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City Manager

City of Meriden, Connecticut
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EPA Brownfields Cleanup Grant—Pratt Street Brownfield Cleanup
Applicant Information Sheet

(1) Applicant Identification:

City of Meriden
142 East Main Street
Meriden, CT 06450
(203) 630-4123 – Office
bdaniels@meridenct.gov

(2) Website URL: www.meridenct.gov

(3) Funding Requested:

- (a) Grant Type: EPA Brownfield Clean-up: Single Site-Cleanup
- (b) Federal Funds Requested: \$3,516,000

(4) Location:

- (a) City: Meriden
- (b) County: New Haven
- (c) State: Connecticut

(5) Property Information:

Property Name: 144 Pratt Street Flood Storage Basin
Address: 144 Pratt Street, Meriden, Connecticut, 06450.

(6) Contacts

(a) Project Director:

Joseph Feest
Director of Economic Development
City of Meriden
142 East Main Street
Meriden, CT 06450
(203) 630-4152

jfeest@meridenct.gov

(b) Chief Executive/Highest-Ranking Elected Official:

Brian P. Daniels
City Manager
City of Meriden
142 East Main Street
Meriden, CT 06450
(203) 630-4123
Email: bdaniels@meridenct.gov

(7) Population

60,850 ([Source](#)).

(8) Other Factors: Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community by noting the corresponding Narrative page number. If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect. EPA may verify this information prior to selection.

| Providing Information on the 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 proposed site(s) is impacted by mine-scarred land. | N/A |
| Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation. | Page 3 |
| The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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). | Page 3 |
| The proposed site(s) is in a federally designated flood plain. | N/A |

| | |
|--|--------|
| The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | N/A |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters. | Page 3 |
| The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing. | N/A |

(9) **Releasing Copies of Applications:** N/A. No confidential information included.

EPA Brownfields Cleanup Grant - Project Narrative

Project Title: City of Meriden 144 Pratt Street Cleanup for Public Park Development and Flood Control (Pratt Street Brownfield Cleanup)

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

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

i. The City of Meriden, CT proposes the cleanup of a 4.01-acre brownfield property at 144 Pratt Street, a contaminated and blighted site impacted by legacy industrial pollutants in soil and fill materials in the heart of downtown. The site is critical to the City's plans to return the property to productive use as a public community park, completing a connected downtown open-space corridor while supporting broader flood control measures. Adjacent to the 151-unit Meriden Commons mixed-use development, the property borders multifamily residential neighborhoods along Pratt and Cedar Streets and lies directly across from the Meriden Green, a 14-acre downtown park that serves as a daily recreational space and central gathering place for community events. The site is within walking distance of downtown commercial corridors and essential municipal services, including the Pratt Street Fire Station and the CTRail/Amtrack station, and functions as a key corridor linking residential neighborhoods, commercial districts, and public services. Important, the property the property lies along the Harbor Brook corridor, an urban waterway constrained by historic development and aging infrastructure, resulting in recurring flooding that impacts nearby residents, businesses, transportation, and emergency services. Contamination and flood risks left the site vacant and blighted, limiting redevelopment and contributing to environmental and economic stress in the downtown area, which historically developed as an industrial center shaped by intensive manufacturing uses along Harbor Brook.

ii. Target Area: The proposed Brownfield Cleanup site, located at 144 Pratt Street, in Census Tract 1701, in Meriden's downtown. The currently vacant, underutilized site lies within a densely developed urban corridor, with a population of 1,679, a median household income of \$30,000, SNAP participation of 65.4%, and an unemployment rate of 6.5%. Approximately 73% of residents identify as Black, Indigenous, and People of Color (BIPOC), highlighting the racial and ethnic diversity of the tract. The bordering census tracts (1702, 1710, 1714, 1715), which also experience economic challenges, have median incomes from \$24,832 to \$51,313, SNAP participation up to 55.7%, and unemployment rates up to 9.8%. The cleanup in tract 1701 will directly benefit a vulnerable community and support revitalization of the surrounding area, improving public health, safety, and economic opportunity. Cleanup of this property is critical to remove persistent environmental hazards, restore safe conditions for public use, and enable its conversion into a multifunctional downtown park and flood storage basin.

b. Description of the Proposed Brownfield Site(s)

i. Known Contamination: Environmental investigations, including Phase I (prepared by SLR Consulting (formerly Milone & MacBroom, INC.) II, and III Environmental Site Assessments (ESAs) prepared by AECOM Technical Services Inc., environmental engineers, identified polycyclic aromatic hydrocarbons (PAHs), metals (including lead and arsenic), and extractable total petroleum hydrocarbons (ETPH) in soil and groundwater, primarily associated with historic urban fill extending up to approximately 15 feet below ground surface (bgs), consisting of heterogeneous sand and silt with gravel, clay, asphalt fragments, and miscellaneous debris. **Soil:** Soil sampling detected polycyclic aromatic hydrocarbons (PAHs), including multiple carcinogenic PAH compounds (e.g., benzo[a]pyrene and related constituents) at concentrations exceeding Residential Direct Exposure Criteria (R DEC) and Industrial/Commercial Direct Exposure Criteria (I/C DEC) in select locations. Lead exceeded R DEC at depths of 4–8 feet

below ground surface (bgs). ETPH was detected, but at levels below R DEC in all samples.

Groundwater: Groundwater sampling identified arsenic and phenanthrene above state standards at monitoring wells MW-1 and MW-2. Elevated metal levels are due to leaching from urban fill. The site will be enrolled in a Connecticut environmental regulatory program. The groundwater table was encountered at approximately 10 feet below ground surface (bgs). Groundwater in the area is classified as GB, and two public drinking water supply wells are located within one mile of the site, underscoring the importance of mitigating potential contaminant migration (AECOM, Phase II/III ESA).

Relevant Historical Use: The site has a long history of industrial, commercial, and residential uses typical of downtown Meriden. From the late 1800s through the early 1900s, activities included carriage manufacturing, blacksmithing, woodworking, and automotive services, contributing to urban fill with paints, solvents, metals, and oils. In 1961, the Meriden Housing Authority (MHA) redeveloped the site for public housing, constructing five buildings and installing underground storage tanks (USTs) for heating oil; residual petroleum impacts persisted. The last UST was removed in 2018. The City of Meriden acquired the property after the housing complex closed. The City's downtown evolved around Harbor Brook, a tributary of the Quinnipiac River that historically supported industrial and commercial activity. As development intensified, Harbor Brook gradually became restricted into a channelized urban waterway flowing through a series of undersized bridges and culverts, with buildings and infrastructure constructed over and immediately adjacent to the brook.

Current Use: The site is currently vacant and blighted, situated adjacent to Meriden Green, a community park that attracts tens of thousands of residents and visitors annually, and is in a neighborhood with a high concentration of low-income households, in a community that has experienced long-standing environmental and infrastructure disinvestment.

Severity and Need for Cleanup: The presence of PAHs and lead exceeding residential exposure criteria in shallow soils, combined with metals exceeding groundwater protection standards, represents a moderate to significant environmental concern that restricts reuse and poses potential risks to human health and the environment if left unaddressed. EPA Brownfields Cleanup Grant funding is necessary to remediate these conditions, eliminate exposure pathways, and enable safe reuse of this strategically located downtown parcel in support of community revitalization and flood resilience goals.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

i. The proposed project will remediate the contaminated 144 Pratt Street site and convert it into a multifunctional downtown park that also serves as a flood storage basin. Combined with the adjacent Meriden Green, the integrated system will provide up to 64 acre-feet of stormwater storage during a 100-year storm event, significantly reducing flood risk in downtown Meriden and along the Harbor Brook corridor, which lies within a FEMA 100-year floodplain. The attached FEMA National Flood Hazard Layer FIRMette shows the site is primarily located within Zone AE, a Special Flood Hazard, with Harbor Brook contributing to localized flood risk. This reuse strategy directly advances the City of Meriden's 2020 Plan of Conservation and Development (POCD), which prioritizes redevelopment of contaminated and underutilized sites

for downtown revitalization and expansion of accessible parks and open space to support public health, environmental quality, and community character (POCD, pp. 39, 110). By integrating remediation, flood mitigation, and park development, the project strengthens Harbor Brook resilience planning and complements nearby public and private investments, including housing and existing open space improvements. Development of the POCD included extensive community engagement (two public workshops, a citywide survey with 1,060 responses, pop-up meetings, focus groups, and stakeholder interview) with additional targeted outreach to residents and businesses near Meriden Green to ensure the proposed reuse reflects community priorities and local needs.

d. Outcomes and Benefits of Reuse Strategy: Remediation and redevelopment of 144 Pratt Street will expand Meriden Green and transform an underutilized, flood-prone, and blighted site into a public park and recreational space. Cleanup and reuse will provide safe, accessible outdoor space, enhance recreation opportunities, and support community well-being in an area with limited green infrastructure. Because the site includes a portion of Harbor Brook and an undersized culvert, it is a critical component of the Harbor Brook Flood Resilience Project. The proposed reuse aligns with the City’s redevelopment strategy by integrating environmental remediation, flood mitigation, and park expansion. More than 200 nearby residential and commercial properties, including the Pratt Street Fire Station, CTRail/Amtrak station, and Meriden Commons development, will experience reduced flood risk, minimizing recurring damage, business disruption, and displacement. The expanded park will continue to host community events such as the Farmers’ Market, Twilight Concert Series, and seasonal programs, serving thousands of residents and visitors annually.

The project will provide 100-year flood protection and safeguard critical infrastructure, ensuring continuity of emergency services, transportation, and housing during extreme weather events. Nature-based solutions, including restored stream channels, floodplain and riparian buffers, and habitat enhancements, will improve water quality, ecological function, and long-term climate resilience. By integrating flood mitigation with accessible open space, the project will strengthen community resilience and advance equitable climate adaptation outcomes.

Other Factors: This project directly addresses the EPA’s Other Factors.

1. Secured Leveraging Commitment: Local capital and resilience funding are documented and committed, ensuring that cleanup and park improvements can proceed without delay and support long-term site sustainability.

2. Adjacency to a Body of Water: The Harbor Brook Flood Resilience Project supports floodplain restoration, riparian buffer creation, and connectivity to regional waterways and trail networks.

3. Improved Local Resilience to Extreme Weather Events and Natural Disasters: The project protects more than 200 nearby residential and commercial properties, restores approximately 400 linear feet of stream channel and 2.5 acres of floodplain, mitigates the impacts of high-intensity rainfall, and safeguards critical municipal facilities, housing, and infrastructure. Nature-based solutions and public park space ensure long-term resilience and equitable community benefits.

Strategy for Leveraging Resources:

The City of Meriden has secured and coordinated multiple federal, state, and local resources to support the full lifecycle of the 144 Pratt Street project, from site characterization and regulatory closure to remediation and long-term public reuse. Comprehensive environmental assessments have been completed, regulatory oversight is in place through the Connecticut Voluntary Remediation Program, and local capital funding has been committed for site redevelopment. The EPA Cleanup Grant represents the critical remaining resources needed to address environmental contamination and to fully implement the City’s flood resilience and park expansion plans.

Resources Needed for Site Characterization, Remediation, and Reuse

| Name of Resource | (1.e) Assessment (1.f) Remediation (1.g) Reuse | Is the Resource Secured or Unsecured? | Additional Details or Information about the Resource |
|--|--|---------------------------------------|---|
| Phase II and Phase II/III Environmental Site Assessments (ESAs) conducted by AECOM | 1.e | Secured | Includes soil and groundwater results for PAHs, metals, and extractable total petroleum hydrocarbons (ETPH); supports remedial planning and preliminary future use. SPLP analysis identified groundwater exceedances. |
| EPA Cleanup Funding | 1.e | Unsecured | Will address environmental liabilities and allow remediation to be completed, supporting the site reuse strategy associated with the Harbor Brook Flood Resilience Project and Meriden Green expansion. |
| EPA Cleanup Funding | 1.f | Unsecured | Sufficient to complete remediation; Phase I, II, II/III ESAs define contamination and allow focused remediation of soil and groundwater impacts; fully captured within the EPA Cleanup grant budget. |
| Local Capital Funding | 1.g | Secured | Total project budget of \$8,315,000 for flood mitigation, park expansion, and long-term public use; supports grading, landscaping, trail connections, floodplain restoration, pedestrian amenities, and integration with Meriden Green. |

h. Existing Infrastructure Use: Site cleanup and reuse directly facilitates and enhances downtown Meriden infrastructure, including established roadways: Pratt Street, Mill Street, and Cedar Street, that surround the site. It is adjacent to active residential neighborhoods, commercial corridors, and key municipal facilities, including the Pratt Street Fire Station and the CTRail/Amtrak station. These transportation, public safety, and transit assets support continued downtown activity and provide immediate access to the site for residents, workers, and visitors.

Existing Infrastructure: Includes water, sewer, broadband, and electric service, which will support site lighting, irrigation, and park amenities, including public restrooms open during events, following remediation. The reuse plan strengthens pedestrian and multimodal connectivity by integrating new sidewalks, walking paths, footbridges, and at-grade brook crossings that link the site to Meriden Green and the surrounding downtown street network. These improvements expand the functionality of infrastructure and improve access to public open space.

Key Infrastructure Upgrades: These upgrades include removing the undersized concrete box culvert, restoring Harbor Brook's natural channel and habitat features, excavating and disposing of approximately 12,000 tons of contaminated soil off-site, and grading the site to create up to 11 acre-feet of flood storage. Together, these improvements will strengthen flood management, improve stormwater flow, and support safe, long-term public use of the site. The total project budget is \$8,315,000, with \$3,516,000 requested through this EPA Cleanup Grant to address environmental remediation. All remaining costs associated with infrastructure upgrades and site reuse are fully committed through City of Meriden funding. These secured resources are relevant, sufficient, and directly tied to the reuse strategy, ensuring that necessary infrastructure improvements will be implemented and that the site can be successfully redeveloped as a permanent extension of Meriden Green.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. The Community's Need for Funding (5 points): The total project budget for remediation and reuse of the 144 Pratt Street site is \$8,315,000. The City of Meriden is requesting \$3,516,000 in EPA Brownfields Cleanup Grant funding for environmental remediation, with the remaining \$4,799,000 committed through municipal Capital Improvement Program funds, approved across multiple fiscal years (FY 2018, 2019, 2021, and 2024), to support the reuse portion of the project, including flood-mitigation infrastructure. While this local investment demonstrates strong municipal commitment, the City's ability to independently finance environmental remediation is constrained by its limited tax base and elevated poverty rate of 14.2%.

Meriden serves a predominantly low-income population and is officially recognized as a State of Connecticut Distressed Municipality and a Public Investment Community (PIC). The City also contains three federally designated Opportunity Zones and a State Enterprise Zone, reflecting persistent economic challenges and limited local fiscal capacity to support large-scale environmental remediation and infrastructure improvements without federal assistance.

The 144 Pratt Street site is prone to flooding, contains documented contamination, and is planned for public-benefit reuse as open space and flood-mitigation infrastructure. These site conditions make private redevelopment financially unfeasible and prevent the City from accessing market-based financing or developer-driven cost-recovery mechanisms. Without EPA Cleanup Grant funding for remediation, the site could not be addressed within a reasonable timeframe and would likely remain contaminated and underutilized for years. This would perpetuate flood risk, environmental exposure, and economic disinvestment in surrounding low-income neighborhoods while continuing to strain nearby critical infrastructure. EPA funding is therefore essential to meet the needs of this economically disadvantaged community and enable cleanup and reuse that would otherwise be unattainable.

b. Health or Welfare of Sensitive Populations: Sensitive populations near the project site include low-income households, communities of color, residents with limited English

proficiency, uninsured individuals, and older adults. In Meriden, over 50% of residents identify as people of color, 32.5% of adults have limited English proficiency, and only 52% of adults report excellent or very good health, compared to 59% statewide. The site’s location along Harbor Brook, which has a history of severe, recurring flooding, disproportionately affects these populations by displacing residents, disrupting transportation, and limiting access to emergency services. Cleanup and reuse will eliminate the risk of exposure to contaminated soils containing PAHs and heavy metals, reduce flood-related disruptions, and create safe, accessible green space that supports physical and mental health.

c. Greater than Normal Incidence of Disease and Adverse Health Condition:

Meriden’s residents, particularly in downtown Census Tract 1701 where the project will take place, demonstrate elevated rates of physical and mental health distress. In this tract, 12.7% of adults report asthma, 4% report cancer, 9.7% report COPD, 23.5% report depression, 37% report high blood pressure, and 36.6% report high cholesterol. Citywide, 17% of adults report frequent anxiety and 19% report depression, compared to 13% and 9% statewide, with 18.3% reporting frequent mental distress, increasing to 24.9 in downtown tracts. Repeated flooding and proximity to the contaminated sites contribute to cumulative environmental stressors that exacerbate these adverse health outcomes. The proposed cleanup and reuse reduces these risks by eliminating a source of hazardous substance exposure and providing flood storage that decreases flood frequency and severity.

d. Economically Impoverished/Disproportionately Impacted Populations:

Downtown Meriden contains a high-density population of over 1,500 low-income and minority residents and has experienced long-term disinvestment following industrial decline. The City’s poverty rate exceeds the state average, 37% of households are housing cost-burdened, and 23% receive food assistance, with Latino residents representing the largest group living below the poverty line. These populations disproportionately bear the impacts of contaminated sites and repeated flood losses. Cleanup and reuse of the site will reduce risk to over 200 nearby residential and commercial properties, including emergency services and transit infrastructure.

Community Engagement:

e. Project Involvement & f. Project Roles:

| <i>Organization</i> | <i>Role in Outreach, Cleanup, and Reuse</i> |
|--|---|
| <i>Meriden Parks and Recreation Department</i> | Oversees programming, maintenance, and community use of the Meriden Green. Plays a key role in integrating the 144 Pratt Street site as an extension of existing park and recreation space, supporting community events, public access, and long-term stewardship. |
| <i>Meriden Chamber of Commerce</i> | Supports local businesses through networking, technical assistance, and advocacy. Can assist in keeping downtown businesses informed about cleanup timelines, construction impacts, and long-term economic benefits associated with the reuse of 144 Pratt Street and the expansion of Meriden Green. |
| <i>Meriden Senior Center</i> | Provides outreach to seniors and families in downtown Meriden and surrounding neighborhoods. Serves as a venue to share information on site cleanup activities, flood mitigation efforts, and future park use through programming, newsletters, and community meetings. |
| <i>Meriden Opportunity Center</i> | A nonprofit organization focused on workforce development, job readiness, and support services for underserved residents. Can help connect residents to |

workforce opportunities related to environmental remediation, construction, and park maintenance associated with the project.

g. Incorporating Community Input: The City’s Community Relations Team, led by the Economic Development Director, will oversee all community engagement and communication. The team will coordinate with the Public Communications Department, Engineering, Parks and Recreation, and other relevant departments to ensure residents and stakeholders are informed, engaged, and provided meaningful opportunities to offer input throughout the cleanup process. Project progress will be communicated quarterly through multiple channels. Updates will be posted on the City’s official website, including required EPA reporting, and shared via the City’s Facebook page to reach a broad audience. On-site signage will provide nearby residents and passersby with information on cleanup activities, timelines, and safety considerations. Outreach materials will be provided in both English and Spanish, as appropriate.

To supplement in-person engagement, residents can submit questions and comments via dedicated City email addresses and phone lines. Updates and feedback opportunities will also be shared through digital platforms and City newsletters. Additionally, project progress will be reported at regularly scheduled City Council committee meetings, which are open to the public. All input received through email, social media, phone inquiries, or public meetings will be documented, reviewed, and considered by the project team. The City will respond to questions and concerns as appropriate and incorporate relevant feedback into project implementation and communication strategies. This approach ensures that residents directly affected by the project, as well as the broader community, have ongoing, meaningful opportunities to stay informed and engaged throughout the cleanup and reuse process.

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

a. Proposed Cleanup Plan: Grant funds are being requested for the cleanup of contaminated soil and groundwater at 144 Pratt Street in Meriden, Connecticut, to support the site’s redevelopment as a downtown park and flood storage basin. As described in the Draft ABCA, the site’s historic urban fill contains polycyclic aromatic hydrocarbons (PAHs), metals including lead and arsenic, and extractable total petroleum hydrocarbons (ETPH), with contamination extending from the surface to approximately 15 feet below ground. Groundwater samples indicate metals and PAHs exceed screening criteria at select locations. The most effective method to eliminate risk at the site is the excavation, handling, and off-site disposal of impacted soil, along with associated groundwater management, consistent with Connecticut Remediation Standard Regulations and CT DEEP oversight. Cleanup will involve hiring qualified environmental and construction contractors to implement a detailed Site-Specific Cleanup Plan, including health and safety measures, erosion and sediment control, grading, and flood mitigation features. Excavated soils will be transported and disposed of at licensed treatment and disposal facilities, and all activities will be documented and reported to the EPA in accordance with grant requirements.

3. b, c, d, e: Proposed Cleanup Plan — Tasks, Contamination Addressed, Reuse Outcomes, Schedule, and Outputs

| Task/Activity Contamination Media & Reuse Alignment | Project Implementation (EPA/Non-EPA) | Anticipated Schedule | Task/Activity Lead | Outputs |
|--|--|-------------------------|-----------------------|---------|
|--|--|-------------------------|-----------------------|---------|

| | | | | |
|--|--|-----------------------------|---|--|
| <p>Task 1: Site Preparation and Removals</p> <p>Supports removal of contaminated urban fill (PAHs, metals, ETPH) and prepares site for redevelopment as a downtown park and flood storage basin</p> | <p>EPA-Funded: Site mobilization, fencing, traffic control, demolition, clearing, utility and structural removals, debris disposal. Non-EPA: Final design and procurement support.</p> | <p>Sept 2027 – Nov 2027</p> | <p>City of Meriden (City Engineer); Construction Contractor (Competitive Bid)</p> | <p>Demolition and removal logs; utility disconnection records; waste disposal manifests; site readiness certification</p> |
| <p>Task 2: Sediment Control and Earthwork/Grading</p> <p>Controls sediment and groundwater exposure during excavation; establishes stable subgrade to support flood basin construction and long-term site stabilization</p> | <p>EPA-Funded: Installation of erosion and sediment controls, excavation, grading, subgrade preparation, cofferdams, dewatering, and retaining structures. Non-EPA: Engineering oversight and inspections.</p> | <p>Dec 2027 – Feb 2028</p> | <p>City Engineer; Contracted Consultant</p> | <p>Inspection reports; excavation and grading records; dewatering logs; stabilization documentation</p> |
| <p>Task 3: Contaminated Soil Handling, Removal, and Disposal</p> <p>Directly addresses soil contamination (PAHs, lead, arsenic, ETPH) from surface to ~15 ft bgs and mitigates groundwater impacts at select locations</p> | <p>EPA-Funded: Excavation, handling, transport, and off-site disposal of contaminated soils; health and safety plan implementation. Estimated removal of approximately 12,000 tons of impacted soil. Non-EPA: Confirmatory sampling and regulatory coordination.</p> | <p>Mar 2028 – Jun 2028</p> | <p>City Engineer; Environmental Consultant</p> | <p>Soil removal logs; disposal manifests; regulatory compliance documentation ; confirmation sampling results; cleanup certification</p> |
| <p>Task 4: Cleanup Oversight and Reporting</p> | <p>EPA-Funded: Project coordination,</p> | <p>Oct 2026 – Sept 2028</p> | <p>City of Meriden Grant</p> | <p>Quarterly EPA reports; ACRES</p> |

| | | | | |
|---|--|--|----------------------|---|
| Ensures cleanup activities support permanent reuse as a public park and flood storage basin, and comply with EPA and regulatory standards | contractor oversight, progress monitoring, EPA reporting, and ACRES updates. Non-EPA: Supplemental administrative support. | | Administration Staff | entries; progress summaries; closeout documentation |
|---|--|--|----------------------|---|

f. Cost Estimates:

| BUDGET CATEGORIES | PROJECT TASKS (\$) | | | | Total |
|---------------------------------------|--|--|------------------------------------|--|-------------|
| | Task 1: Cooperative Agreement Oversight | Task 2: Community Outreach & Engagement | Task 3 Site Specific Activities | Task 4: Site Cleanup Oversight/ Administration | |
| Personnel | \$2,000 | \$2,500 | \$2,500 | \$500 | \$7,500 |
| Fringe Benefits | 0 | 0 | 0 | 0 | 0 |
| Travel ¹ | \$3,000 | 0 | 0 | 0 | \$3,000 |
| Equipment ² | 0 | 0 | 0 | 0 | 0 |
| Supplies | 0 | \$2,500 | 0 | 0 | \$2,500 |
| Contractual | 0 | 0 | 0 | 0 | 0 |
| Construction ³ | 0 | 0 | \$3,503,000 | 0 | \$3,503,000 |
| Other (specify type) | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT COSTS⁴ | \$5,000 | \$5,000 | \$3,505,500 | \$500 | \$3,516,000 |
| INDIRECT COSTS⁴ | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL BUDGET | \$5,000 | \$5,000 | \$3,505,500 | \$500 | \$3,516,000 |

g. Plan to Measure and Evaluate Environmental Progress and Results: Meriden will measure and evaluate environmental progress using task-specific documentation. Outputs will be tracked through site readiness records, removal logs, erosion and sediment control inspection reports, excavation and grading documentation, infrastructure and stabilization records, and structural modification reports, as applicable. The project team will review these materials to confirm cleanup-related activities completed in accordance with the approved remedial design and EPA requirements. Evaluation will assess access to contaminated material, remediate affected areas, and document that cleanup activities support long-term site readiness and safe reuse.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

| Position / Name | Responsibilities & Experience |
|--|---|
| City Manager – Brian P. Daniels | Provides overall leadership and oversight; coordinates City departments; ensures municipal and federal compliance. Lifelong Meriden resident; 32 years as civil attorney; led \$250M Maloney & Platt High Schools renovation and \$11.5M Meriden Public Library renovation; expertise in procurement, contracting, and risk management. |
| City Engineer – Brian Ennis, P.E. | Leads technical design and implementation, including environmental cleanup, flood storage basin, channel restoration, habitat improvements, and community engagement activities. Over 15 years as City Engineer; experience in complex infrastructure and environmental projects focused on resilience, accessibility, and environmental justice. |
| Director of Economic Development – Joseph Feest | Oversees economic development and community benefit components; aligns projects with downtown revitalization and long-term growth. Over 6 years of municipal experience, 30 years of private-sector leadership; strengthens the City’s capacity to deliver projects with lasting economic and community impact. |
| Director of Human Resources – Katherine Zygmunt | Serves as coordinator for compliance with 40 C.F.R. Parts 5 & 7; ensures adherence to federal civil rights and nondiscrimination requirements—director of HR since 2017; extensive experience in human resources and regulatory compliance to support project implementation. |

c. Acquiring Additional Resources: City of Meriden maintains a roster of pre-approved, on-call engineering firms for use on City projects. Firms are selected through a Qualifications-Based Selection (QBS) process, ensuring that only highly qualified and experienced firms are available to provide specialized technical support. For construction services under \$35,000, the City obtains multiple quotes (typically two to three). It selects the contractor that offers the best combination of experience, cost, and capacity to deliver the project. Projects exceeding \$35,000 are procured through a formal public bidding process, ensuring transparency, fairness, and selection of contractors with demonstrated capability.

Past Performance and Accomplishments

d. Currently Has or Previously Received an EPA Brownfields Grant: The City of Meriden has a strong history of securing and successfully implementing EPA Brownfields funding. Since 2012, the City has received four EP Brownfield grants totaling \$800,000, including Cleanup Grants for 116 Cook Avenue (2012) and 51-53 South Colony Street (2024; completion expected 2026)., and Assessment Grants in 2015 (citywide brownfields inventory) and 2018 for 1 King Place to address petroleum contamination and asbestos at a former hospital site. The City confirms that all project outputs to date are accurately reflected in EPA’s ACRES database at the time of this application and that all activities have been conducted in full compliance with the approved workplan, schedule, and grant terms and conditions, demonstrating Meriden’s consistent ability to manage and successfully execute Brownfields-funded projects.

Threshold Criteria

(1) Applicant Eligibility

- a. The City of Meriden is a unit of local government and is therefore an eligible applicant under CERCLA § 10d4(k) and Section 2.B.(1) of the FY26 NOFO.
- b. The City of Meriden is a municipal government and is not organized as a nonprofit entity under Section 501(c)(4) of the Internal Revenue Code. Therefore, the lobbying restrictions applicable to 501(c)(4) organizations do not apply.

(2) Previously Awarded Cleanup Grants

The City of Meriden affirms that the proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

(3) Expenditure of Existing Multipurpose Grant Funds

The City of Meriden affirms that it does not have an open EPA Brownfields Multipurpose Grant with unexpended cleanup funds applicable to this site or the municipality.

(4) Site Ownership

The City of Meriden is the current owner of the subject property located at 144 Pratt Street, Meriden, Connecticut. See the attached property deed.

(5) Basic Site Information

Site Address: 144 Pratt Street, Meriden, CT 06450

Site/Project Name: City of Meriden 144 Pratt Street Cleanup for Public Park Development and Flood Control

Size: 4.01 acres

Location: Downtown Meriden, Connecticut

(6) Status and History of Contamination at the Site: The 144 Pratt Street site has a documented history of mixed residential, commercial, and industrial uses dating back to the late 1800s, which has resulted in contamination. Current environmental conditions reflect legacy impacts from prior ownership and operations, not activities of the current owner, the City of Meriden.

In the late 1800s–early 1900s, the site was developed with a mix of residential and small commercial uses typical of Meriden’s early industrial growth. Environmental impacts from this period include urban fill and low potential for contamination. In the early 1900s–1940s, the site was operated by carriage manufacturers and tradesmen, including Chalker & Fenn and Joseph Saunders, supporting carriage manufacturing and repair, blacksmithing, woodworking, and paint shop operations. These operations likely involved petroleum products, solvents, paints, metals, and waste oils, contributing to subsurface impacts characteristic of early industrial use. 1950s–1961, the site was used for automotive repair and body work by Chalker & Fenn Auto Body Works. Activities during this period likely involved petroleum hydrocarbons, solvents, and waste oils, further contaminating the site.

In 1961, the Meriden Housing Authority (MHA) redeveloped the property to construct the Mills Memorial Apartments. Redevelopment activities included demolition of existing

structures, placement of urban fill, burial of earlier site features, and installation of two underground storage tanks (USTs) for heating oil to support centralized heating. From 1961 to 1987, the two original heating oil USTs remained in service. In 1987, both tanks were removed, at which time petroleum-impacted soil was encountered. One replacement 10,000-gallon heating-oil UST was installed after the removal of the original tanks.

From 1987 to April 2018, the replacement UST remained in operation. The final UST was removed in April 2018, and environmental investigations conducted at that time documented residual petroleum contamination in soil and groundwater within the former UST area. Analytical results indicate that soil concentrations exceed Connecticut Remediation Standard Regulations (RSRs) Residential Cleanup Evaluation Criteria (RCED), and groundwater concentrations exceed Residential Groundwater Volatilization Criteria (RGWVC) and Industrial/Commercial Groundwater Volatilization Criteria (I/CGWVC). These exceedances confirm that contamination remains on site and requires remediation.

The City of Meriden acquired the property in 2018 following the closure of the Mills Memorial Apartments and the removal of the final UST. The city neither installed, operated, nor maintained petroleum storage systems at the site and did not contribute to the release of contaminants. All identified contamination is attributable to historic uses and petroleum storage activities that occurred prior to municipal ownership, primarily during the MHA ownership period (1961–2018).

In 2018, as part of a Phase II/III Environmental Site Investigation, five Recognized Environmental Concerns (RECs) related to historic site operations, urban development, and the associated potential off-site impacts.

Soil Contamination

Phase II/III investigations identified urban fill materials extending to depths of approximately 15 feet below ground surface (bgs). Soil sampling identified the following contaminants of concern (COCs):

- Polycyclic Aromatic Hydrocarbons (PAHs) exceeding GB PMC and, in some locations, Residential and Industrial/Commercial Direct Exposure Criteria (R DEC / IC DEC)
- Metals, including lead, exceeding R DEC and IC DEC at multiple depths
- Extractable Total Petroleum Hydrocarbons (ETPH) detected below R DEC
- The PAHs, metals, and ETPH are consistent with contaminants typically associated with historic urban fill.

Groundwater Contamination

Groundwater sampling identified:

- Arsenic exceeding Surface Water Protection Criteria (SWPC)
- Phenanthrene exceeding SWPC

(7) Brownfield Site Definition

The City of Meriden affirms that the site meets the CERCLA brownfield site definition.

The City of Meriden affirms that the site is:

- a. not listed or proposed for listing on the National Priorities List;

- b. not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c. not subject to the jurisdiction, custody, or control of the U.S. government. (Please refer to CERCLA §§ 101(39)(B)(ii), (iii), and (vii) and the [Information on Sites Eligible for Brownfields Funding under CERCLA § 104\(k\).](#))

(8) Environmental Assessment Required for Cleanup Grant Applications

The City of Meriden conducted Phase I, II, and III Environmental Site Assessments (ESA), including soil and groundwater sampling. The 2018 Phase II/II ESA provides evidence of site conditions that support the cleanup needs.

Phase I Environmental Site Assessment

Prepared for: City of Meriden, Meriden, Connecticut

Prepared by: AECOM, Rocky Hill, Connecticut

Project No.: 60430270

Date: October 2015

Property: 144 Mill Street, Meriden, Connecticut 06450

Phase I Environmental Site Assessment

Prepared for: City of Meriden, Department of Public Works

Prepared by: Milone & MacBroom, Inc., Cheshire, Connecticut / (DBA SLR)

Project No: #1261-72-02

Date: July 3, 2018

Property: Mills Memorial Apartments, 144 Pratt Street, Meriden, Connecticut, 06450

Phase II/III Environmental Site Assessment

Submitted to: City of Meriden, Community Development

Address: 142 East Main Street, Meriden, Connecticut

Prepared by: AECOM, Rocky Hill, Connecticut

Date: October 2015

Project: Meriden Mills Housing Project

Property: 144 Mill Street, Meriden, Connecticut 06450

(9) Site Characterization

a. N/A

b. i. Applicant other than a State or Tribal Authority

a., b., c: City of Meriden requested and received a letter from the state letter that affirms is eligible and has a sufficient level of characterization See attached letter.

Dated January 13, 2026

Amanda Limacher

Brownfields Program

Connecticut Department of Energy and Environmental Protection

79 Elm Street

Hartford, CT

(860) 424-3351
Amanda.Limacher@ct.gov

c. N/A

(10) Enforcement or Other Actions

The City of Meriden affirms that there are no known ongoing or anticipated federal, State, or local environmental enforcement or other actions related to the site.

(11) Sites Requiring a Property-Specific Determination

The City of Meriden affirms that the site does not require a Property-Specific Determination. The site:

- is not subject to a planned or ongoing CERCLA removal action;
- is not subject to RCRA corrective action or closure requirements;
- is not subject to TSCA remediation for PCBs; and
- has not received cleanup funding from the Leaking Underground Storage Tank (LUST) Trust Fund.

(12) Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substance Sites (as per EPA Regional Guidance)

i. EXEMPTION TO CERCLA LIABILITY - (3) Property Acquired Under Certain Circumstances by Units of State and Local Government

a) and b) The City of Meriden acquired ownership of the property located at 144 Pratt Street, Meriden, Connecticut, from the Housing Authority of the City of Meriden through a Limited Warranty Deed dated May 25, 2018, and recorded in Volume 5306, Instrument 00003300 of the Meriden Land Records. This transfer constituted an inter-governmental conveyance between two public entities performing uniquely governmental functions.

The property was transferred for nominal consideration (\$10.00) as part of a municipal disposition process and redevelopment effort following the long-term vacancy and deterioration of the former Mills Memorial Housing Complex. The City's acquisition was not for commercial development purposes and did not involve private market speculation.

Pursuant to CERCLA §101(20)(D), EPA treats inter-governmental transfers through uniquely governmental functions as exempt from liability, provided the acquiring entity did not cause or contribute to contamination. The City's acquisition from the Meriden Housing Authority qualifies as such a transfer.

c) All known disposal of hazardous substances at the site occurred prior to the City's acquisition in May 2018, as documented in the Phase I and Phase II/III Environmental Site Assessments completed by AECOM in October 2015. These assessments identified historic urban fill and

legacy contamination associated with prior site uses.

d) Since acquiring the property, the City of Meriden has not caused or contributed to any release or threatened release of hazardous substances at the site.

e) The City has not arranged for the disposal of hazardous substances at the property, nor has it transported hazardous substances to the site at any time.

Accordingly, the City of Meriden qualifies for exemption from CERCLA liability under §101(20)(D) and is eligible for EPA Brownfields funding for the proposed cleanup activities at 144 Pratt Street.

(13) Cleanup Authority and Oversight Structure

The City of Meriden will enroll in a Connecticut environmental regulatory program and follow CT DEEP oversight and RSRs. As such, cleanup activities will be conducted under Connecticut Department of Energy and Environmental Protection (CT DEEP) oversight and in accordance with Connecticut standards and regulations. The City of Meriden will procure qualified licensed environmental professionals to manage and oversee cleanup activities.

(14) Community Notification

The City of Meriden conducted meaningful public participation activities in support of the proposed Brownfields Cleanup Grant application. A public meeting was held on January 20, 2026 to review and discuss the draft Analysis of Brownfield Cleanup Alternatives (ABCA) and solicit public comments. Public notice was published in the *Record Journal* on January 13, 2026 and posted on the City's website and social media platforms, including Instagram and Facebook, in both English and Spanish. The draft ABCA was made available for public review during the public comment period, and copies of the draft ABCA, public notice, comments received, responses to comments, meeting summary, and sign-in sheet are attached. The City also conducted outreach to community partners and received letters of support from the Midstate Chamber of Commerce and the Meriden Council of Neighborhoods. Link to website page: <https://www.meridenct.gov/announcements/epa-grant-application-for-144-pratt-st/>.

(15) Contractors and Named Subrecipients

At the time of application submission, no contractor has been procured, and no subrecipient has been named for cleanup activities. Procurement will be conducted in compliance with applicable federal regulations.

January 13, 2026

Brian P. Daniels
City Manager
City of Meriden
142 East Main Street
Meriden, CT 06450

Re: State Acknowledgement Letter for EPA Brownfields Cleanup Grant for FY26

Dear Mr. Daniels:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the City of Meriden intends to apply to the US Environmental Protection Agency (EPA) for a Brownfields Cleanup Grant for Federal Fiscal Year 2026. The City of Meriden has developed an application requesting site-specific federal Brownfields Cleanup funding for the 144 Pratt Street site in Meriden, CT (the Site).

Cleanup work funded by an EPA grant must be performed in one of Connecticut's formal remediation programs, including but not limited to the Voluntary Remediation Program pursuant to CGS §22a-133x. The Site is not currently enrolled in a remediation program.

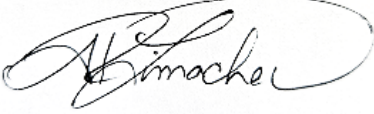
DEEP acknowledges that the following Environmental Investigations and Reports have been completed the Sites:

- **Phase I Environmental Site Assessment (ESA)**, Prepared by AECOM, dated October 2015
- **Phase II/III ESA**, Prepared by AECOM, dated October 2015
- **Phase II Environmental Site Investigation**, Prepared by Milone & MacBroom, Inc., dated April 2020

DEEP concludes, based upon the environmental site assessments performed to date and information provided by the applicant, that a sufficient level of site characterization has been performed for remediation work to begin at the Sites.

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,

A handwritten signature in black ink, appearing to read "A. Limacher", enclosed within a faint, light-colored rectangular border.

Amanda Limacher
Brownfields Coordinator

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