

FY26 EPA Brownfield Community-Wide Assessment Grant

Application Information Sheet

R01-26-A-004

1. Applicant Identification
Capitol Region Council of Governments (CRCOG)
350 Church Street, Third Floor
Hartford, CT 06103
2. Website URL: <https://crocogct.gov/>
3. Funding Requested
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000.00
4. Location
 - a. 38 Member Municipalities of the Capitol Region Council of Governments: Andover, Avon, Berlin, Bloomfield, Bolton, Canton, Columbia, Coventry, East Granby, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Hartford, Hebron, Manchester, Mansfield, Marlborough, New Britain, Newington, Plainville, Rocky Hill, Simsbury, Somers, South Windsor, Southington, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Willington, Windsor, Windsor Locks.
 - b. Hartford and Tolland Counties
 - c. Connecticut
5. Target Area and Priority Site/Property Information
 - a. **Target Area**: City of Hartford
 - **Priority Site**: 42 Francis Avenue, Hartford, CT 06106 (Census Tract 09003504300)
 - **Priority Site**: 150-152, 154, and 158 Francis Avenue, Hartford, CT 06106 (Census Tract 09003504300)
 - b. **Target Area**: City of New Britain
 - **Priority Site**: 495 and 499 Myrtle Street, 47 Bond Street, and 178 Burritt Street, New Britain, CT 06053 (Census Tract 09003416600)
 - c. Please see the **attached Map** for a visual depiction of the Target Areas and Priority Sites.
6. Contacts
 - a. Project Director
Elizabeth Sanderson, Grants Coordinator/Principal Program Manager
(860) 724-4701
esanderson@crocogct.gov
350 Church St., Third Floor,
Hartford, CT 06103
 - b. Chief Executive/Highest Ranking Elected Official
Matthew W. Hart, Executive Director
(860) 724-4232
mhart@crocogct.gov
350 Church St., Third Floor
Hartford, CT 06103

7. Population

CRCOG Region: 976,248

City of Hartford: 121,054

City of New Britain: 74,135

(Source: 2020 Census)

8. Other Factors

Other Factors	Page #
Community Population is 15,000 or less	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A. The project area does not include land of an Indian tribe or U.S. territory.
The priority 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).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N/A
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	N/A
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	N/A

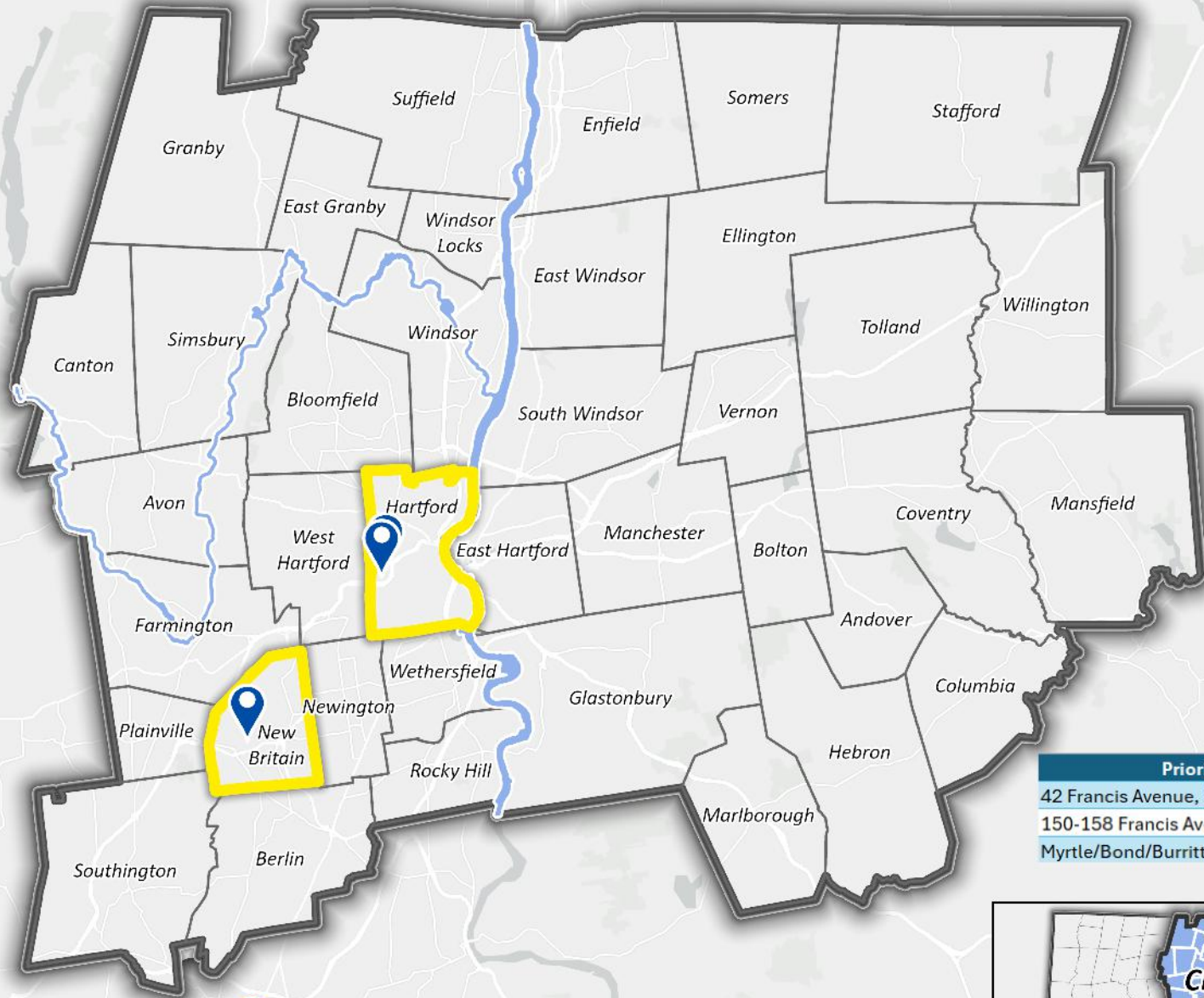
9. Letter from the State or Tribal Environmental Authority:

A letter from the State of Connecticut Department of Energy and Environmental Protection (CT DEEP) is attached to this application.

10. Releasing Copies of Applications



N/A

CRCOG Project Area: EPA FY2026 Brownfield Community-Wide Assessment Grant



Priority Sites
42 Francis Avenue, Hartford
150-158 Francis Avenue, Hartford
Myrtle/Bond/Burritt Streets, New Britain

-  Priority Sites
-  Target Areas

-  Connecticut and Farmington River
-  Municipalities





December 30, 2025

Ms. Elizabeth Sanderson
Capitol Region Council of Governments
350 Church Street, Third Floor
Hartford, CT 06103

Re: State Acknowledgement Letter for EPA's Community-wide Assessment Grant for FY26

Dear Ms. Sanderson:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the Capitol Region Council of Governments intends to apply to the US Environmental Protection Agency (EPA) for a Community-wide Assessment Grant for Federal Fiscal Year 2026. DEEP understands that the Capitol Region Council of Governments plans to use the grant funding to conduct assessments at various properties contaminated with hazardous substances and/or petroleum in the communities served by your organization.

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.

If you have any questions about this letter, please contact me at (860) 424-3351 or by e-mail at Amanda.Limacher@ct.gov. Good luck with your application.

Sincerely,

Amanda Limacher
Brownfields Coordinator

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

FY26 EPA Brownfield Community-Wide Assessment Grant Narrative

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

1.a. Overview of Brownfield Challenges and Description of Target Area

The Capitol Region Council of Governments (CRCOG) serves 38 municipalities in north-central Connecticut, surrounding the capital city of Hartford, and is the geographic boundary of this grant. Metropolitan Hartford is an economic engine for the State, and home to nearly one million people. A major industrial center since the early 1800s, manufacturing and shipping capitalized on the area's access to the Connecticut River, a tidal river that empties into the Long Island Sound. Two centuries of heavy industrial fabrication – metalworking, typewriters, bicycles, precision manufacturing, textiles, aviation parts, aircraft engines, firearms, etc. – left behind hundreds of abandoned or underutilized sites that contain pollutants like VOCs, PCBs, lead, asbestos, ozone, diesel particulate matter, and toxic releases to air. UConn TAB's inventory identifies 702 brownfields in CRCOG. Pollution from brownfields harms nearby communities and creates or perpetuates public health inequities, including higher rates of asthma, heart disease, and reduced life expectancy. Brownfields negatively impact quality of life and local economies, driving down property values, and creating safety concerns. Costly assessments, reuse planning, and remediation hinder community development and public health.

CRCOG requests \$500,000 from EPA to assess and develop remediation plans for two Target Areas: 1) City of Hartford; and 2) City of New Britain. These Target Areas host 319 inventoried brownfield sites, 45% of the sites inventories in the region. Hartford and New Britain are Distressed Municipalities, per the CT Department of Economic & Community Development (CT DECD) and are among the lowest-income municipalities in the state and country. Costs to conduct Environmental Site Assessments (ESAs) and prepare cleanup plans are a significant barrier to brownfield redevelopment in CRCOG's communities. Funding from this program will be used to assess sites, with the final goal to remediate through CRCOG and/or other programs. This will improve health, quality of life, and upward economic mobility of the people who live and work in the region. This grant will prepare sites for remediation and redevelopment, increasing local grand lists, improving economic outlook by eliminating blight, and catalyzing private investment, resulting in stronger communities.

1.b. Description of the Priority Brownfield Sites

42 Francis Avenue, Hartford: A 0.13-acre vacant lot owned by the city, adjacent to *CTfastrak*, a 9.4-mile dedicated bus rapid transit facility that serves as Transit-Oriented Development (TOD). The site is adjacent to Parkville Station and a half mile from the next station, Kane Street. The site has become a nuisance property in the neighborhood, attracting graffiti, trash, and illicit activity. Nearby residents have consistently complained about this property to City staff. Prior environmental assessments (including a Phase 2/Limited Phase 3) confirmed the presence of multiple petroleum products in the soil, attributed to spills from an adjacent petroleum storage site in use for 50 years. Additional assessment is needed to characterize this contamination and to take measures that will fulfill cleanup requirements. The property is located in a low-income neighborhood with approximately 29.3% of people living below the poverty line (ACS 2023 5-year), TOD Overlay Zone, and in the Parkville Arts & Innovation District make this an important priority for the City. Clean-up and redevelopment will improve health, quality of life, and economic conditions for the surrounding area. Current plans are to build a multi-unit residence to help address Connecticut's housing shortage crisis.

150-158 Francis Avenue, Hartford: Three contiguous City-owned parcels comprising 0.38 AC in the Parkville Neighborhood of Hartford, located less than two blocks (about ¼-mile) from *CTfastrak* Parkville Station. Like the 42 Francis Avenue priority site, this site is in a TOD area and the Parkville Arts & Innovation District. The City of Hartford has identified the properties on its list of targeted properties to receive additional funding through their Lots to Homes Initiative, a pilot program dedicated to working with qualified developers and builders to transform underutilized lots into high-quality, owner-occupied housing that strengthens neighborhoods. One of the properties has a history of industrial use, and the city suspects there are hazardous building materials and/or contaminated soils on all three lots. Environmental assessments are needed to characterize contaminants and better prepare the site for redevelopment and potential reuse as housing to

complement the existing neighborhood and address the region's housing shortage. Once assessed, the site may be eligible to receive additional funds through the city's partnership with the Housing Development Fund, a HUD-certified counseling and lending agency certified by the U.S. Treasury Department as a Community Development Financial Institution. Assessment, cleanup, and redevelopment of the site will further leverage private and public investments made in this TOD area, strengthening the community.

Myrtle/Bond/Burritt Streets, New Britain: A 3.03-acre site, comprised of four parcels: 495 and 499 Myrtle Street, 47 Bond Street, and 178 Burritt Street. The site contains three vacant structures totaling 6,447 SF that were previously a service station and small machine shop. Portions of the site are paved, and it was most recently used as an overflow parking lot for Stanley Black and Decker employees. 495 Myrtle and 47 Bond are privately owned, and the city owns 178 Burritt and 499 Myrtle. A Phase 1 ESA completed in 2024 identified 7 Areas of Concern (AOCs) requiring additional assessment. Possible contaminants include VOCs, PFAS, and gasoline. This site is a priority due to its proximity to other recently completed and planned projects, including a new 119-unit housing development funded with \$1.5 million from the CT Housing Department and the New Britain Housing Authority's Mount Pleasant housing development, which provides 100% Low/Extremely Low-Income housing. Returning the site to productive reuse will remove blight that is negatively impacting the community. Redevelopment goals include increasing affordable and market rate housing to boost economic development in the city, providing key neighborhood services for residents, and improving health and quality of life for members of the community. A Phase 2 ESA and Hazardous Building Material Survey are needed, and a Phase 3 ESA, depending on results.

1.c Identifying Additional Sites

CRCOG will synthesize the existing brownfield inventory with UConn TAB's Brownfields Inventory and engage with stakeholders to develop a comprehensive list that will be used as a guide for allocating remaining assessment funds to additional sites. CRCOG will engage with its Brownfield Steering Committee (BSC), which is comprised of representatives from regional, state, and local public agencies (including municipal planners and economic development staff); financial institutions; the regional chamber of commerce; a local land bank authority; QEPs; and community-based organizations (CBOs). CRCOG will also engage with local housing authorities and public health districts and will incorporate input gathered from the public through robust community involvement efforts to ensure the new inventory meets community needs.

CRCOG will use the evaluation criteria developed in conjunction with the BSC for the EPA Revolving Loan Fund (RLF) Program to prioritize additional sites. This criterion takes into consideration community need, municipal support, proximity to Target Areas, redevelopment potential, and consistency with CRCOG reuse priorities (affordable housing, TOD, mixed-use development, sustainable design, extreme weather resilience). CRCOG will create an application form and conduct targeted outreach to property stakeholders (municipal officials, property owners, and developers) to encourage them to apply for available assessment funding. The application will be available on CRCOG's website, like CRCOG's RLF Program.

Revitalization of the Target Area

1.d. Reuse Strategy and Alignment with Revitalization Plans

The Target Areas of Hartford and New Britain are the two most populous cities in CRCOG (121,054 and 74,135, respectively, per 2020 Census) and represent locations that historically experienced economic disinvestment, health disparities, and environmental contamination, yet hold the greatest potential for transformation. Reuse strategies for each Priority Site align with local and regional land use and revitalization plans, as communicated to local and regional officials through robust plan development processes. CRCOG's Regional Plan of Conservation and Development (POCD) was developed with input from over 1,000 residents and emphasizes sustainability; infill redevelopment; the need for housing; climate actions and resiliency; and promotes brownfield remediation to improve economic development and housing opportunities.

Residents and officials alike are eager to convert blighted, nuisance properties into thriving places. Aligning reuse strategies with regional and municipal plans will improve health and quality of life, increase grand lists, and support and strengthen historically underserved populations. This grant funding will build on current redevelopment momentum, further leveraging private sector investments in Priority Sites and Target Areas.

Priority Site	Reuse Strategy	Alignment with Local Revitalization Plans
42 Francis Avenue, Hartford	Transfer the property to a private developer for construction of 16,500 SF, 4+-unit, multi-family or mixed-use development that enhances the TOD area.	City’s POCD identifies site within the Parkville Arts & Innovation District, a transit-oriented hub known for arts and innovation. Housing will advance TOD.
150 - 158 Francis Avenue, Hartford	Transfer the property to local developer(s) for construction and/or rehabilitation for up to 8 new housing units. Transform vacant or underutilized land into high-quality, owner-occupied housing.	City’s POCD identifies site within the Parkville Arts & Innovation District and prioritized in city POCD. Housing will advance TOD and regional goals to meet demands for quality, affordable housing.
Myrtle/Bond/Burritt Streets, New Britain	Create a new commercial plaza with neighborhood service businesses to serve nearby residents, including low-income households.	Converting blighted properties into productive reuse aligns with local and regional POCDs. The city rezoned the area to allow multi-family and mixed-use.

1.e. Outcomes and Benefits of Reuse Strategy

Returning the Priority Sites to productive use will drive economic development, transforming underutilized properties into vibrant places to live, work, and play. Redevelopment will provide economic and community benefits for Target Areas through increased tax revenue, preservation of existing buildings where possible, and creation of up to 60 temporary full-time jobs and more depending on site reuse. Building a sense of place in neighborhoods long burdened by brownfield sites will support community development, health, and wellbeing.

In Hartford, assessment, cleanup, and redevelopment at 42 Francis Avenue will return a long-vacant property into productive reuse, potentially as a new six-story mixed-use building with up to 20 housing units. If the project receives financial assistance from the city, at least 4 units must be affordable. The project could create 20 or more temporary and permanent jobs, depending on reuse. Local developers could redevelop the three properties at 150-158 Francis Avenue separately or together to create up to eight new owner-occupied housing units anticipated to serve Low- to-Moderate Income households. The city anticipates creating 20 new jobs through assessment, cleanup, and redevelopment. The city will prioritize working with local developers and contractors to return the blighted, vacant city-owned properties to productive use. The Myrtle/Bond/Burritt site will create 15-20 full time jobs through site remediation phases. Potential redevelopment of the site as a key neighborhood services destination would create even more permanent jobs.

Strategy for Leveraging Resources

1.f. Resources Needed for Site Reuse

CRCOG will use grant funding to assess properties and leverage cleanup funds from state and federal agencies, spurring private capital investment into brownfield redevelopment. Access to assessment funding will support CRCOG’s goals to expand the RLF project pipeline, expedite brownfield redevelopment, and advance reuse plans in Target Areas. CRCOG successfully administers cleanup funding through the RLF Program, and sites receiving assessment funding through this grant may be eligible to apply for CRCOG RLF loans at below market rates and flexible terms that are attractive to prospective developers. CRCOG’s partnerships with local, state, and regional organizations offer opportunities for assessed properties to access other funding, such as from State Brownfields Programs or programs offered by local governments, like Hartford’s Lots to Homes Initiative. Historic properties may benefit from financial assistance available through the State Historic Preservation Office. CRCOG and the CT Green Bank track funding opportunities to install green infrastructure and renewable energy on redeveloped sites.

1.g. Use of Existing Infrastructure

The Priority Sites are infill properties primed for redevelopment, and will use existing infrastructure, such as public roads; multi-use trails; sidewalks; utilities (gas, electric, public water and sewer, high-speed internet); and other existing public improvements. Target Areas are served by public transit and are accessible to CTfastrak Bus Rapid Transit and the Hartford Line railroad. CRCOG does not anticipate infrastructure needs related to the proposed assessment work. Infrastructure needs related to specific redevelopment plans will be assessed with developers, and CRCOG will assist communities to identify other funding sources for this work.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community's Need for Funding

Without EPA funding, CRCOG's Target Areas will remain unable to fund assessment activities due to being low-income communities with a limited tax base and high percentage of tax-exempt properties. **More than half of Hartford properties and 30% of New Britain properties are tax-exempt** (CT Office of Policy and Management 2021), leading to a limited tax base and lack of financial resources for site assessments. In Connecticut, property taxes account for over 60% of local revenue, double the national average (30.3%) (Lincoln Institute of Land Policy 2020). Connecticut's high reliance on property taxes to fund municipal budgets places disproportionate burden on Hartford and New Britain as distressed municipalities with a high percentage of low-income residents, 28.4% and 20.5%, respectively (U.S. Census 2024). Municipal budgets rely heavily on property taxes to provide basic operations and services. Median household incomes are **\$43,333** in Hartford and **\$45,149** in New Britain (national average: \$81,604) (U.S. Census; ACS 1-year estimates 2024). These factors contribute to major gaps in funding needed to advance brownfields assessment in Hartford and New Britain, hindering redevelopment, neighborhood stability, and economic mobility in these Target Areas. While CRCOG is working to build program income, the RLF program does not currently have sufficient funding to support a sustainable assessment program that meets the region's needs. This grant will allow Hartford and New Britain to assess and reuse Priority Sites that would otherwise remain underutilized and/or vacant. Assessment funding will also help CRCOG expand its RLF program and generate program income to reinvest in additional site assessments. Reuse planning will spur redevelopment in economically impoverished Target Areas, provide housing and services for residents, and create jobs.

2.b. Health and Welfare of Sensitive Populations

Several sensitive populations reside in CRCOG's Target Areas, including Limited English Proficiency (LEP), disabled, and low-income populations. There are 7,406 LEP households in Hartford (15.8% of total households) and 4,539 in New Britain (16.1% of total households), higher than the 9% LEP households nationwide (U.S. Census 2024). The Center for Disease Control (CDC) PLACES census tract data indicates that 38% and 39% of adults aged 18 and over have a disability in the Hartford and New Britain Priority Site neighborhoods (national average: 33.4%). The Connecticut Institute for Resilience and Climate Adaptation Database and Mapping Tool (CIRCA DMT) compares health, environmental, and socioeconomic indicators across census tracts in Connecticut, providing a rank from 0 (least impacted) to 10 (highest impacted) for each indicator to assess cumulative impact by census tract. The CIRCA DMT ranks the Priority Sites in Hartford and New Britain at 9.3/10 and 8.9/10, respectively, on the poverty index, demonstrating that these neighborhoods are highly burdened by poverty. The Priority Site census tracts in Hartford and New Britain rank at 9.7 and 9.6, respectively, on the sensitive population index.

The 319 inventoried brownfield sites in the Target Areas exacerbate health issues for sensitive populations. Ongoing exposure to brownfield sites that carry pollutants and cause safety concerns threatens the health and welfare of sensitive populations. CIRCA DMT indicates environmental threats within Hartford and New Britain are well above state medians, placing residents at high risk for air toxins and housing lead exposure, with Major Air Pollution Sources ranked as 7.2/10 for the Hartford sites and 8.6/10 the New Britain site. The data ranks Housing Lead Risk as 7.1/10 for Hartford sites and 9.4/10 in New Britain. Additionally, Overall pollution burden ranks 9.1/10 in Hartford and 7.7/10 in New Britain. Brownfield sites often have uncovered holes, unsafe structures, and sharp objects among other hazards. Health sensitivity is ranked as 10 and 9.8 for the Hartford and New Britain priority site areas, respectively.

Receiving EPA assessment grant funding is critical for addressing health disparities in the Target Areas while improving local health outcomes. Brownfield assessment and remediation planning is the first step towards reducing health issues and environmental threats. Subsequent remediation will increase resident quality of life by creating more affordable housing options (all locations), and business opportunities (New Britain), directly improving health and wellbeing for these sensitive populations.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Compared to state averages, the Hartford and New Britain Target Areas have high rates of asthma emergency department (ED) visits and asthma-related healthcare expenses. Data from the CT Department of Public Health (CT DPH) for 2023 indicates **Hartford had the largest number of asthma ED visits (1,589) out of all 169 municipalities in Connecticut, despite being only the fourth most populous city in the state**, and that Hartford

residents spent **over \$13 million** on asthma ED visits and hospitalization that year (statewide average: \$709,545). **New Britain had 1,034 asthma ED visits** (statewide average: 94 asthma ED visits), and residents spent **\$6.3 million** on asthma healthcare charges. PLACES data lists asthma prevalence as 12.3% and 13.2% in the Hartford and New Britain Priority Site census tracts respectively (national: 10.6%). Incidence of heart disease is higher than the state median in the Priority Site census tracts, ranking 9.8/10 in Hartford, and 9.9/10 in New Britain (CIRCA DMT). Hartford and New Britain Target Areas have a low birthweight rate of 11.3% and 10.3% respectively (statewide rate: 8%) (DataHaven Town Equity Profiles 2025). Childhood lead poisoning is another key concern for the Hartford and New Britain Target Areas. **Hartford had 2,718 confirmed lead poisoning tests and New Britain had 1,825 in 2020** (statewide average: 363) (CT DPH). Exposure to brownfields and other environmental hazards is linked to adverse health impacts, from skin, eyes, nose, and throat irritations to lead poisoning, birth defects, and damage to liver, kidneys, respiratory, and central nervous systems. EPA funding for environmental assessments in Target Areas will be used to identify specific contaminants that may be contributing to the disproportionate adverse health conditions in low-income communities. Assessment funding is the first step towards identifying contaminants and cleaning up sites to reduce health risks for those who live and work nearby. Assessment results could be shared with local and regional health districts, informing next steps for reducing risks in Target Areas.

2.d. Economically Impoverished/Disproportionately Impacted Populations

Hartford and New Britain residents face compounding workforce development barriers that limit upward economic mobility. **Over 1 in 4 people in Hartford and 1 in 5 people in New Britain live below the poverty line** (28.4% and 20.5%, respectively; national average: 12.1%) (U.S. Census 2024). The Target Areas have high unemployment rates (Hartford: 11.5%; New Britain: 9.4%; statewide: 6.1%) (U.S. Census 2024), and housing cost burden (Hartford: 48%; New Britain: 41%; statewide: 32%) (DataHaven 2025). Educational attainment is limited, with 26% and 18% of adults aged 25 and over lacking a high school diploma in Hartford and New Britain (statewide average: 9%) (DataHaven 2025), restricting job options and earning potential.

Connecticut has among the highest energy and housing costs nationwide, placing significant burden on low-and middle-income households, making it difficult to afford daily living expenses. The Hartford and New Britain priority site neighborhoods experience disproportionate energy burden (8.9/10 and 7.8/10, respectively) and food insecurity (8.2/10 and 9.2/10, respectively) compared to census tracts across the state (CIRCA DMT). Limited access to healthy foods in Hartford and New Britain exacerbates health disparities and incidence of adverse health conditions. Many of the adverse environmental, economic, and health impacts that sensitive populations in Hartford and New Britain currently face are a direct consequence of past housing policies, historic underinvestment, and lack of/overburdened government resources. The Priority Sites are in areas of Hartford and New Britain that were graded as “C: Definitely Declining” by the Home Owners' Loan Corporation (HOLC) in 1937, resulting in a legacy of systemic disinvestment that is still felt today.

Brownfield site assessment is a critical first step towards reuse that can reduce environmental, economic, and health disparities and support economic growth. Building mixed-income housing will attract higher-income residents to historically underinvested neighborhoods in Hartford and New Britain, increasing the tax base, stimulating economic growth, increasing affordable housing availability, and creating more job opportunities. One of CRCOG’s strategic priorities is to address public sector workforce development shortages by leveraging partnerships with state agencies, local colleges and universities, and the region’s workforce board. These partnerships offer opportunities to promote strong labor practices, address employment needs, and explore creation of a brownfields job training program, while advocating for brownfield cleanup.

Community Engagement

2.e. Project Involvement

CRCOG’s BSC is comprised of volunteer municipal leaders and representatives from organizations experienced in brownfield redevelopment and/or land/economic development across the CRCOG region, such as representatives from local government (planners and economic development staff); financial institutions; a regional chamber of commerce; a land bank authority; UConn TAB; QEPs; and CBOs. The BSC will help ensure grant funds are used effectively and align with program goals. The BSC will help update the brownfield inventory and may be involved with selecting additional sites to receive remaining funds.

One of CRCOG’s partners, the San Juan Center (SJC), is a CBO that represents low-income, minority residents directly affected by the project work in Hartford. CRCOG will enlist help from SJC with community engagement and work with project partners to hire community liaisons, targeting opportunities for individuals from underrepresented backgrounds who live in Target Areas. Community liaisons will help CRCOG better

understand and incorporate the needs and/or concerns of low-income community members in Target Areas to better inform environmental assessment activities. The partnership, between CRCOG and community liaisons, will increase engagement and involvement with CRCOG’s Brownfields Program.

2.f. Project Roles

CRCOG has developed strong working relationships with its municipalities, which are often the first point of contact identifying local priorities. The table below identifies organizations that CRCOG will partner with for this grant. CRCOG will enlist guidance and expertise from these partners to help build a robust project pipeline and thriving brownfields program to serve the region. As a bilingual organization, SJC is well-positioned to help CRCOG identify community needs for low-income residents in Hartford and receive feedback from LEP residents affected by brownfield assessment work. If needed, CRCOG will request SJC’s assistance in expanding outreach to low-income residents and other sensitive populations.

Table of Project Partners

Organization	Mission	Point of Contact	Specific involvement
Cities of Hartford and New Britain	Protect and improve public health, safety, and welfare	Peter Bryanton (Hartford) peter.bryanton@hartford.gov Jonathan Cabral (Hartford) cabrj002@hartford.gov Scott Williams (New Britain) scott.williams@newbritainct.gov	Local Governments: Outreach to residents, property owners, local housing authorities, community groups; identify sites for redevelopment; help select additional assessment sites; participate in reuse planning; attend BSC meetings.
SustainableCT	Foster inclusive, resilient, and vibrant sustainability	Jessica LeClair jessical@sustainablect.org	Nonprofit: Consult on sustainable and resilient reuse of priority sites; identify sites for redevelopment; attend BSC meetings.
Hartford Land Bank	Return blighted properties back to productive reuse to increase Hartford housing	Tyler Havens tyler@hartfordlandbank.org	Land Bank Authority: Identify sites for housing redevelopment; Outreach to property owners and developers in Hartford; attend BSC meetings
MetroHartford Alliance	Elevate the Hartford Region via economic development and chamber support	David Griggs dgriggs@metrohartford.com	Regional Chamber of Commerce: Contact for redevelopment sites; identify sites for redevelopment; Outreach to businesses, developers, local chambers of commerce; attend BSC meetings;
San Juan Center	Provide social and economic development services for low-income residents in Hartford	Fernando Betancourt fernandob@sanjuancenter.org	CBO: Outreach to low-income residents, health/social service providers, sensitive populations; identify community reuse goals in Target Areas; help receive and incorporate local input into redevelopment; attend BSC meetings.

2.g. Incorporating Community Input

CRCOG will use inclusive, multi-channel outreach to involve local communities and stakeholders impacted by brownfields in every step of the redevelopment process, consistent with the community engagement strategies identified in CRCOG’s Public Participation Plan (PPP). The PPP meets federal standards and requirements by identifying strategies to engage key public stakeholders. In addition, CRCOG’s Language Assistance Plan (available in English, Spanish and Polish) includes strategies to engage LEP populations.

CRCOG will implement a comprehensive marketing campaign with the community liaison to ensure stakeholders and members of the public are informed, involved, and represented. CRCOG will involve local officials, residents, business interests, faith-based groups, partner organizations, CBOs, and other key stakeholders. CRCOG’s Senior Communications Manager will collaborate with other staff on outreach efforts across existing digital platforms,

including Facebook, LinkedIn, X, and YouTube to provide program updates and encourage community participation. Outreach activities will include newsletter articles, targeted social media posts, digital and print informational materials such as fact sheets and flyers, project profiles that highlight progress/success stories, public meetings, events, and opportunities for public input. This coordinated approach will help ensure stakeholders remain actively engaged and have meaningful opportunities to shape project outcomes. CRCOG will receive public input through various means, including the Brownfields Program website, e-mails to staff, meetings and events, outreach with stakeholders, and social media channels. CRCOG will share public input with the BSC at quarterly meetings and discuss how to incorporate the feedback. CRCOG staff will also provide periodic updates and reports to its Policy Board.

At a minimum, CRCOG will host one annual virtual/in-person Brownfields roundtable event with municipalities, local developers, CBOs, and other stakeholders. CRCOG will also attend events and municipal planning, sustainability, and economic development meetings to share information about brownfields programs and success stories and distribute education and outreach marketing materials at events to share how brownfields impact community health and well-being, as appropriate.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

3.a. Project Implementation, 3.b. Anticipated Project Schedule, 3.c. Task/Activity Lead, 3.d. Outputs

CRCOG staff will oversee the program with technical assistance and guidance from competitively selected QEPs, UConn TAB, and the BSC. All tasks and activities will be completed before the end of the 4-year performance period. The table includes responses to criteria 3.a–d.:

Task/Activity: Task 1 – Cooperative Agreement Oversight
<p>a. Project Implementation</p> <ul style="list-style-type: none"> • EPA-funded activities: Competitively procure QEP services in accordance with state and federal regulations; review work products and invoices produced by QEP in a timely manner; work with QEP to prepare and submit quarterly reports to ACRES; update the application form to reflect program goals; and develop a marketing strategy to promote the program and identify additional eligible priority sites for assessment. • Non-EPA grant resources: In-kind time of BSC members and community partners.
<p>b. Anticipated Project Schedule:</p> <p>Task 1 activities will commence in FFY2027 Q1 with QEP procurement. Other Activities will commence after QEP contracts are secured and the Brownfield Program application is updated (Late Q2/Early Q3). Program Marketing – Late FFY2027 Q2/Early Q3 and ongoing. Receive applications and conduct EPA eligibility determinations and approvals – ongoing through Q12.</p>
<p>c. Task/Activity Lead(s): CRCOG Staff with QEP assistance.</p>
<p>d. Output(s): Request for Proposal and procured QEP; ACRES entries tracking project progress; quarterly, annual and close-out reports; completed brownfield training opportunities; updated assessment application and marketing strategy.</p>
Task/Activity: Task 2 – Community Outreach and Engagement
<p>a. Project Implementation</p> <ul style="list-style-type: none"> • EPA-funded activities: Hire community liaison; program marketing with updated website, application, and social media posts; host and attend public events in the Target Areas; hold quarterly Brownfields Steering Committee meetings. • Non-EPA grant resources: In-kind time of BSC members and community partners.
<p>b. Anticipated Project Schedule: From FFY 2027 Q1 through the end of the performance period.</p>
<p>c. Task/Activity Lead(s): CRCOG Staff, Brownfields Steering Committee, with assistance from interns, and community partners.</p>
<p>d. Output(s): Hold four Steering Committee meetings each year; host, at a minimum, one public Brownfields roundtable event; attendance at public meetings and events; develop marketing materials; update website; social media content.</p>
Task/Activity: Task 3 – Site Assessments, Cleanup and Reuse Planning
<p>a. Project Implementation</p>

<ul style="list-style-type: none"> EPA-funded activities: Obtain All Appropriate Inquiries (AAI) eligibility determinations and access agreements, if necessary, to enable assessment of Priority Sites; fund ESAs and reuse plans for the three Priority Sites; solicit applications to identify and prioritize additional sites; QEPs will review completed reports and plans for Priority Sites and additional sites and document findings. Non-EPA grant resources: In-kind time of BSC members and community partners.
b. Anticipated Project Schedule: commence in FFY2027 Q3 ongoing through the performance period.
c. Task/Activity Lead(s): CRCOG and its BSC will solicit and review of applications for additional brownfield sites; obtain eligibility determinations and access agreements; CRCOG's QEP will review completed Phase 1, 2, and 3 ESAs, HBMA's, ABCA, RAPs, cost estimates, and/or Site Reuse Plans.
d. Output(s): site eligibility determinations; additional brownfield site selection; access agreements, as applicable; completed Phase 1, 2, and 3ESAs, HBMA's, QAPPs, ABCAs, RAPs, cleanup/remediation cost estimates, and site reuse plans for Priority Sites and additional sites, as funding allows.
Task/Activity: Task 4 – Update Brownfields Inventory
a. Project Implementation EPA-funded activities: Synthesize UConn TAB Brownfields Inventory with CRCOG's Brownfields Inventory; incorporate public engagement feedback, community needs, and input from the BSC and project partners into brownfields inventory plans. Non-EPA grant resources: In-kind time of BSC members, UConn TAB, and community partners.
b. Anticipated Project Schedule: From FFY 2027 Q1 through the end of the performance period.
c. Task/Activity Lead(s): CRCOG Staff and QEP.
d. Output(s): Updated regional brownfields inventory; interactive GIS map of brownfields inventory sites; shortlist of additional priority brownfields sites to add into project pipeline.

3.e. Cost Estimates

Budget Categories		Task 1: Cooperative Agreement	Task 2: Community Outreach and	Task 3: Site Assessments, Cleanup and	Task 4: Update Brownfields	Administrative	Totals
Direct Costs	Personnel	\$20,350	\$9,400	\$4,400	\$2,200	\$0	\$36,350
	Fringe Benefits	\$8,140	\$1,760	\$1,760	\$880	\$0	\$12,540
	Travel	\$6,210	\$75	\$0	\$0	\$0	\$6,285
	Contractual	\$20,500	\$10,000	\$375,500	\$10,000	\$0	\$416,000
	Supplies	\$2,000	\$1,000	\$0	\$0	\$0	\$3,000
	Other - Conference	\$825	\$0	\$0	\$0	\$0	\$825
Total Direct Costs		\$58,025	\$22,235	\$381,660	\$13,080	\$0	\$475,000
Indirect Costs		\$15,000	\$4,000	\$4,000	\$2,000	\$0	\$25,000
Total Budget		\$73,025	\$26,235	\$385,660	\$15,080	\$0	\$500,000

Costs are estimated from a variety of sources, including blended rates based on analysis of recent payroll (for CRCOG Personnel and Fringe), invoices (for contractor rates), and CRCOG's Indirect Cost Rate (for Indirect Costs). Costs for environmental assessments, remediation planning, and reuse planning are based on estimates provided by QEPs, either the QEP for the Priority Site or by CRCOG's current QEPs.

Task 1: Cooperative Agreement Oversight

- Personnel: 370 hours at a blended rate of \$55/hr. = \$20,350
- Fringe: 370 hours at a blended rate of \$22/hr. = \$8,140
- Travel: roundtrip airfare (\$500 per person), lodging (\$250/night for 4 nights per person), GSA per diem rate for meals and incidentals (\$100/day for 5 days per person) for three people attending the National Brownfields Conference (NBC) = \$6,210
- Contractual: QEP (80 hours at a blended rate of \$200/hr.) and attorney (15 hours at \$300/hr.) = \$20,500
- Supplies: advertising fees, postage, and electronic devices = \$2,000
- Conference Registration: fee for three people to attend the NBC \$275 x 3 = \$825
- Indirect Costs: \$15,000. **Task 1 Total: \$73,025**

Task 2: Community Outreach and Engagement

- Personnel: 80 hours at a blended rate of \$55/hr. = \$4,400
- Fringe: 80 hours at a blended rate of \$22/hr. = \$1,760
- Travel: 107 miles at \$0.70/mile = \$75
- Contractual: CRCOG QEP (20 hours at a blended rate of \$200/hr. + \$6,000 per meeting = \$10,000
- Supplies: printing and advertising \$1,000
- Indirect Costs: \$4,000. **Task 2 Total: \$26,235**

Task 3: Site Assessments, Cleanup and Reuse Planning

- Personnel: 80 hours at a blended rate of \$55/hr. = \$4,400
- Fringe: 80 hours at a blended rate of \$22/hr. = \$1,760
- Contractual: additional assessment at 42 Francis Avenue Priority Site = \$55,250; Phase 1 ESA at 150-158 Francis Avenue Priority Site = \$10,000; Phase 2/3 ESA, remediation planning, and reuse planning at Myrtle/Bond/Burritt Streets Priority Site = \$200,000; Additional Sites – 7 Phase 1 ESAs at \$5,750 each + 2 Phase 2 ESAs at \$35,000 each = \$110,250. Total costs = \$375,500, indicating 75% of the funds requested will be allocated to site-specific assessment and cleanup planning work.
- Indirect Costs: \$4,000. **Task 3 Total: \$385,660**

Task 4: Update Brownfields Inventory

- Personnel: 40 hours at a blended rate of \$55/hr. = \$2,200
- Fringe: 40 hours at a blended rate of \$22/hr. = \$880
- Contractual: CRCOG's current QEP estimates a lump sum of \$10,000 for this task.
- Indirect Costs: \$2,000. **Task 4 Total: \$15,080**

Administrative: CRCOG has included administrative costs in the Indirect Costs budget category for each task. Administrative costs do not exceed 5% of the funding request.

3.f. Plan to Measure and Evaluate Environmental Progress and Results

CRCOG will track and measure progress from project initiation to completion, continuously evaluating results and maintaining a record of program milestones and site-specific progress related to the use of EPA funds. CRCOG will use internal tracking tools and monthly reporting to document progress. These efforts will help identify delays or changes in project scope or budgets that need to be addressed. CRCOG will track the number of sites and acres assessed, applications approved, reports of each assessment type completed, contamination found, funds authorized and expended per project, meetings, and other forms of outreach. CRCOG will report accomplishments through quarterly reports (using ACRES), outreach to stakeholders, BSC, CRCOG's Brownfields website, and final grant project closeout reporting. CRCOG will also collaborate with partners to document post-assessment benefits and outcomes, including sites assessed and/or remediated, jobs created, square footage of commercial space and number of housing units developed, and funding leveraged.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a. Organizational Capacity, 4.b. Organizational Structure, 4.c. Description of Key Staff

Each year, CRCOG effectively administers programs totaling tens of millions of dollars in State and Federal planning and capital improvement funding and directly manages over \$5 million in Federal funds originating from several Federal agencies, including U.S. Department of Transportation, U.S. Department of Homeland Security, U.S. Department of Commerce, and U.S. Environmental Protection Agency. CRCOG has experienced staff capable of managing and administering Federal funds in a timely and responsible manner. Elizabeth Sanderson, AICP, RLA is the Grants Coordinator at CRCOG, and will serve as project manager. Ms. Sanderson earned a B.S. in Landscape Architecture and MPA and has 20 years of experience in land development that includes managing Federal and State grants, including EPA brownfield grants and State DECD brownfields grants. Additional support will come from: Sonya Carrizales, Environmental Planner - Ms. Carrizales earned a B.A. in Environmental Studies and has been supporting Brownfields for over a year at CRCOG; and Caitlin Palmer, Director of Regional Planning & Development - Ms. Palmer has an MS in Urban Planning and more than 15 years of experience as a planner. Pauline Yoder,

CRCOG's Chief Operating Officer, will provide fiscal oversight. Ms. Yoder has an MBA in Finance and Strategy from the Yale University School of Management and more than 15 years of experience at CRCOG. CRCOG's Finance Department has overseen brownfields-related grants for over 20 years and maintains financial control systems and administrative procedures to ensure that management of grants complies with program regulations. The department accurately records, reports, and safeguards the financial assets and activities of CRCOG, managing and maintaining financial records in conformity with Generally Accepted Accounting Principles (GAAP) and in compliance with State and Federal laws. Standard CRCOG practices incorporated into the Brownfields program will include Contract Management; Accounting and Reporting; Budget Preparation; Cash Management; Accounts Payable and Accounts Receivable; Payroll & Benefits Administration; and Preparation of Annual Audit.

4.d. Acquiring Additional Resources

CRCOG will use its existing procurement systems and standard procurement policy which conforms with Federal 2 CFR Part 200, to contract with a QEP through a competitive RFP/RFQ solicitation process. CRCOG's procurement policy follows all state and federal requirements. CRCOG also hosts the Capitol Region Purchasing Council (CPRG), a regional procurement clearinghouse of vendors offering goods and services at fair prices and favorable terms. The QEP will provide technical expertise and oversight of environmental site assessments and remedial action planning activities. CRCOG has templates for professional service and access agreements and will seek legal assistance from competitively procured legal counsel, if needed. CRCOG will also seek the advice of the EPA Project Officer and State Brownfields Coordinator to ensure the program is implemented in accordance with applicable federal and state guidelines.

CRCOG has received financial assistance from EPA since 2004 and has day-to-day experience managing the cooperative agreements with EPA. CRCOG's project team will consist of CRCOG staff and contracted environmental professionals with direct experience procuring contractor services related to EPA Brownfield Grants. CRCOG will also rely on the advice and expertise of municipal and partner agency representatives who serve on the BSC to ensure that program objectives are consistent with regional goals and community interests.

Past Performance and Accomplishments

4.e. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

CRCOG has undertaken nearly sixty site assessments on 31 sites in ten municipalities with funds from six EPA brownfield assessment grants: 19 Phase 1s, 29 Phase 2s and/or Phase 3s; three Hazardous Building Materials Assessments (HBMA); and eight remedial action/clean-up plans. CRCOG has demonstrated the crucial role EPA-funded assessment projects play in advancing brownfield sites to productive reuse. During CRCOG's most recent Brownfield Assessment grant period, EPA funding assisted private developers with conducting a Site-Specific QAPP addendum at 169 Bartholomew Avenue, a 4-story former factory in the City of Hartford. This work allowed the developer to apply and receive additional funds from DECD to proceed with remediation and redevelopment efforts. A cornerstone project included assessments for a former petroleum industrial tank farm at Goodwin University Riverfront Campus where \$169,703 of EPA investment helped leverage over \$250 million for remediation and construction of an award-winning educational facility.

(2) Compliance with Grant Requirements

CRCOG has successfully closed seven EPA assessment grants and has a history of filing timely required reports and complying with project workplans, schedules, and Cooperative Agreement Terms & Conditions. Six out of seven of CRCOG's assessment grants closed with no remaining funds. CRCOG expended 90% of the funds from CRCOG's last assessment grant; significant staff transitions hindered expenditure of the remainder. Staff transitions are completed. CRCOG currently has EPA funding through the EPA RLF program, including supplemental funding awarded in 2024. The RLF program has executed two loans and provided one subgrant. CRCOG staff are experienced using ACRES and ASAP and have a comprehensive structure in place to adhere to all workplans and reporting requirements. CRCOG has met reporting requirements and grant deliverables for multiple EPA grants and has experience administering funding from other Federal agencies, including from Formula and Discretionary Grants from the U.S. Department of Transportation Federal Highway Administration (FHWA), Housing and Urban Development (HUD) and others.

FY26 EPA Brownfield Community-Wide Assessment Grant

Threshold Criteria

1. Applicant Eligibility

- a) The Capitol Region Council of Governments (CRCOG) is applying for a Community-wide Assessment Grant as a **Regional Council** established under governmental authority established under state law. CRCOG is chartered under Connecticut General Statutes sections 4-124i to 4-124p and 8-31 as one of nine state designated Regional Councils of Governments in Connecticut. Please see our attached eligibility documentation, which is also available online: <https://portal.ct.gov/ag/opinions/2000-formal-opinions/marc-s-ryan-secretary-office-of-policy-and-management-2000013-formal-opinion-attorney-general-of-con>.
- b) CRCOG is not exempt from Federal taxation under IRC Section 501(c)(4).

2. Community Involvement

As a member-focused organization, serving as the Metropolitan Planning Organization (MPO), CRCOG recognizes that community involvement is key to brownfield assessment and cleanup planning. CRCOG functions as a single legal entity authorized to enter into binding agreements with the Federal government. As a voluntary Council of Governments, CRCOG is considered a political subdivision of Connecticut. There is no county government in Connecticut, and CRCOG is a main point of contact for local governments. CRCOG does not receive tax as income to perform functions and duties. Instead, CRCOG relies on funding from State and Federal Grants and dues from its 38 Member Municipalities.

CRCOG will implement a comprehensive marketing campaign with the community liaison to ensure that stakeholders and members of the public are informed, involved, and represented throughout the brownfield redevelopment process. CRCOG's Senior Communications Manager will work with other staff on outreach efforts across existing digital platforms, including Facebook, LinkedIn, X, and YouTube to provide brownfield program updates and encourage community participation.

Outreach activities will include newsletter articles, targeted social media posts, digital and print informational materials such as fact sheets and flyers, project profiles that highlight progress/success stories, public meetings, events, and opportunities for public input. This coordinated approach will help ensure that stakeholders remain actively engaged and have meaningful opportunities to shape project outcomes. CRCOG will receive public input through various means, including a comment form on the Brownfields Program website, e-mails to staff, meetings and events, outreach with stakeholders, and social media channels. CRCOG will share public input with the Brownfield Steering Committee (BSC) at quarterly meetings and discuss how to incorporate the feedback.

- **Local partners:**

- Municipal Officials. CRCOG has strong working relationships with officials at municipal governments, who are often the first source for identifying local priorities.
- Community-Based Organizations. CRCOG engages with leaders and representatives from several organizations with the common goal of eliminating blight to improve physical health for residents and increase economic wellbeing for small business owners.
- **Brownfields Steering Committee:** CRCOG holds quarterly meetings with the committee where we review project progress and discuss additional sites that may benefit from excess grant funds.
- **Community liaison(s):** CRCOG will work with community partners to engage community liaisons to guide and organize community engagement efforts in the Target Areas. Working with community liaisons will help us better understand and incorporate the needs, frustrations, or concerns of low-income residents, LEP households, and other sensitive populations who live or work in the Target Areas into assessment activities.

3. Expenditure of Existing Grant Funds

CRCOG does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients

- **Contractors** - N/A. CRCOG has not procured contractors or consultants and does not intend to prior to entering the cooperative agreement with EPA.
- **Named Subrecipients** - N/A. CRCOG has not identified subrecipients and does not intend to prior to entering the cooperative agreement with EPA.