

October 15, 2010

Diane Kelley
United States Environmental Protection Agency-Region 1
John W. McCormack Bldg.-5 Post Office Square, Suite 100
OSRR-07-2
Boston, MA 02109-3912

Dear Ms. Kelley:

The Town of Stratford, CT is applying for an EPA Brownfields Community-Wide Assessment Grant in the amount of \$400,000. This is the Town's second attempt to secure funding from the Brownfields grant program.

- a. **Applicant Identification:** Town of Stratford, CT, 2725 Main Street, Stratford, CT 06615
- b. **DUNS Number:** 072134414
- c. **Funding Requested**
 - i) Grant Type: Assessment. No waiver is requested
 - ii) Federal Funds Requested: \$400,000. No waiver for a site-specific proposal is being sought.
 - iii) Contamination: Hazardous Substances (\$200,000) & Petroleum (\$200,000)
 - iv) Community-wide

c. **Location:** Town of Stratford, CT

d. **Not applicable**

e. **Contacts**

Project Director: Brian Carey, Town Conservation Administrator
Ph: 203-385-4084, Fax: 203-385-4082, email: bcarey@townofstratford.com ,
Mailing address: Town of Stratford Department of Public Works
550 Patterson Ave., Stratford, CT 06614

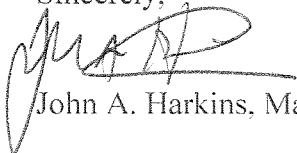
Chief Executive: Mayor John A. Harkins
Ph: 203-385-4001, Fax: 385-4108, Email: jharkins@townofstratford.com
Mailing Address: Stratford Town Hall
2725 Main Street, Stratford, CT 06615

f. **Project Period :** July 1, 2011 -June 30th , 2014

g. **Date Submitted:** October 15th, 2010

h. **Population:** The population of the Town of Stratford is 49,976 (Census 2000)

Sincerely,



John A. Harkins, Mayor

THRESHHOLD CRITERIA FOR ASSESSMENT GRANTS

- 1) **Applicant Eligibility:** The Town of Stratford is a municipality within the State of Connecticut (a general-purpose unit of local government)
- 2) **Letter From the State or Tribal Authority:** See Attached
- 3) **Site Eligibility:** Not Applicable. Stratford is applying for a Community Wide Assessment Grant (Hazardous Substances and Petroleum)

NARRATIVE PROPOSAL

Section 1: Community Need

a. Health, Welfare and Environment

Founded in 1639, Stratford has long-been strongly associated with a local economy characterized by heavy industrial manufacturing. It is an extensively urbanized community and has historically been a center of defense and aviation industry within the region. As the birthplace of the American helicopter industry, Stratford has been home to such private manufacturers as Sikorsky Aircraft, the world's leading helicopter manufacturer, as well as the defunct U.S. Army Engine Plant. It is also the home to the now-defunct Raymark Industries, an EPA Superfund site whose legacy of contamination has left an indelible mark on the Town. While Sikorsky Aircraft operates as Stratford's largest single employer and tax payer, the engine plant and Raymark serve as dubious reminders of the history of irresponsible manufacturers and other businesses that have polluted the Town, rendered so much of its property dangerous and unusable, and placed residents health and safety at grave risk.

Stratford's population, based on the latest Census data, is approximately 50,000 and the Town covers a land area of approximately 19 square miles. The densest neighborhoods in Town lie south of Barnum Ave./U.S. Route 1, where most of the major manufacturing businesses were located and where the Town's low to moderate income communities are now found. It is also the location of the Town's proposed transit centered development district are located. While Stratford is applying for a community-wide assessment grant, funds would be directed towards brownfields in these two areas- referred to here out as the "TCD District" and the "South End"

Brownfields Impact on Health and Welfare in Stratford

A 1959 Chamber of Commerce brochure on Stratford's industrial and manufacturing businesses listed no fewer than 90 establishments that mainly supported defense manufacturing at the U.S. Army Engine Plant/AVCO and Sikorsky Aircraft. Most of these businesses manufactured such products as boats, machine tools and parts, electrical products, wire and cable, iron and steel forgings, disinfectants and other chemicals, rubber products, and mold castings.

Today, Stratford has a preliminary list of over 60 properties known or strongly suspected to contain hazardous materials from manufacturing and related operations, ranging in size from a quarter of an acre to 19 acres (exclusive of Raymark Superfund sites). These properties are

predominately found in the Town’s South End neighborhood. The Town’s Economic Development Associate, Bruce Alessie, estimates that at least 20% of the South End’s total land area is comprised of contaminated commercial and industrial properties.

While no data exists providing a direct link between Stratford’s brownfields and disease prevalence in the targeted and surrounding communities, a look at the type of industries & businesses, contaminants of concern associated with these industries and links to diseases paint a frightening portrait of health risks to Stratford’s poorest, youngest and oldest residents:

<u>Type of Industries</u>	<u>Suspected Contaminates of Concern</u>	<u>HEALTH EXPOSURE/EXPECTED EPIDEMIOLOGY</u>
<p><u>Autobody/Gas Stations/Salvage Yards</u> <u>(7 structures in Targeted Communities)</u></p> <p><u>Electroplating/Die Casting</u> <u>(6 structures in T.C.)</u></p> <p><u>Manufacturing</u> <u>(8 structures in T.C.)</u></p>	<p>Volatile Organic Compounds (VOC) (Solvents, Petroleum Products, Paints)</p> <p>Priority Pollutant-13 Metals</p> <p>Petroleum Hydrocarbons Gasoline, Diesel, Kerosene, Waste Oils, Fuel Oils</p> <p>PCBs Waste Oils, Di-electric Fluids, Paints</p> <p>Polyaromatic Hydrocarbons (PAHs) Waste Oils, Coal ash, Petroleum by-products</p>	<p>Volatile Organic Compounds (VOC) Eye, nose, and throat irritation; headaches, loss of coordination, nausea; damage to liver, kidney, and central nervous system. Some organics can cause cancer in animals; some are suspected or known to cause cancer in humans.</p> <p>Priority Pollutant-13 Metals Metal Toxicity depends widely upon the types of metals and the routes of exposure. General effects of exposure (acute and chronic) to metals will include: Cancer, Birth Defects, Tumors, Reproductive Failures, Gastric Disorders, Tremor, Kidney Failure, Anemia,</p> <p>PCBs Cancer, Birth Defects, Reproductive Failures</p> <p>Petroleum Hydrocarbons Cancer (Benzene), Digestion Problems, Sensitivity, Numbness, Leukemia, Central Nervous System Impacts.</p>

Gastric Disorder

In addition to the presence of contaminated sites, Stratford’s proximity to major transportation thoroughfares and energy plants also impacts the public’s health. The southern portions of the Town below Barnum Avenue are adjacent to the I-95 corridor, exposing those citizens disproportionately to air, land and noise pollutants. Stratford is also located between two of the “dirty six” coal-burning power plants in Connecticut- one to the west in Bridgeport and one to the east in Milford. Both plants are within 2 miles of Stratford’s borders, literally surrounding the Town with coal-based air pollutants. While the exact impact of the presence of brownfields on Stratford’s most vulnerable populations has yet to be assessed, we know from general public health data that Stratford residents suffer from those illnesses and diseases most associated with environmental contamination:

Blood Lead Levels in Stratford’s Children: According to the Stratford health Department’s Lead Program, nearly 90% of Stratford’s housing stock was built pre-1978, and 80% of family day care homes are also pre-1978 construction. There is concern that a high number of Stratford’s children are at risk of being exposed to lead paint and lead dust in their homes, yards, and day care settings. Stratford Health Department data shows that since 2006, 143 children

under the age of 6 have been identified with blood lead levels that merited Health Department intervention.

Cancer in Stratford: Between 2000 and 2003, nearly 1,500 cases of invasive cancers were diagnosed. Cancers documented included all non-lymphoma cancers, including cancers of the lung, cervix, colon-rectum, skin, prostate and breast. Studies conducted in the late 90's indicate a possible connection between an increase in female bladder cancer rates in the mid-1980's and the presence of a minimum of six Stratford-based electroplating companies. Cancer of the bladder has been shown to be elevated among certain occupational groups including those who handle manufacture dyes, aromatic amines, leather, rubber, and aluminum. Among women, the occupations found at greatest risk included metal working and chemical processing.

Obesity: According to a 2006 survey conducted by the Stratford Health Department , approximately 59% of adult Stratford residents reported being either overweight or obese. 100% of African American respondents, 86.2% of Hispanic respondents, and 61% of Caucasian respondents reported a BMI of greater than 25. 44% of adults reported not exercising on a regular basis. Poor nutrition is one culprit for the obesity epidemic. In South End, 92.1% of parents reported their children (aged birth to 8) eating fast food at least once a week. This can partially be attributed to the lack of high-nutrient, low calorie food sources in the South End: the community has no supermarket or larger grocery stores where fresh produce and non-processed food items can be purchased.

Impact of Brownfields on the Environment

South End residents live very close to contaminated brownfield sites. Children often play on the sites, exposing them to contaminants that they then track home with them through dirt and dust. Undeveloped sites represent lost job opportunities, forcing residents to travel outside Stratford to work. Given that less than 4% of Stratford residents use public transportation to commute to work, the overuse of cars on major highways such as I-95 contributes to air pollution problems. Additionally, brownfields located in the TCD prevent important, strategic development from occurring that can mitigate severe traffic congestion in Stratford Center, thus impeding air pollutant reduction efforts and the creation of a more walkable, livable community in Stratford's historic district. Stratford's brownfields are also located near or directly on important waterways, tidal flats and wetlands. Their proximity to the Housatonic River, Long Island Sound, Frash Pond and Selby Pond threaten both wildlife, water quality, and recreational opportunities for residents.

A Note About Raymark Superfund Sites in Stratford

Stratford was also home to Raymark Industries, Inc., a manufacturer of automotive brakes, clutch parts, and other friction components, primarily for the automotive industry. Raymark and its predecessors were located on a 34-acre parcel in Stratford and operated at this location from 1919 until 1989 when operations ceased. Raymark's manufacturing waste was historically disposed of as fill on the facility, but over time this waste material was also disposed of within Stratford at a minimum of 46 residential properties, and at numerous other commercial, recreational and municipal properties. Stratford's Raymark properties were placed on the National Priorities List in April of 1995. According to EPA fact sheets on Raymark, the contaminants in Raymark's waste primarily consisted of polychlorinated biphenyls (PCBs),

asbestos, lead, and copper, and have been found in soil and water samples near the sites, including local ponds and creeks nearby the Housatonic River leading out to Long Island Sound.

While Stratford understands that EPA Brownfields funding cannot be used to assess or remediate Superfund sites, it is important to understand the impact of the legacy of Raymark Industries' waste on the psyche of the Town of Stratford, how it may impact the success of a brownfields program, and provide background on why Stratford has structured its proposed assessment program the way it has. There has been tremendous, deep-seeded frustration from residents, over a perceived lack of action on the part of both the EPA and Town Officials to remediate Raymark waste. Residents have also been angry that there has not been a comprehensive clean up plan developed for all Raymark sites in Town, and are fearful that waste they feel should be removed completely will instead be only partially removed and/or capped due to a lack of funding to conduct a complete removal. Real or perceived, the public perception of how toxic contamination is addressed in Stratford is not positive, and is a major source of anger and mistrust among our residents.

b. Financial Need

Stratford Demographics: Stratford is bordered by Bridgeport, the largest city in Connecticut. Many Stratford neighborhoods bordering Bridgeport share the same socioeconomic characteristics as the City, including high percentages of low-income families and racial/ethnic minorities. According to the US Census Bureau, in 2007 approximately 79% of adult Stratford residents were Caucasian, 14% African American, 12% Hispanic, and 2% Asian (2005- 2007 American Community Survey 3-Year Estimates). Approximately 19% of homes are non-English speaking, with Spanish representing the most common language.

South End: Stratford's South End community encompasses an area bounded on the north by Stratford Avenue, on the south by Lordship Boulevard and Access Road, on the west by the Bridgeport city line and on the east by the Housatonic River. Census Tract 804 contains the majority (77%) of the population within the South End and is wholly contained within its borders. Based on 2000 U. S. Census statistics, Census Tract 804 is distinguished as the poorest and neediest census tract within Stratford. Its median household income in 1999 of \$39,542 is the lowest of all 12 census tracts in Stratford and was 35% lower than the median household income for Stratford as a whole. Three of the ten poorest Census block groups in Stratford are located in Census Tract 804. Census Tract 804, Block Group 3 is the poorest in Stratford with 70.6% of the population being of low- and moderate-income.

TCD District- The one-half to one-mile radius around Stratford's Metro North train station will be the location of a new development district that will emphasize mid to high density residential and mixed-use development while taking advantage of mass transit opportunities and creating more livable, walkable communities. This area, preliminarily named the Stratford TCD District ("TCD"), is mostly encompassed by Census Tract 807, whose population comprises roughly 5% of the Town's total population. While it is more affluent than the South End, and is predominately Caucasian, its population comprises a high proportion of residents age 62 and over (35% of residents in the Tract). Despite its proximity to the train station and Greater

Bridgeport Transit Authority bus lines, less than 5% of the area's population uses public transportation to commute to work.

Impact of Brownfields on Local Economic Prosperity

The presence of Brownfields in Stratford has negatively impacted employment opportunities and overall economic development in Stratford. The brownfields left behind by defunct and relocated manufacturers are a stark reminder of the jobs that left the Town and region, and the lost job creation opportunities they represent each year that these site go un-remediated and un-developed.

A 1991 survey conducted by United Illuminating Company cited that among Stratford's largest employers, approximately 15,000 jobs were in the manufacturing field. Over the past 15 years, however, Stratford has lost over 6,200 of those manufacturing jobs (Town Plan of Conservation and Development-Update 2003 and Stratford Economic Development Department internal data), mainly due to the closing of Allied Signal (located at the Army Engine Plant) and other manufacturers that supported the local defense and aviation industries. Of the less than 8,800 manufacturing jobs remaining, almost all are with one company- Sikorsky Aircraft. Alarming, over the past 5 years, Stratford's unemployment rate has nearly doubled to 10.3% (out of approximately 20,000 individuals in the labor force).

The South End community suffers disproportionately from the rest of the Town across most major economic and poverty indicators, and is also the community nearest to Stratford's former industrial sites. South End residents also seem to experience the most housing problems. A household having "housing problems," as defined by the U.S. Department of Housing and Urban Development (HUD), is one which is experiencing a cost burden in excess of 30% of their income or one living in substandard housing conditions. Housing problems in Stratford are usually ones of cost burden, illustrating the need for opportunities to develop affordable housing and local job opportunities. Among all households in Stratford, 19% have a severe cost burden as of the recent 2005-2007 American Community Survey (ACS) three-year estimate. Although ACS data is not yet available at the census tract level, among households earning less than 80% of median income in Stratford, 18% resided in Census Tract 804 in 2000- of these residents 40% experienced severe cost burdens for their housing during the 2005-2007 period.

Impact on Stratford's Tax Base

Brownfields represent lost opportunities to restore our tax base that has been dramatically impacted by the current economic recession. While Stratford's current fiscal year operating budget called for an increase of nearly 5%, this increase represents contractually obligated costs, such as pension contributions and health benefits. This increase comes at a time when the Town's 2009 revaluation revealed a net reduction in our Grand List of over \$64,000,000. In order to divert the burden of enormous tax increases on Stratford residents and businesses, reductions in staff and work hours has occurred in the areas of public safety and public works. Even with these measures, Stratford taxpayers saw their mil rate increase by almost 3 mil.

The Town has never received an EPA Brownfields grant or any other brownfields grant from other sources. An investment of grant funding to our Town would allow us to initiate a

necessary brownfields redevelopment program that we cannot support with tax levy or other Town funds.

2. Project Description and Feasibility of Success

a. Project Description

Project Phase I: Public Education Initiative

This phase will also seek to recruit concerned residents into the process of creating criteria of prioritization of properties to be assessed and redeveloped and will utilize public meetings, web-based materials, and newspaper articles to deliver information to the community: Community partners will work with the Town to disseminate the information through their most-used communications channels, including email blasts, dissemination at public events, and links to download PDF files of the materials on websites. Additionally, the Stratford Star, Stratford's local newspaper, has agreed to print a series of articles on the project and on brownfields impacts over the course of the grant period. The Star is a weekly publication with a circulation of approximately 12,000, and is very successful in reaching elderly residents and residents in the TCD district.

One "kick-off" public meeting will be held and open to all residents, followed by 4 additional meetings in the first 3 months of the project. Meetings will be held in the South End, within the TCD district, and at locations to be determined that can best reach residents that represent those most impacted by the presence of brownfields, especially minority and elderly residents. The meetings will be hosted in partnership among the community groups that have submitted letters of commitment to the project and the Town.

Project Phase II: Community Prioritization Process and Site Inventory

The Town will work with its community partners and local relevant Commissions and Committees to develop a set of criteria for prioritization of Stratford's brownfields. This process builds on the efforts described in Phase I, and the end result will provide the Town with a queue of properties that will define our assessment, clean up and redevelopment needs and work plan.

Leading this process will be an independent consultant (to be hired). Since Town officials and staff will take part in this process with the community, an independent facilitator is necessary in order to provide unbiased guidance and assessment. This is particularly important given the public's history and frustration with the Raymark NPL remediation process. The engagement of an independent to facilitate the process will help build trust between the public and the Town and keeping the project focused on the work before us, rather than the history behind us.

The Town realizes there is a difference between public education, which is a one-way communication and the Community Prioritization Process, which must be more of a two-way communication mechanism through which priorities can be established by consensus. The Town would work with the Consultant to identify and engage specific stakeholders in this process. Tools that could be utilized to gain a better understanding of the community's support for different options would be: community workshops with small group breakout sessions, focus groups, community attitude surveys, etc. All of these tools have been utilized successfully by the Town in other land use planning projects.

Over the first 12 months of the project period, the independent facilitator will lead the community stakeholder group in an analysis of sites located in the two targeted communities. Criteria development will factor in those elements that can determine which parcels in the TCD district and in the South End have the highest likelihood of achieving the Town's redevelopment goals.

A prioritization analysis will be conducted with the community/Town stakeholder group and the various disciplines comprising the Consultant's interdisciplinary project team. The Town's Plan of Conservation and Development, Transit Centered Feasibility Study, available CTDEP files, land use maps, assessor's records, water/sewer maps, wetlands and floodplain maps, historic information and windshield surveys will be used to assemble a summary matrix of key characteristics of each site. Those characteristics include:

- current land use
- potential/real environmental risk
- surrounding context
- presence/age of buildings
- size/stories of buildings
- development status
- demographic
- economic
- tax delinquency
- historic significance
- zoning constraints
- utilities available
- apparent development constraints
- wetlands and floodplains
- proximity to existing or potential community facilities
- proximity to environmental justice communities

A cursory assessment of the existing use and function of the site in relation to current occupants will be conducted for each site. The information compiled from the technical analyses will be presented to the Town and community partners, followed by a facilitated discussion of the roles the candidate sites would play in revitalization and linkage to transportation corridors and affected neighborhoods. Recommendations for moving forward with Phase I Environmental Site Assessments (ESAs) for specific sites will be developed in concert with the Town, the stakeholder group and the environmental consultants. Information gathered will be compiled using GIS to display the various information for the area selected.

Project Phase III: Site Environmental Assessments

In this project phase, the Town will select, through an established bid process, a separate licensed environmental consultants to perform Phase I –Site Investigation Report, Phase II-Comprehensive Assessment Reports and Phase III-Remedial Alternative Reports with cost estimates for cleanup. Quality Assurance Project Plans (QAPP) will be developed by the environmental consultant throughout the assessment process and as required by the EPA. The program anticipates conducting 6-10 assessments from the prioritized site inventory. The results of the Phase I analysis will determine how many and which properties can proceed to Phase II and III assessments funded by the grant. Property owners will be required to complete an application form that addresses site ownership, environmental history (if known), end use, and the number of jobs that could potentially be created at the site. The Town will prepare a summary letter that contains the information provided in the application and request EPA and State DEP approval before permitting the property owner to participate in assessment activities.

Findings from the assessment work will be shared with the Town and the community stakeholder group to inform them of the extent of the remediation issues at hand. The Town's project team

will be present at all meetings to inform their work and help the Town develop a coordinated effort to remediate and redevelop these properties.

Project Phase IV: Targeted Brownfields Redevelopment Strategy

This phase of the project, led by the Town Planning and Zoning Department, will develop a Brownfields redevelopment strategy for the South End and Transit Centered Development district that would examine barriers to clean up and redevelopment from a land use and planning perspective and integrate the redevelopment of these properties as part of an overall townwide redevelopment strategy. This strategy would examine what tools the Town should implement to remove administrative barriers (ie, brownfields ordinances specific to the target areas) and would be incorporated as part of the update to the Town’s Plan of Conservation and Development, which must be updated by 2013).

b. Budget for EPA Funding and Leveraging of Other Resources

i. Budget Table

Hazardous Materials

Budget Categories	Task 1 Public Education	Task 2 Community Prioritization and Inventory	Task 3 Assessment Activities	Task 4 Brownfields Redevelopment Strategy	Total
Personnel					
Fringe Benefits					
Travel*	\$1,500				\$1,500
Equipment**					
Supplies	\$2,000	\$ 250		\$250	\$2,500
Contractual***		\$15,000	\$171,000	\$10,000	\$196,000
TOTAL	\$3,500	\$15,250	\$171,000	\$10,250	\$200,000

Petroleum Sites

Budget Categories	Task 1 Public Education	Task 2 Community Prioritization and Inventory	Task 3 Assessment Activities	Task 4 Brownfields Redevelopment Strategy	Total
Personnel					
Fringe Benefits					
Travel*	\$1,500				\$1,500
Equipment**					
Supplies	\$2,000	\$ 250		\$250	\$2,500
Contractual***		\$15,000	\$171,000	\$10,000	\$196,000
TOTAL	\$3,500	\$15,250	\$171,000	\$10,250	\$200,000

*Travel to brownfields-related training conferences is an acceptable use of these grant funds.

**EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for assessment grants.

***Applicants must comply with the procurement procedures contained in 40 CFR 31.36, or for non-profits, with 40 CFR 30.40 through 30.48.

Task 1: Public Education

A small portion of the grant funds will be used to create and reproduce informational materials. A portion of the costs of materials development will be covered by a grant contribution from the Stratford Community Education Fund. This task will be lead by the Town’s Conservation Administrator, in partnership with the Stratford Health Department and Economic Development Associate. All staff time to the project will be in-kind.

Task 2: Community Prioritization Process and Site Inventory

An independent consultant will facilitate this task, synthesize site information and community input, and present a final matrix and inventory to the Town. The consultant will develop meeting agenda and a structure for community input and discussion of sites in the two target communities and meet quarterly with the community stakeholder group over the first year of the project. In-kind services will be provided to this step via the Town's Health Department, which will be the community point of contact for the project. Built into both the hazardous materials and petroleum budgets is a small amount of funds to create a layer to the Town's GIS website. This task includes updating the Town's data to include all contaminate information on each site assessed through the grant.

Task 3: Site Assessments . The majority of the grant funding will be used to hire an environmental engineering firms with State Licensed Environmental Professionals (LEP) to conduct assessments on sites identified and prioritized in Task 2. We anticipate conducting assessments on approximately 6-8 sites in the South End and Transit Centered Development district.

Task 4: Brownfields Redevelopment Planning

A small portion of the grant will be used to hire a consultant that will work with the Planning and Zoning Department, Planning and Zoning Commissions, and the Transit Centered Development Workgroup to develop a brownfields redevelopment strategy for the South End and Transit Centered Development. This work would be a natural extension of the TCD feasibility study conducted in 2009-2010 and would address some of the key recommendations from the study for moving forward.

ii) Leveraging

The Town does not currently have a source of additional funds to leverage the EPA's investment. As stated in **Section 1-Financial Need**, the Town's finances have been hit dramatically by a combination of decreased tax levy and increased contractual obligations that have forced layoffs and other significant departmental budget cuts. The availability of Town funds to create a program of this magnitude is unlikely in the foreseeable future.

However, the Town has attempted to seek funding through other sources to create a brownfields program. Working with our Town Grants Writer, we have submitted congressional discretionary funding requests to fund a brownfields pilot program that would have been supported by the Town through the re-establishment of an Economic Development Director position. The Grant Writer will use the prioritized site list to apply for the EPA's targeted site assessment program, clean-up grants and revolving loan fund program. We will also work with our HUD contacts to explore BEDI funding.

We have established a relationship with Brian Dillon of the CT Department of Economic and Community Development/Office of Brownfields Remediation and Development and have informed him of the Town's work to-date on transit centered development and the potential for brownfields remediation and redevelopment work. The Town will tap into funding and financing programs operated by the Connecticut Department of Economic and Community Development, including additional assessment and clean-up funding through DECD's Municipal

Brownfields Pilot Program, the state's EPA-funded assessment program, and the CT Revolving Loan Fund Program.

Locally, we will apply for funding from our Community Development Block Grant Program to support program activities. The Town is investigating creating a special fund from the sale of tax-foreclosed properties that would support open space creation and brownfields redevelopment- this fund is still being considered by the current administration as a possible source of support for the project.

c. Programmatic Capability and Past Performance

The Town's proposed brownfields program will utilize a multi-departmental structure to conduct activities and manage assistance agreements. Stratford possessed an qualified staff with years of experience in environmental conservation, remediation of contaminated properties, public health, economic development, grants management and fundraising

Brian Carey, Town Conservation Administrator, will serve as the Project Manager and will be directly responsible for carrying out activities in Tasks 1 and 3. Since 2001, Mr. Carey has worked as an environmental consultant and has himself conducted Phase I, Phase II, and Phase III Environmental Site Assessments for commercial and industrial properties and prepared and reviewed bids and proposals for Phase II Environmental Site Assessments and commercial remediation projects.

Andrea Boissevain, Interim Health Director, will oversee the community partnership and prioritization process and provide assistance to Mr. Carey in the event of any public health threats that arise. She brings over 25 years of experience in the public and environmental health to the project. Prior to joining the Stratford Health Department, she managed an environmental consulting company that provided risk assessment and risk communication services. In that capacity, she served as technical advisor for over 13 years to the Stratford Health Department consulting on myriad issues associated with the federal Raymark Superfund sites located in town.

Dave Killeen, Town Planner, will direct the Brownfield Redevelopment Planning activities identified as Task 4. Since 1987, Mr. Killeen has been responsible for managing the completion of two Plans of Conservation and Development for Stratford (1993, 2003); its first Municipal Coastal Program (1991) and Open Space Plan (1997); as well as a variety of special studies, including the Town's Waterfront Vision Plan (2004), the Town's Pathway (Greenway) Plan (2008), and the Transit Centered Development Feasibility Study (2010). Mr. Killeen has 35 years of progressive experience in the field of planning and community development and possesses a Bachelor of Science Degree in Landscape Architecture and Regional Planning.

Christina Kazanas, Town Grants Writer, will work in her capacity under the Office of the Chief Administrative Officer with program staff to ensure the Town is compliant with all requirements of the grant, including expense and program reporting. She will also work with program staff to develop a grant seeking strategy and funding proposals to support the program and carry out the Town's brownfields redevelopment goals. Ms. Kazanas was previously with the Central Grants Office at the City of Bridgeport, CT.

The project management team will meet monthly to discuss progress on the project, collect and share information required, and prepare for upcoming reporting requirements. The project team will work with the Town's Purchasing Agent and with the Town's existing procurement process to appropriately develop bid documents and execute a bid review and scoring process per Town policy and procedure.

ii. Past Performance-Has Not Received an EPA Brownfields Grant but has received other federal and non-federal assistance agreement.

The Town currently manages approximately \$10 million in grant revenue from various Federal, State and private sources. Stratford has a successful record of administrative and fiscal grant compliance. Examples of our grant assistance agreements include:

2007 (\$225,000) and 2009 (\$100,430) U.S. Department of Homeland Security-Port Security Grant Program: The Stratford Police Department utilized their 2007 grant to purchase a new marine patrol boat. The boat was purchased in 2010 and has been in operation since April. All reporting has been completed and the grant was successfully closed out. The 2009 grant will be used to purchase equipment of the boat that will enhance our Marine Patrol Unit's ability to conduct coastline and suspicious vessel surveillance. Equipment has been put out to bid and spend-down on the grant will occur through the Police Department once a bid has been accepted.

2008 National Fish and Wildlife Foundation (\$75,000): Funding was successfully used to restore the roofs on 5 historic structures that were in dire need to replacement. The Town Public Works Department oversaw the project, successfully selected a vendor to complete all work to the funder's satisfaction, and closed out the grant in May of 2010. The Town is awaiting reimbursement after the state approves the 20 year preservation restriction filed with the state Attorney General's office.

2007 CT Commission on Culture and Tourism-Historic Restoration Fund Grant: Funding was successfully used to restore the roofs on 5 historic structures that were in dire need to replacement. The Town Public Works Department oversaw the project, successfully selected a vendor to complete all work to the funder's satisfaction, and closed out the grant in May of 2010. The Town is awaiting reimbursement after the state approves the 20 year preservation restriction filed with the state Attorney General's office.

CT Department of Transportation via the American Recovery and Reinvestment Act of 2009 (\$692,200): Funding is being used to construct the second portion of the Stratford Greenway- a roughly one-third mile stretch that will provide a safe walkway and bikeway and provide important recreational access for residents while also creating coastal wildlife habitat. The Conservation Department and Engineering Department have been successfully submitting all ARRA and state reporting in a timely fashion, and have been working diligently with subcontractors and DOT project officers to satisfy all ARRA performance requirements. The project was completed on time and within budget, and the Town has been awarded an additional supplement to the agreement.

The Town has had exemplary audit findings from our funders. A recent audit of the 2008 Port Security grant found no adverse findings and a commendation from DHS/FEMA for our management of the grant.

3. Community Engagement and Partnerships

a. Discuss the plan for involving the affected community.

The success of Stratford's proposed project hinges on the strength of the community's involvement and partnership with Town officials. In order to build community investment in the proposed project, as well as to counter-act the wide-spread disenchantment with how slowly clean-up activities related to Raymark sites have occurred, the partnerships created for this brownfields initiative must serve three important goals: To widely and accurately educate impacted residents and communities to program objectives and impacts; To provide meaningful, interactive and results-oriented opportunities for the community to be involved in ridding Stratford of contaminated properties and improving the Town's quality of life, and; Provide clear avenues of accountability for the work being done.

Stratford's proposed brownfields program will engage affected communities and residents by making them a critical part of the site selection process. The first phase of the project focuses on using our Town Hall resources and community partners to disseminate information on brownfields threats, impacts and opportunities and educate communities on the project and their role.

Through public meetings (5 throughout the first phase of the project), fact sheets, email lists, social networking sites like Facebook and newspaper articles, the public will be provided with pertinent information that will help them understand the impact of brownfields on their communities and how they can play a role in solving the problem. This first phase will be used to cultivate community interest and participation in Phase II, which focuses on engaging key stakeholders in contributing their insight, perspectives and concerns to build a set of criteria for prioritizing sites for assessment and redevelopment in the two targeted communities (TCD district and South End).

The hired consultant who will lead the second phase of the project will have the task of ensuring that impacted communities are engaged on a sustained and meaningful basis. They will also have the task of ensuring that representatives from certain key groups, specifically as economic development, arts and culture, and historic preservation are consistently engaged throughout the duration of the grant. This piece is particularly important in relation to the TCD district. The TCD district encompasses the hub of much of Stratford's development momentum, including the historic district where the now-defunct American Shakespeare Theater is located. This vacant property is the focus of recent efforts to revive the theater and the arts as a cornerstone of Stratford's economic revitalization. It is also located very close to where many potential brownfields and TCD-related redevelopment projects would occur, and as such, would play an important role in shaping criteria to ensure that redevelopment occurs in a way that respects the historic area and complements theater revitalization.

To this end, the consultant will work with both community partners who have committed to the project, as well as relevant Town commissions and committees who have natural and deep connections to Stratford residents and neighborhoods. Along with Town officials from various departments, they will comprise a Stratford Brownfields Working Group to carryout activities in

Phase II related to setting criteria for site selection, assessment and redevelopment. The working group will meet monthly (approximately 6 meetings) to examine information collected about the sites, review the Plan of Conservation and Development and TCD Feasibility Study, develop criteria for ranking sites, and assisting the consultant in developing a final matrix of sites that will be assessed through the grant.

The Town utilizes a system of Town-commissioned committees and planning groups that advise the Mayor, the departments and the Town Council on various issues of interest, make recommendations, provide citizen oversight, and generally promote civic participation on all aspects of Town activity. Appointed by the Mayor and approved by the Council, the Stratford community members that serve on these commissions and committees represent the interests of the Town and their communities.

This structure works well for the Town, and will be used to build our new Brownfields redevelopment initiative. These commissions and committees have been informed of the Town's attempts at securing Brownfields funding over the past two years and have been approached to take part in the community education and prioritization process described in Section 2. Representatives from various committees and commissions- such as Economic Development, Conservation Commission, TCD Workgroup, Planning and Zoning Commissions, and the Healthy Stratford Council- will take part in the proposed project.

Additionally, the Town will also invite developers and local environmental services businesses to the working group. The diversity of the representative on the workgroup- small business, community financial institutions, arts and culture, education, environmental conservation, economic and community development, transportation, public health, government and public safety- will ensure that the criteria developed for site selection will incorporate all relevant perspectives in Stratford.

Plan to communicate progress of project

Throughout Phase III, the Working Group will meet no less than quarterly to hear from Town officials and the environmental consultant on the progress of the site assessments. The same communications channels used in Phase I will be utilized to provide updates to the community during the grant period.

Communication on project progress and pertinent brownfields issues will occur through a carefully coordinated strategy utilizing our government and community partners and their communications resources. The Town's communications resources include:

- ❑ All program updates, brownfields educational materials, and other relevant information will be posted on the Town website, which receives an average of 24,000 visits per/month (53% unique hits)
- ❑ The Town records public meetings that are aired on our local cable access government channel. Meetings will be posted on their channel schedule and aired for public viewing.
- ❑ Printed materials will also be produced in both English and Spanish, which are the two most commonly spoken languages in Stratford.

- ❑ Town buildings are open to the public and are frequently utilized to disseminate printed materials about Town programs, meetings and special events. Materials will be disseminated through the Town's South End Community Center, Health Department, Community Services Department, Baldwin Senior Center and Town Hall.

Local Job Training Programs

One of the leading job training and work placement non-profit organizations available to Stratford as a labor resource is The Workplace, Inc. As Southwestern Connecticut's Regional Workforce Development Board, it administers workforce development funds and coordinates providers of job training and education programs to meet the needs of residents and employers in the Southwestern Connecticut Region. The Workplace operates an EPA-funded Brownfields Job Training and placement program that trains and places residents from communities impacted by Brownfields in careers in the environmental field.

Stratford has been investigating policy options that would encourage local hiring in our bid & procurement processes. Stratford has not yet finalized such policies and continues to research legally-feasible options that encourage local hiring through job training and placement programs like those offered by The Workplace. Once the Town has established such policies, we will work with The Workplace, other similar program in the region, and potential vendors to alert them to projects where their highly-trained labor pool might be engaged.

b. Local and State Partnerships

Stratford has established relationships with a number of local and state agencies, and will utilize them through this project:

The Stratford Health Department (SHD) plays a critical role in the monitoring of Raymark and other contaminated sites. The relationships that SHD have formed with the CT Department of Environmental Health and the CT Department of Public Health will play an important role, as the Town will utilize them in an advisory capacity to help the Town determine courses of action to handle certain contaminants of concern identified through the project.

The Stratford Conservation Administrator, through the **Stratford Department of Public Works (Conservation Division)**, will act as the Project Coordinator and chief liaison with environmental consultants and State Licensed Environmental Professional (LEPs) hired for the project.

Connecticut Department of Environmental Protection: The Town routinely works with the CTDEP on a number of issues and projects within the Town, including Raymark contamination and remedy monitoring, habitat restoration at Long Beach West (CT longest barrier beach and sanctuary for federal and state endangered and threatened bird species), and similarly related environmental projects. The Town will formally notify DEP before beginning any brownfield activity, and will actively seek out CTDEP's input on regulations, procedures and processes. .

Connecticut Department of Economic & Community Development-Office of Brownfields Redevelopment (DECD-OBRD)- Stratford's relationship with DECD-OBRD will be utilized to tap into additional sources of funding for assessment, clean up and redevelopment opportunities. DECD, as well as the CT Department of Transportation, has been kept abreast of our progress in making transit centered development a reality in Stratford. Stratford's Economic Development

Commission will assist the Town in connecting redevelopment projects and their developers to DECD financing programs.

c. Role of key community based organizations

The Town has secured 8 non-profit partners. All partners will assist in the program's outreach and education efforts by disseminating updates and educational materials through their communications channels

Community Capital Fund (CommCap): CommCap is a certified Community Development Financial Institution (CDFI) operating in the greater Bridgeport region. CommCap administers the EPA Brownfields Revolving Loan Fund for the City of Bridgeport. CommCap's role in the project shall be to participate in the Phase II criteria development and site prioritization process.

Greater Bridgeport Regional Planning Agency (GBRPA): GBRPA is a multi-discipline, regional planning organization serving as the transportation planning agency for the Greater Bridgeport Planning Region and the Greater Bridgeport and Valley Metropolitan Planning Organization (MPO). Their role in this project shall be to participate in the Phase II criteria development and site prioritization process

Stratford Open Space Association (SOSA): SOSA's mission is to protect and build upon Stratford's existing open spaces. SOSA commits to participating in the Phase II criteria development and site prioritization process.

Stratford Chamber of Commerce (Chamber)- The Chamber's mission is to stimulate a vibrant local economy that encompasses tourism, education, continual job growth and natural resources. The Chamber's role in this project shall be to participate in the criteria development and site prioritization process.

South End Community Center (SECC)-The SECC's mission is to involve, motivate and empower the South End Community to develop their resources to be committed, responsible, caring citizens of the Stratford Community. They will provide space for one public education meeting at the South End Community Center, and will host alternate meetings held as part of the community site prioritization phase of the project.

Stratford Rotary Club (Rotary)- Stratford Rotary has been active in the community since 1958. Their members are leaders and owners of a variety of for-profit and non-profit organizations. Rotary is in a unique position to offer the expertise of one of their members, Jason Beach of HRP Associates, an environmental consulting firm in Stratford. Rotary will also host one educational briefing during the Public Education phase of the project and one program briefing as a way to keep Rotary members abreast of progress and to deliver feedback to program staff.

Stratford Library Association (Library)- The Library seeks to preserve and encourage the free expression of ideas essential to an informed citizenry. The Library is located within the Town's Transit Centered Development area, and will provide space for alternate meetings as part of the Phase II of the project and for community educational forms in Phase I.

Stratford Community Foundation (SCF)- SCF is a non-profit, charitable organization whose mission is to promote the happiness, well-being, quality of life, and general welfare of the community. Specifically, SCF commits to providing the proposed program with a small grant of \$500 to help support the public education phase.

4. Project Benefits

a.) Welfare and/or Public Health

The State of Connecticut designated the Town of Stratford an Environmental Justice Community on January 1, 2009. Since Stratford's brownfield sites are located disproportionately in the South End, the lower income and impoverished segment of the population in Stratford bears the vast majority of the potential health burdens that these sites create. The proposed project will address and seek to mitigate many of the risks to the health and welfare of Stratford residents and their neighborhoods in the following ways:

- The project will initiate a coordinated effort to rid the South End of the vacant and contaminated industrial properties adjacent or nearby dense residential communities of low and moderate-income households. These sites can reasonably be suspected to contain contaminants which pose scientifically proven risks to human health- cancer, respiratory disease, nervous system disorders, birth defects, reproductive and blood disorders.
- The project will help to drastically improve neighborhood quality of life by beginning the process of identifying the extent and nature of contamination and creating a "queue" of site clean-up projects. Through the community prioritization process, sites that are selected will meet community-driven criteria for redevelopment, ensuring that the new end-use for these properties meet community needs for housing, jobs, and services.
- To combat the rates of obesity, heart disease and other chronic diseases in the South End, the project has the potential to contribute to the eventual establishment of a grocery store to serve South End residents and other communities south of Barnum Ave. Grocery stores can provide access to fresh fruits and vegetables, meats, and other non-processed, high-nutrient and low calorie food that, as part of a healthy diet, can improve health.
- The project can also help to realize the recommendations and goals of Stratford's TCD feasibility study, which cites the presence of Brownfields as a barrier to a successful initiative. Funding through this grant can cover costs associated with site assessment so that TCD redevelopment can make Stratford Center become less congested and more walkable, providing residents in this community with better air quality, safer streets, and a community more conducive to physical activity. These benefits will particularly impact the one-third of residents who are age 62 and over.

In order to protect residents from public health threats during the project, the project will consider and implement measures throughout the project and subsequent cleanup and redevelopment activities to protect the public health. A plan will be developed for site assessment work that may include the following measures:

- Fencing to delineate site boundaries;
- Signage with call numbers for questions and concerns;
- Dust control measures through watering, erecting barricades, or using a dust monitoring system to detect airborne dust;
- On-site washing of trucks and water collection to prevent migration of contaminated soil;
- Ensuring that all workers wear protective gear that is removed on-site to prevent migration of contaminants.

Through a Quality Assurance Project Plan (QAPP), the City will ensure that cleanup plans will be protective of human health by setting forth the manner and method of collecting samples to assure the complete removal of all hazardous substances, which will be submitted to the EPA. A contracted LEP will serve as a liaison to the EPA and DEP to make sure that all phases of the project follow appropriate remediation standards. Finally, The Town will work with the CT DEP to remediate the targeted brownfield sites by participating in Connecticut's Voluntary Remediation program pursuant to CGS 22a-133x. The local Health Department is also available to lend guidance and support to the initiative.

b.) Economic Benefits and/or Greenspace

i.) Economic Benefits

Assessment of prioritized sites in the South End and the TCD District will launch area-wide economic development in two heavily-industrialized sections of Town that have suffered from the exodus of Stratford's manufacturing base. According to the Town's Plan of Conservation and Development (2003), one of the Town's major goals is to put these industrial properties back into use in the South End. The Town's TCD Feasibility Study (2010) has cited the presence of brownfields in the District as a major impediment to redevelopment around the train station.

Economic benefits of the project include:

- ❑ Removal of brownfield barriers in the TCD district to promote mixed-use and higher-density residential development.
- ❑ Removal of barriers that impede the Town's plans for an Exit 33 interchange that can remove the literal traffic noose along this section of Barnum Ave/ Route 1. The lack of developable land in this area prevents the Town from making an even more compelling case to the State for this project. An assessment grant can kick-start the process of making the area more attractive to new businesses, and positively impact existing businesses.
- ❑ The project will help to create opportunities for jobs and help to alleviate the 10.3% unemployment that our labor force is experiencing. Projects will eventually create temporary and permanent jobs in the environmental, construction, commercial and retail sectors.
- ❑ Finally, this project will assist Stratford greatly in returning these vacant properties to the tax rolls. By assessing and remediating these properties, Stratford can begin to combat the loss of over \$64 million in Grand List value that has resulted in reduced Town services, layoffs, and higher taxes this current fiscal year, and protect the Town and its residents from the same sacrifices in future years.

ii.) Non-Economic Benefits

The proposed project will, in some cases, contribute to greater access to the Town's Greenway and Bikepath Plan. The Town has received over \$2.5 million in state and Federal funding to construct a waterfront Greenway along the Housatonic River, linking Stratford Center and the TCD District with the South End. Approximately one-half mile has been completed to-date. To facilitate connections between proposed bike paths, Stratford Center and the Greenway, new development- including brownfields redevelopment- located near the proposed paths may be asked to provide public pedestrian and bike access, where appropriate. Additionally, the project will include community participation by open-space advocates who will advise the project on the creation of new open space opportunities in the targeted communities, as well as how to best utilize existing and underused open space during the redevelopment phase of our work.

c.) Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

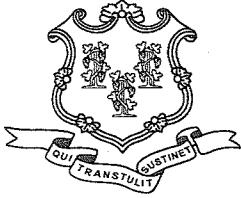
Stratford is a highly developed community with limited, remaining developable land. The Town must focus its strategies to adapt or reuse land in its older, developed neighborhoods to accommodate future growth. The Stratford POCD and our TCD Feasibility study both espouse smart-growth principles through its emphasis on mixed-use development, re-use of old, vacant industrial sites, and limiting or eradicating development plans on publically-accessible waterfront. Since large sections of the watercourses and streams within the Town have been historically channelized, existing stormwater facilities are already overwhelmed. Water quality in existing watercourses is poor due to urban pollutants caused by over development and sprawl. Responsible redevelopment of existing brownfield sites is crucial to protecting surface water quality and stormwater discharge into local watercourses and eventually Long Island Sound.

Any future development or revitalization of Brownfield sites will need to conform to the new Stratford Stormwater Management Ordinance that will take effect on July 1, 2010. The new ordinance will ensure that future development on Brownfield sites is completed with Low Impact Development (LID) features and green building technologies that will minimize and treat stormwater runoff. Updated environmental regulations that were not in place during the initial development of these blighted properties will now govern future development on these sites. (i.e. Floor drains, dry wells) These new environmental regulations ensure that future development is conducted in an environmentally responsible manner. Finally, the Town will look to encourage use and upgrading of existing infrastructure, such as utilities, storm sewers, and even recycling of existing building materials, during the redevelopment of the properties.

d.) Plan for Tracking and Measuring Progress

The expected long-term outcomes of the project include cleanup and redevelopment of Brownfields within the Town of Stratford. This is expected to reduce blight, improve environmental health, increase the tax base, prevent urban sprawl, and promote the overall economic growth of the Town in an environmental responsible manner. Key outputs and outcomes, including the number of properties investigated with grant funding, areas preserved, jobs created, stakeholder groups involved, and additional relevant information will be tracked through the completion of the remediation and reuse of sites. The Town of Stratford intends to quantify the progress of achieving these expected project outcomes by conducting a Town-wide inventory of Brownfields and by prioritizing those sites for assessment based on a stakeholder groups input and smart growth redevelopment potential.

The prioritized Brownfields list will focus on Brownfield properties that have the highest likelihood to achieve the Town's redevelopment goals for smart growth revitalization of the community. All of this information gathered during the development of the prioritized Brownfields list will be incorporated into a Geographic Information System (GIS) database for data management and mapping purposes. Information will be added to the database as assessments are completed including the remedial costs, end use, property values following redevelopment, jobs created, and tax revenues generated. Outputs and long-term outcomes will be tracked via the ACRES database, and submitted to the EPA project officer after the project has been completed.



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



September 30, 2010

Ms. Christina Kazanas
Grants Office
Town of Stratford
2725 Main Street, Room 104
Stratford, CT 06615

Subject: State Letter for Town of Stratford Brownfields Assessment Grant Application

Dear Ms. Kazanas:

The Remediation Division of the Connecticut Department of Environmental Protection acknowledges that the Town of Stratford has stated its intent to conduct and/or oversee site assessment activities if Brownfields grant funds for assessment, for both hazardous waste and petroleum, as authorized by the Small Business Liability Relief and Brownfields Revitalization Act, signed into law on January 11, 2002, are awarded by EPA.

If the Town of Stratford receives assessment grant funding for hazardous substances, pollutants or contaminants (including substances co-mingled with petroleum), the Town of Stratford intends to conduct assessment activities at yet to be identified sites.

If petroleum assessment grant funds are awarded by EPA, DEP or EPA must determine the eligibility of each petroleum site before any site specific assessment activity is undertaken by the Town of Stratford using the petroleum assessment grant funds.

DEP guidance pertaining to assessment activities

DEP expects that any assessment work conducted by the applicant identified above using Brownfields grant funding will be conducted in accordance with prevailing standards and guidelines for the type of assessment work being performed, including but not limited to the following DEP Guidance Documents:

- The 2007 Site Characterization Guidance Document (SCGD), effective September 1, 2007, which is available from the DEP website at http://www.ct.gov/dep/lib/dep/site_clean_up/guidance/Final_SCGD_8-22-07.pdf, and
- The May 2009, the Laboratory Quality Control Assurance and Quality Control, Data Quality Assessment and Data Usability Evaluation Guidance Document (DQA/DUE Guidance), which is available from the DEP website at http://www.ct.gov/dep/lib/dep/site_clean_up/guidance/qaqc/final_dqa_due.pdf

Additional important QA/QC information is available from the DEP Quality Assurance and Quality Control Guidance webpage at

http://www.ct.gov/dep/cwp/view.asp?a=2715&q=324958&depNav_GID=1626

Ms. Christina Kazanas
Grants Office
Page 2 of 2

The requirements stated above would be in addition to any requirements imposed or required by EPA, should the applicant be selected to receive Brownfields funding from EPA.

If you have any questions about this letter, please contact me at (860) 424-3502 or by e-mail at Selena.Thornhill-Moody@ct.gov . Good luck with your application.

Sincerely,

A handwritten signature in black ink that reads "Selena Thornhill-Moody". The signature is written in a cursive, flowing style.

Selena Thornhill-Moody
Remediation Division
Bureau of Water Protection & Land Reuse
CT Department of Environmental Protection

ST-M:st-m



Greater Bridgeport Regional Planning Agency

Serving Bridgeport, Easton, Fairfield, Monroe, Stratford and Trumbull • Operating Agency for Greater Bridgeport/Valley Metropolitan Planning Organization

September 30, 2010

Ms. Diane Kelley
EPA Region 1
U.S. Environmental Protection Agency
One Congress Street
Boston, MA 02114-2023

Dear Ms. Kelley:

On behalf of the Greater Bridgeport Regional Planning Agency (GBRPA), I would like to extend our full support for the Town of Stratford's application to the U.S. Environmental Protection Agency's Brownfields Program. The Town of Stratford is applying for a \$400,000 community-wide Brownfields assessment grant that GBRPA believes will improve the physical health of Stratford's children and families and the economic health of its neighborhoods and communities.

GBRPA is a multi-discipline, regional planning organization serving as the transportation planning agency for the Greater Bridgeport Planning Region and the Greater Bridgeport and Valley Metropolitan Planning Organization (MPO).

Ridding Stratford of brownfields and engaging in sustainable redevelopment are key priorities for the Town. The legacy of contamination left behind by the Town's manufacturing history have created a significant environmental problem that threaten the Town's public health, its morale, and goals for a 21st century Stratford. GBRPA recognizes that Brownfields pose their own threats and barriers to meaningful community and economic development that must be addressed as well.

This program is consistent with the region's long range transportation plan and the regional plan of conservation and development, as well as other sustainable development planning efforts anticipated to be undertaken by the GBRPA and Greater Bridgeport/Valley MPO in the near future. To that end, GBRPA is committed to playing a key role in a Brownfields assessment program. Specifically, we commit to the following:

- 1) Participating in the proposed Brownfields Community Prioritization initiative, whereby we and other key community stakeholders will work with Town staff to develop a set of criteria for prioritizing properties that are known or suspected to contain hazardous substances and/or petroleum. GBRPA commits to attending planning meetings and contributing our input and expertise to this process. Our participation will also help to ensure that Stratford's assessment, clean up and redevelopment plans are in keeping with the regional transportation plan and conservation and development plan.

- 2) Assisting in the program's community education efforts by disseminating the educational materials developed through the program through our email lists and website.

As the Town prepares to initiate its first Brownfields program with funding from this grant, GBRPA is committed to supporting their efforts and providing substantive assistance so that Stratford's neighborhoods and residents can thrive in a clean environment.

Sincerely,



Brian Bidolli
Acting Executive Director



Barbara Blossveren, Director
203-385-4166 fax 203-381-2079
bblossveren@stratfordlibrary.org
www.stratfordlibrary.org
2203 Main St. Stratford, CT 06615

October 7, 2010

Ms. Diane Kelley
EPA Region 1
U.S. Environmental Protection Agency
One Congress Street
Boston, MA 02114-2023

Dear Ms. Kelley:

On behalf of Stratford Library Association, I would like to extend our full support for the Town of Stratford's application to the U.S. Environmental Protection Agency's Brownfields Program. The Town of Stratford is applying for a \$400,000 community-wide Brownfields assessment grant that Stratford Library Association believes will improve the physical health of Stratford's children and families and the economic health of its neighborhoods and communities.

The Stratford Library Association seeks to preserve and encourage the free expression of ideas essential to an informed citizenry. In order to do so, it provides residents of all ages materials and programs on current topics, helps them find answers to questions, and promotes lifelong learning. The Library develops residents' abilities to effectively find, evaluate and use information in a variety of formats and promotes understanding and appreciation of the diverse cultural heritage of this community.

Ridding Stratford of brownfields and engaging in sustainable redevelopment are key priorities for the Town. The legacy of contamination left behind by Raymark, the U.S. Army Engine Plant and the Town's manufacturing history have created a significant environmental problem that threaten the Town's public health, its morale, and goals for a 21st century Stratford. Stratford Library Association recognizes that Brownfields pose their own threats and barriers to meaningful community and economic development that must be addressed as well.

To that end, Stratford Library Association is committed to playing a key role in a Brownfields assessment program. Specifically, we commit to the following:

- 1) As the Library is located within the Town's Transit Centered Development area, SLA will provide space for meetings as part of the Brownfields Community Prioritization initiative. We will also provide meeting space for the proposed community educational forums around the definition, impact of and solutions for brownfields in Stratford.
- 2) Assisting in the program's community education efforts by disseminating the educational materials developed through the program. SLA will make available hardcopies of all reports and fact sheets, and will provide them in PDF on the SLA's website.
- 3) SLA will advertise all meetings and public forums on its website and through its email/contact lists. These methods of information dissemination will reach approximately 50,000 Stratford residents.

As the Town prepares to initiate its first Brownfields program with funding from this grant, Stratford Library Association is committed to supporting its efforts and providing substantive assistance so that Stratford's neighborhoods and residents can thrive in a clean environment.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Blossveren".

Barbara Blossveren
Library Director



Stratford Open Space Association

October 13, 2010

Ms. Diane Kelley
EPA Region 1
U.S. Environmental Protection Agency
One Congress Street
Boston, MA 02114-2023

Dear Ms. Kelley:

On behalf of S.O.S.A. (Stratford Open Space Association), I would like to extend our full support for the Town of Stratford's application to the U.S. Environmental Protection Agency's Brownfields Program. The Town of Stratford is applying for a \$400,000 community-wide Brownfields assessment grant that S.O.S.A. believes will improve the physical health of Stratford's children and families and the economic health of its neighborhoods and communities.

On the local level, S.O.S.A.'s focus is committed to protecting the safety, health, welfare and environmental integrity of our community. Historically, SOSA has successfully worked towards this goal by providing information to the public about specific issues as they arise and creating public dialogue(s) on these topics.

Ridding Stratford of Brownfields and engaging in sustainable redevelopment are key priorities for the Town and for the Chamber of Commerce. The legacy of contamination left behind by Raymark, the U.S. Army Engine Plant and the Town's manufacturing history have created a significant environmental problem that threaten the Town's public health, its morale, and goals for a 21st century Stratford. S.O.S.A. recognizes that Brownfields pose their own threats and barriers to meaningful community and economic development that must be addressed as well.

To that end, S.O.S.A. is committed to playing a key role in a Stratford Brownfields assessment program. Specifically, we commit to the following:

- 1) Participating in the proposed Brownfields Community Prioritization process, whereby S.O.S.A. and other key community stakeholders will work with Town staff to develop a set of criteria for prioritizing properties that are known or suspected to contain hazardous substances and/or petroleum. S.O.S.A. commits to attending planning meetings and contributing our input, expertise and perspective to this process. S.O.S.A.'s participation will ensure that residents' priorities on creating new open space opportunities within Stratford are addressed. Likewise, we will also work to ensure that existing open space will be addressed in Brownfields redevelopment activities.
- 2) Assisting in the program's outreach and education efforts by disseminating updates and educational materials through our email and mailing lists.

As the Town prepares to initiate its first Brownfields program with funding from this grant, S.O.S.A. is committed to supporting their efforts and providing substantive assistance so that Stratford's neighborhoods and residents can thrive in a clean environment.

Sincerely,

Karen Rodia

Susan Carol Sulier

Karen Rodia *Susan Carol Sulier*
Co-Presidents, S.O.S.A. (Stratford Open Space Association)



October 13, 2010

Ms. Diane Kelley
EPA Region 1
U.S. Environmental Protection Agency
One Congress Street
Boston, MA 02114-2023

Dear Ms. Kelley:

On behalf of Community Capital Fund, Inc., I would like to extend our full support for the Town of Stratford's application to the U.S. Environmental Protection Agency's Brownfields Program. The Town of Stratford is applying for a \$400,000 community-wide Brownfields assessment grant that Community Capital believes will improve the physical health of Stratford's children and families and the economic health of its neighborhoods and communities.

Community Capital (CommCap) is a certified CDFI operating in the greater Bridgeport region. Among its lending activities, CommCap administers the EPA Brownfields Revolving Loan Fund for the City of Bridgeport. CommCap was the lead partner in the Park City Brownfields Redevelopment Partnership which was instrumental in securing EPA grants for brownfields assessment and remediation.

Ridding Stratford of brownfields and engaging in sustainable redevelopment are key priorities for the Town and for the Chamber of Commerce. The legacy of contamination left behind by Raymark, the U.S. Army Engine Plant and the Town's manufacturing history have created a significant environmental problem that threaten the Town's public health, its morale, and goals for a 21st century Stratford. CommCap recognizes that Brownfields pose their own threats and barriers to meaningful community and economic development that must be addressed as well.

To that end, CommCap is committed to playing a key role in a Stratford Brownfields assessment program. Specifically, we commit to the following:

- 1) Participating in the proposed Brownfields Community Prioritization process, whereby CommCap and other key community stakeholders will work with Town staff to develop a set of criteria for prioritizing properties that are known or suspected to contain hazardous substances and/or petroleum. CommCap commits to attending planning meetings and contributing our input, expertise and perspective to this process.
- 2) Assisting in the program's outreach and education efforts by disseminating updates and educational materials through our email list and website.

As the Town prepares to initiate its first Brownfields program with funding from this grant, CommCap is committed to supporting their efforts and providing substantive assistance so that Stratford's neighborhoods and residents can thrive in a clean environment.

Sincerely,

Ann C. Robinson
Executive Director



October 5, 2010

Ms. Diane Kelley
EPA Region 1
U.S. Environmental Protection Agency
One Congress Street
Boston, MA 02114-2023

Dear Ms. Kelley:

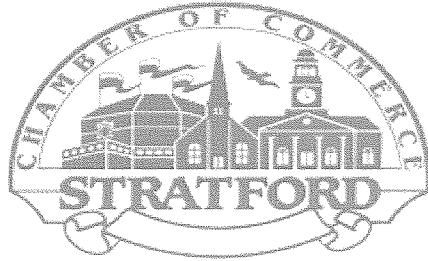
On behalf of the Stratford Chamber of Commerce, I would like to extend our full support for the Town of Stratford's application to the U.S. Environmental Protection Agency's Brownfields Program. The Town of Stratford is applying for a \$400,000 community-wide Brownfields assessment grant that the Stratford Chamber of Commerce believes will improve the physical health of Stratford's children and families and the economic health of its neighborhoods and communities.

The Stratford Chamber of Commerce's mission is to stimulate a vibrant local economy that encompasses tourism, education, continual job growth and natural resources, all of which Stratford possesses. Partnering with the Town of Stratford in redeveloping brownfields fits the role that the Stratford Chamber plays in town. The chamber business community's input in the planning process will lend expertise in the planning process and facilitate communication in the community on Brownfields redevelopment.

Ridding Stratford of brownfields and engaging in sustainable redevelopment are key priorities for the Town and for the Chamber of Commerce. The legacy of contamination left behind by Raymark, the U.S. Army Engine Plant and the Town's manufacturing history have created a significant environmental problem that threaten the Town's public health, its morale, and goals for a 21st century Stratford. The Stratford Chamber of Commerce recognizes that Brownfields pose their own threats and barriers to meaningful community and economic development that must be addressed as well.

To that end, the Stratford Chamber of Commerce is committed to playing a key role in a Brownfields assessment program. Specifically, we commit to the following:

-Participating in the proposed Brownfields Community Prioritization process, whereby we and other key community stakeholders will work with Town staff to develop a set of criteria for prioritizing properties that are known or suspected to contain hazardous substances and/or petroleum. The Stratford Chamber of Commerce commits to attending planning meetings and contributing our input, expertise and perspective to this process. As a member of the Town's Transit Centered Development Feasibility Study committee, we see our active participation in this aspect of the proposed program to be a natural extension of the groundwork that has been done to make TCD a reality in Stratford Center.



-Host two program briefings for Chamber members per year (6 updates total for the 3 year grant period). These updates will educate our members on the extent and impact of brownfields in Stratford, update our membership of the progress of the program and elicit feedback from our members. The Chamber representative to the Community Prioritization process will also provide updates each month to members at regular meetings.

-Assisting in the program's outreach and education efforts by disseminating updates and educational materials through our email lists.

As the Town prepares to initiate its first Brownfields program with funding from this grant, the Stratford Chamber of Commerce is committed to supporting their efforts and providing substantive assistance so that Stratford's neighborhoods and residents can thrive in a clean environment.

Sincerely,

A handwritten signature in cursive script that reads "Mary Dean".

Mary Dean
Executive Director

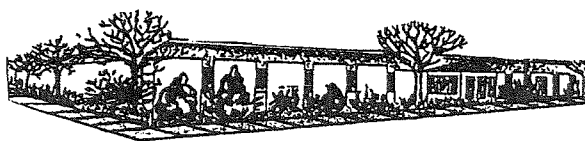
South End Community Council of Stratford, Inc.

19 Bates Street

Stratford, Connecticut 06615

PH: 203-377-0689

Fax: 203-377-1341



Christina Dina, Chairperson

October 12, 2010

Ms. Diane Kelley
EPA Region 1
U.S. Environmental Protection Agency
One Congress Street
Boston, MA 02114-2023

Dear Ms. Kelley:

On behalf of The South End Community Council of Stratford, Inc. (SECC), I would like to extend our full support for the Town of Stratford's application to the U.S. Environmental Protection Agency's Brownfields Program. The Town of Stratford is applying for a \$400,000 community-wide Brownfields assessment grant that The SECC believes will improve the physical health of Stratford's children and families and the economic health of its neighborhoods and communities.

The SECC Mission and Purpose Statement is: To involve, motivate and empower the South End Community to develop their resources to be committed, responsible, caring citizens of the Stratford Community. To implement and support programs and activities in order to enhance education, health and welfare opportunities. To stimulate economic, cultural and social awareness.

Ridding Stratford of brownfields and engaging in sustainable redevelopment are key priorities for the Town and for the SECC. The legacy of contamination left behind by Raymark, the U.S. Army Engine Plant and the Town's manufacturing history have created a significant environmental problem that threaten the South End's public health, its morale, and goals for a 21st century Stratford. The SECC recognize that Brownfields pose their own threats and barriers to meaningful community and economic development that must be addressed as well.

To that end, The SECC is committed to playing a key role in a Brownfields assessment program. Specifically, we commit to the following:

- 1) As The South End Community Council of Stratford, Inc. is located within one of the target areas in the assessment proposal, The SECC will provide space for meetings at the South End Community Center as part of the Brownfields Community Prioritization initiative. The SECC will host alternate meetings throughout the grant period.
- 2) Assisting in the program's community education efforts by disseminating the educational materials developed through the program. The SECC will make available free hard-copies of all reports and fact sheets to residents of the South End.

As the Town prepares to initiate its first Brownfields program with funding from this grant, The SECC is committed to supporting their efforts and providing substantive assistance so that Stratford's neighborhoods and residents can thrive in a clean environment.

Sincerely,

CHRISTINE DINA
Chairperson

STRATFORD ROTARY CLUB

P O Box 98
Stratford, CT 06615

October 7, 2010

Ms. Diane Kelley
EPA Region 1
U.S. Environmental Protection Agency
One Congress Street
Boston, MA 02114-2023

Dear Ms. Kelley:

On behalf of Stratford Rotary, I would like to extend our support for the Town of Stratford's application to the U.S. Environmental Protection Agency's Brownfields Program. The Town of Stratford is applying for a \$400,000 community-wide brownfields assessment grant that Stratford Rotary believes will improve the physical health of Stratford's children and families and the economic health of its neighborhoods and communities.

As an organization, Stratford Rotary has been active in the community since 1958. Our members are leaders and owners of a variety of profit and nonprofit organizations. We are in a unique position to offer our service on this Program and the expertise of our Rotarian, Jason Beach of HRP Associates, whose profession is environmental consulting. Mr. Beach will provide technical expertise during the prioritization initiative, as well as during the actual Phase I and II assessments.

Ridding Stratford of brownfields and engaging in sustainable redevelopment are key priorities for the Town. The legacy of contamination left behind by Raymark, the U.S. Army Engine Plant and the Town's manufacturing history have created a significant environmental problem that threaten the Town's public health, its morale, and goals for a 21st century Stratford. Stratford Rotary recognizes that brownfields pose their own threats and barriers to meaningful community and economic development that must be addressed as well.

To that end, Stratford Rotary is committed to playing a key role in a Brownfields assessment program. Specifically, we commit to the following:

1. Participating in the proposed Brownfields Community Prioritization initiative, whereby we and other key community stakeholders will work with Town staff to develop a set of criteria for prioritizing properties that are known or suspected to contain hazardous substances and/or petroleum. Stratford Rotary commits to attending planning meetings and contributing our input and expertise to this process. As our organization is strongly represented by small business owners, we believe our perspective will create a strong set of criteria for assessment and redevelopment.
2. Host one educational briefing on the extent and impact of brownfields and one program briefing a year as a way to inform Stratford Rotary's membership of the progress of the program and to illicit feedback from our members.
3. Assisting in the program's community education efforts by disseminating the educational materials developed through the program through our email lists.

As the Town prepares to initiate its first brownfields program with funding from this grant, Stratford Rotary is committed to supporting their efforts and providing assistance so that Stratford's neighborhoods and residents can thrive in a clean environment.

Sincerely,

A handwritten signature in cursive script that reads "Mary Ann Vlahac".

Mary Ann Vlahac
President
Stratford Rotary

Stratford Community Fund
2283 Main Street
Stratford, CT 06615

October 13, 2010

Ms. Diane Kelley
EPA Region 1
U.S. Environmental Protection Agency
One Congress Street
Boston, MA 02114-2023

Dear Ms. Kelley:

On behalf of the Stratford Community Fund, I would like to extend our full support for the Town of Stratford's application to the U.S. Environmental Protection Agency's Brownfields Program. The Town of Stratford is applying for a \$400,000 community-wide Brownfields assessment grant that the Stratford Community Fund believes will improve the physical health of Stratford's children and families and the economic health of its neighborhoods and communities.

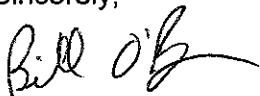
A non-profit, charitable organization, the Stratford Community Fund is celebrating twenty years of serving the Town of Stratford. Its mission is to promote the happiness, well-being, quality of life, and general welfare of the community.

Ridding Stratford of brownfields and engaging in sustainable redevelopment are key priorities for the Town and for the Chamber of Commerce. The legacy of contamination left behind by Raymark, the U.S. Army Engine Plant and the Town's manufacturing history have created a significant environmental problem that threaten the Town's public health, its morale, and goals for a 21st century Stratford. The Stratford Community Fund recognizes that Brownfields pose their own threats and barriers to meaningful community and economic development that must be addressed as well.

- 1) To that end, the Stratford Community Fund is committed to playing a key role in a Stratford Brownfields assessment program. Specifically, we commit to providing the program with a small grant of \$500 to help support the public education phase of the proposed project. Funds can be used for materials duplication, newspaper ads, and any other method of communication the program utilizes to educate the public about the impacts and opportunities of brownfields in Stratford.

As the Town prepares to initiate its first Brownfields program with funding from this grant, the Stratford Community Fund is committed to supporting their efforts and providing substantive assistance so that Stratford's neighborhoods and residents can thrive in a clean environment.

Sincerely,



Bill O'Brien
President