



State of Connecticut

Department of Economic and Community Development

Office of Brownfield Remediation and Development

Municipal Brownfield Grant Program Application

Assessment-Only

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.

PLEASE NOTE: This application forms is associated with the request for funding for assessment work only.

Note

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

Applicants may be denied funding based on PART A – Threshold Eligibility Section without the review of PART B.

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 are 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.

PART A (THRESHOLD ELIGIBILITY SECTION)

SECTION I APPLICANT & PROJECT INFORMATION

1. **Applicant:** The Corporation for New Milford Economic Development

Federal Employer Identification Number (FEIN):

Business Address: PO Box 387

City: New Milford

ZIP Code: 06776

Contact Name: Alexander Carpp

Title: Chairman

Telephone: (860) 355-3001

Email: info@corporationNMED

2. **Type of Organization (please refer to [C.G.S. Sec. 32-760](#) for definitions)**

☐ Municipality

☐ Municipal Economic Development Agency

☒ Non-Profit ED Corporation formed by municipality(ies)

☐ Non-Profit Corporation or LLC formed by a municipality or related entity

☐ Regional Council of Government ☐ Land Bank

☐ Other, describe

3. **Project Name:** East Street School Property Assessment

4. **Amount of Financial Assistance requested:** \$ 130,000

5. **Project Address:** 50 East Street

City: New Milford

ZIP Code: 06776

Total Site Acreage: 4.63

of Parcels: 1

Please list parcel-level detail in table below.

Parcel Address	ZIP Code	Parcel ID / Tax-Assessor ID	Acreage
50 East Street	06776	35/2/158	4.63

NOTES:

SECTION II APPLICATION ELIGIBILITY THRESHOLD CRITERIA

1. Is the Applicant the property owner?: Yes ☐ No ☒

If no, please provide the name of the current property owner and describe how and when ownership or access to property (if needed), will be obtained.

The previous owner of the East Street School property was the New Milford Board of Education. The NMBOE turned over the property ownership to the Town in 2023. The Town currently owns the property. The Town will grant access to their property for assessment purposes and for the developer for planning purposes. See attached documentation of access.

Please attach the Letter of Intent, Purchase and Sale Agreement, Access Agreement or other documentation from owner indicating willingness to provide access. Please attach the tax assessor's property card(s).

2. Does the property and project meet the definition of a "Brownfield" (see definition below)?
Yes ☒ No ☐

Please include a description of why site may be considered a brownfield:

The East Street School property is considered a brownfield because it contains asbestos in its original building materials. Asbestos was commonly used in construction materials prior to the 1980s, including in insulation, flooring, and ceiling tiles. In August 2023, an Indoor Air Quality Assessment revealed widespread mold contamination, leading to the building's closure and a Hazardous Building Materials Assessment was also conducted and the findings from that show lead based paint, PCBs, and asbestos.

3. Please provide the following information:

Please describe the current use of the property:

Vacant ☒ Abandoned ☒ Underused ☐ Operating / In Use ☐

Current/Prior Usage Details (including relevant time periods):

The East Street School was originally built in 1931 and served as an educational facility. It functioned as a public school for many years, providing classroom space for various grade levels. Over time, the building's usage evolved, and in the early 2000s, it was no longer actively used as a school. The school board moved into the building in 1982 and moved out in 2022. In 2023, mold, asbestos, lead based paint and PCBs were detected and the Board of Education turned the property over to the Town.

If property is abandoned/vacant, how long has the property been abandoned/vacant?

Town property has been vacant/abandoned since November 2022.

Tax Status (*current, delinquent, foreclosure*): Current

“Brownfield” Definition: As per C.G.S Section 32-760, “Brownfield” means any abandoned or underutilized site where redevelopment, reuse or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the redevelopment, reuse or expansion of the property.

- 4. Does the applicant, project partners and/or any related affiliates have any direct or related liability for the contamination on the property? Describe. If available, please attach the Phase I Environmental Site Assessment (ESA) for the property.**

The Corporation for New Milford Economic Development does not have direct or indirect environmental liability for East Street School property in this application. There is no Phase I ESA of this property. The purpose of this application is to conduct an updated hazardous materials Inspection and cost estimate plan as well as a Phase I ESA and if necessary a Phase II for the property.

- 5. Is the subject project site in the Property Transfer Act Program ([C.G.S Section 22a-134a](#))?**

Yes ☐ No ☒ If so, please identify any Certifying Party:

This is not applicable. It does not meet the definition of an Establishment.

PART B – PROJECT DETAILS

SECTION I PROJECT DETAILS / MERITS

1. 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 including how the grant funding would be utilized for the project. Include or attach graphics illustrating the map/block and lot, assessment plan etc.

A. Knowledge of Contamination History/Background.

(Brief site operational history - previous use of property and dates; "Potentially Responsible Party(ies)" for contamination present on site if available; high level understanding of potential areas of concern identified based on operational history; knowledge of/potential for additional constituents of concern (including emerging contaminants) based on operational history; description of potential hazardous building materials; other site specific details identified that would help understand the plan and estimated costs):

The contamination history of East Street School property stems from a combination of the building's age, construction materials, and periods of neglect. When the school was originally built in 1931, materials like asbestos were commonly used for their fire-resistant properties, and these materials were incorporated into flooring, insulation, and ceiling tiles. Asbestos was not known to pose significant health risks at the time, but its dangers became apparent over the decades as research revealed that exposure to asbestos fibers could lead to severe respiratory diseases, including lung cancer, mesothelioma, and asbestosis.

In addition to the presence of asbestos, the building also faced mold contamination. The school was closed in the early 2000s, and after years of vacancy, environmental inspections uncovered the presence of mold in the structure. Mold thrives in damp, poorly ventilated environments, which can be exacerbated in older, neglected buildings. Mold can release harmful spores into the air, leading to potential health hazards, particularly for people with respiratory conditions or weakened immune systems. There is an underground oil tank that has been tested and reported as passing the criteria set forth by the US EPA.

The combination of mold, asbestos and other hazardous materials in the building led to East Street School property being classified as a brownfield site. This designation is given to properties with contamination concerns that pose a risk to public health or the environment, requiring environmental assessments and remediation before the site can be safely repurposed into senior affordable housing. The contamination history of the East Street School underscores the challenges of managing older properties and highlights the need for careful mitigation of health hazards in order to make the site safe for future use.

The Board of Education owned the property up until 2023 when it was then turned over to the Town.

B. Preliminary Environmental Investigation.

(Has any preliminary environmental investigation taken place. Are there any Phase I Environmental Assessment Studies or other initial environmental studies available? Please attach all available studies.):

In August 2023, an indoor air quality assessment was conducted by Fuss & O'Neill, which revealed significant mold contamination throughout the building. The report is attached.

Fuss & O'Neill also conducted a Hazardous Building Materials Inspection, which revealed asbestos, lead-based paint, and PCBs.

A Phase I ESA has not been completed, but as a result of these preliminary investigations and the findings by Fuss and O'Neill, a Phase I ESA is necessary. If there are additional findings, a Phase II site assessment will be conducted.

C. Project Need and Description.

(Explain why the Applicant is taking up the assessment activities on the site. Is there any interest for development of the property? Provide a comprehensive description of the assessment plan and activities. Is the assessment plan consistent with the Remediation Standard Regulations (RSRs), the Site Characterization Guidance Document (SCGD), the DPH/DEEP/EPA protocol etc.):

The Town of New Milford has received an LOI with Vallone Ventures, LLC. (attached) The intention is to transform the school building into a cultural center. This idea aims to repurpose the historic property into a space for the arts, with a focus on creating a hub for the community that will host events, performances, exhibitions, and more, attracting both locals and visitors. This would not only breathe new life into the building but also enrich the local cultural scene. Another proposed use for the redevelopment includes providing housing for artists. The plan involves turning part of the property into affordable living spaces for creative professionals, which would make the site an attractive destination for the artistic community. Artists' housing is often seen as a way to foster creativity while also helping to revitalize areas that might otherwise be underutilized. The redevelopment of such a property is seen as a way to contribute to the economic revitalization of the area. By repurposing the building into a cultural center, workforce and senior housing, the Town could attract more visitors and residents, which would help stimulate the local economy through tourism, arts-related activities, and increased demand for local businesses. New Milford faces a growing need for senior housing due to its aging population and the desire of many older adults to age in place within their community. Currently, there is a shortage of affordable options for seniors in Town, with many on fixed incomes struggling to find suitable living arrangements.

D. Other Supplemental Site Information, if any – this section will not be scored.

(Does the site include any historic or known archaeological resources? Please include any DEEP or EPA enforcement actions including consent orders and notice of violations related to the site. Does the property fall under a State or Federal cleanup program? Has the project site been enrolled in a regulatory program - Voluntary Remediation Program, ABC, BRRP, Transfer Act etc.):

The building was built in 1931; the Town will work with the developer to retain historical features during the development process. This approach highlights the importance of maintaining the building's character and heritage while adapting it for modern use.

The Town will encourage the developer to seek out historic tax credits to preserve the important historic features of the building.

There are no known archaeological resources on site.

E. Estimated Costs and Budget.

(Please provide a detailed budget in the table below. Explain how the estimates were arrived at. Highlight any non-DECD funding that have been or will be committed to the project. Details can be provided under Question III.2)

Project Activity (Use of Fund)	Source of Fund						
	DECD	Other State	Federal	Local	Private	Developer	Total
Land acquisition	\$ 5,000						\$ 5,000
Other Pre-dev	\$ 5,000						\$ 5,000
Assessment Details							
Phase I ESA	\$ 5,000						\$ 5,000
Phase II ESA	\$ 35,000						\$ 35,000
Phase III ESA	\$ 25,000						\$ 25,000
RAP	\$ 5,000						\$ 5,000
HBM Survey	\$ 5,000						\$ 5,000
Asbestos Survey	\$ 20,000						\$ 20,000
Lead Survey	\$ 10,000						\$ 10,000
Demo Survey							\$ 0
Remedial Design							\$ 0
Structural Analysis	\$ 10,000						\$ 10,000
Other (Management)	\$ 5,000						\$ 5,000
Other (specify)							\$ 0
Other (specify)							\$ 0
PM							\$ 0
Total	\$ 130,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 130,000

SECTION II

ECONOMIC AND COMMUNITY DEVELOPMENT IMPACT

- 1. Is the project currently located within a designated Distressed Municipality or Enterprise Zone? Describe.:** For more information on designations and definitions, please visit the following links - for

[Distressed-Municipalities](#); [Enterprise Zones](#)

Although New Milford is not located in a Distressed Municipality or an Enterprise Zone, the proposed site does fall within an environmental justice block. The proposed redevelopment of East Street School property into a cultural center and senior/artist affordable housing is situated within an Environmental Justice (EJ) block, an important factor in the planning and remediation process.

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

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

The project is not located within a designated OZ or adjacent to an OZ, nor is it related to an OZ project. The proposed developer will seek (deed restricted) affordable housing funding for the senior housing portion of the project.

- 3. Describe the locational benefits of the project site in relation to the local community, municipality, region, and state. What is the potential of the site in terms of generating community benefits and economic value?:**

The site is located in close proximity to the town center, making it easily accessible to residents and visitors. This central location is ideal for fostering community engagement and ensuring that the redevelopment project can serve as a hub for local activities, such as cultural events, exhibitions, or social gatherings. The site is near key local amenities and services, including transportation, healthcare facilities, schools, and shopping areas. This proximity allows residents—especially seniors and artists, who may be among the primary users of the site—to easily access daily necessities, healthcare, and community services. Redeveloping a vacant or underutilized property in a prime location can increase nearby property values. The successful redevelopment could lead to a sustainable source of revenue for the town. This redevelopment would not only preserve a historic building but also create a vibrant, sustainable asset for New Milford's future growth and prosperity.

A. Is the site located within half-mile radius of one of the existing or planned stations on AMTRAK, MetroNorth, Shore Line East, CTfastrak transit lines, or other bus stations with frequent daily service? Please describe:

The East Street School property site is conveniently located 0.3 miles near a HART bus stop on East Street, providing access to local public transportation. This proximity to the HART bus line enhances the site's accessibility for residents, visitors, and potential users, particularly for seniors or those without personal vehicles. There are ongoing discussions to extend Metro-North train service to New Milford, Connecticut. DOT has conducted studies on the extension.

B. Is the site easily accessible by road and highway? Describe:

East Street School property site in New Milford is easily accessible by road and public transportation. It is located near East Street, which connects directly to key local roads and highways. The site is conveniently situated for vehicular access, with Route 7 and Route 202 nearby, both of which are major roads in the area.

C. Does the site have a waterfront and accessible to any waterways? Describe:

The East Street School property site in New Milford does not have a large waterfront or direct access to any major waterways. The Housatonic River is adjacent and is the subject of the Riverfront Revitalization Plan which will bring many visitors to the community and project area.

D. Is the project site within a downtown, urban/rural center or a regional hub? Describe.:

The East Street School property site in New Milford is located in a downtown area, which is considered part of the Town's central urban center. New Milford itself is a small town with a historic downtown district that serves as the commercial and cultural heart of the community. This central location makes the East Street School site well-positioned for community and regionally focused redevelopment, as it offers easy access to the downtown area and the broader New Milford community.

E. Is the project site identified in the state and local plans for development? Describe:

The East Street School property site is identified in New Milford's POCD for development. The designation for the site is in a Historical District. This initiative aligns with the Town's broader efforts to revitalize the downtown area and preserve its historical character. The East Street School, constructed in 1931, is listed on the State and National Registers of Historic Places as part of the New Milford Center Historic District. Community members and local officials have expressed strong support, believing the project will enhance New Milford's arts scene and attract visitors, contributing to the economic development of the downtown area.

F. Is the project site identified in the regional [Comprehensive Economic Development Strategy](#) report as a priority site?

The project site is identified in the regional CEDS as a priority site. Repurposing a municipally owned building for a current use and put back on the tax rolls is a resilient strategic strategy within the CEDS. The New Milford POCD plan also calls out the repurposing of the East Street School property as well.

G. Is the site within or adjacent to any planned local, regional or state district/hub?

Provide proof or justification:

(Advanced Manufacturing; Aerospace & Defense; BioScience & Healthcare; Film, TV, Digital Media; Financial Services; Green Energy; Insurance; Technology & Innovation; Tourism)

The East Street School property site in New Milford is located within the town's downtown area, which could be considered a local district hub due to its central location and proximity to key services, businesses, and cultural spaces.

New Milford itself is considered a regional hub for surrounding towns, providing essential services, retail, and cultural amenities to the local population. The site is adjacent to the downtown district, which is a key area for economic and community development within New Milford. It is also within reach of transportation routes, making it easily accessible to residents and visitors.

The arts and culture economy plays a vital role in New Milford's growth and vibrancy. The Town's rich historical and artistic heritage has become a cornerstone of its identity, attracting residents, tourists, and visitors to its cultural offerings. The presence of local galleries, artists, performances, and events not only enriches the community but also drives economic development by supporting businesses such as restaurants, shops, and lodging.

The arts contribute to New Milford's appeal as a destination for cultural tourism, drawing people from outside the area and stimulating local spending. Additionally, the arts provide a platform for creative professionals, fostering job creation and offering opportunities for community engagement. By investing in the arts, New Milford can continue to attract artists and creative businesses, fostering a dynamic, innovative environment that benefits both the economy and the quality of life for its residents.

The arts and culture economy is a key driver of economic vitality, community connection, and place-making in New Milford, making it an essential focus for the town's ongoing development.

SECTION III DEVELOPER INTEREST/NON-DECD SUPPORT

- 1. Is there interest in the property for future development purposes? Please provide details of any interested developers and future development plans. Has the Applicant done an RFP/RFQ for development of the site? Is the site zoned for the potential end use?:**

The Town has an LOI with Vallone Ventures, LLC for the redevelopment of 50 East Street. The future master plan for the site involves the the historic rehabilitation and conversion of the existing school building into (21) Artist in Residence Lofts, located on the Upper Ground, the 2nd and 3rd floor plans of the school building. The units will be deed restricted affordable, with first preference given to artists who live and work within their loft. The proposed creation of the East Street Cultural Center, on the Lower Ground Floor Plan of the school intended to be leased back to, and operated by, the Town. A new three story, (40) unit multi-family residential building in the northeast portion of the site, with 100% of units deed restricted at affordable rates, with preference given to residents 55+. The plans are also to complete redesign of pedesrian access and surface parking layout. The Town will do draft an RFP/RFQ in the future.

- 2. Please describe the non-DECD funds committed to the project:**

(Could include costs for preliminary assessment, market studies, property acquisition and other predevelopment expenses)

The Town has previously comitted and spent \$48,983.52 in 2023 on preliminary investigations consisting of an Indoor Air Quality Assessment and a Hazardous Building Materials Assessment.

- 3. Have there been any market demand studies been done for the site or the surroundings? Please describe. If there are other ways that the Applicant has gauged the value for developing the property, please describe?:**

There was a market study done in 2020 for the Town. In general findings, the population of older adults (60+) is growing both in absolute number and as a share of total residents. The aging population is causing a shift in demand for the type of housing, services, and consumer goods. The lack of housing options is making it difficult to attract new residents and employees as well as retain older residents as they age. Senior housing and aging-in-place options are in the greatest demand and present a development opportunity, as well as job growth in healthcare.

The arts community has always thrived in Town and has been an important part of the tax base and its cultural heritage but artists lack affordable working space to create, display and share their art. This project will help enlarge the asts as an economic driver in town.

SECTION IV APPLICANT EXPERIENCE

1. Provide up to five examples of similar scale assessment/ remediation/brownfield redevelopment projects that the Applicant/Partners/Parent-entity 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.:

1. The Town of New Milford was awarded a \$199,000 grant from the CT Department of Economic and Community Development Office of Brownfield Remediation and Development for environmental assessment and investigation was to explore the development of the Hidden Treasures property, located on West Street. The work conducted assessed the potential for the restoration of the ruins of the Ruggles/Stilson Mills and Hydro-electric Plant as part of an Industrial Heritage Trail, connecting the downtown and the proposed New Milford River Trail Greenway. A \$10,000 grant obtained from First Light was applied to this project, as a match.

2. Through the New Milford Corporation For Economic Development , the Town has had success in being awarded \$200,000 in assessment funds for the relocation of the Department of Public Works, located at 6 Youngs Field Road. The Town is assessing the properties so that a remediation strategy can be developed and funded for the future private development of the properties as a whole. The public works property is presumed to have some level of contamination both in the land via (gas and oil leakage and in the buildings, (asbestos, lead, PCBs etc). All four parcels of the DPW will become part of the Phase One of the New Milford Riverfront Revitalization Project. Three of the properties, #6 and #20 Youngs Field Road and 72 Housatonic Avenue are currently used by the Town's Public Works Department, which will be relocated to a new site over the next 1-2 years. The Town of New Milford dedicated \$500,000 of ARPA money to study, design, and estimate costs for land use options as the location of the Riverfront Revitalization project.

3.

4.

5.

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

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

Pete Bass, Mayor has served six terms as a Town Council Member and was sworn in for his fourth term as Mayor in December 2023. He has managed capital projects including the New Milford High School roof, the Lanesville fire substation expansion, Riverfront Revitalization, and capital reserve fund utilization.

Jack Healy serves as the Director of Public Works for New Milford, Connecticut, a position he has held since November 2019. He oversees the town's infrastructure projects, including the construction of a new, state-of-the-art Public Works facility on the former Century Brass site. Jack's extensive experience in public works management includes previous positions as the Public Works Director and Town Manager in Berlin, as well as the Public Works Director in Litchfield.

Dale Kroop is an experienced economic and community development professional with over 40 years in the field. He has managed projects exceeding \$150 million and administered more than \$100 million in state and federal grants across Connecticut. He has personally managed over 100 state and federal grants, including several through DECD

Alexander Carpp serves as the Chairman of The Corporation for New Milford Economic Development, a non-profit organization dedicated to promoting business growth and job opportunities in the town. He is a retired economic development professional at the state and local level.

Victoria Carvalho serves as the Grant Writer and Compliance Specialist for the Town of New Milford's and Economic Development Department, playing a pivotal role in securing funding and ensuring compliance for various Town projects.

SECTION V DOCUMENT CHECKLIST

Attach copies of the following required documentation:

Please attach copies of the following documentation, as applicable.

All documents with an asterisk* are required documents.

Please note: All documents should be numbered and named in accordance with the checklist items below PRIOR to submittal to DECD

- ☒ 1. Tax Assessor Property Card(s)*
- ☒ 2. Letter of Intent to Purchase Property/Purchase and Sales Agreement
- ☐ 3. Access Agreement or documentation from owner indicating willingness to provide access
- ☐ 4. Phase I ESA (if available)
- ☒ 5. Site Plans and other graphics/photos describing project
- ☒ 6. Any available preliminary assessment reports

SECTION VI 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: Alexander Carpp
Date:	Title: President

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.