



27 January 2026

United States Environmental Protection Agency
Brownfields Program

RE: FY 2026 Community Wide Assessment Grant Application for States & Tribes

Application Information Sheet

- 1. Applicant Identification:** Rhode Island Department of Environmental Management (RI DEM)
235 Promenade Street, Providence, RI 02908
- 2. Website URL:** dem.ri.gov
- 3. Funding Requested:**
 - a. Assessment Grant Type:** Community-Wide Assessment Grant for States & Tribes
 - b. Federal Funds Requested:** \$2,000,000
- 4. Location:**
 - a. City(ies):** City of Central Falls
City of East Providence
Town of Hopkinton
 - b. County(ies):** Providence County; Washington County
 - c. State:** Rhode Island
- 5. Target Area & Priority Site/Property Information:**
 - a. Target Area(s):** Central Falls, East Providence, Hopkinton
 - b. Priority Site(s):** Central Falls: 342 High Street
East Providence: 215 Willett Avenue; Crest Avenue; Hospital Road
Hopkinton: 0 Main Street-Lot 6

6. Contacts:

a.) Project Director:	b.) Chief Executive/Highest Ranking Official:
Rachel T. Simpson Environmental Scientist III 235 Promenade Street, Providence, RI 02908 Ph: (401) 537-4362 Rachel.simpson@dem.ri.gov	Terrence Gray Director, RIDEM 235 Promenade Street, Providence, RI 02908 Ph: (401) 537-4137 Terry.gray@dem.ri.gov

7. Population:

Central Falls: 22,481
East Providence: 46,970
Hopkinton: 8,398

8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States 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.)	1-2
The priority site(s) is in a federally designated floodplain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities for priority sites within the target areas.	N/A
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority:

Not applicable – A state organization is applying for federal funds, and therefore, does not need to provide a letter from the State Environmental Authority.

10. Release Copies of Application:

Not applicable



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area (5 points)

In 1790, the nation's first successful water-driven textile mill was founded in Rhode Island (RI) and industry along rivers boomed. RI became a hub for textile manufacturing, metalworking, woodworking, and leather production, among other trades. Come the 19th century, RI was one of the most industrialized states in America. These industries discharged dyes, heavy metals, petroleum products, and other waste materials, resulting in impacts to soils and groundwater. As both population and industry accelerated, so did the accumulation of industrial waste and byproducts across RI. Between the mid-1800s and early 1900s, populations of immigrants from Europe and Canada skyrocketed, transforming RI with new languages, cultures, and traditions. However, between 1920 and 1980, most cotton mills closed and 90% of woolen and worsted mills shut down as manufacturing in the Northeast weakened, slowing immigration rates dramatically, and causing disinvestment and a loss of jobs that have yet to recover. As reliance on industry decreased, many sites once occupied by industrial giants were left abandoned, leaving behind hundreds of brownfield sites. To date, there are approximately 750 identified brownfields in RI that have undergone environmental cleanup or are currently in RI's Department of Environmental Management (RIDEM) Site Remediation Program.

Assessment activities will focus on the Target Areas of Central Falls (CF), East Providence (EP), and Hopkinton, all within the **Providence-Warwick, RI-MA Metropolitan Statistical Area**. **RI only has a metropolitan statistical area**. Despite its small size, (1mi²), **CF is the most densely populated city in RI** and has nearly 30 confirmed brownfields. These sites contribute to environmental risk, disinvestment, and public safety concerns, and disproportionately burden sensitive communities, including **low-income residents, communities of color, seniors, children, and renters** who have limited ability to relocate or mitigate exposure. EP, approximately 17mi² in size, has nearly 40 confirmed brownfields. In EP, brownfields exacerbate challenges related to aging housing stock, traffic congestion, and limited economic vitality, depressing property values and perpetuating environmental and economic inequities that disproportionately impact **low-income residents, seniors, and households with older housing**. Hopkinton, a rural community spanning just over 44mi² with **one of the smallest populations in RI**, faces limited employment opportunities and a constrained tax base. While no brownfields are currently listed in RI's Site Remediation Program, the town has a long history of industrial uses, such as fulling mills, grist mills, and blacksmith shops that indicate the likely presence of suspected and under-documented brownfield sites. These sites disproportionately affect **seniors** and residents experiencing rural isolation, who often have reduced access to services, transportation, and economic opportunity. Limited financial and administrative capacity constrain the town's ability to identify and assess these properties. This grant will address these challenges by reducing environmental uncertainty, prioritizing sites that impact sensitive populations, building local capacity in resource-constrained communities, and creating a clear pathway from assessment to redevelopment and community revitalization.

b. Description of Priority Brownfield Site(s)

CF has prioritized **342 High Street** and **326 Broad Street** due to their proximity to the Blackstone River, clustering with other brownfields, suspected contamination, and strong redevelopment potential in a densely populated community. The 0.7-acre site at **342 High Street** is 0.17 miles from the Blackstone River and 0.25 miles from 10 known brownfields. The site is occupied by a vacant former funeral home, where historical operations may have involved hazardous substances and medical waste, including formaldehyde and solvents. The 0.15-acre site at **326 Broad**

Street is 0.32 miles from the Blackstone River and 0.25 miles from 8 known brownfields. The site contains a dilapidated former automobile sales facility, which may have used heavy metals, degreasers, petroleum, and potentially PCBs. Assessing these sites will reduce environmental uncertainty and support planned housing and mixed-use redevelopment in an overburdened community.

EP identified *215 Willet Avenue*, *Crest Avenue*, and *Hospital Road* as priority sites based on suspected contamination, proximity to waterbodies, flood risk, and their location within an environmentally overburdened neighborhood. All three sites are within 1.5 miles of 3 known brownfields and are part of the Riverside neighborhood, an area with a history of industrial and transportation-related land uses. The 0.37-acre site at *215 Willett Avenue* is 0.07 miles from Willett Pond and contains an abandoned gas station. The presence of underground storage tanks is unknown, and potential contaminants include VOCs, PCBs, and TPH. The *Crest Avenue* site consists of three parcels totaling approximately 0.6 acres and directly abuts the Providence River, with portions of the site classified as **FEMA Zone VE**, indicating a high risk for coastal flooding. The site was historically used for municipal sewage treatment, raising concerns about PFAS and other wastewater-related contaminants. Currently the site is used for parking and storage of vehicles. The 1.64-acre *Hospital Road* site is undeveloped land adjacent to a former landfill, where landfill-associated contaminants such as methane, lead, and mercury may be present. Assessment of these sites is critical to addressing exposure, flood risks, and enabling resilient reuse.

Hopkinton has prioritized assessment of *0 Main Street-Lot 6* due to its environmental sensitivity, suspected contamination, and limited local capacity. The 0.3-acre site is vacant, wooded land abutting Parmenter Brook and is located within **FEMA Zone A**, indicating flood risk. The site is adjacent to a plastics manufacturing facility, raising concern for potential off-site contamination, including PFAS. In addition, the property runs parallel to I-95, where contamination may include PAHs, heavy metals, and petroleum associated with roadway runoff. Assessment is necessary to protect water resources and support reuse in this rural community.

c. Identifying Additional Brownfield Sites

If grant funds remain after completing assessment activities in the target areas, RIDEM will issue a call for site nominations to municipalities across RI, with focused outreach to communities that have not previously benefitted from brownfields funding. Sites will be prioritized based on known or suspected environmental risks to human health or the environment; proximity to sensitive populations; redevelopment potential for housing, economic development, or public use; and whether the municipality has previously received funding. As **RI only has a metropolitan statistical area**, population density will also be a key factor. In higher-density areas, priority will be given to sites where contamination may affect larger numbers of residents or limit access to safe housing, transportation, or public spaces. In lower-density areas, sites will be evaluated based on potential impacts to drinking water, sensitive ecosystems, and the local economy, ensuring assessment activities address the challenges faced by both urban and rural communities.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

In spring 2021, CF held a three-day Housing Summit with more than 200 community members, which resulted in the development of *Building Central Falls: Creating a Stronger, Safer City Through Housing Opportunities*. The report emphasized the lack of housing resources, aging and unsafe housing stock, particularly due to lead paint, and identified sites with redevelopment potential.

That same year, the City Council adopted the *Vacant Blighted Property Development Plan*, emphasizing rehabilitation of depreciated properties. According to *HousingWorks RI's 2025 Fact Book*, 71% of CF residents rent their homes, and of these, 59% are cost burdened. Redevelopment of **342 High Street** will expand housing options across all income levels, supporting residents' health, safety, and access to affordable housing. Redevelopment of **326 Broad Street** into mixed residential and commercial use also aligns with these goals and the City's *2007 Comprehensive Plan* by revitalizing main business arteries, supporting job creation, and strengthening economic well-being.

Public engagement for EP's 2025-2035 Comprehensive Plan identified redevelopment of vacant or underutilized parcels and aging commercial corridors into businesses and green space as a top priority. Redevelopment of **215 Willett Avenue** into industrial/commercial space will increase revenue and strengthen local economic vitality. In 2024, the City also partnered with the Green Infrastructure Center, Inc. and RIDEM's Division of Forest Environment to develop strategies to maintain tree canopy at 34% over the next decade. Proposed redevelopment at **Crest Avenue** and **Hospital Road** includes renewable energy uses such as solar or wind, as well as recreational, agricultural, or nursery uses, delivering environmental, economic, and social benefits that support long-term community health and resilience.

Through public workshops, surveys, and hearings, Hopkinton adopted its *2016 Comprehensive Plan*, which reflects community support for commercial growth and mixed-use development. The Plan prioritizes expanding economic development opportunities to strengthen the tax base, support workforce growth, and enhance quality of life. Redevelopment of **0 Main Street-Lot 6** for mixed industrial/commercial use directly advances these goals by activating underutilized land and supporting long-term economic vitality.

e. Outcomes and Benefits of Reuse Strategy

Mixed-use redevelopment is planned at **326 Broad Street** in CF, **215 Willett Avenue** in EP, and **0 Main Street-Lot 6** in Hopkinton. Redevelopment of these underutilized sites will remove blight, attract investment, create jobs, and increase long-term property values while increasing community resilience to extreme weather events. Addressing potential contamination is especially important given the high proportion of **children** in CF and significant **senior** populations in EP and Hopkinton. Collectively, these projects will create up to 6 commercial spaces and 15 residential units and will incorporate rooftop solar and green stormwater infrastructure with underground chambers to reduce flooding risks, manage stormwater during heavy precipitation, and limit infrastructure strain. These projects are expected to generate up to 100 construction jobs and approximately 50 permanent jobs.

Most homes in the target areas were built before 1939, indicating a high likelihood of lead-based paint. The former funeral home at **342 High Street** in CF will be demolished and replaced with a four-story, 36-unit affordable housing development designed to withstand extreme weather events while reducing long-term energy costs. The project will feature high R-value insulation, Energy Star appliances, and LED lighting, reducing vulnerability to power disruptions. This redevelopment represents a long-term investment that will stabilize the neighborhood while providing critical, high-quality housing for **low-income households, young families, and seniors**.

Nearly 37% of EP is covered by impervious surfaces, contributing to flooding and urban heat island effects. Redeveloping the **Crest Avenue** and **Hospital Road** sites for renewable energy and green space uses will transform these environmental liabilities into assets that strengthen climate resilience. Solar development will provide clean, locally generated energy that supports grid resilience during extreme weather events, reduces emissions, and improves air quality. A public fishing area at **Crest Avenue** will increase the community's access to open space, while incorporating agricultural

use or a tree nursery at **Hospital Road** will enhance stormwater infiltration, reduce temperatures, and improve air quality. Together, these projects will create jobs while advancing long-term environmental, economic, and social resilience.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

RIDEM’s Site Remediation Program assists communities in assessing and/or redeveloping brownfields via various funding sources. RIDEM often relies on being awarded EPA’s Community-wide Assessment Grant(s) to complete this endeavor. CERCLA 128(a) funding for assessment and cleanup activities may also be utilized. Also available are RI’s Green Economy and Clean Water Bond, as well as the Brownfields Remediation and Development Fund (“the Bond Fund”) which has invested nearly \$25 million to date in the assessment and/or cleanup of brownfields. For redevelopment purposes, RI’s Outdoor Recreation Grants, Blackstone Heritage Corridor Grant Programs, and US Department of Housing and Urban Development Community Development Block Grants are available. This grant money is used to leverage private capital for redevelopment.

RIDEM needs funding to conduct assessments identified in our target areas as the current FY2022 Community-Wide Assessment Grant for States and Tribes (CWAGST) nears full expenditure. RIDEM’s assistance ensures projects will be strong candidates for future funding during remediation and revitalization; however, RIDEM will assist with obtaining cleanup funds, if possible.

g. Use of Existing Infrastructure

Reuse of existing infrastructure at all priority sites will reduce costs and accelerate redevelopment, as water, sewer, and electricity are already in place and capable of supporting future uses. Redevelopment will incorporate green infrastructure, such as permeable pavement and bioretention, to manage stormwater through infiltration and treatment where feasible. Where additional stormwater infrastructure is required, improvements will be funded by their respective municipality, with potential supplemental support from the Narragansett Bay Commission (NBC).

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (35 points)

Community Need

a. The Community’s Need for Funding

CF and EP are high-density cities, with CF being the highest density city in RI, while Hopkinton is considered a micro-community with a population of 8,398. As highlighted below, residents within the target areas of CF and EP are **low-income** and/or live in **poverty** compared to the rest of RI and the unemployment rate in all three target areas is at or above the national level.

<i>Statistic</i>	<u>CF</u>	<u>EP</u>	<u>Hopkinton</u>	RI	National
Population ¹	22,583	47,139	8,398	1,097,379	331,449,281
Pop. Density (sq mi)	22,583	2,838	191	904	-
Median Household Income	\$45,921²	\$79,660²	\$97,576 ²	\$83,504 ³	\$81,604 ³
Poverty Rate	22%²	11% ²	6% ²	12% ³	12% ³
Unemployment Rate ⁴	6%	5%	4%	5%	4%

*ALL PERCENTAGES HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER; ¹U.S. Decennial Census, 2020; ²American Community Survey (ACS) 5-Year Estimates, 2023; ³ACS 1-Year Estimates, 2024; ⁴RI Dept. of Labor and Training, Aug. 2025

Our target areas face significant challenges in accessing other funding sources and have **limited local budgets** available for environmental assessment and/or remediation. **Limited administrative capacity** constrains their ability to manage complex grants, as technical applications,

compliance requirements, audits, and reporting can overwhelm small staffs. If awarded, RIDEM will fill this administrative gap. Assessment and redevelopment in the target areas will create jobs, expand affordable housing, increase property values, and reduce crime. Returning these properties to productive use will strengthen the tax base, generating resources that can be reinvested to improve quality of life and deliver lasting benefits to these sensitive communities.

b. Health or Welfare of Sensitive Populations

The table below demonstrates the sensitive populations of CF, EP, and Hopkinton.

<i>Statistic</i>	<u>CF</u>	<u>EP</u>	<u>Hopkinton</u>	<u>RI</u>	National
Age 0-9 ²	14%	10%	9%	10%	12%
Age 65+	9% ²	21% ²	19% ²	20% ³	18% ³
Hispanic/Latino	69% ⁴	7% ¹	3% ¹	17% ¹	19% ¹
Veterans	2% ²	6% ²	7% ²	5% ³	6% ³
Without Health Insurance	14% ²	3% ²	3% ²	5% ³	8% ³
< High School Education ⁵	44%	18%	12%	13%	13%

*ALL PERCENTAGES HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER; ¹U.S. Decennial Census, 2020; ²American Community Survey 5-Year Estimates, 2023; ³ACS 1-Year Estimates, 2024; ⁴Community Health Report Central Falls, 2024; ⁵Statistical Atlas, 2018

Sensitive populations within the target areas include **low-income** populations, individuals with **low educational attainment**, **seniors**, **veterans**, and **children**. Many of these groups face heightened health risks and barriers to accessing information and resources.

Children in these communities are particularly at risk due to aging housing stock and economic constraints. Much of RI’s **housing stock was built before 1978**, raising concerns about potential lead exposure, particularly for households with young **children**. CF and EP have high concentrations of **low-income residents** and individuals with **limited educational attainment**, alongside elevated **poverty** rates. Families living at or below the federal poverty level often face compounding challenges in meeting the costs of housing, utilities, food, childcare, and health care. Educational attainment is closely tied to economic stability, and lower levels of parental education increase the likelihood that children will experience poverty. This can also limit households’ ability to address environmental hazards and increase susceptibility to exposure-related health impacts.

According to the *2025 Kids Count Factbook*, RI’s child poverty rate was 13% between 2019 and 2023, with **children** experiencing **poverty** in every community statewide. Many affected **children** live in grandparent-headed households, nearly one in five of which live in poverty. **Seniors**, including **veterans**, represent a substantial portion of the populations in EP and Hopkinton and often live on fixed incomes or have existing health conditions, increasing sensitivity to environmental contamination. Limited access to information about available programs and environmental risks can further exacerbate vulnerability in areas affected by blighted or contaminated properties. Children living in informal kinship care arrangements are more likely to experience economic hardship, lack consistent health insurance coverage, and face increased risks of physical and mental conditions.

The health and well-being of **children**, **pregnant women**, **seniors**, **veterans**, and **low-income** residents in CF, EP, and Hopkinton are disproportionately affected by environmental and socioeconomic complications. These populations face elevated risks of **childhood lead exposure**, **adverse birth outcomes**, **asthma**, and certain **cancers** when compared to the rest of the State.

Blight from abandoned and deteriorating properties further undermines economic stability and community revitalization. Redeveloping the funeral home at **342 High Street** in CF will reduce potential exposure to lead hazards, eliminate blight, and promote healthier living environments. Redeveloping **326 Broad Street** in CF, **215 Willett Avenue** in EP, and **Main Street** in Hopkinton into

mixed-use will stimulate economic activity and create employment opportunities accessible to residents from sensitive populations. Additionally, transforming the *Crest Avenue* and *Hospital Road* sites in EP into renewable energy and green space will improve environmental health, enhance climate resilience, and support long-term economic vitality. If awarded, this grant will reduce direct exposure to environmental contamination, improve community health outcomes, and catalyze equitable redevelopment facing longstanding vulnerabilities.

c. **Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 points)**

Subsurface contamination media in the target areas may include heavy metals, VOCs, SVOCs, PCBs, and petroleum due to prior industrialization. Exposure to these contaminants is linked to adverse health outcomes including lead poisoning in children, birth defects, asthma, and cancer.

The RI Department of Health (RIDOH) estimates 80% of RI housing stock was built before 1978 and may contain lead-based paint. Data from the *2025 RI Kids Count Factbook* shows 10.2% and 3.3% of children in CF and EP, respectively, entering Kindergarten in Fall 2026 had **blood lead levels above the reference value of 3.5 µg/dL**, compared to 5.5% statewide. Even low level lead exposure can cause irreversible damage including impaired growth and development, learning disabilities, behavioral problems, and neurological damage.

Exposure to environmental contaminants such as PCBs, historically used in industries within the target areas, may increase the risk of birth defects. RIDOH data from 2019-2023 shows an average birth defect prevalence of **444 cases per 10,000 live births.**, most commonly affecting the cardiovascular system, followed by the genitourinary and musculoskeletal systems.

Asthma attacks can be triggered by many factors, including exposure to heavy metal and/or VOC contamination. RIDOH data from 2021 shows that **RI adults (12.6%) and children (6.6%) diagnosed with asthma have been above the national averages** (9.7% and 6.5%, respectively) since 2012. Data from *PLACES: Local Data for Better Health (PLACES)* also shows a significantly higher rate (11.5-13.3%) of asthma in adults in our target areas compared to the national average.

According to CDC data from 2017-2021, RI has a higher incidence of cancer than the national average. *PLACES* data show cancer prevalence of 9.3-10.2% EP and 10% in Hopkinton, compared to the 9% nationally. RIDOH data taken from 1995-2021 identify breast and prostate cancer as the most common statewide, followed by lung and bronchus cancer, which account for 30.6% of all cancer-associated deaths and may be associated with environmental contamination.

If awarded, assessment activities will identify the most significant environmental threats in the target areas. Subsequent cleanup and redevelopment will reduce exposure pathways, support neighborhood revitalization, and improve long-term public health outcomes.

d. **Economically Impoverished/Disproportionately Impacted Populations**

Data from the *CDC ASTDR Database* indicate that several target areas experience significant poverty and economic vulnerability. **Census Tract 108** (CF sites) has high poverty and unemployment rates, a high housing cost burden, and a large percentage of residents without a high school diploma, health insurance, or reliable internet access. **Census Tract 106** (*215 Willet Avenue* and *Crest Avenue* in EP) also exhibits a high unemployment rate and housing cost burden. **Census Tract 107.01** (*Hospital Road* in EP) shows a moderately high housing cost burden, while **Census Tract 507.01** (*0 Main Street-Lot 6* in Hopkinton) experiences moderately high rates of unemployment, lower educational attainment, and a moderate housing cost burden.

In addition to economic challenges, these populations are disproportionately impacted by environmental conditions shaped by historic industrial and governmental land-use patterns. **Census Tract 108** experiences moderate to high air pollution and a very high risk of proximity to potentially

hazardous and toxic sites. The tract also lacks recreational parks and contains a high density of railways, which may contribute to airborne pollution. **Census Tract 106** similarly lacks access to recreational parks and is characterized by a high concentration of high-volume roadways, increasing exposure to traffic-related air pollution. **Census Tract 507.01** lacks walkability and recreational parks, limiting access to green space and opportunities for physical activity. These environmental burdens reflect long-standing development patterns that have concentrated infrastructure and environmental hazards in economically vulnerable communities

If awarded, the grant will support assessment, cleanup, and redevelopment of blighted properties, directly addressing these cumulative economic and environmental impacts. These activities will reduce exposure to contamination, improve public health and safety, create employment opportunities, expand access to affordable housing and community assets, and help restore these neighborhoods to productive use. By targeting communities with high vulnerability and limited local capacity, the grant will deliver lasting benefits to populations that have been disproportionately impacted by environmental and economic hardship.

Community Engagement

e. Project Involvement and f. Project Roles

Name of organization / entity / group	Entity’s mission	Point of contact (name, email, phone)	Specific involvement in the project or assistance provided
City of <u>CF</u> – Planning and Economic Development	Build a city that is secure in its future, grounded in its rich historical past, and resurgent in its present state.	Jim Vandermillen, Planning Director jvandermillen@centralfalls-ri.gov (401) 727-7480	Site selection; community outreach; host for public meetings; future reuse input and decision-making; potential developer or responsible for finding a potential developer.
City of <u>EP</u> – Planning and Economic Redevelopment	Provide a strategic roadmap for the city’s future, focusing on land use planning, economic development, and community engagement.	Keith Brynes, Director jmoran@eastprovidenceri.com (401) 435-7530	
Town of <u>Hopkinton</u> – Planning Department	Further the goals of the Comprehensive Community Plan and provide support and guidance for planning and land-use decisions that enhance the character of the community, preserves the quality of life, and maintains the health, safety, and well-being of the people in Town.	Brian Rosso, Town Manager Brian.rosso@hopkintonri.gov (401) 377-7761	
Grow Smart RI	To advance neighborhood revitalization, environmental stewardship, and economic opportunity for all.	Jillian Finkle, Deputy Director jfinkle@growsmartri.com (301) 674-1589	Community engagement; identify brownfields across the state.
Narragansett Bay Commission (NBC)	Working for a clean bay.	Kathryn Kelly, Principal Environmental Engineer kkelly@narrabay.com	Stormwater management input for future reuse during remedial planning stage.

g) Incorporating Community Input

Community input will be solicited using the following outreach methods: **15 public meetings**, held after the Phase II Environmental Site Assessment (ESA); **public notices** and **site-specific fact sheets** delivered to individual abutters and **posted in local newspapers, at town hall, and at community centers**; and activity announcements on a City’s **webpage** and other **social media outlets**. When in-person activities are not practicable, **online meetings** will be held, and recordings made available to the public. Interpretation and translation services will be provided for those with visual and/or hearing impairments. Outreach will also focus on connecting with stakeholders to get encourage involvement in assessment, cleanup, and reuse of brownfields. A **4ft x 6ft sign** will be posted at each site announcing assessment work will be conducted and provide contact information for further inquiries. All communication efforts will be provided in English and in the predominant most commonly spoken non-English language within each target area.

Public notice will be provided prior to and after Phase II activities. Upon completion of the Phase II, a public meeting will be conducted to discuss investigation results and the proposed remedial alternative. The meeting will provide residents an opportunity to provide input on future site reuse and to voice any questions or concerns. All meetings will be held and attended by RI DEM, a Qualified Environmental Professional (QEP), and the Project Partner(s) for the target area. **All comments, questions, or concerns will be reviewed and responded to by RI DEM** in coordination with the QEP and Project Partner(s) on how to incorporate input into the project as it moves forward. **Responses will be provided in writing via letter or email, or through a phone conversation**; all records will be made available to the public.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

Task I: Cooperative Agreement Oversight

a. Project Implementation:

- **EPA-funded tasks/activities:** Programmatic costs for staff to **prepare Quarterly Reports** and other grant-related documentation, **update ACRES, manage finances, prepare Requests for Proposals (RFPs) and procure QEP(s)** in accordance with all applicable federal rules and regulations, including 2 CFR 200, 1500 and 40 CFR 33; **Coordinate meetings** with all relevant parties on an as needed basis; and Registration and attendance for up to 4 staff for the next National Brownfields Conference & Regional Summit, the RI League of Cities & Towns Annual Convention, and ASTSWMO’s Annual Meetings; **attendance to other brownfields-related workshops.**
- **Non-EPA grant resources needed to carry out tasks/activities:** Should additional funds be needed to carry out the above tasks by staff, activities will be paid for through the State’s CERCLA 128(a) grant.

b. Anticipated Project Schedule:

- QEP will be procured to conduct assessment activities for each priority site through a fair and open competition using the State’s Master Price Agreement (MPA) 584. MPA 584 is a qualifications-based agreement; QEPs listed on MPA 584 were required to go through a bid solicitation process and vendors submitted licensure, staff resumes, and references for consideration; Procurement of QEPs was conducted in full compliance with all applicable state and federal rules and regulations, including 2 CFR 200, 1500 and 40 CFR 33; For each individual assessment project, a technical evaluation shall be conducted from at least three QEPs listed on MPA 584 and a price negotiated. Most QEPs will be selected in the **1st quarter and through the duration of the grant period or on an as needed basis**; Quarterly Reports & grant-related documentation, updates to ACRES, managing finances, and coordinating meetings will be conducted **through the duration of the grant period**; Conferences/workshops to be attended **at least once per year through the**

duration of the grant period for a total of at least 5 conferences/workshops.

c. Task/Activity Lead(s):

- RIDEM: Ms. Rachel Simpson – general oversight; project management

d. Outputs:

- 20 Quarterly Reports; 1 Final Report; ACRES updates; Attendance to at least 3 coordination meetings; Attendance to at least 5 brownfields-related workshops, conferences, and seminars

Task II: Community Engagement

a. Project Implementation:

- EPA-funded task/activities: Programmatic costs for staff to conduct outreach via **public notices** and **webinars** to community leaders, City residents/Site abutters, stakeholders, attendance at **community meetings, review and responses to feedback** from outreach activities via letter, email, or through phone conversation, **update of outreach materials** and **webpage/social media**; QEP will procure **interpretation and translation services**, develop and issue **public notices** and **site-specific fact sheets, post notices in local newspapers, at town halls, and community centers**, post **4' x 6' sign** at each site announcing assessment work and whom to contact, attend **public meetings**, and assist RIDEM with providing **responses to any feedback** and incorporate that feedback into individual scopes of work.
- Non-EPA grant resources needed to carry out tasks/activities: Project Partners shall announce public meetings and post activity announcements on applicable webpages and social media outlets at no cost. Should additional funds be needed to carry out the above tasks by staff, activities will be paid for through the State's CERCLA 128(a) grant.

b. Anticipated Project Schedule:

Initial outreach will be conducted in the **1st and 2nd quarter**, upon procurement of a QEP. Community meetings for each of the 5 priority sites will be held, 5 pre-site investigation notices issued, and 5 4' x 6' signs will be posted in the **1st quarter**. Outreach will be conducted **through the duration of the grant period**.

c. Task/Activity Lead(s):

- RIDEM: Ms. Rachel Simpson will lead the Task/Activity with support from selected QEP; City/Town Planners, Grow Smart RI– all parties will work together to complete Community Engagement.

d. Outputs:

- 15 Community meetings; 15 pre- and 15 post-site investigation public notices with associated fact sheets; Up to 15 4' x 6' Signs; Updated website

Task III: Phase I & II Assessments

a. Project Implementation:

- EPA-funded tasks/activities: Programmatic costs for staff to **inventory, prioritize, and select sites** within target areas, with initial focus on the 5 priority sites – feedback will be garnered from community meetings regarding additional sites for assessment; Should funding remain after prioritizing the target areas, additional outreach/call for site nominations to municipalities across RI, with focused outreach to communities that have not previously benefitted from brownfields grant resources with prioritization based on known or suspected environmental risks, proximity to sensitive populations, population density of applicant municipality, and redevelopment potential; Prepare **site eligibility forms** and **access agreements**; **Completion of Phase I ESAs, with AAI Checklists, Site-Specific Quality Assurance Project Plans (SS-QAPPs), and Phase II ESAs** by QEPs and **review of reports by staff**.
- Non-EPA grant resources needed to carry out tasks/activities: Should additional funds be needed to carry out the above tasks by staff, activities will be paid for through the State's CERCLA 128(a) grant.

b. Anticipated Project Schedule:

- Inventory, prioritization, and selection of sites will be conducted in the **1st and 2nd quarter**. Site eligibility forms and access agreements will be prepared upon selection of sites in the **1st and 2nd quarter**. Additional sites submitted for consideration and which require eligibility forms/access agreements may be submitted **through the first 4 years of the**

grant period; Phase I's, with their associated AAI Checklists, will be completed in the **4th quarter**, and **through the duration of the grant period**, as additional priority sites are selected. SS-QAPPs and Phase II's will be completed in the **2nd year**, and **through the duration of the grant period**, as additional sites are considered.

c. Task/Activity Lead(s):

- RIDEM: Ms. Rachel Simpson will oversee these activities; Selected QEP will perform the assessments; City Planners, Grow Smart RI will assist in completion of Phase I & II Assessments.

d. Outputs:

- Site inventory/priority list, with initial focus on target areas; Site eligibility forms and access agreements; 15 Phase I ESAs, with AAI Checklists, in accordance with ASTM E1527-13; 15 SS-QAPPs & 15 Phase II ESAs

Task IV: Remedial/Reuse Planning

a. Project Implementation:

- EPA-funded task/activities: Programmatic costs for staff to **evaluate remedial alternatives/reuse** for assessed sites, with focus on the 3 priority sites with Project Partners; QEPs to **complete Analysis of Brownfields Cleanup Alternatives (ABCAs)** and reuse plans, known in RI as **Remedial Action Work Plans (RAWPs)**; **Review of reports by staff.**
- Non-EPA grant resources needed to carry out tasks/activities: Should additional funds be needed to carry out the above tasks by staff, activities will be paid for through the State's CERCLA 128(a) grant.

b. Anticipated Project Schedule:

ABCAs and RAWPs will be completed in the **2nd year through the duration of the grant period.**

c. Task/Activity Lead(s):

- RIDEM: Ms. Rachel Simpson will oversee this task; Selected QEP will prepare the ABCAs and RAWPs; City Planners, NBC, Grow Smart RI will work together to support RIDEM and QEP in completion of the Remedial/Reuse Planning.

d. Outputs (5 points):

- 15 ABCAs/RAWPs

e. Cost Estimates

Budget Categories		Project Tasks				Administrative Costs	Total
		Task I: Cooperative Agreement Oversight	Task II: Community Outreach	Task III: Phase I & II Assessments	Task IV: Remedial / Reuse Planning		
Direct Costs	Personnel	\$129,172.20	\$14,613.70	\$32,445.00	\$12,840.10	-	\$189,071.00
	Fringe Benefits	\$45,688.47	\$5,182.56	\$11,403.88	\$4,498.08	-	\$66,772.99
	Travel	\$23,156.01	-	-	-	-	\$23,156.01
	Equipment	-	-	-	-	-	-
	Supplies	-	\$1,000.00	-	-	-	\$1,000.00
	Contractual	-	\$105,000.00	\$ 1,365,000	\$150,000.00	-	\$1,620,000.00
	Other	-	-	-	-	-	-
Total Direct Costs		\$198,016.68	\$125,796.26	\$1,408,848.88	\$167,338.18	-	\$1,900,000
Indirect Costs		-	-	-	-	\$100,000.00	\$ 100,000
Total Budget		\$198,016.68	\$125,796.26	\$1,408,848.88	\$167,338.18	\$100,000.00	\$2,000,000

Personnel/Fringe: Programmatic costs will be necessary for the salary and fringe benefits of 4 staff working on cooperative agreement oversight, community outreach, assessments, and remedial planning activities during this grant period. These costs will be used to prepare RFPs, evaluate

applications, review invoices, prepare reports, enter data into ACRES, and maintain files (**Task I**); conduct community outreach via public notices, attend meetings, host webinars, and update outreach materials and RIDEM's brownfields website (**Task II**); conduct site visits, observe field work, attend meetings, and review report (**Task III**); and attend meetings to discuss remedial actions and review remedial planning reports (**Task IV**). Based on past EPA brownfields grants administered by RIEM, 3,325 hours are anticipated for 4 staff, with 2,230 hours for **Task I**, 285 hours for **Task II**, 655 hours for **Task III**, and 255 hours for **Task IV**. Hourly rates for staff range from \$40-\$63/hr and fringe rates ranging from 32-36%.

Travel: Airfare/lodging/per diem costs for 4 staff estimated at approximately \$5,400.00 per person (approximately \$1,350 per person for 5 brownfields-related workshops, conferences, and seminars); costs will be dependent on location (**Task I**).

Supplies: Outreach materials to consist of table runner (estimated \$100), banner display (estimated \$150), notebooks (\$2/notebook – estimate 100 - \$200), and brochures (\$2/brochure – estimate 100 - \$200), and translation services for the brochures (estimate \$350) (**Task II**).

Contractual: At least 15 public meetings (\$4,000/public meeting -\$60,000) and 15 pre- and post-site investigation public notices/site-specific fact sheets/signs (\$3,000/public notice/fact sheet/sign - \$45,000) are expected (**Task II**); At least 15 Phase I's (\$6,000/Phase I - \$90,000) and 15 Phase II's (\$85,000/Phase II - \$1,275,000 - cost inclusive of SS-QAPP and lab) (**Task III**); At least 15 ABCAs/RAWPs [\$10,000/remedial planning report (ABCA/RAWP)] (**Task IV**). Costs are based off past EPA brownfield grants administered by RIDEM. **More than 75% of funds will be directly associated with Phase I & Phase II ESAs and site-specific cleanup planning.**

Administrative Costs: Indirect costs will be necessary for overhead costs, including accounting and audit services required to manage grant compliance. The total amount of indirect costs shall not exceed \$100,000 for administrative costs. The indirect rate for FY26 is 22.88%.

f. Plan to Measure and Evaluate Environmental Progress and Results

Project progress and milestones will be tracked and evaluated through EPA's ACRES system and quarterly progress reports to ensure alignment with EPA performance measures. Environmental outputs will include the number of public meetings held, completion of Phase I and Phase II ESAs, and identification of contaminants, cleanup needs, and anticipated costs. Environmental outcomes will include reduced uncertainty about site conditions, removal of barriers to redevelopment, and increased readiness of sites for cleanup and reuse. RIDEM staff will track schedules, milestones, and deliverables and will hold coordination meetings with Project Partners to review progress, address challenges, and plan next steps, including strategies to leverage additional funding. Progress toward achieving outputs and outcomes will be documented and reported throughout the performance period.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organization Capacity b. Organizational Structure and c. Description of Key Staff (5 points)

Program Manager & Project Manager: Both program and project management are overseen by Ms. Rachel Simpson, an Environmental Scientist III in RIDEM's Site Remediation Program with 7 years' experience in managing cooperative agreements. Rachel carries out the day-to-day technical and administrative responsibilities of managing these grants. She is the first contact for questions about the grant and determines project eligibility and feasibility, provides oversight of QEPs, makes site-specific decisions, creates and tracks budgets, produces quarterly reports, and updates ACRES.

Legal Advisor: RIDEM has a staff of attorneys who are available for any legal matters.

Financial Manager: Work orders, purchase requests, and the processing of invoices is completed by Ms. Filomena DaSilva, who has worked at RI DEM for nearly 7 years and has over 20 years of experience in financial management. Individuals in RIDEM's Office of Management Services handle all grant accounting, issuance of purchase orders, payment of invoices, drawdown requests, budget tracking, and completion of all final grant closeout reports.

Project Partners: QEPs will be selected through a competitive process and will work closely with the Program/Project Manager to ensure the successful completion of each project. City Planners: Mr. Jim Vandermillen of CF and Mr. James Moran of EP, and Town Manager: Mr. Brian Rosso of Hopkinton will assist in outreach activities; provide input on site selection, preferred remedial alternatives, and future reuse plans; and actively find a developer or act as the developer of the site. In addition, RIDEM has partnered with Grow Smart RI who will provide guidance on where to target brownfields, especially along Main Streets across the state, and NBC who will provide guidance on stormwater management in the remedial planning and redevelopment phase.

d. Acquiring Additional Resources

RI DEM will procure QEPs to complete the Phase I, Phase II, and Remedial Planning stages. The State has pre-qualified contractors that participate in the State's MPA #584 for site assessment and remediation activities. After completing a public bid process that complies with the Federal procurement procedures contained in 40 CFR 31.36, QEPs are selected for a period of 5 years based on technical capability and rates. One QEP will be selected per project.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant

RIDEM's most recently awarded grant was the FY2022 CWAGST.

1. Accomplishments

RIDEM has been an active grantee of Brownfields Assessment Grants since 2007. Our most recent grant has been the FY2022 CWAGST. Under this grant, RI DEM has funded 15 Phase I's, 21 Phase II's, and 20 Remedial Planning reports. The remainder of this funding is earmarked for ongoing projects. All projects have been fully updated in ACRES. Funded projects often apply for and are awarded funding from RIDEM's Bond Fund. The Brownfield Assessment Grants have made possible the assessment and/or remediation of almost 100 properties throughout the State.

2. Compliance with Grant Requirements

RIDEM has consistently submitted quarterly reports and updated ACRES in a timely manner. However, in 2017 and 2018 there was an unforeseen lack of activity on the FY2014 and FY2016 Grants; these grants were managed by an employee who no longer works at RIDEM. The new Program/Project Manager quickly became familiar with the grants during June 2018. Measures were taken to discuss the inactivity with EPA, a request for extension was made to correct the inactivity, and the FY2014 grant funds were successfully administered, expending all but \$39,000 of the FY2014 funds, due to the lack activity by the former project manager. The FY2016 and the later awarded FY2021 Community Wide Grants were fully expended before the grant deadlines. RIDEM is currently managing the FY2022 CWAGST which began October 1, 2022 and will end September 30, 2027. All remaining FY2022 CWAGST funds have been allocated to ongoing assessment projects and will be expended by the end of the Period performance as defined in 2 CFR 200.1.



Attachment: Threshold Criteria Response

1. Applicant Eligibility

The Rhode Island Department of Environmental Management (RIDEM) is a government entity created by the Rhode Island General Assembly and is eligible to apply for funding through EPA's Brownfields Assessment Grant. RI DEM's enabling statute can be found at R.I. Gen. Laws Chapter 42-17.1.

2. Community Involvement

RIDEM reached out to all 39 cities and towns throughout the State in preparation of this grant application. Three target areas were determined from the cities and towns who showed interest in assessing their brownfields for redevelopment purposes to better their community.

Outreach to the communities surrounding priority sites will be conducted during the Phase I and Phase II assessment phases. Outreach in the form of public meetings, public notices, and workshops held at RIDEM will be provided to the community to allow the opportunity to be involved and provide input in relation to brownfields assessment and/or remediation. When in-person activities are not practicable, online meetings will be held, and recordings made available to the public. Interpretation and translation services will be provided for those with visual and/or hearing impairments. All materials will be distributed in English and the predominant language(s) of the priority site. Any comments, questions, or concerns will be responded to by the RIDEM in writing via letter or email, or through a phone conversation. RIDEM will also be made available to answer any inquiries via email or over the phone throughout the entirety of the assessment work. RIDEM will not only respond to public comments, but will consider this input in decision-making, such as selection of additional priority sites.

3. Expenditure of Assessment Grant Funds

RIDEM has drawn approximately 70% of its EPA FY2022 Community Wide Assessment Grant for States and Tribes cooperative agreement. Please see the attached financial record displaying the amount of funds drawn down as of September 30, 2025.

4. Statement on Number of Target Areas & Priority Sites

Three target areas have been identified. Five priority sites have been identified from our three target areas.

5. Contractors & Subrecipients

Not applicable. Contractors will only be procured should RIDEM receive this grant.

6. Solicitation Documents & Executed Contract

Not applicable.