November 29, 2021

Mr. Frank Gardner  
EPA Region 1  
Five Post Office Square, Suite 100  
Mail Code: OSRR7-3  
Boston, Massachusetts 02109-3912

1. Applicant Identification: City of Taunton  
   15 Summer Street  
   Taunton, Massachusetts 02780

2. Funding Requested:  
   a. Assessment Grant Type: Community-wide  
   b. Federal Funds Requested:  
      i. $500,000

3. Location: City of Taunton, Massachusetts

4. Target Area and Priority Site/Property Information  
   a. Weir Village: 6139.02-2, 6140-1  
   b. Whittenton: 6136-2  
   c. Westside: 6140-2

5. Contacts:  
   Project Director: William D. Roth, Jr., Executive Director  
   City of Taunton, OECD  
   15 Summer Street, Suite 302  
   Taunton, Massachusetts 02780-3056  
   Telephone: 508-821-1030  
   Email: wroth@taunton-ma.gov

   Chief Elected Official: Shaunna O’Connell, Mayor  
   City of Taunton  
   15 Summer Street, Suite 400  
   Taunton, Massachusetts 02780  
   Telephone: 508-821-1000  
   Email: soconnell@taunton-ma.gov


7. Other Factors Checklist:
### Other Factors

<table>
<thead>
<tr>
<th>Description</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td></td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td></td>
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<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td></td>
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<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td></td>
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<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>1-2</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>1-2</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>1-2</td>
</tr>
<tr>
<td>The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.</td>
<td>4</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>9</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td></td>
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</tbody>
</table>

8. Letter from State Environmental Authority: Attached
November 24, 2021

U.S. EPA New England
Attn: Frank Gardner
Via email

RE: STATE LETTER OF ACKNOWLEDGMENT
City of Taunton, Brownfield Assessment Grant

Dear Mr. Gardner:

I am writing to support the proposal submitted by the City of Taunton (City) under the Fiscal Year 2022 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant Program. Funding from EPA will further support the City’s efforts to facilitate the redevelopment of contaminated sites throughout the community.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available incentives. The Massachusetts Department of Environmental Protection (MassDEP), through our regional offices, provides technical support to Brownfield project proponents when regulatory issues arise. If this proposal is selected, MassDEP will work with our state and federal partners to support the City and help make this project a success.

We greatly appreciate EPA’s continued support of Brownfield efforts here in Massachusetts.

Sincerely,

Elizabeth Callahan
Acting Assistant Commissioner, Bureau of Waste Site Cleanup

ec: Taylor Torres, City of Taunton
John Handrahan, MassDEP Southeast Regional Office
1. Project Area Description and Plans for Revitalization
   a. Target Area and Brownfields
      i. Background and Description of Target Area
         Founded in 1639, the City of Taunton, Massachusetts is among the oldest in the United States, located approximately 40 miles south of Boston, and 18 miles east of Providence, Rhode Island. Spanning across 47.29 square miles, Taunton is the largest city by land area in Massachusetts. Taunton enjoys prime highway access to I-495, US-44, and state routes 24, 138, and 140 and will soon have a commuter rail station with direct service to Boston opening in 2023. The City has one major river (Taunton River), along with several tributaries. The Taunton River was designated by the US Department of the Interior as a Wild and Scenic River in 2009.

         In addition to having many Environmental Justice tracts, Taunton is one of 26 cities in Massachusetts that are designated as ‘Gateway’ cities. Gateway cities are so named because they provided residents good jobs and a “gateway” to the American dream during the industrial age. Taunton has been an industrial hub throughout its history and was once a regional and national leader in many industries including bog iron, shipbuilding, textiles, stoves, locomotives, and perhaps most notably, silver. Many of these factories were powered by local rivers. The booming silver industry in the eighteenth and early nineteenth centuries earned Taunton its moniker, “The Silver City”, which is still a well-known nickname to this day, despite the last of its silver factories, the world-famous Reed and Barton, closing its doors completely in 2015.

         Today Taunton continues to be highly sought for industry, although nowadays that demand is attributed to the City’s location along major freeways as well as affordable water and electricity rates. In the last half century, Taunton’s industrial parks have grown, while a handful of former industrial brownfield sites have struggled to find financing for reuse due to the ambiguity of their contamination. Three target neighborhoods with brownfield sites are the Weir, Whittenton, and the West Side. The Weir was home to a variety of industrial sites including Sheridan Silversmiths, Robertson Curtain Factory, F.B. Rogers Silversmiths, Staples Coal, Bacon Felt, Weir Stove Corporation, and Nu-Brite Paint and Chemical. In contrast, the Whittenton was mostly based around two giant mill complexes, the Reed and Barton Company, and the 40+ acre Whittenton Manufacturing Company. The West Side was a smaller industrial node but has an old mill building with great reuse potential at the former Columbia Electric. Many of these sites have been determined to have air, water, and soil contaminants including lead paint, asbestos, and heavy metals such as, copper, silver, zinc, and various volatile organic compounds.

      ii. Description of the Priority Brownfield Site(s)
         As previously described, The Weir Village is a classic, urban neighborhood where many different industries have thrived over the centuries. Even today this area continues to be comprised of a healthy mix of residential, commercial, and industrial properties, tied together by a picturesque public park along the Wild & Scenic Taunton River. This new riverside park, which features a boat ramp, was created using a combination of city funds and state and federal grants on the site of the former F.B. Rogers Silver and Weir Stove factories on West Water Street. When this site was being remediated, a groundwater contaminant source was noted as

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1 Secretary of the Commonwealth of Massachusetts: “Information and Historical Data on Cities, Towns and Counties in the Commonwealth of Massachusetts”. https://www.sec.state.ma.us/cis/ciscclist/ctlistidx.htm
2 A Gateway city is defined by the Commonwealth of Massachusetts as being midsized urban centers with populations between 35,000 – 250,000, with an average household income below the state average, and an education attainment rate (bachelors or above) that is below the states average.
coming from the direction of the Bacon Felt factory across the street, which has yet to be addressed. Bacon Felt (RTN: 4-21242) is a vacant, four acre, three story brick mill building that occupies an entire block between Fourth and Fifth Streets in the Weir Village. Further down West Water Street there are a handful of small to mid-size active industrial sites, and among those is the vacant former Yankee Chemical (RTNs: 4-0162, 4-13487, 4-13489). This one acre site was taken by the City for back taxes in 2005 and contains an abandoned structure. Both Bacon Felt and Yankee Chemical are located in the FEMA 1% annual chance flood zone and overlook the Taunton River. Two additional brownfield sites in the outer Weir area worth noting are Nickerson Avenue (RTN: 4-25768) and Church Fuel (RTN: 4-23181). Nickerson Avenue is a former stove lining factory and mechanic shop and Church Fuel is a linear strip of mostly wetlands along a railroad track. Both are in residential areas.

Bacon Felt, Yankee Chemical, and Nickerson Ave are all high priority target areas for different reasons. Yankee Chemical is city-owned, industrial-zoned, and, with the proper environmental assessment, could be on a path to remediation, reuse, and returned to the tax rolls as a small industrial property. Nickerson Ave is a small site in a residential area. Performing an assessment and obtaining knowledge of the cleanup costs could easily facilitate the sale of the property from the City to a developer who can remediate and develop a few townhouse units, returning it to the tax rolls. Bacon Felt is a long-term project, but could be reused as a mixed-use anchor building in the Weir Village with over one hundred residential units.

In Whittenton, the former Reed & Barton Silversmiths factory is a massive multi-building campus along the Mill River. It is being partially rented out to a number of different light industrial users. This 17-acre property has large-scale reuse potential that could consist of residences along with commercial and light industrial uses. The property owner is in communication with the City and is open to exploring all possibilities for reuse. The property also falls within an area that just received grant funding to become an Urban Renewal District with the Taunton Redevelopment Authority.

The West Side target cluster of properties contains a small vacant mill building on just under three acres. While this would likely not be a quick-turnaround reuse like some of the others mentioned, there is great environmental concern due to the Cobb Brook flowing through this site. An assessment would be the crucial first step in the City’s efforts to attain better flood control and elimination of contaminants from the stream.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

In the City’s most recent Master Plan, Taunton Tomorrow (2018), facilitated by the City’s Office of Economic and Community Development (OECD), brownfields are mentioned in twenty different places. One of the plan’s goals for housing is to maintain a diverse stock of housing for individuals and families of varying ages, incomes, and needs. One of the action items for this goal is to “continue to use the city’s brownfields program to promote adaptive reuse of former industrial sites.” The plan also states that “the city has a larger percentage of brownfield/contaminated sites than comparison cities and towns, and a lower share of greenfield sites suitable for development” (97). The Master Plan notes that since many of Taunton’s

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3 FEMA Flood Map Service Center: Search by Address. https://msc.fema.gov/portal/search#searchresultsanchor
brownfield sites are in older neighborhoods, they would make great candidates for conversion to residential or mixed-use because of their “walkable village character” (165).

Assessment of the target brownfields sites will provide the key information necessary for determining the viability of reinvestment. The City will utilize Assessment funding towards Phase I and II site assessments and the development of remediation plans. After assessments are completed, private developers would have a much better gauge on the cost of remedial action is at each site, which will further entice the reuse of the target brownfield sites. Developers will also have the option of financing the cleanup with the City’s available Program Income funds from a completed RLF grant.

Nickerson Ave and Yankee Chemical are the low-hanging fruits, so to speak. We believe these properties can be turned around the fastest due to their small size and city-ownership. Performing Phase I and II Assessments would provide the City with a detailed estimate on the scope of the remediation that is needed. Having this data available would make it feasible for buyers to purchase these properties from the City at auction. We anticipate Nickerson Ave can be turned into 2-3 residential townhouses and Yankee Chemical could be reused as a small industrial property. There is great demand in Taunton for both housing and industrial space.

Bacon Felt, Columbia Electric, and Reed & Barton are all larger, long-term projects, but nonetheless, we believe that Assessment funding is just as important at these sites because it is a necessary step in the reuse and redevelopment of these blighted former mills into vibrant, productive, attractive, and revenue-producing mixed-use complexes.

The City’s plans for redevelopment in these areas rely on the ability to identify and quantify the immediate health risks and contaminants in the blighted properties. The City will use the EPA Assessment funding to determine the extent of the contaminants and to provide guidance in the redevelopment of these sites. The City and its partners recognize both the magnitude and the importance of these revitalization efforts. To maximize the probability of effective outputs and ensure that outcomes are as beneficial to the redevelopment efforts as possible, it is critical that the assessments and redevelopment efforts are closely coordinated with the Master Plan’s guidance.

ii. Outcomes and Benefits of Reuse Strategy

First and foremost, the remediation of these brownfield sites will eliminate public access to hazardous materials, asbestos, and lead paint, and address heavy metals and volatile organic compounds in soils and groundwater, mitigating pollution to the Taunton and Mill Rivers. The assessment will allow us to identify and eliminate inflow and infiltration (I&I) sources into the municipal sewer system in accordance with MA 314 CMR 12.04(2), the state law governing wastewater treatment and discharge standards.

The immediate benefit of a City-owned brownfield site being assessed, such as Nickerson Ave or Yankee Chemical, is the subsequent sale and reuse of the property to the private sector. Not only does this remove a liability from the City but also generates new tax revenue since the properties will be in private hands. We believe the redevelopment potential and reuse of these properties would be rapid if assessment funding was available to bridge the gap of ambiguity standing between the current state of these properties and the potential reuse.

One can look no further than recent history to see how brownfields remediation work has stimulated economic development in Taunton’s Weir Village. From 2011-2018 the former F.B. Rogers Silversmiths/Taunton Stove Company factory along the Taunton River in the Weir Village was demolished, remediated using EPA funding, and turned into a park. The abutting property, a former bar that had been shuttered for many years, was purchased in 2019 and
renovated into a restaurant during the pandemic. In late 2020 The Riverhouse Restaurant opened, featuring year-round outdoor seating overlooking the Taunton River. Since its opening, the Riverhouse has become known as one of the premier restaurants in the City, offering one-of-a-kind food and drink options and being difficult to get into without reservations on the weekends. The Riverhouse is living proof of the economic revitalization that follows the remediation and reuse of former brownfield sites. It serves as a model of the types of byproducts we expect if we continue remediating the remaining brownfield sites in the Weir Village.

In the long term, the reuse of larger properties such as Bacon Felt, Reed & Barton, and Columbia Electric into high-density housing will make great strides in addressing the current shortage of affordable and market-rate rental housing in the region. The Master Plan notes that Taunton’s zoning codes in the last half century have discouraged the development of all housing types other than single family detached, and that this has led to suburban sprawl and a shortage of quality rental housing in older, more walkable neighborhoods. Today, however, that trend is reversing and many young adults and senior citizens are actively seeking residence in a walkable, urban setting. Fortunately, Taunton has the bones to accommodate this demand and is working to make adjustments so that the redevelopment of sites like Bacon Felt, Reed & Barton, and Columbia Electric can capitalize on this emerging market. A 2013 city zoning ordinance change created incentives for the redevelopment of old mill buildings by offering a 15% density bonus for developments “on a brownfield site and/or the renovation and reuse of a building more than 50 years old”.

Rehabilitated or newly constructed properties will be required to meet the MA Energy Code and will be encouraged to meet the LEED standards for energy conservation. In 2021 Taunton voted to adopt the state’s Property Assessed Clean Energy Program, which allows property owners to finance solar and energy efficiency investments to existing commercial, industrial, and multifamily buildings over twenty years through a betterment on their tax bill. This is a valuable tool available to developers and property owners in Taunton looking to make cleaner energy investments in their buildings.

c. **Strategy for Leveraging Resources**

i. **Resources Needed for Site Reuse**

As a HUD entitlement community, the City receives an annual Community Development Block Grant which may be utilized to assist with remediation of slum and blighted areas. The City also has grant funding resources available to assist with Affordable Housing development. Certified Community Housing Development Organizations (CHDOs) can apply for development funds from the Greater Attleboro Taunton HOME Consortium, a participating jurisdiction staffed by the City of Taunton OECD that oversees a formula-based annual allocation of about $800,000 from HUD. This would be an important tool for filling the financing gaps in large residential development projects that could take place at Reed & Barton, Bacon Felt, and Columbia Electric. The state of MA’s Abandoned Building Tax Credit could also apply to those three former mills. Also, Taunton has a Housing Development Incentive Program zone, which allows new market-rate housing developments in that zone to petition the City Council for a reduced tax rate on incremental increased value. Columbia Electric and Reed & Barton are located within that zone. For smaller developers, the City’s Municipal Affordable Housing Trust is an option. This commission receives funding when a developer takes advantage of an increased density bonus but elects to donate to the Trust rather than creating rent-restricted units. A developer looking to

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5 City of Taunton Zoning Ordinance, Section 10.4.6: Development Density.
create rent-restricted units can petition the trust to obtain funding towards their project. This would be an ideal option for the reuse of Nickerson Ave.

An incentive used by the City in recent years for industrial development is Tax Increment Financing (TIF), where a developer petitions the City Council for a reduced tax rate for a certain term on the increase in taxable value from their project. This could be utilized to encourage a new industrial facility at the Yankee Chemical site. MassDevelopment, a quasi-governmental finance organization in MA, has a grant program for remediation of brownfield sites that could be leveraged, along with the City’s program income funds from a completed RLF grant.

ii. Use of Existing Infrastructure
Existing city infrastructure is available at all aforementioned locations and is sufficient to support the reuse of each property. The increased usage that will result from the reuse of these sites will add more water and sewer ratepayers to the system as well as additional tax revenue for better upkeep of the existing roads and sidewalks that already provide access to each brownfield site.

2. Community Need and Community Engagement
   a. Community Need
      i. The Community’s Need for Funding
      Many factors contribute to why Taunton is uniquely disadvantaged in its ability to spur investment in brownfield properties. Since 2004, the City has seen a reduction of almost 50% of the HUD CDBG / HOME funds it once received (2004, $2,028,708 versus 2017, $1,239,879). This funding has been the primary resource to address slum and blight issues within the neighborhoods having greater housing and community development needs. The nearly $1M loss of these critical HUD funds has created a greater demand on the City and minimizes its ability to address the neighborhood revitalization issues presented. The City is also restricted by Proposition 2 ½, a Massachusetts statute which limits a municipality’s ability to increase property taxes. The name of the law refers to the maximum 2.5% annual limit on the increase in taxes the municipality is permitted.

      Most of the city’s infrastructure and public buildings were constructed at a time before modern environmental protection and human accessibility laws were in place, rendering many of its facilities out of compliance with today’s standards. The Americans with Disabilities Act (ADA) mandates that public facilities be accessible to people of all abilities. The city has spent millions of dollars of its allotment of transportation funds from the state towards making repairs to all of its buildings, schools, and public properties to make them ADA-accessible. These mandatory expenses have detracted from the city’s available road and sidewalk maintenance funds.

      Since 2003, the City has completed at least one major infiltration and inflow (I&I)\(^6\) reduction contract annually; totaling over $55M spent on I&I removal since that time. The City is currently under an administrative consent order from MA DEP and an order of compliance from US EPA, both of which mandate the City to reduce I&I in the municipal sewer system. It costs the City over $500K per year to pump and treat I&I products.

   ii. Threats to Sensitive Populations
      (1) Health or Welfare of Sensitive Populations

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\(^6\) Infiltration and Inflow is extraneous water (groundwater, rain water, etc.) which enters a sewer system. Infiltration is typically groundwater that enters the system through defective pipes, pipe joints, service connections, and manhole defects. Inflow is rainwater entering a system through direct connections such as catch basins, roof leaders, cellar and yard drains, and foundation drains.
Bacon Felt, Nickerson Ave, and Yankee Chemical are located in census tract 6139.02, in which 50.93% of residents fall into the low-to-moderate income bracket. Columbia Electric, Reed & Barton, and Church Fuel are all located in census tracts which are designated as low-to-moderate income (LMI) areas by the Department of Housing and Urban Development (HUD), meaning over 60% of residents live in LMI households. Additionally, most of the Weir and Whittenton neighborhood areas are within Historically Underutilized Business (HUB) zones, as designated by the Small Business Administration (SBA). The city of Taunton as a whole is ranked by the Massachusetts Food Trust as having the third highest grocery gap among Massachusetts cities\(^7\), meaning a lack of grocery store access for many lower income families.

\(2\) Greater Than Normal Incidence of Disease and Adverse Health Conditions

The City of Taunton is designated one of the higher risk communities by the Massachusetts Department of Public Health’s Childhood Lead Paint Poisoning Prevention Program. Lead paint was widely used prior to 1960 and was not formally banned until 1978. Of the 23,844 housing units in Taunton, 16,367 (71.5%) were built prior to the ban (Census 2010). As a result, the state rate of elevated blood lead levels for children between 6 months and 5 years of age is 0.3 while the Taunton area rate is 0.4. The actual rate of lead poisoning cases for the same age group for the state is 0.3, while the Taunton area is almost three times higher at 0.8.\(^8\)

According to the Morton Hospital Community Health Needs Assessment (CHNA) of 2015-2016, in 2010, the percentages of overweight and obese adults in the region and Bristol County were both significantly higher than the state percentage. In 2010, Taunton (18.6%) was above the state adult overweight (BMI >25) average of 17.1%. With regard to childhood overweight and obesity rates, in 2010, Taunton (18.6%) was above the state overweight (BMI >25) average of 17.1%. Taunton (21.1%) was also above the state obese (BMI >30) average of 16.3%\(^9\).

The CHNA further indicates that in 2010 Taunton had an average Lung Cancer death rate of 61 deaths per 100,000 residents, compared to an average of 47.2 for the State. A Massachusetts Department of Public Health report states that as of December 2018 Taunton has an asthma emergency department visit rate of 97.2 for every 10,000 people, in comparison to the state average of 70.9. The prevalence of pediatric asthma in Taunton is 14.2%, above the state’s 12.1%.\(^10\)

\(3\) Promoting Environmental Justice

All six of the target brownfield sites are located in Environmental Justice areas based on income, meaning that at least 25% of households in that tract earn 65% or less than the state median income. Columbia Electric and Church Fuel are located in Environmental Justice areas marked for both minority and income, meaning that at least 25% of the population identifies as a minority.\(^11\) Assessing the target brownfield sites will give the City an accurate picture of what the remediation costs would be, and is therefore a critical first step in the remediation of these

\(7\) Massachusetts Food Trust Program. \url{https://mapublichealth.org/priorities/access-to-healthy-affordable-food/ma-food-trust-program/}

\(8\) Massachusetts Department of Public Health, Massachusetts Community Health Information Profile (MassCHIP), Kids Count Profile, June 4, 2013.


\(10\) Massachusetts Department of Public Health: Environmental Health Tracking. Community Profile for Taunton. Report created December 4, 2018. \url{http://www.mass.gov/dph/matracking}

\(11\) \url{https://www.arcgis.com/apps/webappviewer/index.html?id=1d6f63e7762a48e5930de84ed4849212}
environmental justice areas. Cleaning these sites would make environmental conditions safer for residents who live nearby, as they may be currently exposed to contaminants in their soils, air, and groundwater. Many of the target sites, including Bacon Felt, Yankee Chemical, Church Fuel, and Columbia Electric are also located in 1% annual chance flood zones. Flood events, which are becoming increasingly more common due to climate change, heighten the risk of contaminants being released from these sites into the Taunton River and Cobb Brook.

b. Community Engagement

i. Project Involvement and Roles

<table>
<thead>
<tr>
<th>Name of Organization, Entity, or Group</th>
<th>Point of Contact (name, email, and phone)</th>
<th>Specific Involvement in the Project or Assistance Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southeastern Regional Planning and Economic Development District</td>
<td>Bill Napolitano, <a href="mailto:bnalp@srpedd.org">bnalp@srpedd.org</a>, 508-824-1367</td>
<td>Provide technical assistance in project implementation, host public meeting.</td>
</tr>
<tr>
<td>Taunton Redevelopment Authority</td>
<td>Bill Roth, <a href="mailto:wroth@taunton-ma.gov">wroth@taunton-ma.gov</a>, 508-821-1030</td>
<td>Mechanism for receiving, redeveloping, and selling real estate on behalf of City.</td>
</tr>
<tr>
<td>Municipal Affordable Housing Trust</td>
<td>Bill Roth, <a href="mailto:wroth@taunton-ma.gov">wroth@taunton-ma.gov</a>, 508-821-1030</td>
<td>Funding/developing mechanism for small housing development.</td>
</tr>
<tr>
<td>Taunton River Watershed Alliance</td>
<td>Joe Callahan, <a href="mailto:jcallahan@tauntonriver.org">jcallahan@tauntonriver.org</a>, 508-828-1101</td>
<td>Provide biological and environmental consultation regarding the rivers adjacent to both target sites.</td>
</tr>
</tbody>
</table>

ii. Incorporating Community Input

Upon notice of award, a core team will be convened which will include OECD staff, the City Planner, a City Building official, and representatives from the aforementioned partner entities. The core team will immediately look to plan and schedule a public meeting to present the grant guidelines and solicit feedback on priority brownfield sites for assessment activities. The meeting will be advertised by way of circulars posted at local shops and community centers, social media outlets, the City website, and formal notifications in the local newspaper. As key milestones are reached, these items will be updated on the City website. The various community partners will post updates and key milestones to their social media outlets. If the need arises, notifications shall be prepared or translators provided for those that do not speak English. The OECD will further serve as the primary repository for all program documents related to the various sites.

3. Task Descriptions, Cost Estimates, and Measuring Progress

a. Description of Tasks/Activities and Outputs

<table>
<thead>
<tr>
<th>Task I: Cooperative Agreement and Oversight</th>
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<tbody>
<tr>
<td>i. Project Implementation: Core project team will be established and list of sites will be prioritized. OECD staff will begin procurement process for LSP/QEP. Formal site access agreements will be prepared by the City Attorney and authorized by the respective property owners.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: &lt;6 months</td>
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</tbody>
</table>
### Task II: Community Engagement

**i. Project Implementation:** OECD will host public forums to provide information and solicit comments about the prioritization of sites where assessment is needed. These events will be advertised in local newspapers, various social media outlets, and the City’s website. The City will create a Community Relations Plan in conjunction with any remediation plan developed as a result of the assessment findings and redevelopment of the site.

**ii. Anticipated Project Schedule:** <6 months

**iii. Task/Activity Lead:** Grants Coordinator, OECD

**iv. Outputs:** Conduct meetings or attend community meetings in targeted neighborhoods to explain the assessment and evaluation process; record attendees and their input relative to prioritization of sites for assessment.

### Task III: Phase I & II Site Assessments

**i. Project Implementation:** The City will ensure that all Phase I Site Assessments are conducted in accordance with the All Appropriate Inquiries Final Rule at 40 CFR Part 312. A Licensed Site Professional (LSP), the Massachusetts equivalent of a Qualified Environmental Professional (QEP), procured through a competitive bidding process in accordance with MA state law chapter 30B, will conduct Phase I environmental site assessments in accordance with ASTM E 1527-13 and EPA (all appropriate inquiry standards). This process will consist of site reconnaissance, contact with regulatory agencies, site review, interviews with persons knowledgeable of the site and prepare Phase I reports. Phase I reports will include a summary of recognized environmental conditions along with recommended Phase II activities. A Quality Assurance Project Plan (QAPP) will be prepared as necessary and submitted to EPA. The Phase II assessments are expected to include sampling and laboratory analysis of soil, sediment, groundwater, surface water, soil gas, indoor air quality where applicable and potentially hazardous building materials.

**ii. Anticipated Project Schedule:** 1.5-2 year period to begin after completion of tasks I and II.

**iii. Task/Activity Lead:** Project Manager, OECD

**iv. Outputs:** Completed Phase I & II reports for top target properties outlining specific contaminants found.

### Task IV: Site Reuse and Cleanup Planning

**i. Project Implementation:** The Phase II data will be used to generate specific cleanup plans with integrated Analysis of Brownfields Clean up Alternatives for each targeted site, based on the specific or anticipated reuse of the property.
Clean up plans will identify specific remedial actions necessary to address the environmental hazards encountered.

**ii. Anticipated Project Schedule:** Years 2-3 of grant performance period.

**iii. Task/Activity Lead:** Project Manager, OECD

**iv. Outputs:** An interactive plan for remedial activity including cost estimates based on the anticipated reuse of the sites.

### b. Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Agreement Oversight Task I</th>
<th>Community Engagement Task II</th>
<th>Phase I / II Site Assessments Task III</th>
<th>Reuse / Cleanup Planning Task IV</th>
<th>Total</th>
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### c. Measuring Environmental Results

Our anticipated outputs will be technical and quantitative reports that will provide the City with the next steps to move these sites toward a remediation phase. Outcomes will include developer purchase of sites for cleanup and reuse. All data shall be entered into the ACRES reporting database as quarterly reports. The City will track the outcomes of these projects beyond the limits of the EPA Assessment grant by measuring and documenting increases in tax revenue, housing units, jobs created, and the development of open space.

### 4. Programmatic Capability and Past Performance

#### a. Programmatic Capability

i. **Organizational Capacity** (see below)

ii. **Organizational Structure** (see below)

iii. **Description of Key Staff**

This grant will be managed through the City’s Office of Economic and Community Development. The current staff of six full-time employees have managed EPA Assessment and RLF grants for the City for over twenty years and multiple grant awards. Staff roles include Executive Director, Project Manager, Program Manager, Grants Coordinator, Fiscal Manager, and Principal Clerk. This municipal department administers $1.5 million annually in HUD block grants as well as many state and federal competitive grants. The Executive Director will convene and drive the core team, the Project Manager will oversee the Phase I & II assessments, the Grants Coordinator will file quarterly reports, and the Fiscal Manager will perform the fund drawdowns. All staff work in the same office suite and maintain a team environment through daily communication, planning, and visioning. Additionally, the OECD office is able to access the full range of the City’s administrative and legal teams to provide assistance as necessary.
iv. Acquiring Additional Resources

OECD has an overarching grant and economic development strategy that guides the department’s long and short term projects. Leveraging a wide variety of resources in a single project is an important tenet of that strategy. For example, the redevelopment of the F.B. Rogers factory into a riverside park involved not only EPA funding but also Community Development Block Grant funds and two $400,000 state grants from the Division of Conservation Services. OECD is well versed in the art of leveraging resources and will continue to employ the same strategy in the implementation of this grant.

b. Past Performance and Accomplishments

(1) Accomplishments

Using federal EPA grants, as well as HUD funding, state grants, and municipal resources, the City of Taunton and its community partners have successfully completed site assessments of nine properties covering 30.32 acres. The City has assisted with a number of assessment and clean-up actions. Five (5) properties totaling (15.13 acres) were completed through our RLF/Sub-grant program. The outputs/outcomes are accurately reflected in ACRES.

Examples of major clean-up projects include:

- **Nu-Brite Paint and Chemical Plant** – City provided assessment and RLF sub-grant funding to our non-profit community partner The Neighborhood Corp to perform the assessment and remediation of the 2.7-acre site, resulting in the construction of eight affordable housing units.

- **Robertson on the River Mill** – The City provided assessment and RLF sub-grant funding to the non-profit Neighborhood Corporation to clean and redevelop the 6.6 acre former Robertson Curtain Factory site, resulting in the development of 64 affordable residential units and 18,000 square feet of commercial space for small businesses.

- **F.B. Rogers Silver Mill** – The City, using EPA Assessment, RLF loan funding, and other state and municipal funding sources performed the demolition and cleanup of the 2.26 acre site along the Wild and Scenic Taunton River, resulting in the development of the Weir Village Riverfront Park.

(2) Compliance with Grants Requirements

Taunton has been in full compliance with current and past work plans, submitted quarterly reports, financial status reports, and property profile forms to our EPA Project Manager and completed Assessment, Cleanup and Redevelopment Exchange System (ACRES) and, the Automated Standard Application for Payments (ASAP) system reports on a timely basis.

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