

EXECUTIVE SUMMARY

The National Housing Partnership Foundation has established West River Housing Company, LLC to remediate and redevelop the 4.42-acre, MLK/Tyler site located at 16 Miller Street (the "Site") to accommodate 56 units of affordable housing and ancillary community space (the "Project"). The Site is on Frontage Road and Martin Luther King Boulevard, near West River parkland, and accessible to Connecticut Transit service and Route 34. Barnard School is located a short distance from the Site.

Environmental investigations conducted by HRP Associates, Inc, indicated that remediation of the site will be needed prior to construction of the Project. Remediation will primarily include excavation and off-site disposal of soil impacted with lead, PAHs, and buried wood debris. In areas on which no new buildings will be constructed, the site will be backfilled with clean fill material and paved to cap contaminant levels acceptable under the Connecticut Remediation Standard Regulations.

The City has applied and received \$1,300,000 in funding from the Connecticut Department of Economic and Community Development's Municipal Brownfields Grant Program to conduct said remediation project.

The remediation of the site began on April 6, 2023. On May 19, 2023, while excavating test pits, asbestos containing materials (ACM) were discovered. In accordance with the Connecticut Department of Public Health an Alternative Work Practice request was submitted and approved, allowing for the excavation and disposal of the newly discovered ACM. This remediation plan incurred additional costs above the original estimate.

On July 21, 2023, in accordance with CGS Section 32-763 (f), the City requested (from the Connecticut Department of Economic and Community Development's Municipal Brownfields Grant Program) an additional funding allocation equal to fifty percent (50%) of the original awarded amount, or \$650,000.00, for a total grant of \$1,950,000.00, to address the increased costs in remediating the asbestos containing material from the site. The remediation work was completed on September 8, 2023.