



**Town of North Haven, CT  
Narrative Information Sheet  
U.S. EPA Brownfields Assessment Grant Application**

1. Applicant Identification

TOWN OF NORTH HAVEN, CONNECTICUT  
SELECTMAN'S OFFICE  
Memorial Town Hall  
18 Church Street  
North Haven, CT 06473

2. Funding Requested

- a. Assessment Grant Type  
i. Community-Wide Assessment
- b. Federal Funds Requested  
i. \$400,000.00

3. Location

Town of North Haven, County of New Haven, State of Connecticut  
Congressional District 03

4. Target Area and Priority Site/Property Information

- Community-wide Assessment Grant applicants, other than tribes:
  - Target areas: Central Corridor of North Haven, along the Quinnipiac River, adjacent to the existing Hartford rail line, the anticipated North Haven commuter rail station, and Highway 40
  - Census Tracts 1671.01 and 1672.01
  - Priority Sites: 45 Devine Street, the public land directly between 45 Devine Street and Highway 40 without a physical address, and 71 Leonardo Drive

5. Contacts

- a. Project Director  
Lynn K. Sadosky, P.E.,  
Director of Public Works, Town of North Haven  
Memorial Town Hall  
18 Church Street  
North Haven, CT 06473  
203.239.5321  
[sadosky.lynn@northhaven-ct.gov](mailto:sadosky.lynn@northhaven-ct.gov)

b. Chief Executive/Highest Ranking Elected Official

Michael J. Freda, First Selectman, Town of North Haven  
Memorial Town Hall  
18 Church Street  
North Haven, CT 06473  
203.239.5321  
[freda.michael@northhaven-ct.gov](mailto:freda.michael@northhaven-ct.gov)

6. Population

- 2020 Census 24,253

7. Other Factors Checklist

<b>Other Factors</b>	<b>Page #</b>
Community Population is 10,000 or less	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Yes, pages 1, 2, and 3
The proposed site(s) is in a federally designated flood plain.	Yes, page 2
The reuse of priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Yes, page 3
The reuse of the priority site(s) will incorporate energy efficiency measures.	Yes, page 3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	Yes, pages 4 and 5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

8. Letter from the State or Tribal Environmental Authority:

Please see attached letter from the State of Connecticut Department of Energy and Environmental Protection.

9. Releasing Copies of Applications

- a. Not Applicable



November 6, 2023

Mr. Michael J. Freda  
First Selectman  
Town of North Haven  
Memorial Town Hall  
North Haven, CT 06473

Re: State Acknowledgement Letter for EPA Brownfields Community-wide Assessment Grant for FY24

Dear Mr. Freda:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the Town of North Haven intends to apply to the US Environmental Protection Agency (EPA) for a Community-wide Brownfields Assessment Grant for Federal Fiscal Year 2024. DEEP understands that the Town of North Haven plans to use the grant funding to conduct assessments at various properties contaminated with hazardous substances and/or petroleum in the targeted areas of your Town.

If EPA awards grant funds, DEEP or EPA must determine the eligibility of each site before any site-specific assessment activity is undertaken using petroleum assessment grant funds.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available [here](#) on DEEP's website.

If you have any questions about this letter, please contact me at (860) 424-3256 or by e-mail at [meena.mortazavi@ct.gov](mailto:meena.mortazavi@ct.gov). Good luck with your application.

Sincerely,

Meena Mortazavi  
Environmental Analyst

c: Ms. Katy Deng, EPA (via e- mail)

# **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

## **1.a. Target Area and Brownfields**

### **i. Overview of Brownfield Challenges and Description of Target Area**

The Town of North Haven, Connecticut is rich in history that can be traced to the early colonies. Located along the Quinnipiac River, the Town of North Haven is an important regional connection and a desirable location to live, learn, and work. Ranked among the best places to live, North Haven is family-friendly with an excellent parks and recreation system, a hub for manufacturing and commerce, and home to Quinnipiac University, Amazon Fulfillment Center, Gateway Community College (Automotive College), Area Cooperative Educational Services (ACES), and the Yale-New Haven Medical Center. The Town is committed to prioritizing environmental stewardship to ensure North Haven continues to be a welcome place for all.

Residents and visitors to the Town of North Haven are impacted by multiple EPA-designated brownfields that make up approximately 200 acres of presently unusable land. The three initial priority sites within the target areas have been identified due to legacy chemical manufacturing tenants (now abandoned) in proximity to the Quinnipiac River, past illegal dumping sites also in proximity to the river, and concerns over the uncontrolled presence of hazardous substances near to a planned commuter rail station. Two of the identified sites are located along the Hartford rail line and adjacent to the planned North Haven commuter rail station and related facilities. A mitigation strategy and comprehensive reuse plan for these sites also complements the Connecticut Department of Transportation's statewide revitalization plan of 2019. Efforts to enhance commuter rail access throughout the state, reduce carbon emissions from commuter vehicles, and improve infrastructure along the existing rail line between Springfield, Massachusetts and New Haven, Connecticut are particularly relevant.

The three identified brownfield sites for assessment are currently abandoned and/or not in active use and surrounded by primarily industrial properties. Based on known types of chemicals used at these sites, concerns of proper disposal, and visual assessment, these sites contain potential sources of pollution and other hazards to the nearby Quinnipiac River, the watershed, and roughly 4,000 residents living within a one-mile radius. Additionally, the remediation of these sites will support the Town's Land Use Ordinances and aim to convert this environmentally blighted area into a thriving, walkable metro-zone. The successful outcome is anticipated to appeal to residents, students, and professionals alike, and represents the Town of North Haven's commitment to sustainability and safety.

### **ii. Description of the Proposed Brownfield Site(s)**

North Haven has three priority sites which, to our knowledge, have not been subject to previous environmental assessment. The North Haven sites include: 45 Devine Street, the frontage land directly between 45 Devine Street and State Highway 40 (Mt. Carmel Connector) without a physical address, and 71 Leonardo Drive. These brownfields sites are located along the medium-developed Central Corridor of North Haven and the intersection of State Highway 40 and Interstate 91. They are also all adjacent to railroad tracks that support the operation of four existing Amtrak lines situated within a mile of the North Haven branch of the Yale-New Haven

Medical Center. Of note, the sites are along or very near to the Quinnipiac River, which is overwhelmingly rated as impaired based upon the EPA's water quality monitoring for physical, chemical, and biological factors. Within a half-square mile of each other, these sites occupy a larger, dilapidated industrial district in the Central Corridor of North Haven.

**The 45 Devine Street site** consists of 6.79 unoccupied acres of industrially zoned land formerly operated by the Humphrey Chemical Corporation in the 1990s. At this location, the Humphrey Chemical Company produced organic chemicals including compounds used to make rust inhibitors, epoxy hardeners, synthetic paper sizing, detergents, photographic chemicals, silver polish, and gasoline additives. On the site, there are three abandoned industrial buildings, and one underground storage tank has been identified. Compromised fuel tanks and suspected chemical drums are thought to be present, along with an impervious parking surface nearest to the Quinnipiac River on the east end of the property. The historic use associated with this site has created significant perceived environmental, health, and welfare, and community development impacts. The physical visibility of this site is expected to increase with the addition of the North Haven commuter rail station.

**The site located between 45 Devine Street and State Highway 40** spans approximately 1,000 feet and comprised of brush and overgrowth that forms a buffer between the south end of the 45 Devine Street property and the State highway. Heavy rains running sheet flowing from the State highway and flooding conditions observed from the Quinnipiac River may impact this site.

The final site of interest is known as **71 Leonardo Drive**, which consists of 20.4 acres of vacant industrially zoned land. This site is within a FEMA Federally Designated Floodplain (1% annual chance of flooding) as well as the Quinnipiac Watershed. Leonardo Drive is also less than a half mile from public spaces with vulnerable or active population, namely the Yale-New Haven Medical Center and a nearby sports rehabilitation facility. Illegal dumping is suspected to have occurred here prior to intervention by the Town of North Haven. Due to these factors and legacy considerations, this site is of interest for future potential remediation and further economic development.

### iii. Identifying Additional Sites

If grant funds remain after addressing the proposed target areas/priority sites identified above, the Town intends to prioritize additional sites for selection based upon the existing inventory of EPA-designated brownfields and those with direct impacts to the Quinnipiac River, the watershed, and the neighboring residents within North Haven. This prioritization criteria will consider future community development plans and site viability for reuse/economic stimulus.

## **1.b. Revitalization of the Target Area**

### i. Reuse Strategy and Alignment with Revitalization Plans

The Central Corridor of North Haven connected via rail, river, and State interstate is a crossroads for responsible, accessible development. Due to its proximity to the Quinnipiac River and past uses predominately focused on industry and chemical manufacturing, this is an ideal location for

assessment at such a critical time relative to the North Haven commuter rail station planning and development phases.

The community continues to address and reduce blighted properties and environmental risks. Considerations to preserve commercial and industrial spaces, create new, high-quality jobs within walking distance of residential areas, shops, etc. without endangering waterways and natural resources are the top priority. The redevelopment of these initial sites will serve as the catalyst for advancing the shared vision and interests of the local community. New construction at the sites will incorporate modern energy efficient construction techniques and incorporate solar energy and other sustainable opportunities.

ii. Outcomes and Benefits of Redevelopment Strategy

The redevelopment of the target sites will help transform presently blighted areas within the Central Corridor of the Town of North Haven into safer, more sustainable, and useable spaces. Serious concerns related to possible active contamination of the Quinnipiac River, flood plains previously overcome with illegal waste, and potential increases in impervious surfaces near to impacted waterbodies require assessment to protect and sustain local ecosystems. These concerns are likely to increase as traffic in this area grows. Advances in local, sustainable commuter transportation options complemented by the Town's plans to bolster infrastructure supporting a walkable, metro-zone will foster economic development within this area desperate for a clean start. Such economic development made especially possible through brownfields-related grant funding will support stable tax rates and attract residents and business alike. Additional benefits of the redevelopment strategy include establishing usable spaces, addressing needs of the elderly and veteran populations most represented in the target areas, reducing crime rates, and easing commuter traffic congestion.

**1.c. Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

The Town of North Haven has a preliminary plan to gather the necessary resources to complete the project and redevelop the sites following the completion of the assessment activities. Upon completion of the assessment, the Town plans to make use of the sites as a driver for sustainable resources and economic development and intends to relieve the additional cost required to restore the site. EPA Cleanup funds are one potential vehicle to pursue to receive remediation funds after the environmental investigation. Gaining an accurate assessment and remedial action plans is likely to increase the potential for obtaining additional grants and funding. A clearer understanding of the brownfields hazards will support greater transparency in attracting investments from business and potential developers.

ii. Use of Existing Infrastructure

Due to the high traffic volumes in the area, paved roadways and public systems are accessible to the target areas. Additional infrastructure enhancements are in discussion between the Connecticut Department of Transportation, Amtrak, and others involved in the development of

the North Haven commuter rail station. Brownfields remediation will make the target areas and priority sites more attractive while having real impacts on improvements to ecological habitats impacted by contamination of natural resources.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

#### **i. The Community's Need for Funding**

The Town of North Haven needs funding for the environmental assessment, and subsequent remediation, and redevelopment of its brownfield sites, which will lead to improved environmental conditions particularly where the water quality of the Quinnipiac River, economic and business development, removal of signs of blight, and improved health, wellness, and public safety is concerned.

#### **ii. Threats to Sensitive Populations**

##### **(1) Health or Welfare of Sensitive Populations**

To better identify the sensitive populations in the target areas, a one-mile radius was established central to the priority sites. Based on data reported from EPA's EJScreen Tool28, the target areas rank in the 76<sup>th</sup> percentile nationally for residents over 64 years old. The population in the area is 25% people of color and 7% of North Haven residents are veterans.

Impacts on community growth and accessibility which may, in part, be attributed to the brownfields is reflected in The North Haven 2021 Equity Statistics. Town residents, especially those in more rural segments, may experience diminished access to essential services, with only 51% reporting ready access to nearby stores, banks, and more. Concerns about point-source pollution also hinders the expansion of local businesses. Crime, a sometimes-overlooked byproduct of industrial pollution and abandoned plant sites, combined with the brownfields result in swaths of land that remain both unusable and unsafe. This exacerbates challenges related to access to local goods and services and is particularly unwelcoming to vulnerable populations including those identified within the target areas. A community-wide assessment is critical to understand the persistent impacts of the target areas, priority sites, and their industrial past. In addition to promoting this assessment, grants may support the cleanup and remediation process.

##### **(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions**

North Haven residents in the target areas face an elevated incidence of adverse health outcomes. These include cancer, lead paint and ozone exposure, and obesity. EPA's EJScreen Lead Paint and Ozone Exposure Indicators rank the target areas on the 65<sup>th</sup> and 97<sup>th</sup> percentiles nationally. According to the CDC, lead paint is one of the most widespread sources of childhood lead poisoning and exposure in the U.S. The CDC also cites ozone exposure as linked to the development of respiratory illnesses such as asthma. Block groups 090091671011 (Devine sites) and 090091672013 (Leonardo site) rank in the 87<sup>th</sup> and 92<sup>nd</sup> percentiles for incidences of cancer nationally according to EJScreen. The North Haven 2021 Equity Statistics reports that obesity

impacts 34% of residents town-wide versus 27% of the population state-wide. Additionally, impeded access challenges result in high rates of larceny and burglary. In 2021, North Haven reported 1,138 acts of larceny and 253 burglaries per 100,000 residents. These figures exceed the state-wide averages of 1,082 and 181 respectively. Crime is one of several factors compounded by perceived-low access and communal fragmentation that is induced by brownfields. A cleaner and more connected community will increase walkability, exercise opportunities, access to essential services, and health resources. Reductions in point-source pollution from brownfields may result in reductions in crime, as well as improved health outcomes. This grant will address threats directly impacting the health of thousands of residents within the target areas.

### (3) Promoting Environmental Justice

#### a) Identification of Environmental Justice Issues

All three of the priority sites are within proximity to busy highway interchanges that local and interstate commuters rely upon today but also represent a significant source of ozone pollution and toxic air releases for residents. The sensitive populations identified above already have health and welfare-related issues characteristic of areas close to brownfields. In addition to the other markers reported by EPA's EJScreen tool, the target areas were found to rank in the 94<sup>th</sup>, 90<sup>th</sup>, 84<sup>th</sup>, and 87<sup>th</sup> percentiles nationally for Toxic Releases to Air, RMP Proximity, HW Proximity, and Underground Storage Tank Proximity, respectively. These brownfields form large vacant lots that deter and fragment residents and businesses. It is vitally important that this be addressed along with the highly concentrated atmospheric pollution that is adversely impacting thousands of residents. Environmental pollution data once more extracted from the EJScreen tool places the target areas in the 90<sup>th</sup> percentile nationally for proximity to RMP facilities which contain highly toxic substances known to be flammable and sometimes explosive. This is alarming and ranks among the highest priorities of the Town to assess resilience and remediate before greater harm and emergency events can occur.

#### b) Advancing Environmental Justice

Funding for assessing the priority sites will be used to properly identify any/all hazardous waste storage facilities at the **Devine Street site** and the adjoining public property, and to assess potential contamination at the **Leonardo Drive site** within the flood zone. These actions will help to protect the Quinnipiac River and watershed from the potential of ongoing and/or future contamination while improving the living conditions impacting sensitive populations and reducing the risk of exposure and long-term health effects for all. Reductions in commuter traffic achieved through improvements to public transportation access and lowered atmospheric CO2 emissions will be measured.

Remediation of these priority sites is not anticipated to displace residents, though the Town will monitor and communicate any potential impacts currently unforeseen. Remediation and redevelopment in accordance with the plan set forth by the Town of North Haven and the State of Connecticut is expected to improve the water quality of the Quinnipiac River and reduce concentrated air pollution. The goal is to revitalize and convert these vacant spaces to better serve the community. Pending future development, consideration will be given to a community



benefits agreement to ensure the Town monitors displacement caused by redevelopment and ensures the needs of the community are heard and addressed by the Town and any developer(s).

**2.b. Community Engagement**

- i. Project Involvement: The Town of North Haven will maintain an open line of communication with the local community, businesses, and various other stakeholders throughout the entire process. Inclusivity and equal access are important, and all meetings will be open to all stakeholders including city officials, community members, students, and other community-based organizations.
- ii. Project Roles: Information on the Project Partners engaged in facilitating communication and providing feedback regarding assessment plans for the sites and the role is presented below:

Agency	Point of Contact	Specific Role in the Project
Office of the First Selectman	Michael J. Freda, First Selectman <a href="mailto:firstselectman@northhaven-ct.gov">firstselectman@northhaven-ct.gov</a> (203) 239-5321	Project sponsor, community engagement
Public Works Office	Lynn Sadosky, Director of Public Works <a href="mailto:sadosky.lynn@northhaven-ct.gov">sadosky.lynn@northhaven-ct.gov</a> (203) 239-5321	Grant manager, attend meetings, inform broader community, and facilitate redevelopment plans
Finance	Rich Monico, Director of Administration & Procurement <a href="mailto:monico.richard@northhaven-ct.gov">monico.richard@northhaven-ct.gov</a> (203) 239-5321	Attend meetings, produce budget status reports, oversee grant award, coordinate community outreach
Town Engineer, Flood Zone, Engineering and Land Use Regulations	Andrew Bevilacqua, Town Engineer <a href="mailto:bevilacqua.andrew@northhaven-ct.gov">bevilacqua.andrew@northhaven-ct.gov</a> (203) 239-5321	Review assessments, provide site consideration
Inland Wetlands Assessment, Stormwater Management, Land Use Enforcement	Laura Magaraci, Zoning Enforcement Officer <a href="mailto:Magaraci.laura@northhaven-ct.gov">Magaraci.laura@northhaven-ct.gov</a> (203) 239-5321	Perform operational and site inspections, facilitate and review assessment outcomes

- iii. Incorporating Community Input: Community outreach will be performed in a variety of formats and activities, such as weekly online newsletters, a strong social media presence, Facebook updates, Instagram posts, local newsletter posting boards, local media/news outlets, and more. These modes of communication and outreach are used to provide updates to the public. The Town has also sought the participation of the University of Connecticut Technical Assistance for Brownfields (TAB) Program and is actively engaged with students enrolled in related coursework both via virtual meetings/calls and in-person site visits. In-person meetings with the option of online streaming will provide accessibility to the greatest

number possible. Meetings and updates will be delivered clearly, and translation provided as necessary. Accommodations will be provided upon request. Small-scale meetings will follow up to include community groups and representatives of the Town. Meetings will be open to the public as active participation and community involvement will promote project interest and ideally generate additional support. After each meeting, comments, concerns, questions, and all other feedback will be addressed, included in the meeting minutes, reported on at the next appropriate setting, and collected to form a public action plan. Particularly pertinent notes may be identified in the weekly online newsletters and any/all deadlines for comments will be communicated via similar channels. The public action plan will be accompanied by a unique summary that highlights the key changes that were recommended between the draft and final proposal. Finally, the community will be welcomed to participate in project implementation and monitoring to the extent possible. There are several benefits neighboring communities have experienced in involving their constituents in this manner. Informed community members are engaged ones. Community members empowered to participate support with manual labor where necessary, assist local government in the maintenance and monitoring duties, and promote the beneficial outcomes to their own families/networks. To facilitate such community engagement in North Haven, the Town will work with established community groups and provide training/oversight as required.

### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

#### 3.a. Description of Tasks and Activities

<b>Task/Activity 1: Project Management</b>
<p>i. Project Implementation</p> <ul style="list-style-type: none"> <li>• EPA-funded tasks/activities: Town staff will attend annual brownfield conferences including the National Brownfields Training Conference and regional events.</li> <li>• Non-EPA grant resources needed to carry out tasks/activities, if applicable: Town staff and/or contractors will oversee the grant; prioritize other brownfield sites; oversee and manage the project, personnel, and financial management; perform quarterly reporting; update ACRES database; secure access to the sites.</li> </ul>
<p>ii. Anticipated Project Schedule: Months 1-36; 3 months for the procurement process; project management 3 years; quarterly reports; continuous ACRES updates.</p>
<p>iii. Task/Activity Lead(s): Town staff</p>
<p>iv. Output(s): Project management; conference attendance; internal meeting minutes; quarterly reports; access to sites; ACRES updates.</p>
<b>Task/Activity 2: Outreach and Community Involvement</b>
<p>i. Project Implementation</p> <ul style="list-style-type: none"> <li>• EPA-funded tasks/activities: Public meetings will be conducted semiannually, online, and at various locations within the Town to engage the public and collect feedback. Outreach supplies and associated costs for stakeholder meetings.</li> <li>• Non-EPA grant resources needed to carry out tasks/activities, if applicable: Town staff and project partners will reach out to residents and local stakeholders, organize meetings, and develop outreach materials according to the community engagement plan outlined in section 2.b.iii.</li> </ul>

ii. Anticipated Project Schedule: Semi-annual meetings (initial stakeholder meeting for project initiation followed by semi-annual meetings), annual public hearings.
iii. Task/Activity Leads: Town staff and community partners
iv. Outputs: Community meetings with public meeting minutes; newspaper articles and flyers; website updates; promotional materials.
<b>Task/Activity 3: Site Assessments</b>
i. Project Implementation <ul style="list-style-type: none"> <li>EPA-funded tasks/activities: Three (3) Phase I environmental site investigations are the priority with the ability to conduct additional environmental site assessments for current non-priority sites should there be available funds. Additionally, three (3) Phase II environmental site investigations are planned for the priority sites.</li> <li>Non-EPA grant resources needed to carry out tasks/activities, if applicable: N/A</li> </ul>
ii. Anticipated Project Schedule: Months 1-9 (Phase I in priority sites: months 3-9; Phase II in priority sites: months 9-24)
iii. Task/Activity Lead(s): Town staff
iv. Output(s): Minimum of three (3) Phase I assessments
<b>Task/Activity 4: Reuse Planning</b>
i. Project Implementation <ul style="list-style-type: none"> <li>EPA-funded tasks/activities: Three (3) Remedial Action Plans (RAP) (all priority sites); three (3) Site Reuse Assessment studies (all priority sites).</li> <li>Non-EPA grant resources needed to carry out tasks/activities, if applicable: N/A</li> </ul>
ii. Anticipated Project Schedule: Months 24-36 (Remedial Action Plans: months 24-36; Site Reuse Assessments: months 18-36)
iii. Task/Activity Lead(s): Town staff
iv. Output(s): Three (3) Remedial Action Plans, three (3) Site Reuse Assessment studies

### 3.b. Cost Estimates

Budget Categories		Project Tasks (\$)				
		Task 1	Task 2	Task 3	Task 4	Totals
Direct Costs	Personnel	-	-	-	-	-
	Fringe Benefits	-	-	-	-	-
	Travel	\$3,000	-	-	-	\$3,000
	Equipment	-	-	-	-	-
	Supplies	-	\$1,000	-	-	\$1,000
	Contractual	-	-	\$80,000	\$260,000	\$340,000
	Construction	-	-	-	-	-

	Other/Meeting Expenses	\$35,000	\$1,000	-	-	\$36,000
Total Direct Costs		\$38,000	\$2,000	\$80,000	\$260,000	\$380,000
Indirect Costs		\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
Total Budget		\$43,000	\$7,000	\$85,000	\$265,000	\$400,000

**Task/Activity 1**

A total of \$3,000 is budgeted for travel to National Brownfields Conferences over the course of the projects (2 people, 2 conferences @ \$500 per airfare and \$250/day for lodging and meals for 2 days attendance). \$35,000 is set aside for the project management responsibilities, and an additional \$5,000 has been budgeted for indirect costs for grant administration.

**Task/Activity 2**

A total of \$2,000 is budgeted for Task 2. Estimates for this total are: \$1,000 for flyers and newspaper articles for the 2-year project; \$1,000 allocated for meetings, and a rate of \$250/meeting for total 4 in-person meetings. \$5,000 has been budgeted for indirect costs for grant administration.

**Task/Activity 3**

A Phase I ESA is estimated at \$10,000 per report for a total of \$30,000 for the three (3) Phase I environmental site investigations (3 priority sites). Two (2) additional Phase I ESA assessments are included at a cost of \$10,000 per report for non-priority sites that may be identified. If hazardous building materials are identified at the priority Devine Street site, \$30,000 is budgeted to perform one (1) Hazardous Building Materials Assessment at approximately \$10,000 per assessment per physical building on the site. A Phase II ESA is estimated at \$40,000 per report for a total of \$120,000 for the three (3) Phase II environmental site investigations (3 priority sites). \$5,000 has been budgeted for indirect costs for grant administration.

**Task/Activity 4**

5 RAPs are budgeted total (3 priority sites, 2 potential non-priority sites) at \$10,000 (total, \$50,000). The three priority sites require Site Reuse Assessment studies which cost \$30,000 per study for a total of \$90,000. \$5,000 has been budgeted for indirect costs for grant administration.

**3.c. Measuring Environmental Results**

The Town of North Haven will track and measure environmental results to properly monitor and evaluate project progress. Using project management tools (including, but not limited to spreadsheets, dashboards/progress trackers, and status reports), Town staff will track program milestones and site-specific progress including project expenditures in quarterly reports. Project progress will be communicated through regular updates on ACRES. Project outputs, including number of sites assessed and reports completed, in-person and online community meetings, number of participants in outreach efforts, and online postings will be tracked. Long-term outcomes will also be monitored and tracked related to acreage of land assessed, remediated, and redeveloped, including job creation, renewable energy use, reduction in carbon pollution and other contaminants, improved health statistics, stabilization of tax rates, and economic

development.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **4.a. Programmatic Capability**

i. Organizational Capacity

The grant will be administered by the Town's Director of Public Works, who is also the Town's Grants Administrator. Procurement of vendors and consultants, along with accounting of funds and financial reporting is administered under the Town's finance department by the Director of Finance and Procurement. Contracts and other written obligations are reviewed by the Town's Legal Counsel, and reviewed and signed by the Chief Executive Officer, the First Selectman.

ii. Organizational Structure  
See 4.a.i. above.

iii. Description of Key Staff

The Project Manager will be Lynn K. Sadosky, Director of Public Works and Town's Grants Administrator. Ms. Sadosky is a professional engineer with background in civil engineering, hazardous materials management, remediation., solid waste, water supply, and wastewater treatment. In addition to the 14 years she spent working for the City of New York, Ms. Sadosky has served as the Director of Public Works for the Town of North Haven for over 15 years. Mr. Rich Monico, Director of Finance and Procurement, will support Ms. Sadosky in the successful execution of the grant and identified projects. Mr. Monico holds a BS in Engineering, as well as a MS in Finance from the University of New Haven, and is a long-time resident of North Haven, Connecticut.

iv. Acquiring Additional Resources

The Town of North Haven is well experienced in hiring consultants and contractors to expand internal capacities as needed. The Town has considerable experience with bidding, selecting, vetting, awarding, monitoring, and managing environmental assessment firms, project managers, and professional engineers. Such resources would be acquired through a public bid and qualification process, as subcontractors.

##### **4.b. Past Performance and Accomplishments**

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

The Town of North Haven has received several Small Town Economic Assistance Program (STEAP) grants, which focus on Town Parks and Recreation spaces in addition to a State of Connecticut Open Space and Watershed Land Acquisition program for \$200,250, administered by the Connecticut Department of Energy and Environmental Protection (DEEP), in 2017. The protected property of 29.55 acres consisted of wetlands and watercourses previously undeveloped and now preserved for residents.