

**Initial Proposal to the  
United States Environmental Protection Agency  
Brownfield Assessment Grant  
Portland Chemical Property  
City of Middletown, CT  
December 12<sup>th</sup>, 2002**

**William Warner, AICP  
Director of Planning, Conservation and Development  
[Bill.warner@cityofmiddletown.com](mailto:Bill.warner@cityofmiddletown.com)  
860-344-3425**

**APPLICANT INFORMATION**

- A. Project Title: Brownfields Assessment Project, Former Portland Chemical Works Site
- B. Name of Applicant: The City of Middletown will be the recipient of the funds. The Department of Planning, Conservation and Development will administer the project and be responsible for implementation of the Brownfield Assessment.
- C. Project Contact: Mr. William Warner, Director of Planning, Conservation and Development, 245 deKoven Drive, P.O. Box 1300, Middletown, Connecticut, 06457-1300, telephone. (860) 344-3425, fax (860) 344-3593, email [bill.warner@cityofmiddletown.com](mailto:bill.warner@cityofmiddletown.com).
- D. Chief Executive: Mayor Domenique S. Thornton, 245 deKoven Drive, PO Box 1300, Middletown, Connecticut, 06457-1300, telephone. (860) 344-3401, fax (860) 344-3540, email [questions@cityofmiddletown.com](mailto:questions@cityofmiddletown.com).
- E. Location: City of Middletown, Middlesex County, Connecticut.
- F. Population: The population of the City of Middletown is 45,563 (2000 census).
- G. Special Considerations: The City of Middletown has a population under 100,000. The City has a state recognized Enterprise Zone, is considered a distressed community and a targeted investment community.

**REQUESTED PROGRAMS AND FUNDING**

Name of Applicant: \_\_\_\_\_ City of Middletown

Please respond as appropriate:

Assessment Grant (check if applying for this grant activity type)

Requested funding for assessment activities at sites contaminated by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum):

\$ 200,000  
(no more than \$200,000 per applicant)

Are you requesting a waiver of the funding limit?   No  

If yes, specify the amount requested:

\$ \_\_\_\_\_  
(no more than \$150,000 per site)

Requested funding for assessment activities at petroleum sites:

\$ \_\_\_\_\_  
(no more than \$200,000 per applicant)

Are you requesting a waiver of the funding limit? \_\_\_\_\_

If yes, specify the amount requested:

\$ \_\_\_\_\_  
(no more than \$150,000 per site)

Revolving Loan Fund Grant (check if applying for this grant activity type)

\$ \_\_\_\_\_  
(total amount requested, up to \$1 million per eligible entity)

How much of this total is funding for addressing petroleum sites?

\$ \_\_\_\_\_

Are you submitting this proposal on behalf of a coalition? \_\_\_\_\_

If yes, please indicate the number of eligible entities within the coalition:  
\_\_\_\_\_.

Cleanup Grant (check if applying for this grant activity type)

\$ \_\_\_\_\_  
(total amount requested, up to \$200,000 per site)

For each site, list the amount requested and whether it is for a hazardous substance, pollutant, or contaminant cleanup (including hazardous substances co-mingled with petroleum) or a petroleum cleanup. (You may apply for up to 5 sites.)

For example, Site 1: \$200,000 for a petroleum cleanup.

Site 1: \$ \_\_\_\_\_

Site 2: \$ \_\_\_\_\_

## PROJECT OVERVIEW

### Background

The proposed project entails the performance of a Brownfield Assessment at the Former Portland Chemical Works Site, Parcel B, 680 Newfield Street (Rear), Middletown, Connecticut (the site). The site is located along Route 3 (Newfield Street), in a mixed-use commercial/industrial/ residential area in the north part of the city. This state route is a major gateway into the north end of Middletown, and is an especially important access to Wesleyan University, located on the west side of downtown.

The site consists of two parcels, which were both the location of the Former Portland Chemical Works industrial operations. The front parcel, Parcel A, is presently owned by Jukonski Trucking and is not the subject of the proposed Brownfield Assessment. The rear parcel, Parcel B, is the subject of the present initial Brownfield Assessment proposal. This property is owned by the City of Middletown and was acquired in a tax foreclosure on March 25, 1998. Parcel B was the location of various support facilities for the Former Portland Chemical Works industrial activities. Portland Chemical Works was in the business of repackaging bulk liquid chemical products into smaller (55 gallon) containers, warehousing the containers and distributing the containerized chemical products for resale. They also handled large quantities of various dry chemical products in containers. The prime chemical products Portland Chemical handled included isopropanol, methanol, acetone, xylol, dioctyl phthalate, toluol, chromic acid, hydrochloric acid, sulfuric acid, sulfamic acid, sodium nitrate, copper sulfate, sodium bisulfate, magnesium chloride, nickel carbonate, ammonium chloride, sodium hydroxide, ethylene glycol, methyl-ethyl-ketone, toluene, formaldehyde, hydrogen peroxide, stearic acid, sodium acetate, zinc formaldehyde sulfoxylate and ferric chloride. The major industrial features that once occupied this parcel include:

1. A railroad spur/siding and loading rack used to offload raw chemical products in bulk form from train cars,
2. An above ground storage tank farm used to store the raw chemicals (up to 10,000 gallons in each of ten tanks),
3. A drum filling building used to repackage the bulk chemical products into 55 gallon drums,
4. Above ground piping systems connecting the tank farm with the drum filling building,
5. A chemical manhole/leach field that received industrial chemical liquid wastes,
6. A concrete loading ramp used to handle drummed chemicals from/into train cars,
7. Various storage sheds for drum and miscellaneous storage, and
8. An apparent drum disposal area where chemical waste drums were buried on-site.

Parcel B also contains a small, unnamed stream that flows eastward from a storm sewer culvert across the northern portion of the site. This stream is a tributary of the Mattabasset River, which flows into the Connecticut River approximately one mile east of the site.

Previous environmental work has documented a significant impact to the site from releases of chemicals. Site assessments and subsurface investigations have identified the presence of soil, ground water, sediment and surface water contamination on site. Waste piles of unspecified origins are located onsite.

In early January 2001, the area near the chemical manhole was being excavated to remove contaminated soil. An apparent buried drum dump was encountered during this excavation work. The Connecticut Department of Environmental Protection was notified of the find, and they requested that the City of Middletown undertake an emergency response action to remove the identified buried drums and associated contaminated soils. This work was completed immediately and a chain link fence was erected along the property boundary, encircling the majority of Parcel B.

A Brownfields Targeted Site Assessment was performed on Parcel B by EPA's contractor, Tetra Tech NUS, Inc. (T+NUS) in May 2002. This investigation included a comprehensive geophysical survey using electromagnetic induction (EM – metal detector) and Ground Penetrating Radar (GPR) methods. Soil, ground water, sediment and surface water samples were also collected for laboratory analysis. The investigations identified the presence of additional suspected buried drums at various locations on Parcel B, as well as other suspect geophysical anomalies. The results from the laboratory samples confirmed the presence of contamination in site environmental media. The existing data set does not define the degree and extent of environmental contamination adequately enough to prepare an effective remedial action plan.

### **Proposed Brownfield Assessment**

The proposed assessment that the City is seeking funding to support under the present proposal is a Phase III Environmental Site Assessment intended to define the degree and extent of site soil, ground water, sediment and surface water contamination. The results of the Phase III will be used to define the requirements of an effective remedial action plan and prepare a clean up cost estimate. It is the City's intension to perform the assessment activities at the Former Portland Chemical Works site under the assessment grant applied for herein. The City will subsequently seek additional funds from a variety of sources to perform the site cleanup activities.

The project will be administered by Mr. William Warner, Director of Planning, Conservation and Development for the City of Middletown. Mr. Warner will manage the fiscal and technical aspects of the project, and oversee the community outreach and education process. The City will coordinate these efforts with other community groups and agencies. These agencies will include local boards and commissions, such as the Planning and Zoning Commission, the Conservation Commission and the Economic Development Committee. Additionally the Middlesex County Chamber of Commerce, Midstate Regional Planning Agency, the Middlesex Revitalization Commission, the North End Action Team (representing the neighborhood) and any other interested groups or individuals will be asked to participate. Also, the Middletown Common Council Chambers are wired for television and this provides an opportunity for televised workshops. The city and its residents also rely heavily on its web sites ([www.cityofmiddletown.com](http://www.cityofmiddletown.com))

[www.middletonplanning.com](http://www.middletonplanning.com)) to disseminate information. In the last 19 months there were over 70,000 hits to the main city web page.

An environmental consulting firm will be hired by the City via a competitive Request for Proposal process to design and perform the Phase III Assessment, develop a cleanup plan and cost estimate and assist in the preparation and implementation of the community outreach and education plan. The City will require that all assessment work be performed under the direct supervision of a Licensed Environmental Professional. The Director of Planning, Conservation and Development will work closely with the Mayor, City Council and potential purchasers/developers for the property to achieve the most effective and economically feasible reuse of the site.

The assessment work proposed for this project includes various components. The first step will be the development of a community outreach and education plan. This effort will focus on involving the local residents and business community in the assessment process.

The second step of the project will be the design and implementation of the Phase III Environmental Site Assessment. The City will rely heavily upon the technical expertise and regulatory knowledge of the Connecticut Licensed Environmental Professional directing the assessment on behalf of the City's selected environmental consultant to design an efficient investigation. We anticipate the Phase III will consist of a comprehensive series of technical tasks designed to coordinate the maximum quantity of information into an effective evaluation of the remedial requirements for the site. Complimentary investigation methods will be employed in the investigation to evaluate the environmental conditions at the site. The scope of work would likely include;

1. Background research and interviews with former site employees,
2. Preparation of a QAPP,
3. Geophysical surveys,
4. Test pit installation,
5. Geoprobe® direct push soil investigations,
6. Test boring and monitoring well installation,
7. Soil, ground water, sediment and surface water sampling,
8. Field screening,
9. Laboratory analysis,
10. Data quality evaluation and data analysis,
11. Report preparation,
12. Project management, and
13. Meetings and workshop presentations.

Subsequent to the conduct of the Phase III assessment, the City's consultant will develop a remedial action plan based upon the investigation results. The cleanup strategy will be designed to comply with the requirements of the Connecticut De-

partment of Environmental Protection Remediation Standard Regulations. A cost estimate will also be prepared to implement the selected remedial approach.

The City will convene a series of Brownfield Workshops to educate and inform the public at critical stages during the assessment process.

The City of Middletown intends to continue to pursue the assessment and remediation of the site under the Connecticut Department of Environmental Protection's Voluntary Site Investigation/Remediation Program (Investigation and remediation of contaminated real property by owner. Connecticut General Statutes Section 22a-133x).

The proposed assessment will include the following components:

<u>Milestone</u>	<u>Schedule</u>
Implement Community Outreach/Education	June 2003 through February 2004
Phase III Site Assessment	June 2003 through December 2003
Develop Clean Up Plans and Cost Estimate	January 2004
Brownfield Workshops	July, December 2003, February 2004

The adjacent property owner immediately north of Parcel B is Primary Steel. This business has expressed an interest in purchasing the site from the City and redeveloping the property as a steel storage and railroad loading/unloading facility. This reuse of the existing railroad spur would help Primary Steel to pursue their business expansion plans and provide an ideally suited use for this landlocked parcel of land. In fact, Primary Steel had a contractual arrangement to purchase the site and perform the redevelopment, but this plan was derailed due to the emergency response drum removal activities in January 2001, as noted above.

## **THRESHOLD CRITERIA**

### A. Applicant Eligibility

The City of Middletown exists as a general purpose unit of local government as defined under 40 CRF Part 31.

### B. Community Notification

The community was notified of the preparation and submission of this proposal through two legal ads in the newspaper and postings on the City's web site /[www.cityofmiddletown.com](http://www.cityofmiddletown.com) and the Department of Planning, Conservation and Development web site [www.middletownplanning.com](http://www.middletownplanning.com). Copies of the newspaper ads and the web postings are attached. The City

also conducted a public hearing on Dec. 11, 2002 to solicit comments from the general public.

C. Letter from the State

The Connecticut Department of Environmental Protection has provided a letter acknowledging the City of Middletown's intent to conduct assessment activities if granted funds for assessment as authorized by the Small Business Liability Relief and Brownfields Revitalization Act. A copy of the letter is attached.

D. Description of Sites

1. The name of the site is the Former Portland Chemical Works Site (the Site). The Site is located at the rear lot (Parcel B) of 683 Newfield Street in the city of Middletown, CT.

Until circa 1960, the Site was maintained as an undeveloped portion of the front lot (Parcel A) of 683 Newfield Street, which was originally developed in circa 1839 as the Middletown Newfield School. (Note that Parcel A is not the subject of this proposed Brownfields Assessment.) In circa 1950, the adjoining Parcel A was occupied by a company called Safeway Heat Elements, which remained on-site until circa 1959. Philipp Brothers Chemicals, Inc. (Philipp Brothers) occupied the Site from circa 1960 to 1984. Philipp Brothers' operations typically consisted of repackaging bulk liquid chemical products into smaller (55 gallon) containers, warehousing the containers and distributing the containerized chemical products for resale. During the time that Philipp Brothers occupied the Site, many of the Site's operational features were constructed. Several chemical distributors, including the Portland Chemical Works, which maintained the same operations until circa 1992, subsequently occupied the site.

There have been no Site occupants since 1992. On March 25, 1998, the City of Middletown acquired the Site via a tax foreclosure. Environmental site assessments and limited investigations that have since been completed have identified at least thirteen environmental concerns on the Site. The areas of environmental concern are associated with the historical use as a chemical distributor, such as a.) the loading rack where bulk chemicals were pumped from railway tank cars, b.) the above ground tank farm where bulk chemicals were stored on-site, c.) the former drum-filling building equipped for chemical distribution and storage, and d.) the "chemical manhole" that received discharges from drum-filling building. In addition, an apparent drum disposal area was discovered when buried debris and approximately 125 fiber drums containing various chemical wastes were identified during the limited remediation activities



in January 2001. The State was notified and the City of Middletown completed an emergency response action to remove the buried drums, per the State's request. A chain link fence was erected on-site surrounding the work area during the emergency response. The most recent environmental activities for the Site consist of a draft Brownfields Targeted Site Assessment that was completed for the Site in September 2002. This investigation has identified other locations that are suspected as drum disposal areas.

As previously indicated, the City took the site by tax foreclosure on May 25, 1998. The City is not a liable responsible party, per 42 USC Section 6901 (20)(D). In addition, the City is not a generator or arranger of hazardous substances that were disposed of on the property.

Proposals to redevelop the site as a storage and railway depot for the neighboring Primary Steel facility were canceled after the discovery of the drum disposal area. Primary Steel is still interested in developing the property once the presently unknown/unquantified environmental impairment has been dealt with.

2. The site is eligible for funding without a property-specific determination.
3. The City of Middletown, CT owns the Site. The City acquired the Site on March 25, 1998 via a tax foreclosure.
4. Previously completed assessments have included sampling of the following environmental media: shallow soil (<2 feet), subsurface soil (>2 feet), groundwater, and surface water and sediment from the on-site unnamed stream. Analytical results of the samples indicate that the environmental media are contaminated with volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, pesticides, and total petroleum hydrocarbons (TPH) at concentrations that exceed the State's established clean-up criteria. The identified contamination, including the TPH, is believed to be associated with the storage and disposal of hazardous substances by the historical chemical distributor occupants. As previously indicated, the City foreclosed on the site in 1998. The City is not a liable responsible party, per 42 USC Section 6901 (20)(D). In addition, the City is not a generator or arranger of the hazardous substances that were disposed of on the property.

Contamination is suspected at other areas of environmental concern on the Site for which no known releases have been identified, based on the potential for releases given the Site's historical use.

5. No underground storage tanks, leaking or otherwise, have been identified on the Site. Therefore, no LUST trust fund monies have been spent at this Site. TPH detected in Site's environmental media is presumed to be associated with releases and/or disposal of hazardous materials.
6. The City of Middletown, CT (the Applicant) acquired ownership of the Site via a tax foreclosure completed on March 28, 1998.
7. The Applicant owns the Site.
8. The Applicant is not responsible for any of the environmental concerns at the Site.
9. Since the Site is owned by the Applicant, there will be no obstructions to access.
10. The Applicant is not applying for a waiver of the \$200,000 fund limit.
11. There are no ongoing or anticipated environmental enforcement actions related to the Site. The City of Middletown intends to continue to pursue the assessment and remediation of the site under the Connecticut Department of Environmental Protection's Voluntary Site Investigation/Remediation Program (Investigation and remediation of contaminated real property by owner. Connecticut General Statutes Section 22a-133x).

## **RANKING CRITERIA**

### **A. Community Need**

1. The City of Middletown is the central city for Middlesex County. As such the city has a disproportionate share of the county's low income population. For this reason Middletown is considered a distressed community and a targeted investment community by the State of Connecticut. The city has pockets of very low-income populations in and around its older industrial areas. These areas, where our low-income residents, reside are negatively impacted by absentee landlords, abandoned and contaminated industrial properties, blight and other quality of life issues. The subject site is located in an industrial zone along a commercial corridor. The property is located in census tract 5412, population 4,506. Immediately to the south of this census tract and the subject site is census tract 5416, population 1,304. This tract is the city's lowest income census tract with the city's highest unemployment rate, highest poverty rate and largest minority population. Census tract 5416 has a median family income of \$25,571 as compared to a city wide median family income of \$60,845. The subject parcel is also within approximately 1000 feet of two (2) city

schools, Kiegwan (6<sup>th</sup> grade) and Woodrow Wilson (7<sup>th</sup> and 8<sup>th</sup> grade). The subject site is approximately 2,500 feet from Lawrence Elementary School and 4,000 feet from MacDonough Elementary School.

2. There are a number of Brownfield properties located within the City of Middletown. In addition to the subject site, the City has acquired the 184,000 square foot Remington Rand property, located in Middletown's lowest income census tract. The City will oversee a \$700,000 cleanup of this property. Other Brownfield properties are located on the riverfront and are in a low- to moderate-income census tract. These properties have been investigated using funds from EPA's Brownfields Assessment Demonstration Pilot program.

Brownfield Sites;

Remington Rand - North Main Street - 10 acres

EIS Brakes – North Main Street - 4 acres

Meach Stoddard – North Main Street – 2 acres

Royal Display – Main Street

Omo Manufacturing – River Road – 6 acres

Jackson Corrugating – River Road – 12 acres

Dolite Chemical – River Road – ¼ acres

Portland Chemical – Newfield Street – 3 acres

Bill's Junkyard – Saybrook Road - 20 + acres

Pandolf Junkyard – Saybrook Road - 20 + acres

Wilcox Crittenden – High Street - 3 acres

Star Mill - Beverly Heights - 3 acres

Middlefield Street Industrial Company – Middlefield Street

These Brownfield sites are all in need of redevelopment and reuse and this redevelopment will certainly be complicated by the presences of contamination. These Brownfields are all located in the older sections of the city, and are characterized by concentrations of poor and minority groups. The properties contribute to the blight and in many cases create the blight in the area and the mere perception of environmental contamination prevents developers from restoring these properties to productive uses.

B. Leveraging of Additional Resources

1. The City's environmental consultant indicates the \$200,000 assessment grant is necessary to fully characterize the site. The City received \$75,000 from EPA's targeted site assessment program. EPA's consultant, TetraTech NUS, studied the site and estimates a remediation cost of \$547,900.
2. The City is heavily invested in this site. The City acquired the property in 1998 and lost approximately \$100,000 in real estate taxes. The City conducted, through a consultant, Phase I, II and III site assessments and developed a Remedial Action Plan. During site remediation previously undiscovered tanks were unearthed. This resulted in an emergency response by DEP. The City was then required by DEP to conduct a new environmental site assessment by a new consultant. To date, the City has spent well in excess of \$400,000 on this property, which sits dormant, fenced off and placarded. The City owns the property and is committed to this redevelopment and reuse by the adjacent steel company, a major employer and taxpayer.
3. Once the site has been fully evaluated and a remedial action plan has been developed with this \$200,000 assessment grant, the city will devise a plan to include local, state and federal funds. Local funds would come from the city's Economic Development Fund and by way of property tax abatements. State funds could include monies from the Connecticut Development Authorities Brownfields program. This program entails a pledge of future tax dollars to secure upfront funds. The city is also very interested in applying for an EPA clean up grant and the EPA's Revolving Loan Fund grant.
4. An adjacent steel company has expressed strong interest in acquiring and redeveloping the site. The site contains a rail siding which can be reactivated to create a trans-loading facility. The steel company estimates an investment of \$200,000 to redevelop the site. While the TetraTech NUS investigation, which was funded by the Brownfield Targeted Site Assessment Program, provided a great deal of useful information. Our environmental consultant and the Department of Environmental Protection indicate that additional study is necessary to fully characterize the site in a manner, which produces the most accurate information in order to develop a Remedial Action Plan with the lowest possible remediation costs.

This grant will allow the city to fully characterize the site and develop a remedial action plan. These studies will create an accurate budget for the actual remediation and allow a financing plan to be devised. The

City will be able to apply for an EPA clean up grant, revolving loan fund and/or Connecticut Development Authority Brownfield funds.

C. Ability to Manage Grants

1. If awarded this grant The City of Middletown would retain the services of a licensed environmental professional consulting firm. The City would seek proposals using a competitive public bid process. Once proposals were in, the City would form a committee to review proposals and interview the respective firms. That committee would make a hiring recommendation to a Professional Services Committee, which is comprised of the Mayor, the Director of Finance and the Director of Planning.

The City's Department of Planning, Conservation and Development manages a number of consultants at any given time and has a very successful track record. The Department oversaw the completion of Phase I, II, and III studies for the Remington Rand property, the Riverfront properties and several other city properties.

2. The City specifically the Department of Planning, Conservation and Development, DPCD, has a large history of managing federal funds. Middletown has been a Department of Housing and Urban Development (HUD) entitlement community for over twenty years and DPCD receives community development block grant funds in excess of \$500,000 annually.

The DPCD was awarded EPA Brownfields Assessment Demonstration Pilot in 1999 and a Targeted Site Assessment Grant in 2001.

The DPCD also receives many state grants from the Department of Economic and Community Development and the Department of Environmental Protection.

There are no adverse audit findings from an OMB Circular A-133 audit or audits conducted by the U.S. General Accounting Office. The city has not been required to comply with special "high risk" terms and conditions under agency regulations implementing OMB Circular A-102

3. The City is a recipient of EPA Brownfields Assessment Cooperative Agreement to undertake assessments along our waterfront. The City is in compliance with quarterly progress reports and annual financial status reporting.
4. There is \$64,682 in uncommitted funds remaining from the original \$200,000 awarded under the EPA's Brownfields Assessment Demonstration Pilot. These funds are earmarked for our waterfront redevelopment area.

With EPA approval, the city intends to expand the waterfront study area and conduct additional Phase I studies and further community outreach.

5. The city used the funds awarded under the EPA Pilot program to retain TRC Environmental to conduct a number of Phase I, II and III environmental site assessments within our Riverfront redevelopment area. These studies have helped to show prospective developers that environmental issues are manageable and will not prevent redevelopment of this area by the private sector.

The city also conducted a planning charrette with over 100 members of the public and retained nationally renowned architect Arthur Cotton Moore to develop conceptual renderings of what the area could look like.

The city then created a formal Request for Qualification (RFQ) from developers interested in this redevelopment opportunity. The RFQ appeared in the October issue of Urban Land Magazine. (See attached)

We have met with several large commercial developers and the environmental studies funded by EPA have been extremely helpful in explaining the history of the area and the extent of contamination.

#### D. Site Selection Process

1. This site was selected for assessment via the EPA Brownfield Assessment Grant process based on a number of factors. The site has the potential to be severely impacted. Previous site investigation and emergency response actions have documented the continued existence of a buried drum dump. As such, the site presents a significant potential hazard to the environmental quality of soils, ground water, surface water and sediments and risk to the human population in the area. Significant quantities of hazardous wastes have already been removed from the site, and an unknown quantity still exists there. Additional investigation of this site is necessary to determine the presence of buried wastes and evaluate environmental conditions and potential remedial requirements.

A currently responsible party has not been identified to perform the investigation or remediation of the site. The City of Middletown acquired the site in a tax foreclosure and is not responsible for the contamination of the site in any way. In the absence of grant funding, there are no monies currently available to conduct an adequate investigation or to remediate the site.

A nearby property owner has expressed a strong interest in purchasing and developing the property in a manner compatible with surrounding

existing uses. Primary Steel was under contract to expand their site operations onto Parcel B prior to the identification of buried drums at the site in January 2001. They are still interested in developing the property once the presently unknown/unquantified environmental impairment has been dealt with.

2. As discussed in an earlier section the city has a number of brownfield properties. The city has focused its efforts on its waterfront and on the subject property. The subject property sits in close proximity to high-density residential areas and public schools and the public needs to be assured that the contamination identified is being properly addressed.

The City will develop a community outreach and education plan. This effort will focus on involving the local residents and business community in the assessment process. The plan will provide for various mechanisms to educate the community at large regarding the proposed assessment work as well as seeking and obtaining input from all local stakeholders. We envision the plan will include several public notification methods, including; newspaper notices, direct mailings to area neighbors, web site announcements, public meetings, informational brochures, etc. The plan will also provide mechanisms for effective community input into the assessment design process. Community input will be solicited during public meetings, discussions with local residents and business community leaders, via questionnaires and surveys, and web site/email reply responses. Key project staff will be available to both provide educational materials regarding the project as well as receive community feedback from all stakeholders.

The City will convene a series of Brownfield Workshops to educate and inform the public at critical stages during the assessment process. These workshops will occur 1.) at the beginning of the investigation process, 2.) upon completion of the majority of the investigation work and availability of site environmental condition results, and 3.) at completion of development of the remediation plan and associated cost estimate. These workshops will provide forums for transmitting information about the site assessment process to the public and receiving feedback from all interested stakeholders regarding their views on the direction the project should take and future steps that should be considered. The purpose of these public involvement efforts is to obtain community buy in of the scope of the project as the assessment evolves and ultimately create a better investigation that is considerate of all stakeholders' needs.

3. Parcel B is currently owned by the City of Middletown. Site access issues will not be a problem.

## **ATTACHMENTS**

- A RIVERFRONT RFQ
- B WEB SITE REGARDING SOUTH COVE RIVERFRONT REDEVELOPMENT
- C URBAN LAND MAGAZINE - ADVERTISEMENT
- D PUBLIC NOTICE - WEB SITES, HARTFORD COURANT
- E STATE LETTER
- F ENTERPRISE ZONE MAP