



State of Connecticut

Department of Economic and Community Development

Office of Brownfield Remediation and Development

2020 Municipal Brownfield Grant Program Application

Assessment and Remediation

Program Description

The purpose of the Municipal *Brownfield* Grant Program as per [C.G.S Section 32-763](#), is to provide grants to municipalities, Connecticut brownfield land banks and economic development agencies for the eligible costs of brownfield remediation and assessment projects.

Note

This is a State of Connecticut funded program and this application will determine the eligibility of the applicant and/or project to apply for the program.

Please be sure to refer to the Notice of Funding Availability (when posted at www.ctbrownfields.gov) and include all relevant attachments that support any information and statements being provided in this application.

All applicants have to be approved at the pre-application stage and should be invited to submit this full application form for any project.

This application may be reviewed by the Connecticut Department of Energy and Environmental Protection (DEEP) and other state or quasi-state agencies.

Projects funded under this program may be subject to the Connecticut Environmental Policy Act ("CEPA"), other environmental regulations, and DECD regulations related to procurement and bidding procedures.

Please contact DECD at brownfields@ct.gov for further information on program requirements.

PLEASE READ CAREFULLY: The response fields included within this application have been assigned character limit restrictions. Please be sure that all text is visible in the provided spaces prior to signing the form. Once the document has been signed, any text extending beyond the space provided WILL NOT BE VISIBLE. Please adjust your response lengths accordingly.

SECTION I PROJECT DETAILS / MERITS

1. **Applicant:** Town of Plainville
2. **Project Name:** 1 & 63 West Main Street (Former White Oak Corporation) Redevelopment
3. **Amount of Financial Assistance requested:** \$ 1,170,000.00
4. **Project Address:** 1 & 63 West Main Street

City: Plainville **ZIP Code:** 06062

Total Site Acreage: 14.76 **# of Parcels:** 2

Please list parcel-level detail in table below.

Parcel Address	ZIP Code	Parcel ID / Tax-Assessor ID	Acreage
1 West Main Street, Plainville, CT	06062	25-E-20	14.59
63 West Main Street, Plainville, CT	06062	25-E-24	0.17

5. Please provide a detailed overview of the proposed project.

General guidelines are provided below; however, use your best judgement to help us understand the project, and include any relevant project details. Include or attach graphics illustrating the map/block and lot, site redevelopment plan, clean-up plan etc.

A. Background/History of the Project Site:

Brief summary of general site and property characteristics; previous use of property, whether it is an adaptive reuse project, contamination history and timeline, name of the "Potentially Responsible Party" for contamination present on site, any other relevant information.

The site ("White Oak") consists of two parcels; 1 & 63 West Main Street, located in Plainville's core downtown. The nearly 15-acre site has consisted of various retail ventures beginning in the early 1900s. Most recently, the site served as the office & operation center of White Oak Corporation, a former highway/heavy construction firm which was prominent in CT & much of New England. The last contract was in April 1997 & since ~2003 has sat vacant. Due to nature of on-site work, previous marketing attempts by the owner have failed due to unknown contaminants in & around building & site. The Town secured DECD Brownfield Assessment funding to complete a full ESA, confirming site contaminants, & is now seeking remediation funds. The Town will take title to the property, sell it to selected developers - Manafort Newport Realty, LLC - & work with the group to remediate & redevelop the key site into a mixed-use development. Submitted proposal is attached. The Town & Manafort Newport Realty are currently in MOU negotiations to outline a development timeline & finalize development details. Neither the Town nor Manafort Newport Realty are responsible for present contamination. Estate of Roger L. Toffolon, Trustee (Former White Oak Corp. owner) is the tie. Contamination is present on-site & occurred over an extended period of operation. An Access & Option Agreement is in place with the current owner, the Town has been accepted in the ABC Program, and the site has received a groundwater reclassification from DEEP.

B. Redevelopment Plans and End Use:

Brief summary of proposed end use and redevelopment plans. Discuss market demand for the proposed use. If available, attach the market demand study. Provide summary of presence of private developer, if any - details can be provided under Question 6.

The selected development team is Manafort Newport Realty, LLC. As proposed, mixed-use development consists of: 25k SF of medical office, 23k SF of industrial condos, 4k SF community building, 17k SF of retail (new & renovated), 160 multi-family units, 7 acres of open space, inclusion of CTDOT's effort to close the Farmington Canal Heritage Bike Trail, & 392 parking spaces. The Site has been identified by the local Plan of Conservation & Development as a key parcel for redevelopment to spur downtown revitalization and as a potential Planned Development District. The proposal is in line with local Plan of Conservation & Development & the regional Comprehensive Economic Development Strategy goals. There is unanimous support from local Boards, Commissions & Agencies, & existing downtown businesses.

The proposal addresses the Town's identified need for rental housing, additional parking in the downtown area, promotion of economic development, rejuvenation of downtown, & enhancing the Town's character. Per developers, a strong market exists for medical office space & industrial condo spaces for contractors & trades people. Additional retail space offers opportunity to recruit business & further grow activity in the downtown.

C. Feasibility of Redevelopment:

Brief summary of feasibility studies to confirm constructability of the project and the proposed reuse. Attach any available feasibility studies such as structural analysis etc.

Existing two-story White Oak building to be renovated into 8+/- residential apartments on the second floor, general office space on first floor. Option remains to renovate first floor to offer 15+/- offices & lease to individual small business dependent on demand. Existing industrial building/garage will be cleaned, renovated & leased into multiple industrial related/trades people tenants. Existing Quonset hut on north side of property will be demolished for other development components, while Quonset hut on south side of property will be renovated & repurposed into community center.

D. Infrastructure Requirements:

Brief summary of existing infrastructure required for successful redevelopment or the extent to which the project will use/improve existing infrastructure, any additional needs. Details can be provided in Question 8.

Existing: Office multi-use – 5,200SF, attached back office 1,680SF, attached warehouse 7,476SF, attached industrial bays 16,800SF. Two detached Quonset huts 23,000SF. One Quonset hut will be demolished. Other existing infrastructure will be abated & redeveloped into mixed-use of office, retail, community building, apartment units. Industrial bays will be redeveloped into industrial condos. Abatement plan attached. New infrastructure will include 25,000SF medical office building, additional 5,000SF industrial building, 5,000SF new retail with 8 apartment units above, & 3 new apartment buildings consisting of 140 units. Existing will be addressed first, with phased build-out of new with appropriate tenant sign on to secure funding. Associated parking/thru ways. Conceptual plans attached.

E. Project Benefits:

Brief summary of the economic and community development opportunity, municipal support, contribution to the community's tax base, potential for job creation, housing creation, improvement in health and safety etc.

The proposal addresses a key, long vacant, parcel in our downtown & addresses various needs identified in our Plan of Conservation & Development including rental housing, rejuvenation & enhancement of downtown, & developing Town character. Additionally, inclusion of medical office space & industrial condos addresses sector needs. The current site is vacant & is delinquent in over \$1 million in taxes as of January 2021. The proposal is a total investment of ~\$30 million in downtown. Taking value of construction at \$23.34 million produces a projected annual tax revenue of \$742,248 based on current mill rate, along with a projected \$972,868 of one-time revenue (purchase price & permit fees). It is projected the redevelopment will create 50 construction jobs during build out, 90 full-time on-site jobs following build out, and 240 residents added to the downtown area to grow activity & support local businesses while beautifying a long vacant & contaminated industrial site. This project is envisioned to be an anchor tenant, spurring other revitalization efforts and increasing economic activity in the surrounding downtown area.

Revenue projections based off current proposal fully built out & current mill rate. Calculations are attached along with support from local & regional Boards, Commissions, and Agencies.

F. Environmental Investigation:

Brief summary of the environmental status, including investigation activities conducted to-date. Details can be provided in Questions 11 and 13.

Fuss & O'Neill first completed a Phase 1 ESA on the properties in 2006. Following DECD Assessment funding in 2017, the Town engaged Loureiro Engineering (LEA) to complete a full and updated Phase 1, 2, & 3 ESA, Well & Sensitive Receptor Survey, Hazardous Building Material Investigation, Potential Reuse Study, RAP, Floodway Assessment, & 3 conceptual redevelopment scenarios with remedial cost estimates which have been further defined following an expanded scope of work & testing during Phase 3. Contamination that is present is in line with the site's previous use as a highway/heavy construction firm. LEA has delineated those AOCs. Copies of full reports have been attached to this application and sent to DECD as part of the Town's grant file for 2017 assessment funds.

The Town has applied & been accepted into the ABC Program and will enroll in the Voluntary Remediation Program after taking title to the site, pending DECD funding. Development team will do the same following sale. A groundwater reclassification from DEEP going from GA to GB has been approved. The Town issued an RFQ to engage a private developer and during solicitation & site walkthrough, share the aforementioned investigation & activities. All reports attached to submission.

G. Clean-up Plan:

Brief summary of the proposed remediation/abatement/clean-up plan and activities (by LEP). Details can be provided in Questions 11 and 13.

The RAP completed during assessment activities by Loureiro Engineering (LEA) was done prior to engaging the selected development team. LEA completed a number of planning items-including conceptual redevelopment scenarios with remediation cost ranges. The Plainville Town Council selected "Plan B" (attached) which featured a mixed-use redevelopment & acted as the end goal with which the RAP was completed. Manafort Newport Realty submitted a mixed-use redevelopment which closely resembled the supported "Plan B". Though not exactly the same, the RAP should be applicable. The RAP advises a groundwater reclassification (GA to GB), soil excavation with onsite consolidation, soil excavation with off-site disposal, implementation of institutional controls (i.e. asphalt pavement or building) in line with State & Federal guidelines as applicable, & enrollment into a State regulatory program (Voluntary Remediation). Prior to remediation activities, proper permitting, approvals, health safety plan, & public notice will be filed. During remediation, site preparation, erosion control, site security, proper excavation, sampling & analysis, staging & relocation, off-site disposal, site restoration, record keeping

& reporting and post-remediation monitoring & reporting will be completed. Town has completed a number of these steps. Developers to begin remediating existing buildings first to get the property back on the tax roll, sign tenants, then begin remediation/construction on rest of the site in conjunction with LEP & RAP. Demo/abatement plan is attached

H. Prepared Workbook:

Has the application used the EPA/DEEP PREPARED Workbook? If so, please attach the relevant outputs and provide a brief summary:

The EPA Prepared Workbook has been completed multiple times - most recently following ESA reports & engaging development team - attached. General findings are the Town remains in a good place to see project completed. Contamination is delineated, RAP is in place, development team has experience & local buy-in, open communication between all stakeholders, & support on local, regional & state level. Approved funding remains biggest hurdle. Remediation estimates provided by LEP. When funding is in place, start process of taking title, enrollment in Voluntary Remediation Program, selling to developers, remediation per LEP reports & developer outline, redevelopment, & getting property back on tax base with the highest & best use, while serving as an anchor tenant to spur revitalization in downtown Plainville.

I. Project Costs and Budget:

Brief summary of the estimated project costs and budget for remediation and redevelopment, status of fund assembly, gaps in funding, other funding sources that are being sought, such as federal or state historic tax- credits, low income housing tax credits, bank financing etc.. Detailed breakout can be provided in Question 12 and Section III. I Financing.

Estimates of remediation developed by LEP around "Plan B" which closely resembles submitted developer plans. Delineation of contamination from ESA led to estimated soil/water remediation of \$300k-\$1m. Range is dependent on ability to cap contaminated soil. While developers are willing to do so where possible, excavation will be needed, especially on ~7acres of proposed open space on north side of development. To provide a safety net for applicant & DECD, requesting full \$1m for soil/water remediation. Per HBMI survey, remediation is needed on existing structures, estimated to be \$170,000 leading to requested fund total of \$1,170,000. Remediation to be completed with DECD Brownfield grant.

Redevelopment is estimated to be ~30m as proposed, with ~\$23.3 million being construction/renovation. Developers intend to secure bank financing. Reference letters for principals of Manafort Newport Realty, LLC are attached. Town also offers a tax abatement program in which developers could apply. Would lessen immediate burden while full build out occurs.

J. Timeline of Remediation and Redevelopment.

Brief summary of the timeline, anticipated project start date, completion of pre-development activities to date.

Attached is a project timeline submitted by development team with an anticipated start date of June 2021 following DECD funding notice. Timeline walks through anticipated steps involved with application submission, design, abatement/remediation of existing building & site, demolition, and redevelopment/construction. Project remains in good condition to begin after funding notice – assessment reports are complete & previous grant closeout anticipated to begin shortly. Negotiations between Town and development team are on-going for final design. First step is remediation of existing building to get property back on tax roll - developer demo/abatement plan attached. Additional site work will commence after. Anticipated that DEEP approval of groundwater reclassification to GB should also simplify remediation on site.

K. Any other relevant information:

Use additional space if needed for above responses.

In discussions with Deputy Director Chandy prior to submitting our pre-application, we discussed the possibility of a “pass through” agreement where the Town would apply & receive funds, pass them through to the Manafort Newport Realty development team who would be able to serve as Construction/Project Manager & work with LEP for remediation. Doing so would ensure the remediation is done in conjunction with development plans with coordination allowing for the most efficient & cost-effective result. The Town wants noted that while this would be the preferred approach to this project & would like to work towards this agreement via negotiations with the State following a funding notice, the Town is also willing to follow the more traditional agreement terms. Regardless of the final agreement details between the Town of Plainville & CT DECD, the Town remains fully committed to the remediation & redevelopment of the former White Oak property.

6. If partnering with a private developer, please provide the following information:

A. Approval from Town Council/Board of Alderman/Board of Selectman/Applicant Board to partner with the Applicant (please attach Approval):

At their February 1, 2021 meeting, the Town Council unanimously motioned to authorize the Town Manager & Town Attorney to negotiate an MOU with Manafort Newport Realty, LLC for a mixed-use development of White Oak as detailed in their RFQ proposal from September 2020. Meeting minutes are attached.

B. Status of redevelopment plans in conjunction with a remedial plan (Conceptual Site Plan, 10%, 30%, 60%, 100%):

RAP formed around conceptual "Plan B" prior to developer engagement. Developer plans closely resembles RAP's goals & process. Should be largely applicable & could be further tailored to specific development when details are finalized. Allow for refined timeline & need for any confirmation sampling.

C. Status of assembling funding sources to complete project (please attach Project Budget/Proforma and commitment letters from other funders):

Developers have created a preliminary project budget based on submitted plans which is attached. Also attached are reference letters for principals of Manafort Newport Realty LLC from various banks illustrating willingness for funding. Full investment is estimated to be ~\$30million as proposed, with ~\$23.3 million being construction/renovation. Based on ESA and estimates provided by LEP, Town is seeking \$1,170,000 of Brownfield funding for remediation of soil/water and existing structures to be renovated and reused. While capping is preferred, excavation will need to take place, particularly on ~7 acres of proposed open space on north side of the property. To provide a safety net for applicant & DECD so project can be completed, requesting full \$1m for soil/water remediation in addition to \$170,000 for existing building remediation.

7. Please describe status of discussions with municipal elected officials, boards and committees; community groups and other key stakeholders. Attach municipal support letter (if applicable):

A. Does the project have site plan, other planning and zoning approvals, variances etc. from the host municipality to move ahead with the project? If no, what is the status and timeline of obtaining the same?:

Letters of project support from local Council/Boards/Commissions/Businesses & regional stakeholders are attached. Stakeholders have been kept in loop through process. At this point, no, the project doesn't currently have approvals from the Town as MOU/Development Agreement negotiations are still taking place. The developer will apply for a Planned Development District application to Planning & Zoning. This will require a zone change, text amendment & master site plan application. Planning & Zoning are aware of where things stand with the project. Estimated 8 weeks from submittal to approval, including wetland permits. Other permitting associated with project will be filed with the Building Department. Approvals are granted as permits are filed & a delay is not envisioned in approval after above items are addressed.

B. Does the project require local inland wetland permits and if so, have they been obtained/applied for? What is the status?:

Yes, the project will require an Inland/Wetland permit to be filed with the proper Commission. This will be done in conjunction with applications for the Planned Development District.

C. Please list any other local, state or federal approvals or permits which will be necessary for the project to proceed and the timetable and process to achieve them.:

Local: Planned Development District, Inland/Wetland, Flood Plain Permit (8 weeks). State: OSTA permit - traffic study set to commence soon, DOT encroachment permit/curb cut, DEEP General Permit for Discharge of Stormwater and Dewatering Wastewaters from Construction Activities. Unknown timeline at this point, although as project is tied to State funding, assume an expedited effort on State's part. Every effort will be made by Town/developers to file in an expedited fashion. Federal: Unknown at this time, but assumed none.

- 8. Does the project site have all necessary public utilities, roads and other infrastructure required for the redevelopment project? Yes ☒ No ☐** If no, what additional public utilities would be required and what is the expected cost of construction?

Utilities for existing building of 1 West Main include gas, electric, sewer, water, telecommunications & central heat/steam (currently decommissioned). Proposed build out includes renovation & new structures, utilities will be added. Road access is in place via 63 West Main, though creation of new entrance/exit way with realignment from existing road proposed to help traffic flow. Traffic study to be completed. Build out will include new circular roadway through development. Floodplain controls, as needed, to be built.

- 9. Mills/Historic Structures: Does the project include or assist in reuse or rehabilitation of any mills or historic structures (appearing on the National Register of Historic Places, State Register, or a designated Local Historic Property)? Yes ☐ No ☒ Details:**

The property doesn't meet definition of any such designations. A Historic Resource Survey in 1983 did list a portion fronting West Main as being part of a historic downtown the Town may consider establishing. That effort was never undertaken. As noted to SHPO, CT survey incorrectly lists 45 West Main Street (not part of proposed project) as 63 West Main Street. Have requested the correction be made. Neither 1 nor 63 West Main Street should or will be listed in local, CT, or National listings. SHPO form & correspondence attached.

- A. Are you planning to alter, partially demolish or fully demolish any structures on the property?: Yes ☒ No ☐ Details:**

Submitted plans include alterations to buildings on 1 West Main. Existing office space will be remediated & repurposed into second floor apartments, first floor retail/office space. Garage bays will be repurposed into industrial condos for trades people. There are existing, vacant, Quonset huts on the property. Currently propose demolition of one, redevelopment other. Demo/abatement plan from developer is attached for existing building & Quonset huts.

- B. If the project includes alteration or demolition of buildings more than 50 years in age, please indicate the dates of construction for the affected buildings. Details:**

Yes, buildings on parcel of 1 West Main. According to Assessor card, 1920. Proposed to be altered inside to house office/retail space & apartments.

C. Indicate if the State Historic Preservation Office [Project Notification Form](#) has been submitted. Explain. Please attach a copy of the form:

A form has been completed & sent though neither parcel of the proposed project should be listed on State/National historic surveys. CT survey incorrectly lists 45 West Main Street as 63 West Main. SHPO has been made aware as attached form shows requesting correction, awaiting change/confirmation.

10. Flood Management: Is the site located in a 100-year or 500-year flood plain?

If yes, please indicate if any of the proposed buildings will be within the flood plain or regulatory floodway and if there have been any discussions with DEEP regarding the proposed plans? Please attach FEMA/FIRM maps as applicable <https://msc.fema.gov/portal/search>:

Yes, the site is located in the 100-year flood plain. Proposed new buildings will also be located within this flood plain, however, the developer plans to relocate contaminated soil & cap under these new buildings & other impermeable surfaces where possible. Doing so would allow new buildings to be raised out of the 100-year base flood elevation & storage compensation will be performed on site. FEMA/FIRMA mapping is attached.

11. Detailed Environmental Status (please attach supporting documentation):

Are there any DEEP or EPA enforcement actions including consent orders or unilateral orders and notice of violations related to the site? Provide details. Yes ☒ No ☐
Details:

Estate dealt with DEEP regarding past NOV's including delinquent reporting & UGSTs. The Town can't assume responsibility for delinquent reporting. Transmittal between the Estate, Town & DEEP is attached with UGST removal paperwork from consultant retained by Estate. Issue resolved.

Has the property and/or applicant been a previous recipient of DECD or EPA assessment funding? Provide details. Yes ☒ No ☐ Details:

Property: Brownfield Assessment Grant - \$200,000 (Contract: January 2018). Minimal funds remain. Close out will be completed. Applied & received by Town.
Town: Municipal Land Use Enhancement Grant - \$50,000 (Contract: June 9, 2009). Completed. Low impact development regulations adopted.
Town: Open Space & Land Acquisition Program Grant - \$136,220 (Contract: 2008). Completed. 70 acres of watershed land purchased & protected.

Is the project enrolled in or subject to/potentially subject to a State or Federal cleanup program? Provide details. Yes ☒ No ☐ Details:

Town has applied & accepted in ABC Program via DECD. Will enroll in Voluntary Remediation (CGS Sect. 22a-133x) pending remediation funding & taking title to property. ABC acceptance attached. Development team will do the same when property sale completed.

Is the applicant working with the DEEP and/or a Licensed Environmental Professional (LEP)? Provide name of the LEP of record and/or the DEEP Project Manager. Details:

Loureiro Engineering Assoc. for ESA & related reporting. DECD Grant Manager- Don Friday. Unclear moving forward if Loureiro will be retained or DECD will require separate RFP to engage new LEP firm to oversee remediation. To be discussed during Assistance Agreement negotiations with DECD.

Does your overall investigation contain any significant data gaps? What are they? How quickly can you incorporate the missing data in a conceptual RAP? Provide details:

Results of Phase 2 led to an expanded scope of work in Phase 3 to further delineate contamination & AOCs to limit data gaps. Phase 2/3 report notes 3 AOCs that recommend additional investigation, all of which "can be completed as part of remedial investigation, which occurs simultaneously with remediation and development and usually consists of confirmation sampling" per LEP reporting. AOCs where further investigation are required include AOC-1, Former UST which was removed by current owner/consultant with associated reporting/sampling; AOC-3 Oil Water Separator to better delineate three dimensional extent of contamination; AOC-9 Former Hazardous Waste Storage Area within the footprint of existing Quonset huts to better delineate contamination on horizontal basis. These gaps are noted in Phase 2/3 report (p.9-5, 9-6 "Recommendations"), Planning/Reuse Study, Conceptual RAP, & projected remedial cost estimates – the latter two were formed around conceptual "Plan B" which developers' conceptual plans closely resemble. As stated by LEP reporting, investigation can be completed as part of remediation/redevelopment & would be the most expedient & economical to do so.

Has sufficient investigation been completed at the site to evaluate each identified area of concern, and has the extent and degree of each release area and groundwater plume been fully delineated? Yes ☒ No ☐ Details:

Yes, sufficient investigation has been completed, outstanding AOCs noted above. Per LEP, "Phase 2/3 report states that groundwater plumes have been delineated & are likely attributable to contaminated soil in the vicinity of the wells. The documented impacts to groundwater should improve after the soils are removed during remediation, and the GW reclassification from GA to GB should simplify monitoring requirements post remediation." Groundwater reclassification has already been applied for & has been approved by DEEP Commissioner - attached.

Has the completion of investigation been submitted to the DEEP? Yes ☒ No ☐

If yes, please attach the DEEP Transmittal and include notes below, if any. Notes:

Yes, our Brownfield Grant Manager, Don Friday, has been sent copies of all contracted reports completed under our Assessment grant from 2017. A transmittal of the last email is attached. The Town is awaiting final billing from the LEP & will submit what is believed to be the last reimbursement request to the State. Following, will begin any closeout paperwork needed to complete assessment investigation in its entirety.

Has a Hazardous Building Material Survey and/or Demolition Survey been competed? Was extensive destructive hazardous building material sampling completed as part of this survey? Provide details:

Yes, an HBMI was completed by LEP as part of contracted assessment work. Interior infrastructure was sampled and tested for asbestos, lead in paint & PCBs. An additional investigation was completed for asbestos in roof materials for existing infrastructure. Those reports, including details regarding sampling, testing, location drawings & results are attached. General findings are that hazardous materials are present and were located & identified. Results have been shared with selected developer during RFQ process. Development team has also conducted individual walk throughs/estimates of building remediation. Remediation of building is the first priority and will be done in accordance with all local, state and federal regulations. Building remediation estimated to be \$170,000.

Is the Remedial Action Plan conceptual or final? Has the remediation design been done in conjunction with site redevelopment plans? Provide details:

As stated multiple times, the RAP is conceptual at this time. The initial RAP was completed following Phase 2/3 subsurface investigation in March 2020. The Town solicited proposals for redevelopment plans from firms at the end of July 2020. While it wasn't completed in conjunction with developer plans, the RAP was formed around LEP's conceptual "Plan B" redevelopment which the submitted conceptual developer plans closely resemble. Because the Town has selected a developer & proposed plans are in place, the conceptual RAP could be revised to be tailored to the specific development proposal, allowing for a more refined timeline and help identify where additional investigation in the form of confirmation sampling around previously noted AOCs would best be served.

Has the project site been enrolled in a regulatory program? Yes ☒ No ☐ Details:

Voluntary Remediation Program, ABC, BRRP, Transfer Act etc.

Town has applied & accepted into state's ABC liability relief program. Per CGS Sect. 22a-133x will take title & enroll in Voluntary Remediation Program pending funding. Manafort Newport Realty will do the same after taking title from Town per MOU negotiations.

Have detailed abatement and/or demolition plans been submitted to the relevant local, state, and/or federal officials; please provide details and specifics? Please describe if plans are preliminary or final? Provide details:

As final development details are still being negotiated between the town & developers, abatement/demolition plans have not been submitted for review to local, state, federal parties. However, based on details agreed upon to date, the development team has provided an in-depth plan of action related to the abatement & associated demolition & redevelopment of the existing two-story building that had previously served as the office area for White Oak & Quonset huts on site. A full breakdown of ordered steps for each project aspect, along with associated roles of all project stakeholders can be seen in the attachments of this application. All work associated with abatement & demolition will be completed per Corporate Health & Safety Plans (HASP), National Institute for Occupational Safety & Health (OSHA), USEPA, USDOT, CTDEEP, CTDPH & all other applicable local, state and federal provisions.

Have the relevant abatement and/or demolition permits and approvals to start work been received (local, DEEP, DPH and/or EPA)? Provide details:

Not at this date, please see above. Will submit to all necessary stakeholders pending DECD funding & the final development details agreed to between Town and developers.

Any other relevant information:

(use additional space if needed for above responses)

12. Clean-up Estimates/Budget:

Please provide detailed cleanup-budget with complete breakout of remedial activities by line item (example, soil excavation, transportation and disposal, engineered controls, capping, paving, building foundation, landscaping, parking, environmental land use restrictions, demolition, abatement, etc.). Section III, Question 1 can include the broad totals.

Estimates of remediation developed by LEP around "Plan B" which closely resembles submitted developer plans. Delineation of contamination from ESA led to estimated soil/water remediation of \$300k-\$1m. Range is dependent on ability to cap contaminated soil. While developers are willing to do so where possible, excavation will be needed, especially on ~7 acres of proposed open space on north side of development. To provide a safety net for applicant & DECD & to better ensure proposed project is fully realized, requesting full \$1m for soil/water remediation. Per HBMI survey, remediation is needed on existing structures, estimated to be \$170,000 - leading to full requested amount of \$1,170,000. Remediation to be completed with DECD Brownfield grant. A breakdown of costs by each AOC for soil/water remediation is included in the attachments. Please note, this document refers to Plan B as "Scenario 2".

Developers have created a preliminary project budget based on submitted plans which is attached. Full investment is estimated to be ~30million as proposed, with ~\$23.3 million being construction/renovation. The preliminary budget was created around the table on p.18 of this application. Please note that funds requested under "Site Work" line item in attached developer preliminary budget are earmarked for separate, future, DECD funds and are not part of current application request. Solely meant to provide a more complete vision of total project costs/investment.

Have cost comparisons been made between proposed remedial methodologies? Provide Details. If available, please provide EPA's Analysis of Brownfield Cleanup Alternatives (ABCA) report:

Ranges were provided by LEP to address AOCs on-site & were formed around 3 redevelopment scenarios provided. This was completed after further delineation in Phase 3. Again, "Plan B" preferred; developer's plans closely resemble. Range is dependent on ability to cap contaminated soil. While developers are willing to do so where possible, excavation will be needed, especially on ~7 acres of proposed open space on north side of development. To provide a safety net for applicant & DECD & to better ensure proposed project is fully realized, requesting full \$1m for soil/water remediation. Additionally, per LEP HBMI Survey, remediation of existing buildings to be \$170,000 leading to total requested amount of \$1,170,000. ABCA report is attached.

13. Please provide information on the following activities that have been completed for the site(s). Attach documents/reports as available and applicable.

Please attach a current Phase I ESA prepared for the Applicant in accordance with the ASTM Standard Practice and DEEP's Site Characterization Guidance Document.

Reports as Applicable	Consultant Name	Date Completed	Submitted to DEEP (Y/N)	Summary of Results/Estimates
Phase I ESA	Loureiro Engineering Assoc.	March 2021	Y	Potential env't'l condition/previous activities. Assumed AOCs
Phase II ESA	Loureiro Engineering Assoc.	March 2020	Y	18 AOCs ID'ed on site - soil/water. Recc'd further testing.
Phase III ESA	Loureiro Engineering Assoc.	March 2020	Y	Further testing/delineation. 3 AOCs noted for further remediation noted above
Remedial Action Plan:	Loureiro Engineering Assoc.	March 2020	Y	Designed around "Plan B" concept from LEP. Developers plan similar.
Hazardous Building Material Survey:	Loureiro Engineering Assoc.	April 2019	Y	Asbestos, Lead Paint, PCBs identified within structure. Details in attached report.
Asbestos Survey:	Loureiro Engineering Assoc. (as part of HBMI)	April 2019	Y	Identified in existing interior structures & roof materials.
Lead Survey:	Loureiro Engineering Assoc. (as part of HBMI)	April 2019	Y	Identified in existing interior structures
PCB Survey:	Loureiro Engineering Assoc. (as part of HBMI)	April 2019	Y	Identified in existing interior structures

Demolition Survey:	Manafort Newport Realty LLC	March 2021	N	Conceptual demo activities on existing building. Attached.
Remedial Design :	Loureiro Engineering Assoc.	March 2020	Y	Designed around "Plan B" concept from LEP. Developers plan similar.
Structural Analysis:				
Planning & Resuse Study	Loureiro Engineering Assoc.	March 2020	Y	Characteristics, land use options, tech/permitting considerations, recommendations
Well & Sensitive Receptor Survey	Loureiro Engineering Assoc.	March 2019	Y	ID potable water wells, sensitive uses, wetland areas, etc.

SECTION II ECONOMIC AND COMMUNITY DEVELOPMENT IMPACT

- 1. Is the project currently located within a designated Distressed Municipality (Enterprise Zone), Public Investment Community and/or Targeted Investment Community? Describe.**

For more information on designations and definitions, please visit the following links - for [Distressed-Municipalities](#); [Enterprise Zones](#); [Public Investment and Targeted Investment Communities](#)

Yes, while the proposed project area isn't located in one, the Town of Plainville does have two designated Enterprise Zone classifications – Contiguous Municipality Zone and Bioscience Zone.

- 2. Is any part of the project located within a designated Opportunity Zone (OZ) or adjacent to an OZ?. Explain. Is this project related to an OZ project?:**

Visit map of [Designated Opportunity Zones and Locations](#)

No, no Opportunity Zones are present in the Town of Plainville.

3. **What is the current appraised value of the project site and the appraised value once remediated/cleaned and redeveloped (please attach property appraisal with projected redevelopment):**

1 West Main-\$1,529,200, 63 West Main-\$16,800 (2016). Estimated appraisal of redevelopment: \$23,340,000 based on full proposed built out utilizing provided construction costs as value. Tax impact below is for Year 1 after full development with current mill rate & no incentives.

4. **Summary of the subject property's tax contribution to the municipal tax base:**

Subject Property Tax Impact	
Most Recent Year	Projected Year 1 After Development
\$ 0.00	\$ 742,248.00

5. **Please provide the number and type of permanent jobs expected to be created by the redevelopment project:**

Projected 90 full-time, permanent jobs. ~240 residents added in immediate downtown

6. **Is the project supportive of the industrial sectors identified in DECD's economic development strategy. Provide proof or justification:**

(please list all that apply - Advanced Manufacturing; Aerospace & Defense; BioScience & Healthcare; Film, TV, Digital Media; Financial Services; Green Energy; Insurance; Technology & Innovation).

The proposed development plan includes a 25k SF medical office building which will directly meeting DECD's goal of increasing healthcare/bioscience sector. Additional sectors of focus may be met depending on eventual tenants of development.

7. **Is the project supportive of other DECD's initiatives? Provide proof or justification:**

(please list all that apply - workforce and/or mixed-income housing, transit-oriented development, proximity to transit, use of renewable energy, reuse of historic property/mill, tourism supportive, and/or urban food desert solutions)

The site provides access to transit as there are stops for the CT FastTrack Hartford/New Britain/Bristol line and CTTransit New Britain/Bristol line on West Main Street directly in front of the parcels of focus. Opportunity remains for a possible Transit Oriented District. Proposed project is seen as an anchor tenant in downtown area, spurring further revitalization & economic impact possibilities for the Town & surrounding area. While not DECD specific, developers are willing to run a connection point of the Farmington Canal Heritage Trail through development & into downtown area further

increasing project & downtown exposure, economic impact, & revitalization efforts to Plainville's downtown. Plainville remains the last gap in the trail which runs from New Haven to Massachusetts and has been a long time focus of CT DOT. Town staff and DOT remain in contact regarding the proposed layout and planning of the three-part trail. Project funding would lead to tie in of multiple state agency initiatives as well as private-public partnerships.

SECTION III FINANCING AND BUDGET DETAILS

1. Please fill out the Budget table below:

If budget information is based on contractor bids or other formal estimates, please attach copies of the bid/estimate documents. Feel free to include any funds spent on investigation and predevelopment activities. Include any comments or special notes in the space provided.

Numbers below combine funds spent to date via DECD Assessment grant & projected costs from developers. Specific developer-only budget attached. Please note "Site Work" line item is for the creation of boulevard, landscaping, etc. & is meant to provide a clearer overall idea of costs – it will not be sought in this grant. Requested amount of DECD Remediation funds based on LEP ESA investigation/HBMI Survey is \$1,170,000. Questions 2-4 utilize this figure in place of Total Env't'l Cost est. on attached developer budget, & eliminate "Site Work" line item as not part of this application request

Project Activity (Use of Fund)	Source of Fund						
	DECD	Other State	Federal	Local	Private	Developer	Total
Land purchase				\$ 1		\$ 500,000	\$ 500,001
Environmental							\$ 0
Assessment	\$ 209,714						\$ 209,714
Remediation	\$ 725,000						\$ 725,000
Abatement	\$ 412,000						\$ 412,000
Monitoring	\$ 20,000						\$ 20,000
Demolition						\$ 120,000	\$ 120,000
Construction						\$ 23,340,000	\$ 23,340,000
Administration soft costs						\$ 1,180,000	\$ 1,180,000
Development fee						\$ 4,026,000	\$ 4,026,000
Legal costs	\$ 4,500					\$ 100,000	\$ 104,500
Contingency						\$ 1,401,100	\$ 1,401,100
Site Work	\$ 2,100,000					\$ 1,400,000	\$ 3,500,000
							\$ 0
Total	\$ 3,471,214	\$ 0	\$ 0	\$ 1	\$ 0	\$ 32,067,100	\$ 35,538,315

***Note:** Please make sure to differentiate debt and equity among the various financing sources in the Proforma.

2. What is the applicant share and/or developer equity in the project?:

(Equity may include assessment costs, local bonding, cash, administrative expenses, predevelopment expenses, property acquisition costs, deferred developer fee and other investments by the applicant relevant to the project. Details of developer financing should be provided under Section 1. 6C.)

Developer equity: \$23.3 million in redevelopment/construction costs & other administrative & soft costs as described in attached preliminary budget. Town equity: assessment activities, legal costs, property acquisition per Agreement & lost tax revenue to date.

3. What is the expected leverage of DECD funds compared to total project costs?:

(DECD Funds/(Total Project Cost minus DECD Funding))

0.038 - calculations attached

4. What is the expected leverage of the DECD funds compared to the applicant and developer contribution?

(DECD Funds/Applicant and Developer Contribution)

0.038 - calculations attached

SECTION IV APPLICANT EXPERIENCE

1. Provide up to five examples of similar scale remediation and redevelopment projects that the Applicant/Partners has undertaken:

For each project: Provide project name; address; project scope; total project costs; details of funding sources; if DECD/other state agency funding was involved; project period; indication if project was completed on time and on budget; project issues and how they were resolved, and project testimonials and contact information.

Newport Realty Group, LLC

The Townhomes at Ringgold Estates - 35 Ringgold Street, West Hartford, CT
25 Luxury Townhomes

Obtained necessary local & state approvals. Acquired the site. Demolished several structures that resided on the property. Performed site work and upgrades to the sewer & water systems serving the property. On a phased approach, constructed the townhome units which were located in five various sized buildings. Purchase the land May 2018 & closed-out the development with the final sale occurring September 2020.

Project Budget: \$5,000,000 – completed on-time on budget

Funding Source: Partner equity & bank financing.

Contact: Tony Valenti (860) 276-8068 – tony@lovleydevelopment.com

Contact: Mark Lovley (860) 276-8068 – mark@lovleydevelopment.com

Newport Realty. Steele Center-9,10,29&55 Steele Blvd. Berlin, CT. Mixed-use TOD. Via RFQ, granted preferred developer for TOD. With Berlin, obtained all local & state approvals for development. All properties acquired by Newport. 9– three story 25k sf mixed-use building- 7k sf of commercial space & 16 multifamily units. Construction March 1, 2021 with completion & occupancy late 2021. 10– 13k sf MOB. Construction as tenants realized. 29– one-story 1,600 sf building to house a food offering. Construction as tenant realized. 55 – Four-story building with 60 multifamily units. Covered parking for tenants under the building. Construction first quarter 2022. Total project budget: \$18,000,000 – anticipated 2023-24. Funding Source: Partner equity & bank financing. Contact: Tony Valenti (860)276-8068, tony@lovleydevelopment.com

Manafort Brothers. Bedford Square-59 Post Road East, Westport, CT 06880
The Bedford Square project is a 155,000sf mixed use structure & new parking garage, including the renovation of the existing fire house. MBI completed site & civil work, utilities, demolition, finishes, sidewalks, curbs, asphalt paving, landscaping, guardrail, fence work, line striping. Also completed concrete work including foundations, slabs, superstructure, concrete work in existing firehouse, pads, stairs, site stairs, site planter walls. Total Contract Value: \$15,307,742.00. Funding(Specific): Private-Owner-Bedford Square Associates. June 2015-March 2017. Reference: The Chrusciel Group, Steve Chrusciel, (413) 246-8450, schrusciel@chruscielgroup.com,

Manafort Brothers. Preston Site Redevelopment-Former Norwich State Hospital 14 Route 12, Preston, CT. To make way, former Norwich State Hospital needed to have ~50 structures demolished & soil and subsequent remediation work performed. CT sold the 393 acre property to Preston in 2009 & since then over \$20 million has been spent cleaning property & demolishing buildings for new development. MBI will end up excavating, hauling & capping some 200,000cy of impacted & clean material. Over 14 months of first phase, MBI worked with Tighe & Bond tracking removal. Total Contract Value: \$5,400,000.00. Funding (Specific): Local, State, DECD, Grants. June 2018 to November 2020. Reference: Jim Bell, (860) 334-4313, jbell@prestonriverwalk.com

Manafort Brothers. Wickford Junction Commuter Rail Station. 10 Rod Road, North Kingston, RI 02852. The Wickford Junction Station was the first design/build project for Rhode Island DOT. Consisted of design & construction of 1,100-space parking garage, 850ft high level platform & station lobby. 3,700 feet of new railbed construction, on & offsite road improvements, finishes & decorative hardscapes. Completed under budget, ahead of schedule & received multiple industry regional & national awards. MBI served as the Design Build Prime Contractor for the project & self-performed a majority of the work including. Total Contract Value: \$24,940,289. Funding (Specific): Fed. & Rhode Island. August 2009-April 2012. Reference: Rhode Island DOT - James Eng, (857)368-8963, james.eng@DOT.State.MA.US

2. Please list the project team members. Please summarize their experience and skillset to undertake such projects.

(Developer, environmental professionals, environmental attorneys, financial partners, development consultants, municipal officials, development companies, etc.).

Manafort Newport Realty consists of principals from Manafort Brothers Inc, Newport Realty, & TWM Development. Full resumes are included in attachments.

Justin Manafort: Exec. VP of Manafort Brothers (MBI), nationally recognized leader in construction & demolition industry. MBI has led decommissions in various nuclear reactors & has overseen the demolition, remediation & redevelopment for municipalities, private businesses & state governments. More project details noted above.

Mark Lovley: Pres. Lovely Development. Licensed & insured home builder serving greater Hartford region since 1985, with 1,200+ custom homes. Lovely has expanded into purchase, renovation, & management of commercial properties from shopping plazas and professional office space to apartment buildings. Hartford County Home Builder of the Year (2006), Irving Stitch Award for exceptional construction service (2014).

Tony Valenti: Principal, Lovely Development. B.S. in Hotel Administration, Minor in Finance. Started in hospitality industry for several national chains, working up to corporate level executive positions where he worked on domestic & international development, marketing & sales. Established New England Hotels in 2000 focusing on ground-up development & acquisitions of hotels. Licensed Real Estate Broker specializing in food/beverage, hotels, tenant & landlord representation for retail, office, mixed-use properties. Active member of ICSC & other professional organizations.

Tabitha Manafort: Owner/Manager TWM Development. Has overseen purchase, renovation & restoration of 40+ homes in greater Plainville area, & is extending into commercial redevelopment & new home construction.

Loureiro Engineering: To date, has served as LEP for full ESA & associated planning reports & guided Town through Ground Water application & evaluation of conceptual development. Offer suite of services including assessment, engineering, construction, environmental testing & safety, waste management & more. Contracted with local & state governments as well as private industry.

Town of Plainville: Consists of Town Council, Town Manager, Planning, Economic Development, Engineering. Have worked in conjunction with those noted above & local & state stakeholders throughout the White Oak project to date. Secured Brownfield Assessment Grant (2017) for full ESA. Engaged LEP via RFP to oversee ESA, negotiated Access & Option Agreement with current property owner, issuance of RFQ for private developer with MOU/Development Agreement, strong history of grant management.

SECTION V CHECKLIST OF DOCUMENTS

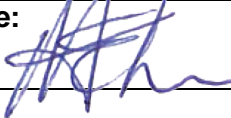
Please attach copies of the following required documentation:

- ☐ Site Plans, Remediation Plans, Redevelopment Plans (Supporting Graphics)
- ☐ Market Study, if applicable
- ☐ Municipal Support Letter
- ☐ SHPO Project Notification Form
- ☐ Supporting Environmental Documentation
 - ☐ Current Phase I ESA
 - ☐ Phase II ESA
 - ☐ Phase III ESA
 - ☐ Completion of Investigation Transmittal form
 - ☐ Remedial Action Plan
 - ☐ Hazardous Building Material Survey
 - ☐ Other Environmental Reports
- ☐ Property Appraisal (with projected redevelopment)
- ☐ Timeline of Proposed Project
- ☐ Feasibility Studies/Structural Analysis
- ☐ FEMA FIRM Maps
- ☐ ABCA Report
- ☐ Project Pro Forma Worksheet
- ☐ Project Budget including copies of bid/estimates used to develop the Project Budget



SECTION IV CERTIFICATION BY APPLICANT

It is hereby represented by the undersigned, that to the best of my knowledge and belief no information or data contained in the application and attachments are in any way false or incorrect and that no material information has been omitted. The undersigned agrees that the Connecticut Department of Energy and Environmental Protection (DEEP), the U.S. Environmental Protection Agency (EPA) are hereby authorized now, or anytime in the future, to give the Department of Economic and Community Development (DECD) any and all information in connection with matters referred to in this application. Your application and the contents of your application and our discussions with you are subject to public disclosure. We may communicate with the municipality, state agencies (including DEEP, the CT Department of Housing, the CT Office of Policy and Management, the CT Department of Public Health), the EPA, and the general public. You or the owner may be requested to enroll in the DEEP Voluntary Remediation Program or other regulatory programs, and to cooperate with DEEP and the EPA. Projects funded under this program may be subject to the Connecticut Environmental Policy Act ("CEPA"), as well as other environmental regulations, and DECD regulations related to procurement and bidding procedures. State funding may require placement of a lien on project property. In addition, if the applicant is a private corporation, a personal guaranty may be also required from each owner of 10% or more. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended and agreed to by the DECD. DECD reserves the right to modify or waive any requirement, condition or other term set forth in this Application, to request additional information at any time from one or more applicants, to select any number of applications submitted to this program, or to reject any or all such applications, in each case at DECD's sole discretion. DECD may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this program shall be prepared at the sole expense of the applicant and shall not obligate DECD to procure any of the services described therein or herein from any applicant. DECD shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.

Signature: 	Printed Name: Robert Lee
Date: April 5, 2021	Title: Town Manager

The document cannot be edited once a signature is applied using the sign option on Adobe Acrobat.

Please make sure the application is complete and ALL RESPONSES ARE VISIBLE (start and end of response) prior to applying your signature.