommended that due to the types of debris left on the property, including drums, pails, tanks, batteries, and other solid waste, a Phase II ESA needed to be conducted at the property. The Erickson Estate (owners of the property) assumed responsibility of the Phase II ESA. It was prepared by ALTA Environmental Corporation in June 2000. The results of Phase II ESA indicated that items found at the site of environmental concern should be removed. The results also showed that soil contamination was not significant and did not require remediation. Once the Phase II was completed in 1999, the town of Ledyard purchased the property for a reduced price that reflected the estimated cost of the cleanup work required at the site ($15,000).

Cleanup was conducted by Fleet Environmental Services and paid for by the town of Ledyard. The contractor removed items of environmental concern noted in Phase II report by ALTA. Cleanup work was completed in August 2000. Asbestos found in the remaining buildings were removed by Wiese Construction & Environmental Service Inc. The total cost of asbestos removal was $15,880. The work was completed in December of 2001. The old store and home were demolished pro bono by a local contractor. The debris dumping fees were paid by a state of Connecticut Long Island Sound License Plate fund grant and totaled $7,600. The demolition work was completed in March of 2003.

The town of Ledyard is currently redeveloping the property into a passive park and public open greenspace and a dedication ceremony will take place in the winter 2003 or spring 2004. Since March 2003, local groups have volunteered to remove debris such as brush, cement block, old wheelchair, etc. A site preparation plan to create a park has been completed. Signs and benches are currently on order and will be installed in December 2003. The town of Ledyard is working to remove the pavement and to find funds to stabilize the boat launch. An Eagle Scout from the local area is proposing to remove underbrush and invasive plants and possibly repair the stone wall as part of his Eagle Project.

Madeline English School

Success in EPA Lead Targeted Brownfields Assessments

Tremont Villa property
Everett, MA
(July 10, 2003)

Exterior before

On behalf of the city of Everett, MA, EPA New England conducted Phase I and Phase II environmental site assessments (ESA) through the Targeted Brownfields Assessment program at the Tremont Villa property in 1998. The property, located at 168 Tremont Street in Everett, is a former brownfields property that is adjacent to a vacant lot. Together, these two properties have been redeveloped into the Madeline English Grammar School, a playground, a parking lot, and a small open green space. The EPA ESA was valued at about $50,000. The school opening is anticipated for September of 2003.

In 1925, Nustone Products Company purchased the property at 168 Tremont Street in Everett from Edward and Hiram Gillett. In 1932 and 1940, Boston Nustone Corporation manufactured laundry tubs and tanks. In 1940, Everett Specialities Company produced beer spigots at this site. In 1955, New England Retinning Company was located at this site until about 1971 at which time Albert Cardello of Car-Por Realty purchased the property and the building became a commercial function hall (Tremont Villa). At the start of the project, the brownfields property consisted of a 1.42 acre parcel, with a one-story, 15,800-square foot commercial building. The southeastern portion of the property consisted of an asphalt-paved parking area.

In 1996, the Everett School Building Commission selected the two adjacent properties (the former brownfields site and the adjoining vacant property) as the location for the Madeline English School, a playground, a parking lot, and a small open green space. The Everett School Board decided to name the grammar school in 2000 in honor of Madeline English. Madeline English played third base for the Racine Belles, a baseball team in the All-American Girls Professional Baseball League, from 1943 to 1950. She was named an All-Star in 1946 and 1948. She worked for 27 years as a teacher and guidance counselor at the Parlin Junior High School in Everett, MA. In 1988, the Baseball Hall of Fame in Cooperstown, New York recognized her achievements on the field by inducting the All-Stars from the All-American Girls Professional Baseball League.

The Phase I ESA, which was completed in July 1998, and the Phase II ESA, which was completed in April 1999, were conducted by the EPA's contractor, Tetra Tech NUS, Inc. Results from these ESAs showed that a limited cleanup of soil and groundwater (particularly, cleaning up volatile organic compounds (VOC) plumes in groundwater, metals and organic compounds found in subsurface soils, and extractable petroleum hydrocarbons (EPH) compounds and lead found in soils) was needed at the brownfields property. The actual cleanup costs were $470,000, which included investigations (and ESAs), regulatory filings and reports, groundwater evaluation and risk assessment and soil remediation.

In 1997, the city was awarded $11 million in funding from the School Building Assistance Bureau (SBAB) of the MA Department of Education to pay for 60 % of the remediation and redevelopment of the two properties. In 1999, the city of Everett obtained ownership of the brownfields property due to tax foreclosure of the former owner. In August 1999, the city of Everett awarded the contractor, Barletta Engineering Company, to conduct the remediation and redevelopment of the two properties. About 90% of the brownfields portion of the property was utilized as a parking lot. The total acreage of the combined properties is between 4.5 and 5 acres. The total project cost $18.5 million, including remediation and redevelopment of the property (not including the ESAs.) The Madeline English School, a school that can hold 950 children between pre-Kindergarten and 8th grade, will have a grand opening ceremony in September 2003. Ms. English will be in attendance at the grand opening ceremony.

Mayor David Ragucci of Everett with Madeline English

Old Northampton Fire Station

Success in EPA Lead Target Brownfields Assessment Program

Old Northampton Fire Station
Northampton, MA
(July 31, 2003)

EPA New England conducted Phase I and Phase II environmental site assessments (ESAs) on behalf of the city of Northampton, MA, through the Targeted Brownfields Assessment (TBA) program. EPA's consultants assessed the environmental contamination at the old Northampton Fire Station on 60 Masonic Street in Northampton in 2000. The results of the ESAs showed that there was a contaminated "hot spot" on the property that needed further investigation. The city of Northampton hired a contractor to conduct a follow-up study of the "hot spot". The contractor found contaminants were below state standards and the rest of the site did not need any cleanup. In August 2001, Media Education Foundation, a nonprofit, bought the property from the city and has redeveloped the old fire station into office space for their use and retail space. Media Education Foundation moved into their office space in March 2003. The retail space was renovated into Woodstar Café, which opened on July 12, 2003.

The old Northampton Fire Station is located in an urban, downtown section of Northampton, MA. The property is approximately 13,0000-square feet in size. The city of Northampton has owned the property since the mid to late 1800s. The main building was constructed in 1872. The property was utilized as a fire station by the Northampton Fire Department from 1872 until June 1999. After ceasing operation as a fire station, the main building and the smaller storage building were utilized as storage areas for some office equipment and small tools for city maintenance. The second floor of the main building was periodically utilized as an overflow shelter by the Interfaith Community Cot Shelter.

Exterior after

Metcalf & Eddy, the EPA contractor for this project, completed the Phase I ESA in February 2000 and the Phase II ESA in February 2001 at a cost of approximately $98,000. Results from the environmental assessments found that the property had one area of concern, or "hot spot," in the subsurface soil that contained petroleum possibly commingled with coal, coal ash, and wood ash that needed further investigation. The Cleanup Options Study/Cost Estimate, completed in February 2001 by the EPA contractor, estimated that the cost of the cleanup of the property would be between $32,800 and $41,300.

In early 2002, the city of Northampton hired O'Reilly Talbot Okun to assess the area of concern. The contractor conducted an environmental assessment of the "hot spot" and found that the levels of contamination were below the state standards. The city paid the contractor approximately $2,000 and utilized funds from the city's revolving loan fund, which will be repaid from the receipts from selling the property.

In summer of 2001, the city of Northampton requested bids for the Request for Proposal (RFP) for the redevelopment the property. The city sold the property to Media Education Foundation, a nonprofit, in August 2001. Media Education Foundation began to rehabilitate the two buildings (a maintenance building and the former fire station building) in summer of 2002. The nonprofit hired TCI of Amherst, MA, to conduct the redevelopment of the brownfields property in summer of 2002 and completed the work in March 2003. Part of the first floor and the entire second floor of the old fire station building was converted into office space for the nonprofit. A portion of the first floor was renovated into retail space. The other building, previously used for maintenance activities, was sold to a private individual, and the building is currently being redeveloped into a mixed residential/studio space. The redevelopment of the two buildings cost a total of $1.6 million. Media Education Foundation received financing of $1.2 million from Mass Development Bank and Florence Saving Bank and the nonprofit raised the rest of the funding themselves. (www.mediaed.org)

Media Education Foundation moved into their new office space in the old fire station in March 2003. The retail space in the old fire station, the Woodstar Café, opened on July 12, 2003. The old maintenance building's renovation will be completed in September 2003. The nonprofit employs 14 people and the café employs about 3 to 4 people.

Former East Coast Steel

Success in State-Lead Targeted Brownfields Assessment Grant Program

East Coast Steel
Greenfield, NH
(June 25, 2003)

The New Hampshire Department of Environmental Services (NHDES) received $817,695 (between fiscal years 2000 to 2003) from EPA New England to conduct State-Lead Targeted Brownfield Assessments (TBA). NHDES spent $88,964 (out of the total funding) to assess the contamination at the East Coast Steel site in Greenfield, NH. Starting in the fall of 2000, NHDES conducted site investigation and cleanup planning services on behalf of the town of Greenfield. Cleanup of the site will be completed by the end of the summer of 2003. The town of Greenfield will redevelop the site into a community septic system and open space park for the community, and will open the redeveloped site in the spring of 2004.

Recently, the town's village district of Greenfield, NH, has had problems with individual septic systems and private water wells. Many of the residents who live in the village district have been concerned that their water quality will degrade because their private water wells are located in close proximity to their individual septic systems. The local business owners have also complained that they could not expand their businesses without larger septic system capabilities. The town of Greenfield decided that the best solution was to utilize an abandoned site, the former East Coast Steel Site, as the site for a community septic system because it is located near the village district. The town has also decided to redevelop the remaining portion of the property into open space for community use.

The town of Greenfield has taken a proactive role in addressing contamination concerns at this site. Residents passed a bond in March 2000 for a total $2.1 million to pay for a host of projects in Greenfield, including the purchase of the property, cleanup, and redevelopment of this site. The bond authorized the total amount approved by the town, and much of the $2.1 million came from grants through various state and federal programs, including NH Department of Transportation, USDA Rural Development, and NHDES. Of the $2.1 million bond, about $300,000 of the funding has been allocated to use for the purchase of the property, demolition and removal of waste, and clean-up of the site and about $450,000 has been budgeted for the installation of the leachfields.

The 2.54-acre site has a history of industrial and commercial use and dates back to about 1920, when the former Greenfield Town Garage facility was located in the northwest portion of the property. Since then, the property has been occupied by several industries including: Greenfield Industries (a woodworking operation) from about 1959 to 1970, Jeffco (a printed circuit board manufacturer) from about 1972 to 1976, and Artec (a plastics molding operation) in 1979. Most recently, East Coast Steel company operated a steel fabricating and contracting business at this property from about 1979 to 1998. Following the closing of East Coast Steel facility in 1998, the owner defaulted on the mortgage, and the lender, Granite Bank, subsequently foreclosed on the property. The town of Greenfield purchased the property from the bank shortly thereafter.

Two additional assessments were paid by the town of Greenfield after the State-Led Targeted Brownfields Assessments were completed. The town of Greenfield utilized approximately $10,000 from the state's petroleum funds to further assess aboveground and underground storage tank related soil and groundwater contamination The most recent assessment of the two is currently underway and should be completed by mid-summer of 2003. Additionally, project contractors hired by the town of Greenfield have found 15 more barrels of waste paints and oils, more PCBs-containing light ballasts

(flourescent lights), and more thermostats on the site than initially identified. An additional 300 cubic yards of previously inaccessible petroleum contaminated soil were encountered in the above ground storage tank area and have been removed for off-site treatment and disposal.

The town of Greenfield is funding the cleanup in order to get this site ready for redevelopment. The town anticipates receiving some state funds (about $20,000) for the clean-up project in the form of reimbursement for oil clean-up to address excavation and disposal of petroleum-contaminated soils associated with the previously existing aboveground and underground storage tanks. Between 20 and 30 drums that contained contaminants, including paint materials, residues, solvents, and oils, have been removed from the site. About 750 cubic yards of contaminated soil will be removed from the site, and in the summer of 2003, the contaminated soil will be hauled off site to the appropriate treatment and disposal facilities. All cleanup will be completed by the fall of 2003. It is anticipated that the redevelopment will be completed by the spring of 2004.

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