DEPARTMENT OF
PUBLIC WORKS

November 16, 2015

Ms. Catherine Smith
DECD Commissioner
Connecticut Department of Economic and Community Development
505 Hudson Street
Hartford, CT 06106

Dear Commissioner Smith:

Thank you for this opportunity to request Round 8 Brownfield Funding from the Connecticut Department of Economic and Community Development (DECD) to improve an unsightly, underutilized former trash incinerator site in the Elmwood section of West Hartford. This grant application requests $200,000 in funding to conduct a Phase I, Environmental Assessment, Phase II, Environmental Site Investigation, and a Hazardous Building Materials Assessment.

This assessment will bring the Town closer to its long term goal and future vision to build an Anaerobic Digestion plant or provide similar technology on this site so that it can grow its recycling footprint, bring jobs to the region and provide services to support the State's new 60% recycling goal.

West Hartford, like many communities in the northeast, used to burn its solid waste in its own incinerator. In 1972 the incinerator was shut down and the facility was converted into a transfer station. This revitalization and redevelopment effort delivers a solution to a 40 year problem. Without State aid this project would not be possible.

Thank you for the opportunity to submit our application and for your consideration. If you have any questions, please do not hesitate to call.

Sincerely,

John Phillip, Director of Public Works
Town of West Hartford

TOWN OF WEST HARTFORD

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State of Connecticut

Department of Economic and Community Development

Office of Brownfield Remediation and Development

Remedial Action and Redevelopment Municipal Grant Program Application

Program Description

The Connecticut Remedial Action and Redevelopment Municipal Grant Program will provide grant funds to municipalities and economic development agencies who are eligible to receive Brownfield Grants under Connecticut General Statute Chapter 588gg. The goal is to fund approximately eight to ten projects that will perform remediation, abatement, and demolition activities prior to redevelopment of the brownfield site(s) and six to eight projects which will conduct environmental site assessments. Additional goals include leveraging the maximum amount of non-State funds possible to increase the economic impact of the State's investment, reactivating long-stalled sites and encouraging job creation.

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 Rating and Ranking and Notice of Funding Availability (NOFA), and include all relevant attachments that support any information and statements being provided in this application*. This application may be reviewed by the Connecticut Department of Energy and Environmental Protection (DEEP) and other state or quasi-state agencies. Information for this application such as the Notice of Funding Availability and Rating and Ranking sheet may be found at www.ctbrownfields.gov.

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

SECTION I APPLICANT INFORMATION

1. **Applicant:** Town of West Hartford

2. **Address:** 50 South Main Street, West Hartford, CT 06107

3. **Contact:** John Phillips, Director of Public Works

   Telephone: 860-561-8101 **Fax:** 860-561-8141 **Email:** JohnP@WestHartfordCT.gov

4. **Type of Organization**

   ☒ **Municipality** ☐ **Economic Development Agency**

4. **Type of Funding Requested**

   ☒ **Assessment (maximum $200K)** ☐ **Remediation (maximum $2m)**

5. **Amount of Financial Assistance requested: $** 200,000

6. **Have you ever participated in any funding programs managed by DECD? Describe program, amount, contract date, and current status:** Yes, in 2012 the Town received a pass through grant in the amount of $143,256 for the Relocation of the Children's Museum from Trout Brook Drive to another location in West Hartford. In 2013, the Town also received an additional pass through grant in the amount $134,744 in funding from DECD for the Relocation of the Children's Museum. In 2014, the Town received new pass through funding in the amount of $35,400 for Early Childhood Development in association with the West Hartford Science Center. According to Robert R. Griesmer, president and chief executive officer of the New Children's Museum the museum is "fully committed to making sure the New Children's Museum resides in its new location by June 30, 2017."

7. **Have you ever participated in any funding programs managed by other Connecticut State agencies? Describe program, amount, contract date, and current status:** Yes, the Town of West Hartford receives funding from various Connecticut State agencies. Attached are West Hartford's State audits showing all the entities and amounts from 2010 through 2014. (See Appendix A)

8. **Please provide the following demographic information related to the municipality in which the proposed project is located:**

	Municipality	State	National
Unemployment:	4.00%	**5.5%**	**5.1%**
Median Household Income:	$80,061	**$69,243**	**$52,762**
	Resources to Complete Table: Unemployment - Department of Labor: http://www1.ctdol.state.ct.us/lmi/laus/lmi123.asp Median Household Income (Median Nonfamily Household): See OBRD Website		

SECTION II **PROJECT INFORMATION – Attach supporting documents as needed for all responses.**

1. **Project Address:** 25 Brixton Street **Site Acreage**: 15.8 **# of Parcels**: 1

2. **Property Owner:** Town of West Hartford

   If applicant is not the property owner, how and when will ownership be obtained? N/A

   If applicant is not the property owner, how and when will site access be obtained? N/A

3. Describe how this property is proposed to be developed in the future (mixed use, commercial, residential, industrial etc.)

The Town recently partnered with a new operator of the site. The new operator has plans to improve the site in the near term with minor enhancements. However going forward the Town is looking to make major improvements to the site by partnering with the operator to build an Anaerobic Digester where the incinerator building now stands to service the region.

The property at 25 Brixton Street is currently a commercial property that houses the West Hartford Recycling Center and will remain the Town's Recycling Center. The property currently has an old trash burning facility that was decommissioned in the mid 1970's. This funding and future requests will assist the Town in paying for the removal of that building and the necessary assessment, remediation, abatement and monitoring services.

The future plans for the site includes the development of an Anaerobic Digestion plant or similar technology. The property will continue to be used at the West Hartford Recycling Center but the improvements will make the site cleaner, safer and more accessible to West Hartford residents and businesses. These improvements will allow for site expansion so that the Town can grow its recycling jobs and services to support the State's new 60% recycling goal.

The property is located in a General Industrial District (IG), which is intended to be used for commercial and industrial purposes.

4. Please provide a detailed overview of the proposed project. Include information regarding current interest for development, potential for job creation, housing creation, or improvement in health and safety.

Please describe the proposed development timeline (include attachments as needed): The initial funding is sought to help support the necessary work to assess the environmental conditions of the site and to remediate prior to safely tearing down the shuttered facility. Phase I of the project will consist of conducting a Phase I Environmental Site Assessment, a Phase II Environmental Site Investigation and a Hazardous Building Material Assessment.

To the extent the demolished building materials can be safely reused, those materials will serve to help grade the site to make it flatter and more functional.

Steps have already been taken by the Town, using its Recycling Center contractor, Supreme Forest Products (SFP), to begin initial site improvements. Phase I of site development began in September, 2015 when SFP's contract with the Town commenced. The first 90 days of work resulted in a more level, organized and functional site as well as the administrative processes require to bring process to bring the site in compliance with DEEP permits.

Phase II of the project will be to remediate the property and remove the incineration building with the assistance of local funds and additional help of a subsequent Brownfield's grants. Once the building is removed, usable materials from the building will provide the fill needed to grade and level the area where the incineration plant building currently sits. Once removed, abated and regraded, the Town can construct a small administrative building for facility operations as well as rehabilitate or rebuild garage areas for storing recyclables that need to be kept dry and safe before reaching their reprocessing destination, such as discarded batteries, electronics and oil.

Phase II work will create 10-20 construction jobs plus an additional 10 full time and 10 part time positions to accommodate increased recycling materials handling and operations.

Phase III will be the installation of an anaerobic digestion facility or similar technology to produce clean energy for Town use through available State clean energy programs. It is envisioned that this initiative will be funded by state, local and private funding. Additional full time jobs are expected during the construction and operation phases of the project.

Please describe the proposed development timeline (include attachments as needed):

- September 1, 2015 – November 30, 2015: Phase I initial site work
- November – January 30, 2016: DEEP permitting compliance
- September 1, 2016 or upon approval – December 31, 2016: Phase II incineration building removal, remediation and regrading of property. Upon removal, new administrative facility construction and remaining garage building repair and access improvements.
- January, 2016: begin Phase III planning and development of the expansion of recycling services on site.

5. **What is the appraised value of the site(s) if remediated ("if clean"):** $4,840,000. Please see Appendix B for the full appraisal.

6. **If applicable, please provide all relevant project financial information (i.e., development pro forma, development sources and uses; include attachments as needed):** Pro forma data is not yet available.

Please describe how the State's financial investment is required to advance the remediation and/or redevelopment project (i.e., the "but for" rationale): Given the magnitude of work to be done in order to safely remove the building, the Town will be unable to undertake the needed work without the assistance of this program.

West Hartford will be requesting additional funds to develop an Anaerobic Digester or similar technology at 25 Brixton Street to provide renewable energy, create jobs, and revitalize an underutilized site. Without State aid this project would not be possible. This revitalization and redevelopment effort delivers a solution to a 40 year problem. The Anaerobic Digester envisioned for this site will serve West Hartford and the surrounding communities by recycling food waste, and other organic waste to generate clean energy, heat and produce rich compost.

7. Please describe status of discussions with municipal elected officials, relevant municipal committees (i.e., Planning and Zoning), community groups and other key stakeholders: In recent years, municipal officials and other relevant municipal committees have been informed and have engaged in discussions regarding the potential to reuse the site. On February 7, 2013, John Phillips, Director of Public Works presented his Departments long term capital plan to a subcommittee of the Town Council, the Community Planning and Physical Services Committee. The discussion included the future demolition or reuse of the incinerator building and, improvements to the recycling center. Four Town Councilors attended the meeting. On December 2, 2013, John updated the Committee and discussed the preparation of Request for Information (RFI) to seek potential partners for better utilization of the land and building. On March 10, 2014, John informed the Committee that a RFP seeking public/private partnerships for the development and utilization of the site was issued. On May 5, 2014, John updated the status of the RFP. On July 17, 2014 John discussed with the Committee that ongoing negotiations with one of the applicants for the public private partnership was occurring and explained the potential to reuse the old incinerator site for collecting organic refuse at schools, food providers and eventually homes. On December 15, 2015, John discussed with the Committee that the negotiations with the developer of the site stalled. A new RFP for the management and recycling of the Yard Waste and Recycling center with the option for an alternate proposal to utilize the site was issued in May of 2015. In June 2015, proposals were received and evaluated, the successful applicant Supreme Forest Products, proposed an option for long term functionality of the site to include demolition of the incinerator plant and the potential to redevelop the site into a state of the art facility. Following a soft opening of the Yard Waste in August, a ribbon c cutting ceremony for the grand opening of the site was held on October 10, 2015. The ceremony presented some immediate improvements to the site, with the excitement of future possibility of developing the site into a state of the art Anaerobic Digester. Present at the ceremony were State Representative Joe Verrengia, Mayor Scott Slifka, Deputy Mayor Shari Cantor, Councilman Leon Davidoff, Councilman Harry Captain and Town Manager Ronald Van Winkle.

Does the project have site plan approval from the host municipality?

Yes ☐ **No** ☒ **Details:** The Town plans to conduct the environmental assessment as the first step toward site remediation. The Town Planner has been made aware of plans to reuse the site and has provided a road map to site plan approval. The town and the developer are in the initial phases of site

design of the new facility. The site plan application and review through the Town's Planning Department would be required once design drawings have been created.

8. How will this redevelopment project address an unmet need within its surrounding neighborhood, municipality and/or region? West Hartford's Recycling Center site has been a property that has been difficult to manage over the years due largely to the retirement of the onsite incineration plant and the lack of funding to perform the necessary remediation and site improvements. West Hartford is a sustainability-minded community and demand for recycling services only continues to increase year-to-year. In that regard it is at the forefront of those areas in the state embracing new recycling mandates with voluntary participation demand throughout the community.

The remediation project will support the State's materials management and recycling objectives. West Hartford's goal, along with its contractor SFP, is to make West Hartford's Recycling Center and programs among the most robust in the State as well as serving as an example of how a state-of-the-art recycling center can and should look and operate

Will the redevelopment project include affordable and/or mixed-income housing? No

9. Please provide a range of permanent jobs associated with the redevelopment project: West Hartford and SFP anticipate 10 to 20 construction jobs associated with the redevelopment project and 10 new permanent jobs as well as 10 part time jobs created to support expanded operations and service offerings.

10. Experience: Please list the project team members (municipal, developer, environmental professional, financing sources, etc.) and indicate the level of experience the team has with similar projects. Include project size, scope, and whether completed on time and within budget.

Municipal- Leading the effort is John Phillips, Director of the Town of West Hartford's Department of Public Works. Besides managing the day to day Public Works operations and capital work, John headed up projects such the $12 million cleanup after Storm Alfred. The October storm piled heavy snow onto full autumn leaf canopies, causing many to crash down, taking power lines along the way. The widespread power outages left many West Hartford residents in the dark for nearly two weeks, creating apocalyptic landscapes in town. John worked tirelessly to restore the streets to pre-storm conditions, worked alongside state and federal disaster teams, and extraordinarily brought the town back on its feet in short order . John served five plus years of service in the United State Navy Sea Bees. His career with the West Hartford DPW advanced when he took on management responsibilities of the town's municipal parking operation in West Hartford Center. John was charged with expanding and developing the parking operation that included two (2) new parking garages as part of a $150 million dollar economic development project of Blue Back Square. John also served as a co-chair of the building committee for the City of Middletown as the town constructed a new $116 million high school. This project is one in John's scope, he has the dedication, determination, motivation and know how to produce successful results.

Kim Holden- Business Operations Manager, Town of West Hartford. A former Senior Staff Planner with the City of Hartford, Kim was instrumental in creating the strategy, vision and team assemblage for the

preparation of a $10 million TIGER grant for the Intermodal Triangle which included improvements to Union Station, Bushnell Park, and integration with CTfastrak. The grant was awarded to the city in spring 2012. Kim also worked on transportation initiatives including Transit Oriented Development TOD proposals, New Britain to Hartford Busway, I-84 Viaduct study, iQuilt plan, Transit Center in the downtown, Downtown Circulation study. Within the first two month with the Town of West Hartford, Kim worked to obtain over $300,000 in FEMA reimbursements following the February 2013 Severe Winter Storm. Kim earned a Master of Business Administration from the University of New Haven in 2004, and has worked on managing municipal capital projects over the past 10 years.

Environmental- The Town of West Hartford has selected Milone and MacBroom, Inc. (MMI) to complete the environmental assessment. MMI is equipped and staffed with qualified personnel to complete all phases of Environmental Site Assessments and Site Investigations. MMI has completed hundreds of such investigation on time and within budget at residential, commercial, industrial and agricultural properties. (Please refer to Appendix C for specific project experience)

Developer- The team at Supreme Forest Products (SPS) brings over 30 years in the construction and development industry. The team includes Kevin Boucher, Founder and President. Kevin grew the Supreme Group from one stand-alone company to five diversified and profitable businesses. Ronald B. Wuennemann, has over 30 years of finance and business management experience in large and mid-size companies in the construction, high-tech, transportation, manufacturing and service industries. Brian Paganini heads up Quantum Biopower a division of Supreme Forest Products. He has been successful in bringing the organics to energy concept to the brink of reality. Most notably, the Southington, CT project has achieved fully funded status and the acquisition of 65 acres of site space positions Quantum to be the first in the State to commission a food recycling facility. Brian's father Martin Paganini serves as the General Manager of Supreme Forest Products. His experience in managing lean organizations over the years while adding revenue, have made him a valued asset within our Forest Products business. Mark Vigneault, Director of Operations is well versed in the processes and equipment for a BioDigester project, and works closely with our technology providers to execute on the ground engineering of such systems. He also works collaboratively with a core of contractors during the build phase to ensure seamless work flow and on-time scheduling to prevent delays.

11. For each property involved in this application 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):

25 Brixton Street is the only property involved in the application and is owned by the Town. The lot is 15.78 acres, 8.61 of which are utilized for a transfer station, scale house and volume reduction facility.

West Hartford, like many communities in the northeast, used to burn its solid waste in its own incinerator. In 1972 the incinerator was shut down and the facility was converted into a transfer station. In 1991 the town elected to have its curbside trash collection sent directly to the regional trash-to-energy plant in Hartford. For many years the incinerator building was unused and had become a target for vandals. The transfer station was also becoming a liability because it was in need of repairs and was costing taxpayers' money just to secure it.

From the mid 1990's through today this site has been used as a transfer station and a yard waste and recycling center. The incinerator building is a two story building with ash chambers and a large chimney. A large storage area which serves as a pass through for use of a scale house is the only a portion of the building is used today.

The two previous operators made minimal improvements to the site. The new operator has made some small improvements but the overall structure continues to be blighted.

If property is abandoned/vacant, how long has the property been abandoned/vacant? Much of the property is not used. The incinerator has not been used since 1972 when it was decommissioned. Only a small office, breakroom, and scale are currently being used in the storage area of the building which is approximately a quarter of the building. Other parts of the site are used to compost leaves, and as a volume reduction facility.

Property Location: 25 Brixton Street, West Hartford, Connecticut 06110

Tax Status: Exempt

Description of why site may be considered a brownfield: The site has been underutilized for 43 years. The potential presence of pollution in the building is deemed high based on its former use. The incinerator building contains fly ash and partially burned fly ash. A study by the University of Wisconsin-Madison, entitled "Leaching Characteristics of Fly Ash from Municipal Solid Waste Incinerations" suggests, municipal solid waste incineration fly ash (MSWIFA) may contain toxic materials, e.g. heavy metals, inherited from the original waste or created during the combustion process such as Hg, Cd, Cr and As) (Wu and Ting 2005: Shi and Kan 2008)

It is unknown whether the site contains asbestos, and PCB's although the likelihood is high. The building was built in the mid-1950 at a time when these toxins were used in the construction of commercial and industrial buildings.

The site near and around the incinerator cannot be reused or expanded until the incinerator has been raised. The presence of hazardous substances, pollutants and contaminant will be known once the environmental assessment has been conducted.

12. Please indicate pre-development activities to date, outlays and sources of funding:

Assessment Fund Sources- the Town of West Hartford is looking at a variety of sources including grant funding to support this initiative. The town requested $7 million to be used over the course of three years in the 12 year capital improvement schedule during the FY 2014 budget negotiations. At that time the funding was to be used for hazardous material abatement and demolition of the facility. Funding was not adopted that year, however $3 million was adopted in the CIP for 2018. This funding is slated to be used as a match

for site clean-up and remediation. This funding is significant to the overall CIP funding for the Town and represents70% of all capital funding adopted for FY 2018.

Site Selection and Identification of Redevelopment Potential- It was recognized several years ago that the site was in need of major rehabilitation. A long-term solution was envisioned to help the Town meet the State of Connecticut Department of Energy and Environmental Protections (DEEP) 60% recycling goal.

Brownfield Site Investigation-The Town invited its on-call environmental consultant Milone and MacBroom, Inc. (MMI) to provide a scope of work and cost estimate to conduct an Environmental Assessment. The proposal consists of conducting a Phase 1 Environmental Site Assessment, a Phase II Environmental Site Investigation, and a Hazardous Building Material Assessment. The cost of these activities will be $200,000. (Please see Appendix D for Environmental Assessment Proposal and map)

13. Environmental Status (please attach information):

Are there any DEEP or EPA enforcement actions related to the site?

Yes ☐ **No** ☒ **Details:**

Does this property fall under a State or Federal cleanup program?

Yes ☐ **No** ☒ **Details:** No, this assessment would be the first part of the cleanup program.

Is the applicant working with the DEEP and/or a Licensed Environmental Professional (LEP)?

Yes ☒ **No** ☐ **Details:** Milone and MacBroom

Who is the "Potential Responsible Party"? The Town of West Hartford

When was the current environmental condition caused? From 1937 through 1959 the property was used as a residential and commercial landfill. In 1959, the Town built a solid waste incinerator. A byproduct of the incineration was fly ash which was buried on site. In 1971, the EPA forced the shutdown of the incinerator over air quality issues. The Town received approval to modify the incinerator and install an air pollution control system. In 1974, the town lowered the land fill by removing fly ash material from the site. From 1972 through 1977 the Town continued to operate the incinerator. In 1977 the incineration operation discontinued, and the town received a permit from the Department of Environmental Protection to operate a transfer station.

Please describe the public health and environmental benefits of the proposed project: The public health and environmental health benefits of the project is two-fold. First the immediate remediation of the building and surrounding site will limit the exposure of building contaminants that are likely present in the building. The building is currently leased to an operator to support the Town's yard waste and recycling needs. The building was built during a time when asbestos-containing materials, lead paint and PCBs were prevalent in building materials. It is critical to remove these contaminants.

The second benefit to public health and environment health lays in the future use of the site. Anaerobic Digestion Technology produces renewable biogas, and diverts large amounts of organic waste from landfills. It also produces high quality compost. Former Deputy Commissioner of the Connecticut Department of Energy and Environmental Protection Macky McCleary, echoed the benefits. "The Connecticut Department of Energy and Environmental Protection has been actively encouraging projects aimed at diverting food wastes and other organic material from the waste stream," "This is exactly the approach needed to drive down solid waste disposal costs and make more appropriate use of resources. It is also an approach supported by the state's Solid Waste Management Plan and the Governor's Modernizing Recycling Working Group." This technology and use of the property will benefit the environment in this region.

14. Please provide information on the following activities that have been completed for the site(s):

	Consultant	Date Completed	Results/Estimates
Phase I ESA	TDB	N/A	N/A
Phase II ESA	TDB	N/A	N/A
Phase III ESA	TBD	N/A	N/A
Remedial Action Plan:	TBD	N/A	N/A
Asbestos Survey:	TBD	N/A	N/A
Demolition:	TBD	N/A	N/A
Remediation Activities:	TBD	N/A	N/A

15. 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:

Will the project leverage federal and/or state historic tax credits?

Yes ☐ No ☒ Details:

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:

16. Does project have required floodplain, SHPO, or wetland permits, or have they been applied for? *Note: Please include copies of any permits or communication regarding the same.*

The area of the site where the demolition is planned to occur is outside the floodplain, and wetland boundary. The site is not registered as a historic property. On November, 3, 2015, the Town sent an email confirming that the site did not require SHPO permits to DECD Office of Culture and Tourism, however, the Town has not received a response to date. We expect no SHPO permits are required.

17. Public Utility Service Area: Is the project within an existing public utility service area?

Yes ☒ **No** ☐

If no, would the project need new public utilities? Yes ☐ **No** ☐ **Details:**

18. Transit-Oriented Development (TOD), Public Transit and Pedestrian Environment:

Is the project site within walking distance (a half mile) of an existing or planned commuter train station, a current or planned bus rapid transit stop, or a commuter bus stop with regular service?
Yes ☒ **No** ☐ **Details:** The site is directly across from the CTfastrak busway, and the CTfastrak Elmwood Station.

Does the property have any features nearby that would enhance walkability or bikeability? (Example: Complete Streets design features, sidewalks, street trees, bicycle lanes, bicycle storage facilities, etc.)

Yes ☐ **No** ☒ **Details:**

19. Mixed-Use Development:

Will future development of this site include a mixed-use development (residential, commercial, retail)?

Yes ☐ **No** ☒ **Details:**

If so, is the neighborhood currently zoned for mixed-use development?

Yes ☐ **No** ☒ **N/A** ☐ **Comments:**

If not, is the applicant pursuing the zoning changes to enable a mix of uses in the project site?

Yes ☐ **No** ☐ **N/A** ☐ **Comments:**

20. 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	$0

SECTION III PROJECT BUDGET INFORMATION

Note: If budget information is based on contractor bids or other formal estimates, please attach copies of the bid/estimate documents.

Project Activity (Use of Fund)	Source of Fund					
	DECD	Other State	Federal	Local	Private	Total
Land purchase						$0
Environmental						
Assessment	$200,000					$200,000
Remediation	TBD			TBD		TBD
Abatement	TBD			TBD		TBD
Monitoring				TBD		TBD
Demolition	TBD			TBD	TBD	TBD
Construction	TBD				TBD	TBD
Administration soft costs						
Development fee						
Legal costs						
Other costs						
Other costs						
Other costs						
Total	$200K/TBD			$3,000,000		TBD

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 federal Environmental Protection Agency are hereby authorized now, or anytime in the future, to give the Department of Economic and Community Development 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 the CT Department of Energy & Environmental Protection, the CT Department of Housing, the CT Office of Policy and Management, the CT Department of Public Health), the U.S. Environmental Protection Agency, and the general public. You or the owner may be requested to enroll in the DEEP Voluntary Remediation Program, 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 Department of Economic and Community

Development (DECD). DECD reserves the right to amend or cancel this NOFA, to modify or waive any requirement, condition or other term set forth in this NOFA or the Application, to request additional information at any time from one or more applicants, to select any number of applications submitted in response to this NOFA, 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 NOFA 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.

Please be sure to include all attachments with your submission.

Signature:	Title: Director	Date: 11-16-2015

Submit Applications to DECD by 4pm November 16, 2015

Applications will only be accepted electronically, via email to

Brownfields@CT.GOV

Appendix A

Funding Programs

TOWN OF WEST HARTFORD, CONNECTICUT

STATE SINGLE AUDIT REPORT

JUNE 30, 2010

TOWN OF WEST HARTFORD, CONNECTICUT

STATE SINGLE AUDIT REPORT

JUNE 30, 2010

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West Hartford, CT 06127-2000
Tel 860.561.4000
Fax 860.521.9241
blumshapiro.com

2 Enterprise Drive
P.O. Box 2488
Shelton, CT 06484-1488
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BlumShapiro
Accounting | Tax | Business Consulting

Independent Auditors' Report on Compliance with Requirements That Could Have a Direct and Material Effect on Each Major Program, on Internal Control over Compliance in Accordance with the State Single Audit Act and on the Schedule of Expenditures of State Financial Assistance

To the Members of the Town Council
Town of West Hartford, Connecticut

Compliance

We have audited the Town of West Hartford, Connecticut's compliance with the types of compliance requirements described in the Office of Policy and Management's *Compliance Supplement* that could have a direct and material effect on each of the Town of West Hartford, Connecticut's major state programs for the year ended June 30, 2010. The Town of West Hartford, Connecticut's major state programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major state programs is the responsibility of the Town of West Hartford, Connecticut's management. Our responsibility is to express an opinion on the Town of West Hartford, Connecticut's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the State Single Audit Act (C.G.S. Sections 4-230 to 4-236). Those standards and the State Single Audit Act require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major state program occurred. An audit includes examining, on a test basis, evidence about the Town of West Hartford, Connecticut's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Town of West Hartford, Connecticut's compliance with those requirements.

In our opinion, the Town of West Hartford, Connecticut, complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major state programs for the year ended June 30, 2010.

An Independent Member of Baker Tilly International

Internal Control over Compliance

Management of the Town of West Hartford, Connecticut, is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts and grants applicable to state programs. In planning and performing our audit, we considered the Town of West Hartford, Connecticut's internal control over compliance with the requirements that could have a direct and material effect on a major state program to determine the auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with the State Single Audit Act, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a state program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state program will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

Schedule of Expenditures of State Financial Assistance

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Town of West Hartford, Connecticut, as of and for the year ended June 30, 2010 and have issued our report thereon dated December 22, 2010. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the Town of West Hartford, Connecticut's basic financial statements. The accompanying schedule of expenditures of state financial assistance is presented for purposes of additional analysis as required by the State Single Audit Act and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

This report is intended solely for the information and use of management, the members of Town Council, the Office of Policy and Management and state awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

Blum, Shapiro & Company, P.C.

December 22, 2010

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED JUNE 30, 2010

State Grantor/Pass-Through Grantor/ Program Title	State Grant Program Core-CT Number	Expenditures
Commission on Culture and Tourism		
Arts Preservations Grant	12060-CAT45220-20328	$ 1,000
Office of the State Comptroller		
Payment in Lieu of Taxes (PILOT) on State-Owned Property	11000-OSC15910-17004	295,343
Payment in Lieu of Taxes (PILOT) on Private Colleges and General Hospitals	11000-OSC15910-17006	1,128,130
Total Office of the State Comptroller		1,423,473
Department of Education		
School Readiness and Child Care in Competitive Grant Municipalities	11000-SDE64000-12113	111,173
Sheff Settlement	11000-SDE64000-12457	72,214
Healthy Food Certification	11000-SDE64000-16072-82010	93,073
Child Nutrition Program - (School Lunch State Match)	11000-SDE64000-16072-82051	42,774
Youth Services Bureau - Enhancement	11000-SDE84000-16201	7,550
Adult Education	11000-SDE64000-17030	92,755
Health Services	11000-SDE64000-17034	455,055
Bilingual Education	11000-SDE64000-17042	25,243
Interdistrict Cooperative Grant	11000-SDE64000-17045	108,000
School Breakfast	11000-SDE64000-17046	6,404
Youth Services Bureau	11000-SDE64000-17052	35,077
Open Choice	11000-SDE64000-17053	275,977
Magnet Schools	11000-SDE64000-17057	75,762
Total Department of Education		1,401,057

(Continued on next page)

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2010

State Grantor/Program Title	State Grant Program Core-CT Number	Expenditures
Department of Environmental Protection		
Boating Account	12060-DEP44434-35403	$ 6,898
Connecticut State Library		
Grants to Public Libraries	11000-CSL66051-17003	3,915
ConnectiCard Payments	11000-CSL66051-17010	13,929
Construction Grants to Public Libraries	12052-CSL66051-42862	50,000
Historic Documents Preservation Grants	12060-CSL66094-35150	10,000
Total Connecticut State Library		77,844
Office of Policy and Management		
Reimbursement of Property Taxes - Disability Exemption	11000-OPM20600-17011	6,081
Property Tax Relief for Elderly and Totally Disabled Homeowners	11000-OPM20600-17018	248,599
Property Tax Relief for Elderly Homeowners - Freeze Program	11000-OPM20600-17021	4,000
Property Tax Relief for Veterans	11000-OPM20600-17024	79,703
Property Tax Relief for Manufacturing Machinery and Equipment and Commercial Vehicles	11000-OPM20600-17031	476,102
Local Capital Improvement Program	12050-OPM20600-40254	463,667
Total Office of Policy and Management		1,278,152
Department of Public Safety		
Telecommunications Fund	12060-DPS32740-35190	128,678
Department of Social Services		
Medicaid	11000-DSS60000-16020	106,700

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TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2010

State Grantor/Program Title	State Grant Program Core-CT Number	Expenditures
Department of Transportation		
Town Aid Road Grants - Municipal	12052-DOT57000-43455	$ 90,279
Town Aid Road - STO	13033-DOT57000-43459	248,268
Children Museum Grant	12062-DOT57931-35304	44,705
Total Department of Transportation		383,252
Total State Financial Assistance Before Exempt Programs		4,807,054
	Exempt Programs	
Office of the State Comptroller		
Mashantucket Pequot/Mohegan Fund	12009-OSC15910-17005	285,394
Department of Education		
Public School Transportation	11000-SDE64000-17027	186,348
Educational Cost Sharing	11000-SDE64000-17041	13,826,362
Excess Costs Student Based and Equity	11000-SDE64000-17047	2,136,960
Nonpublic School Transportation	11000-SDE64000-17049	55,534
School Construction Grants	13009-SDE64000-40896	94,452
School Construction Grants	13010-SDE64000-40901	1,555,246
Total Department of Education		17,854,902
Total Exempt Programs		18,140,296
Total State Financial Assistance		$ 22,947,350

TOWN OF WEST HARTFORD, CONNECTICUT
NOTE TO SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED JUNE 30, 2010

Various departments and agencies of the State of Connecticut have provided financial assistance to the Town of West Hartford, Connecticut, through grants and other authorizations in accordance with the General Statutes of the State of Connecticut. The financial assistance programs fund several programs including education, transportation, public works, public safety, property tax relief and general government activities.

NOTE - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Town of West Hartford, Connecticut conform to accounting principles generally accepted in the United States of America as applicable to government entities. The following is a summary of the more significant policies relating to the aforementioned grant programs.

Basis of Accounting - The financial statements contained in the Town of West Hartford, Connecticut's annual audit report are prepared on the modified accrual basis of accounting. The following is a summary of such basis:

Revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

Expenditures are recorded when the related fund liability is incurred, if measurable.

The schedule of expenditures of state financial assistance, contained in this report, is prepared based on regulations established by the State of Connecticut Office of Policy and Management. In accordance with these regulations (Section 4-236-22), certain grants are not dependent on expenditure activity and, accordingly, are considered to be expended in the fiscal year of receipt. These grant program receipts are reflected in the expenditures column of the schedule of expenditures of state financial assistance.

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Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Members of the Town Council
Town of West Hartford, Connecticut

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Town of West Hartford, Connecticut, as of and for the year ended June 30, 2010, which collectively comprise the Town of West Hartford, Connecticut's basic financial statements, and have issued our report thereon dated December 22, 2010. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing our audit, we considered the Town of West Hartford, Connecticut's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

An Independent Member of Baker Tilly International

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town of West Hartford, Connecticut's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, the members of Town Council, the Office of Policy and Management and state awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

Blum, Shapiro & Company, P.C.

December 22, 2010

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2010

I. SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued: Unqualified

Internal control over financial reporting:

• Material weakness(es) identified?	____	yes	X	no
• Significant deficiency(ies) identified?	____	yes	X	none reported
Noncompliance material to financial statements noted?	____	yes	X	no

State Financial Assistance

Internal control over major programs:

• Material weakness(es) identified?	____	yes	X	no
• Significant deficiency(ies) identified?	____	yes	X	none reported

Type of auditors' report issued on compliance for major programs: Unqualified

Any audit findings disclosed that are required to be reported in accordance with Section 4-236-24 of the Regulations to the State Single Audit Act? ____ yes X no

- The following schedule reflects the major programs included in the audit:

State Grantor and Program	State Core-CT Number	Expenditures
Office of the State Comptroller:		
Payment in Lieu of Taxes (PILOT) on State-Owned Property	11000-OSC15910-17004	$ 295,343
Payment in Lieu of Taxes (PILOT) on Private Colleges and General Hospitals	11000-OSC15910-17006	1,128,130
Office of Policy and Management:		
Property Tax Relief for Manufacturing Machinery and Equipment and Commercial Vehicles	11000-OPM20600-17031	476,102
Local Capital Improvement Program	12050-OPM20600-40254	463,667
Department of Transportation:		
Town Aid Road Grants - Municipal	13033-DOT57000-43455	90,279
Town Aid Road - STO	13033-DOT57000-43459	248,268

- Dollar threshold used to distinguish between type A and type B programs: $200,000

II. FINANCIAL STATEMENT FINDINGS

No matters were reported.

III. STATE FINANCIAL ASSISTANCE FINDINGS AND QUESTIONED COSTS

No matters were reported.

TOWN OF WEST HARTFORD, CONNECTICUT

STATE SINGLE AUDIT REPORT

JUNE 30, 2011

TOWN OF WEST HARTFORD, CONNECTICUT

STATE SINGLE AUDIT REPORT

JUNE 30, 2011

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Independent Auditors' Report on Compliance with Requirements That Could Have a Direct and Material Effect on Each Major Program, on Internal Control over Compliance in Accordance with the State Single Audit Act and on the Schedule of Expenditures of State Financial Assistance

To the Members of the Town Council
Town of West Hartford, Connecticut

Compliance

We have audited the Town of West Hartford, Connecticut's compliance with the types of compliance requirements described in the Office of Policy and Management's *Compliance Supplement* that could have a direct and material effect on each of the Town of West Hartford, Connecticut's major state programs for the year ended June 30, 2011. The Town of West Hartford, Connecticut's major state programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major state programs is the responsibility of the Town of West Hartford, Connecticut's management. Our responsibility is to express an opinion on the Town of West Hartford, Connecticut's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the State Single Audit Act (C.G.S. Sections 4-230 to 4-236). Those standards and the State Single Audit Act require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major state program occurred. An audit includes examining, on a test basis, evidence about the Town of West Hartford, Connecticut's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Town of West Hartford, Connecticut's compliance with those requirements.

In our opinion, the Town of West Hartford, Connecticut, complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major state programs for the year ended June 30, 2011.

An Independent Member of Baker Tilly International

Internal Control over Compliance

Management of the Town of West Hartford, Connecticut, is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts and grants applicable to state programs. In planning and performing our audit, we considered the Town of West Hartford, Connecticut's internal control over compliance with the requirements that could have a direct and material effect on a major state program to determine the auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with the State Single Audit Act, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a state program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state program will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

Schedule of Expenditures of State Financial Assistance

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Town of West Hartford, Connecticut, as of and for the year ended June 30, 2011 and have issued our report thereon dated December 23, 2011. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the Town of West Hartford, Connecticut's basic financial statements. The accompanying schedule of expenditures of state financial assistance is presented for purposes of additional analysis as required by the State Single Audit Act and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

This report is intended solely for the information and use of management, the Town Council, the Office of Policy and Management and state awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

Blum, Shapiro & Company, P.C.

December 23, 2011

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED JUNE 30, 2011

State Grantor/Pass-Through Grantor/ Program Title	State Grant Program Core-CT Number	Expenditures
Office of the State Comptroller		
Payment in Lieu of Taxes (PILOT) on State-Owned Property	11000-OSC15910-17004	$ 280,797
Payment in Lieu of Taxes (PILOT) on Private Colleges and General Hospitals	11000-OSC15910-17006	1,064,110
Total Office of the State Comptroller		1,344,907
Department of Education		
School Readiness and Child Care in Competitive Grant Municipalities	11000-SDE64000-12113	182,000
Sheff Settlement	11000-SDE84000-12457	64,475
Healthy Food Certification	11000-SDE64000-16212	92,768
Child Nutrition Program - (School Lunch State Match)	11000-SDE64000-16211	42,565
Youth Services Bureau - Enhancement	11000-SDE84000-16201	7,550
Adult Education	11000-SDE64000-17030	167,901
Health Services	11000-SDE64000-17034	553,588
Bilingual Education	11000-SDE64000-17042	13,051
Interdistrict Cooperative Grant	11000-SDE64000-17045	108,000
School Breakfast	11000-SDE64000-17046	6,515
Youth Services Bureau	11000-SDE64000-17052	35,089
Open Choice	11000-SDE64000-17053	317,053
Magnet Schools	11000-SDE64000-17057	105,614
Total Department of Education		1,696,169

(Continued on next page)

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED JUNE 30, 2011

State Grantor/Pass-Through Grantor/ Program Title	State Grant Program Core-CT Number	Expenditures
Department of Environmental Protection		
Boating Account	12060-DEP44434-34907	$ 10,896
Connecticut State Library		
Grants to Public Libraries	11000-CSL66051-17003	3,465
ConnectiCard Payments	11000-CSL66051-17010	16,952
Historic Documents Preservation Grants	12060-CSL66094-35150	6,000
Total Connecticut State Library		26,417
Office of Policy and Management		
Reimbursement of Property Taxes - Disability Exemption	11000-OPM20600-17011	6,289
Property Tax Relief for Elderly and Totally Disabled Homeowners	11000-OPM20600-17018	262,781
Property Tax Relief for Elderly Homeowners - Freeze Program	11000-OPM20600-17021	4,000
Property Tax Relief for Veterans	11000-OPM20600-17024	62,719
Property Tax Relief for Manufacturing Machinery and Equipment and Commercial Vehicles	11000-OPM20600-17031	648,560
Local Capital Improvement Program	12050-OPM20600-40254	459,555
Municipal Video Competition Trust	12060-OPM20600-35362	5,898
Total Office of Policy and Management		1,449,802
Department of Public Safety		
Telecommunications Fund	12060-DPS32740-35190	140,909
State Assets Forfeiture Revolving Fund	12060-DPS32155-35142	73,725
Total Department of Public Safety		214,634

(Continued on next page)

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED JUNE 30, 2011

State Grantor/Pass-Through Grantor/ Program Title	State Grant Program Core-CT Number	Expenditures
Department of Social Services		
Medicaid	11000-DSS60000-16020	$ 73,588
Department of Transportation		
Town Aid Road - STO	13033-DOT57000-43459	338,641
Bus Operations	12001-DOT57342-12175	72,938
Total Department of Transportation		411,579
Total State Financial Assistance Before Exempt Programs		5,227,992
Exempt Programs		
Office of the State Comptroller		
Mashantucket Pequot/Mohegan Fund	12009-OSC15910-17005	263,280
Department of Education		
Public School Transportation	11000-SDE64000-17027	354,666
Educational Cost Sharing	11000-SDE64000-17041	13,912,324
Excess Costs Student Based and Equity	11000-SDE64000-17047	2,767,601
Nonpublic School Transportation	11000-SDE64000-17049	105,155
School Construction Grants	13009-SDE64000-40896	71,130
School Construction Grants	13010-SDE64000-40901	757,282
Total Department of Education		17,968,158
Total Exempt Programs		18,231,438
Total State Financial Assistance		$ 23,459,430

Various departments and agencies of the State of Connecticut have provided financial assistance to the Town of West Hartford, Connecticut, through grants and other authorizations in accordance with the General Statutes of the State of Connecticut. The financial assistance programs fund several programs including education, transportation, public works, public safety, property tax relief and general government activities.

NOTE - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Town of West Hartford, Connecticut conform to accounting principles generally accepted in the United States of America as applicable to government entities. The following is a summary of the more significant policies relating to the aforementioned grant programs.

Basis of Accounting - The financial statements contained in the Town of West Hartford, Connecticut's annual audit report are prepared on the modified accrual basis of accounting. The following is a summary of such basis:

Revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

Expenditures are recorded when the related fund liability is incurred, if measurable.

The schedule of expenditures of state financial assistance, contained in this report, is prepared based on regulations established by the State of Connecticut Office of Policy and Management. In accordance with these regulations (Section 4-236-22), certain grants are not dependent on expenditure activity and, accordingly, are considered to be expended in the fiscal year of receipt. These grant program receipts are reflected in the expenditures column of the schedule of expenditures of state financial assistance.

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Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Members of the Town Council
Town of West Hartford, Connecticut

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Town of West Hartford, Connecticut, as of and for the year ended June 30, 2011, which collectively comprise the Town of West Hartford, Connecticut's basic financial statements, and have issued our report thereon dated December 23, 2011. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing our audit, we considered the Town of West Hartford, Connecticut's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

An Independent Member of Baker Tilly International

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town of West Hartford, Connecticut's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, the Town Council, the Office of Policy and Management and state awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

Blum, Shapiro & Company, P.C.

December 23, 2011

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2011

I. SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued: Unqualified

Internal control over financial reporting:

• Material weakness(es) identified?	____	yes	X	no
• Significant deficiency(ies) identified?	____	yes	X	none reported
Noncompliance material to financial statements noted?	____	yes	X	no

State Financial Assistance

Internal control over major programs:

• Material weakness(es) identified?	____	yes	X	no
• Significant deficiency(ies) identified?	____	yes	X	none reported

Type of auditors' report issued on compliance for major programs: Unqualified

Any audit findings disclosed that are required to be reported in accordance with Section 4-236-24 of the Regulations to the State Single Audit Act?	____	yes	X	no

- The following schedule reflects the major programs included in the audit:

State Grantor and Program	State Core-CT Number	Expenditures
Office of the State Comptroller:		
Payment in Lieu of Taxes (PILOT) on State-Owned Property	11000-OSC15910-17004	$ 280,797
Payment in Lieu of Taxes (PILOT) on Private Colleges and General Hospitals	11000-OSC15910-17006	1,064,110
Department of Education:		
Open Choice	11000-SDE64000-17053	317,053
Office of Policy and Management:		
Property Tax Relief for Manufacturing Machinery and Equipment and Commercial Vehicles	11000-OPM20600-17031	648,560
Department of Transportation:		
Town Aid Road - STO	13033-DOT57000-43459	338,641

- Dollar threshold used to distinguish between type A and type B programs: $200,000

II. FINANCIAL STATEMENT FINDINGS

No matters were reported.

III. STATE FINANCIAL ASSISTANCE FINDINGS AND QUESTIONED COSTS

No matters were reported.

TOWN OF WEST HARTFORD, CONNECTICUT

STATE SINGLE AUDIT REPORT

JUNE 30, 2012

TOWN OF WEST HARTFORD, CONNECTICUT

STATE SINGLE AUDIT REPORT

JUNE 30, 2012

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Independent Auditors' Report on Compliance with Requirements That Could Have a Direct and Material Effect on Each Major Program, on Internal Control over Compliance in Accordance with the State Single Audit Act and on the Schedule of Expenditures of State Financial Assistance

To the Members of the Town Council
Town of West Hartford, Connecticut

Compliance

We have audited the Town of West Hartford, Connecticut's compliance with the types of compliance requirements described in the Office of Policy and Management's *Compliance Supplement* that could have a direct and material effect on each of the Town of West Hartford, Connecticut's major state programs for the year ended June 30, 2012. The Town of West Hartford, Connecticut's major state programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major state programs is the responsibility of the Town of West Hartford, Connecticut's management. Our responsibility is to express an opinion on the Town of West Hartford, Connecticut's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the State Single Audit Act (C.G.S. Sections 4-230 to 4-236). Those standards and the State Single Audit Act require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major state program occurred. An audit includes examining, on a test basis, evidence about the Town of West Hartford, Connecticut's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Town of West Hartford, Connecticut's compliance with those requirements.

In our opinion, the Town of West Hartford, Connecticut, complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major state programs for the year ended June 30, 2012.

An Independent Member of Baker Tilly International

Internal Control over Compliance

Management of the Town of West Hartford, Connecticut, is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts and grants applicable to state programs. In planning and performing our audit, we considered the Town of West Hartford, Connecticut's internal control over compliance with the requirements that could have a direct and material effect on a major state program to determine the auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with the State Single Audit Act, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a state program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state program will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

Schedule of Expenditures of State Financial Assistance

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Town of West Hartford, Connecticut, as of and for the year ended June 30, 2012 and have issued our report thereon dated December 12, 2012, which contained unqualified opinions on those financial statements. Our audit was conducted for the purpose of forming our opinions on the financial statements that collectively comprise the Town of West Hartford, Connecticut's financial statements. The accompanying schedule of expenditures of state financial assistance is presented for purposes of additional analysis as required by the State Single Audit Act and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of state financial assistance is fairly stated in all material respects in relation to the financial statements as a whole.

This report is intended solely for the information and use of management, the Town Council, the Office of Policy and Management, others within the entity and state awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

Blum, Shapiro & Company, P.C.

December 12, 2012

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED JUNE 30, 2012

State Grantor/Pass-Through Grantor/ Program Title	State Grant Program Core-CT Number	Expenditures
Department of Economic and Community Development		
Relocation of Children's Museum	12052-ECD46000-43090	$ 143,256
Department of Education		
School Readiness and Child Care in Competitive Grant Municipalities	11000-SDE64000-12113	195,000
Sheff Settlement	11000-SDE84000-12457	78,850
Youth Services Bureau - Enhancement	11000-SDE84000-16201	7,550
Child Nutrition State Matching Grant	11000-SDE64000-16211	40,290
Healthy Foods Initiative	11000-SDE64000-16212	87,555
Adult Education	11000-SDE64000-17030	140,177
Health Services	11000-SDE64000-17034	501,795
Bilingual Education	11000-SDE64000-17042	9,430
Interdistrict Cooperative Grant	11000-SDE64000-17045	82,500
School Breakfast	11000-SDE64000-17046	27,021
Youth Services Bureau	11000-SDE64000-17052	35,089
Open Choice	11000-SDE64000-17053	392,707
Magnet Schools	11000-SDE64000-17057	112,449
School Readiness Quality Enhancement	11000-SDE64000-17097	3,971
Total Department of Education		1,714,384

(Continued on next page)

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2012

State Grantor/Pass-Through Grantor/ Program Title	State Grant Program Core-CT Number	Expenditures
Connecticut State Library		
Grants to Public Libraries	11000-CSL66051-17003	$ 1,394
ConnectiCard Payments	11000-CSL66051-17010	18,411
Historic Documents Preservation Grants	12060-CSL66094-35150	6,000
Total Connecticut State Library		25,805
Office of Policy and Management		
Payment in Lieu of Taxes (PILOT) on State-Owned Property	11000-OPM20600-17004	273,168
Payment in Lieu of Taxes (PILOT) on Private Colleges and General Hospitals	11000-OPM20600-17006	953,749
Reimbursement of Property Taxes - Disability Exemption	11000-OPM20600-17011	6,618
Property Tax Relief for Elderly and Totally Disabled Homeowners	11000-OPM20600-17018	268,542
Property Tax Relief for Elderly Homeowners - Freeze Program	11000-OPM20600-17021	4,000
Property Tax Relief for Veterans	11000-OPM20600-17024	79,413
Local Capital Improvement Program	12050-OPM20600-40254	461,222
Total Office of Policy and Management		2,046,712
Department of Emergency Services and Public Protection		
Telecommunications Fund	12060-DPS32740-35190	135,213
State Assets Forfeiture Revolving Fund	12060-DPS32155-35142	32,543
Total Department of Emergency Services and Public Protection		167,756

(Continued on next page)

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2012

State Grantor/Pass-Through Grantor/ Program Title	State Grant Program Core-CT Number	Expenditures
Department of Social Services		
Medicaid	11000-DSS60000-16020	$ 27,820
Department of Transportation		
Town Aid Road Grants Transportation Fund	12001-DOT57000-17036	338,922
Bus Operations	12001-DOT57000-12175	41,028
Interstate Highway Project	13033-DOT57000-42700	75,000
Total Department of Transportation		454,950
Total State Financial Assistance Before Exempt Programs		4,580,683
Exempt Programs		
Office of Policy and Management		
Mashantucket Pequot and Mohegan Fund Grant	12009-OPM20600-17005	240,337
Municipal Revenue Sharing	12060-OPM20600-35458	1,172,184
Municipal Video Competition	12060-OPM20600-35362	10,658
Total Office of Policy and Management		1,423,179
Department of Education		
Public School Transportation	11000-SDE64000-17027	270,233
Educational Cost Sharing	11000-SDE64000-17041	16,080,287
Excess Costs Student Based and Equity	11000-SDE64000-17047	3,206,703
Nonpublic School Transportation	11000-SDE64000-17049	79,042
Total Department of Education		19,636,265

(Continued on next page)

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2012

State Grantor/Pass-Through Grantor/ Program Title	State Grant Program Core-CT Number	Expenditures
Department of Public Works		
School Construction Grants	13009-DPW27610-40896	$ 47,833
School Construction Grants	13010-DPW27610-40901	490,655
Total Department of Public Works		538,488
Total Exempt Programs		21,597,932
Total State Financial Assistance		$ 26,178,615

The accompanying notes are an integral part of this schedule

NOTE 1 - BASIS OF PRESENTATION

The accompanying schedule of expenditures of state financial assistance (the Schedule) includes the state grant activity of the Town of West Hartford, Connecticut, under programs of the State of Connecticut for the year ended June 30, 2012. Various departments and agencies of the State of Connecticut have provided financial assistance through grants and other authorizations in accordance with the General Statutes of the State of Connecticut. Because the Schedule presents only a selected portion of the operations of the Town of West Hartford, Connecticut, it is not intended to, and does not, present the financial position, changes in fund balance, changes in net assets or cash flows of the Town of West Hartford, Connecticut.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Town of West Hartford, Connecticut, conform to accounting principles generally accepted in the United States of America as applicable to governmental organizations. The information in the Schedule is presented based upon regulations established by the State of Connecticut, Office of Policy and Management.

Expenditures reported on the Schedule are presented on the modified accrual basis of accounting. In accordance with Section 4-236-22 of the Regulations to the State Single Audit Act, certain grants are not dependent on expenditure activity and, accordingly, are considered to be expended in the fiscal year of receipt. These grant program receipts are reflected in the expenditures column of the Schedule.

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Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Members of the Town Council
Town of West Hartford, Connecticut

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Town of West Hartford, Connecticut, as of and for the year ended June 30, 2012, which collectively comprise the Town of West Hartford, Connecticut's basic financial statements, and have issued our report thereon dated December 12, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

Management of the Town of West Hartford, Connecticut, is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the Town of West Hartford, Connecticut's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

An Independent Member of Baker Tilly International

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town of West Hartford, Connecticut's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, the Town Council, the Office of Policy and Management, others within the entity and state awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

Blum, Shapiro & Company, P.C.

December 12, 2012

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2012

I. SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued: Unqualified

Internal control over financial reporting:

- Material weakness(es) identified? _____ yes X no
- Significant deficiency(ies) identified? _____ yes X none reported

Noncompliance material to financial statements noted? _____ yes X no

State Financial Assistance

Internal control over major programs:

- Material weakness(es) identified? _____ yes X no
- Significant deficiency(ies) identified? _____ yes X none reported

Type of auditors' report issued on compliance for major programs: Unqualified

Any audit findings disclosed that are required to be reported in accordance with Section 4-236-24 of the Regulations to the State Single Audit Act? _____ yes X no

- The following schedule reflects the major programs included in the audit:

State Grantor and Program	State Core-CT Number	Expenditures
Department of Education:		
Health Services	11000-SDE64000-17034	$ 501,795
Office of Policy and Management:		
Payment in Lieu of Taxes (PILOT) on Private Colleges and General Hospitals	11000-OPM20600-17006	953,749
Property Tax Relief for Elderly and Totally Disabled Homeowners	11000-OPM20600-17018	268,542
Department of Transportation:		
Town Aid Road Grants Transportation Fund	12001-DOT57000-17036	338,922

- Dollar threshold used to distinguish between type A and type B programs: $200,000

II. FINANCIAL STATEMENT FINDINGS

No matters were reported.

III. STATE FINANCIAL ASSISTANCE FINDINGS AND QUESTIONED COSTS

No matters were reported.

TOWN OF WEST HARTFORD, CONNECTICUT

STATE SINGLE AUDIT REPORT

JUNE 30, 2013

TOWN OF WEST HARTFORD, CONNECTICUT

STATE SINGLE AUDIT REPORT

JUNE 30, 2013

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Independent Auditors' Report on Compliance for Each Major State Program; Report on Internal Control over Compliance; and Report on the Schedule of Expenditures of State Financial Assistance Required by the State Single Audit Act

To the Members of the Town Council
Town of West Hartford, Connecticut

Report on Compliance for Each Major State Program

We have audited the Town of West Hartford, Connecticut's compliance with the types of compliance requirements described in the Office of Policy and Management's *Compliance Supplement* that could have a direct and material effect on each of the Town of West Hartford, Connecticut's major state programs for the year ended June 30, 2013. The Town of West Hartford, Connecticut's major state programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its state programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the Town of West Hartford, Connecticut's major state programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the State Single Audit Act (C.G.S. Sections 4-230 to 4-236). Those standards and the State Single Audit Act require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major state program occurred. An audit includes examining, on a test basis, evidence about the Town of West Hartford, Connecticut's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major state program. However, our audit does not provide a legal determination of the Town of West Hartford, Connecticut's compliance.

Opinion on Each Major State Program

In our opinion, the Town of West Hartford, Connecticut, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major state programs for the year ended June 30, 2013.

Report on Internal Control over Compliance

Management of the Town of West Hartford, Connecticut, is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Town of West Hartford, Connecticut's internal control over compliance with the types of requirements that could have a direct and material effect on each major state program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major state program and to test and report on internal control over compliance in accordance with the State Single Audit Act, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a state program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a state program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the State Single Audit Act. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of State Financial Assistance Required by the State Single Audit Act

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Town of West Hartford, Connecticut, as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the Town of West Hartford, Connecticut's basic financial statements. We issued our report thereon dated November 19, 2013, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of state financial assistance is presented for purposes of additional analysis as required by the State Single Audit Act and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of state financial assistance is fairly stated in all material respects in relation to the basic financial statements as a whole.

Blum, Shapiro & Company, P.C.

West Hartford, Connecticut
November 19, 2013

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED JUNE 30, 2013

State Grantor/Program Title	State Grant Program Core-CT Number	Expenditures
Department of Economic and Community Development		
Relocation of Children's Museum	12052-ECD46000-43090	$ 134,744
Department of Education		
School Readiness and Child Care in Competitive Grant Municipalities	11000-SDE64000-12113	190,460
Sheff Settlement	11000-SDE84000-12457	88,700
Healthy Food Initiative	11000-SDE64000-16212	85,581
Youth Services Bureau - Enhancement	11000-SDE84000-16201	7,382
Child Nutrition State Matching Grant	11000-SDE64000-16211	39,396
Adult Education	11000-SDE64000-17030	134,158
Health Services	11000-SDE64000-17034	590,381
Bilingual Education	11000-SDE64000-17042	11,712
Interdistrict Cooperative Grant	11000-SDE64000-17045	74,085
School Breakfast	11000-SDE64000-17046	26,925
Youth Services Bureau	11000-SDE64000-17052	35,077
Open Choice	11000-SDE64000-17053	375,000
Magnet Schools	11000-SDE64000-17057	116,477
School Readiness Quality Enhancement	12060-SDE64000-17097	4,487
Competitive District Grant	11000-SDE64370-35475	88,000
Total Department of Education		1,867,821

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TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2013

State Grantor/Program Title	State Grant Program Core-CT Number	Expenditures
Department of Energy and Environmental Protection		
Public, Educational and Governmental Programming and Educational Technology Investment Account Grant Program	12060-DEP44624-35363	$ 13,732
STEAP Grant	13019-DEP43153-41239	155,750
Total Department of Energy and Environmental Protection		169,482
Connecticut State Library		
Grants to Public Libraries	11000-CSL66051-17003	1,269
ConnectiCard Payments	11000-CSL66051-17010	17,716
Construction Grants to Public Libraries	12052-CSL66051-43299	137,999
Historic Documents Preservation Grants	12060-CSL66094-35150	6,500
Total Connecticut State Library		163,484
Office of Policy and Management		
Payment in Lieu of Taxes (PILOT) on State-Owned Property	11000-OPM20600-17004	268,886
Payment in Lieu of Taxes (PILOT) on Private Colleges and General Hospitals	11000-OPM20600-17006	910,666
Reimbursement of Property Taxes - Disability Exemption	11000-OPM20600-17011	5,929
Property Tax Relief for Elderly and Totally Disabled Homeowners	11000-OPM20600-17018	273,839
Property Tax Relief for Elderly Homeowners - Freeze Program	11000-OPM20600-17021	2,552

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TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2013

State Grantor/Program Title	State Grant Program Core-CT Number	Expenditures
Property Tax Relief for Veterans	11000-OPM20600-17024	$ 78,139
Local Capital Improvement Program	12050-OPM20600-40254	458,106
Total Office of Policy and Management		1,998,117
Department of Emergency Services and Public Protection		
Telecommunications Fund	12060-DPS32740-35190	141,390
State Assets Forfeiture Revolving Fund	12060-DPS32155-35142	35,701
Total Department of Emergency Services and Public Protection		177,091
Department of Transportation		
Town Aid Road - STO	13033-DOT57000-43459	345,063
Bus Operations	12001-DOT57000-12175	37,099
Total Department of Transportation		382,162
Total State Financial Assistance Before Exempt Programs		4,892,901
Exempt Programs		
Office of Policy and Management		
Mashantucket Pequot and Mohegan Fund Grant	12009-OPM20600-17005	242,949
Municipal Revenue Sharing	12060-OPM20600-35458	1,014,354
Municipal Video Competition	12060-OPM20600-35362	30,224
Total Office of Policy and Management		1,287,527
Department of Education		
Public School Transportation	11000-SDE64000-17027	243,335
Educational Cost Sharing	11000-SDE64000-17041-82010	17,110,975

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TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2013

State Grantor/Program Title	State Grant Program Core-CT Number		Expenditures
Excess Costs Student Based and Equity	11000-SDE64000-17047	$	3,365,642
Nonpublic School Transportation	11000-SDE64000-17049		95,449
Total Department of Education			20,815,401
Department of Construction Services			
School Construction Grants	13009-DCS27610-40896		35,634
School Construction Grants	13010-DCS27610-40901		517,363
Total Department of Construction Services			552,997
Total Exempt Programs			22,655,925
Total State Financial Assistance		$	27,548,826

The accompanying notes are an integral part of this schedule

NOTE 1 - BASIS OF PRESENTATION

The accompanying schedule of expenditures of state financial assistance (the Schedule) includes the state grant activity of the Town of West Hartford, Connecticut, under programs of the State of Connecticut for the year ended June 30, 2013. Various departments and agencies of the State of Connecticut have provided financial assistance through grants and other authorizations in accordance with the General Statutes of the State of Connecticut. Because the Schedule presents only a selected portion of the operations of the Town of West Hartford, Connecticut, it is not intended to, and does not, present the financial position, changes in fund balance, changes in net position or cash flows of the Town of West Hartford, Connecticut.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Town of West Hartford, Connecticut, conform to accounting principles generally accepted in the United States of America as applicable to governmental organizations. The information in the Schedule is presented based upon regulations established by the State of Connecticut, Office of Policy and Management.

Expenditures reported on the Schedule are presented on the modified accrual basis of accounting. In accordance with Section 4-236-22 of the Regulations to the State Single Audit Act, certain grants are not dependent on expenditure activity and, accordingly, are considered to be expended in the fiscal year of receipt. These grant program receipts are reflected in the expenditures column of the Schedule.

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Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Members of the Town Council
Town of West Hartford, Connecticut

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Town of West Hartford, Connecticut, as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the Town of West Hartford, Connecticut's basic financial statements, and have issued our report thereon dated November 19, 2013.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town of West Hartford, Connecticut's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town of West Hartford, Connecticut's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town of West Hartford, Connecticut's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Blum, Shapiro & Company, P.C.

West Hartford, Connecticut
November 19, 2013

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2013

I. SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? _____ yes X no
- Significant deficiency(ies) identified? _____ yes X none reported

Noncompliance material to financial statements noted? _____ yes X no

State Financial Assistance

Internal control over major programs:

- Material weakness(es) identified? _____ yes X no
- Significant deficiency(ies) identified? _____ yes X none reported

Type of auditors' report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with Section 4-236-24 of the Regulations to the State Single Audit Act? _____ yes X no

The following schedule reflects the major programs included in the audit:

State Grantor and Program	State Core-CT Number	Expenditures
Department of Education:		
Open Choice	11000-SDE64000-17053	$ 375,000
Office of Policy and Management:		
Payment in Lieu of Taxes (PILOT) on State-Owned Property	11000-OPM20600-17004	268,886
Payment in Lieu of Taxes (PILOT) on Private Colleges and General Hospitals	11000-OPM20600-17006	910,666
Property Tax Relief for Elderly and Totally Disabled Homeowners	11000-OPM20600-17018	273,839
Local Capital Improvement Program	12050-OPM20600-40254	458,106
Department of Transportation:		
Town Aid Road - STO	13033-DOT57000-43459	345,063

Dollar threshold used to distinguish between type A and type B programs: $200,000

II. FINANCIAL STATEMENT FINDINGS

No matters were reported.

III. STATE FINANCIAL ASSISTANCE FINDINGS AND QUESTIONED COSTS

No matters were reported.

TOWN OF WEST HARTFORD, CONNECTICUT

STATE SINGLE AUDIT REPORT

JUNE 30, 2014

TOWN OF WEST HARTFORD, CONNECTICUT

STATE SINGLE AUDIT REPORT

JUNE 30, 2014

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Independent Auditors' Report on Compliance for Each Major State Program; Report on Internal Control Over Compliance; and Report on the Schedule of Expenditures of State Financial Assistance Required by the State Single Audit Act

To the Members of the Town Council
Town of West Hartford, Connecticut

Report on Compliance for Each Major State Program

We have audited the Town of West Hartford, Connecticut's compliance with the types of compliance requirements described in the Office of Policy and Management's *Compliance Supplement* that could have a direct and material effect on each of the Town of West Hartford, Connecticut's major state programs for the year ended June 30, 2014. The Town of West Hartford, Connecticut's major state programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its state programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the Town of West Hartford, Connecticut's major state programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the State Single Audit Act (C.G.S. Sections 4-230 to 4-236). Those standards and the State Single Audit Act require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major state program occurred. An audit includes examining, on a test basis, evidence about the Town of West Hartford, Connecticut's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major state program. However, our audit does not provide a legal determination of the Town of West Hartford, Connecticut's compliance.

Opinion on Each Major State Program

In our opinion, the Town of West Hartford, Connecticut, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major state programs for the year ended June 30, 2014.

Report on Internal Control over Compliance

Management of the Town of West Hartford, Connecticut, is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Town of West Hartford, Connecticut's internal control over compliance with the types of requirements that could have a direct and material effect on each major state program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major state program and to test and report on internal control over compliance in accordance with the State Single Audit Act, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a state program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a state program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the State Single Audit Act. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of State Financial Assistance Required by the State Single Audit Act

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Town of West Hartford, Connecticut, as of and for the year ended June 30, 2014, and the related notes to the financial statements, which collectively comprise the Town of West Hartford, Connecticut's basic financial statements. We issued our report thereon dated December 4, 2014, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of state financial assistance is presented for purposes of additional analysis as required by the State Single Audit Act and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of state financial assistance is fairly stated in all material respects in relation to the basic financial statements as a whole.

Blum, Shapiro & Company, P.C.

West Hartford, Connecticut
December 4, 2014

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED JUNE 30, 2014

State Grantor/Pass-Through Grantor/ Program Title	State Grant Program Core-CT Number	Expenditures
Department of Economic and Community Development		
ECD West Hartford Science Center	12052-ECD46210-43090	$ 35,400
Department of Education		
Sheff Settlement	11000-SDE84000-12457	90,400
Youth Services Bureau - Enhancement	11000-SDE84000-16201	7,455
Child Nutrition State Matching Grant	11000-SDE64000-16211	38,968
Health Foods Initiative	11000-SDE64000-16212	79,757
Adult Education	11000-SDE64000-17030	145,631
Health Services	11000-SDE64000-17034	589,747
Bilingual Education	11000-SDE64000-17042	5,701
School Breakfast	11000-SDE64000-17046	34,797
Youth Services Bureau	11000-SDE64000-17052	35,443
Open Choice	11000-SDE64000-17053	437,694
Competitive District Grant	12060-SDE64370-35475	88,000
Sheff Settlement - Conf/ Seminars/Workshop-Hosting	11000-SDE64180-12457	760
Total Department of Education		1,554,353
Office of Early Childhood		
Early Childhood Program	11000-OEC64000-12113	190,460
School Readiness Quality Enhancement	11000-OEC64000-17097	4,331
Total Office of Early Childhood		194,791

(Continued on next page)

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2014

State Grantor/Pass-Through Grantor/ Program Title	State Grant Program Core-CT Number	Expenditures
Department of Energy and Environmental Protection		
Community Conservation & Development	13019-DEP43153-41239	$ 5,005
Connecticut State Library		
Grants to Public Libraries	11000-CSL66051-17003	1,284
ConnectiCard Payments	11000-CSL66051-17010	21,815
Historic Documents Preservation Grants	12060-CSL66094-35150	6,500
Total Connecticut State Library		29,599
Office of Policy and Management		
Payment in Lieu of Taxes (PILOT) on State-Owned Property	11000-OPM20600-17004	275,699
Payment in Lieu of Taxes (PILOT) on Private Colleges and General Hospitals	11000-OPM20600-17006	1,031,732
Reimbursement of Property Taxes - Disability Exemption	11000-OPM20600-17011	4,540
Property Tax Relief for Elderly and Totally Disabled Homeowners	11000-OPM20600-17018	274,672
Property Tax Relief for Elderly Homeowners - Freeze Program	11000-OPM20600-17021	2,000
Property Tax Relief for Veterans	11000-OPM20600-17024	69,849
Local Capital Improvement Program	12050-OPM20600-40254	459,237
Municipal Grants-In-Aid	12052-OPM20600-43587	757,839
Total Office of Policy and Management		2,875,568

(Continued on next page)

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2014

State Grantor/Pass-Through Grantor/ Program Title	State Grant Program Core-CT Number	Expenditures
Department of Emergency Services and Public Protection		
Telecommunications Fund	12060-DPS32740-35190	$ 140,666
State Assets Forfeiture Revolving Fund	12060-DPS32155-35142	22,797
Total Department of Emergency Services and Public Protection		163,463
Department of Transportation		
Town Aid Road - STO	13033-DOT57000-43459	689,311
Bus Operations	12001-DOT57000-12175	62,440
Fix It First-Repair Bridges	13033-DOT57191-43123	37,596
Total Department of Transportation		789,347
Department of Veterans Affairs		
Headstones	11000-DVA21134-16049	1,400
Total State Financial Assistance Before Exempt Programs		5,648,926
Exempt Programs		
Office of Policy and Management		
Mashantucket Pequot and Mohegan Fund Grant	12009-OPM20600-17005	242,387
Municipal Video Competition	12060-OPM20600-35362	11,028
Total Office of Policy and Management		253,415

(Continued on next page)

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2014

State Grantor/Pass-Through Grantor/ Program Title	State Grant Program Core-CT Number	Expenditures
Department of Education		
Public School Transportation	11000-SDE64000-17027	$ 278,606
Educational Cost Sharing	11000-SDE64000-17041-82010	17,568,474
Excess Costs Student Based and Equity	11000-SDE64000-17047	3,643,716
Nonpublic School Transportation	11000-SDE64000-17049	105,076
Total Department of Education		21,595,872
Department of Administrative Services		
School Construction Grants	13009-DAS27636-40896	28,072
School Construction Grants	13010-DAS27636-40901	146,573
Total Department of Administrative Services		174,645
Total Exempt Programs		22,023,932
Total State Financial Assistance		$ 27,672,858

The accompanying notes are an integral part of this schedule

NOTE 1 - BASIS OF PRESENTATION

The accompanying schedule of expenditures of state financial assistance (the Schedule) includes the state grant activity of the Town of West Hartford, Connecticut, under programs of the State of Connecticut for the year ended June 30, 2014. Various departments and agencies of the State of Connecticut have provided financial assistance through grants and other authorizations in accordance with the General Statutes of the State of Connecticut. Because the Schedule presents only a selected portion of the operations of the Town of West Hartford, Connecticut, it is not intended to, and does not, present the financial position, changes in fund balance, changes in net position or cash flows of the Town of West Hartford, Connecticut.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Town of West Hartford, Connecticut, conform to accounting principles generally accepted in the United States of America as applicable to governmental organizations. The information in the Schedule is presented based upon regulations established by the State of Connecticut, Office of Policy and Management.

Expenditures reported on the Schedule are presented on the modified accrual basis of accounting. In accordance with Section 4-236-22 of the Regulations to the State Single Audit Act, certain grants are not dependent on expenditure activity and, accordingly, are considered to be expended in the fiscal year of receipt. These grant program receipts are reflected in the expenditures column of the Schedule.

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Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Members of the Town Council
Town of West Hartford, Connecticut

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Town of West Hartford, Connecticut, as of and for the year ended June 30, 2014, and the related notes to the financial statements, which collectively comprise the Town of West Hartford, Connecticut's basic financial statements, and have issued our report thereon dated December 4, 2014.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town of West Hartford, Connecticut's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town of West Hartford, Connecticut's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the Town of West Hartford, Connecticut's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town of West Hartford, Connecticut's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Blum, Shapiro & Company, P.C.

West Hartford, Connecticut
December 4, 2014

TOWN OF WEST HARTFORD, CONNECTICUT
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2014

I. SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? _____ yes X no
- Significant deficiency(ies) identified? _____ yes X none reported

Noncompliance material to financial statements noted? _____ yes X no

State Financial Assistance

Internal control over major programs:

- Material weakness(es) identified? _____ yes X no
- Significant deficiency(ies) identified? _____ yes X none reported

Type of auditors' report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with Section 4-236-24 of the Regulations to the State Single Audit Act? _____ yes X no

The following schedule reflects the major programs included in the audit:

State Grantor and Program	State Core-CT Number	Expenditures
Department of Education:		
Open Choice	11000-SDE64000-17053	$ 437,694
Office of Policy and Management:		
Payment in Lieu of Taxes (PILOT) on State-Owned Property	11000-OPM20600-17004	275,699
Payment in Lieu of Taxes (PILOT) on Private Colleges and General Hospitals	11000-OPM20600-17006	1,031,732
Property Tax Relief for Elderly and Totally Disabled Homeowners	11000-OPM20600-17018	274,672
Municipal Grants-In-Aid	12052-OPM20600-43587	757,839
Department of Transportation:		
Town Aid Road - STO	13033-DOT57000-43459	689,311

Dollar threshold used to distinguish between type A and type B programs: $200,000

II. FINANCIAL STATEMENT FINDINGS

No matters were reported.

III. STATE FINANCIAL ASSISTANCE FINDINGS AND QUESTIONED COSTS

No matters were reported.

Appendix B

Appraisal

TOWN OF WEST HARTFORD

To: John Philips
Director of Public Works

Date: November 13, 2015

From: Joseph Dakers, Sr.
Director of Assessments

Subject: 17 Brixton Street aka 25 Brixton Street

John per your request we have reviewed the value of 17 Brixton Street aka 25 Brixton Street as of October 13, 2015. It is my understanding that this is an "as if clean" valuation. "As if clean" meaning the site's market value minus any contamination issues.

According to our records, the subject is comprised of 24.20 acres with 52,056 square feet of building area in aggregate, and is being used as a public works facility for the Town of West Hartford. The last time a town-wide revaluation of all real property was completed was October 1, 2011. At that time, the market value of the land was estimated at 4,840, 000 which is $200,000 per acre or $4.60 per square foot

A review of Hartford County industrial land sales was conducted as West Hartford had very few during the time frame of January 2011 through November 2015. A review of those sales resulted in their elimination because of various comparability points, and the significant adjustments which would have been required to align the sale with the West Hartford market and the subject. The chart below indicates a value range for the West Hartford land sales of $3.10 - $7.38 per square foot.

Sale Number	Address	Date	Sale Price	Size/SF Size/Acre	Zone	Sales Price/SF
1	179 South St	2/27/2013	$2,880,000	518,364 SF 11.90 acres	IG	$5.50
2	16 Chelton Ave	4/16/2012	$47,500	7,500 SF 0.17 acres	IG	$6.41
3	185 Dexter Ave	2/17/2011	$100,000	32,220 SF 0.74 acres	IG	$3.10
4	550 New Park Ave	7/25/2013	$72,000	9,750 S/F 0.22 acres	IG	$7.38

All of the sales sites are smaller than the subject site. They range in size from 7,500 square feet to 518,364 square feet. Given the variation in site size, location and other conditions and features, the prices vary from a low of $3.10/SF to a high of $7.38/SF.

The highest price per square foot is for a property with good commercial exposure, at a traffic lighted intersection acquired by the abutting property owner brought for future development; those development plans are unknown at this time. Parcel size, abutter acquisition and location require downward adjustment.

Sale 1:

The largest of the four in town sales with 11.90 acres. The buyer razed two buildings totaling 160,710 SF at a cost of $380,000 bringing their total parcel cost to $2,880,000. Earlier development plans were for a solar array field but those plans fell through. Property has 350 feet of road frontage, and is a secondary artery to Newington, CT. These factors warrant a downward adjustment of the sale price.

Sale 2:

A much smaller parcel purchased in 2012 by the abutter, two factors that require downward adjustment of the sale price.

Sale 3:

Another small parcel purchased in 2011 by an abutter, two factors that require downward adjustment.

Sales 4:

This is a small parcel, within the immediate vicinity of the subject, but fronts directly on New Park Avenue, and was acquired by an abutter. These factors warrant a large downward adjustment.

While there have been only four industrial land sales in the subject neighborhood, there have been numerous recent sales of improved properties. The allocation method can be used to establish land value when the number of vacant land sales is small. As a secondary analysis, those sales were reviewed in an attempt to conclude what portion of the sale price can be reasonably allocated to the underlying location and land/site. To do this, the sales were analyzed on a price per square foot of building area to include the land and also on a price per square foot of land area to include the building basis. By analyzing the latter, we know what improved properties are selling for price per square foot of land area basis. A percentage can be applied, or allocated, to reflect the contributory value of the improvements. The remaining portion is the allocated price per square foot for the land/location.

The following chart (#2) summarizes 22 improved industrial property sales. A wide variety of sales in terms of site size and building size have been considered. The sales prices range from $240,000 to $6,650,000 though all but 3 are below $1 million. As expected, the unit prices – both the price per SF of building to include the land and the price per SF of land to include the building – vary. However, we have reviewed the averages for both categories in an attempt to allocate and then isolate a reasonable range of unit value for the underlying land acquired.

West Hartford Industrial Property Sales
January 2012 thru November 10, 2015

Address	Date	Price	Site Size/Acre	Site Size/SF	Bldg Size/SF	L/B Ratio	Bldg Price/SF	Site Price/SF
64 South	10/7/2014	$ 250,000	0.26	11,326	4,516	2.51	$ 55.36	$ 22.07
560 New Park Avenue	9/22/2014	$ 350,000	0.34	14,810	3,577	4.14	$ 97.85	$ 23.63
93 Talcott Road	8/21/2014	$ 300,000	0.36	15,682	7,138	2.2	$ 42.03	$ 19.13
100 Shield Street	8/12/2014	$ 400,000	1.29	56,192	10,890	5.16	$ 36.73	$ 7.12
631 New Park Avenue	8/7/2014	$ 395,000	1.51	65,776	13,599	4.84	$ 29.05	$ 6.01
1031 New Britain Avenue	6/26/2014	$ 750,000	3.18	138,521	75,265	1.84	$ 9.96	$ 5.41
49 Shield Street	4/10/2014	$ 775,000	1.49	64,904	21,516	3.02	$ 36.02	$ 11.94
220-226 South Street	4/1/2014	$ 500,000	0.7	30,492	6,637	4.59	$ 75.34	$ 16.40
160 South Street	3/27/2014	$ 350,000	0.5	21,780	4,256	5.12	$ 82.24	$ 16.07
87-91 Custer Street	1/22/2014	$ 275,000	0.45	19,602	3,452	5.68	$ 79.66	$ 14.03
32-42 Jansen Court	11/25/2013	$ 1,275,000	3.00	130,680	21,452	6.09	$ 59.44	$ 9.76
557 New Park Avenue	11/12/2013	$ 420,000	0.36	15,682	4,050	3.87	$ 103.70	$ 26.78
251 B Newfield Avenue	10/31/2013	$ 935,000	2.82	122,839	11,970	10.26	$ 78.11	$ 7.61
1 Charter Oak Boulevard	3/18/2013	$ 6,650,000	34.62	1,508,047	265,806	5.67	$ 25.02	$ 4.40
119 South Street	7/24/2014	$ 487,500	0.87	37,897	5,474	6.92	$ 89.06	$ 12.86
14 Custer Street	4/17/2013	$ 300,000	0.93	40,511	4,760	8.51	$ 63.03	$ 7.41
179 South Street	2/27/2013	$ 2,500,000	11.9	518,364	160,071	3.24	$ 15.62	$ 4.82
9 Tolles Street	12/31/2012	$ 470,000	0.81	35,284	16,458	2.14	$ 28.56	$ 13.32
110 Reed Avenue	12/26/2012	$ 425,000	2.58	112,385	14,901	7.54	$ 28.52	$ 3.78
109 Reed Avenue	7/23/2012	$ 240,000	0.41	17,860	3,150	5.67	$ 76.19	$ 13.44
175 South Street	6/18/2012	$ 650,000	1.58	68,825	35,407	1.94	$ 18.36	$ 9.44
99 Shield Street	2/28/2012	$ 925,000	1.33	57,935	21,018	2.76	$ 44.01	$ 15.97
Average		**$ 891,932**	**3.24**	**141,154**	**32,517**	**4.71**	**$ 53.36**	**$ 12.34**

Site Value at 25%	$ 3.08
Site Value at 30%	$ 3.70
Site Value at 40%	$ 4.93
Site Value at 50%	$ 6.17

	Land Value	Acreage	Site SF	Bldg SF	L/B Ratio	Value per/SF
Subject	4,840,000	24.20	1,054,152	52,506	20.25	$ 4.59

Including the contributory value of the site improvements and all buildings, improved industrial properties in the subject neighborhood have commanded unit prices ranging from $3.78/SF to $26.78/SF, averaging $12.34/SF of land area. This is for underlying sites as small as 11,326 SF or about 0.26 acres, to as large as 34.62 acres, with an overall average of about 141,154/SF or 3.24 acres. The average land to building ratio is 4.71:1.

The average price per square foot of land to include all improvements is $12.34/SF for an "average" improved property containing 141,154 SF and offering a land to building ratio of 4.7:1. In general industrial properties in suburban Hartford locations have land to building ratios in the 4:1 and up range. Likewise, the land typically comprises 25% or a little more of the total sale price on an allocated basis. However, in more built-up locations, the underlying land values are higher. A ratio between 25% and upwards of say 50% is feasible.

Based on the vacant land sales reviewed, and the supplementary allocation exercise, industrial land values in the West Hartford are in the $3.00/SF and $6.00/SF range. Given the size of the subject land, a unit value of $4.60 is appropriate.

Value opinion: 4,840,000

See attached property record card depicting property value breakdown between land and improvements.

Property Location: 17 BRIXTON STREET | MAP ID: H14/ 0701/ 17/ / | Bldg Name: | State Use: 902

Vision ID: 2634 | Account # 0701 1 17 0001 | Bldg #: 1 of 3 | Sec #: 1 of 1 | Card 1 of 3 | Print Date: 11/13/2015 08:10

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
TOWN OF WEST HARTFORD	1 Level	2 Yes	5 Not Heavy	2 Typical
50 SOUTH MAIN STREET	1 No	2 Yes		1 No
WEST HARTFORD, CT 06107				1 No
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	07011170001	Tax/Exempt	Exempt
Map #	826-1008 /	Nbhd	907900.00
Census #	4961	Data Mailer	
PP CANVAS	Exempt		
District	000	Lot Size	24.20
Zoning	IG,IG/TND		
GIS ID:		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
EX COM LN	21	4,840,000	3,388,000
EX COM BL	22	1,289,500	902,650
EX CM OTB	25	653,300	457,310
Total		6,782,800	4,747,960

6155
WEST HARTFORD, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TOWN OF WEST HARTFORD	132/ 271	07/21/1937	Q	V	8,090	Q

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	21	3,388,000	2013	21	3,388,000	2012	21	3,388,000
2014	22	669,130	2013	22	669,130	2012	22	669,130
2014	25	457,310	2013	25	457,310	2012	25	457,310
	Total:	4,514,440		Total:	4,514,440		Total:	4,514,440

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	145,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	653,300
Appraised Land Value (Bldg)	4,840,000
Special Land Value	0
Total Appraised Parcel Value	6,782,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	6,782,800

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
907/G				

NOTES

RECYCLING FACILITY - MOSTLYABANDONED. SOME PORTIONS IN OPERATION. EXT WALL HEIGHT AVERAGED FIRE DRILL TOWER - NO HEAT NO PLUMBING POLICE FIRING RANGE AND 28 BAY TOWN GARAGE. HEAT IS ACTUALLY RADIANT GAS FIRED. WALL HEIGHTS ARE AVERAGED. FC4S ARE METALSHEDS USED FOR VEHICLE STORAGEFC1 IS LARGE SHED W/OPEN FRONT POSSIBLY FOR SALT STORAGE 25TOWER + INCINERATOR TOWN

BUILDING PERMIT RECORD

Permit ID	Issue Date	Amount	% Comp.	Comments
150001556	04/26/2015	500	100	Adding new door into existing kitchenette area for 'Plant Services'.
120003159	09/10/2012	15,000	100	Wiring of vehicle wash bay facility lighting, power, low voltage according to pl
120002946	08/08/2012	4,200	100	Install new heads in vehicle wash area/vehicle wash bay at 'Public Works'.
120002423	08/06/2012	1,000	100	New 1" water line CTS poly plastic for 'Public Works Garage'.
120001223	06/07/2012	125,000	100	construct a vehicle wash bay within existing vehicle storage shed per plans subm
110004224	12/28/2011	1,200	100	installing subpanel for shed, single phase 120/208 outlets and lighting, CRS #19
0110003312	11/09/2011	350,000	100	install a rooftop grid tied solar electric system per plans submitted crs#190431

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/12/2007			RR	RH	Reval Hearing/not for 201

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
1	902	Exempt Commercial	IG				24.20	AC	200,000.00	1.0000	C		1.00		0.00				1.00		4,840,000

Total Card Land Units: 24.20 AC | Parcel Total Land Area: 24.2 A | Total Land Value: 4,840,000

Property Location: 17 BRIXTON STREET | MAP ID: H14/ 0701/ 17/ / | Bldg Name: | State Use: 902

Vision ID: 2634 | Account # 0701 1 17 0001 | Bldg #: 2 of 3 | Sec #: 1 of 1 | Card 2 of 3 | Print Date: 11/13/2015 08:10

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
TOWN OF WEST HARTFORD	1 Level	2 Yes	5 Not Heavy	2 Typical
50 SOUTH MAIN STREET	1 No	2 Yes		1 No
				1 No
WEST HARTFORD, CT 06107				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	07011170001	Tax/Exempt	Exempt
Map #	826-1008 /	Nbhd	907900.00
Census #	4961	Data Mailer	
PP CANVAS	Exempt		
District	000	Lot Size	24.20
Zoning	IG,IG/TND		
GIS ID:		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
EX COM LN	21	4,840,000	3,388,000
EX COM BL	22	1,289,500	902,650
EX CM OTB	25	653,300	457,310
Total		6,782,800	4,747,960

6155
WEST HARTFORD, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TOWN OF WEST HARTFORD	132/ 271	07/21/1937	Q	V	8,090	Q

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	21	3,388,000	2013	21	3,388,000	2012	21	3,388,000
2014	22	669,130	2013	22	669,130	2012	22	669,130
2014	25	457,310	2013	25	457,310	2012	25	457,310
	Total:	4,514,440		Total:	4,514,440		Total:	4,514,440

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	810,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	6,782,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	6,782,800

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
907/G				

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Amount	% Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/12/2007			RR	RH	Reval Hearing/not for 201

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
2	902	Exempt Commercial	IG				0	SF	0.00	1.0000	0		1.00		0.00				.00		0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 24.2 A | Total Land Value: 0

Property Location: 17 BRIXTON STREET | MAP ID: H14/ 0701/ 17/ / | Bldg Name: | State Use: 902

Vision ID: 2634 | Account #0701 1 17 0001 | Bldg #: 3 of 3 | Sec #: 1 of 1 | Card 3 of 3 | Print Date: 11/13/2015 08:10

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
TOWN OF WEST HARTFORD	1 Level	2 Yes	5 Not Heavy	2 Typical
50 SOUTH MAIN STREET	1 No	2 Yes		1 No
WEST HARTFORD, CT 06107				1 No
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	07011170001	Tax/Exempt	Exempt
Map #	826-1008 /	Nbhd	907900.00
Census #	4961	Data Mailer	
PP CANVAS	Exempt		
District	000	Lot Size	24.20
Zoning	IG,IG/TND		
GIS ID:		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
EX COM LN	21	4,840,000	3,388,000
EX COM BL	22	1,289,500	902,650
EX CM OTB	25	653,300	457,310
Total		6,782,800	4,747,960

6155
WEST HARTFORD, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TOWN OF WEST HARTFORD	132/ 271	07/21/1937	Q	V	8,090	Q

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	21	3,388,000	2013	21	3,388,000	2012	21	3,388,000
2014	22	669,130	2013	22	669,130	2012	22	669,130
2014	25	457,310	2013	25	457,310	2012	25	457,310
	Total:	4,514,440		Total:	4,514,440		Total:	4,514,440

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	333,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	6,782,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**6,782,800**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
907/G				

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Amount	% Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/12/2007			RR	RH	Reval Hearing/not for 201

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
3	902	Exempt Commercial	IG				0	SF	0.00	1.0000	0		1.00		0.00				.00		0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 24.2 A | Total Land Value: 0

17 aka 25 Brixton St

Property Information

Location	17 BRIXTON STREET
Property ID	0701 1 17 0001
Owner	TOWN OF WEST HARTFORD
Zone	IG
Book/Page	132/ 271

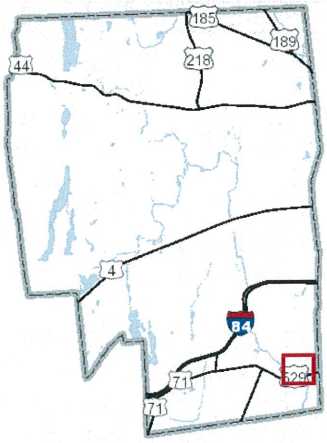
N

0 290

feet

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of West Hartford shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.



Appendix C

Project Experience

PROJECTS

- Union Station Phase I & II
  New Haven, Connecticut
- Crowley Auto Phase II ESA
  Bristol, Connecticut
- Brewer Street Parcels
  Phase I & II ESA
  East Hartford, Connecticut
- Manufacturing Site
  Phase II & III Remediation
  Watertown, Connecticut
- Westbrook Parcel ESA
  Westbrook, Connecticut
- R&D Facility Phase II & III
  Ridgefield, Connecticut
- Penobscot River Restoration
  ESA - Veazie, Old Town, &
  Howland, Maine
- Southbury Training School
  Southbury, Connecticut
- Manufacturing Site Phase II &
  III - Southington, Connecticut
- Bristol K-8 School Phase
  I ESA - Bristol, Connecticut
- Former Oil Dealer Phase I, II, III
  Enfield, Connecticut
- Moody Road Parcels Phase I &
  II
  Enfield, Connecticut
- Toll Brothers Phase I
  Multiple Sites
- Manufacturing Site Phase I
  Wallingford, Connecticut
- Garden Center Phase I
  Wallingford, Connecticut

ENVIRONMENTAL SITE ASSESSMENTS

EXPERIENCE

Milone & MacBroom, Inc. is equipped and staffed with qualified personnel to complete all phases of Environmental Site Assessments (ESA) and Site Investigations (SI). We have completed hundreds of such investigations at residential, commercial, industrial, and agricultural properties. This service complements our civil engineering, landscape architecture, and transportation engineering service and is of great value to both our public and private sector clients.

Phase I Environmental Site Assessments

Milone & MacBroom provides Phase I ESA services to our clients in accordance with applicable ASTM standards. The objective of a Phase I ESA is to evaluate the known or potential presence of oils or hazardous substances in the soil or groundwater at a property. This is accomplished through:

- A review of current and historic aerial photographs
- A review of current and historic topographic maps
- A review of available Sanborn maps
- Site reconnaissance
- Interviews
- A review of an electronic database search of state and federal records

Milone & MacBroom will typically take the findings of a Phase I ESA one step further for our clients - we will, if requested, explain the possible ramifications of potential site contamination upon the intended use or redevelopment of the property. Our expertise in site development and construction allows us to provide this guidance to our clients and allows our clients to make informed decisions regarding the property transaction.

ENVIRONMENTAL SITE ASSESSMENTS (Continued)

Phase II Site Investigations

Milone & MacBroom complements our Phase I ESA capabilities with expertise in designing and performing Phase II SI's when necessary. A Phase II SI seeks to determine if the site contamination potential noted during the Phase I actually exists at a property. A Phase II SI typically involves the collection of soil and/or groundwater samples using any number of several methodologies including truck mounted drilling, direct-push (Geoprobe®) methods, hand or auger methods when site access is difficult.

Phase III Site Investigations

Our staff of environmental scientists and hydrogeologists perform Phase III SI's when deemed necessary as a result of Phase II investigations. Phase III investigations seek to determine the exact nature and extent of site contamination and to determine if that contamination requires remediation. The Phase III involves the careful study of subsurface soil conditions and hydrogeological factors influencing the migration of contamination.

Corporate Research Center Environmental Assessment
Ridgefield, Connecticut

Milone & MacBroom, in association with Doyle Coffin Architecture, assisted the Town of Ridgefield with the assessment of existing conditions and potential re-use of a former corporate research center which included ten buildings on 40 acres. An oilfield services provider conducted scientific research investigating subsurface research measurements at the site from 1948 to 2006. The site has been vacant for several years.

The assessment consisted of an analysis of site conditions, including existing development, topography, wetlands, floodplains, and a review of environmental assessments for potential contamination issues. The current regulatory environment was reviewed for permitted uses and then assessed in the neighborhood context for compatible uses. The firm determined that the site could be re-used for commercial or municipal purposes. In addition, we determined that many of the existing buildings were of such a design and in such condition as to not be readily adaptable to any potential commercial or public use. However, the project team identified two architecturally significant buildings on the site that were recommended for preservation and re-use.

The firm developed preliminary concept plans showing alternative development scenarios that incorporate the existing buildings worthy of preservation. Recommendations regarding environmental clean-up and liability, parcel configurations and access, open space preservation, and public walking trails were also made.

SERVICES PROVIDED:

- Environmental Site Assessment
- Remediation Planning
- Landscape Architecture
- Building Reuse Evaluation
- Market Suitability Analysis
- Building Demolition Planning
- Transfer Act/Regulatory Negotiations
- Public Outreach

CLIENT:

Town of Ridgefield
Ridgefield, Connecticut

Milone & MacBroom's role ultimately expanded to include site assessment activities such as soil/groundwater investigation, and preliminary survey for radionuclides The firm worked closely with the Board of Selectman to summarize and explain the many nuances of CTDEEP regulations. Numerous meetings were held with the Board of Selectmen, many in executive session, over a one year time frame. During that time, we attended and presented at a number of public hearings pertaining to the planned purchase. The firm continues to be involved in this important project post-acquisition and is currently assisting the Town of Ridgefield with oversight, advice, and consultation regarding demolition of site structures and site remediation.

MILONE & MACBROOM

Phase II & III Environmental Site Investigation
Watertown, Connecticut

Milone & MacBroom has provided Phase II and Phase III Environmental Site Investigation, Remediation planning, and Remediation oversight services at the Connecticut facility of the world's largest manufacturer of performance, industrial, and architectural coatings. The facility produced specialty coatings for a number of customers including the nuclear power industry. The site assessment activities were been conducted in accordance with the requirements of the Connecticut Transfer Act (CGS 22a-134).

SERVICES PROVIDED:

- Environmental Site Investigation & Remediation

The work included soil and groundwater investigations both inside and outside this active facility. The goal of the work was to delineate potential soil and groundwater impacts directly under the production room floor. Work previously conducted by the firm revealed the presence of elevated concentrations of volatile organic compounds in the soil vapor within the vadose, or unsaturated zone, beneath the facility. The soil vapor evaluation allowed for the targeted installation of soil borings and small diameter monitoring wells within the facility so as to limit the potential for interruptions to the facility's production schedule. Once the areas of impact were fully delineated, Milone & MacBroom prepared a remedial Action Plan. Milone & MacBroom subsequently assisted with contractor bidding and selection and provided supervision of all remedial actions.

Due to the nature of the manufacturing process and the chemicals used, all work conducted by Milone & MacBroom was subject to strict health and safety protocols as outlined in our Site Specific Health & Safety Plan. Air monitoring for volatile organic compounds in the breathing zone, as well as monitoring for explosive levels of vapors was performed continuously during all work. Facility-issued Hot Work Permits were necessary due to the potential for the accumulation of explosive vapors.
The facility was subsequently divested. Milone & MacBroom assisted with this process by developing a Facility Decommissioning Plan. This plan specified all actions to clean and remove process and air handling systems.

Southbury Training School Environmental Assessment
Southbury, Connecticut

Milone & MacBroom was retained by the Town of Southbury to prepare an Environmental Impact Evaluation (EIE) for approximately 45-acres of the state run Southbury Training School (STS) property.

The town intended to lease the parcel to a non-profit organization for the construction of approximately 180 multi-housing units. The project also includes site improvements and utility extensions to support the new development and the buildings will be designed to Leadership in Energy and Environmental Design (LEED) standards.

In accordance with the Connecticut Environmental Policy Act (CEPA), the environmental analysis included an assessment of existing conditions and potential impacts to land use and zoning, socioeconomics, community facilities and services, public utilities, cultural resources, traffic, water resources, flood hazards, biological resources, air and noise quality and solid waste and hazardous materials. A comprehensive analysis of both on-site and off-site alternatives were also conducted.

Milone & MacBroom was subsequently retained by the Naugauck Valley Council of Governments, acting on behalf of the Town of Southbury, to conduct Phase I, Phase II, and Phase III site investigations of approximately 254 acres of the STS campus. Milone and Macbroom has installed soil borings and groundwater monitoring wells, as well as identified serveral acreas of the sit that require additional investigations. This work is on-going and plans have been developed for additional Phase III investigations.

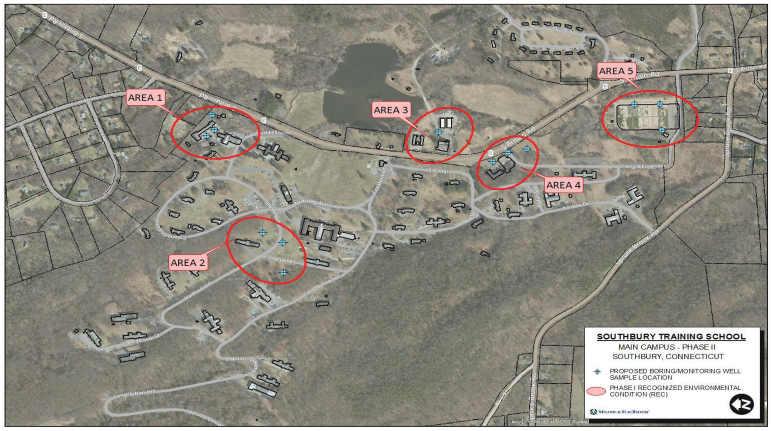
SERVICES PROVIDED:

- Environmental Impact Evaluation
- CEPA Consultation
- Wetland Assessment
- Phase I ESA
- Phase II SI
- Phase II SI

CLIENT:

Town of Southbury
Southbury, Connecticut

Naugatuck Valley Council of Governments



MILONE & MACBROOM

SUPREME FOREST
PRODUCTS

About Us

Supreme Forest Products (SFP) is a 33 year-old company with more than 180 employees. We began in land clearing, logging, wood chipping and grinding and maintain these key services as a core element of our business. Today, our multiple divisions offer total forest product coverage for our clients.

Our Land Clearing Division with its licensed foresters and practitioners, consults with land owners wishing to manage their timber and brings to bear a state-of-the-art, highly mechanized operation. Projects range from small residential harvests to large-scale utility ROW clearing projects.

The Wood Waste Reduction and Recycling Division processes some 400,000cy of wood waste annually, receiving trees, brush, stumps and leaves from residents, private contractors and townships throughout Connecticut. This Division also provides dumpsters for wood waste pickup.

Our Playground Surfacing Division manufactures tens of thousands of cubic yards of an engineered wood fiber per year used in playgrounds throughout New England. This product is delivered with Supreme's fleet of 75 trucks and trailers.

The E.R. Hinman and Sons is our Lumber Division, which is a fifth-generation sawmill providing the highest quality native lumber and custom sawing services for retail and wholesale customers. Hinman's sawyers, graders, lumbermen and licensed foresters work with clients every step of the way, from a tree in the forest to finished dimensional lumber and everything in between.

Company History

SFP started out as a small land clearing business by its founder and President, Kevin Boucher, in Northwest Connecticut. Soon the clean wood product generated from land clearing activities led to the creation of a new company specializing in creating mulches and wood products. SFP operates two permitted volume reduction facilities in Harwinton and Southington, Connecticut where it produces quality mulch, top soil, compost and playground safety fiber.

Growth in demand, size and scope of SFP's business, led to a new company, Supreme Industries, to provide civil engineering services, expanded equipment fleet and new technologies to handle large scale projects. Today the Supreme family of companies has grown to comprise five separate enterprises all sharing a common goal of responsibly harvesting leftover materials to minimize waste and create new, sustainable products.

Supreme's single-project bonding capability of $50M and aggregate capacity of $100M allows it to perform some of the largest and most demanding projects in the region. In addition, Supreme has an unwavering commitment to safety, which is demonstrated in our high bonding capabilities.

The Supreme Family of Companies

SUPREME INDUSTRIES	SUPREME FOREST PRODUCTS	QUANTUM BIOPOWER	SDR Southern Disaster Recovery	B&R Corporation
Heavy Land Clearing, ROW, Construction and Demolition	Mulch, Soils and Compost; Playground Fiber and ER Hinman Lumber Mill	Anaerobic digestion developer, owner and operator	Distaster Recovery Services	Property Management

Key Personnel

Kevin Boucher
Founder and President

As the owner and President, with over 32 years in the construction and development industry, Kevin's combination of vision, strategic thinking, and work ethic has made him the driving force behind the Supreme Group of companies. As the founder of Supreme, he is, and remains, intimately familiar with the business processes, customer base, and strategic direction that continues to propel the Group forward as a regional leader in its respective markets.

The rapid expansion and revenue growth that has occurred in recent years in our diversified companies has stemmed from Kevin's ability to understand future opportunities, align assets, set goals, and achieve results, period. His ability to embrace innovation to gain efficiency's in operation and business is what has set the Supreme Group apart from other companies in similar business spaces. Under Kevin's leadership the Supreme Group has seen significant growth over the past 7 years and has consistently outpaced performance goals for the collection of businesses.

Kevin has grown the Supreme Group from one stand-alone company to five diversified and profitable businesses operating as far West as Ohio, and as far South as Florida. Our reach and focus spans the East Coast and under Kevin's direction, we are well positioned with the local assets to manage any project, storm, and opportunity we may face.

Ronald B. Wuennemann
Vice President and Chief Financial Officer

Ron has over 30 years of finance and business management experience in large and mid-size companies in the construction, high-tech, transportation, manufacturing and service industries. He has significant domestic and international experience in strategic planning, negotiations, controllership, cash management, financing, risk management, information technology and business reengineering. Ron is currently responsible for all aspects of the company's accounting and finance activities. He also has a key role as an advisor to ownership and a representative to major stakeholders in the development of the company's growth strategy.

Prior to joining Supreme Industries, Ron held several senior financial management positions in the industry where he established a track record of success in directing the various activities that support core business operations as well as the execution of growth strategies of market expansion, new business start-up and joint ventures. He also played a leading role in the construction industry's largest trade association in the State of CT for the past decade.

Kevin Nugent
Chief Strategy Officer

Kevin is a highly motivated and dedicated Sales & Marketing executive with a proven track record of delivering top line, record setting

results. His professional experience spans over 30 years with career highlights that include direct responsibility for over $600 MM in annual gross revenue, and leadership of sales managers/account executives from 15 U.S. offices.

Kevin is highly proficient among a myriad of core competency's including Strategic Planning and Execution, Business Development & Analysis, Revenue and Market Share Growth, and Manager/Sales Team Development. Kevin is highly engaging, and as a critical thinker, advances strategic thought with his peers and colleagues to ensure the best business approaches are sought out and executed.

Among Kevin's litany of accomplishments, he most notably drove revenue growth for Petry Media from $500 MM to $2.1 BB over a 15 year period by strategically targeting new business and client development. His vast experience in managing complex business transactions, strategic partnerships, and collaborative relationships, make him an invaluable asset to the Supreme Group.

Brian Paganini
Managing Director

Under Brian's leadership, Quantum Biopower has started a recycling revolution in Connecticut as the first project to obtain local approval to develop and operate an anaerobic digestion facility. Within the past year, since Quantum's formation, the team under Brian's leadership has brought am organics to energy concept to the brink of reality. Most notably, the Southington, CT project has achieved fully funded status and the acquisition of 65 acres of site space positions Quantum to be the first in the State to commission a food recycling facility.

Brian has vast experience in managing cross-functional teams for Fortune 100 companies such as Pfizer, and Endo Pharmaceuticals. During his tenure, he led teams in the functions of Organizational Effectiveness, Sales & Marketing, and Project Development. As a sales leader, he achieved a record setting goal of $34.2 MM in revenue attainment over 5 years at Pfizer, making him the youngest in Pfizer sales history to achieve such distinction prior to the age of 30.

In his current role, Brian's sole focus is on developing the model of what good organics management and renewable energy creation looks like, in Southington, CT. Moving forward, it's the mission of Quantum to continue to develop waste to energy facilities around the region, where the need is present.

Martin Paganini
General Manager

Martin is a diversified leader with a proven track record of demonstrating strong business acumen to achieve results. His experience in managing lean organizations over the years while adding revenue, have made him a valued asset within our Forest Products business. Martin's experience includes leading sales teams, managing within the retail sector, leading in various service oriented industries, and owning and developing a thriving real estate portfolio.

Martin has successfully developed strategies and action plans to maintain service goals and quota's in the service sector. He has established customer –focused processes and re-aligned colleague assets to better position his division's to succeed and drive revenue. Importantly, he is a visionary, and has a unique ability to gain his team's trust to execute business objectives through sound strategy and action.

Apart from his job responsibilities, Martin has a passion for philanthropic endeavors, and has led such opportunities both domestically and abroad through cultural and sporting exchanges with countries such as Cuba and the Dominican Republic.

Mark Vigneault
Director of Operations

Mark has over 30 years of experience in the construction industry, including 20 years of self-employment as a general contractor. Mark's unique problem solving abilities, in depth civil construction experience and administrative skills makes him the senior member of the management staff.

Mark is well versed in the processes and equipment for a BioDigester project, and works closely with our technology providers to execute on the ground engineering of such systems. He also works collaboratively with our core of contractors during the build phase to ensure seamless work flow and on-time scheduling to prevent delays.

He is responsible for the company's day to day operations which include; management of yard operations, contract administration, management of projects and field staff, scheduling, purchasing, maintenance, and customer relations. Also, Mark acts as the General Manager for the General Contracting and Heavy and Highway Divisions and may act directly as a project manager for larger projects.

Gavin Boucher
Construction Manager

Gavin has been working in the family business since 1998. He came to work for his father as a general laborer working summers on various heavy construction and land clearing jobs. During his years at Supreme, Gavin has worked his way through nearly every position within the Company, giving him invaluable experience. After his graduation from Saint Michael's College in 2006, he began working full time for Supreme Industries and progressed to the position of Construction Manager for the land clearing division.

Currently, he is responsible for monitoring the clearing construction operations, interfacing with the project manager, safety manager, company officials and the field superintendents. Gavin builds schedules, directs mobilization, and ensures that the operations are staffed with the correct personnel and equipment to run safely and efficiently.

Other responsibilities include customer relations, meeting with existing and future clients to maintain and create lasting relationships, interfacing with the estimating staff to develop budgets and estimates for future projects and managing the company equipment fleet and providing recommendations for upgrades and replacements.

Nathan Boucher
Division Manager

Nathan has been working for the family business since 1998. He came to work for his father as a general laborer and worked his way into learning how to operate all the heavy equipment on large scale projects.

Nathan worked for a Civil Engineering firm, Fuss and O'Neill, as an intern for the summer. With this internship he gained valuable knowledge of the design process involved in construction projects. After college Nathan went to work for a General Contractor, C.H. Nickerson and was brought on as a project superintendent for a waste water treatment plant upgrade in Ansonia, CT. The project involved 7000 cy of new concrete, 2000 LF of new drainage and process pipe, a demo and rebuild of the administration building, and installation of all new treatment equipment. Here, Nathan learned to manage a job site involving all trade unions including, carpenters, laborers, electricians, and operators. The field skills also helped Nathan learn to solve problems and gave him a great knowledge of the OSHA regulations of various industries within the construction business.

Nathan now works for Supreme in the estimating and project management department. He can assist our senior estimator with take-offs, as well as doing field estimating on site to get an up-close look at the work being bid. Nathan also operates and performs the role of project manager on some of Supremes projects.

Appendix D

Environmental Assessment Proposal and map

Engineering, Planning,
Landscape Architecture
and Environmental Science

MILONE & MACBROOM®

October 27, 2015

Ms. Kim Holden
Business Operations Manager
Town of West Hartford
17 Brixton Street
West Hartford, CT 06110

RE: Environmental Assessment Activities
Former Incinerator Site
Brixton Street
West Hartford, Connecticut
MMI #1197-19-0

Dear Ms. Holden:

Milone & MacBroom, Inc. (MMI) is pleased to present our scope of services and associated cost proposal for the performance of environmental assessment activities at the former incinerator site location on Brixton Street in West Hartford, Connecticut. It is our understanding that the Town of West Hartford is planning to demolish and remove the building to allow for the future construction of an anaerobic digester facility.

SCOPE OF SERVICES

In order to allow for the demolition of the existing facility, several forms of environmental assessment will need to be undertaken. These should include a Phase I Environmental Site Assessment (ESA), a Phase II Environmental Site Investigation, and a predemolition Hazardous Building Material (HBM) Assessment. Based upon the results of the Phase I and Phase II activities, additional subsurface investigations (Phase III) may be required.

Phase I ESA

MMI proposes to conduct the Phase I ESA in general accordance with American Society for Testing and Materials (ASTM) standard E1527-13. The purpose of the Phase I ESA is to identify actual and potential site contamination. This is accomplished by evaluating and reporting the existing information collected through a records review, site inspections, and interviews. The recently revised ASTM standard requires an in-person review of environmental files if a database search reveals records of potential concern. Phase I ESAs may assist in reducing uncertainty regarding potential environmental liabilities and may be the basis for further investigations of the property. Key components of the work will include the following:

- A review of current and historic aerial photographs
- A review of current and historic topographic maps

- A review of available Sanborn maps
- A review of municipal records
- Site reconnaissance
- Interviews
- A review of an electronic database search of state and federal records
- An in-person review of state records if necessary

Successful completion of the scope of services will require that you allow and/or coordinate access to the parcel(s) and identify an individual or individuals who may be knowledgeable of the history and operation of the property.

Phase II Environmental Site Investigation

Based upon our preliminary evaluation, MMI believes that a Phase II Environmental Site Investigation will be necessary to determine if site renovations and construction will have the potential to encounter and/or disturb contaminants that may be in the soil and groundwater at the site. Our understanding is that ash residue from the past operation of the incinerator was disposed of on site. While the intent of the Phase II will not be to identify and delineate all areas of ash or other contaminants, it will be necessary to determine, based upon site redevelopment plans, those areas that may be affected by site redevelopment.

Our conceptual plan for the performance of a Phase II Environmental Site Investigation includes the following:

- Installation of four soil borings in the area adjacent to the south wall of the facility near the former location of an elevated storage tank
- Installation of four soil borings in the area adjacent to the north wall of the facility near the former location of a second elevated storage tank
- Installation of approximately 15 soil borings around the perimeter of the existing facility
- Installation of approximately 12 groundwater monitoring wells throughout the areas where borings were installed
- Collection of up to three soil samples per boring (69 total) for subsequent analysis in accordance with the following parameters and/or potential constituents of concern:
    - Extractable Total Petroleum Hydrocarbons (ETPH)
    - Total and leachable (Synthetic Precipitation Leaching Procedure [SPLP] and Toxicity Characteristic Leaching Procedure [TCLP] methods) metals (Connecticut Department of Energy & Environmental Protection [DEEP] list of 15 metals)
    - Total and leachable polyaromatic hydrocarbons (PAHs)
    - Volatile organic compounds (VOCs)
    - Polychlorinated biphenyls (PCBs)
- Collection and analysis of at least two rounds of groundwater samples from the newly installed groundwater monitoring wells. The groundwater samples will be analyzed in accordance with the following parameters and/or potential contaminants of concern:

- ETPHs
- Total and dissolved metals (Connecticut DEEP list of 15 metals)
- PAHs
- VOCs
- PCBs

The exact scope of the Phase II Environmental Site Investigation will be finalized upon completion of the Phase I ESA, and a revised cost estimate will be provided.

The results of the Phase II Environmental Site Investigation will be evaluated and compared to the soil and groundwater standards developed by the Connecticut DEEP. MMI will present the findings in a comprehensive report and will provide recommendations for additional investigations and/or contaminant delineation if appropriate.

HBM Assessment

A HBM Assessment must be performed to allow for an estimate of costs associated with hazardous materials abatement prior to site demolition and/or renovation activities. The purpose of this work is to identify and locate accessible asbestos-containing materials (ACM) and to evaluate for the presence of lead-containing paint (LCP) and PCBs in the former incinerator building.

An Asbestos Hazard Emergency Response Act (AHERA) accredited and State of Connecticut-licensed asbestos building inspector(s) will conduct the predemolition survey of the building as required by United States Environmental Protection Agency (USEPA) Regulation 40 Code of Federal Regulations (CFR) Part 61, the asbestos National Emissions Standards for Hazardous Air Pollutants (NESHAP), and the Connecticut Department of Public Health (CTDPH) Regulations of Connecticut State Agencies (RCSA Sections 19a-332a-1 through 19a-332a-16). MMI will conduct a visual assessment of the building to identify materials suspected of containing asbestos (suspect ACM) such as thermal system insulation, surfacing materials, and miscellaneous materials (e.g., floor tiles). Suspect materials will be physically assessed for friability and evidence of damage or degradation. Samples of suspect ACM will be collected for laboratory analysis. Bulk sample collection will be conducted in general accordance with the sampling protocols outlined in USEPA 40 CFR Part 763 Subpart E 763.86.

Survey activities will include visual observations of the interior and exterior of the subject buildings to identify homogeneous areas of suspect ACM. The exterior survey will include an assessment of the exterior walls and roofs. Building materials identified as concrete, glass, wood, masonry, metal, or rubber are not considered suspect ACMs by federal/state regulations; thus, MMI does not plan to evaluate these materials as part of the site survey.

It is anticipated that approximately 500 samples will be collected. The number of samples to be collected will depend on the homogeneous materials identified at the time of the site survey. Current USEPA regulations require that a minimum number of samples from each homogeneous area be obtained in order to characterize a material as non-ACM.

The friable samples collected will be analyzed for asbestos content by Polarized Light Microscopy (PLM) using the "Method for the Determination of Asbestos in Bulk Building Materials" (USEPA Method 600/R-93/116). The percent of asbestos, where applicable, will be determined by visual estimation. Normal turnaround time for sample analysis is 5 working days; sample time may be reduced for an increased sample analysis cost. The nonfriable materials will be analyzed using the PLM Nonorganically Bound (PLM-NOB) methodology, and if analytical results are negative using this method, the samples will be analyzed by Transmission Electron Microscopy Nonorganically Bound (TEM-NOB) methodology for confirmation purposes.

A laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP), and CTDPH will analyze bulk material samples as described above. The laboratory will be instructed to analyze samples from each homogeneous area until the first sample containing asbestos is identified.

In conjunction with the ACM survey, MMI will visually assess the interior and exterior of the proposed existing structure area and perform limited LCP assessment that will consist of collecting paint chip samples from various painted components for laboratory analysis. Representative building component surfaces that may be sampled include, but are not necessarily limited to, woodwork/molding, window sills and sashes, walls, and ceilings. The paint chip samples will be submitted to EMSL Analytical, Inc. (EMSL), a laboratory participating in the Environmental Lead Laboratory Accreditation Program (ELLAP), for lead content analysis. We anticipate collecting up to 100 samples for LCP analysis. Limited LCP sampling will result in damage to a small area (approximately 2 square inches) of the painted surface at each sample location. If, as a result of the laboratory analysis, it is determined that lead is present in paint at a concentration that indicates that the waste could be characterized as hazardous, additional testing for TCLP analysis may be required for disposal of the building materials. Costs for TCLP analysis are not included herein but can be provided if necessary based on the analytical findings.

LCP sampling will be limited to readily observable and accessible surfaces. We cannot guarantee a building or property to be LCP free as the possibility exists that LCP-coated surfaces may be hidden from sight or in inaccessible locations, or the homogeneous construction areas identified may not be truly homogeneous. The report will document LCP sampling results and will identify building component surfaces confirmed as LCP.

The interior and exterior areas of the structure will be inspected for potential PCB-containing building materials including window caulking. The assessment will consist of collecting up to 50 building compound samples as a part of a screening assessment and will be limited to only "majority-rule" materials from various building components for laboratory analysis for PCBs on a standard 5- to 7-day turnaround time basis. If PCBs are detected in the materials sampled, additional sampling might be recommended to assess for the presence of PCBs in adjoining building surface materials such as brick or concrete.

An inventory for other hazardous materials present at the site will be prepared including, but not limited to, devices containing PCBs like fluorescent light ballasts and hydraulic systems. Mercury-containing devices such as mercury switches, thermometers, thermostats, lamps, etc.; residual oils; and/or other hazardous materials left on site will also be visually noted during the site survey.

FEE SCHEDULE

We will undertake the tasks described on a time-and-materials basis in accordance with the following estimates:

Phase I Environmental Site Assessment	$10,000
Phase II Environmental Site Investigation (budgetary estimate)	$125,000
Hazardous Building Material Assessment (budgetary estimate)	$60,000
Miscellaneous Meetings (budgetary estimate)	$5,000
Total	$200,000

A revised estimate for the Phase II Environmental Site Investigation will be provided upon completion of the Phase I ESA and a review of the proposed site redevelopment plans. Similarly, the cost estimate for the HBM Assessment will be revised subsequent to the initial visual inspection by a licensed inspector.

STANDARD TERMS AND CONDITIONS

Work will be performed in accordance with MMI's Standard Terms and Conditions (copy attached), incorporated by reference.

If you have any questions or concerns, please contact either of us at (203) 271-1773.

Very truly yours,

MILONE & MACBROOM, INC.

Scott G. Bristol, LEP, Associate
Senior Project Manager, Environmental

Thomas J. Daly, P.E., Principal
Senior Project Manager, Civil Engineering

Enclosures

1197-19-0-o2715-prop

STANDARD TERMS AND CONDITIONS

Unless specifically excluded in the Contract, these Terms and Conditions are incorporated by reference into the foregoing proposal or contract and shall be part of the Agreement under which Services are to be performed by Milone & MacBroom, Inc. (**MMI**) for the **Client**.

1. **Method of Payment**: Monthly, **MMI** will invoice **Client** for all Services rendered at the completion of the field study. Invoices will be due upon receipt. Any unpaid invoices and charges will draw late payment fees at 1½% per month commencing 30 days after date of invoice. **Client** shall notify **MMI** in writing of any disputed amount within 10 days after date of invoice, otherwise **Client** shall be deemed to have waived any objection to all invoice charges and agreed to be acceptable. Payment thereafter shall first be applied to accrued interest and then to the principal unpaid amount. Lump Sum Fee Price and Fixed Price contracts will be invoiced on a percent complete basis as determined by **MMI**. Unless otherwise agreed, out-of-pocket costs for mileage, special mailing, reprographics and similar costs will be invoiced as additional direct expenses. Subconsultant fees will be invoiced at cost plus a 10 percent markup for processing. In the event that **MMI** retains a collection agency or attorneys to recover any monies owed by **Client** to **MMI**, then **MMI** shall also be entitled to recover its reasonable cost of collection and legal costs from **Client**, including, but not limited to, all fees and costs incurred by **MMI** under mediation and litigation proceedings. **MMI** may suspend or terminate any and all of the Services if payment of any invoiced amount not reasonably in dispute is not received by **MMI** within 60 days from the date of **MMI's** invoice. Such suspension of services is done without waiving any other claim against **Client** and without incurring any liability to **Client**. Termination shall not relieve **Client** of its obligation to pay amounts incurred up to termination.

   The **Client's** obligation to pay for the Services performed under this Agreement is in no way contingent upon **Client's** ability to obtain financing, zoning, approval of governmental or regulatory agencies, favorable judgment of lawsuit, or upon **Client's** successful completion of project. Should services be suspended for a period of ninety (90) days, **MMI** shall be entitled to additional compensation to reinitiate work. Lump sum fees, if applicable, quoted in this Contract shall remain valid for a period of twelve (12) months from the date of Contract. Thereafter, they may be adjusted in accordance with **MMI's** current rate structure. Hourly personnel rates may be adjusted on an annual basis.

2. **Level of Services**: The Level of Service will be performed for the exclusive benefit of **Client**. **MMI** will perform the Services using that degree of skill and care ordinarily exercised under similar conditions by reputable members of **MMI's** profession practicing in the same or similar locality at the time of performance. No other warranty, express or implied, is made or intended and the same are specifically disclaimed.

   Client shall not be entitled to assert a claim against **MMI** based on any theory of professional negligence or violation of the standard of care unless and until **Client** has obtained the written opinion from a licensed, independent and reputable engineering and/or environmental professional, as appropriate for the Services in question, that **MMI** has violated the standard of care applicable to **MMI's** performance of those Services under this Contract. **Client** shall promptly provide such independent opinion to MMI and the parties shall endeavor in good faith to resolve the claim within 30 days.

3. **Deliverables:** All hard paper copies of deliverables, including, and limited to, any and all reports, drawings, plans, and specifications prepared by **MMI** hereunder shall be delivered to **Client** upon final payment for **MMI's** Services. Deliverables may not be used or reused by **Client**, its employees, agents or subcontractors in any extension of the project or on any other project or any other use without the prior written consent of MMI. **Client** agrees that all deliverables furnished to the **Client** not paid for in full will be returned to **MMI** upon demand and will not be used for design, construction, permits, or licensing. All originals of such deliverables shall remain in possession of and the property of **MMI**. Copies of any electronic media or disks of originals of any of **MMI's** deliverables, such as designs, specifications, calculations, CAD documents, etc., shall not be made available unless a specific agreement is made to the contrary as part of the Scope of Services. All the drawings, plans, specifications and deliverables prepared by **MMI** are instruments of **MMI's** service and **MMI** shall be deemed the author of them and will retain all common law, statutory, and other reserved rights, including, but not limited to, the copyrights.

   MMI shall have the right to include photographic or artistic representations of the Project among **MMI's** promotional and professional materials. **MMI** shall be given reasonable access to the Project to make such representations. **Client** shall advise **MMI** of confidential or proprietary information which should be excluded from promotional materials.

4. **Limitation of MMI's Liability to Client:** In recognition of the relative risks and benefits of the project to both the **Client** and **MMI,** the **Client** agrees that except for circumstances caused by the willful misconduct of **MMI**, all claims for damages asserted against **MMI** by **Client**, including claims against **MMI's** directors, officers, shareholders, employees and agents, are limited to the total fee for services rendered or $250,000.00, whichever is greater. **MMI** is solely responsible for its personnel only, and no others. **MMI** shall not be responsible for any special, incidental, indirect, or consequential damages (including loss of profits) incurred by **Client** as a result of **MMI's** performance or nonperformance of Services. **MMI** shall not be liable for extra work or other consequences due to changed conditions or for costs related to failure of the construction contractor or materialmen or service provides to install work in accordance with the plans, specifications or applicable code. Any claim shall be deemed waived unless made by **Client** in writing and received by **MMI** within one (1) year after completion or termination of the Services.

5. **Client Indemnification:** **Client** shall indemnify and hold harmless **MMI** and its shareholders, directors, officers, employees and agents against all losses or claims, and costs incidental thereto (including costs of defense, settlement and reasonable attorney's fees) which any or all of them may incur, resulting from bodily injuries (or death) to any person, damage (including loss of use) to any property, or contamination of or adverse effects on the environment, arising out of or which are in any way connected with (i) the acts or omissions of **Client**, **Client's** employees, agents and subcontractors, or (ii) **Client's** breach of Contract.

6. **Required Disclosures by Client:** **Client** shall provide **MMI** all information which is known or readily accessible to **Client** which may be reasonable and/or necessary for completion of the Services by **MMI** or protection or safety of **MMI** personnel.

7. **Force Majeure:** Neither party shall be responsible for damages or delays caused by Force Majeure or other events beyond the control of the other party and which could not reasonably have been anticipated or prevented. For purposes of this Contract, Force Majeure includes, but is not limited to, adverse weather conditions, floods, epidemics, war, riot, strikes, lockouts and other industrial disturbances; unknown site conditions, accidents, sabotage, fire, loss of or failure to obtain permits, unavailability of labor, materials, fuel or services, court orders, acts of God, acts, orders, laws or regulations of the Government of the United States or the several states, or any foreign country, or any governmental agency. Should Force Majeure occur, the parties shall mutually agree on the terms and conditions upon which the Services may be continued.

8. **Termination:** This Contract may be terminated by either party upon thirty (30) days written notice to the other party. Irrespective of which party terminates or the cause therefor, **Client** shall, within thirty (30) days of termination, compensate **MMI** for fees, charges for services and costs incurred up to the time of termination, as well as those associated with termination activities. It is agreed, at any time after the total compensation payable to **MMI** under this Contract is met, **MMI** shall have the right to suspend or terminate further performance or continuance of Services until **Client** and **MMI** have executed an extension to the contract or a new contract.

9. **Entire Contract:** This Contract constitutes the entire agreement, including herein referenced proposal(s), attachments and schedules, etc., between the parties and supersedes any and all prior written or oral agreements, negotiations or understandings, existing between the parties. This Contract may be amended only by written instrument signed by each party.

10. **Testimony:** Should **MMI** or any **MMI** employee be requested by any party or compelled by law to provide non-expert testimony or other evidence with respect to the Services, and **MMI** is not a party to the dispute, **MMI** shall be compensated by **Client** for **MMI's** preparations, document retrieval, document reproduction and testimony at the rates shown on the attached Fee Schedule. **MMI** shall provide expert witness testimony pertaining to any Services at premium rates of 1.5 times the rates shown on the Fee Schedule. **Client** agrees to reimburse **MMI** for reasonable travel, lodging and meal expenses that are incurred in conjunction with providing either expert or non-expert testimony or other evidence.

11. **Precedence and Survival:** This Contract shall take precedence over any inconsistent or contradictory provisions contained in any **Client**-issued purchase order, requisition, notice to proceed, or like document regarding the Services. All obligations arising prior to the termination of this Contract and all provisions of this Contract allocating responsibility or liability between **Client** and **MMI** shall survive the completion of Services hereunder and the termination of this Contract.

12. **Governing Law:** This Contract shall be governed by, construed and interpreted in accordance with the laws of the State of Connecticut, excluding any choice of law rules which may direct the application of the laws of any other jurisdiction.

13. **Claims, Disputes/Mediation**: Any claim, disputes or other matters in question between parties to this Contract arising out of or relating to this Contract or breach thereof shall be subject to and decided by and through the process of mediation. Such mediation process shall be done by and through an independent court certified mediator. All mediation proceedings, hearings and meetings shall be held in Cheshire, Connecticut. Any unsettled claims, disputes or other matters in question between parties not settled and agreed to by this process of mediation shall be subject to and decided by and through litigation.

2015 Preferred Hourly Rate Schedule & Reimbursable Expenses

Principal	$210.00	Per Hour
Senior Licensed Professional/Specialist	$170.00	Per Hour
Lead Licensed Professional/Specialist	$155.00	Per Hour
Licensed Professional/Specialist	$145.00	Per Hour
Senior Non-Licensed Engineer/Designer/Planner	$130.00	Per Hour
Engineer/Designer/Planner	$113.00	Per Hour
Resident Project Representative	$145.00	Per Hour
Chief Inspector	$130.00	Per Hour
Senior Inspector	$113.00	Per Hour
Senior Draftsperson/Technician	$ 93.00	Per Hour
Draftsperson/Technician	$ 88.00	Per Hour
Survey Crew Member	$ 72.00	Per Hour
Clerical	$ 57.00	Per Hour

Reimbursable Expenses

Bond Prints	$ 2.00	Each
Large Bond Prints	$ 3.00	Each
Fixed Line Mylars	$75.00	Each
Color Plots/Mylars	$30.00	Each
Large Color Plots/Mylars	$45.00	Each
Photo Copies – 8½ x 11	$ 0.12	Per Copy
Photo Copies – 11 x 17	$ 0.24	Per Copy
Color Copies – 8½ x 11	$ 1.25	Per Copy
Color Copies – 11 x 17	$ 2.25	Per Copy
Binding 0-200 pages	$ 6.00	Per Bound Copy
201 or more pages	$ 7.50	Per Bound Copy
Board Mounting	$25.00	Each
FedEx – $0-$25	$25.00	Per FedEx
FedEx – Over $25	Cost	Per FedEx
Mileage	(IRS Rate)	Per Mile

2015 ct pfd hourly rates

MILONE & MACBROOM
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com

SOURCE(S):
CTECO

PROPOSED SOIL BORINGS & GROUNDWATER MONITORING WELLS

BRIXTON ROAD

WEST HARTFORD, CONNECTICUT

Map By: JCS
MMM#: 1197-19
MXD: W:\Design\1197-19-DE\GIS\Boring Location Map.mxd
1st Version: 10/27/2015
Revision: 10/27/2015
Scale: 1 in = 40 ft

FIG. 1

Appendix E

Letters of Support

OFFICE OF THE
MAYOR

November 10, 2015

Commissioner Catherine Smith
Connecticut Department of Economic and Community Development
505 Hudson Street
Hartford, Connecticut 06106

RE: West Hartford Application for the Remedial Action and Redevelopment Municipal Grant Program

Commissioner Smith:

We are writing to strongly support the Town of West Hartford's application to the Connecticut Department of Economic and Community (DECD), Brownfield Remedial Action and Redevelopment Municipal Grant Program. West Hartford is requesting funds to develop an Anaerobic Digester at 25 Brixton Street to provide renewable energy, create jobs, and revitalize an underutilized site. Without State aid this project would not be possible. This revitalization and redevelopment effort delivers a solution to a 30 year problem. The Anaerobic Digester envisioned for this site will serve West Hartford and the surrounding communities by recycling food waste, and other organic waste to generate clean energy, heat and produce rich compost.

The Town is maintaining the Brixton Street property to keep its Recycling Center functioning while it works on a long term solution to fund the needed site improvements that will result in a safer, environmentally compliant and consumer friendly facility for the people and businesses in West Hartford.

The site currently has a former incinerator building that was decommissioned in the 1970's. The building is unsightly and the Town is seeking to perform a site assessment, remediation, abatement and monitoring to safely remove the building.

This past summer, the Town went out to bid for management services and subsequently entered into an agreement with Supreme Forest Products to lease and operate the facility. As part of that contract, Supreme has undertaken initial site work for the Town that has already resulted in improved conditions. However the existing building and smokestack must be removed in order for any additional site improvements to be made.

Given the magnitude of work to be done in order to safely remove the building, the Town will be unable to undertake the needed work without the assistance of this program.

TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD 50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431
(860) 561-7445 FAX: (860) 561-7438
www.west-hartford.org

Printed on Recycled Paper

We believe this development has so many beneficial aspects including the potential to provide renewable energy, provide future cost savings by diverting waste from the MSW stream and by creating both short-term construction related jobs, and long term permanent jobs. We fully support this project and appreciate your consideration of West Hartford's application.

Sincerely,

R. Scott Slifka

Mayor