



# Brownfields Cleanup Revolving Loan Fund Pilots

## Stamford, CT

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

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EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund program (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

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### BACKGROUND

Stamford (population 110,000) focuses its brownfields activities on the Stamford Harbor Redevelopment Project, seeking to restore the harbor area to a major economic and recreational resource. Restoration of the harbor will also provide a much-needed economic boost to Stamford's two lowest-income neighborhoods, Waterside and South End, which are located within a State Enterprise Zone. Waterside's population is 71% minority, with 25% of families living below the poverty level, while South End's residents are 80% minority with a 16% poverty rate. The property for the second BCRLF loan represents the first brownfields redevelopment project in the South End. The City hopes it will be the catalyst for the cleanup and redevelopment of the many more sites that exist in the neighborhood.

In July 1998, EPA selected the City of Stamford for a Brownfields Demonstration Assessment Pilot. The Demonstration Assessment Pilot designation is a part of EPA's commitment to Stamford as a Brownfields Showcase Community. Stamford has used its \$200,000 Demonstration Assessment Pilot funds to stimulate redevelopment of the harbor and the adjoining neighborhoods by conducting Phase I and II environmental assessments and is integrating the Demonstration Assessment Pilot with the Showcase Community activities.

Blues Brothers, LLC, a contract vendee acting through its managing member, is the BCRLF borrower for this project. Blues Brothers, LLC, will purchase the site from the

EPA selected the City of Stamford for a Brownfields Cleanup Revolving Loan Fund (BCRLF) Pilot in September 1999. The BCRLF Pilot is intended to build upon the work already conducted by the City. Under this program, EPA has provided the City with \$500,000 to capitalize its revolving loan fund. Using the BCRLF Pilot funds, the City will provide loans to public and private parties for the purpose of cleaning up brownfields sites in the City. This fact sheet summarizes the second loan made by the City under their BCRLF Pilot.

### STRUCTURE OF BCRLF PROGRAM

The City of Stamford through the Stamford Community Development Office is the Lead Agency for the BCRLF program and will be responsible for ensuring that environmental cleanups are done in compliance with all applicable laws and regulations and that the BCRLF funds are used for authorized purposes. It will also act as the fund manager. The U.S. Army Corps of Engineers (USACE) will assist the City by providing Brownfields Site Management services. EPA will provide funding to the USACE for these services through an Interagency Agreement. The City will then enter into a Memorandum of Understanding with the USACE to outline their respective roles and responsibilities.

### BCRLF BORROWER

current owner, Palmer-Coleman Associates, LLC, and conduct the abatement and removal of environmental contamination on the property using BCRLF loan funds.

Upon cleanup and redevelopment, the property will be leased for the operation of a retail motorcycle shop, Harley-Davidson of Stamford and a maintenance facility. The City will loan the borrower \$160,000 for the cleanup of the site.

#### BCRLF CLEANUP SITE

The proposed site is an irregularly shaped parcel comprised of five contiguous lots totaling 0.672 acres and situated in a mixed use area. The site has 2 two-story brick and masonry buildings that were built in the early 1900s and cover approximately 30 percent of the available land space.

Historically, the property at 575 Pacific Street had been occupied by a machine shop, a knitting mill and a specialty laboratory. The property at 579 Pacific Street had been used for a laundry facility, an electric motor repair shop, a plastics research laboratory and cabinet making. The lots on Garden Street had been occupied by a brass foundry, a photo engraving shop and an electric motor shop. Portions of these parcels are currently in use by a religious group, a knitting firm, and a company that stains and waxes unfinished furniture. These site are also currently used for the storage of vehicles, automotive parts, Indian furniture and art.

Phase I and II site investigations of the property were completed in May 1999 by Hygenix Inc., a consultant hired by the borrower. These investigations discovered chromium, lead, cadmium, and total petroleum hydrocarbon contamination in soils throughout the site. The site is also contaminated with benzo(a)anthracene, benzo(b) flouranthene, benzo(k)flouranthene, and benzo(a)pyrene. Arsenic was detected on one location on the site. The contamination was found at concentrations which exceeded the Connecticut Department of Environmental Protection's Commercial Direct Exposure Criteria. The Groundwater Protection Criteria was not applicable to the area based on its GB classification. In addition, following the Phase II investigation, PCBs were also found at the site.

Contamination on the site is believed to be from former industrial uses including plastics manufacturing and foundry operations.

#### PROPOSED SITE REUSE PLAN

Removal of contaminated soil and development into a retail motorcycle shop, Harley-Davidson of Stamford.

#### BCRLF LOAN LEVERAGING

The BCRLF loan is expected to generate between 5-6 full-time, permanent *retail/repair* jobs.

#### CONTACTS

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For additional information, contact the RCRA/ Superfund Hotline at: (800) 424-9346 or visit the EPA Brownfields website at:

<http://www.epa.gov/brownfields>

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Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.

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