



TOWN OF KILLINGLY

ECONOMIC DEVELOPMENT OFFICE
172 Main Street, Killingly, CT 06239
Tel: 860 779-5350 Fax: 860 779-5394

Application for US EPA Brownfields Multipurpose Grant

NARRATIVE INFORMATION SHEET

1. Application Identification:

Town of Killingly
172 Main Street
Killingly, CT 06239

2. Funding Request:

- a) Grant Type: Multipurpose
- b) Federal Funds Requested: \$800,000

3. Location:

- a) City: Town of Killingly
- b) County: Windham County
- c) State: Connecticut

4. Target Area and Priority Site Information:

- The Target Area Connecticut Enterprise Zone (Public Investment Community)
CGS.sec.32-80
Killingly Enterprise Zone Map K-13 & Map K-4
- Census Tract 09015909045 & 09015904100
- 31 Wauregan Road, Killingly CT 06239 & 244 Ballouville Road, Killingly CT 06239

5. Contacts:

a. Project Director:

Jill St. Clair -Director of Economic Development
860-779-5342

jstclair@killinglyct.gov

172 Main Street
Killingly, CT 06239

b. Chief Executive:

Mary Calorio-Town Manager
860-779-5335

mcalorio@killinglyct.gov

172 Main Street
Killingly, CT 06239

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6. Population: 17,742

7. Other Factors:

Providing Information on 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 site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them).	Yes, pp. 2
The priority site(s) is in a federally designated flood plain.	Yes, pp. 4
The reuse of the priority site(s) will facilitate renewable energy form wind, solar, or geothermal energy.	Yes, pp. 4
The reuse of the priority site(s) will incorporate energy efficiency measures.	Yes, pp. 3-4
The reuse strategy or project reuse priority site(s) considers climate adaptation and or mitigation measures.	Yes, pp. 4
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area.	Yes, pp. 8-9
The target area is located within a community in which a coal-fired power plant has recently closed(2012 or later) or is closing.	N/A

8. Letter from the State or Tribal Environmental Authority:

Please see the attached letter from Mark R. Lewis, Connecticut Department of Energy & Environmental Protection (DEEP)

9. Releasing Copies of Applications: n/a

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November 15, 2022

Ms. Mary Calorio, Town Manager
Town of Killingly
172 Main Street
Killingly CT 06239

Re: State Acknowledgement Letter for EPA Brownfields Multipurpose Grant Application for FY 23

Dear Ms. Calorio:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the Town of Killingly intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Multipurpose Grant for Federal Fiscal Year 2023. The Town of Killingly plans to address hazardous substances and/ or petroleum at multiple brownfields within the Town's boundaries.

If EPA awards petroleum grant funds, DEEP or EPA must determine the eligibility of each site before any site- specific assessment activity is undertaken using petroleum grant funds.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on DEEP's web site at <https://portal.ct.gov/DEEP/Remediation--Site-Clean-Up/Brownfields/PREPARED-Municipal-Workbook-Main-Page>.

If you have any questions about this letter, please contact me at (860) 424-3256 or by e-mail at meena.mortazavi@ct.gov. Good luck with your application.

Sincerely,



Meena Mortazavi
Environmental Analyst
Bureau of Water Protection & Land Reuse

c: Ms. Dorrie Paar, EPA (via e- mail)
Mr. Mark Lewis, CT DEEP (via e-mail)

EPA Multipurpose Proposal Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area

Alongside the Rhode Island border in Windham County, the Town of Killingly, Connecticut (geographic boundary), was founded in 1708 by English colonists. This small and rural community industrialized fast, as textile mills quickly became Connecticut's leading producer of cotton and wool goods throughout the 19th century. As the production of cotton moved south, forced the majority of the textile mills to cease operations, putting hundreds out of work. The relocation of these industries left behind the contaminated remnants of the factories and their byproducts. Today, more than 20 brownfield sites have been identified in Killingly, with a quarter of them being abandoned mills. **These abandoned mill sites and other properties have stagnated economic growth by reducing property values and deterring prospective developers to invest in the Town, while Killingly's residents are forced to cope with the lasting environmental and health risks associated with contaminated land.** Currently, Killingly has a lower median household income and a higher poverty rate compared with the rest of the State, with 14.3% of the population living below the poverty line. **As a community with several environmental justice issues, the State has designated Killingly as a public investment community. Our residents are plagued by environmental and welfare challenges and in desperate need of economic growth.**

Our target area is the Killingly's Enterprise Corridor Zone (Census Tracts 09015904100 and 09015904500), which encompasses the Danielson and Dayville Villages, along the Five Mile River. Danielson and Dayville are modern manufacturing villages and shipping points for surrounding villages and the corridor. **The revitalization of our target area includes several key properties such as the former wastewater treatment plant, the former Danielson-Putnam Twin Drive-In, and the historic Ballouville Mill, which operated as a textile mill for over a century. Redevelopment of the target sites is a priority for the community both to promote the environmental health of the surrounding community and also for the prime potential for redevelopment the sites offer.** Currently, Dayville and Danielson are in need of housing and employment opportunities, critical service needs and expansion opportunities for companies in Killingly's industrial park, those redevelopment efforts will tie into other economic development efforts of the Town.

ii. Description of the Priority Brownfield Site(s)

Within the Enterprise Corridor Zone, we have identified three (3) target sites which have a critical role in the revitalization of our target area and will cover key needs of the community:

- **The Borough Wastewater Treatment Facility (town-owned property) will support *critical infrastructure needs*.** The facility consists of an approximate 1,130 square foot vacant wastewater treatment operations office, a 2,600 square foot digester building, a 520 square foot garage and six sewage drying beds, all of which is located on a one acre parcel adjacent to the recreational fields and Quinebaug River Walking Trail. A Phase 1 assessment revealed AOCs in all structures: suspected lead based paint and asbestos on both interior and exteriors of the buildings. A grant award would be used to conduct a **Phase II Assessment** and a **remediation plan and action** would assist the community reusing the site for further expansion of a new wastewater treatment facility to accommodate the **growing needs of the residential and**

commercial sectors of the community. The expansion of the wastewater treatment plant is directly linked to the sustainability of the Industrial Park businesses to expand in the community of Killingly providing both jobs and economic value to Killingly's tax base.

- **The former Danielson-Putnam Twin Drive-In will support *future emergency services for the Town.*** The site is located at 899 North Main Street has been identified as a suspected Brownfield site. The 12-acre parcel lies between the Ballouville Mill Site and the Old Borough Wastewater Treatment Facility. The site has been identified as an important strategic location to house the future emergency management facility for the community. It is centrally located within the community and could serve as a centralized hub for the community police and rescue services. A Phase I Assessment will be conducted on the site.

The Ballouville Mill that will provide affordable housing for the area and cover our Town's increasing need for housing. Located at 244 Ballouville Road in Dayville, the Ballouville Mill is 17-acre of underutilized land, adjoining the Five Mile River. Originally the site operated as a textile mill and later as a manufacturer for industrial timing devices and small motors. Since the late 1970s, the site has remained underutilized. The Mill is currently in the Historic State Register District and consists of a former mill building with four sections totaling approximately 79,800 square feet and a multi-unit townhouse style condominium building at 20,700 square feet. The mill portion of the site is currently vacant and contains one central 3-story mill building, with a basement level and a loading dock. The surrounding land was regularly used as a dumping ground for industrial operations, where machine oils, halogenated solvents, heavy metals from textile dyes, motor lubricants, and cutting oils were used, and may have contaminated the soil and groundwater. Previous environmental investigations have been conducted at the site; however, several data gaps exist and the buildings have not been previously assessed for hazardous building materials, subsurface debris and solid waste areas, the canal headrace and tailrace, previous demolition debris areas, a former 10,000-gallon oil above-ground storage tank and a 275-gallon gasoline underground storage tank, sumps, equipment present in the basement, two freight elevators with the potential presence of polychlorinated biphenyls (PCBs), and a loading dock are some of the areas identified as AOCs that need to be further investigated to fully delineate the extent of contaminant releases. A hazardous building materials assessment study and a Phase II site assessment will be conducted at the property.

b. Revitalization of the Target Area

i. Overall Plan for Revitalization

The redevelopment of our target area aligns with the *Town of Killingly Plan of Conservation and Development 2020* as it will support critical needs of our growing community including housing, infrastructure, and public services. The Town of Killingly conducted a community charette on January 12, 2019, to engage the community in a conversation of unmet needs within the community to voice desires and outstanding concerns (Reference *Town of Killingly Plan of Conservation and Development 2020*). Blighted and abandoned mills and old infrastructure were reported as a concern for residents and the need to redevelop village centers to maintain the rural undeveloped landscape. Additional sidewalks in the village mill centers are needed to increase social and recreational opportunities for residents that do not have access to transportation. Housing concerns related to affordability and scarcity of available housing were expressed. In the spring of 2022, several community workshops and outreach surveys were conducted to engage with residents in the creation of the *Killingly Affordable Housing Plan*. Blighted mill properties were again areas of concern for the residents living within close proximity.

The revitalization of this target area will also provide a link to the Killingly Industrial Park Connectivity Plan (2021) that outlined recommendations to enhance non-automobile connectivity to the Industrial Park, a major employment center in the region. The Industrial Park currently employs over 3800 people, and the Town recognizes that due to higher-than-average poverty rates residents had difficulties accessing transportation to increase employment opportunities. Sixty-eight percent of the Industrial Park employees reported over a 20-minute commute. Reducing the commuting time by increasing affordable housing options in the employment area has been adopted as a community objective. The Ballouville Mill is located within three miles of the Industrial Park and the Quinebaug Community College and Advance Manufacturing Center.

The redevelopment of the Ballouville Mill aligns with the implementation of the strategic revitalization plans for the *Mill Mixed Use Development District*. The strategic plan had to be revisited due to “lessons learned “. Loopholes in the regulations allowed developers to split off Brownfield AOC’s and only redevelop the unscathed land leaving the brownfield areas behind. Those concerns and citizen recommendations were incorporated and adopted in 2022 into the Zoning regulations *Section 445.1 and Section 445.2* of the *Planning and Zoning Regulations*. Language specific to ensuring the designated mill/brownfield properties addressed all environmental and building structural matters involving existing structures and land must be satisfactorily addresses and remedied by remediation, rehabilitation, or removal. Six sites were identified and included in the MMUDD, ensuring all sites shall be served by public water and sewer and development shall be supportive of the general welfare and safety of the community including adequate provisions of public facilities. To ensure environmental injustices are corrected, properties designated as MMUDD shall not be subdivided unless it is established to the Planning & Zoning commissioners’ full satisfaction during the plan review that all environmental and structural remediation, rehabilitation, and removal has been addressed. The community led revised regulations provide still greater bandwidth of opportunity to redeveloped former mill properties that are an integral part of the Town’s landscape, character, and history whilst addressing blighted and environmental concerns intertwined in the village epicenters. Mill villages were once places of economic activity and economic opportunities for residents and businesses and can be again. The vision for the revitalization of Ballouville Mill is to create affordable housing within our public transit corridor servicing the Industrial Park employment center and provide recreational walking trails along the river would assist the Town of Killingly in reducing the barriers to nearby employment opportunities and decrease growing poverty rates in our distressed community.

ii. Outcomes and Benefits of Reuse Strategy

The Ballouville Mill site is in the heart of a residential neighborhood. The proposed redevelopment of the mill site into additional affordable quality housing stock would play a major role in linking residents with housing closer to employment centers. The Town of Killingly’s Affordable Housing Plan adopted on May 11, 2022, recognizes that a stable and secure residence is one of the back bones of building a thriving community where residents flourish.” A blighted mill site in the heart of a village can hinder economic development by discouraging potential investors from investing in the Town. Renewable energy applications will be featured in the proposed redevelopment of the sites including solar panels and geothermal energy where feasible. Dark sky lighting techniques will be incorporated in site development plans to preserve the rural character of the town. Design plans will encourage high density housing footprint whilst providing ample natural space and “greenfields” for recreational opportunities along the Five Mile River for

residents. Ballouville Mill is located within the Flood Plain (**FIRM map 0901360006B**) and remediation of the site will improve the environmental injustices for both human and non-human habitants within the location. Site reuse plans will adhere to long term climate adaptation and meet the requirements of a Separate Storm Sewer System (MS4) and adherence to National Pollutant Discharge Elimination System process. Adopting innovative practices such as impervious driveways and shared parking to reduce flooding and redirecting water infiltration to landscaping in development designs will be encouraged. **Reuse strategies such as these will be integrated for climate adaptation and mitigate flood and drought conditions in all brownfield sites in this proposal.** We do not anticipate any short-term or long-term displacement of residences or businesses in the area, and in the event that displacement occurs in the future years, we will implement the necessary policy tools to prevent gentrification. Secondly, to achieve a vibrant community the continued investment in public infrastructure improvements such as remediating the former Borough Wastewater Treatment Facility will ready the site for the current facility upgrades. Both residential and commercial growth can only occur when there is sufficient infrastructure. The current treatment plant is operating at a **92% capacity** rate. A grant award would **assist** in providing brownfield cleanup of the adjacent land for future infrastructure expansion. In accordance with the *Plan of Conservation and Development 2020* ensuring the community with a comprehensive fire, police and emergency services and communications to protect life and property will be implemented in planning for a future site for the centralized emergency management facility at the former Twin Drive- In. The future facility location **will improve** the safety and quality of life for our historically impoverished community while giving public safety personnel a location to conduct emergency response training and improve communication protocols coordinated through the State Department of Emergency Management and Homeland Security.

1.c. Strategy for Leveraging Resources

i Resources Needed for Site Reuse

The Town of Killingly Economic Development Commission has invested \$7500 to conduct Phase 1 Assessments and Technical writing support in the application of an EPA 2020 Brownfields Targeted Assessment Grant specific for conducting Building Structural Condition Assessments, Hazardous Building Materials and Subsurface Environmental Investigations and to include a remedial Action Plan and Order of Magnitude of Probable Cost Opinion. The Town of Killingly was subsequently awarded the grant. A Multipurpose Grant award would assist the Town of Killingly in its ability to apply for The State of Connecticut's Community Investment Fund 2030 (CIF). The Town of Killingly is an eligible Public Investment Community. The fund is designed to foster economic development in historically underserved communities offering grants for affordable housing, infrastructure investment and clean energy improvements. A Multipurpose Grant is critical in preparing and remediating the former Borough Wastewater Treatment Facility to be used for the current wastewater expansion facility. The facility will need to be upgraded to accommodate commercial industry needs, protect current employment sectors, and create new employment opportunities within Killingly. Environmental Assessments will assist the Town in attracting a viable developer to the Ballouville Mill Site as a shovel ready project site for CIF consideration. The CIF will serve as an additional resource in launching these sites into remediated and activated sites within the community. The Town of Killingly will be submitting a CIF proposal in the fall of FY23.

ii. Use of Existing Infrastructure

The Ballouville Mill Site currently is serviced by a 12-inch sanitation pipe, Connecticut Light and Power Easements (now Eversource) and Crystal Water Company Easements both internally within the site and externally on public roads. Stormwater management will be performed on Site by adopting best management practices incorporated in the redevelopment plan. The site abuts existing pedestrian sidewalks from the corner of Chestnut Hill Road to Ballouville Road enhancing the walkability score for village connectivity. The existing public infrastructure lends to the viable feasibility to executing a redevelopment project of this site.

The Town of Killingly currently owns and operates a wastewater sewer treatment plant adjacent to the Old Borough Wastewater Facility. The 50-year-old plant completed a 26-million-dollar upgrade to replace original parts too outdated to meet state and federal guidelines for the removal of nitrogen and phosphorus and installed four new pumps. The investment in new upgrades will allow for expansion opportunities on the adjacent site to increase the load in capacity for future community needs.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

Our Town has been designated as a distressed city pursuant to Section 32-9j of the Connecticut Distressed Municipalities 2019 list, based on areas of per capita income, change in per capita income and the percentage of poverty in the population. Based on that designation, we are considered an environmental justice community according to the State of Connecticut. Our community does not have the ability to support the assessment, cleanup, and reuse of brownfield sites given the economic challenges; **the surrounding neighborhood of our primary site (block group 090159045005) ranks at the 94th %ile within the state, with 64% low-income populations** to live in close proximity to contamination. The Town's **mill rate** has increased by 50% since 2012, increasing from 19 to 27 mills, worsening the plight of any redevelopment efforts in the area. A **relatively small community**, with a population of about 17,000, Killingly uses its entire revenue (expenditure deficit in 2021 0.25%) to meet the needs of the local residents, with no residual funds to assess their brownfield sites. The residents of our community have a **significantly lower median household income** (\$62,550) compared to the State (\$76,106), **higher poverty rate** (14%, compare to the state average 10%) and **face a higher unemployment rate** (8% for Killingly compared to 4.0% for the State). Due to economic budget pressure the Town of Killingly is unable to fund Assessments and Remediation efforts for our target areas. With a grant award The Town of Killingly will be able to conduct testing assessments and conduct cleanup efforts in our target brownfields and support the development of new affordable and mixed-use housing units, infrastructure upgrades, and civic services within proximity to employment centers for the residents of Killingly.

ii. Threats to sensitive populations

(1) Health or Welfare of Sensitive Populations

Our town is a low-income, disadvantaged community that is facing significant health and welfare issues. Our sensitive populations are disproportionately impacted by long-term blight and lower environmental quality. The Town of Killingly is a distressed city with a Census Report poverty rate of 14.4 %, which is 25% higher than the rate in Windham County and 1.5 times the

rate of Connecticut's poverty rate of 9.8%. Within our target area (Block group 090159045005), we have a significant percentage of children under 5 years old (7%, ranking at the 73rd percentile within the state), who are particularly vulnerable in environmental health hazards, Twenty percent of the children under the age of 18 live below the poverty line. Killingly reported a higher-than-average rate of wartime veterans living in the community, 7.5% of the population with veteran status at 1.3 times the rate over the Connecticut average. This grant will help determine potential contaminants and lay the groundwork for a remediation plan to address the possibility of human exposure to the community. The town also has a high population of citizens with a disability (12.6%) which is 12% higher than the state average. **Our vulnerable populations are facing significant welfare issues; our neighborhood (block group 090159045005) ranks at the 85th percentile for unemployment and at the 73rd percentile for less than a high school education compared to the State, the area is food desert and medically underserved (EJ SCREEN).** Within the Town, SNAP recipients (16%) within the Town have been consistently more compared to the State (12%). The assessment, cleanup, and redevelopment of the brownfield sites will create job opportunities and provide access to a healthier environment that will alleviate some of the environmental health and welfare issues our residents are facing.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Our community is plagued by adverse health conditions associated with exposure to environmental contamination. The Connecticut Department of Public Health Asthma Program 2010-2014 study reported that the Town of Killingly has a **12.2%** asthma rate in the population, a higher-than-average rate in the State of Connecticut. Our census tracts have a significantly higher prevalence of asthma, which ranks at the 90th - 95th percentile compared to the nation. There was a higher-than-average rate of incidences of lung and bronchus cancers in the Town of Killingly; with the crude rate for **lung cancer 50% higher** than the state average. Killingly is ranked 25th in the state (out of 169 in total) for prevalence of childhood lead poisoning. The incidence of lead poisoning in children under the age of 6 years old is 3.1% in Killingly, which is higher than the State average of 1.9% (CT DPH). Within our block group (090159045005), the lead paint indicator is ranking at the 70th percentile within the State. This grant will be instrumental in determining the presence and potential of a release of hazardous substances. Once determined a remediation plan will be created to address the mitigation of such substances for the betterment of the community and potential exposure to our most vulnerable populations.

(3) Promoting Environmental Justice

Unfortunately, brownfields are a legacy of our industrial past, industry is deeply embedded into the fiscal fabric of our community, however, lessons have been learned and The Town of Killingly is committed to rectifying potential polluted sites and redeveloping those sites with a priority for public and environmental health. The EJ SCREEN Environmental Justice Indexes rank at higher than the 60th percentile compared to the state and the nation for lead paint, superfund and hazardous waste proximity, underground storage tanks, wastewater discharge, and traffic proximity. There is also a high energy burden for our households, with energy costs that are disproportionately distributed to our low-income populations (CEJST). The redeveloped parcels will include walking trails and foster comprehensive strategies to improve the physical environment to foster health promotion and chronic disease prevention and create the necessary infrastructure to support future development. The grant funding will be consequential in

performing in bridging environmental injustices while creating a site ready parcel for the creation of more affordable housing units in an economically stressed community.

b. Community Engagement

i-iii. Prior/Ongoing Community Involvement/ Project Involvement/ Project Roles

Town of Killingly has been working collaboratively with the community on the redevelopment of the brownfield sites. Community volunteer commissions voted on the allocation of ARPA funds for Phase 1 & Phase II environmental assessments of a former junkyard located at 125 Alexander Parkway to assess potential hazardous materials within the same census tract of the Balllouville Mill site. The Town will continue to engage the community and volunteer commissions and solicit their input on the decision-making process. We will form the Community Outreach Committee (COC) with the key stakeholders identified below:

Killingly Business Association	Shane Young 860-234-0532	Communication with the business community by monthly meetings
Killingly Planning and Development Department	Ann-Marie Aubrey aabrey@killinglyct.gov 860-779-5313	Lead municipal team in conducting affordable housing assessment needs
Abutting Neighbors/ Condo Association	Lead to be identified with community engagement	Liaison to attend planning meetings
Killingly Conservation Commission	Allison Young ayoung@killinglyct.gov 860-779-5310	Natural resource officer and assistant planner will facilitate planning sessions to balance natural assets with housing growth
Community Development Administrator	Mary Bromm mbromm@killinglyct.gov 860-779-5355	Consultant to team in grant administration practices and procedures.
Northeast District Department of Health	Brittany Otto email@nddh.org 860-774-7350 ext.116	Conducting health monitoring activities

iv. Incorporating Community Input-

Upon award of the grant, the Community Outreach Committee (COC) will conduct door to door canvas conversations with abutting property owners that are directly impacted by the sites to hear concerns and ideas for redevelopment. Secondly all residents that are located within one half mile of the sites will be invited to a special neighborhood charette held at the Town Meeting Room and will be conducted both virtually and in person for public input and public planning. A larger community meeting will be one week after the “neighborhood” meeting for further input. Additional stakeholder meetings will be held semi-annually in the Town Hall and will be open to the public in the form of round-table discussions, while they will be offered in virtual mode in case of COVID-19 shutdowns. Informational materials will be developed to provide technical information, and a calendar of events to update residents on the project progress. Email and contact information will be collected to keep neighbors apprised of site work timelines and expectations.

Establishing clear communication channels are vital in connecting with the needs of the community. The goal of the predesign meetings is to identify key community stakeholders that can function as liaison with the community outreach team and to participate in project team meetings as the boro and mill site is remediated and design efforts follow. Public input will be collected during public meetings through brainstorming sessions and will be incorporated in reuse plans of the sites. Our community liaisons will facilitate the dialogue with the community and help solicit input through informal discussions.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task/Activity 1: Cooperative Agreement Oversight (\$6,000)
i. Project Implementation: The Project Director will oversee grant activities with the support of the Technical Lead, who will ensure compliance with grant requirements and the community Outreach Lead who will oversee coordination with stakeholders. Tasks include accounting and reporting requirements; attending at least one (1) brownfields conference.
ii. Anticipated Project Schedule: Procure qualified contractors in Q1-Q2 of Y1; conduct programmatic management and coordination throughout the grant period; undertake reporting and budget tracking throughout the grant period.
iii. Task / Activity Lead: Jill St. Clair, Director of Economic Development (Project Director); David Capacchione, Town Engineer of Killingly (Technical Lead); Mary Bromm, Director of Community Development of Killingly (Community Outreach Lead)
vi. Outputs: Formation of Community Outreach Committee and project teams; procure QEP: 20 quarterly reports: ACRES data entry: annual MBE/WBE and financial reports and final grant closeout reports: conference attendance.
Task/Activity 2: Community Engagement (\$10,000)
i. Project Implementation: The Community Outreach Committee will lead outreach to survey and promote public input. Engaged citizens will assist in reuse and recreational design elements. The Committee will connect with the community through quarterly meetings, local radio talk shows, social media and Zoom meetings. The Community Development Lead will partner with the Northeast District Department of Health education liaison to foster dialogue among the community regarding the impact brownfield sites have on the community.
ii. Anticipated Project Schedule: Outreach for the community engagement opportunities in Q1 and Q2 and quarterly Committee meetings throughout the grant period.
iii. Task/Activity Lead; Mary Bromm, Killingly Community Development Director, Jill St. Clair Project Lead and The Northeast District Department of Health education liaison.
iv. Outputs: Community Engagement Plan; quarterly meetings with neighborhood groups and outreach through local Radio talk show and newspaper presentation materials; public notification advertisement and other media updates. Master calendar and record of administrative record established.
Task/Activity 3: Assessment (\$85,000)
i. Project Implementation: With oversight from the Chief Executive and the Project Director and staff, QEPs will conduct update Phase I and Phase II assessments at the Old Borough Wastewater Treatment Plant located at 31 Wauregan Road. Phase II assessments for Ballouville

Mill site located at 244 Ballouville Mill to ensure the assessments meet ATSM standards. Conduct Phase I assessment for 899 North Main Street site.
ii. Anticipated Project Schedule: Assessment activity will begin in Q3
iii. Task/Activity Lead: David Capacchione (Town Engineer) and QEP Team
vi. Outputs: One Phase I and 3 Phase II Assessments Completed
Task/Activity 4: Cleanup & Reuse Planning (\$140,000)
i. Project Implementation: The QEPs will develop 2 site specific cleanup and reuse plans. Proposed activities will include Community Committee input and incorporation of land use and recreational green space and market study for affordable and market rate housing on the Ballouville Mill Site. Market analysis will be conducted on feasibility studies of expansion needs of public sewer treatment facility to accommodate community use needs. An Analysis of Brownfield Clean Up Alternatives will be produced for the cleanup sites.
ii. Anticipated Project Schedule: Reuse planning activities will begin in Q1 of Year 2 and continue until remediation phase has commenced.
iii. Task/Activity Lead: Town Engineer, Community Outreach Committee Lead and QEPs
vi. Outputs: Community outreach, market analysis identifying prospects for affordable and market rate housing development, sustainable land use plan; implementation strategy, final ABCAs and cleanup plans and schedules.
Task/Activity 5: Remediation (\$559,000)
i. Project Implementation: Clean up activity will be conducted on the Old Borough Wastewater Treatment Facility located on a portion of 31 Wauregan Road. Costs include removal of building structures containing lead-based paint and asbestos material in five structures known as the plant operations office building, the digester building, and the garage building abandoned in the mid 1970's. The major expenses include transportation and off-site disposal. Major tasks include generation of clean up planning documents including a Health & Safety Plan, review, and approval by EPA of the QAPP, preparation of an ABCA, remediation activities and soil transportation, disposal costs, backfill, dust and erosion controls/ air monitoring and temporary fencing. QEPs will conduct these activities to include generation of clean up planning documents including a HASP, review, and approval by EPA.
ii. Anticipated Project Schedule: Cleanup activities will begin in Q2 of Year 2 of the grant period and continue through the end of Year 5.
iii. Task/ Activity Lead: David Capacchione (Town Engineer) will oversee remediation, led by QEP's to ensure clean up meets state and federal requirements.
vi. Outputs: Cleanup Completion and Closure Reports for two sites: and letters of clean up completion form the State of Connecticut DEEP.

ii. Identifying Additional Sites: In 2018 the Town of Killingly with the assistance of the University of Connecticut Targeted Brownfield Assistance Program conducted a community wide assessment of brownfield sites. In the event of grant funds remaining, next steps would be to **hire** a QEP to map and color code those sites as to update status of assessments, remediation, and completion. The Community Outreach Committee would be reengaged to assist in prioritizing sites for further assessment and cleanup opportunities for future grant applications.

B. Cost Estimates: The Town of Killingly Economic Development Office seeks **\$800,000** in US EPA Brownfields Multipurpose grant. The budget was developed with input from environmental and planning contractors and professional Town staff. The Town of Killingly is a full-time

professionally staffed municipality, inclusive of a finance, engineering, building, planning and development and economic development departments with administrative support staff. Monthly planning and project management meetings occur regularly and timely to communicate and delegate tasks with shared interest in achieving project objectives.

Project Tasks

Budget Categories	Cooperative Agreement Oversight	Community Engagement	Assessments	Cleanup & Reuse Planning	Remediation	Total
Personnel						
Fringe						
Travel	\$6,000					\$6,000
Equipment						
Supplies						
Contractual		\$10,000	85,000	\$140,000	\$559,000	\$794,000
Other						
Direct Costs						
Indirect Costs						
Total Federal	\$6000	\$10,000	\$85,000	\$140,000	\$559,000	\$800,000
Cost Share						
Total	\$6000	\$10,000	\$85,000	\$140,000	\$559,000	\$800,000

Task 1: Cooperative Agreement Oversight (\$6,000)- The Town of Killingly will provide oversight services. A total of \$6,000 is budgeted for Town staff to attend workshops and the National Brownfields Conference are budgeted (total \$3,000: 2 people; 2 conferences @ \$500 per airfare and \$250/day/person for lodging and meals for 4 days).

Task 2: Community Engagement (\$10,000) The Town of Killingly and Northeast District Department of Health will conduct outreach and oversee community engagement process (\$50/hour for 200 hours=\$10,000)

Task 3: Assessments (\$85,000) The QEPs will conduct one Phase I at the estimated cost of \$5,000 and two Phase II Assessments at estimated cost of \$40,000 each totaling \$80,000.

Task 4: Clean Up/Reuse Planning (\$140,000) in contractual costs for QEP cleanup planning services and reuse planning consultants for two sites to include market study and infrastructure assessments. Reuse planning will incorporate climate adaptation and mitigation measures for long term sustainability of the site developments.

Task 5: Remediation (\$559,000) The QEP will undertake remediation of the Old Borough Wastewater Treatment Facility with an estimated cost of \$559,000 for the former Borough Wastewater Treatment Facility Totaling \$559,000 inclusive of QEP Contractual services.

c. Measuring Environmental Results: The Town of Killingly will track, measure and document its progress toward environmental justice, economic, quality of life and green infrastructure outcomes by designating an individual staff person, along with consultant to track, measure and document outputs and outcomes in the project, regularly holding Community Engagement Meetings with the public input every quarter where the Town will provide progress reports and next steps to the committee and public posting progress reports on outputs and outcomes via web-based outreach tools, regional press releases and providing required progress reports to EPA and DEEP. Outputs measured will include sites assessed, resources leveraged and brownfield cleanups in DEEP, stakeholders involved, reuse plans established, sites remediated and letters of completion. Outcomes will include economic revitalization, jobs created and infrastructure upgrades, vulnerable populations helped, and resilience measures implemented. The **ACRES database will be continuously updated** with specific project milestones.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i-iii. Organizational Capacity, Organizational Structure, Description of Key Staff

The Town of Killingly has a professionally managed full-time municipal staff with a long track record of successfully managing community projects. The administration of the grant will be approached in a team manner, ensuring that communication and task assignments are clear and timely. The team comprised of the Community Engagement Lead, Project Director and Technical Lead will meet monthly to review and execute workflow. Key staff members as follows:

- Mary Calorio The Town Manager of Killingly began as the director of finance for the Town of Killingly from 2009-2017, she then served The Town of Putnam as the town administrator from 2017-2019 then returned to Killingly as the Town Manager since 2019. She has a decade of experience in adhering to government finance requirements. Ms. Calorio will oversee the financial requirements for the project and grant. Ms. Calorio will lead Task 1.
- Jill St. Clair the Economic Development Director for the Town of Killingly joined the Town of Killingly in 2020, formerly the Vice President of the Norwich Community Development Corporation where she managed the 3.8-million-dollar bond program known as the downtown revitalization program. Her knowledge in managing the procedural and technical requirements of the grant award will lend itself valuable in the brownfield assessment grant. Ms. St. Clair will administer actions in Task 3. As well as serving as Overall Project Director for Task 1-5.
- Mary Bromm The Community Development Administrator has 35 years of experience (20 years in The Town of Killingly) in grant writing and administration for building and renovations pertaining to the United States Department of Housing and Urban Development small cities program. Ms. Bromm will assist in the administration of the grant. Ms. Bromm will serve as an advisor for the team. She will lead Task 2.
- Ann-Marie Aubrey, The Director of Planning and Development comes with over 25 years of experience in municipal planning experience which includes grant writing and administration. Ms. Aubrey will facilitate and engage with the community on redevelopment strategies. Ms. Aubrey will facilitate and lead Task 4.

- David Capacchione- Town Engineer and Lead Technician has three decades of engineering experience in both private and public capital projects. Dave recently was the lead on a 26-million-dollar sewer expansion project utilizing 4.1 million dollars in Clean Water Act Federal Grant funding coupled with state and local funds. The project was executed within budget and all timelines outlined in the application. Dave will lead Task 5.

iv. Acquiring Additional Resources

The project team will procure a Qualified Environmental Professional (QEP) and planning consultants in adherence with local, state and federal procurement standards to conduct community planning engagement activities, conduct assessments and plan for redevelopment. Professionals with previous EPA Brownfield experience will be encouraged to compete. The Town of Killingly's procurement policy and procedures are reflected in the Killingly Code of Ordinances Section 2-206 and follow the requirements as reflected in the State of Connecticut Department of Economic and Community Development Bidding, Contracting and Construction guidelines. The Town of Killingly procurement activities include special outreach for minority and women owned enterprises. The Town of Killingly will conduct RFPs within 90 days of the grant award date.

4.b.i Past Performance and Accomplishments- Currently Has or Previously Received an EPA Brownfields Grant- n/a

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

In 2014, the Town of Killingly was awarded and utilized a \$2,017,204 grant from the Connecticut Department of Economic and Community Development for Municipal Brownfield fund for the Revitalization of the Powdrell & Alexander Mill located at 42 Maple Street. The brownfield site was remediated and returned to productive use that prevented future potential public safety hazards and created vital low to moderate income housing units. The former brownfield site contains 32 mixed income housing units. In addition to the successful mill redevelopment project, the Town of Killingly was awarded a 4.1 million dollar grant from the Clean Water Fund in 2016 to complete a 26-million-dollar upgrade to the Wastewater Sewer Treatment Plant that serves three rural communities in the northeast region of Connecticut.

(1) Accomplishments: The vacant brownfield mill site located at the gateway of the borough of Danielson was identified as a priority site due to its location in a highly populated area and adjacent to the Quinebaug River. The team successfully executed the abatement of hazardous building materials, removal of UST's and AST's. Excavation and offsite removal of impacted soils was conducted, and an engineered cap was installed to ensure that there were no future environmental concerns. The Waste Water facility upgrades were pivotal in providing sustainable infrastructure growth to both the residential and commercial sectors of the community.

(2) Compliance with Grant Requirements: All aspects of the grant agreement requirements were executed and completed in a timely manner. The brownfield remediation work led to a 9.4-million-dollar housing development project. The construction phase was completed in early 2019. All 32 affordable housing units are occupied today. The Wastewater Treatment Facility upgrades were completed both within budget and program timelines.

Town of Killingly, CT- Application for EPA Brownfields Multipurpose Grant

THRESHOLD CRITERIA RESPONSE

Name of Applicant: Town of Killingly

1. Applicant eligibility: The Town of Killingly, CT is an eligible entity to apply as a “General Purpose Unit of Government” under 2 CFR § 200.64.

2. Community Involvement: The Town of Killingly will continue to build on its extensive community outreach pertaining to Brownfields Remediation. The 2019 Community Wide Charette laid the foundation for prioritizing the remediation and cleanup of blighted Brownfield sites adjacent to waterways within the community. With the US Environmental Protection Agency (EPA) Multipurpose Grant Funding, the Town of Killingly will build on the public process with the assistance of QEPs to conduct in-person and online engagement sessions. The Community Outreach Team will conduct door to door conversations with community members directly adjacent to the parcels and identify key community members to act as liaisons in the Outreach Team and participate in quarterly Project Team Meetings. Residents within a half-mile of the sites will receive mailings and notices of public meetings, the greater community will be notified by notices on the Town Municipal website and announcements will be made on the regional radio talk show for the community. Printed advertisements will be published in local papers to announce meetings and to give progress updates. The Project Team will conduct public meetings via the Town’s Webex platform and Facebook Live platforms where both in-person and virtual members can participate in public meetings.

3.Target Area: The assessments, reuse planning and remediation activities will target the low-income and Connecticut Enterprise Zone (Public Investment Community) Corridor located in Killingly (Census Tracts 09015904500 and 09015904100) reflected on Enterprise Zone Maps 13 and K-4. The Town of Killingly, CT (population 17,742) is in the northeast corner of Connecticut in Windham County. Settled in 1708, the small and rural community industrialized fast due to an abundance of river flow to provide hydropower to textile mills and quickly became Connecticut’s leading producer of cotton and wool goods throughout the 19th century. As the production of cotton moved south, it forced textile mills to cease operations, forcing hundreds out of work and leaving behind the contaminated remnants of the factories and their byproducts. Today more than 20 Brownfield sites have been identified in Killingly, with a quarter of them being abandoned mills. The abandoned mill sites and other sites have stagnated economic growth by reducing values and deterring prospective developers to invest in the Town of Killingly, leaving residents to cope with lasting environmental and health risks associated with contaminated land. Currently Killingly has a lower median household income and a higher rate of poverty than the rest of the state with 14.4% of the population living below the poverty line. The State of Connecticut poverty rate is 10.1%. The first target area is Dayville Census Tract 09015904100. The redevelopment and remediation efforts of the Ballouville (Hale) Mill site is a priority for the community both to promote the environmental health of the surrounding community and for a prime potential for development this site offers to increase affordable housing opportunities near Killingly’s Industrial Park and employment opportunities.

The second priority site is the old, abandoned Borough Wastewater Treatment Facility located in Census Tract 09015904500 in the Enterprise Zone Corridor. The six abandoned buildings totaling 4884 square feet were abandoned in 1973 by the Borough of Danielson. The Town of Killingly was conveyed the parcel to install a new wastewater treatment facility on an abutting parcel. The old facility has not been in use for over 50 years and contains environmental hazards and poses health risks to the community. The site abuts the Town's youth baseball fields, the community recreational river trail and the Quinebaug River. The site sits on top of an aquifer. The community wishes to remove the hazardous material and reuse the site for further recreational greenspace opportunities to be determined through community outreach input.

4. Affirmation of Brownfield Site Ownership: The Town of Killingly owns the site 31 Wauregan Road-A brownfield site that meets the CERCLA§ 101(39) definition of a brownfield and is : a) not listed (or proposed for listing) on a National Priorities List: b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA: and c) not subject to the jurisdiction, custody, or control of the U.S. government. The approximately one-acre site contains 6 small buildings for a total of 4884 square feet situated on the western portion of a 22-acre tract owned by the Town of Killingly recreational baseball fields and new Sewer Facility. The parcel abuts the Quinebaug River to the north and west and Hutchinson Precision Sealing Systems to the south and southeast. There is a four-mile Quinebaug River Trail that passes through the most western side of the tract.

5. Use of Grant Funds: The Town of Killingly will utilize the Multipurpose Grant funding to conduct both assessment and cleanup activities and build upon and advance the overall revitalization plans contained in the Killingly 2020 Plan of Conservation and Development. Grant fund allocations is demonstrated in the narrative proposal that includes a feasible reuse strategy for the Old Borough Wastewater Facility and Ballouville Mill site. **With the multipurpose grant funds, we will conduct the following activities:**

- **Phase I environmental site assessment page 9-11 of narrative proposal**
- **Phase II environmental assessment pages 9-11 of narrative proposal**
- **Remediation of at least one site pages 10-11 of narrative proposal**
- **Revitalization of the target area reuse studies pages 10-11 of narrative proposal**

6. Expenditure of Existing Grant Funds: The Town of Killingly does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant.

7. Contractors and named Subrecipients: n/a