



Jay Pateakos
Executive Director

CITY OF TAUNTON
OFFICE OF ECONOMIC AND
COMMUNITY DEVELOPMENT

15 Summer Street, Suite 302
Taunton, MA 02780
Phone: 508-821-1030

RO1-26-A-006

Jim Howland
Assistant Director

City of Taunton, Massachusetts - Narrative Information Sheet

USEPA FY26 Brownfields Assessment Grant Application

1. Name of Grant Applicant: City of Taunton
Mailing address of Applicant: 15 Summer St. Taunton, MA 02780. We are an eligible local city government.
2. Website URL: www.taunton-ma.gov
3. Funding Requested
 - a) Assessment Grant Type- Community-wide
 - b) Federal Funds Requested \$495,800
4. Location Taunton, Bristol County, MA,
5. Target Area and Priority Site Information
 - a) Target Area: Weir Village Taunton, MA 02780
 - b) Priority Site #1: 491 West Water Street, Taunton, MA 02780
 - c) Priority Site #2: 650 West Water Street, Taunton, MA 02780
6. Contacts:
 - a) Project Director: Jay Pateakos, Executive Director
City of Taunton, OECD
15 Summer Street, Suite 302
Taunton, Massachusetts 02780-3056
Telephone: 508-821-1030
Email: JPateakos@taunton-ma.gov
 - b) Chief Elected Official: Shaunna O'Connell, Mayor
City of Taunton
15 Summer Street, Suite 400
Taunton, Massachusetts 02780
Telephone: 508-821-1000
Email: soconnell@taunton-ma.gov
7. Population: 60,412 (Census.gov)



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8. Other Factors

Other Factors	Page #
Community Population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory	N/A
The priority brownfield 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).	1-3,5-6
The priority site(s) is in a federally designated flood plain.	2,3,6
The reuse of the priority site(s) will facilitate renewable energy form wind, solar, or geothermal energy.	N/A
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.	6
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).	7-8
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	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: See attached.

10. Releasing Copies of Applications: Not applicable.

Attachments: MassDEP Acknowledgement Letter



Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs

Department of Environmental Protection

Address: 100 Cambridge Street, Suite 900, Boston MA 02114 | Phone: 617-292-5500

Maura T. Healey
Governor

Kim Driscoll
Lieutenant Governor

Rebecca Tepper
Secretary

Bonnie Heiple
Commissioner

January 13, 2026

[Via Email]

Attn: Heather Rios, Grant Manager
City of Taunton
15 Summer Street
Taunton, MA 02780

RE: STATE LETTER OF ACKNOWLEDGMENT

City of Taunton

Brownfields Community-Wide Assessment Grant

Dear Ms. Rios:

I am writing to support the application submitted by the City of Taunton (the "City") under the Fiscal Year 2026 U.S. Environmental Protection Agency (EPA) Brownfield Grant Program. We understand that the City is proposing to undertake several assessment projects to promote redevelopment in the target area of Weir Village. 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 inhibits development. The target sites have each been deemed a priority by the City.

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 City 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: Jim Howland, City of Taunton
Katy Deng, US EPA Region 1
Kathryn Carvalho, MassDEP Southeast Regional Office

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

Founded in 1639, the City of Taunton, Massachusetts is among the oldest municipalities in the United States and the largest city by land area in its state. Taunton was once a regional and national leader in many industries including bog iron, shipbuilding, textiles, stoves, locomotives, and perhaps most notably, silver. Taunton, like many industrious cities, has faced extreme challenges in both rebounding economically, as well as coping with the environmental footprint, stigma, and contamination left behind from this era of industry, which hinders and impedes redevelopment and revitalization. The city has 10 documented Brownfield sites spanning a total of 78.61 acres. Four of those sites are located in the target area for this application, the Weir Village neighborhood, which currently contains 18 acres of Brownfields along the Taunton River watershed.

The Weir Village is an urban neighborhood with a mix of residential, commercial, and industrial properties in a relatively dense area. Residents in the area are met with the burden of high housing costs, lack of transportation access and the challenges of living in a food desert. With multiple sites available for remediation and redevelopment, the Weir Village is poised to be an up-and-coming neighborhood. The majority of these formerly industrial areas are known to have asbestos, lead-based paint and PCB based hazardous building components, as well as heavy metals, volatile organics, and other soil and ground water issues. All of this will contribute to the declining health of the neighborhood (including high instances of cancer and asthma) and are a detriment to the environmental health of the areas wild species and adjoining tidal river.

Funding would allow the City of Taunton to comply with state law and hire a Licensed Site Professional (LSP), the primary Qualified Environmental Professional (QEP), overseeing assessment and remediation under state law (M.G.L. c. 21E & the MCP) for contaminated sites, including brownfields, ensuring regulatory compliance and guiding property reuse. The Massachusetts state LSP Board issues the licenses to these experts for their specialized knowledge and ethical conduct in restoring contaminated land and will determine the specific hazards which exist in the neighborhood, their impact on abutting properties and waterways, and determine the best and safest course of remediation. Having this information would allow the City to actively market the parcels with a full understanding of the remediation requirements necessary to bring jobs, housing and new capital to the oppressed neighborhood.

b. Description of the Priority Brownfield Sites

For over 200 years, the Weir Village has been home to a variety of industrial sites including Yankee Chemical, Sheridan Silversmiths, Robertson Curtain Factory, F.B. Rogers Silversmiths, Staples Coal, Weir Stove Corporation, Bacon Felt, Bay State Gas and Nu-Brite Paint and Chemical. Many of these sites have been determined to have air, water, and soil contaminants including lead paint, asbestos, cyanide and heavy metals such as copper, silver and zinc, and various volatile organic compounds linked to adverse health impacts. Our priority sites are among the 15 industrial properties in the village.

Priority Site One: TGN Property (491 W. Water St. • RTN: 4-0000207)

This parcel is 7.43 acres and was once home to a Tannery. The current erratically shaped 42,000 sf structure remaining on the land dates back to 1960 and is used for storage and multiple small lease bays. The businesses in the compound include painting shops, vehicle maintenance and repair facilities, general warehousing, carpentry and other small companies. Previous testing has indicated the presence of heavy metals and volatile organic compounds. Cobb Brook runs underground through the property and daylights as it crosses West Water Street. The area is within FEMA's 1% Annual Chance Flood Hazard, 0.2% Annual Chance Flood Hazard and Regulatory Floodway. By assessing this site the City can identify contaminants that may be migrating. The recent sale of a neighboring parcel into a 20 shipping container retail market and later housing on the Northern end, makes this a desirable property for redevelopment. The site has had multiple inquiries from various investors interested in developing in the Weir Village.

Priority Site Two: Taunton Gas Works (650 West Water Street • RTN: 4-0000165 & 4-0013489)

This vacant parcel of 6.5 acres overlooks the Taunton River. The Massachusetts Brownfield Tracking Spreadsheet last updated in December of 2018, identifying cyanide, petroleum, and other volatile organic compounds as COCs. By assessing this site, we can continue to address hazards to the River and within the flood zone. It abuts 600 West Water Street, where a Phase II assessment is underway by MassDEP.

c. Identifying Additional Sites

Brownfield Advisory Committee will be convened with staff members from the Office of Economic and Community Development, Planning, Building, Board of Health and Human Services as well as representatives from community organizations, nonprofits and residents. They will implement a campaign to solicit recommendations and feedback for additional sites to assess. An online survey will be created as well as two key informant interviews gathering youth perspective as well as one convening residents in the immediate area. Zoom attendance options will be available and recognizing that there are gaps in digital access in our population, we will offer hardcopy surveys and meet participants where they are hosting key informant interviews on site at their facilities offering translation services. ACS data show that 9.3 percent of households in Taunton do not own any computing device, a figure that is higher than both the state and national averages. Even more, the data shows that 24.9 percent of households do not have a desktop or laptop computer specifically, which is higher than the state and national figures of 17.2 percent and 20.7 percent, respectively.

The City will encourage applications for assessment funding from owners, developers, and/or prospective purchasers. The City has already developed an application during prior grants and will update it to include criteria such as site history, redevelopment plans, expected leveraged funds, alignment with the City's revitalization and reuse plans noted below, and whether the site is located in an area where sensitive populations live. Together the members of the committee will use survey and application results to help in determining where remaining funds are used.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

In the City's most recent Master Plan, Taunton Tomorrow (2018), facilitated by the City's Office of Economic and Community Development (OECD), one of the goals is to maintain a diverse stock of affordable housing for individuals and families of varying ages, incomes and needs including the identified underserved low-income communities in our target area. One of the action items for this goal is to "continue to use the city's brownfields program to promote adaptive reuse of former industrial sites". The plan also states that "the city has a larger percent of brownfield/contaminated sites than comparison cities and towns, and a lower share of greenfield sites suitable for development". The Master Plan notes that since many of Taunton's brownfield sites are in older neighborhoods, they would make great candidates for conversion to affordable residential housing or mixed-use because of their "walkable village character".

e. Outcomes and Benefits of Reuse Strategy

Activities for assessment on the priority sites can begin immediately, following the proper permitting. There is no unforeseen displacement of residents or businesses in the remediation and redevelopment activities. The remediation of the priority Brownfield sites noted above will eliminate public access and exposure to hazardous materials, asbestos, and lead paint, and address heavy metals and volatile organic compounds in soils. The assessment will allow the City to identify and eliminate inflow and infiltration (I&I) sources into the municipal sewer system in accordance with MA 314 CMR 12.04(2), the state law governing wastewater treatment and discharge standards. In addition, the assessment and clean-up of these priority sites will help eliminate hazards that are contributing to ozone depletion in the area. This reduction in ozone levels that protect the Earth's surface also exposes our residents and community investments to the harmful effects of the sun's UVB radiation. By cleaning the priority sites, we will help protect residents and economy from any additional burdens of COCs.

Clean up and redevelopment of this site will create new venture capital locations, jobs and new housing units. Since the targeted area is a significant portion of the Weir Village area, it will provide a direct benefit for those residents in the immediate area. Being a walkable portion of the City minimizes the need for major infrastructure improvements in order to redevelop this portion of the City.

To encourage this development, a 2013 city zoning ordinance change created incentives for the redevelopment of old mill buildings by offering a 15% density bonus for developments "on a brownfield site and/or the renovation and reuse of a building more than 50 years old". Rehabilitated or newly constructed properties including the priority sites in the target area will also be required to implement climate resilient building and redevelopment techniques particularly along the watershed of the Taunton River, which is susceptible to flooding from increased weather events. Redevelopment of these sites will also meet the MA Energy Code and will be encouraged to meet the LEED standards for energy conservation. In 2021, Taunton voted to adopt the state's Property Assessed Clean Energy Program, which allows property owners to finance solar and energy efficiency investments to existing commercial, industrial and multifamily buildings over twenty years through a betterment on their tax bill. This is a valuable

tool available to developers and property owners in Taunton looking to make cleaner energy investments in their buildings and help combat impacts from climate change.

In addition, the City recently changed various zoning conditions that encourage the use of multifamily and mixed-use development in this area of the City. Including this portion of the City to the Housing Development Incentive Zone which provides both local and state tax incentives for multifamily developments.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

Assessment of the target brownfields sites will provide key information necessary for determining the viability of private reinvestment. The City will utilize Assessment funding towards Phase I and II site assessments, cleanup and reuse planning, and the development of remediation plans to foster site cleanup and redevelopment. After assessments are completed, private developers would have a much better gauge on the cost of remedial action at each site, which will further entice the reuse of the target brownfield sites. Developers will also have the option of financing the cleanup with the City's available Brownfields Cleanup Revolving Loan Fund (RLF) Program income funds. To continue having a successful Brownfields RLF program, it's imperative to also have a successful assessment program to provide for the proper ongoing assessment, characterization, and cleanup planning of a site in support of ultimately completing remedial actions and redeveloping the Brownfields sites in our City; the two programs often run in tandem with one another in order to be successful and sustainable.

The City has recently used funding through MassDevelopment to assist with hazardous building materials abatement, remediation of bulk contaminants and remediation of subsurface contaminants in an abandoned manufacturing building. The site, in the Weir Village, is scheduled for redevelopment into much needed commercial and housing spaces. Within the program, the City was awarded \$500,000 in site readiness and \$250,000 in State clean-up funding.

g. Use of Existing Infrastructure

Existing city infrastructure including public water, sewer, electricity and high-speed internet has the capacity to serve and is already available at all aforementioned locations and is sufficient to support the reuse of each property; nothing needs to be updated at this time. The increased usage that will result from the reuse of these sites will add more water and sewer ratepayers to the system as well as additional tax revenue for better upkeep of the existing infrastructure and roads that already provide access to each brownfield site. No upgrades are required to city infrastructure at this time.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. The Community's Need for Funding

The City's limited and fixed budget of public funds are fully committed to required programs and departments, leaving no additional resources available to conduct environmental assessments. The City needs EPA's Brownfields funds to support the community's needs. With many low-income residents, there is limited tax base to pull funding from. Taunton is further restricted in its revenue-generating capacity by Proposition 2 ½, a Massachusetts statute which limits a municipality's ability to increase property taxes. The name of the law refers to the maximum 2.5% annual limit on the increase of both the levy limit and ceiling that the

municipality is permitted. These requirements have been especially burdensome to Taunton's municipal finances. Most of the city's infrastructure and public buildings were constructed at a time before modern environmental protection and human accessibility laws were in place, rendering many of its facilities out of compliance with today's standards. The Americans with Disabilities Act (ADA) mandates that public facilities be accessible to people of all abilities. The City has spent millions of dollars of its allotment of transportation funds from the state towards making repairs to all of its buildings, schools, and public properties to make them ADA-accessible. These mandatory expenses have detracted from the City's available road and sidewalk maintenance funds. Other funding sources such as CDBG funding is used towards other public services and public facility commitments.

Since 2003, the City has completed at least one major I&I reduction contract annually totaling over \$55M spent on I&I removal since that time. The City is currently under an administrative consent order from MassDEP and an order of compliance from US EPA, both of which mandate the City to reduce I&I in the municipal sewer system. It costs the City over \$500K per year to pump and treat I&I products, leaving little budgetary space for additional brownfield remediation.

b. Health or Welfare of Sensitive Populations

The 2020 Census identifies a number of sensitive populations in Taunton and other data sources identify the immediate area as well. The Weir Village is home to two different schools and more than 5% of the population are aged under 5. Older adults aged 65+ make up 15% and those under age 65 with a disability represent 13% of the population. A total of 28% of residents identify as race other than white alone. In addition to social factors, poverty and health play a significant part in identifying populations as 'sensitive' in Taunton. Taunton residents face a number of chronic diseases including lower respiratory diseases which are diseases of the airways and other structures of the lung that include asthma, chronic obstructive pulmonary disease, emphysema, and bronchitis. Risk factors for such diseases can include environmental exposures such as tobacco smoke, air pollution, dust, fumes, and mold (MDPH, 2017) and those in less healthy environments are at a greater risk for prevalence and severity of asthma symptoms. Another factor that contribute to health and welfare issues is the prevalence of food deserts in the city. The lack of access to grocery stores reduce residents to ordering take out, consuming more convenient meals rather than cooking at home and getting the proper nutrients that are needed to be healthy. By addressing the brownfields in the Weir Village, we open up potential real estate for a local market, even a farmers market to appear on uncontaminated grounds. Further, eliminating the source of the COC's will reduce the risk and eventually presence of respiratory illnesses faced by residents.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Massachusetts Department of Public Health (MDPH) reports indicate that between the years of 2016 and 2022, the City of Taunton has seen a significant increase in the expected and observed incidences of cancer, in particular, thyroid, lung and bronchus cancers. Cyanide exposure (a target area COC) and populations experiencing Thyroid issues have been connected. Further air pollutants from COC's, such as mercury and nickel have been linked to other air-related health concerns, including asthma and lung cancer. A MDPH report states that as of December 2018, Taunton has an asthma emergency department visit rate of 97.2 for every 10,000 people, in comparison to the state average of 70.9. The prevalence of pediatric asthma in Taunton is 14.2%,

above the state's 12.1%. More recently, a statistically significant prevalence can be seen among students K-8th grade attending Taunton Public Schools According to Mass Environmental Public Health Tracking from the 2023-2024 school year.

In addition to socioeconomic and health barriers, the target area contains 15 water dischargers, 17 air pollutants, 4 brownfields and 4 toxic release inventories that have been documented to EPA. Remediation of the priority sites in the Weir Village will eliminate this sensitive population's exposure to COC's and lead the way for the development of better assets for the community including affordable housing and green space. The area is within FEMA's 1% Annual Chance Flood Hazard, 0.2% Annual Chance Flood Hazard and Regulatory Floodway Addressing the site closest to the river and will protect water ways (natural resources) and mitigate human exposure, particularly vulnerable children, to identified COCs. Addressing the source of the COC's, will improve local resilience by mitigating exposure risks as a result of extreme weather events and natural disasters.

d. Economically Impoverished/Disproportionately Impacted Populations

Compared to the state average, Taunton residents face a higher rate of poverty (13.5% v 10.4%) and have a lower median household income (\$66,787 v \$89,026). The National Institutes of Health state that this economic disadvantage associated with low-income communities can result in "higher levels of violence, discrimination, and material deprivation—including the lack of housing, heat, water, and electricity. These communities have more environmental pollutants, under resourced schools, and higher rates of unemployment and incarceration." In August 2023 that the unemployment rate in the Taunton-Middleboro-Norton area were in fact higher than the state (3.2% v 2.6%). The City is designated as one of the higher risk communities by the MDPH's Childhood Lead Paint Poisoning Prevention Program. Of the housing units in Taunton, 64% were built prior to the ban of lead paint As a result, the rate of elevated blood lead levels for children between 9 months and 4 years of age is 0.3, equal to the rate for MA. A 2021 Lead Poisoning Surveillance Report indicated that data collected by DPH shows that "lead exposure disproportionately impacts lower income communities and communities of color, making lead exposure a critical health equity issue. Specifically, in 2021, children living in low-income communities were nearly 3.4 times more likely to have elevated blood lead levels than children living in high-income communities."

In order to reduce the threats to our residents, assessment and cleanup of the brownfield sites in our community are needed. By repurposing these parcels to physical assets will help eliminate both the hazardous materials within and the hazardous perceptions of these properties and their surrounding neighborhoods. Removal of these industrial blights in our municipality will help attract developers, businesses and new families to invest in our community, providing additional tax revenue for the city to invest back in the quality of life for its residents.

Community Engagement

e.f. Project Involvement and Project Roles

• **The Taunton Diversity Network Inc (TDN)**. TDN is a BIPOC-centered, non-profit organization 501 c3 that hosts community events and programs that address their D.I.V.E.R.S.I.F.I.E.D Mission. They provide advocacy, education, outreach and resources in the

areas of Diversity, Inclusion, Voter Rights and Education, Economic Excellence, Right to Remain Silent, Social Justice, Identifying & Investing in Leadership, Identifying Systemic Change Needed, Embracing and Encouraging our Youth, Do it all by any means necessary. They will provide outreach to diverse and disproportionately impacted populations living in the area. Contact: April Funches (tauntondiversitynetwork@gmail.com, 774-218-4657)

- **Taunton Housing Authority's** – Charlene Bonfont Residence Services Department (508-824-0315) its' mission is to provide affordable house and improve economic opportunities for residents of Taunton. Provide outreach to residents in public housing and will be consulted for reused of Brownfields for housing development.
- **Taunton River Watershed Alliance** - overseen by Joe Callahan, trwa_staff@verizon.net, their mission is to protect and restore the watershed, build and support responsible stewardship, to be a resource for environmental education and a voice for threatened resources. TWRA will provide biological and environmental consultation regarding the rivers adjacent to two target sites.
- **Weir Village Alliance**- Is a newly formed group focusing on the improvement of the Weir district. This group will be working with the City and various private partnerships to develop and oversee improvements to the business area and increasing housing opportunities throughout the Weir Village. Michael Cancilliere, mcancilliere@co-op.cc

g. Incorporating Community Input

BAC will communicate project progress and setbacks throughout the course of the project through annual updates to City Council. Other updates will be communicated on City webpage and through our partnering agencies to share with local stakeholders.

The BAC will implement a campaign to solicit recommendations and feedback for additional sites to assess. An online survey will be created as well as two key informant interviews gathering youth perspective as well as one convening residents in the immediate area. Virtual meeting options will be available and recognizing that there are gaps in digital access in our population, we will offer hardcopy surveys and meet participants where they are hosting key informant interviews on site at their facilities offering translation services. ACS data show that 9.3 percent of households in Taunton do not own any computing device, a figure that is higher than both the state and national figures. Even more, the data show that 24.9 percent of households do not have a desktop or laptop computer specifically, which is higher than the state and national figures of 17.2 percent and 20.7 percent, respectively.

Description of Tasks/Activities and Outputs

Task I: Cooperative Agreement and Oversight
i. Project Implementation: Core team will be established and a list of sites will be prioritized. OECD staff will procure Qualified Environmental Professionals (QEPs) with a Massachusetts Licensed Site Professional (LSP) on staff through a competitive bidding process in accordance with MA state law chapter 30, 2 CFR Part 200 and Part 1500, and 40 CFR Part 33. QEP will assist with quarterly MBE/WBE reporting and quarterly ACRES reporting and maintenance.
ii. Anticipated Project Schedule: <6 months
iii. Task/Activity Lead: Executive Director, OECD

iv. Outputs: Authorization of EPA/Municipal cooperative agreements; prioritization of investigative priority list; procurement of QEP / LSP; preparation of quarterly reports.
Task II: Community Engagement
i. Project Implementation: OECD & QEP will host public forums to provide information and solicit comments about the identification, inventory, and prioritization of sites where assessment is needed. These events will be advertised in local newspaper and the City's website. We will record attendees and their input relative to identification, inventory, and prioritization of sites for assessment. Prepare individual assessment goals for targeted priority sites A 60-day comment period will follow the forums. Members of the BAC will use survey and application results to help in determining where remaining funds are used. The City and QEP will create a minimum of two Community Involvement Plan (CIPs) in conjunction with any remediation plan developed as a result of the assessment findings and redevelopment of the site.
ii. Anticipated Project Schedule: 6 months
iii. Task/Activity Lead: Grants Manager, BAC
iv. Outputs: Community events will be advertised in local newspaper, social media, community television channel and the City's website. Conduct meetings or attend community meetings in targeted neighborhoods to explain the assessment and evaluation process; record attendees and their input relative to identification, inventory, and prioritization of sites for assessment. Accept applications for assessment considerations. Prepare individual assessment goals for targeted priority sites.
Task III: Phase I & II Site Assessments
i. Project Implementation: The City will ensure Phase I Site Assessments are conducted in accordance with the All Appropriate Inquiries Final Rule at 40 CFR Part 312. The procured QEP/LSP will perform Phase I & II environmental assessments. Phase I ESAs will be prepared in accordance with ASTM E 1527-21 and EPA All Appropriate Inquiry (AAI). Phase I reports will include a summary of Recognized Environmental Conditions (RECs) along with recommended Phase II activities. For sites at which a Phase II assessment will be conducted, a Site-Specific Quality Assurance Project Plan (QAPP) will be prepared and submitted to EPA for review and approval. The Phase II assessments are expected to include geophysical surveys, sampling and laboratory analysis of soil, sediment, groundwater, surface water, soil gas, indoor air quality where appropriate and potentially surveys and testing of hazardous building materials. OECD anticipates 4-6 individual Phase Is and 3-4 Phase IIs being conducted.
ii. Anticipated Project Schedule: 1.5-2 year period to begin after completion of Tasks I and II.
iii. Task/Activity Lead: OECD and QEP to complete Phase I & II assessments.
iv. Outputs: Completed Phase I & II reports for at least two properties outlining contaminants found. OECD anticipates 2-3 individual Phase Is and 2-3 Phase IIs being conducted
Task IV: Site Reuse and Cleanup Planning
i. Project Implementation: The Phase II data will be used to generate site-specific cleanup plans with integrated Analysis of Brownfields Cleanup Alternatives (ABCAs) for each targeted site, based on the anticipated reuse of the property. Cleanup plans will identify remedial actions necessary to address the environmental hazards encountered and achieve compliance with regulatory standards. Market studies analyzing the potential best use of the priority sites will be conducted after completion of the Phase II.
ii. Anticipated Project Schedule: Years 2-3 of grant performance period.
iii. Task/Activity Lead: OECD with QEP conducting cleanup planning and support the market study.
iv. Outputs: An interactive plan for remedial activity with cost estimates based on anticipated reuse. The plan may include the preferred reuse of the site, the existing hazardous materials reports, and any

other marketable information available for the subject property. OECD anticipates 2-3 individual Phase Is and 2-3 Phase IIs being conducted. One Market Study.

e. Cost Estimates

<i>Budget Categories</i>	<i>Agreement Oversight Task I</i>	<i>Community Engagement Task II</i>	<i>Phase I / II Site Assessments Task III</i>	<i>Reuse / Cleanup Planning Task IV</i>	<i>Total</i>
<i>Personnel</i>	\$ 7,500	\$ 11,250	\$ 21,000	\$ 6,000	\$ 51,000
<i>Supplies</i>	\$500	\$ 1,500	\$1,000	\$ 1,000	\$ 4,000
<i>Contractual</i>	\$ 10,800	\$ 8,500	\$ 270,000	\$ 96,500	\$440,800
<i>Total</i>	\$ 18,800	\$ 21,250	\$ 347,000	\$ 108,750	\$ 495,800
<i>*No administrative costs are included.</i>			<i>*Contractual cost are estimated from prior QEP work.</i>		

Task I: OECD staff and City attorney 50 hours at \$150/hour = \$7,500; OECD supplies \$500 (copies, phone calls, contract documents); + QEP ACRES quarterly reporting 12 quarters x \$900ea = \$10,800 **Total: \$18,800**

Task II: OECD staff 75 hours at \$150/hour = \$11,250; OECD supplies \$1,500 (flyers, phone calls); QEP @ \$700 x 4 forums = \$2,800 and \$1,900 x 3 CIP = \$5,700 = \$8,500. **Total: \$21,250**

Task III: OECD staff 140 hours at \$150/hour = \$21,000; OECD supplies \$1,000; (fact sheets, phone calls); The City estimates \$5,500 for a typical Phase I ESA (10 sites @ \$5,500/site = \$55,000) and \$45,000 for a typical QAPP/Phase II ESA (6 sites @ \$45,000/site = \$270,000) **Total: \$347,000**

Task IV: OECD staff 75 hours at \$150/hour = \$11,250; OECD supplies \$1,000 (fact sheets, phone calls); The City estimates \$12,000 per site for remedial planning (4 sites @ \$12,000/site = \$48,000) and one Market Study @ \$48,500 = \$96,500. **Total: \$108,750.**

f. Plan to Measure and Evaluate Environmental Progress and Results

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

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE a-c.

This grant will be managed through the City’s Office of Economic and Community Development (OECD). The current staff of five full-time employees have managed EPA Assessment and RLF grants for the City for over twenty years and multiple grant awards. Staff roles include Executive Director Jay Pateakos, Assistant Director Jim Howland, Grants Manager Heather Rios, Fiscal Manager Radka Barter, and Clerk Kristi Kirkland. This municipal department administers \$1.5 million annually in HUD block grants as well as many state and

federal competitive grants. The Executive Director will convene and drive the core team, the Assistant Director will oversee the Phase I & II assessments, the Grants Manager and QEP will file quarterly reports, and the Fiscal Manager will perform the fund drawdowns. In addition to the departmental staff, the QEP will assist with oversight and implementation of the brownfields programmatic and assessment activities.

d. Acquiring Additional Resources

The City of Taunton has a dedicated Procurement Department that handles all bids and purchasing for the entire organization. This Department has standard operating procedures that conform to all applicable federal and state procurement laws and regulations. If additional resources are required, OECD staff will work closely with Procurement to obtain what is needed in an efficient and compliant manner. City policies promote for local hiring goals. Local firms and agencies are notified when new projects are available for bidding.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

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

Examples of major clean-up projects include:

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

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

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

(2) Compliance with Grants Requirements

Taunton has been in full compliance with current and past work plans, submitted quarterly reports, financial status reports, and property profile forms to our EPA Project Manager and completed Assessment, Cleanup and Redevelopment Exchange System (ACRES) and, the Automated Standard Application for Payments (ASAP) system reports on a timely basis. Our previous compliance with four Revolving Loan Fund awards (*BF 97180001*: totaling \$2,300,000) and one Assessment for Hazardous Substances award (*BF 00A00083*: \$200,000) can showcase Taunton's ability to successfully implement and close an award in line with standards set by the EPA and other stakeholders.



Jay Pateakos
Executive Director

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Threshold Criteria Responses

1. Applicant Eligibility:
 - The City of Taunton is a “general purpose unit of local government”, which is listed as an eligibility entity in section III.A.
2. 501(c)(4) Status:
 - Taunton is not exempt from Federal taxation under section 501(c)(4) of the IRC.
3. Community Involvement
 - The City of Taunton will conduct outreach through the partner groups named in the Narrative Outline. Translations will be provided. The City will host public meetings, implement a community survey and advertise them through cable access media. Members of the community are eligible to request assessment in their area.
4. Expenditure of Existing Grant Funds
 - The City of Taunton does not have an open Assessment Grant or Multipurpose Grant.
5. Contractors and Named Subrecipients
 - The City of Taunton has not procured a contractor nor has a subrecipient been named.