



# CITY OF NEW BRITAIN

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## Narrative Information Sheet

### 1. Applicant Identification

City of New Britain, 27 West Main St, New Britain, CT 06051-2283

### 2. Website URL

[www.newbritainct.gov](http://www.newbritainct.gov)

### 3. Funding Requested

a. Grant Type: Single Site Cleanup

b. Federal Funds Requested:

i. \$690,000

c. ii. Indicate if you are requesting a Site-specific Assessment Grant: N/A

### 4. Location

a. New Britain

b. Hartford County

c. Connecticut

### 5. Property Information for Site-Specific Proposals:

Site Name: 184 Arch Street

Site Address: 184 Arch Street New Britain, CT 06051 (Map Attached)

### 6. Contacts

a. Project Director

Scott Williams, Grants Administrator

City of New Britain

27 West Main Street

New Britain, CT 06051

Phone: (860)-826-3329

Email: [scott.williams@newbritainct.gov](mailto:scott.williams@newbritainct.gov)

b. Chief Executive/Highest Ranking Elected Official

Bobby Sanchez, Mayor

City of New Britain

27 West Main Street

New Britain, CT 06051

Phone: (860) 826-3303

Email: [Mayor@NewBritainCT.gov](mailto:Mayor@NewBritainCT.gov)

### 7. Population

a. The City has a population of 74,135

8. Other Factors Checklist

The City of New Britain affirms that none of the following factors are applicable:

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield 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	
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)	N/A
The priority 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 reuse of the proposed 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
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

Not applicable – no CBI included in application.

# City of New Britain, Connecticut - Assessment Parcel Map

MBL: C8C 52

Address: 184 ARCH ST



Approximate Scale:  
1 Inch = 100 feet

Disclaimer:  
This map is for informational purposes only.  
All information is subject to verification by any user.  
The City of New Britain and its mapping contractors  
assume no legal responsibility for the information contained herein.

Map Produced May 2023

# 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

## Target Area and Brownfields

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

Historically nicknamed the “Hardware City”, New Britain has a rich industrial history, once employing over 35,000 people. New Britain is a City of 74,135 people located in Hartford County, Connecticut. New Britain is the birthplace of many nationally important manufacturers as the City’s centralized location within New England and proximity to rail lines enabled it to become a national contributor during the Industrial Revolution. Significant past manufacturers included Corbin Russwin, American Hardware, Fafnir Bearing, Landers Frary & Clark, Skinner Valve, North & Judd, Russell-Erwin and Stanley Black & Decker which is still headquartered in New Britain. During the City’s formative years, the promise of employment in these companies’ factories attracted thousands of immigrants. By 1913, Stanley Works was the largest employer in Connecticut, solidifying New Britain as Connecticut’s Industrial Capital. European populations in particular were attracted to New Britain, mainly from Ireland, Italy, and Poland. The majority of the City’s housing stock was constructed as factory housing to accommodate this population boom. The City is still home to one of the largest ethnic enclaves of Polish-Americans in the nation. This community is concentrated in the vibrant “Little Poland” neighborhood.

As modernization and regulation began to impact the manufacturing industry, many of these employers relocated their factories, sold to competitors, or ceased operation – effectively hollowing out large swaths of industrial properties within the City. New Britain and its residents are now left to deal with the environmental hazards produced and then abandoned by its former industrial giants.

New Britain still highlights its industrial history by using the worker “bees” in public art and street signs, their sports teams, and many local businesses but its days as an industrial boomtown and powerhouse have long since passed. Due to the prevalence of now-affordable former factory housing, its proximity to public services in nearby Hartford, and the high cost of living in surrounding suburban towns, New Britain has attracted a large low-to-moderate income population. Limited open space (less than 2% of the land is vacant and no significant abutting tracts of undeveloped land exist) and high density ensure that nearly all residents of New Britain come in daily contact with at least one of the 80+ defunct industrial sites identified as potential Brownfields.

The target area which will benefit from this project Downtown New Britain, demarcated by Census Tract 4171. This Census Tract is one of three federally designated Opportunity Zones in New Britain. The specific neighborhood which hosts the project site is known as “Barrio Latino” or the Arch Street Neighborhood. Both the Census Tract and neighborhood are historically disadvantaged, suffering from decades of disinvestment and underdevelopment. The median household income in the target area, per the most recently available American Communities Survey is only \$31,397 which is a third of the region’s median household income. Additionally, a poverty rate of 34.5% ranks among the worst in New England.

Revitalizing New Britain can only be achieved through the proven method of redeveloping and adaptively reusing underutilized and contaminated brownfields.

### b. Description of the Proposed Brownfield Site

The site known as **184 Arch Street** is a grouping of parcels that were formerly known as 176 Arch Street, 184 Arch Street, and 10 West Pearl Street. Decades earlier, the three sites were combined into 184 Arch Street, New Britain, CT 06051.

The current 184 Arch Street parcel was used for auto repair starting in 1955 and the building included two garage bays. This property was also identified as a “Filling Station” in the 1954 Sanborn map. Portions of the site were utilized for general auto repair and a dealership and the parcel’s last intended use (176) was as a restaurant. Interior remodeling was taking place to convert the space however, construction was never completed. The easternmost portion of the site was last used as residential (10), but New Britain Building Department records indicate it was once used as a small factory and was once owned by B. Aquarium Supply Co. This building has since been demolished and a paved area remains in its place with the new building to the east.

In 2021, the City of New Britain utilized EPA Brownfields Community-wide Assessment grant funding to begin environmental site assessment. After the completion of a Generic and Site-Specific Quality Assurance Project Plans, the following Environmental Site Assessments were completed: Phase I (May 10, 2024), Hazardous Building Materials Survey (September 11, 2024), Phase II (December 17, 2024), and a Remedial Action Plan (January 7, 2025).

As a result of Environmental Site Assessment, exceedances of the following contaminants were located on site: Benzo(a)anthracene, Benzo(a)pyrene, Benzo(ghi)perylene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Chrysene, Indeno(1,2,3-cd)pyrene, 1,2,4-trimethylbenzene, Arsenic, Lead, C5-C8 Aliphatics, C9-C10 Aromatics, C9-C12 Aliphatics, ETPH, and Asbestos.

### **Revitalization of the Target Area**

#### **c. Reuse Strategy and Alignment with Revitalization Plans**

New Britain’s overall goals focus on creating a welcoming downtown area that incorporates transit-oriented development. According to the 2016 New Britain Transit Oriented Development (TOD) Plan, both commercial and residential activity is encouraged in the target area. Due to pre-existing socio-economic conditions, the negative impacts of urban blight and underutilized property are exacerbated. Higher-density, pedestrian-friendly neighborhoods are envisioned. The newly-constructed Bee Hive Bridge over Route 72 is a lively addition to New Britain’s downtown which has established connectivity between the neighborhoods that were previously segregated by the highway which bisects New Britain’s Downtown. The City’s goal is to attract more commuters to the downtown by improving housing stock and presenting commuters with efficient public transportation to neighboring urban centers. The goal to establish a multimodal transportation network has been partially realized through the creation of the CTfastrak and cycling lanes. Additional pedestrian links between Central Connecticut State University, a local university responsible for a sizable seasonal population increase, and the target areas are also envisioned.

This target area was chosen, in part, due to its high population of low-to-moderate income households. There is a need to create affordable residential housing that will be supported by local businesses. Due to pre-existing socio-economic conditions, the negative impacts of urban blight and underutilized property are exacerbated. The project site is one of the longest standing instances of urban blight in New Britain making it primed for remediation and redevelopment. The Arch Street neighborhood is in dire need of place making efforts, public and private investment, and the correction of longstanding environmental justice issues stemming from its industrial past.

#### **d. Outcomes and Benefits of Reuse Strategy**

EPA funding through this program is essential in order to remediate the site and incentivize a private redevelopment to serve as a cornerstone of a city-wide revitalization. Assessment and

associated reuse planning will open the door for cleanup and redevelopment of priority sites which total 5.39 acres and have sat vacant for a combined 51 years. This site is located within an Opportunity Zone. Redevelopment of this site will foster economic growth and support employment centers within the City of New Britain through the elimination of blight. Additionally, health benefits will result from the removal of contamination and urban blight.

### **Strategy for Leveraging Resources**

#### **e. Resources Needed for Site Characterization**

The City has completed site characterization by utilizing FY2021 EPA Brownfields Community-wide Assessment grant funding. The final technical report detailing a full site characterization was accepted by the City's EPA Project Manager following a timely grants closeout in August of 2025. Characterization was completed by the City and a contracted environmental engineering company through Phase I, Phase II, Hazardous Building Materials Survey, and Remedial Action Report. These site assessments were conducted under the parameters of EPA-approved Generic and Site-Specific Quality Assurance Project Plans. The Site Characterization was confirmed by the State of Connecticut Environmental Authority (Department of Energy & Environmental Protection) in January 2026 via the attached site characterization and support letter.

#### **f. Resources Needed for Site Remediation**

The City is applying for EPA Brownfield Cleanup funding for the remediation of the site. The cost of this work is separated into a contractual budget line for the environmental engineering firm which will produce the demolition and remediation plans and bid documents, QAPP, contractor oversight, and post demolition reporting. The second budget line includes construction costs which include the abatement, demolition, remediation and hauling & disposal of contaminants. The total anticipated project cost, per professional estimate, is \$690,000. The City of New Britain will support the project through in-kind staff time of dedicated staff in its Department of Planning & Development.

#### **g. Resources Needed for Site Reuse**

The City has identified sources which will be used to leverage EPA's investment in New Britain and ensure the outcome of sustainable redevelopment. New Britain was one of the first cities in CT to establish its downtown Business Improvement District (BID) that provides financial incentives through an enterprise zone, entertainment district, HUB zone, and incubator benefits. New Britain also utilizes local ordinances to complement these incentives. Furthermore, the Opportunity Zones provide additional incentives for potential developers. The majority of development in the City in the past 6 years has taken place within Federally-designated Opportunity Zones.

New Britain has an approved Downtown Tax Increment Financing (TIF) Master Plan with the purpose of funding infrastructure improvements, economic development programs, public facilities, and other projects in the downtown. TIF is estimated to provide a revenue of \$11-25 million for the next 30 years, calculated as a 50% of the total tax revenue. For government support, the City will dedicate staff from a number of departments, including Planning & Development, Public Works, and Building Departments. The City also has access to CDBG funding and boasts a strong working relationship with the State Department of Economic and Community Development which has resulted in millions of dollars in grant funding for remediation and the advancement of transit-oriented development.

#### **g. Use of Existing Infrastructure**

This site has existing utility lines including power, water, and sewage infrastructure. The site has road access through code-compliant curb cuts with egress onto two streets, Arch and West Pearl. The City recently completed a \$5.6 million fiber-optic project using State and Local Fiscal Recovery Funds through the American Rescue Plan Act to ensure the entirety of the City, including the project area has internet access.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### Community Need

#### a. The Community’s Need for Funding

New Britain has been a “distressed municipality” every year since the designation’s inception in 1999. In 2025, New Britain ranked as the 14th most distressed municipality out of all 169 entities in CT. Criteria used to categorize a municipality as distressed includes: significant low-income population, high unemployment and poverty rates, and aging housing stock. These factors make it difficult for New Britain to generate the revenue that would be needed to perform any environmental assessment or remediation of the City’s many brownfield sites. Furthermore, the project site is located in census tract with significantly lower median household income and poverty rate compared to the City, state, and the nation (Table 1). Due to these fiscal restraints, assessment of brownfields without federal support is impossible.

Table 1. Target Area Economic Data

(<https://www.census.gov/quickfacts/fact/table/US,CT,newbritaincityconnecticut#>)

<b>Data Type</b>	<b>Tract 4171</b>	<b>New Britain</b>	<b>Connecticut</b>	<b>United States</b>
Median Household Income	<b>\$31,397</b>	\$57,036	\$93,760	\$78,538
Poverty Rate	<b>34.5%</b>	18.6%	10.2%	10.6%

#### b. Health or Welfare of Sensitive Populations

Priority sites are located in areas where minorities are heavily concentrated. New Britain is a diverse community, with about 60% minority population. Low-income households are also prevalent in New Britain; with 75% low-income population in the Arch Street neighborhood. The neighborhood hosting the project site is also home to many elderly residents that lived in New Britain their entire lives, and lots of young families with children. The elderly are at greater risk for health problems, and New Britain has a pressing need for senior housing, with a current wait list of over 1,000 people. Receiving EPA funding would catalyze the process of revitalizing New Britain and providing sensitive populations with adequate housing and economic opportunity. Furthermore, this project’s census tract (4171) has a greater than average population of residents with no health insurance. Per the U.S. Census, 9.6% of City residents are without health care coverage which is nearly double that of the region 5.0%.

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

The City has a higher than normal incidence of asthma, ranking 5 out of 10 in the top 10 cities with the highest asthma related hospital healthcare charges in CT (CT Department of Public Health - DPH). The City is also at a high risk of cancer, which may be attributed to its industrial history. The crude rate for cancer is almost 2% higher in New Britain compared to the state (CT DPH).

Lead poisoning is also a concern in New Britain, which is often found in older homes and old schools. Lead paint indicators are higher in this target area; more than 64% of homes in the Arch Street neighborhood were constructed prior to 1960. This indicates that the vast majority of buildings are likely to have lead paint in them, posing a serious risk to all people in the area,

especially young children. According to the CT DPH, 947 children tested positive for lead poisoning in New Britain during the most recent year data was available. Lead poisoning in children is also significantly correlated with low-income and Hispanic origin (Annual Disease Surveillance Report, CT DPH). Residents of New Britain exhibit increased disease rates and negative health impacts which, to some extent, are associated with the presence of contamination. The city progresses toward its goal of reducing the risk of health impacts to residents through the remediation and reuse of brownfield sites like 184 Arch Street.

**d. Economically Impoverished/Disproportionately Impacted Populations**

In the City of New Britain, 18.4% of the population lives below the poverty line. This is nearly double the state average of those living in poverty which is 10.2%. The target area is disproportionately impacted by poverty; with 75% of the residents around Arch Street to be considered low or extremely low income. According to Connecticut General Assembly, 25% of the households in New Britain are collecting SNAP benefits which is almost 3 times the average state percentage (9.89%).

New Britain also suffers from disproportionately low levels of education attainment. In New Britain, over 40% of high school students are considered at-risk of, or are already, disconnected from education and the workforce, placing it among the highest-affected cities in Connecticut. (CT Department of Children & Families, CT Department of Education). Additionally, only 18.8% of people have earned a Bachelor’s degree or higher which makes it harder to find a well-paying job compared to a 41.9% in the state. The remediation and redevelopment of brownfield sites will help create employment and housing opportunities from the decaying remains of 20<sup>th</sup> Century urban blight.

**Community Engagement**

**e. Project Involvement**

The City of New Britain will work with community partners and reach out to local officials, residents, and other stakeholders to update them on the projects’ progress. The City’s will encourage feedback and suggestions to better cater to the community’s interests. The City has experience working with community outreach groups and holding public hearings during their work on other ongoing projects. This project will directly involve the main stakeholder groups of the Arch Street Neighborhood: the New Britain Downtown District (economic development agency), New Britain Latino Coalition (cultural development agency), Arch Street Neighborhood Revitalization Zone (community development agency), and the Capitol Region Council of Governments (regional planning agency). The lead agency will be the City of New Britain Department of Planning & Development under the oversight of the City Commission on Community & Neighborhood Development.

**f. Project Roles**

<b>Partner Name</b>	<b>Entity’s Mission</b>	<b>Point of Contact (name &amp; email)</b>	<b>Specific role in the project</b>
Commission on Community & Neighborhood Development	To support community and neighborhood development in New Britain	Hon. Terri Reid, Chair [REDACTED]	City grant board, Community oversight of Dept. of Planning & Development

New Britain Downtown District	Promote Economic Development in Downtown New Britain	Nicole Bosco, Executive Director <a href="mailto:Nicole.bosco@newbritaindd.com">Nicole.bosco@newbritaindd.com</a>	Conduct outreach, attend meetings, Engage stakeholders and provide Downtown District planning and insight for redevelopment uses, promote the site for redevelopment
New Britain Latino Coalition	Cultivate community, culture, and growth in the Latino community	Carmelo Rodriguez <a href="mailto:latinocoalitionnbct@gmail.com">latinocoalitionnbct@gmail.com</a>	Conduct outreach in Spanish community, attend meetings
Arch Street Neighborhood Revitalization Zone (NRZ)	Improve the neighborhood and assist all stakeholders in improving quality of life	Julie Swan, President [REDACTED]	Conduct community engagement, prepare neighborhood plan to guide redevelopment
Capitol Region Council of Governments (CRCOG)	To initiate and implement regional programs and initiatives to benefit the member towns and the region	Elizabeth Sanderson <a href="mailto:esanderson@crcogct.gov">esanderson@crcogct.gov</a>	Assist with economic development and transit oriented development planning in relation to regional priorities

**g. Incorporating Community Input**

New Britain is a very diverse community that includes many ethnicities and religions. The City’s engagement plan embraces this diversity by involving the different community groups. Community input will be gathered and relied on to determine what viable and desirable reuse options are available on the project site. Specific community involvement activities include the following activities:

**Stakeholder meetings:** The City plans to present project updates at regular meetings of the Arch Street Neighborhood Revitalization Zone (NRZ), a citizen group with the goal of making quality of life improvements to the Arch Street neighborhood. Project updates to the NRZ will take place at milestone markers through the project scope. These milestones will include: (1) the finalization of the QAPP along with the completion of demolition and remediation plans and bid specifications, (2) The procurement of the demolition and remediation contractor and start of work, and (3) the conclusion of the project, at which point the site is fully remediated and marketable for reuse.

**Public meetings:** The City will provide quarterly project progress reports to its Commission on Community & Neighborhood Development. This is a volunteer commission, appointed by Mayor Sanchez, to provide oversight of community development projects. These meetings are open to the public at an ADA accessible government building (City Hall) that is equipped with speaker systems, AI translating services, appropriate restroom facilities and access to American Sign Language interpreters. The public is notified monthly of meeting dates, with regular meetings occurring during the second Thursday of the month at 6:00pm.

**Outreach:** The City plans to inform the community through updates on the City’s website describing the project progress. Furthermore, the City will prepare flyers to advertise public

meetings and distribute them in central locations such as churches, local cafes, etc. These flyers will be translated in multiple languages to be inclusive of New Britain’s cultural groups.

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

#### a. Proposed Cleanup Plan

Site investigations were conducted and contaminants of concern were detected above CT DEEP Remediation Standard Regulations (RSRs). PAHs consistent with motor oil were detected below the building with both borings having exceedances above the GB Pollutant Mobility Criteria (PMC) and one boring also being above both the Residential Direct Exposure Criteria (DEC) and the Industrial/Commercial DEC. Petroleum constituents were also detected above the PMC, Residential DEC, and Industrial/Commercial DEC near the USTs. Metals also exceeded standards, but results are consistent with elevated metals in fill material seen across the City of New Britain. An asbestos pre-demolition inspection was conducted and asbestos containing materials (ACM) were detected.

The proposed cleanup will include asbestos abatement and demolition of only the 184 Arch building with confirmatory sampling beneath the slab and rebuilding of the retaining wall behind this building. Soil removal beneath the slab will likely be required to address motor oil releases. The AST and USTs will be removed along with contaminated soil removal and confirmatory sampling. Once confirmatory sampling meets Residential standards, the areas will be backfilled. Groundwater monitoring after soil cleanup will continue until groundwater meets cleanup goals.

#### Description of Tasks/Activities and Outputs

<b>Task 1 - Oversight and Project Coordination</b>
<p>b. <u>Project Implementation</u>  <b>EPA-funded tasks/activities:</b> N/A  <b>Non-EPA grant resources needed to carry out task/activity:</b> City staff will develop a work plan, oversee and manage the project including the procurement of a LEP (Licensed Environmental Professional), personnel and financial management, coordination with stakeholders, and securing access to the sites.</p>
c. <u>Anticipated Project Schedule:</u> LEP procurement (1-3 months); project management (2 years)
d. <u>Task/Activity Leads:</u> City of New Britain Department of Planning & Development
e. <u>Outputs:</u> Cooperative Agreement; procurement of QEP/LEP; EPA quarterly reports; Technical Reports, Grant Closeout
<b>Task 2 - Outreach and Community Involvement</b>
<p>b. <u>Project Implementation</u>  <b>EPA-funded tasks/activities:</b> N/A  <b>Non-EPA grant resources needed to carry out task/activity:</b> Organization of community engagement according to section 2.f. City staff and project partners will reach out to residents and local stakeholders, organize meetings and develop outreach materials. The City will also host the public meetings in City Hall.</p>
c. <u>Anticipated Project Schedule:</u> Milestone Stakeholder meetings (three), quarterly updates to Commission on Community & Neighborhood Development, ongoing outreach (two years, term of grant)

d. Task/Activity Leads: City Department of Planning & Development and Community Partners identified in 2.f.

e. Outputs: Community meetings with public meeting minutes; newspaper articles and flyers; website updates.

**Task 3 – Demolition & Remediation**

b. Project Implementation

**EPA-funded tasks/activities**: The LEP procured through Task 1 will be paid utilizing EPA funds to produce abatement, demolition, and remediation plans in line with all state & federal guidelines and regulations. The LEP will produce a QAPP and bid specifications resulting in a formal request for sealed bids, in accordance with Uniform Administrative Guidelines of the Federal Government and applicable EPA procedural guidance. The competitively awarded demolition and remediation contractor will then complete the approved scope of work under the supervision and oversight of the LEP, in coordination with City staff.

**Non-EPA grant resources needed to carry out task/activity, if applicable**: None.

c. Anticipated Project Schedule: Production of approved abatement, demolition, and remediation plans/specifications (months 3-6), contractor procurement and award (months 6-8), abatement (months 9-10) demolition (months 10-11), remediation (months 11-15).

d. Task/Activity Leads: Contractual (QEP/LEP), Contractor (Demolition & Remediation)

e. Outputs: Post demolition report, site status report produced by LEP, disposal logs

f. Cost Estimates

		Project Tasks				
		Task 1- Oversight and Project Coordination	Task 2 - Outreach and Community Involvement	Task 3 – Demolition & Remediation	Admin. Costs	Totals
Budget Categories						
<b>Direct Costs</b>	<b>Budget</b>					
	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$0	\$0	\$0	\$0
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0
	Contractual	\$0	\$0	\$265,000	\$0	\$265,000
	Construction	\$0	\$0	\$425,000	\$0	\$425,000
	Other	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$0	\$0	\$690,000	\$0	\$690,000	
<b>Total Direct Costs</b>		\$0	\$0	\$690,000	\$0	\$690,000
<b>Indirect Costs</b>		\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>		\$0	\$0	\$690,000	\$0	\$690,000

*Cost estimates per budget line are as follows:*

**Contractual:** (Bid documents and plans \$26,000, Remediation Cost Estimate \$8,000, Pre-Bid/Addenda/Review \$10,000, Bid evaluation/recommendation \$9,000, QAPP draft, RTC, final \$17,000, reporting review/oversight \$27,000, Demo sampling \$17,000, Abatement oversight/clearance \$5,000, Demolition construction oversight \$135,000, Post demolition report/site status report \$11,000)

**Construction:** (Mobilization & Demobilization \$50,000, Utility Disconnection-Allowance \$10,000, Erosion Controls \$5,000, Site Safety, Temp. Facilities \$10,000, Removal and disposal of 6sqft of Asbestos window caulk \$200, Removal and disposal of Asbestos containing brick siding \$22,050, Removal and disposal of asbestos containing roof tar \$14,400. Excavation and stockpiling of USTs petroleum impacted soil \$10,000, Remove and dispose/recycle residual product from USTs \$2,000, Cleaning, removal, confirmatory sampling, and closure of two USTs \$10,000, Cleaning and removal of AST \$4,000, Excavation and stockpiling of AST petroleum impacted soil \$3,150, Transportation and disposal of petroleum contaminated soil \$84,200, Demolition, Transportation, and disposal of 184 Arch building structures and removal of concrete walls and footings \$100,000, Construct single grate CLCB and connect to storm system with additional manhole, connection to an existing manhole, and trench bedding in accordance with City Ordinance \$45,000, rebuild retaining wall \$15,000, fill excavated areas with granular fill or recycled concrete \$10,000, and repaving \$30,000

g. Plan to Measure Environmental Results

City staff will track and measure environmental results using accounting, project management, and communications software. The City will track all project outputs identified in 3.e. Progress will be constantly monitored by City Department of Planning & Development staff to ensure any issues that arise are swiftly managed and measured results are reaching established targets. The City has an established grants management protocol which has been successfully implemented on dozens of federal grants ranging from HOME, CDBG, HUD Lead Hazard Control, Healthy Homes, EDA Public Works, LPIPE, SLFRF, DOE EECBG, and previous EPA Brownfields funding. The City has staff experienced in ACRES reporting and have successfully completed previous EPA Brownfields grants with satisfactory reporting in ACRES.

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

##### **Programmatic Capability**

a. Organizational Structure

The City of New Britain has the experience and the organizational structure to successfully manage grant funds. The City has managed dozens of state and federal grants in the past and has established a detailed work plan with clear project tasks and lead personnel for this project. City staff will ensure the project compliance with state and federal regulations from procurement through project completion.

b. Description of Key Staff

The following key personnel have been identified:

**Scott Williams, Grants Administrator:** Mr. Williams has successfully administered over \$100,000,000 in grant funding and will be responsible for the daily administration of this contract. Mr. Williams will oversee contracting, procurement, reporting, and contract compliance. Additionally, Mr. Williams will be responsible for the oversight, plan review and approval, community engagement, and task execution. Mr. Williams will develop progress reports and create

a work plan for the project. The effort to secure future funding sources to leverage this EPA funding will be spearheaded by Mr. Williams.

**Michelle Pavano, Grants Coordinator:** Mrs. Pavano has 35 years of experience managing the financial reporting for HUD, EDA, EPA, and State of Connecticut grants. Mrs. Pavano will work in conjunction with Mr. Williams to ensure the highest level of accuracy is maintained in reporting.

c. Acquiring Additional Resources

The City of New Britain will acquire an environmental engineering consultant for the project through a competitive procurement process and solicitation of RFPs or RFQs in accordance with local, state, and federal requirements. The RFPs/RFQs will be reviewed by the City and selected subject to EPA approval. In accordance with Federal Uniform Administrative Guidelines and EPA Agency Requirements, the City will procure the construction contractor through a publically advertised sealed bid process. All bid documents and specifications will be made available to the EPA for review and approval prior to their finalization.

**Past Performance and Accomplishments**

d. Currently Has or Previously Received an EPA Brownfields Grant

(1) *Accomplishments*

New Britain has previously received two EPA Brownfields grants:

- EPA Brownfields assessment grant (\$200,000 hazardous), 1998: With the assessment funds we conducted 6 number of assessments in New Britain's brownfield sites including the former Sandelli Greenhouses, Inc. (Sandelli) properties and two adjacent properties.
- EPA Cleanup grant (\$200,000 petroleum), 2003: The grant funded the cleanup of 207 Oak Street, a former gas station and auto repair shop. The site was redeveloped to the Urban Oaks Organic Farm.
- EPA Community-wide Assessment grant (\$300,000), 2021: The grant completed environmental site assessment including Phase I, Phase II (including HBMS), RAP, and field report on three priority sites in the City of New Britain. At one site, EPA funds partially funded the creation of a pre-demolition report. At two of the priority sites, redevelopment is either complete (119 residential units) or underway (the creation of a public park). The third priority site is the subject of this application. Additionally, Phase I ESA was conducted on three non-priority campus sites which comprised a total of 14 separate parcels. Two of the three non-priority campus sites are in pre-development stages of affordable housing developments.

(2) *Compliance with Grant Requirements*

New Britain has been in full compliance with all Cooperative Agreements and EPA's requirements for submitting timely quarterly progress reports and updating ACRES database. For all previous EPA Brownfields grants, the funds were fully expended and we currently do not have any open EPA Brownfields grant.

## **Threshold Criteria**

### **1. Applicant eligibility**

- a. The City of New Britain, Connecticut is a “general purpose unit of local government” and it is eligible to apply for the EPA Brownfields Program.
- b. The City of New Britain is not exempt under 501(c)(4)

### **2. Previously Awarded Cleanup Grants**

- a. The City of New Britain affirms that the project site listed below has not received funding from a previously awarded EPA Brownfields Cleanup Grant:
  - i. 184 Arch Street, New Britain, CT 06051

### **3. Expenditure of Existing Multipurpose Grant Funds**

- a. The City of New Britain does not have an open EPA Brownfields Multipurpose Grant.

### **4. Site Ownership**

- a. The City of New Britain is the sole owner of the project site listed below:
  - i. 184 Arch Street, New Britain, CT 06051
- b. If awarded, the City will retain ownership of the site for the duration of time in which Brownfields Cleanup Grant funds are disbursed for the cleanup of the site.

### **5. Basic Site Information**

- a. Name of the site: 184 Arch Street
- b. Address of the site: 184 Arch Street New Britain, CT 06051

### **6. Status and History of Contamination at the Site**

- a. The site is contaminated by likely motor oil releases, petroleum releases, and hazardous substances (asbestos in structure)
- b. Site History:

The current 184 Arch Street parcel (formerly 176 Arch Street, 184 Arch Street, and 10 West Pearl Street) was used for auto repair starting in 1955 and the building included two garage bays. This property was also identified as a “Filling Station” in the 1954 Sanborn map. Portions of the site were utilized for general auto repair and a dealership and the parcel’s last intended use (176) was as a restaurant. Interior remodeling was taking place to convert the space however, construction was never completed. The easternmost portion of the site was last used as residential (10), but New Britain Building Department records indicate it was once used as a small factory and was once owned by B. Aquarium Supply Co. This building has since been demolished and a paved area remains in its place with the new building to the east.
- c. Environmental Concerns:
  - i. Through Phase II ESA and Remedial Action Planning the following exceedances of the following contaminants were noted:
    1. Benzo(a)anthracene

2. Benzo(a)pyrene,
  3. Benzo(ghi)perylene
  4. Benzo(b)fluoranthene,
  5. Benzo(k)fluoranthene,
  6. Chrysene,
  7. Indeno(1,2,3-cd)pyrene
  8. 1,2,4-trimethylbenzene
  9. Arsenic
  10. Lead
  11. C5-C8 Aliphatics
  12. C9-C10 Aromatics
  13. C9-C12 Aliphatics
  14. ETPH
  15. Asbestos
- d. Site contamination occurred during the previous uses of the parcel prior to the City of New Britain taking ownership through foreclosure.

#### **7. Brownfield Site Definition**

- a. The City of New Britain affirms that this site is not listed or proposed for listing on the National Priorities List
- b. The City of New Britain affirms that this site is 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
- c. The City of New Britain affirms that this site not subject to the jurisdiction, custody, or control of the U.S. government

#### **8. Environmental Assessment Required for Cleanup Grant Applications**

- a. The City of New Britain, through EPA Brownfields Community-wide Assessment grant funding completed the following Environmental Site Assessments:
  - i. Phase I (Completed May 10, 2024)
  - ii. Phase II (Completed December 17, 2024)
  - iii. Remedial Action Plan (Completed January 7, 2025)

#### **9. Site Characterization**

- a. N/A
- b. State Environmental Authority
  - i. A letter from the Connecticut Department of Energy and Environmental Protection is attached
  - ii. The City of New Britain affirms that the site is sufficiently characterized and remediation work will begin on or before June 15, 2026.

#### **10. Enforcement or Other Actions**

- a. The City of New Britain affirms that there are no ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

## **11. Sites Requiring a Property-Specific Determination**

- a. The City of New Britain affirms that this site does not need a Property-Specific Determination

## **12. Threshold Criteria Related to CERCLA/Petroleum Liability**

- a. N/A
- b. Property Ownership Eligibility – Petroleum Sites (Determination letter included as attachment)
  - i. Required Information
    1. Current owner: City of New Britain, Past owner: JVA Management, LLC
    2. Acquisition of the Site: Tax foreclosure
    3. No Responsible Party for the Cleanup of the Site
      - i. Neither the current or immediate past owner dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site
      - ii. Neither the current or immediate past owner owned the site when any dispensing or disposal of petroleum (by others) took place
      - iii. The current owner took reasonable steps to address the contamination by immediately utilizing Brownfields Community Wide Assessment funds to determine the extent of contamination, in preparation for remediation.
    4. Cleaned Up by a Person Not Potentially Liable:
      - a. The applicant (City of New Britain) did not dispense or dispose of petroleum or petroleum products, or exacerbate the existing petroleum contamination at the site.
      - b. The current owner took reasonable steps to address the contamination by immediately utilizing Brownfields Community Wide Assessment funds to determine the extent of contamination, in preparation for remediation.
    5. Judgements, Orders, or Third-Party Suits:
      - a. No responsible party is identified as potentially liable for cleaning up the site, through either:
        - i. A judgement rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
        - ii. an enforcement action by federal or State authorities against any party that would require any person to assess, investigate, or clean up the site; or
        - iii. a citizen suit, contribution action, or other third-party claim brought against the current or immediate past

owner of the site (or where a UST(s) is involved, the current or immediate past owner of the UST(s)), that would, if successful, require the assessment, investigation, or cleanup of the site.

6. Subject to RCRA: The site is not subject to any order under § 9003(h) of the Solid Waste Disposal Act.
7. Financial Viability of Responsible Parties: No current or immediate past landowners are identified as responsible for the contamination at the site.

### **13. Cleanup Authority and Oversight Structure**

- a. 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 Property Transfer Program, (if applicable) pursuant to CGS §22a-134, or the Brownfields Remediation and Revitalization Program pursuant to CGS §32-769. The Site is not currently enrolled in a DEEP program. The City of New Britain will consult with EPA to ensure the cleanup is protective of human health and the environment. The City of New Britain has a robust record of Brownfield remediation utilizing local, state, and federal funds. A licensed environmental engineering firm will be procured through a formal Request for Qualifications/Proposals. This environmental engineering firm hold all necessary expertise to conduct, manage, and oversee the cleanup. Appropriate licensing, permitting, and qualifications will be vetted and made available to the EPA prior to the selection of a firm.

### **14. Community Notification**

- a. The draft Analysis of Brownfield Cleanup Alternatives attached was made available for public review and comment starting on January 14, 2026 and was presented in person at a public hearing on January 27, 2026.
- b. The community was notified of the availability of the draft application for grant funding and the draft Analysis of Brownfield Cleanup Alternatives on January 14, 2026 through the attached public notice on the City of New Britain's website: [www.newbritainct.gov](http://www.newbritainct.gov). Polish, Spanish, and Arabic translations were available upon request. Additionally, a voice memo version was available upon request for visually impaired residents.
- c. A public hearing of the Commission on Community & Neighborhood Development was held at 6:00pm on January 27, 2026. The meeting was held in a ADA compliant meeting room equipped with audio amplifiers and virtual translation services.
- d. Attached are copies of the draft ABCA, notice dated 1/14/26 from newbritainct.gov, summary of the public comments received, the City's responses to the comments received, minutes detailing the public hearing, and the meeting participation list.

### **15. Contractors and Named Subrecipients**

- a. The City of New Britain has not selected a contractor that will be compensated with EPA funds made available under this NOFO.
- b. The City of New Britain has not named subrecipients for this project.



January 22, 2026

Scott Williams  
Grants Administrator  
City of New Britain  
Department of Planning & Development  
27 West Main Street-Suite 311  
New Britain, CT 06051

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

Dear Mr. Williams:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the City of New Britain intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Cleanup Grant for Federal Fiscal Year 2026. The City of New Britain plans to use the grant funding to remediate the property at 184 Arch Street in New Britain, CT (the Site) that is contaminated with hazardous substances and/or petroleum.

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 Property Transfer Program, (if applicable) pursuant to CGS §22a-134, or the Brownfields Remediation and Revitalization Program pursuant to CGS §32-769. The Site is not currently enrolled in a DEEP program.

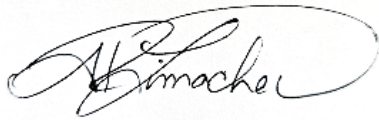
DEEP acknowledges the receipt of the following reports documenting the environmental condition at site the Site:

- *Phase I Environmental Site Assessment* 184 Arch Street, 176 Arch Street, and 10 W. Pearl Street, New Britain, CT by Comprehensive Environmental, Inc., dated May 10, 2024;
- *Site-Specific Quality Assurance Project Plan Addenda*, 184 Arch Street, New Britain, CT by Comprehensive Environmental, Inc., dated July 2024;
- *Site-Specific Quality Assurance Project Plan Addenda Amendment*, 184 Arch Street, New Britain, CT by Comprehensive Environmental, Inc., dated October 2024; and
- *Remedial Action Plan*, 184 Arch Street, New Britain, CT by Comprehensive Environmental, Inc., dated January 7, 2025.

DEEP concludes there is a sufficient level of site characterization from the investigations performed to-date for the remediation work to begin at the Site.

If you have any questions about this letter, please contact me at (860) 424-3351 or by email at [Amanda.Limacher@ct](mailto:Amanda.Limacher@ct). Good luck with your application.

Sincerely,

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

Amanda R. Limacher  
Brownfields Coordinator

c: Ms. Katy Deng, EPA (via email)