



MAYOR
JON MITCHELL

City of New Bedford Conservation Commission •
Department of Resilience and Environmental Stewardship
 133 William Street • Room 304 • New Bedford, Massachusetts 02740
 Telephone: (508) 991.6188
Conservation • Energy • Environmental Stewardship • Resilience

City of New Bedford, MA (Lead Applicant) and Towns of Acushnet and Fairhaven, MA (Non-Lead Applicants) Brownfields Coalition Assessment Grant Application Information Sheet

(1) Applicant Identification

Lead Applicant: City of New Bedford, MA

Non-Lead Applicants: Town of Acushnet, MA and Town of Fairhaven, MA

(2) Website URL

City of New Bedford, MA: <https://www.newbedford-ma.gov/>

Town of Acushnet, MA: <https://www.acushnet.ma.us/>

Town of Fairhaven, MA: <https://fairhaven-ma.gov/>

(3) Funding Requested

a. Assessment Grant Type: “Assessment Coalition.”

b. Federal Funds Requested: \$1,472,970

(4) Location (s)

a) City of New Bedford; Town of Acushnet; Town of Fairhaven

b) Bristol County

c) Massachusetts

(5) Coalition Members’ Target Areas and Priority Site Information

The New Bedford Harbor Assessment Coalition (NBHC) proposes to complete assessments in three distinct Target Areas as shown on the (optional) attached figure:

New Bedford River District – Approximately 190 acres bounded by Coggeshall Street to the south, Belleville Avenue to the west, Wood Street to the north, and the Acushnet River (New Bedford Harbor Superfund Site) to the east. The Priority Brownfield site is Star Plating located at 1-19 Coffin Avenue (RTN 4-50772). Additional sites will focus on the Riverwalk pathway along the Acushnet River from Coggeshall Street north to Wood Street.

Acushnet - Approximately 250 acres including Slocum Street to the north, South Main Street to the east south to the intersection with Alden Road, and the Acushnet River to the west. The Priority Brownfield Site is 157 South Main Street, formerly an auto service station with no existing Release

Tracking Number. This site is intended for reuse as parking to serve downtown businesses and improve town center walkability. Other assessments will focus on housing creation.

Fairhaven - Approximately 750 acres including Bridge Street to the south, Route 240 to the east, Interstate 195 to the north, and the Acushnet River to the west. The Priority Brownfield Site is an 11 ½-acre former drive-in theater at 176 Bridge Street. There is no existing Release Tracking Number. The site is along the commercial corridor and is intended for economic development use.

(Map Attached)

(6) Contacts

a. Project Director

Michele Paul, LSP, Director of Resilience and Environmental Stewardship
508-979-1487

Michele.paul@newbedford-ma.gov

133 William Street, Room 304

New Bedford, MA 02740

b. Chief Executive/Highest-Ranking Elected Official

Mayor Jon Mitchell

508-979-1410

Jon.mitchell@newbedford-ma.gov

133 William Street, Room 304

New Bedford, MA 02740

(7) Population

City of New Bedford, MA: 102,880

Town of Acushnet, MA: 10,560

Town of Fairhaven, MA: 15,920

(8) Other Factors Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number. **If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect.** EPA may verify this information prior to selection.

Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	Pg 1 (Acushnet)
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).	Pages 1 & 2

The priority site(s) is in a federally designated flood plain.	Pages 1 & 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 4
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 6
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 2
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2) , 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

Letter from the State or Tribal Environmental Authority attached

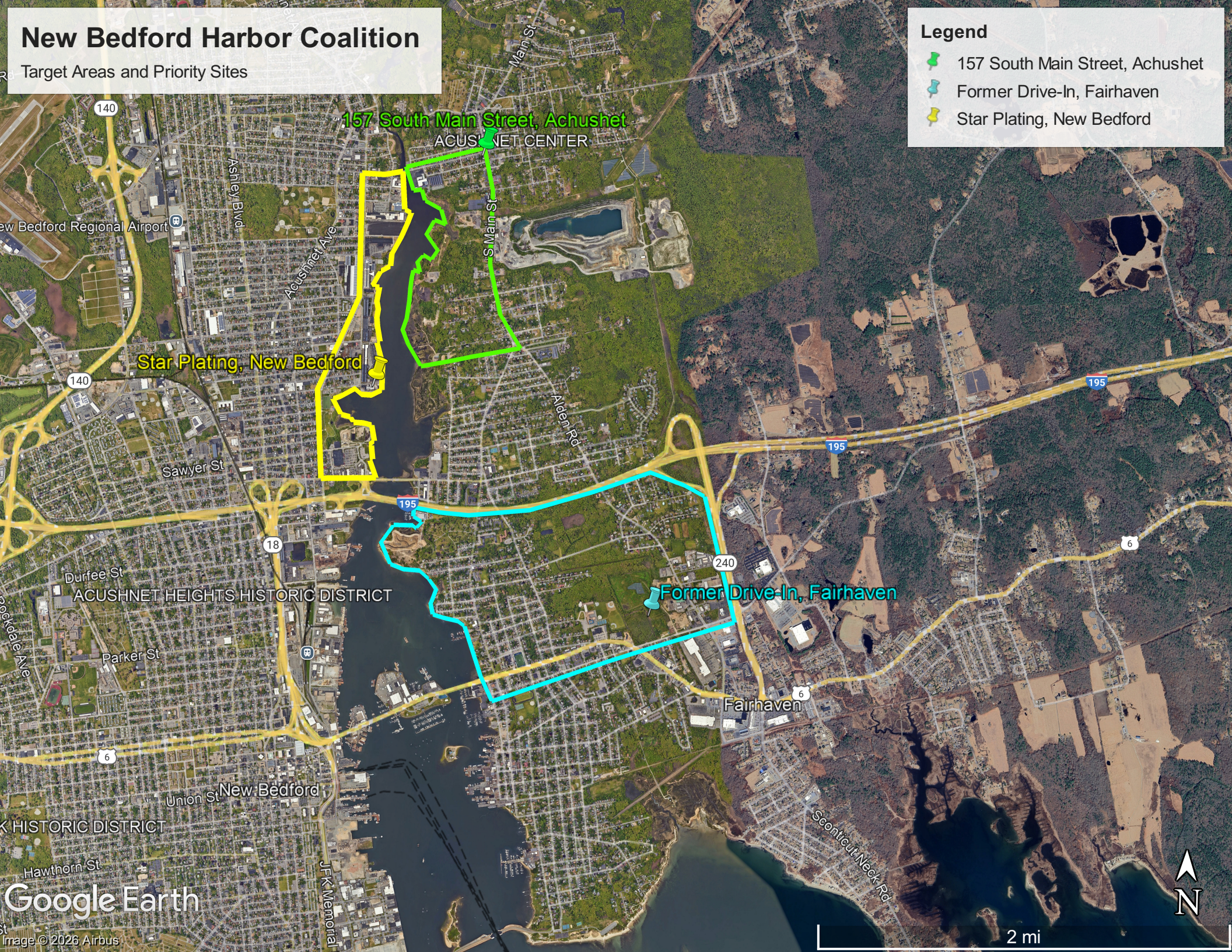


New Bedford Harbor Coalition

Target Areas and Priority Sites

Legend

- 📍 157 South Main Street, Achushet
- 📍 Former Drive-In, Fairhaven
- 📍 Star Plating, New Bedford





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 16, 2026

[Via Email]

Attn: Michele Paul, LSP, Director of Resilience and Environmental Stewardship
City of New Bedford
133 William Street, Room 304
New Bedford, MA 02740

RE: STATE LETTER OF ACKNOWLEDGMENT

***New Bedford Harbor Coalition: New Bedford - Acushnet - Fairhaven
Brownfields Coalition Grant***

Dear Ms. Paul:

I am writing to support the application submitted by the New Bedford Harbor Coalition (NBHC) comprised of the City of New Bedford, and the Towns of Acushnet and Fairhaven, Massachusetts, under the Fiscal Year 2026 U.S. Environmental Protection Agency (EPA) Brownfield Grant Program. We understand that the NBHC is proposing to undertake assessment projects to promote redevelopment in each of the member communities in the Acushnet River Watershed target area, including:

- New Bedford River District – Approximately 190 acres bounded by Coggeshall Street to the south, Belleville Avenue to the west, Wood Street to the north, and the Acushnet River (New Bedford Harbor Superfund Site) to the east. The Priority Brownfield site is Star Plating located on Coffin Avenue (RTN 4-50772). Additional sites will focus on the Riverwalk pathway along the Acushnet River from Coggeshall Street north to Wood Street.
- Acushnet - Approximately 250 acres including Slocum Street to the north, South Main Street to the east south to the intersection with Alden Road, and the Acushnet River to the west. The Priority Brownfield Site is 157 South Main Street, formerly an auto service station with no existing Release Tracking Number. This site is intended for reuse as parking to serve downtown businesses and improve town center walkability. Other assessments will focus on promoting housing development.
- Fairhaven - Approximately 750 acres including Bridge Street to the south, Route 240 to the east, Interstate 195 to the north, and the Acushnet River to the west. The Priority Brownfield Site is an 11 ½-acre former drive-in theater adjacent to a middle school. There is no existing Release Tracking Number. The site is along the commercial corridor and is intended for economic development use.

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. In Massachusetts, state and federal agencies have developed strong partnerships and

STATE LETTER OF ACKNOWLEDGMENT

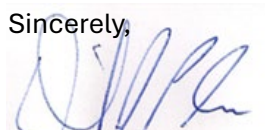
Page 2

Brownfields Coalition Grant: New Bedford - Acushnet – Fairhaven

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 Coalition member communities to help make this project a success.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Foss', is placed over a rectangular area.

David Foss, CPG, LSP

Statewide Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: Victoria Alfar, Acushnet Town Planner
Keith Hickey, Fairhaven Town Administrator
Katy Deng, US EPA Region 1
Kathryn Carvalho, MassDEP Southeast Regional Office

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Coalition Members

The City of New Bedford, MA is the lead-applicant for this New Bedford Harbor Coalition (NBHC) Brownfields Assessment Grant. Our two non-leads are the towns of Acushnet and Fairhaven. Each of the NBHC members border the New Bedford Harbor Superfund site. Cleanup of this Superfund site is now complete, and these municipalities are pursuing new economic development opportunities. Neither Acushnet nor Fairhaven have ever received funding through EPA's Brownfields program, and both lack the capacity and experience with the Brownfield program process to apply as an individual applicant. The goal of this NBHC application is for New Bedford to work with Acushnet and Fairhaven to develop inventories of potential sites in their communities, determine Brownfield eligibility, and complete assessments in each Target Area to best position the co-applicants to gain EPA Brownfield program experience to apply for clean-up funding in future grant rounds.

1.b. Overview of Brownfield Challenges and Description of Target Areas

New Bedford's Target Area focuses on the newly-created River District which is located along the northwestern shoreline of the Acushnet River and was the primary contaminant source area of the New Bedford Harbor Superfund Site. The New Bedford Target Area along the shoreline is in a Federally Designated Floodplain (AE)¹. This 190-acre former heavily industrial area is entirely within the City boundary and has evolved into a mix of commercial, industrial, and residential use over the past 20 years. Some of the mills along the river have been redeveloped as residential apartments and over-55/assisted living units, some have remained industrial, and others have been vacant for decades. During the New Bedford Harbor Superfund cleanup, the City worked to plan for and design Riverwalk: a riparian habitat restoration project and recreational walking path intended to reconnect New Bedford residents and visitors to the waterway that has been polluted and inaccessible for nearly a century. Riverwalk will provide much-needed open space and a recreational amenity with opportunities for education about the restored habitat and rich indigenous history of the area. To improve quality of life in this neighborhood, the City identified the River District to spur compatible redevelopment. This NBHC Assessment Grant will provide the means to complete assessments in this Target Area that the City cannot with its own resources.

The Town of Acushnet, with a population of 10,559 and covering 19 square miles, lies along the northeastern headwaters of the Acushnet River which feeds into New Bedford Harbor. Acushnet has an agricultural history with industrial uses along the eastern shoreline of the Acushnet River. Acushnet's 250-acre Target Area focuses on the downtown and former industrial area along the shoreline which is in a Federally Designated Floodplain (AE). The Target Area in census tract 6542 includes less than 10% of Acushnet's area, but is home to 31% of its residents as well as commercial land and permanently protected wetlands. The Town is working to support economic growth in the Target Area, and to improve access to nearby recreational trails and amenities. Partnership with New Bedford on this grant will provide

¹ Flood map 25005C0391H

much-needed capacity to make real progress.

The 14 square-mile Town of Fairhaven, with a population of 15,924, lies on the southeastern shore of the opening to New Bedford Harbor. Fairhaven boasts coastal neighborhoods as well as a growing commercial corridor and historic working waterfront. Fairhaven's Target Area encompasses 750 acres bounded by New Bedford Harbor, Interstate 195, and Route 240 and along the Bridge Street commercial corridor. This Target Area also includes Fairhaven Town Hall, and Fairhaven High School and Middle Schools. A map showing each Target Area and their proximity has been included as an optional attachment.

1.c. Description of the Priority Brownfield Sites

The City of New Bedford has identified 12 Coffin Avenue, the former Star Plating facility, as its priority site. Located along the future Riverwalk path in the Target Area, the four-parcel site contains structures built in the late 1800s and has been a metal plating operation for decades. Star Plating ceased operations in late 2024 after receiving numerous federal, state, and local environmental and safety violations. The site is adjacent to the New Bedford Harbor Superfund site and a portion is within a Zone AE Floodplain. One of the Star Plating buildings also shares a common wall with an assisted-living facility in a rehabilitated mill. The City has prioritized the Star Plating site to determine whether releases to the environment may have migrated to the nearby waterway as well as to identify any threat to the safety of nearby residents. Star Plating represents a key economic development, housing, and recreational opportunity as the Riverwalk project moves forward. The City plans to evaluate the potential to redevelop the Star Plating site as part of Riverwalk and to incorporate storage and operational space for the local rowing community in need of better access to the river.

The Town of Acushnet proposes turning the former commercial automobile service station located at 157 South Main Street on a 1/3-acre parcel, into public parking space for the community. A vacant wooden office structure and 2-bay brick garage remain on site. Past repair activity on the site suggests the strong potential for petroleum impact to site soil and groundwater. This site is located directly in the center of downtown lined with commercial businesses with limited to no parking. Residents routinely park along South Main Street, a state highway, which is both dangerous and prohibited. In addition to supporting existing businesses, this public parking area would also increase access to nearby recreational trails and parks, such as the Riverview Park abutting the Acushnet River. Acushnet has also identified 4 Slocum Street, an 11-acre former manufacturing facility, as a potential location for much-needed housing. This site is on the Acushnet River and a portion is within a Zone AE Floodplain. Redevelopment would incorporate resilience measures to adapt to rising high tides and minimize erosion from extreme weather events.

The Town of Fairhaven is focused on assessment and redevelopment planning of an 11 ½-acre former drive-in theater at 176 Bridge Street that operated from 1951 to 1985. Anecdotal information points to historic filling of the former wetland site located along the commercial corridor and adjacent to the public middle school. Fairhaven is looking to redevelop the site as commercial and residential mixed-use.

1.d. Identifying Additional Sites

In addition to the proposed Star Plating site, New Bedford has identified several other sites for assessment in its Target Area. In 2017, the City utilized an EPA Brownfield Cleanup Grant to close out two 75,000-gallon #6 oil underground storage tanks formerly used in Cliftex Mill operations. Cliftex Mill itself was redeveloped as market-rate apartments and the UST area is now city-owned open space that will be part of the Riverwalk path. While collecting confirmatory samples as part of the cleanup, the City identified the presence of petroleum impact on the abutting privately-owned property along the river. The City plans to complete an assessment on this abutting property as part of the Riverwalk project. Further north in the Target Area is a former power generating plant associated with area mill operations. The current owner is working to convert the former power plant to artist live-work space. The City is pursuing an easement as part of Riverwalk and plans to complete assessments on this property and several others along the Riverwalk pathway prior to easement acquisition.

Acushnet and Fairhaven will utilize this grant to identify and prioritize Brownfield Site Inventories in each Target Area. Each community will develop their inventory based on its latest comprehensive municipal plan and robust public vetting during the first year of this grant.

1.e. Reuse Strategy and Alignment with Revitalization Plans

New Bedford held several meetings and conversations with the community in the proposed Target Area in 2008 to develop a community vision for the Upper Acushnet River during and after the completion of the Superfund cleanup. Attendees overwhelmingly pointed to the desire to reconnect to the Acushnet River which had been prevented by the pollution and Superfund cleanup. Almost 20 years later, the Superfund cleanup is complete, and New Bedford is formalizing the plan for River District Target Area. In early January 2026, the New Bedford Redevelopment Authority adopted a *River District Demonstration Plan* focused on revitalization of vacant and underutilized properties including Star Plating and several adjacent sites. Assessment through this grant will provide the environmental information necessary to facilitate redevelopment and build community confidence.

Acushnet has heard from the public during the recent public engagement campaign for the Master Plan update, and the availability of parking in the downtown area and a desire for increased economic development and housing topped the list of recommendations. These comments translated into high priority actionable goals laid out in the Master Plan.

Fairhaven's Master Plan 2040 recommended encouraging infill commercial and residential development in existing, established commercial corridors where water and sewer services are provided. Fairhaven's Target Area and Priority Site both support this goal. In 2020, Fairhaven and New Bedford collaborated on a Harbor Port Assessment and Port Resilience Guidelines as part of the State's Municipal Vulnerability Assessment Program². All three NBHC members recently completed a 2026 Draft Municipal Harbor Plan that includes the entire Harbor and all

² <https://nbresilient.com/category/port-resilience#resources-for-resilience>

three Target Areas. This NBHC Grant will facilitate resilience initiatives in each member community identified through the MVP and Municipal Harbor Planning processes.

1.f. Outcomes and Benefits of Reuse Strategy

In July of 2018, EPA designated New Bedford Harbor as a National Priorities List Site with “the greatest expected redevelopment and commercial potential.” Through the planned Riverwalk project, the City will not only create a public amenity to reconnect the community to this lost resource, but will bolster the resilience of the waterfront to spur private investment and economic development to include much needed housing in the Target Area. Riverwalk has reached 25% design and walkways have been engineered to an elevation that accommodates the projected 2050 mean high tide level. Additionally, the design uses resilient habitat restoration to bolster the shoreline against erosion using natural solutions. The City is planning to utilize renewable energy lighting such as that made by Omniflow, powered by solar and wind and completely self-contained and off the grid.

Converting 157 South Main Street, Acushnet into a public parking area will benefit the community by cleaning up a potentially contaminated site, removing vacant and derelict structures, and creating a safe, convenient, space for residents and local businesses. This will encourage shared and efficient parking and reduce the number of parking spaces needed by individual businesses. Redevelopment of 4 Slocum Street will provide much needed housing, increase neighborhood walkability, and create easy access to the downtown area and to Riverview Park. Fairhaven’s redevelopment of the former drive-in at 176 Bridge Street for mixed commercial and residential use will create new housing while building economic development and enhancing vibrancy in the town’s center.

1.g. Resources Needed for Site Reuse

The City of New Bedford has an EPA Brownfield Revolving Loan Fund grant in effect until 9/30/30. To the extent that contamination is encountered on sites through this NBHC Assessment program, RLF funding will be available for cleanup pending consensus by New Bedford’s Brownfield Steering Committee. Where applicable and eligible, the City may seek EPA Brownfield Cleanup funding in future rounds and/or Brownfields Cleanup funding through the state’s MassDevelopment program. The City will also assist non-lead coalition communities to apply for cleanup funding if applicable. The Commonwealth of MA has already provided over \$1.5M in technical design assistance for Riverwalk design and engineering through its Gateway Cities Parks Program. The City has a \$2.9M award through the New Bedford Harbor Trustees Council toward Riverwalk construction and plans to apply for additional funding for specific project elements as available through the state’s Environment and Climate One-Stop (ECO) programming. The City’s planning and progress along the Upper Acushnet River in the Target Area is already supporting private investment and redevelopment along the Riverwalk path.

Acushnet and Fairhaven have very limited staffing and have not had the capacity to apply for funding from programs such as EPA Brownfields. Partnering with New Bedford provides a unique opportunity for these towns to be introduced to the EPA Brownfields program and build a solid foundation for future applications to funding programs such as MassDevelopment and

the Environment and Climate One-Stop (ECO) Programming. Improvements to Acushnet's downtown area will improve circulation and make it more attractive to additional commercial development. Assessment of Fairhaven's former drive-in theater and reuse planning will provide valuable information to attract potential developers regarding environmental conditions and public vision. The timing of the Regional Brownfields conference within driving distance in December 2026 will avail NBHC staff to introductory Brownfields program procedures and invaluable networking and educational opportunities.

1.h. Use of Existing Infrastructure

Redevelopment in each Target Area will take advantage of existing infrastructure. In New Bedford, two formerly industrial mill structures are planned for residential mixed-use redevelopment by their respective owners, who purchased these properties with the City's commitment that the Riverwalk project would benefit the private redevelopment plans. Redevelopment will make use of existing building envelopes and utilities while rehabilitating the interiors. During the EPA Superfund cleanup, EPA constructed gravel haul roads to access intertidal areas along the shoreline. The City worked with EPA to collocate these haul roads where the Riverwalk path was planned, and to seek permission from property owners to leave the haul roads behind post cleanup in anticipation of Riverwalk. This provided two-pronged savings: EPA completed the initial clearing and grubbing that the City would have had to complete to construct Riverwalk; and EPA did not have to restore these haul road areas to their original conditions after cleanup.

Redevelopment of Acushnet's 157 South Main Street site will make use of surrounding infrastructure in the Target Area. Residential redevelopment of 4 Slocum Street may include building reuse and will utilize the existing utilities. Fairhaven's former drive-in Priority Site is located on the Bridge Street/Route 6 commercial corridor and redevelopment will include reuse of existing utility connections and infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. The Community's Need for Funding

According to the American Community Survey³, 19.9% of New Bedford's population have lived below the poverty level for the past 12 months, compared to 12.4% nationally and 10.0% statewide. The median income in New Bedford is only slightly more than ½ of that statewide. For the population living in the four Target Area Census Tracts, the poverty level is 27%. The South Coast Community Health Alliance completed a Community Health Needs Assessment in 2025.⁴ The report culled many of the statistics for New Bedford separately as a major urban center, while including the non-lead municipalities of Acushnet and Fairhaven in the larger "South Coast Region". The median household income in the South Coast Region at \$79,355 has lagged significantly behind the state's \$101,341. The difference in New Bedford is even more pronounced at \$56,983. Each of the Target Areas desperately need and have goals of working

³https://data.census.gov/table/ACSST5Y2023.S1701?t=Income+and+Poverty&g=010XX00US_040XX00US25_060XX00US2500500520,2500516425,2500522130,2500545000

⁴ <https://www.southcoast.org/wp-content/uploads/2025/09/SoCHA-CHNA-2025.pdf>

toward new, safe, affordable housing as well as economic empowerment, financial literacy, and job creation. Securing this EPA grant and assessing local brownfield sites is the first step in reusing them to meet these needs and achieve shared community goals.

The non-lead NBHC towns have much smaller populations and their municipal staff have lacked the capacity to focus on inventorying and prioritizing their potential Brownfield sites. Acushnet only has a population of 10,559 and its Town Planner, who will be Acushnet's lead on this NBHC Grant, splits her time with a neighboring town. Fairhaven's NBHC Grant lead is its Town Administrator who also does not have the time or capacity to devote adequate resources and focus necessary for a stand-alone grant.

2.b. Health or Welfare of Sensitive Populations

Up to 80% of health outcomes are shaped by the conditions in which people live, work, play, and worship—known as social drivers of health. Income and poverty are central social drivers of health, limiting access to housing, food, education, and healthcare. Financial instability may force families to prioritize immediate survival over long-term health and educational attainment. There are many sensitive populations throughout the Target Areas including people living below the poverty line, children under 5, adults over 65, people with disabilities, and veterans, New Bedford's children under 5 make up 6.5% of the population compared with 5.7% nationally. New Bedford also has a greater percentage of people with disabilities than nationally at 12.7% vs. 12.1%. Acushnet and Fairhaven have higher percentages of adults over 65 at 22.5% and 25.6% compared to 16.8% nationally. Veterans make up 8.7% of Fairhaven's population compared with 6.4% nationally.

Households spending more than 30% of their income on housing are considered *housing-cost-burdened*. This applies to 36% of South Coast Region households and 44% of New Bedford households. Insufficient housing supply drives up cost and leads to overcrowding of existing units which directly lead to disproportionate COVID rates during the pandemic. In addition to cost, 70% of housing units in New Bedford's Target Area Census Tracts were built prior to 1939, virtually guaranteeing the presence of lead paint and/or piping, asbestos, and knob-and-tube wiring. This is also the case for 30% and 50% in the Acushnet and Fairhaven Target areas. Assessments through this grant will be used to identify formerly industrial sites in new Bedford Acushnet, and Fairhaven Target Areas for potential mixed-use redevelopment including safe and affordable housing for sensitive populations. New and retrofit construction will also provide the opportunity to incorporate energy efficiency measures and renewable energy where practicable.

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

The rates of coronary heart disease (CHD), the leading cause of death in the country, are 8.7% and 8.2% in New Bedford and the South Coast Region compared with 3.8% state-wide. High blood pressure is also more prevalent in New Bedford and the South Coast Region, and the incidence of stroke in New Bedford and the South Coast Region is 4.5% and 4.0% compared to 2.3% statewide. In 2023, the prevalence of childhood asthma in New Bedford was 15%

compared to 10% statewide⁵. In New Bedford’s Target Area, the asthma rate is 14.8% compared to 10.6% nationally. Chronic obstructive pulmonary disease (COPD) rates are significantly higher in New Bedford and the South Coast Region at 10.1% and 8.8% compared to 5.1% statewide. Acushnet’s and Fairhaven’s Target Area asthma rates are 12.8% and 12.7% and its cancer rates are 9.9% and 10.5% compared to 9.0% nationally.⁶

Riverwalk will create long-absent greenspace and recreational opportunities in the New Bedford Target Area. Assessments and reuse planning in Acushnet’s and Fairhaven’s downtowns will create safe and healthier transportation options and connections to business and recreational opportunities. This grant will facilitate new housing units in New Bedford, Acushnet and Fairhaven, providing cleaner indoor air and healthier lead-free living conditions for sensitive populations.

2.d. Economically Impoverished/Disproportionately Impacted Populations

All three Target Areas are within a mile of the New Bedford Harbor Superfund site that has been undergoing cleanup for over 40 years. The New Bedford Target Area includes the former Aerovox capacitor manufacturing facility that was the primary source of PCBs in the harbor. Many area residents, particularly in New Bedford and Acushnet, remember working in the facility with daily exposure to PCBs and chlorinated solvents for years. Area residents routinely fished from the harbor to feed their families for decades before learning about impacts of contamination on the aquatic food chain. Although EPA has posted signage about the dangers of fishing in the Harbor and the City diligently conducts community outreach in multiple languages, there are those that still fish for sustenance and the immediate need to feed their family outweighs the long-term health implications.

2.e. / 2.f Project Involvement and Roles

Organization	Mission	Point of Contact	Involvement
Community Economic Development Center of New Bedford	Provide financial literacy, job training and English Language classes in the local immigrant community	Corinn Williams, Executive Director corinn@cedcnewbedford.org	Outreach in New Bedford Target Area, translation services, meeting space
New Bedford Economic Development Council	Promote, sustainable job growth, and private sector investment to benefit New Bedford.	Derek Santos, Executive Director dsantos@nbedc.org	Support reuse planning and finding potential developers
Alma del Mar Charter School	K-8 Expeditionary Learning school.	Jillian Gomes, Dean of Operations jilliangomes@almadelmar.org	Provide meeting space
Love the Ave	Promote the Acushnet Ave commercial corridor	Steven Froias newsletter editor	Announce meetings and

⁵ <https://matracking.ehs.state.ma.us/Health-Data/Asthma/pediatric.html>

⁶ <https://experience.arcgis.com/experience/22c7182a162d45788dd52a2362f8ed65>

	in New Bedford		support outreach
Acushnet Council on Aging	Enhance mental, social, and physical well-being of adults over 50	Lauren Golda (508) 998-0280	Support outreach in newsletters
Acushnet Housing Authority	Provide safe, affordable housing for Acushnet's lower-income residents	Lynn Berube acushnetha@comcast.net	Support outreach in newsletters
Fairhaven Housing Authority	Provide safe, affordable housing for Fairhaven's lower-income residents	Janet Falone (508) 979-4023	Support outreach in newsletters

2.g. Incorporating Community Input

The NBHC will announce the grant in a joint press release, create an Assessment Grant Webpage, and routinely provide links to status updates on social media. The NBHC will hold public meetings in each target area before beginning assessment activity and will solicit input about additional assessment locations and reuse planning. All QAPPs and assessment results will be posted to the NBHC Assessment Grant Webpage. The NBHC will reach out to tenant associations and existing neighborhood groups to offer periodic updates and to solicit feedback.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

Task/Activity 1: Cooperative Agreement Oversight
a. Project Implementation: Upon notification of award, the City of New Bedford and the Towns of Acushnet and Fairhaven will execute a formal Inter-Municipal Agreement. NBHC will hold a project kick-off with the EPA Brownfields Project Officer. New Bedford will be responsible for ACRES reporting. This task will also include educational activities and best practices: sharing opportunities at Brownfields Conferences (including the Region 1 meeting in December 2026 and the National Conference in Salt Lake City in 2027) and other professional associations. NBHC staff time will be at no cost to the grant.
b. Anticipated Project Schedule: These activities will begin immediately upon award and will continue throughout the grant duration.
c. Task/Activity Lead: NBHC Program Manager & Project Manager collaborating with municipal leads.
d. Outputs: The outputs will include quarterly ACRES reports.

3.e.1 Cost Estimates:

Four staff to Salt Lake City per diem airfare and lodging \$2,000x4=\$8,000
 Assume 1,200 miles over duration to related meetings @\$0.725/mile=\$870

3.f.1 Plan to Measure and Evaluate Environmental Progress and Results: Municipal leads will meet quarterly to ensure accurate data for ACRES reporting, track outputs and identify any potential cost or scope deviations from this narrative.

Task/Activity 2: Community Engagement and Planning
a. Project Implementation: The NBHC will conduct engagement and planning in each Target Area as outlined in Section 2.g above. The NBHC will issue a joint press release in digital and print editions of South Coast Today, that will include Grant objectives, contact numbers from each NBCH members to address questions or concerns and a link to the NBHC Assessment Grant Webpage. The NBHC will also provide project updates to the New Bedford Light: the area's free, independent, on-line news source. The NBHC will work with each community's Health Director to discuss any specific issues in the Target Areas and develop comprehensive assessment goals.
b. Anticipated Project Schedule: The NBHC will issue the press release and develop the Assessment Grant Webpage immediately following the Grant award. Engagement including in-person and virtual meetings will continue throughout the duration of the grant.
c. Task/Activity Lead: Municipal leads with assistance from NBHC Program Manager & Project Manager.
d. Outputs: Engagement at 2 or more meetings in each Target Area and NBHC Grant Webpage.

3.e.2 Cost Estimate: We anticipate contracting for translation services into Spanish and Portuguese for meetings and printed material. We assume 60 hrs@\$50 = \$3,000. We will contract with community liaisons to add capacity for outreach in Acushnet and Fairhaven. We assume 120 hrs@\$30/hr = \$3,600. We have budgeted \$4,000 in supplies for mailers, printed information, maps, markers, and signage for meetings.

3.f.1 Plan to Measure and Evaluate Environmental Progress and Results: The NBHC will document attendance at meetings, input received, and responses to feedback and questions.

Task/Activity: Phase I & Phase II Assessments
a. Project Implementation: The NBHC will procure up to 4 on-call Qualified Environmental Professional (QEPs) to develop QAPPs and conduct Phase I/II Assessments and Cleanup Planning. All three NBHC municipalities will select QEPs in accordance with the Cooperative Agreement and Massachusetts Procurement requirements. The selection of multiple firms will provide greater flexibility and responsiveness to the requirements of each specific assessment. NBHC assumes that Phase II Assessments will result in reporting to the State Voluntary Program (MCP). MCP deliverables have therefore been included in the costs herein. These costs are based on actual Brownfield Assessments completed in New Bedford over the past 5 years.
b. Anticipated Project Schedule: The NBHC will issue an RFP for QEPs within one month of award and contracts are anticipated within three months of award. At least one AAI Phase I report will be completed in each Target Area within 8 months of award and Generic QAPPs for each Priority Site will be submitted and a Phase II Assessment completed within the first year. The NBHC and QEP(s) will also complete an inventory of potential additional sites within year 1. Cleanup and reuse planning on the initial Priority Sites will take place in year 2. Additional assessment and cleanup planning will occur in years 2 through 4.
c. Task/Activity Lead: NBHC Program Manager & Project Manager collaborating with municipal leads.
d. Outputs: 15 AAI Phase Is, 8 QAPPs (4 updates)/Phase II Assessments, and 8 ABCAs

3.e.3 Cost Estimates:

NBHC has developed the following cost estimates based on experience with soil, groundwater, soil vapor, and indoor air over the past 5 years. NBHC plans to complete 15 Phase I All

Appropriate Inquiry (AAI) reports at an average of \$7,500=\$112,500. We plan to complete 8 Phase II investigations, so we have budgeted for 8 generic QAPPs at an average cost of \$12,000 and 4 QAPP addenda at an average cost of \$10,000 for a total of \$136,000. We have estimated an average cost of \$75,000 for each Phase II Investigation including QEP services, drilling contractors, and laboratory analytical services. In our experience, follow-up investigations are necessary about ½ of the time, and we have estimated 4 follow-up investigations at an average cost of \$50,000. The total Phase II Investigation cost is therefore \$800,000. We assume that each Phase II Investigation will require cleanup planning and developing an ABCA. NBHC has budgeted \$50,000 for each ABCA to include public meetings and MCP deliverables, totaling \$400,000. We have also included \$5,000 for supplies to include small tools, polyethylene sheeting, and personal protective equipment for staff.

Budget Categories		Project Tasks			Total
		Coop Agreement Oversight	Community Engage./Planning	Phase I/II Assessments	
Direct Costs	Personnel	\$ -0-	\$ -0-	\$ -0-	\$ -0-
	Fringe Ben.	\$ -0-	\$ -0-	\$ -0-	\$ -0-
	Travel	\$8,870	\$ -0-	\$ -0-	\$ 8,870
	Equipment	\$ -0-	\$ -0-	\$ -0-	\$ -0-
	Supplies	\$ -0-	\$ 4,000	\$ 5,000	\$ 9,000
	Contractual	\$ -0-	\$ 6,600	\$1,448,500	\$1,455,100
	Other (disp./fill)	\$ -0-	\$ -0-	\$ -0-	\$-0-
Total Direct Costs		\$8,870	\$10,600	\$1,453,500	\$1,472,970
Indirect Costs		\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total Budget		\$	\$	\$	\$

3.f.3 Plan to Measure and Evaluate Environmental Progress and Results: The NBHC will document attendance at meetings, input received, and responses to feedback and questions. Through ACRES, the NBHC will document acres assessed and redeveloped. The NBHC will track tax revenue returned to the municipal tax roles, housing units constructed, acres of green space created, and jobs generated. Through the NBHC’s Health Departments, we will track the health indicators discussed in Section 2 to identify health and welfare benefits resulting from this grant.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a - c. Organizational Capacity, Structure, and Description of Key Staff

New Bedford’s Department of Resilience and Environmental Stewardship has three staff members dedicated to Brownfields grant management and works closely with the City’s CFO and other department heads to bring appropriate expertise to every project. The City’s more than 25-year old Brownfields program has been key to redeveloping and redefining our neighborhoods and has been a priority for every administration during that time. Michele Paul, the City’s Director of Resilience and Environmental Stewardship will serve as the Program

Manager. A Massachusetts Licensed Site Professional and Environmental Engineer, Michele worked for over 20 years as a Brownfields QEP prior to joining the City 14 years ago. While with the City, she has successfully managed Assessment, Cleanup, Area-Wide Planning, and EJWT grants and is currently managing the City's Multi-Purpose and RLF grants. Courtney Cohen, the City's Environmental Project Manager will serve as the NBHC Grant Project Manager. Courtney is an Environmental Engineer and has over 20 years' experience as a QEP working on Brownfield sites throughout the region as well as New Bedford's two Superfund sites. Since joining the City 4 years ago, Courtney has overseen site assessment and cleanup soil, groundwater, and soil vapor assessment at the Morse Cutting Tool Multi-Purpose Grant site and asbestos abatement at the Capital Theater RLF site. Courtney also manages the City's EPA Air Quality Monitoring Grant. Michele and Courtney have each written a number of Community Engagement Plans, QAPPs, ABCAs, Phase I AAls and Phase IIs. Teresa Alves, New Bedford's Environmental Grants Specialist, has been working with the City's Brownfields Program for 4 years and will manage administration, reimbursement, and project accounting.

Victoria Alfaro, Acushnet's Town Planner and Keith Hickey, Fairhaven's Town Administrator will be the non-lead NBHC member lead staff.

4.d. Acquiring Additional Resources

The NBHC Program and Project Managers have years of experience with procurement of QEPs and contractors in compliance with EPA and Massachusetts procurement requirements as well as Davis-Bacon Act experience. The NBHC does not anticipate any subrecipients through the duration of this grant. With years of hands-on field experience in private QEP and contracting practice, both Courtney Cohen and Michele Paul understand the resources needed for each assessment and cleanup project, and have worked with QEPs to hire local graduates of the City's EWJT program.

4.e. Currently Has or Previously Received an EPA Brownfields Grant

4.e.1. Past Performance and Accomplishments

New Bedford currently has a Multipurpose Grant (final year), and an RLF Grant. As of October 2025, over 70% of the Multipurpose Grant funds had been drawn down and we are currently at 90% and on track to completely spend down the award by closure on 9/30/26. The City closed out its first RLF grant on 9/30/25 and was awarded a \$1M supplemental RLF Cooperative Agreement. Should assessment through this NBHC grant indicate that cleanup is necessary on New Bedford sites, the City will encourage use of RLF funding for any eligible cleanup expenses. The City has demonstrated success on several completed or in-progress Brownfields redevelopments.

Morse Cutting Tool – A manufacturer of drill bits and screws beginning in 1864, Morse abruptly closed in 1990, leaving the vacant and grossly-contaminated structure behind, surrounded by densely developed tenement factory housing. The City took the site for non-payment of taxes and demolished it in 2000, leaving the site fenced off and barren. New Bedford received a Multipurpose Grant and has worked with the community to complete soil, groundwater, and soil vapor assessments as well as a Draft Health Impact Assessment and Site Reuse Plan. The

QEP on the project hired local graduates from the City's EWJT program to assist with fieldwork to gain hands-on experience.

Cliftex – To facilitate the redevelopment of a former mill complex by a private developer, the City acquired 2 out-of-service #6 oil tanks on 2 adjacent sites formerly used by the mill. The City Acquired two \$200k EPA Cleanup Grants with which the City emptied the tanks to eliminate the source of the release, removed distribution piping and removed petroleum and asbestos-impacted soil, closed the tanks in place, and achieved a Permanent Solution with MassDEP. The two sites are to be incorporated into the Riverwalk habitat restoration project in the Target Area of this NBHC Grant Application.

Goodyear – The City conducted an assessment in 2011 on the 11-acre former Goodyear rubber manufacturing facility. In 2022, the city completed additional assessment to acquire the property, conducted limited soil cleanup, and the site is now under construction as a state-of-the-art elementary school. The school has been designed with geothermal heating and cooling and will replace two other nearby schools that are over 100 years old. The City will make the former school sites available for private housing and/or economic development and will encourage the use of RLF funds for any eligible cleanup expenses.

Polyply – A former fiberboard manufacturer used PCBs in heat transfer fluid resulting in contamination throughout the building, soils, and a nearby wetland. The City received a \$200k FY17 Cleanup Grant with \$1.4M in leveraged funding from MassDevelopment. The building was demolished, impacted soil removed, and residually impacted soil capped. The site is under agreement for redevelopment as a new headquarters for a family-owned successful New Bedford manufacturer of marine traps. This project will provide expansion opportunity and add local jobs. The City retained \$90k in MassDevelopment funding to assist the buyer with QEP assistance to work with the engineer/architect to achieve close-out with EPA and MassDEP.

Chummack's Garage – A 0.7-acre property in a densely-populated multi-family tenement residential community had been used as an automobile repair facility from about 1914 through the early 2000s. The City took the property for non-payment of taxes and demolished the 12,800 square-foot multi-bay structure. Concurrent with the demolition, the City used an FY2015 City-Wide Assessment Grant to locate and remove 3 petroleum underground storage tanks, 3 hydraulic lifts and several floor drains to facilitate site assessment in 2018. After results of the assessment pointed to localized soil and groundwater impact, the City utilized the grant to design and implement an in-situ chemical oxidation pilot test to evaluate effectiveness in treating the residual plume in July 2020. The City achieved a permanent solution and site closure with MassDEP in late 2020 with no deed restrictions necessary, making the site available for housing.

4.e.2. Compliance with Grant Requirements

ACRES reporting is up to date for the City's active Multipurpose and RLF Grants. The City successfully closed out its past RLF Grant and documented compliance with Davis-Bacon Act requirements. Although just over \$200,000 was unspent during the initial RLF grant period due to the developer's project timing, the City demonstrated a substantial and viable project pipeline to successfully support a new RLF allocation. The City also successfully achieved the necessary cost-share allocations for the Multipurpose and initial RLF grants.



MAYOR
JON MITCHELL

City of New Bedford Conservation Commission •

Department of Resilience and Environmental Stewardship

133 William Street • Room 304 • New Bedford, Massachusetts 02740

Telephone: (508) 991.6188

Conservation • Energy • Environmental Stewardship • Resilience

City of New Bedford, MA (Lead Applicant) and Towns of Acushnet and Fairhaven, MA (Non-Lead Applicants) Brownfields Coalition Assessment Grant Application Threshold Criteria Responses

- A statement of applicant eligibility: The City of New Bedford and Towns of Acushnet and Fairhaven, MA are each General Purpose Units of Local Government.
- Documentation of applicant eligibility (i.e., lead and non-lead members, as applicable) if other than a city, county, State, or Tribe; e.g., resolutions, statutes, Intertribal Consortium documentation, or documentation of 501(c)(3) tax-exempt status or qualified community development entity (see [Section 2.B.\(1\).](#)): Not applicable - The City of New Bedford and Towns of Acushnet and Fairhaven, MA are each General Purpose Units of Local Government.
- A statement of the lead and non-lead members' 501(c)(4) tax-exempt status and, if applicable, legal opinion(s) regarding lobbying activities (see [Section 2.B.\(1\).](#))
 - New Bedford: 04-6001402
 - Acushnet: 04-6001063
 - Fairhaven: 04-6001147
- A statement on the coalition lead and non-lead members' target areas (see [Section 2.B.\(2\).](#)) See [Coalition Assessment Grant Applicant Information](#)
- Indication of which non-lead member(s) has never been awarded a Brownfields MARC Grant (see [Section 2.B.\(3\).](#)):
The Towns of Acushnet and Fairhaven, MA have never been awarded a Brownfields MARC Grant
- A statement that the lead member has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities (see [Section 2.B.\(4\).](#)) See [Memorandum of Agreement](#)
- If applicable, identification of the law(s), ordinance(s), or other documentation to demonstrate the lead member has legal authority to expend grant funds outside of their geographic boundary (see [Section 2.B.\(4\).](#)) [Intermunicipal Agreement Execution to follow award announcement](#)
- A signed letter of commitment from each coalition member or an active Memorandum of Agreement (see [Section 2.B.\(5\).](#)) See [Memorandum of Agreement](#)
- Description of community involvement (see [Section 2.B.\(6\).](#)) See [Narrative](#)
- Documentation of the available balance on each open Assessment Grant and Multipurpose Grant awarded to any of the lead and non-lead members, as applicable; or an affirmative statement that the lead and non-lead members do not have an open Assessment Grant or Multipurpose Grant, as applicable (see [Section 2.B.\(7\).](#)) As of October 2025, the City had expended over 70% of its Multipurpose Grant and has currently spent over 86%.
- Discussion on contractors and named subrecipients; or an affirmative statement that a

133 William Street-Room 304, New Bedford, MA 02740 - Telephone 508-991-6188



contractor has not been procured and a subrecipient has not been named (see [Section 2.B.\(8\).](#)) Not Applicable

- A copy of (or link to) the solicitation documents and the signed executed contract as applicable (see [Section 2.B.\(8\).](#)) Not applicable

