



Regional Brownfields Partnership of West Central Connecticut

c/o Naugatuck Valley Council of Governments
49 Leavenworth Street, Third Floor, Waterbury, CT 06702 | 203.757.0535 | nvcogct.gov

Record of Meeting Regional Brownfields Partnership Executive Committee

NVCOG Offices
49 Leavenworth Street, 3rd Floor
Waterbury, CT 06702
Wednesday, August 10, 2022

RBP Executive Board Members Present: Sheila O'Malley, Chair (virtual); Ron Pugliese, Vice Chair (in-person); Jim Nardozi, Secretary/Treasurer (virtual).

Staff: Rick Dunne, Michael Szpryngel, Ricardo Rodriguez, Lauren Rizzo (all in-person).

1. Call to Order/Roll Call/Public Comment

Chair Sheila O'Malley called the meeting to order at 11:00 a.m. Those in attendance recited the Pledge of Allegiance and the roll was called. There was no public comment.

2. Approval of the May 26, 2022 RBP Executive Committee Record of Meeting

Ron Pugliese made a motion to approve the May 26, 2022 RBP Executive Committee Record of Meeting. Jim Nardozi seconded the motion. All were in favor and the motion carried.

3. Finance Report

Michael Szpryngel reviewed the DECD Municipal Brownfields finance report, noting there were no changes from the last report. The undistributed balance is \$132,923.

Mr. Szpryngel then reviewed the financials for the EPA 2021 Assessment Grant. The undistributed balance for hazardous is \$18,577.50 and \$83,000 for petroleum. He anticipates funds to be fully allocated in early 2023.

Pre-application requests are \$4,000 hazardous for Phase 1 of the 143 Wolcott Road site and \$83,000 for petroleum for Phase II and Phase III of the 300 Broad Street site.

Ron Pugliese made a motion to accept the Finance Report and Jim Nardozi seconded. All were in favor and the motion carried.

4. RBP Business

- a. *Project Updates* – FY20 EPA Assessment Grant: Ricardo Rodriguez said the LEP for the 526 North Main Street, Waterbury, project has submitted the QAPP to EPA for the site. Physical work is anticipated to begin in early September 2022. For the 1 Main Street project in Berlin, the LEP was selected, and a contract has been executed. The LEP is working on the QAPP, with submission to EPA occurring within the next two weeks.

As had been noted in the Finance Report, Mr. Rodriguez said there is \$18,577.50 available for hazardous assessment activities and \$83,000 available for petroleum assessment activities.

- b. *Consideration of Funding for 300 Broad Street, Bristol* – Mr. Rodriguez said CT DEEP has authorized 300 Broad Street in Bristol as eligible to receive petroleum funding. The site is now being presented for a \$83,000 petroleum request and has strong support from the municipality. The funding request will be directed towards 300 Broad Street Properties, LLC. Their main goal for the site is to close out any currently open environmental data, mainly for a Phase II/III. The level of oil contamination caused by all the lubricants from machinery will be determined. The reuse plan is for warehouse with the other portion of the property going back to light

manufacturing. The site is currently vacant. The anticipated leverage of jobs created is 20 to 35 jobs with a private investment of \$2M to \$3M. Responding to a question by Ms. O'Malley, Mr. Rodriguez confirmed that there were no other applicants in line for this funding.

Mr. Pugliese made a motion to grant 300 Broad Street Properties, LLC up to \$83,000 of Petroleum Assessment funding for environmental activities at 300 Broad Street, Bristol. Mr. Nardozzi seconded the motion. All were in favor and the motion carried.

- c. *Consideration of Funding Request for 143 Wolcott Road, Wolcott* – Mr. Rodriguez said the Town of Wolcott has requested assistance for a Phase I environmental site assessment at 143 Wolcott Road in Wolcott. NVCOG has obtained an EPA-approved eligibility determination for the site. The Phase I will be used to assist a new interested developer. The funding will help to identify all areas of concern on the site. Depending on the areas of concern, a possible Phase II may be needed in the future.

Jim Nardozzi made a motion to grant the Town of Wolcott up to \$4,000 of Hazardous Assessment funding for environmental activities at 143 Wolcott Road, Wolcott. Mr. Pugliese seconded the motion. All were in favor and the motion carried.

- *Selection of LEP for 143 Wolcott Road, Wolcott* – Mr. Rodriguez said staff submitted an RFP to the NVCOG LEP short-list for a Phase I environmental site assessment for 143 Wolcott Road, Wolcott. Three environmental firms responded. Costs and timelines for each bidder were displayed. The firms were not identified by name while the RBP executive committee considered their bids. There was little difference in the timelines each of the three LEPs had proposed, and Rick Dunne said he did not believe the timelines were an issue.

Jim Nardozzi made a motion to select Firm 3 as the preferred environmental firm for environmental services at 143 Wolcott Road, Wolcott. Mr. Pugliese seconded the motion, all were in favor and the motion carried.

For the record, Rick Dunne announced that Firm 3 was Down to Earth Consulting, Firm 2 was HRP, and Firm 1 was Arcadis.

Mr. Rodriguez said the LEP short-list will be updated, with submissions going live towards the end of the month. The RBP executive committee members will be participating in the short-list selection.

5. Other Business

- a. *RLF Funding Announcement* – Mr. Rodriguez reminded everyone that there is currently an RLF solicitation open. Applications for any good projects that need clean-up funding should be submitted by 2 p.m. on August 19, 2022. Staff is available to assist with applications.

Rick Dunne announced that NVCOG, WDC, and the City of Waterbury had teamed up to write and apply for a RAISE grant of \$24 million. The grant was awarded at \$23.1 million.

6. Adjournment

Mr. Nardozzi moved to adjourn the meeting. Mr. Pugliese seconded. All were in favor and the meeting adjourned at 11:21 a.m.

Respectfully submitted
by
Lauren Rizzo
Administrative Assistant
for
Jim Nardozzi
Secretary