



1 Mercantile Street – Suite 520  
Worcester, MA 01608  
P: 508.756.7717 F: 508.792.6818  
[www.cmrpc.org](http://www.cmrpc.org)

**RE: FY 2024 EPA Brownfields Assessment Coalition Grant Application**

*ROI-24-A-032*

1. The Central Massachusetts Regional Planning Commission (CMRPC) and its Coalition Members (the City of Southbridge, MA, and the Quaboag Valley Community Development Corporation) are pleased to submit this proposal for FY2024 Brownfields Assessment Coalition Grant funding. Below we provide the information requested.
2. **Applicant Identification:**  
Central Massachusetts Regional Planning Commission (CMRPC)  
One Mercantile Street Ste. 520  
Worcester, MA 01608
3. **Funding Requested:**
  - (a) Assessment Grant Type: Assessment Coalition
  - (b) Federal Funds Requested: \$1,000,000
4. **Location:** The target areas for all coalition members are located within Worcester County.
  - (a) Cities/Towns: City of Worcester, Town of Webster, Town of Southbridge, Town of Warren, and Town of Spencer
  - (b) Counties: Worcester
  - (c) State or Reservation: Massachusetts
5. **Target Area and Priority Site Information:**
6. **Contacts:**
  - (a) Project Director:  
Name: Kerrie Salwa, Director of Economic Development  
Phone: (978)-549-5648 | Email: [ksalwa@cmrpc.org](mailto:ksalwa@cmrpc.org)  
Mailing Address: One Mercantile Street, Ste. 520 Worcester, MA 01608
  - (b) Chief Executive/Highest Ranking Elected Official:  
Name: Janet Pierce, Executive Director  
Phone: (508)-459-3319 | Email: [jpierce@cmrpc.org](mailto:jpierce@cmrpc.org)  
Mailing Address: One Mercantile Street, Ste. 520 Worcester, MA 01608
7. **Population:** The priority sites are located within the cities/towns identified below.  
Town of Warren: 5,135  
Town of Spencer: 11,688  
Town of Webster: 17,027  
Town of Southbridge: 17,657  
City of Worcester: 205,918

**8. Other Factors:**

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less	2
The applicant is, or will assist, a federally recognized Indian tribe or U.S. territory	N/A
The priority site(s) is impacted by mine-scarred land	N/A
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).	2, 3
The priority site(s) is in a federally designated flood plain.	2, 3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	2, 3
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	2, 3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	N/A
The target area(s) is located within a community in which a coal-fired powered plant has recently closed (2012 or later) or is closing.	N/A

9. **Letter from the State or Tribal Environmental Authority:** A letter of acknowledgement from the Massachusetts Department of Environmental Protection is attached.

10. **Releasing of Copies of Applications:** Not Applicable.



Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

## Department of Environmental Protection

100 Cambridge Street Suite 900 Boston, MA 02114 • 617-292-5500

Maura T. Healey  
Governor

Kimberley Driscoll  
Lieutenant Governor

Rebecca L. Tepper  
Secretary

Bonnie Heiple  
Commissioner

November 3, 2023

*Via Email*

Kerrie Salwa, Director of Economic Development  
Central Massachusetts Regional Planning Commission  
One Mercantile Street, Suite 520  
Worcester, MA 01608

**RE: STATE LETTER OF ACKNOWLEDGMENT**  
CMRPC – Brownfields Coalition Grant

Dear Ms. Salwa:

I am writing to support the application submitted by the Central Massachusetts Regional Planning Commission (CMRPC) under the Fiscal Year 2024 U.S. Environmental Protection Agency (EPA) Brownfield Coalition Grant Program. We understand that the CMRPC will partner with the Quaboag Valley Community Development Corporation (QVDC) as a non-lead applicant and the Town of Southbridge as the municipal non-lead applicant. CMRPC has a strong record of Brownfields assessment and has undertaken extensive efforts to inventory Brownfields assessment across southern Worcester County. The combined efforts of CMRPC, QVDC, and the Town of Southbridge have the potential to make a significant positive impact in the region. EPA funding will facilitate Brownfields redevelopment by providing resources to assess properties, conduct cleanup planning and redevelopment planning at properties where actual and perceived contamination exist that inhibit potential future development within the selected target areas.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available resources and 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 CMRPC and your coalition partners to help make this project a success.

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

Sincerely,

David Foss, CPG, LSP

Statewide Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: Dorrie Paar, US EPA  
Andrew Loew, AICP, Director of Community Development & Resiliency Planning  
Kevin Daoust, MassDEP Central Regional Office  
Amy Sullivan, MassDEP Central Regional Office

This information is available in alternate format. Please contact Melixza Esenyie at 617-626-1282.  
TTY# MassRelay Service 1-800-439-2370  
MassDEP Website: [www.mass.gov/dep](http://www.mass.gov/dep)

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## **1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION**

### **1.a. Coalition Members, Target Areas, and Brownfields**

**1.a.i. Coalition Members:** The Central Massachusetts Regional Planning Commission (CMRPC) is a regional planning agency that serves the City of Worcester and 39 surrounding communities in the southern two-thirds of Worcester County. CMRPC's programs include Transportation, Geographic Information Systems (GIS), and Regional Collaboration and Community Planning. CMRPC has formed a coalition with a local government—the Town of Southbridge, one of the most demographically diverse and low-income communities in the CMRPC region—and a community-based organization (CBO), the Quaboag Valley Community Development Corporation (QVDC). QVDC's programs spur economic development across 20 Worcester and Hampshire County towns. These partners were chosen based on their close working relationship with CMRPC and their shared goals of improving the quality of life for residents in the Southern Worcester County area.

Both coalition members have very limited financial resources and do not have the independent capacity to apply for an EPA Brownfields Grant or fund and manage site investigation activities. With its downtown designated as a “slum and blight area,” Southbridge has one of the lowest property tax bases in the Commonwealth. Furthermore, its small economic development and planning department staff does not have time to balance day-to-day responsibilities with a Brownfields grant. Similarly, the QVDC currently counts on a small team to administer various programs to its communities. The organization depends on philanthropic giving and government grants for revenue; it does not have the funds or personnel to engage in brownfield clean-up activities independently.

**1.a.ii. Overview of Brownfield Challenges and Description of Target Areas:** Central Massachusetts is one of America's oldest industrial regions. Construction of the Blackstone Canal in the early 19<sup>th</sup> century linked Worcester, MA, to Providence, RI, leading to a robust manufacturing industry. The region's manufacturing heyday persisted through 1950, when 41% of the Worcester metro area was employed in manufacturing. Yet, this dominance would give way in the same decade, with Worcester metro affected by nationwide trends such as the overseas outsourcing of manufacturing. The region's manufacturing industry declined precipitously through the 1970s and 1980s, and the economic base has since shifted to bio-medical and higher-tech industries. The result has been a decayed physical legacy. Long derelict mill sites and former industrial areas dot the landscape of Central Massachusetts, sapping the potential for communities to realize economic development and increased tax revenues. As of 2017, nearly 4,600 contaminated sites in the CMRPC region had been reported to the Massachusetts Department of Environmental Protection's (MassDEP's) Chapter 21E privatized voluntary cleanup program, with many still in need of further assessment and/or cleanup.

CMRPC documented the continued pervasiveness of brownfields in 2017 when it completed a regional brownfields plan funded by a state planning grant. The plan identified 15 “Areas of Brownfields Interest” (ABIs)—neighborhood-scale areas where brownfields are pervasive but the resources to address them are lacking—throughout the 40-town CMRPC region. The plan also included neighborhood-wide and site-specific strategies for fostering revitalization of brownfields in ABIs. Much work remains to be done to revitalize these neighborhoods and many other sites in Central and Southern Worcester County. The Coalition plans to leverage the Brownfields Assessment Coalition Grant funds to address brownfield sites in the following Massachusetts communities:

- **Town of Southbridge (Southbridge TA):** Gifted with the power of the Quinebaug River, downtown Southbridge was once a booming hub for the manufacture of textiles and cutlery, and later, optics. The decline of these industries in the mid-19<sup>th</sup> century has left the town with numerous vacant/underutilized commercial and industrial buildings. In its 2016 Regional Brownfields Plan, CMRPC identified downtown Southbridge's commercial district as an Area of Brownfield Interest (ABI) in need of environmental site assessments (ESAs), hazardous building material surveys (HBMs), site re-use planning and cleanup.
- **Town of Spencer (QVDC TA):** Located halfway between Boston and Springfield on Route 9, Spencer is a small town with a rich industrial history. Two major industries, shoe and wire manufacturing, thrived in the town throughout the 1800s. At one time, Spencer had eleven factories and twenty-six buildings for wire drawing. In its 2016 Regional Brownfields Plan, CMRPC identified downtown Spencer as an Area of Brownfield Interest (ABI) needing ESAs, hazardous building material surveys, and site re-use planning.

- Town of Warren (QVCDC TA): A small town of just over 5000 people, Warren is located at the crossroads of Central and Western Massachusetts. The Town sits along the Quaboag River, which once served as a crucial means of transportation and power source for manufacturing. The late 19th century represented a high-water mark for the town in rail transport, manufacturing jobs and town population. Today, artifacts of the town’s industrial legacy persist and remain in wait of rejuvenation and reuse. This will require re-use and cleanup planning.
- Town of Webster (CMRPC TA): Once home to heavy industrial development along the French River in the 19<sup>th</sup> and 20<sup>th</sup> centuries, Webster saw its fortunes decline as competition later pushed activities overseas and elsewhere in the United States where costs were lower. What was once a bustling downtown declined. As the Town devotes fresh energy to rejuvenating this downtown area, multiple brownfield sites present great untapped potential for redevelopment and reuse. These sites were identified in CMRPC’s 2016 Regional Brownfields Plan, which recommended ESAs and re-use planning at several locations within the Dudley-Webster Area of Brownfield Interest.
- City of Worcester (CMRPC TA): Famously known as the “Heart of the Commonwealth,” Worcester transitioned from a rural town to a manufacturing powerhouse over the course of the 19<sup>th</sup> century. Beginning in the 1960s, however, the city’s aging manufacturing base began a steady decline. CMRPC identified several areas of Worcester as ABIs in its Regional Brownfields Plan. ESAs and evaluations of cleanup options are necessary to remediate and reuse sites constructed and used during the city’s industrial rise.

**1.a.iii. Description of the Priority Brownfield Sites:** Selection of the priority sites in Southbridge, Spencer, Webster, and Worcester reflects CMRPC's strategy to allocate resources based on strategic planning. Each of the Target Areas (TAs) and priority sites outlined below were identified in the CMRPC Regional Brownfields Plan as Areas of Brownfield Interest (ABI). The ABIs and associated sites were developed to 1) identify neighborhood-scale areas within the region where brownfields assistance resources are needed most, and 2) provide neighborhood-wide and site-specific strategies for fostering the revitalization of brownfields within these areas.

Priority Site Name & Address	Size Acres	Site Description & Environmental Concerns	Contaminants of Concern (COCs)	Funding Needs
<b>Town of Southbridge (Southbridge TA)</b>				
<b>Public Works Garage</b> 108 & 185 Guelphwood Rd.	2 Parcels, 0.9 & 9.37 AC	Former solid waste and refuse disposal site; burn dump and scrap metal operations (1940s-1950s). Operated as scrap metal and machinery salvage yard (1970-2003). It was purchased by the Town in 2003 and developed into public works garage. Excavation in 2006 removed soils contaminated with PCBs.	Lead, PCBs, PAHs	Reuse Plan, CP / ABCA
<b>30 Mill St.</b>	1 Parcel 1.7 AC	Vacant/underutilized historic industrial and commercial structure in a prominent site along the Quinebaug River; Town would like to see revitalization of the area. Part of site is located within 500-year floodplain.	Lead, Misc. Hazardous Building Materials	Phase II ESA, Reuse Plan, HBMS, CP / ABCA
<b>Town of Spencer (QVCDC TA)</b>				
<b>Fire Station</b> 11 Cherry Street	1 Parcel 0.09 AC	The Fire Station is a historic former Town of Spencer fire house that has been identified in past planning as suitable for residential or commercial reuse; hazardous building materials (lead paint and asbestos) were identified in an ASTM Phase I assessment conducted by MassDEP using EPA brownfields funds in 2009.	Lead, Asbestos	Phase II ESA, Reuse Plan, HBMS, CP / ABCA
<b>1 Linden St</b>	1 Parcel 0.6 AC	Former industrial storage structure likely to contain hazardous building materials. The site has been identified in past planning efforts for residential or commercial use. Phase I assessment completed in FY18 CMRPC program. Current structure likely needs to be condemned.	Lead, Misc. Hazardous Building Materials	Phase II ESA, HBMS, Reuse Plan, CP / ABCA

<b>Joe's Junk Yard</b> 20 Northwest Rd	1 Parcel 6.99 AC	Automobile salvage and junk yard, dumping site, and location of a tire fire in 1986. Previous effort in 1990s by EPA to remove 4000 cubic yards of lead-contaminated soil. A Phase I and limited Phase II ESA were performed previously under a regional partnership.	PCBs	Reuse plan, CP / ABCA
<b>Town of Warren (QVCDC TA)</b>				
<b>Wright's Mill</b> 85 South St.	1 Parcel 90 AC	Built in 1890 on the Quaboag River, former ribbon production factory. There are 600,000 sq. ft. of existing building area across 15 buildings in good condition. Part of site is located within 500-year floodplain.	Lead, Misc. Hazardous Building Materials	Reuse Plan, CP / ABCA, AWP
<b>S &amp; S Automotive</b> Reed St.	1 Parcel 15.45 AC	Former auto-salvage and junkyard.	VOC, Misc. Hazardous Wastes	Reuse Plan, marketing, CP / ABCA
<b>Town of Webster (CMRPC TA)</b>				
<b>Manufactured Gas Plant</b> 7 Main St.	1 Parcel 2.48 AC	Former coal gasification facility site now owned by National Grid, which uses part of the site for storage; site is located on the French River in Webster's urban core; site has a temporary closure under Chapter 21e with periodic reviews required. Nearly all of site is within 100-yr floodplain.	Coal Tar, Petroleum, Oil	Reuse plan, CP / ABCA
<b>Anglo Fabrics</b> 21 Pearl St.	1 Parcel 0.28 AC	Large former mill complex on the French River that was almost totally destroyed by fire in 2014, creating a large area of asbestos-affected debris and soil. US EPA's START contractor was approved for time-critical remedial activities in mid-2016; small part of site is located in 500-year floodplain.	Asbestos, Fuel Oil	Phase I, Phase II, Reuse Plan, CP / ABCA
<b>City of Worcester (CMRPC TA)</b>				
<b>Worcester Memorial Auditorium</b> 1 Lincoln Sq	1 Parcel 2.42 AC	Located a few blocks from Worcester Polytechnic Institute, the Auditorium was constructed in 1933 and used as a multipurpose center of civic life. The four-story building served as a community space, government building, arts venue, and sports stadium but has been vacant for 25 years. A hazardous building materials survey was completed under CMRPC's FY18 program.	Lead, Misc. Hazardous Building Materials	Phase I, Phase II, CP / ABCA

*Definitions: CP / ABCA = Cleanup Plan / Analysis of Brownfield Cleanup Alternatives; AWP = Area-Wide Plan; ESA = Environmental Site Assessment; VOC = Volatile Organic Compounds, HBMS = Hazardous Building Materials Survey*

**1.a. iv. Identifying Additional Sites:** CMRPC will utilize the Regional Brownfields Plan (completed in 2017), coalition partners, and community partners to identify additional sites not listed above. Additional sites will be evaluated on the following criteria:

- ***Environmental Justice Communities:*** Sites located in high-need, Environmental Justice or underserved communities as identified by US EPA EJScreen or Mass Environmental Justice Communities, and communities with higher-than-average incidence of adverse health conditions.
- ***Location, Social & Environmental Benefits:*** Sites whose reuse/redevelopment would support infill (housing or commercial) development, spur economic growth, and reduce community segmentation will be prioritized. Sites where evaluation and future cleanup would provide either substantial ecosystem services (such as riparian benefits, and carbon sequestration) or recreational opportunities that align with local or regional open space/recreation planning will also be prioritized.
- ***Barriers to evaluation and reuse:*** Sites that, due to the nature or extent of contamination/hazards – would struggle to see investment or reuse planning without additional financial support.

## **1.b. Revitalization of the Target Areas**

**1.b.i Reuse Strategy and Alignment with Revitalization Plans:** As noted in section 2, the CMRPC and Coalition partner Target Areas (TAs) are primarily small towns with a common need for economic development and more affordable housing options. To address these needs, the Coalition will seek to leverage grant funds to support reuse planning that evaluates the feasibility and potential for future commercial and residential redevelopment. The coalition will also align reuse/revitalization efforts with CMRPC's 2023 Comprehensive Economic Development Strategy plan and local Economic Development and Master Plans.

<b>Priority Site</b>	<b>Reuse Plans/Strategy</b>	<b>Alignment with Revitalization/Land Use Plans</b>
<b>Town of Southbridge</b>		
<b>Public Works Garage</b>	Structure is currently being used by the town's public works department. Further site planning would allow for the analysis of additional uses and potential future development.	Supports the Town of Southbridge's efforts to revitalize key opportunity areas close to downtown as outlined in the 2016 Economic Development plan. The 30 Mill site was identified as key to revitalization of the West Gateway area. Southbridge was also identified in the CMRPC Brownfields plan as an Area of Brownfield Interest.
<b>30 Mill St.</b>	Potential investors have been interested in the site. A Phase II has been identified as a potential next step in site reuse/redevelopment. Identified in the Southbridge Economic Development plan as a good site for commercial/residential adaptive reuse.	
<b>Town of Spencer</b>		
<b>Fire Station (former)</b>	Adaptive reuse for residential and/or commercial development.	New affordable housing development will support Town's efforts to reach 10% affordable housing per MGL Ch. 40B and 2023 Spencer Housing Production Plan. A new Spencer Master plan, currently in development by CMRPC, will provide additional strategic direction.
<b>Linden St</b>	Condemn and demolish current structure with future reuse planning to assess viability of commercial or residential uses.	
<b>Joe's Junk Yard</b>	Address contamination concerns to position site for new development.	
<b>Town of Warren</b>		
<b>Wright's Mill</b>	CMRPC previously assisted property in obtaining EDA grant to do a site master plan. The site would benefit from additional evaluation of contamination concerns and future development/reuse potential. The town identified the site as a location for future hydro-electric site.	Evaluation of commercial and residential future uses supports QVCDC economic development strategies and strategies identified in the CMRPC CEDS and Regional Brownfields Plans. With CMRPC assistance, the town received a federal grant earlier this year to conduct a master recovery plan for infrastructure around Wright's Mill.
<b>S &amp; S Automotive</b>	Evaluate and address contamination concerns to position the site for new development and assess future development/reuse potential.	
<b>Town of Webster</b>		
<b>Manufactured Gas Plant</b>	Located in Webster's urban core, the site is well positioned for residential or commercial reuse – pending planning and evaluation of use alternatives.	Identified in CMRPC Brownfields Plan as an Area of Brownfield Interest with suggested future reuse planning given its location in the Urban Core.
<b>Anglo Fabrics</b>	Evaluate and address contamination concerns to position site for new development and assess future development/reuse potential.	CMRPC Brownfields plan suggested that the Town of Webster should coordinate with US EPA and MassDEP to understand what assessment/cleanup actions will remain after US EPA's work and should conduct reuse planning and marketing efforts to support revitalization.
<b>City of Worcester</b>		
<b>Worcester Memorial Auditorium</b>	The Architectural Heritage Foundation (AHF) is spearheading the redevelopment of the site with plans to	The City of Worcester has been actively working on reuse planning for the site and contracted with AHF to conduct a

	redevelop the Auditorium as a vibrant cultural, technological, and educational center.	feasibility study for the building. Need still exists to evaluate potential hazards on the site outside of the building.
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**1.b.ii Outcomes and Benefits of Reuse Strategy:** Assessment, cleanup, and redevelopment of brownfields can counteract their negative impacts, such as illegal activities (e.g., squatting, dumping, crime) and social fragmentation, and often provides an opportunity to revitalize affected communities through sustainable infill development. The Coalition’s revitalization plans are focused on high reuse potential, vacant, and underutilized sites and the projects proposed will not cause the displacement of residents or businesses. Although the scale of redevelopment potential varies, all of the selected priority sites have the potential to be reused for purposes that support the economy, the environment, and/or community livability. Redevelopment/Reuse of the priority sites are anticipated to provide the following benefits:

- **Spur Economic Growth & Job Creation:** Redevelopment and reuse of many of the priority sites will spur economic growth and support job creation. For larger sites, such as the Wright’s Mill, having updated ESAs and reuse plans is helpful in attracting potential developers and investment. The Worcester Memorial Auditorium is centrally located and well-positioned to catalyze revitalization of the area as a primary activity center. Many of the sites also have commercial or mixed-use potential, which would bring both needed housing and co-located jobs.
- **Support Affordable Housing Development:** Each of the coalition TAs have relatively high levels of unemployment and housing cost-burdened households. Given their location and access to existing infrastructure, each of the priority sites – except the Worcester Memorial Auditorium - could include housing as a potential future use. A key strategy for many of these sites is further reuse planning, which would help to identify and refine future housing potential.
- **Reinforce Adaptive Reuse, Infill, and Historic Preservation:** At least five of the priority sites have structures that have been identified as potentially suitable for reuse without demolition. Adaptive reuse supports climate mitigation as a less carbon-intensive development strategy (compared with demolition and new construction) and supports regional efforts to preserve sites that are associated with the region’s industrial heritage. Heritage preservation can also be a means to support local heritage tourism.

### **1.c. Strategy for Leveraging Resources**

**1.c.i Resources Needed for Site Reuse:** As a regional planning agency, CMRPC is experienced in obtaining and leveraging funds from public and private sources for site evaluation and redevelopment planning. CMRPC has experience leveraging resources from the sources identified below and will continue to tap into them to support sites evaluated with EPA Grant funds:

- **MA Community Development Block Grant (CDBG):** The Community Development Fund (CDF) awards grants to communities throughout the Commonwealth. This program helps eligible cities and towns meet a broad range of community development needs in housing, infrastructure, revitalization, economic development and public social services.
- **MassDevelopment, Brownfields Redevelopment Fund:** The Brownfields Redevelopment Fund finances the environmental assessment and remediation of brownfield sites. Eligible applicants may apply for up to \$250,000 in site assessment funding, and/or up to \$750,000 in remediation funding.
- **MassDevelopment, Underutilized Properties Program:** The 2021 Economic Development Bill authorized \$40M for the Underutilized Properties program for funding “projects that will improve, rehabilitate or redevelop blighted, abandoned, vacant or underutilized properties to achieve the public purposes of eliminating blight, increasing housing production, supporting economic development projects, increasing the number of commercial buildings accessible to persons with disabilities.” The program focuses on funding and design of capital improvements and code compliance projects.
- **Economic Development Administration (EDA):** EDA has a wide variety of programs and funding opportunities available for site planning, demolition, and construction. CMRPC is experienced in obtaining funds through various EDA grant programs.
- **US Dept. of the Treasury, Community Development Financial Institutions Fund, Equitable Recovery Program (ERP):** QVCDC was awarded a FY2022 five-year ERP grant worth \$500,000. Grant funds are eligible to be



spent in each TA on financial products and services that serve commercial real estate, small businesses, community facilities, and affordable housing, among other uses.

**1.c.ii. Use of Existing Infrastructure:** The proposed project sites are all positioned to utilize existing road and utility infrastructure. Reusing many of the priority sites would align with the coalition’s prioritization of infill development. Many also contain structures that could be renovated and accommodate a range of future uses instead of being demolished. This type of adaptive reuse aligns with regional efforts to preserve and retrofit existing buildings – many of which are historically significant to the region’s industrial heritage.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2.a. Community Need**

**2.a.i The Community’s Need for Funding:** CMRPC and the Coalition TAs are primarily small communities with limited brownfield assessment and redevelopment resources. Because of their size and municipal resource limitations, the CMRPC Regional Brownfields Plan suggests that each TA community work with CMRPC to obtain and access assessment funds. With a small population base, tax revenues for local government personnel and services are limited. Without support from CMRPC, the TA communities would not have the capacity to apply for and manage an EPA Assessment Grant. This is especially true of the Town of Warren, which has a total population of under 5000 and severely limited municipal capacity. Capacity limitations are further exacerbated by high unemployment rates, uncertainty about population growth, low household incomes, and high rates of cost-burden – all of which impact discretionary spending, local business revenues, and the viability of businesses supporting brownfield assessment and redevelopment.

Each of the selected TAs also has a limited ability to raise funds through their local tax base. A standard method for determining the financial viability of municipalities is the state department of Revenue’s equalized valuation (EQV), which captures the value of all taxable real property. A municipality with a higher equalized valuation can more easily raise taxes for public purposes, especially if its EQV per capita ratio is higher. For FY 2024 Massachusetts had a statewide average EQV of \$266,243 per capita (Median value of \$187,821). Each of the TAs have substantially lower EQVs per capita, ranging from \$80,581 in Southbridge to \$117,995 in Spencer, demonstrating the challenge these communities face in leveraging local taxes for brownfield assessments.

	Brownfield Target Areas (2017-2021 ACS Data Unless otherwise noted)					MA State	United States
	Southbridge	Spencer	Warren	Webster <sup>3</sup>	Worcester <sup>4</sup>		
Population	17,643	11,963	4,999	10,913	3,221	6,991,852	329,725,481
Unemployment Rate	<b>9%</b>	<b>7%</b>	<b>7%</b>	<b>9%</b>	<b>7%</b>	5%	6%
Poverty Rate (Households)	<b>18%</b>	11%	<b>15%</b>	<b>15%</b>	<b>53%</b>	11%	12%
Median Household Income	<b>\$ 50,414</b>	\$ 72,038	<b>\$ 63,057</b>	<b>\$ 47,974</b>	<b>\$ 29,426</b>	\$ 89,026	\$ 69,021
Senior Poverty Rate (65+ Years)	<b>18%</b>	3%	<b>24%</b>	<b>13%</b>	<b>11%</b>	10%	10%
Child Poverty Rate (Under 18 Years)	<b>30%</b>	0%	<b>5%</b>	<b>23%</b>	0%	12%	17%
Cost burdened homes <sup>1</sup>	<b>42%</b>	25%	26%	<b>42%</b>	<b>57%</b>	34%	30%
DOR Equalized Valuations per Capita <sup>2</sup>	80,581	117,995	98,388	116,242	90,997	State Avg: 266,243 Med: 187,821	

<sup>1</sup> More than 30% of income on housing costs

<sup>3</sup> CTs 7542, 7543, 7544

<sup>2</sup>Equalized Valuation (EQV) is the total taxable base for a MA Municipality. State of MA, Department of Revenue, Division of Local Services, Equalized Values (Obtained: Mass.gov)

<sup>4</sup> CT 7316.02

*Note: Bold indicates distress factor above or below US percentile. Shaded indicates distress factor above or below state average. Target Areas correspond to all subsequent tables.*

**2.a.ii Threats to Sensitive Populations**

**2.a.ii.(1) Health or Welfare of Sensitive Populations:** As noted in the table in section 2.a.i, the selected TA communities face significant economic challenges, particularly poverty / low income and unemployment. These are compounded by health risks and cost burdens posed by the communities’ aging housing stocks. Impacted sensitive populations include low-income residents, limited English speakers, children, and seniors.

- **Poverty & Income:** The TA communities feature high levels of poverty and low median household income relative to the State of Massachusetts and the United States. In 4/5 of the TAs, the poverty rate is at least 3 percent higher than the state average, and median household income is more than \$20,000 below that of the state. In several TAs, poverty is particularly acute amongst children and seniors. The Southbridge, Webster, and Worcester TAs are also home to a high number of limited English-speaking households (83<sup>rd</sup>, 67<sup>th</sup>, and

93<sup>rd</sup> US percentiles, respectively; see table in section 2.a.ii.(3)), which poses obstacles to economic advancement. These trends, along with greater than average unemployment, reflect the consequences of struggling downtowns replete with underutilized and vacant sites. Remediating and redeveloping brownfield sites in TAs will offer the potential for new business development and job growth.

- **Housing:** Challenges surrounding housing pose a major threat to sensitive populations in the TAs. A disproportionate share of residents in the Southbridge, Webster, and Worcester TAs spend more than 30 percent of their income on housing costs (see table in section 2.a.i), making them housing-cost-burdened per HUD. In the coming years, seniors will be especially vulnerable to such burdens. By 2040, the senior population in the CMRPC region will have nearly doubled since 2010. Yet in 2022, 65% of seniors in the region felt that affordable housing options for older adults in their communities were fair or poor regarding abundance, maintenance, and safety.<sup>1</sup> Unless significant investments are made in senior housing, these numbers will only continue to worsen. The age of the housing stock in TAs also presents issues for residents. More than a third of housing stock in the Spencer and Warren TAs predates 1960, which presents a significant likelihood of health effects from lead paint and other hazardous building materials. For Southbridge, Webster, and Worcester, this share rises to around two-thirds of all housing units.<sup>2</sup> The construction of new housing units at brownfield sites is important to relieve residents in the TAs from high costs and health risks associated with the existing housing stock.

**2.a.ii.(2) Greater than Normal Incidence or Disease and Adverse Health Conditions:**

Data Type	US Percentile (EJSCREEN Data)				
	Southbridge	Spencer	Warren	Webster	Worcester
Asthma	87	81	81	86	89
Cancer	57	72	59	72	2

**Bold indicates distress factors ≥ 50th %tile. Shaded indicates distress factors ≥ 70th %tile.**

Public health indicators show associations between disease and brownfields-related environmental factors such as lead paint, soil contaminants, and elevated air pollution. It is unsurprising then

that TA communities experience elevated levels of asthma and cancer, with 4/5 TAs featuring asthma and cancer levels above the national 50<sup>th</sup> percentile. Asthma is especially prevalent in TAs. This reflects the presence of a substandard housing stock and high local air pollution.

Massachusetts has the fourth oldest housing stock in the country, and TAs are no exception to this trend. As noted in Section 2.a.ii, a large share of housing units in TAs predate 1960. This heightens the risk of residents being exposed to hazardous building materials such as lead and asbestos. Data on pediatric asthma rates shows that black residents disproportionately bear the brunt of said contamination. 24% of black children in Massachusetts have asthma compared to only 10% of white children.<sup>3</sup>

Problems associated with the age of the housing stock are compounded by the low-income and renter status of many TA residents. Given their limited budgets and the state’s competitive housing market, low-income residents may have no choice but to settle for substandard housing in neighborhoods that sit in close proximity to historical brownfields. As renters—more than half of Southbridge, Webster, and Worcester TA residents rent compared only 38% of Massachusetts residents, they are often at the whim of the landlord to see improvements made their buildings.<sup>4</sup> For all these reasons, it is essential to increase housing supply and quality by redeveloping brownfield sites into affordable housing units.

Finally, high levels of pollution from automobiles (see table in Section 2.a.ii.(3)) in TAs exacerbates asthma risks. 4/5 TAs possess a traffic proximity indicator above the 70<sup>th</sup> percentile.

**2.a.ii.(3) Environmental Justice:**

Once vibrant hubs for manufacturing and commerce, the TAs today suffer from chronic abandonment and disinvestment. Boarded up mills, vacant storefronts, and other blighted properties impede the return of street activity, business development, and tax revenue growth. The health risks that materialize from this predicament

<sup>1</sup> Central Mass. Age Friendly Action Plan. <https://www.cmrpcregionalservices.org/age-friendly>.

<sup>2</sup> EJSCREEN. <https://www.epa.gov/ejscreen>.

<sup>3</sup> Centers for Disease Control and Prevention. [https://www.cdc.gov/asthma/asthmadata/Child\\_Prevalence\\_Race.html](https://www.cdc.gov/asthma/asthmadata/Child_Prevalence_Race.html).

<sup>4</sup> EJSCREEN. <https://www.epa.gov/ejscreen>.

and other factors are substantial. As the table above demonstrates, TA residents face heightened exposure to air pollution, hazardous building materials, and hazardous waste. These burdens fall squarely upon sensitive

Environmental Justice Indicators (EJI)	US Percentile (EJSCREEN Data)				
	Southbridge	Spencer	Warren	Webster	Worcester
Traffic Proximity	85	70	51	76	97
Lead Paint Indicator	80	67	66	81	85
Haz. Waste Proximity	79	67	32	80	86
Demographic Index	64	17	13	55	67
Suppl. Demographic Ind.	75	36	36	67	84
Low Income	69	34	33	67	97
Unemployment Rate	79	68	71	78	67
HHs w/ Lmtd. English	83	0	0	67	93

populations, many of whom are disproportionately represented in TA communities compared to the rest of the United States. Such populations include low-income and/or minority individuals (i.e., demographic index), individuals with limited English skills, and other disadvantaged groups. Remediating and developing brownfield sites in TA

communities is crucial to addressing these groups' economic and health outlooks, which are presently constrained by the status quo.

**2.b. Community Engagement**

**2.b.i. Project Involvement/2.b.ii. Project Roles:**

<u>Name of Organization/Entity</u>	<u>Point of Contact</u>	<u>Purpose/Role</u>
Quabog Valley Community Development Corporation	Melissa Fales, Executive Director	Area non-profit focused on economic development and small business assistance/BFAC Member; Coalition Member; Community Outreach
Town of Southbridge	Peg Dean, Economic Development Coordinator	Local Government/Coalition Member; Community Outreach;
Town of Spencer	Lauren Vivier, Town Planner	Local Government/ Community Outreach; conservation support
Town of Warren	James Ferrera, Town Administrator	Local Government/ Community Outreach; priority site selection assistance
Town of Webster	Richard LaFond, Town Administrator	Local Government/ Community Outreach; priority site selection assistance
City of Worcester	Paul Morano, Assistant Chief Development Officer	Local Government/ Community Outreach; priority site selection assistance
Mass Department of Environmental Protection	David Foss, Statewide Brownfields Coordinator	State Agency aligned to protect natural resources/Project partner; technical support
Southern Worcester County Economic Development Organization (SWCEDO)	Janet Pierce, Chair	Regional organization focused on economic development initiatives/site selection committee
AARP Massachusetts	Antron Watson, Age Friendly Director	Statewide organization advocating for aging adults in MA/community engagement and advocacy
Healthy Aging Collaborative	James Fuccione, Executive Director	Statewide network to advance healthy aging/community engagement & involvement; advocacy
Massachusetts Historic Commission	Jennifer Doherty, local government program coordinator	State historic preservation office aimed to Identify evaluate and protect historic assets/technical support; historic identification
Worcester Business Development Corporation	Julie Holstrom, Director of Projects	Non-profit business organization/ SWCEDO board member; BFAC committee member; advocacy
MassDevelopment	Shyla Matthews, VP of Community Investment	Statewide Economic Development funding arm/ possible supplemental assessment funds; recoverable grants & loans
Architectural Heritage Foundation	Jake Sanders, Project Executive	Foundation set up to bridge gap and find solutions that deliver history preservation and match community goals/Community outreach; technical assistance
Worcester Chamber of Commerce	Tim Murray, President & CEO	Regional organization that supports businesses and promotes economic development/SWCEDO member; business outreach & engagement

Mass Audubon Society	Deb Carey, Community Advocacy & Engagement Manager	Nature-based conservation organization/ conservation advocacy; community involvement
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**2.b.iii. Incorporating Community Input:** CMRPC has a history of a strong working relationship with the Town of Southbridge and the 12 other shared communities in the QVDC service region. Community Involvement and engagement is essential to the planning projects at CMRPC and will be with brownfields considering the residents should have a say in the projects that are being revitalized in their neighborhoods. CMRPC will work with our coalition partners and area residents to assess the community’s need and address any barriers to engagement in the TAs. A Community Input Plan will be developed that includes a timeline of events and future meeting details. We will create a Brownfields landing page on the CMRPC website that will be continually updated and linked to our active social media accounts. Updates on site selection and project status will be included in our monthly newsletter blast that reaches 3,478 stakeholders. The Brownfields Advisory Committee (BFAC), a subcommittee of the Southern Worcester County Economic Development Organization (SWCEDO) will host bi-monthly hybrid meetings to discuss any updates on existing and potential projects that will be posted and open to the public. The full SWCEDO holds quarterly meetings and will include brownfields updates to the board. CMRPC hosts a Regional Economic Development Committee meeting that will be held quarterly to compare strategies and potential projects, recommendations, findings and next steps.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**3.a. Description of Tasks/Activities and Outputs:**

<b>Task 1: Cooperative Agreement/Project Oversight &amp; Reporting</b>
<b>i. Project Implementation:</b> CMRPC will oversee contractor activities and manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with EPA. At CMRPC’s direction, Qualified Environmental Professional (QEP) contractors will assist with compliance reporting (quarterly and final reports, ACRES updates, and Financial Reports, etc.) and other eligible project activities identified in the CA Work Plan. CMRPC will facilitate monthly check-in meetings with contractors and Coalition to ensure the project is progressing as planned. Three to five personnel from CMRPC and Coalition will attend two regional and one national brownfields conference.
<b>ii. Anticipated Project Schedule:</b> Ongoing throughout the project period.
<b>iii. Task/Activity Lead:</b> CMRPC
<b>iv. Outputs:</b> Quarterly Reports; Final Performance Report; Financial Reports, monthly meetings, ABCA documents.
<b>Task 2: Community Involvement &amp; Site Selection</b>
<b>i. Project Implementation:</b> Task 2 focuses on outreach to attract potential assessment sites, site selection, and updates to site abutters during assessment and planning work. Awareness will be built through regional coordination, partnership development, and media publicity. Community involvement will also rely upon CMRPC’s standing Brownfields Advisory Committee (BFAC). Composed of staff from three local governments, two state agencies, and several community-based organizations with strengths in environmental advocacy, economic development and community development, the BFAC will serve as a key conduit for disseminating program information to our TAs. CMRPC, working through the BFAC, will establish or enhance community-based partnerships, conduct staff or public outreach meetings with potential applicants (where requested), update and distribute program information, and encourage media placement. Staff, QEPs and (where needed) contract translators will attend BFAC, regional and site-specific public meetings as part of the outreach process. Site-specific meetings will be held when requested by the project proponent or if imminent health threats are found.
<b>ii. Anticipated Project Schedule:</b> Public-facing project materials such as a webpage and informational sheets will be created/updated in the first quarter of the project. Social media outreach and public involvement will be ongoing throughout the project timeframe.
<b>iii. Task/Activity Lead:</b> CMRPC will lead outreach to residents of TAs and potential priority site owners with the assistance of BFAC and Coalition Members.
<b>iv. Outputs:</b> Webpage/website, informational sheets, social media posts, public meetings, stakeholder meetings.
<b>Task 3: Site Assessments</b>
<b>i. Project Implementation:</b> Task 3 includes a kickoff meeting or conference call for each project, assessment field work, laboratory analysis, and report submittals by QEP Contractors (reviewed by CMRPC and the project proponent). Staff work will include oversight of contractors, review of contractor submittals, and status updates to the host community (public meetings will be held under Task 2, as will any needed translation of assessment results). Coordination with EPA will be required during QAPP development, and MassDEP will be asked to comment on any submittals at complex or sensitive sites. Phase Is will comply with ASTM’s E-1527-13 AAI standard. Phase IIs

including soil, indoor air, groundwater and any hazardous building materials sampling will conform to applicable Massachusetts and EPA regulations.
<b>ii. Anticipated Project Schedule:</b> Phase I, Phase II ESAs and HBMS will be developed throughout the project timeframe.
<b>iii. Task/Activity Lead:</b> The QEP contractor will lead technical activities associated with this task at the direction of CMRPC.
<b>iv. Outputs:</b> Master QAPP, Phase I & II ESAs, HBMS
<b>Task 4: Reuse &amp; Cleanup Planning</b>
<b>i. Project Implementation:</b> Task 4 includes costs associated with developing reuse and cleanup alternatives. In some cases, these will take the form of visioning plans that seek to build community consensus on site reuse options based on assessment results. In cases where a clear redevelopment plan is in place, they will align more with EPA's ABCA process, providing a summary of remedial costs, benefits, and timelines.
<b>ii. Anticipated Project Schedule:</b> Reuse and ABCA plans will be developed throughout the project timeframe.
<b>iii. Task/Activity Lead:</b> QEP Contractor will lead all technical aspects of Reuse, CP / ABCA, and AWP planning at the direction of CMRPC.
<b>iv. Outputs:</b> Reuse Plans, CP / ABCA Documents, AWP

**3.b. Cost Estimates:**

<b>Budget Categories</b>	<b><u>Cooperative Agreement/Project Oversight &amp; Reporting</u></b>	<b><u>Community Involvement &amp; Site Selection</u></b>	<b><u>Site Assessments</u></b>	<b><u>Reuse &amp; Cleanup Planning</u></b>	<b><u>Total</u></b>
<b>Personnel</b>	\$14,000	\$11,000	\$5,500	\$8,275	\$38,775
<b>Fringe Benefits</b>	\$5,432	\$4,262	\$2,134	\$3,209	\$15,073
<b>Travel</b>	\$11,500	\$0	\$0	\$0	\$11,500
<b>Contractual</b>	\$35,000	\$60,000	\$725,000	\$110,652	\$930,652
<b>Other</b>	\$4,000	\$0	\$0	0	\$4,000
<b>Total for Direct Costs</b>	\$69,923	\$75,262	\$732,634	\$122,136	\$1,000,000
<b>Total for Indirect Costs</b>	\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>	\$69,923	\$75,262	\$732,634	\$122,136	\$1,000,000

**3.c. Plan to Measure and Evaluate Environmental Progress and Results:** Immediate outcomes will be measured in terms of sites assessed and cleanup plans produced and progress toward the workplan goals. Long-term outcomes are expected to include cleanups that result in protection of health and/or the environment and lead to redevelopment. Redevelopment outcomes will be tracked via cleanup and redevelopment dollars leveraged, jobs created and retained, greenspace and housing added, and local tax base and EQV increases. Outputs will include assessment/cleanup planning reports (and possibly closeouts under the state VCP) by our QEPs, status updates and presentation materials to keep community partners updated, quarterly reports to EPA, environmental and redevelopment data input to ACRES, and internal progress/invoice tracking data. We will provide success stories to EPA on request. CMRPC has an annual allocation of technical assistance time dedicated to each member community which will be used, in part, to track outcomes even after close of the grant.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**4.a. Programmatic Capability**

**4.a.i. Organizational Capacity:** The Central Massachusetts Regional Planning Commission (CMRPC) is one of 13 regional planning agencies in Massachusetts that serves the City of Worcester and 39 surrounding communities in the southern two-thirds of Worcester County. CMRPC employs 53 staff. Its departments include Transportation, Geographic Information Systems (GIS), and Regional Collaboration and Community Planning. A core function of CMRPC, across all its programs, is grant administration and management.

**4.a.ii. Organizational Structure:** CMRPC will administer the grant and be accountable to EPA for the management of the CA and compliance with grant terms and conditions. CMRPC will oversee any QEP contractors involved in technical activities. One project manager will oversee the project, with 3 additional key staff providing project assistance throughout the duration of the grant timeframe. CMRPC will create a

memorandum of understanding (MOU) between CMRPC and coalition members, specifying the roles and responsibilities of each member. The MOU will specify that each coalition member will participate in the community involvement elements of sites located in their respective TAs with CMRPC leading the procurement and oversight of all technical aspects of the project. The MOU will also establish regular check-in meeting intervals for the three coalition members to ensure timely progress and reporting for each project site.

**4.a.iii. Description of Key Staff:** CMRPC has a strong track record of efficiently and successfully managing EPA Brownfields grants. The staff who were integral to these previous projects will continue to be involved in grant administration, along with new additions to the Brownfields team who bring years of experience administering other federal awards and projects.

- **Kerrie Salwa, Director of Economic Development (CMRPC):** Kerrie has over 20 years of planning and economic development experience in Central Massachusetts. Her career began as the Economic Development Coordinator for the City of Leominster, where she staffed the Development Review Board and participated in several large-scale development projects. Since joining CMRPC in 2018, she has participated in the creation of the Southern Worcester County Economic Development Organization and led oversight for the Economic Development District federal designation in 2022. Kerrie has drafted economic development plans and fostered economic development committees in countless towns. She recently managed the region's 2023-2028 Comprehensive Economic Development Strategy and has assisted in the development of multiple federal grant awards (e.g., Town of Douglas [EDA, awarded 2021]; Town of Warren, [EDA, awarded 2022]). Kerrie will be the primary contact for the Coalition, responsible for cooperative agreement oversight, reporting, communication with coalition partners, and oversight of most of the assessment projects.
- **Andrew Loew, Director of Community Development (CMRPC):** Andrew was the Assistant Statewide Brownfields Coordinator at MassDEP for four years. He assisted communities with capacity building for brownfields, obtained and helped oversee an EPA coalition assessment grant, and developed MassDEP's brownfields tracking system. He later managed EPA brownfields AWP, assessment and RLF grants at the Pioneer Valley Planning Commission in Springfield, MA. After joining CMRPC in 2016, he led oversight of CMRPC's FY18 assessment grant. Andrew will assist with capacity building and evaluation of potential assessment sites.
- **Trish Settles, Deputy Executive Director (CMRPC):** Trish has worked at CMRPC for over 15 years. She manages the organization's Regional Collaboration and Community Planning division. Trish previously worked as a geologist for a hazardous waste cleanup firm, bringing technical knowledge and program oversight redundancy to the team. Trish helped oversee both CMRPC's FY09 and FY18 EPA assessment grants. She will help oversee individual assessment projects.
- **Janet Pierce, Executive Director (CMRPC):** Janet assumed the executive director role at CMRPC in 2015 after more than seven years as the agency's business manager. She is a Massachusetts Certified Public Purchasing Official (MCPPO) and Certified Mass Municipal Treasurer and Tax collector. She brings experience making drawdowns in EPA's online financial system and will lend her knowledge to CMRPC's financial staff. The financial staff's time will be contributed in-kind at no cost to the grant.
- **Jordan Hollinger, Principal Planner (CMRPC):** Jordan is an experienced policy analyst and urban planner. Prior to joining CMRPC, he worked as a Comprehensive Planner for the City of Flagstaff, Arizona, where he worked on a wide variety of projects, including the City's General Plan update, 10-year Housing Plan, Active Transportation Master Plan, and various development proposals. Jordan previously worked for the consulting firm ICF where he contributed to the EPA Clean Air Market's Division Power Sector Modeling and evaluation of federal regulations with EPA's Integrated Planning Model. Jordan also has experience in renewable energy development, having worked for the Virginia-based Solar Developer, Secure Solar Futures, as a technical analyst. Jordan holds a bachelor's degree in economics and two master's degrees in urban and environmental planning and public policy.

**4.a.iv. Acquiring Additional Resources:** As demonstrated on our past EPA Grant projects, CMRPC has the resources necessary to effectively implement EPA Grant funding. We have additional planning, business development, and support staff to assist with the project as needed. CMRPC also routinely contracts with contractor experts and has long-standing relationships with state and local agencies as outlined in section 2.b.i.



For activities/tasks requiring outside contractor help (Such as phase I/II ESAs), CMRPC will initiate a Request for Qualifications (RFQ) process to competitively Qualified Environmental Professional (QEP) firms - in our case MassDEP-approved Licensed Site Professionals (LSPs).

**4.b. Past Performance and Accomplishments**

**4.b.i. Currently Has or Previously Received an EPA Brownfields Grant:** CMRPC has previously received 2 EPA Brownfields grants: (1) FY2009 Community-wide Assessment Grant (\$400k) and (2) FY2018 Community-wide Assessment Grant (\$300k). The grants are summarized below.

**4.b.i.(1) Accomplishments**

(1) 2009 Community-wide Assessment Grant (\$400k)	(2) 2018 Community-wide Assessment Grant (\$300k)
<ul style="list-style-type: none"> <li>• Assisted 16 sites in 10 communities                             <ul style="list-style-type: none"> <li>○ 16 Phase I and 4 Phase II ESAs, 1 hazardous building materials study, 1 cleanup plan</li> </ul> </li> <li>• Project work leveraged \$2.5 million in private and public investment                             <ul style="list-style-type: none"> <li>○ <u>Brookfield, MA Police Station:</u> Town completed \$1.6 million police station at assessed site</li> <li>○ <u>North Brookfield historic Town House (185 N. Main St.):</u> Town leveraged assessment to win \$500,000 in state funds to stabilize historic Town House</li> <li>○ <u>Worcester, MA Maki Electric site (100 North St.):</u> Site sold for \$275,000 and was redeveloped into an architectural restoration firm</li> </ul> </li> <li>• Other Outcomes                             <ul style="list-style-type: none"> <li>○ Capacity for brownfields projects expanded in aided communities; local partners in Worcester, Brookfield, Hardwick, North Brookfield and other towns later won brownfields funds through EPA and state grants/earmarks, some with CMRPC aid and some independently.</li> </ul> </li> </ul> <p>**Outputs &amp; outcomes reflected in ACRES</p>	<ul style="list-style-type: none"> <li>• Assisted 9 sites in 7 communities                             <ul style="list-style-type: none"> <li>○ 7 Phase I and 4 Phase II ESAs, 2 hazardous building materials studies, 1 cleanup / visioning plan</li> </ul> </li> <li>• Project work leveraged more than \$5 million in other funds                             <ul style="list-style-type: none"> <li>○ <u>Southbridge, MA Rail Trail:</u> more than \$4 million in state and federal commitments to design and build extension of Town’s rail trail to EJ neighborhoods</li> <li>○ <u>Worcester, MA Memorial Auditorium:</u> received \$1 million in interior design and mold abatement grant and earmark funds toward building’s renovation to technology and visual arts center</li> </ul> </li> <li>• Other Outcomes                             <ul style="list-style-type: none"> <li>○ <u>Holden, MA ECC Corp. (156 Princeton Street):</u> additional EPA and state contractors secured for remediation of ECC Corp. site to protect drinking water</li> </ul> </li> </ul> <p>**Outputs &amp; outcomes reflected in ACRES</p>

**4.b.i.(2) Compliance with Grant Requirements**

**(1) 2009 Community-wide Assessment Grant (\$400k):** CMRPC’s FY09 EPA assessment grant closed in closed in 2014, with all reporting requirements (ACRES, quarterlies, MBE/WBE, etc.) completed. The grant was extended due to initial difficulties finding eligible petroleum sites and to staff turnover late in the grant. \$3,000 that had been held in reserve for potential project overruns was not drawn down. ACRES updates were made subsequent to closure to include leveraging toward cleanup and redevelopment. Assessments were completed in accordance with all applicable state and federal regulations.

**(2) 2018 Community-wide Assessment Grant (\$300k):** CMRPC’s FY18 EPA assessment program ended in September 2023. Final reporting is presently underway. The grant was extended due to COVID-related impacts on outreach and site recruitment and delays in gaining access to some potential sites. ACRES updates have been done to include leveraging toward cleanup and redevelopment. Assessments were completed in accordance with all applicable state and federal regulations. \$8,000 that had been held in reserve for potential project overruns and a prospective site that did not move forward was not drawn down.