

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION 55 Points

1. a. Target Area and Brownfields (15 points)

1.a.i. Overview of Brownfield Challenges and Description of Target Area (5 points)

The Target Area is Redding's Georgetown neighborhood within the Town of Redding (population 8,760). Located in the Norwalk River valley at the corner of four towns: Redding, Wilton, Ridgefield and Weston, Georgetown is Redding's only urbanized area and falls within census tract # 09-001-240100. The area is zoned for business and commercial uses, small-lot single-family housing and multifamily housing. Ninety percent of the Town's land area lies within a public water supply watershed which limits development opportunities in the remaining parts of Redding.

The Georgetown neighborhood developed around the Gilbert and Bennett Wire Mill, a maker of fabricated metal products. Established in 1818, the Wire Mill factory was the main source of employment for Redding residents and the focal point of the Georgetown community. Three hundred jobs were lost along with Redding's largest source of commercial tax revenue when the mill ceased operations in 1989, leaving behind a legacy of soil contamination and abandoned buildings, and depressing the economy of the surrounding commercial district and residential neighborhood.

The Wire Mill property, the only documented brownfield in northern Fairfield County, was acquired by a private developer, GLDC, in 2002 for a mixed-use development plan that won an EPA National Smart Growth Achievement award and designation as a "Green Building and Sustainable Design Designation" by the US Treasury Department. Unfortunately, the 2008 financial crisis brought GLDC to bankruptcy leaving Redding with millions in unpaid taxes, deteriorating historical structures, and unremediated soil. Since 2007, the Town has subsidized the operations of a wastewater treatment plant that was upgraded to serve the defunct development, now over \$400,000 per year plus over \$1.2 million in capital improvements, a significant burden on the small residential tax base of Redding. In 2021, after five years of litigation, Redding acquired a 44-acre portion of the Wire Mill property through tax foreclosure, which included the core of the former Wire Mill. The environmental and economic impacts continue to affect the Town and the residents of Georgetown to date. Given the size and extent of blight and contamination at the property, this grant is necessary to facilitate cleanup and redevelopment, and mitigate the long terms impacts of the site on the surrounding community.

1.a.ii. Description of the Proposed Brownfield Site(s) (10 points)

The Wire Mill property is located in a residential area within a Transit Oriented Development District. The Metro North Branchville train station connecting Redding to New York City is located less than one mile north of the property. The total area of the Wire Mill property is 44 acres, subdivided into several areas around the Factory Pond, including multiple buildings and areas of soil contamination. The Wire Mill includes the 12-acre Factory Pond, an impoundment of the Norwalk River, which flows south over the factory dam bisecting the property. **This application focuses on three areas of the property: the West Pond and Gateway Areas of 20 North Main St., and the OMS Area at 50 Bennett St.**

The West Pond Area (12.2 acres) surrounds the west side of the pond and was previously used for material and product storage. The OMS area (3.7 acres), on the northeast side of the pond, lies adjacent to multifamily housing along Portland Ave; it was previously used for wire cutting operations. Multiple environmental investigations were conducted prior to 2007, and recently updated by the Town through a 2021 grant from the Connecticut Department of Economic and Community Development (DECD) Office of Brownfields Remediation and Redevelopment (OBRD) to perform Phase I/II and limited Phase III investigations and fill data gaps from the prior studies. Targeted Remedial Action Plans were developed for the West Pond and OMS areas under the 2007 investigations. Recent investigations identified several data gaps in these areas, and additional soil and groundwater sampling was conducted in Summer 2023. Based

on a review of historical and current data, soil contamination was identified in of the three areas subject to this grant application. Impact above the Connecticut Remediation Standard Regulations (RSRs) was identified among these areas and primarily consisted of metals with polycyclic aromatic hydrocarbons (PAHs) and/or extractable total petroleum hydrocarbons (ETPH) identified at the West Pond and Gateway areas. A second DECD grant awarded in 2023 will be used to complete any additional environmental sampling to refine the remedial action plans prior to beginning cleanup work under the scope of this grant application.

The Gateway Area (1.6 acres) is located adjacent to the main commercial area of Georgetown and across the street from a daycare facility and church. It includes two partially occupied buildings: the original factory Main Office and the Machine Shop buildings where the National Park Service leases space to support Weir Farm. These buildings form the gateway to the site from the commercial Georgetown area to the south and currently have a limited number of tenants. Studies of building structures and hazardous building materials were conducted prior to 2007 and revised as part of the 2021 DECD grant. Asbestos containing pipe insulation, flooring, cement boards and ceiling materials were observed in both the Main Office and Machine Shop. Historical inspection data for lead or PCBs was not documented, but these materials are likely present given the age of the buildings and materials observed during the site visits. Water staining from leaks presenting the potential for mold were observed in both buildings, and general trash and debris was noted in unoccupied areas of the Machine Shop which is covered in peeling elastomeric paint. These buildings have a limited number of tenants and form the gateway to the site from the commercial area of Georgetown Village. Abating hazardous building materials in these buildings will allow the town to expand the tenant base and enhance the appearance of the site, improving the value of the surrounding commercial area.

1. b. Revitalization of the Target Area (20 points)

1.b.i. Reuse Strategy and Alignment with Revitalization Plans (10 points)

The Wire Mill property, a key part of the Georgetown National Register Historic District, is listed in both the State and Regional plans for economic development. The property is identified as a priority in the Western CT Comprehensive Economic Development Strategy (CEDS), approved by the state in 2017 and the federal government in 2018 and is consistent with the most recent 2023-2028 Western CT CEDS (2017-22; 2022-27). Wire Mill redevelopment has been identified in the Town of Redding Plan of Conservation and Development (POCD) since 1998. These plans note that redevelopment of the Wire Mill is the Town's best opportunity to realize economic growth, expand its commercial tax base and provide affordable workforce housing.

A major Town goal is to promote the Town's livability for residents, enhancing the character of Redding's commercial zone by cleaning up the blight of the former Wire Mill and investing in a walkable downtown that enlivens the area and stimulates economic growth in an environmentally and culturally sustainable manner. The revitalization of the Wire Mill is a priority of the Town of Redding's Plan of Conservation and Development. Presently the dilapidated factory buildings loom over the Georgetown neighborhood and present a health and safety hazard to the community.

The Wire Mill Advisory Committee has coordinated two public meetings to update residents on the environmental investigations conducted under the DECD grant, and to solicit feedback and input regarding plans for the site. Based on feedback from these meetings, and comments shared in smaller working groups, the emerging vision for redevelopment builds upon the 2005 GLDC master plan of a walkable mixed-use downtown, and includes:

- Affordable workforce and senior housing. The Town of Redding currently has no housing that meets state statutes for affordable housing.
- Municipal spaces, public parking, and a pedestrian and bike friendly greenway connection through

the site connecting Georgetown Village and the Branchville railroad station.

- Adaptive reuse of the historic structures with concepts including municipal offices, public meeting space, artist/maker space, shared office, and medical facilities.

The Town plans to develop the Wire Mill in phases, so the community can access portions of the property and envision the potential of the pond setting and historical architecture. We feel this will attract creative uses for the site's historic core and build a rejuvenated Georgetown neighborhood. The first phase is to improve the Gateway Area adjacent to the commercial area of Georgetown by improving the Machine Shop and Main Office buildings and providing safe public access to Factory Pond from the West Pond and OMS Areas. The proposed remediation and HBM abatement will directly support these activities and enable residential development in the West Pond and OMS Areas, promote growth in the adjacent commercial area and spur interest in the historical center of the North and South Mill Yard Areas, which will be developed in later phases.

While portions of the overall Wire Mill property fall within the FEMA floodway (Factory Pond and Norwalk River), the sites proposed under this application fall outside of the AE zone and regulated floodway (FIRM 09001C0243F). Portions of the OMS and Gateway Areas are in the FEMA Zone X area, which will be addressed in the redevelopment plans.

1.b.ii. Outcomes and Benefits of Reuse Strategy (10 points)

The proposed site remediation and building abatement will facilitate redevelopment of a property that is critical to the future of Redding and will invigorate redevelopment in Georgetown Village. This project will open the site to public access and provide a foundation for the Town to build needed affordable and workforce housing not feasible anywhere else in Redding. As the site owner, the Town will be able to manage development intensity, complementing the small lot single and multi-family homes that already exist in the Georgetown neighborhood.

In parallel with this remediation program, the Town's 5-year plan for the site is to improve the landscaping and maintenance of open areas and site structures, which will in turn revitalize Georgetown's adjacent main street area. Redevelopment of the site will, over time, create significant benefits for the community through the creation of public meeting and entertainment facilities as well as green open space and walking trails that will provide access to Factory Pond, which is currently inaccessible to the community. The community will also be enriched through the restoration of the industrial heritage of the site as the Town begins to preserve and renovate the former industrial buildings.

The Town's vision is to incorporate best practice conservation techniques and renewable energy into the redevelopment plan. As the site's developer, the Town intends to promote the use of the latest building envelop, appliance, water and habitat conservation, green infrastructure, and climate mitigation measures for renovated and new construction to showcase resource conservation opportunities and enhance operating affordability. Where appropriate, the Town intends to use solar panels on the roofs of new housing units, the former industrial buildings, over parking and other site areas.

Town tax and service revenues will be significantly increased as the site is redeveloped and Georgetown Village improves, benefiting the Town's financial status. The Town plans to reinvest this revenue back into the site and community thereby further benefiting the neighborhood.

1. c. Strategy for Leveraging Resources (20 points)

1.c.i. Resources Needed for Site Characterization (5 points)

Extensive environmental investigations have been conducted at this site since the factory closure in 1987, including more than \$30 million in private and public funds previously invested in the site for redevelopment planning, design and engineering, environmental assessment, demolition, and construction

of critical wastewater infrastructure. That funding put the building blocks required for redevelopment into place. Under a \$200,000 2021 DEDC assessment grant, the Town has completed Phase I/II environmental site assessments, data gap analysis, building condition and safety assessments and historical review of HBM studies, limited Phase III investigations and cost analysis. A second \$200,000 DEDC grant awarded in 2023 will complete characterization of the site for contaminants in soil, groundwater, sediments, and building materials. We expect the currently awarded funding will be sufficient to fully characterize the site.

1.c.ii. Resources Needed for Site Remediation (5 points)

We are confident that the funding requested under this grant will be sufficient to complete the proposed remedial activities as outlined in this scope of work. Should unanticipated expenses arise, site service fees from current tenants are allocated to site management. A fund balance of \$350,000 is available to address unanticipated expenses.

1.c.iii. Resources Needed for Site Reuse (5 points)

The Town plans to apply for additional state funding to support development of the trails and park area adjacent to the pond and support the development of affordable workforce and senior housing. Additional funding will also be sought from SHPO to assist with the stabilization of the existing mill buildings in the North and South Mill Center Areas supported by a Town match. We anticipate additional EPA Brownfields Cleanup and DECD grants will be needed in the future to address contaminated soils in the North and South Mill Center Areas following completion of the work under this EPA Cleanup Grant and development of specific reuse plans for these areas of the site and several historic structures.

1. c.iv. Use of Existing Infrastructure (5 points)

The Main Office and Machine Shop buildings at the Gateway Area are currently connected to the local power grid served by public water and sewer. There are currently no active buildings at the West Pond and OMS areas. As part of future redevelopment, the public water, sewer, and natural gas services will be extended throughout the site to support development at the West Pond and OMS Areas. Paved areas adjacent to the Machine Shop are available for parking.

The existing water pollution control facility (WPCF) has already been expanded to provide sewer capacity for a redeveloped Wire Mill site. The WPCF expansion was funded in part by a \$5 million USDA rural agriculture program loan to the Georgetown Special Taxing District. The expanded WPCF has a CT DEEP permitted capacity of 245,000 gallons per day (gpd). Of that capacity, 170,000 gpd is committed for the redevelopment of the Wire Mill site.

The Wire Mill site is adjacent to the Metro North Railroad Danbury Branch Line with the existing Branchville train station under one mile from the core of the target site, and local bus service along the Norwalk-Danbury Route 7 corridor is within 1/4 mile of the site. The Norwalk Valley Trail, a 30-mile walking and bicycle path between Norwalk and Danbury, will pass near the site.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
40 Points**

2. a. Community Need (25 points)

2.a.i. The Community's Need for Funding (5 points)

Redding is a small community of approximately 3,500 households and 8,760 people. It lacks a commercial tax base and is overly reliant on residential property taxes to fund public services. The local tax burden on residents is high. Thirty percent of Redding households are cost burdened, according to data published in the 2021 United Way Alice Report for Connecticut: A Financial Hardship Study.

The Wire Mill property, traditionally a major component of Redding's tax base, has been largely off the tax rolls after the bankruptcy of the site's private developer in 2008. A decline in State funding to the Town has unfortunately coincided with the drop in revenue from the Wire Mill property's closure nearly 40 years ago. Redding has minimal commercial districts for traditional employment and business development; but

Georgetown is one and the redevelopment of the Wire Mill site will have long-term importance to both the tax base and the vibrancy of the community.

Redding lacks the staff capacity and the local funds needed to clean up the industrial contamination of the site and to redevelop it on its own to transform the site from a community liability to a community asset. Local funds are needed for immediate building stabilization, management and oversight of the site and its current tenants, and redevelopment planning. State and federal brownfields redevelopment and infrastructure funding is needed to leverage these limited local funds.

2.a.ii. Threats to Sensitive Populations (20 points)

(1) Health or Welfare of Sensitive Populations (5 points)

The Wire Mill site, in its blighted and contaminated state, presents a threat to the entire Georgetown neighborhood of Redding. There is a daycare facility across the street from the Machine Shop and the OMS Area is adjacent to a multifamily residential area. Graffiti and debris on-site and in buildings indicates that people can access the site at all times of the day and night. The proposed remediation will clean up and secure the areas of the site closest to these populations and the commercial area of Georgetown Village.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 points): None

(3) Environmental Justice (10 points)

(a) Identification of Environmental Justice Issues (5 points)

The Georgetown community is a historically mixed-income immigrant neighborhood located in the only urbanized census tract in Redding. The area is characterized by modest homes on small parcels originally constructed by the Gilbert & Bennett factory workers whose families lived, worked, went to school, and prayed, all within walking distance of the factory. Further deterioration of the site structures could pose environmental risks to families living near the Wire Mill site and cause further degradation of property values in Georgetown Village.

(b) Advancing Environmental Justice (5 points)

While Redding is not an environmental justice community, the presence of this deteriorating former factory buildings and site disarray has depressed the potential of the entire Georgetown Village area, including for new residential and business opportunities.

Redevelopment of the Wire Mill property will increase the diversity of housing options in the area, which is expected to lead to a greater diversity of incomes among its residents and provide an opportunity for small businesses to flourish. The redevelopment of the property will not displace current residents or businesses in the target area, the Georgetown neighborhood. The redevelopment is intended to increase amenities in the neighborhood, such as public access to the Factory Pond, other public and municipal uses, and additional parking for businesses. In addition, its location near the Metro North rail line and local bus routes makes the site attractive to those residents who may be dependant on public transportation for their jobs and those traveling to work in the area.

2. b. Community Engagement (15 points)

2. bi. Project Involvement (5 points)

When redevelopment planning for the Wire Mill site was first initiated by private developers in 2002, members of the public were actively engaged in the planning process. A 2004 Design Charette, attended by hundreds of residents over 2-3 days, resulted in a master plan for development that garnered tremendous community support and was approved by all of Redding's land use boards after public hearings. While that 2005 master plan did not come to fruition, the components of the plan remain popular with Redding residents.

Beginning in 2014, when Town officials prepared to foreclose on the property, the Town held several public forums to provide opportunities for public input on the disposition of the Wire Mill site. These forums included presentations by experts in brownfield redevelopment and the adaptive reuse of historic mills to help educate citizens about the challenges and successful outcomes of remediating these environmentally contaminated sites. After the Town regained control of the site in 2021, the Board of Selectmen created the Gilbert & Bennett Wire Mill Advisory and the Redding Economic Development Committees to harnesses the expertise of local volunteers in support the redevelopment planning process and town-wide economic growth, and to expand community involvement. Both Committees hold monthly public meetings, and their work is ongoing and covered extensively by the local town newspaper, The Redding Sentinel. The Town’s website also contains a dedicated page to keep residents informed and to provide access to all current documents pertaining to the Wire Mill property.

In 2023, the Town began work with the University of Connecticut’s Technical Assistance for Brownfields (UCONN TAB) program to prepare a site conceptual plan to generate community input. The Town is also planning to directly engage a separate planning firm to conduct a formal redevelopment planning process and a market study analysis for all of Georgetown. This public process will include a series of visioning workshops and other tools to solicit input from in the community.

2. bii. Project Roles (5 points)

There are many local organizations that will contribute to this project, and the opinions of residents will be a priority in the Wire Mill redevelopment. The main partners who will be key throughout this project, include, but are not limited to:

Entity Name	Point of Contact	Project Role
<u>The Gilbert & Bennett Advisory Committee</u>	Amy Atamian, Chair 203.300.6162 alataamian@gmail.com	Leads redevelopment planning, RFP preparation, contractor selection, project oversight, and public communications.
<u>The Redding Economic Development Committee</u>	Richard Wenning, Chair 303.601.7454 rich@befoundation.org	Leads community involvement and solicitation of resident and business input in reuse planning.
<u>Georgetown Village Restoration, Inc. (GVR)</u>	Nic Palazzo 203.544.3841 nicpalazzolandscapinginc.com	Represents residents and business in Georgetown Village
<u>Historic Review Committee</u>	Raymond D’Angelo, Chair	Advises on historical preservation and regulatory review.

2. b.iii. Incorporating Community Input (5 points)

The Town will continue to hold regular public meetings, publish information on the Town website and publish articles for the Redding Sentinel to update the community on the progress of the environmental assessment, remediation, and redevelopment planning. Monthly meetings of the Gilbert & Bennett Advisory Committee are open to the public, live streamed and recorded with minutes taken and posted to the Town website. The First Selectman hosts an informal monthly “Brown Bag” luncheon for public conversation on current Redding topics, which often includes a discussion about the Wire Mill. The Town website includes a dedicated page for the Wire Mill site that provides a repository for all reports and documents related to the site and the Town keeps residents updated through e-mailed weekly news updates, local media outlets, and on the Town’s social media.

Community input from all sources (public workshops, letters to the Town boards and committees and the newspaper, Economic Development Committee outreach, Gilbert & Bennett Advisory Committee outreach and input) will be incorporated into the proposed decision-making process for redevelopment planning for the Wire Mill site.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS
55 Points

3. a. Proposed Cleanup Plan (10 points)

The proposed cleanup plan consists of hotspot excavation of all identified impacts above RSRs at the West Pond, OMS, and Gateway Areas. The areas requiring excavation will be further refined during the remedial design investigation, which will be completed as part of the preparation of the final Remedial Action Plan (RAP) for these areas. Based on the results and the proposed redevelopment plan for these areas, engineered controls (ECs) will be implemented to cap impact beneath proposed buildings, asphalt-pavement, clean fill material, and/or lines as specified in the RSRs. The use of ECs would require an Environmental Use Restriction (EUR) and ongoing maintenance and inspections. Further details of the remedial approach and cleanup plan are provided in the attached Analysis of Brownfields Cleanup Alternatives (ABCA).

With respect to the OMS Area, HBM abatement would be completed for the Main Office and former Machine Shop buildings. Given the dilapidated status of the Cafeteria, this building will be demolished under an Connecticut Department of Public Health (CTDPH) approved Alternative Work Practice (AWP) to allow for asbestos abatement variance. All demolition waste from the Cafeteria will be disposed as mixed friable asbestos and PCB Bulk Product Waste.

3. b. Description of Tasks/Activities and Outputs (25 points)

TASK 1: COOPERATIVE AGREEMENT OVERSIGHT
<p>i. Project Implementation: <u>EPA-Funded:</u> Travel to attend workshops and regional conferences and the annual National Brownfields Conference; preparing quarterly reports for EPA and ACRES updates, and annual financial reporting. <u>Non-EPA Funded:</u> Town staff will provide project management and oversee the agreement including tracking project progress. Procurement of qualified environmental professional (QEP) and contractors and coordination/meetings with project partners.</p>
<p>ii. Anticipated Project Schedule: (Months 1-48) QEP procurement within 90 days of NTP, quarterly reports within 30 days after the reporting period; continuous ACRES updating; continuous project tracking, annual conference attendance.</p>
<p>iii. Task/Activity Lead: Town Staff and Wire Mill Advisory Committee</p>
<p>iv. Outputs: QEP procurement; Quarterly reports; financial reports; ACRES updates; conference attendance; meeting minutes.</p>
TASK 2: COMMUNITY ENGAGEMENT
<p>i. Project Implementation: <u>EPA-Funded:</u> Travel to attend workshops and regional conferences and the annual National Brownfields Conference; preparing quarterly reports for EPA and ACRES updates and annual financial reporting. <u>Non-EPA Funded:</u> Town staff will provide project management and oversee the agreement including tracking project progress. Procurement of qualified environmental professional (QEP) and contractors and coordination/meetings with project partners.</p>
<p>ii. Anticipated Project Schedule: (Months 1-48) Activities will begin within 30 days of NTP; bi-annual public meetings; continuous engagement outreach.</p>

<p>iii. Task/Activity Lead: Town Staff, Wire Mill Advisory Committee and Project Partners</p>
<p>iv. Outputs: Outreach materials; newspaper articles; social media updates; meeting presentations; public meetings; meeting minutes; sign-in sheets; public comments.</p>
<p>TASK 3: CLEANUP PLANNING</p>
<p>i. Project Implementation: <u>EPA-Funded:</u> Documents for cleanup implementation, including Analysis of Brownfield Cleanup Alternatives (ABCA), Quality Assurance Project Protocol (QAPP), abatement design technical specifications, and bid documents. Acquisition of the necessary permits and notifications to the CT Department of Public Health and CT DEEP. Develop cleanup plan for (a) West Pond to remediate former soil stockpile area (solid waste management unit), former underground storage tank location (area of concern); (b) develop soil remediation plan for the OMS Area; develop plans for HBM abatement and demolition of (c) residential building at West Pond Area, (d) Machine Shop addition; and HBM abatement plans for the (e) Machine Shop and (f) Administration buildings. The QEP will oversee the completion of these activities for the project. <u>Non-EPA Funded:</u> Town Staff and Advisory Committee will solicit bids and select the cleanup contractor, procurement and oversee the QEP activities.</p>
<p>ii. Anticipated Project Schedule: Remedial design investigation (months 0-3); finalize RAP, ABCA, and develop QAPP (months 3-6); bidding documents (months 6-9); permitting and approvals (months 9-12).</p>
<p>iii. Task/Activity Lead: QEP with coordination and oversight from Town Staff, Wire Mill Advisory Committee</p>
<p>iv. Outputs: Outreach materials; newspaper articles; social media updates; meeting presentations; public meetings; meeting minutes; sign-in sheets; public comments.</p>
<p>TASK 4: CLEANUP ACTIVITIES AND REPORTING</p>
<p>i. Project Implementation: <u>EPA-Funded:</u> QEP will oversee remedial activities as outlined in the ABCA (cleanup and disposal of contaminated soils and abatement and disposal of hazardous building materials) to be performed by licensed abatement and remediation contractors. Cleanup activities to include: Soil excavation, transportation, testing and disposal; regrading and site earthwork, and site preparation (a,b); visual observation and monitoring of demolition (c,d) and abatement and confirmatory air sampling to document proper abatement conditions (c,d,e,f). Licensed project monitors will oversee all abatement activities as required by the CT Department of Health. Cleanup activities at West Pond and OMS areas will be overseen by the QEP and a CT Licensed Environmental Professional (LEP). <u>Non-EPA Funded:</u> Town Staff and Wire Mill Advisory Committee will oversee progress and QEP activities.</p>
<p>ii. Anticipated Project Schedule: Cleanup of impact (months 12 to 18).</p>
<p>iii. Task/Activity Lead: The QEP and Licensed abatement project monitors with coordination with Town Staff and Wire Mill Advisory Committee.</p>
<p>iv. Outputs: Cleanup activities; manifests for proper disposal; abatement report.</p>

3. c. Cost Estimates (15 points)

The currently selected approach for cleanup includes hotspot excavation of all identified impact above RSRs.

The cost estimate for each area is as follows:

West Pond Area - \$450,000

OMS Area - \$560,000

Gateway Area - \$130,000

Total Cleanup Costs - \$1,140,000

The costs developed above were based on certain assumptions, and the potential exists for impact above RSRs to be greater than anticipated. Further refinement of the excavation areas will be completed during the remedial design investigation. It is possible that ECs could be used based on the proposed redevelopment of these areas. The anticipated cost for the use of ECs is unknown; however, is expected to be in line with the above cost estimates.

For HBM abatement of the Main Office and former Machine Shop buildings and the demolition of the Cafeteria, the cost estimate is as follows:

Main Office Abatement - \$114,000

Machine Shop Abatement - \$480,000

Cafeteria Abatement/Demolition - \$166,000

Total Abatement/Demolition Costs - \$760,000

Total Project Costs - \$1,900,000

3. d. Plan to Measure and Evaluate Environmental Progress and Results (5 points)

The Project Manager will review the schedule monthly to track project progress and adjust project schedule if needed and will submit Quarterly progress reports to the EPA. The cleanup results will be documented to include amounts of contaminants removed from the site. Project progress will be updated in the ACRES database regularly. For each task, we will track the outputs, outcomes, and layout specific measures. For Task 1, we will document project progress in quarterly reports and ACRES updates; for Task 2, we will track information/outreach materials and report community outreach elements; for Task 3, we will track outputs including ABCA, QAPP, abatement specifications and bid documents and permits, and ensure we meet the deadlines as outlines in the workplan; for Task 4, we will track the outcomes in soil remediation and hazardous building materials abatement and evaluate achievement of cleanup standards.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE 30 Points

4. a. Programmatic Capability (15 points)

4.a.i. Organizational Structure (5 points)

The Office of the First Selectwoman Julia Pemberton will provide general oversight for this grant along with the **Gilbert & Bennett Wire Mill Advisory Committee** which will oversee the scope of work, schedule and subcontractor selection and performance in coordination with the **Naugatuck Valley Council of Governments Brownfield Program** who will be contracted to provide technical assistance.

Professional staff from town offices will be assigned by the First Selectwoman to perform contract

compliance and administrative duties and ensure that the site work complies with zoning, conservation, building and health regulations.

4.a.ii. Description of Key Staff (5 points)

Julia Pemberton, Redding First Selectperson, Redding's CEO for the past 10 years, is responsible for the Town's acquisition of the Wire Mill site. **Jim Sanders, Redding Finance Director**, will serve as the project compliance officer and will assist in grant administration and compliance. Prior to becoming Finance Director in 2022, Jim had a 30-year career as a finance executive leading business units at IBM. Jim has extensive knowledge of financial planning, accounting, expense management and internal controls. The Finance office has been recognized with Certificates of Excellence for financial reporting for its Comprehensive Annual Financial reports. **Aimee Pardee, Redding Land Use Officer**, will ensure compliance with land use regulations for site work. Aimee has 30 years of experience in land use, wetlands, and conservation enforcement. **Sean Donnelly – Redding Facilities Manager** will provide oversight of HBM abatement and building demolition. **Chris Wegrzyn, Redding Health Officer** will provide oversight of health monitoring HBM abatement. **Amy Atamian (Chairperson of the Wire Mill Advisory Committee and Water Pollution Control Commission)** will provide program oversight and coordinate public outreach. Amy has over 30 years of experience in the environmental engineering field as a project manager and data analyst, having worked on significant RCRA investigation and restoration projects. As a Zoning Commissioner, Amy participated in the review and approval of the prior development plans for the Wire Mill.

4.a.iii. Acquiring Additional Resources (5 points)

The Town of Redding is committing its resources and personnel and will augment in-house capabilities with additional expertise solicited through an RFP, a regular practice for many projects. Redding will hire a QEP/CTDEP-approved LEP to generate required cleanup plans and oversee remedial actions. Bid requests and RFPs will be published in local newspapers in compliance with local, state, and federal laws and on the state procurement website. The Town has policies and procedures in place for the competitive and equitable procurement of any additional technical, legal or construction support that may be needed. The Town is a member of the Naugatuck Valley Council of Governments Brownfield Program and works in conjunction with the Gilbert & Bennett Wire Mill Advisory Committee comprising subject area experts and representatives from the Economic Development Advisory, Georgetown Village Restoration, and Town Boards and Commissions. Prevailing Wage (CGS Section 31-53). Federal, state, and local laws regarding the procurement of contractors to conduct the cleanup will be followed.

4.b. Past Performance and Accomplishments (15 points)

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (15 points): N/A

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (15 points)

(1) Purpose and Accomplishments (5 points)

The Town has successfully completed 90% of a 2021 Brownfield Assessment grant from the DECD to support environmental investigations at the Wire Mill property. Under this grant, LEP services were procured to perform a Phase I Environmental Site Assessment and supplemental studies. Town staff were responsible for financial tracking and contract compliance. The Wire Mill Advisory Committee managed the technical oversight of work performed by the LEP. The Advisory committee held monthly progress meetings open to the public, provided status updates to Boards and Commissions, and coordinated two public update meetings. LEP reports provided data for the Advisory Committee to develop a phased redevelopment vision with near-term recommendations which were presented at public meetings of the Boards of Selectmen and Finance which will serve to guide budget decisions supporting the site in FY24.

(2) Compliance with Grant Requirements (10 points)

Under the 2021 Assessment grant from DEDC, Tighe & Bond (T&B) was contracted to complete a Phase I ESA, recommend, and conduct supplemental studies to identify data gaps, and refine the understanding of site conditions in order to begin remediation planning. T&B produced all reports on time, within scope and budget. During their investigations, T&B identified areas of the site that were not sufficiently sampled under the 2007 RAP, which required a change order to include a limited Phase II/III sampling program. The sampling program required a delay in the cost estimating task which has now been completed. CT DEEP has acknowledged receipt of the reports documenting the environmental conditions at the site including the Phase I ESA, Environmental Data Gap Analysis, and Hazardous Building Materials Data Gap Analysis. In addition to these reports, T&B performed a condition survey of building structures and a safety survey of the site. DEEP has concluded that there is a sufficient level of site characterization from the work performed to date for remediation work to begin at the site, and a letter documenting DEEP's acknowledgement is included in the Threshold Criteria.

4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements (8 points): NA.

III. B. Other Factors and Considerations

No further info here – see comments for other criteria.