



Office of Planning and Economic Development
70 Tapley Street, Springfield, MA 01104
413-787-6020 - <https://www.springfield-ma.gov/planning/>

Application Information Sheet
U.S. EPA Brownfield Cleanup Grant Application

1. Applicant Identification
City of Springfield Office of Planning and Economic Development
70 Tapley Street
Springfield, MA 01104
2. Website URL: <https://www.springfield-ma.gov/planning/>
3. Funding Requested
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$4,000,000
4. Location: Springfield, Hampden County, Massachusetts
5. Property Information
NS Tapley Street
Springfield, MA 01109
6. Contacts
 - a. Project Director
Wilson Darbin, Senior Project Manager
70 Tapley Street, Springfield, MA 01104
413-750-2810
wdarbin@springfieldcityhall.com
 - b. Chief Executive/Highest Ranking Elected Official
Mayor Domenic Sarno
36 Court Street
Springfield, MA 01103
mayor@springfieldcityhall.com
7. Population: 154,886

8. Other Factors Checklist

Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	Page 3
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	N/A
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 3
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	Page 2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 2
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. Releasing Copies of Applications: Not applicable

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The City of Springfield, Massachusetts (the City) is located in Hampden County on the eastern bank of the Connecticut River, approximately 100 miles inland of the Atlantic Coast (Western Massachusetts). The City has a population of 154,886 covering an area of 33 square miles. Springfield is the 3rd largest city in Massachusetts and the 4th largest in New England. **Springfield is known as the “City of Firsts,”** a moniker earned through a history of innovation, including America’s first Armory and military arsenal and the first American made automobile. Springfield is also well known for the birthplace of basketball, home to the Basketball Hall of Fame, and Theodore Geisel (“Dr. Seuss”). However, with a manufacturing history dating back to the 1700s, Springfield has also become known for its Brownfield challenges, and the contamination and other impacts it has had on its underserved communities. According to the Massachusetts Office of Energy & Environmental Affairs, **100% of Springfield’s total population is in block groups designated as disadvantaged neighborhoods due to low-income, minority, and/or English fluency status.**

Over the years, the majority of the industries that populated the City (textile, paper, distilleries, metals, etc.) have disappeared, leaving residents living, working, and playing next to contaminated brownfield sites. **There are over 1,300 known hazardous release sites in Springfield** according to the Massachusetts Department of Environmental Protection (MassDEP), and the City estimates there are an **additional 250 Brownfield** sites including vacant schools, warehouse buildings, abandoned mill buildings, run-down commercial buildings, former gas stations, auto repair facilities, dry cleaners, tax foreclosed properties and vacant lots, each ranging in size from approximately one acre to over 10 acres, **covering more than 200 acres in total.** These properties are impacted with volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), heavy metals (i.e. lead, arsenic), petroleum, and/or hazardous building materials (HBM), such as asbestos, lead-based paint (LBP) and polychlorinated biphenyls (PCBs). These brownfield sites have resulted in decreased property values, increased public health and safety risks, crime, blight, neglect and diminished local business investment and tax base. Brownfields have also contributed to the significant economic disparities and amplified exposure to the underserved communities in the area.

Many of these sites are situated within the Target Area known as the Bay Neighborhood (census tract 8014.01). The Target Area is **one of the most distressed and underserved neighborhoods in the City** with a median household income of \$38,588 (36.8% of the MA median); Total minority population of 78.6%; Households with language isolation of 22.8%]. The City is in desperate need of this cleanup grant which is critical to help reverse some of the environmental, economic, and health and welfare challenges the residents of the City and the Target Area have been plagued with for decades.

b. Description of the Priority Brownfield Site(s)

The Priority Brownfield Site, **NS Tapley Street**, is an approximately 6.6-acre, unpaved vacant parcel. The Site is located north of the intersection of Bay and Tapley Streets in a primarily commercial area of the City. The Site is entirely undeveloped except for a chain-link perimeter fence that is required to restrict Site access due to the significant concentrations of contaminants present in shallow soil at the Site. The NS Tapley Street site was used as a scrap metal facility and former junkyard/auto salvage yard from the 1940s through early 2000s. Numerous piles of miscellaneous waste, including scrap metal, automobile parts, glass, ceramics, plastic, and empty metal drums are located along the easternmost boundary.

The Site is bordered to the north by an active railway, beyond which is Interstate highway route I-291. To the south and west the Site is bordered by commercial properties. The property to the east is also vacant and associated with the same historical past use and similar tax title taking status. The property is a known release site with the Massachusetts Department of Environmental Protection (MassDEP) identified as Release Tracking Number

(RTN) 1-20792. The primary contaminants of concern (COCs) at the Site include polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), **metals** (including antimony, **arsenic**, cadmium, chromium, **lead**, nickel, silver, zinc), and distinct and comingled petroleum contamination due to the presence of Light Non Aqueous Phase Liquid (LNAPL) in discrete areas of concern (AOCs) at the Site. The risk to potential receptors is driven primarily by concentration of lead and PCBs in shallow soils (0-3 ft bgs) at the Site. Concentration of PCBs in the top foot of soil have been identified up to 183 mg/kg. Surficial soil PCB impacts appear to extend across the majority of the Site – significantly increasing remediation costs; however, the area of greatest PCB impacts in shallow soil are located in the southwestern portion of the Site. Concentrations of PCBs and EPH fractions at the Site exceed MassDEP Method 3 Ceiling Limits of 100 mg/kg and 20,000 mg/kg respectively. Groundwater in a limited area in the southwestern portion of the Site is impacted with dissolved cadmium at concentrations exceeding the Method 1 GW-3 Cleanup Standards.

The Site is a high priority for the City as the Target property as this large property was obtained by the City via tax title in 2009 and has remained vacant ever since with no tax revenue being generated. Due to the significant contamination associated with historical operations at the Site, the City is not able to afford the cleanup at the property without significant assistance from EPA. Without assistance from EPA, this site will continue to languish.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

The City intends on retaining the Site after remediation for municipal use, specifically for equipment and vehicle storage for the Department of Public Works and related departments. Incorporating the reusable energy goals of the EPA and the City, the City intends on including solar panels on the Site for municipal use. With the help of the **Pioneer Valley Planning Commission (PVPC)**, the City recently completed neighborhood investment plans, including the plan for the Bay Area, which outlined the neighborhood’s goals and objectives for economic and community development. Goals in the plan include addressing vacancies, strengthening the economy, and expanding transportation opportunities. The plan also outlined the neighborhood’s relationship with the City, specifically with the accountability of extreme weather resiliency goals. The City also recently completed the **FY24-28 Capital Improvement Plan**, which included a wide variety of DPW projects, demonstrating a **significant demand for DPW’s capabilities and equipment**. The parcel is NOT located in a federally designated flood plain.

d. Outcomes and Benefits of the Reuse Strategy

Springfield anticipates tremendous environmental, social, economic, and public health benefits associated with the proposed redevelopment under this grant. Through the cleanup and redevelopment of the Site, the City will reduce blight, increase property values, and improve the quality of life for Target Area residents, making it a safer and more enjoyable place to live. Addressing this significant site that has lied **vacant and underutilized for more than 20 years** will provide significant health benefits to residents, including reduced environmental exposures resulting from the remediation of the property, reduced poverty and healthier food choices. The social benefits of brownfields redevelopment will include tangible investment in the community, reduction of blight, reduced crime and vandalism, additional jobs, and increased community pride. This proposed cleanup will create 6.6 acres of usable, municipal land in close proximity to other municipal properties. This reuse will increase municipal capacity and efficiency. **Cost savings from less wear and tear on municipal vehicles will have a waterfall effect, allowing the City to save money and redirect it to other programs**. Each acre of Brownfields redeveloped will also increase community pride and nearby residential property values. During redevelopment, site contaminants will be cleaned up providing significant environmental benefits including improved quality of soil, groundwater, and air, as well as removal of exposure pathways and minimized impacts to sensitive and downgradient receptors. Although the Site is not located near the coast or within the FEMA flood plain of the Chicopee River, the Site is at risk of increases in air and water temperature, extreme precipitation, and more frequent/intense extreme storm events. The proposed project will improve local extreme weather mitigation capacity to protect residents and community investments by employing best management practices in the design

and construction of the new municipal facility. The proposed cleanup activities at NS Tapley are consistent with EPA’s “Powering the Great American Comeback Initiative.” In particular, this project aligns with “Pillar 1: Clean Air, Land, and Water for Every American” by cleaning up hazardous materials and petroleum in the land and water, “Pillar 2: Restore American Energy Dominance” by including solar panels as part of redevelopment, and “Pillar 3: Permitting Reform, Cooperative Federalism, and Cross-Agency Partnership” through the coordination among MassDEP, EPA, and municipal-level government, as well as the streamlined permitting under the state VCP.

Strategy for Leveraging Resource

The City has been very successful in leveraging funding from a variety of sources to complete multiple assessment events at the Site. Additionally, In the past 10 years, the City has seen the completion of two major projects, Union Station and MGM Springfield, accounting for over \$1 billion in redevelopment of former brownfields sites. Springfield will use key funding resources, as needed, to support the completion of remediation, and site reuse. The City will continue to leverage essential funding resources, as necessary, to support the completion of assessment, remediation, and subsequent reuse of the Target Site.

e. Resources Needed for Site Characterization

In pursuit of these grant funds, the City obtained assistance from MassDevelopment for site assessment activities totaling approximately \$40,000. Under one of the City’s previous EPA Community Wide Assessment grants, just under \$180,000 has been spent on assessment from Phase I ESA through several supplemental Phase II ESAs. The City has partnered with Pioneer Valley Planning Commission (PVPC) on various aspects of assessment, cleanup and reuse planning for the project. PVPC is committing approximately \$75,000 of additional funding resources for site characterization from its EPA Assessment Grant.

f. Resources Needed for Site Remediation

Springfield is requesting EPA Brownfields Cleanup funding sufficient to complete the remediation at the NS Tapley, obtain regulatory Site closure under the state’s VCP, and ready the Site for reuse. In the event additional cleanup resources are needed, the City may apply to MassDevelopment or MassDEP for additional resources.

g. Resources Needed for Site Reuse

EPA Brownfields Cleanup funding is a critical first step to ensuring a financially feasible and successful redevelopment that aligns with the City’s priorities; therefore, no additional firm leveraging commitments are yet in place for the Site reuse. The City is currently working with the community to refine development objectives for the Site. The City anticipates and is committed to working to pursue numerous leveraged resources to support the project which may include, but may not be limited to, resources identified in the following table:

Name of Resource	What Resource is For (e., f. or g.)?	Is Resource Secured or Unsecured?	Additional Details or Information About the Resource
EPA CWA	Assessment (e.)	Secured - Complete	\$179,275; Phase I ESA, Phase II ESA and Supp Phase II ESA
MassDevelopment	Assessment (e.)	Secured - Complete	\$40,000; Phase II ESA and Supp Phase II ESA
	Brownfield Redevelopment Fund and/or Site Readiness (f./g.)	Unsecured	Funds generally up to ~\$750,000 for cleanup and/or up to \$500,000 for reuse (preparation and pre-development activities). Loans and/or grants will be applied for if needed, at applicable time.
PVPC (EPA Assessment)	Assessment (e.)	Secured - Written	\$75,000; Assessment/remedial pre-characterization of soil and groundwater to be completed prior to June 2026

h. Use of Existing Infrastructure

The City will use existing infrastructure (water, sewer, gas, electricity, transit and internet) readily available in the Target Area and at the Target Site, as well as at the adjoining streetscape, to support the proposed

redevelopment and reuse activities at the Site. Existing infrastructure has the capacity to handle this expansion and initiate redevelopment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

The Target Area is a designated Minority and Low-Income block group by the State of Massachusetts with the following characteristics: Minority population: 78.6%; and Median/Low household income: \$38,588, which is 36% of the MA MHHI. The City has a median household income of \$57,384 which is 54% of the MA MHHI. Additionally, numerous events in recent years have adversely impacted the City's fiscal health. On June 1, 2011, the City experienced a category EF-3 tornado. Over 800 buildings were damaged or demolished and over 200 were condemned due to imminent safety hazards to the public which ended causing an estimated \$106 million dollars in damages. The tornado track damaged existing and created new brownfield sites. More than 300 families were displaced from their homes and forced into shelters. Two additional nationally-declared disasters then followed including Tropical Storm Irene and the October 2011 Snowstorm, both of which devastated the community, leaving several damaged and unsound buildings, debris-filled vacant lots, and environmental issues. In November 2012, a major explosion resulting from a gas leak occurred in a commercial building located in Springfield's Metro Center neighborhood. The force of the explosion left a crater and damaged dozens of buildings, displaced numerous residents, and dealt a financial blow to many downtown businesses resulting in a huge economic disruption. The blast, unfortunately, left a number of buildings and properties beyond repair, creating additional Brownfield issues. In 2015, Springfield was hit with several significant snow events and went into a snow removal deficit of \$1.4 million dollars. A fire at the Chestnut Junior High School caused the City to borrow \$2.1 million dollars against its bond for asbestos removal and demolishing of the building that was the 3.8 acres of land in 2015. In an effort to clean up 846 and 876 Bay Street, adjacent to the Site, the City borrowed approximately \$280,000 for the removal and disposal of 2,000 tires, disposal of old waste drums, Pre-Demo Hazmat Survey on both sites, removal and disposal of asbestos/oil-contaminated water in cellar hole, and removal of 2,300 gallons of oily water and free oil from former car crusher site. The city also had over \$2M in costs in cleaning up from the fire that destroyed the former Chestnut Junior High School. Springfield was invited to apply for the National Disaster Resiliency Competition due to multiple federal declared disasters. Massachusetts cities and towns operate under Proposition 2 ½ (Mass. Gen. Laws Ch. 59 § 21C), a statute which restricts the ability to raise local revenues. Currently, neither the City's existing economic growth nor economic development to the levy the annual 2.5% has been captured. To date, Springfield is the only community in the Commonwealth experiencing this dilemma.

b. Health or Welfare of Sensitive Populations

Springfield has significant health and welfare impacts from contaminated properties and environmental exposures. According to the EPA, the Target Area is identified as an Underserved Community due to low income (94th percentile), high minority (98 percentile) and linguistic isolation (88th percentile). Nearly 20% of the individuals in the Target Area do not have a high school degree. As a highly populated City with residential neighborhoods near numerous abandoned and derelict brownfield sites, Springfield residents are exposed to contaminants on a daily basis via dermal contact, ingestion, and/or inhalation, including children passing sites on their way to school and runoff during storm events. The Target Area is in the 95th percentile for Hazardous Waste Proximity. According to the Pioneer Valley Asthma Coalition (PVAC), Springfield's ponds and waterways have suffered extensive historic industrial and biological pollution resulting from long-term migration of century-old contaminants in soil and groundwater. Consequently, City residents have experienced higher rates of health disparities including asthma, lead poisoning, and other illnesses. Per EPA, most of the neighborhoods in Springfield, including the Target Area, are within the 60-80 percentile for low life expectancy--the Target Area is in the 95th percentile. Due to the age of the City's housing stock and other structures, many buildings in the City contain HBMs such as asbestos, PCBs, and LBP. The Target Area is in the 94th percentile for presences of lead. With this grant, the City will be able to reduce hazards to human health and the environment, which will bring improved health and welfare to the Target Area through the reduction of blight and crime, increased

investment and prosperity in the Target Area and City as whole, as well as neighborhood pride of ownership, which will increase property values and decrease the burden on already strained municipal services and budgets.

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

The synergistic effect of increased health, socio-economic, and environmental disparities prevailing in Springfield has ranked Hampden County worst in the state for health outcomes and factors in 2011, according to the University of Wisconsin's Population Health Institute. Specifically, pediatric rates of negative health outcomes are extremely high at 17%, close to double the statewide prevalence of 9.5%. Current data from Springfield Public Schools show even higher rates with 5,754 students with asthma for a prevalence closer to 20%. With a death rate of 26% versus the state rate of 17% for diabetic complications, Type 2 diabetes is the City's top health issue. Many of the target areas are food deserts and the accessibility to fresh, nutritious produce is a priority for the City. Redevelopment of brownfield sites that abut these sensitive populations will help address this problem from a series of waterfall effects. Asthma in older adults is a serious problem in Massachusetts and particularly in Springfield. Older adults rate of hospitalization is second highest of any age group and on the rise. Among older adults (age 65 and older) in Springfield, the 5-year asthma prevalence is 11.6%, which is over 50% higher than that of the U.S. overall and 38% higher than the state (MDPH). Latino residents ages 65 or older in Springfield are 8.8 times more likely to be hospitalized for asthma than White residents. Asthma-related incidents in Springfield are double State average and are representative of unsafe conditions resulting from high number of Brownfield sites adjacent to residences. Nearly 1 in 5 adults living in Springfield have asthma. Data from the Massachusetts Department of Health and Human Services (MassCHIP 2007) reveals that children ages 0-4 have the lowest incidence of asthma, but with the percentages growing exponentially as they age (5-11 years at 16.5% and 12-17 years at 20.0%). Many of these children are the same students that make up the 161 health alerts the nurses keep on record in their system. Highways including Interstate 91 and 291 encompass the City and cross through several neighborhoods near schools and hospitals, increasing exposure to air pollution. Springfield is defined as a "high-risk" community for lead poisoning by the Commonwealth's Department of Public Health. Approximately 90% of the houses in Springfield were built before 1979.

d. Economically Impoverished/Disproportionately Impacted Populations

The Target Area maintains one of the highest concentrations of poverty and minority populations relative to remaining portions of the City, and have been disproportionately impacted. Springfield residents are approximately 46% Latino, 21% African American, 3% Asian and 30% non-Latino white (2021 Census). Approximately 38% of Springfield residents speak a language other than English in the home (2021 Census). In addition to environmental impacts associated with Brownfields, Springfield suffers high unemployment, high poverty, extremely low median income, and low educational attainment. A study recently conducted by the Pioneer Valley Planning Council (PVPC) confirms that the education and transportation systems are two major contributing factors preventing City residents from attaining good-paying jobs. Approximately 21% of our youth population (years 18 to 24) have not achieved a high school degree. In addition, approximately 23% of households are without vehicles, thus forcing residents to become dependent on public transportation. Springfield has the 2nd largest unemployment rate in Massachusetts. We are the 3rd largest city in the Commonwealth next to Boston and Worcester, and are home to 29.7% of the jobs in the Pioneer Valley Region. Despite having Pioneer Valley's highest total employment opportunities, the City experience the region's highest unemployment rate. According to the Massachusetts Department of Labor and Workforce Development, in 2011, the City's largest employers included education and health service providers. Together, these industries account for 70% of the City's total employment. According to the New England Public Policy Center, the City's workforce participation, educational attainment, and homeownership are all extremely low. According to a 2005 study, 9% of our households experienced moderate to severe hunger, and 19% were food-insecure. On a similar note, over 85% of children in our school systems are on free lunch and over 40% of children are overweight or obese.

Community Engagement

e. Project Involvement / f. Project Roles

Springfield has a strong track record utilizing the resources of our community-based organizations and forming partnerships within the local target community as well as area developers to achieve economic development. The City is fortunate that there are many active neighborhood organizations as well as non-profit groups to assist in the community engagement portion of our economic development and planning projects. The following is our community outreach plan for effective community engagement within the Brownfields Program.

Name of Organization & Point of Contact	Entity's Mission and Specific Involvement in the Project or Assistance Provided
<p>Pioneer Valley Planning Commission - PVPC (Regional Planning Commission for County) Erica Johnson 413-781-6045 ejohnson@pvpc.org</p>	<p>Has supported the City throughout the evaluation of reuse and redevelopment, including LSP services through a EPA Brownfields Assessment Grant. As a Brownfields Advisory Committee (BAC) member, will participate in QEP selection and assist the with cleanup and reuse planning activities.</p>
<p>MassDevelopment Richard Griffin 413-731-8848 www.massdevelopment.com</p>	<p>A significant Brownfields funding partner for the region, MassDevelopment may assist through financial resources and expertise to advance the future reuse of the Site. BAC Member.</p>
<p>Bay Area Neighborhood Council Gwen Smith [REDACTED] www.banc413.org/</p>	<p>Local Neighborhood Council focused on events and programming for both seniors and youth in a range of topics, but primarily health and wellness related. BAC Member.</p>

g. Incorporating Community Input

Springfield has a strong track record using the resources of community-based organizations and forming partnerships within the local target community and area developers to achieve brownfields success. In 2022, the City embarked on a significant neighborhood planning process with PVPC that will result in the development of distinct neighborhood plans for each of the 17 neighborhoods, including the Target Area's neighborhood. Through this process we will include information on the Brownfields program and gather community feedback on cleanup and reuse plans, as well as potential impacts and opportunities. There are very active neighborhood organizations as well as nonprofit groups to assist in the community engagement portion of projects. Throughout the grant, community involvement will include **BAC Meetings**: Quarterly virtual, in-person or hybrid meetings to discuss cleanup and reuse planning activities and alternatives. **Public Meetings**: We intend to hold up to four (4) public meetings at various project milestones (e.g., pre-cleanup to discuss Phase II results and proposed remedial alternative, during remediation to discuss project progress and reuse planning, and post cleanup to discuss next steps and redevelopment planning). Meetings will be hybrid, when feasible. The public meetings will be held at different times during the day in person and/or via Zoom to accommodate working parents, seniors and others. Recordings will be available online for those who were unable to attend. In-person meetings will be at handicapped accessible spaces with access to transit. **Outreach Materials**: Program flyers and other educational materials will be distributed at in person community events to meet the residents where they are, such as at local farmers market or other community gatherings. **Website & Social Media**: Updates regarding program, public meeting notices, online repository of project files and reports, etc. **Surveys**: Solicit community feedback and input on proposed cleanup and redevelopment plans, as well as the needs/desires of community & Target Area residents. **Translation Services**: As Spanish is the second most spoken language in the Target Area, translation services will be provided for meetings and materials.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The goals of the project are to protect and improve human health and the environment and bring a vacant and underutilized property back to beneficial use for the community. The Site is not currently suitable for reuse due

to the presences of metals, PCBs, VOCs, SVOCs, and petroleum impacts at the Site. Regulatory closure can be achieved if the source of impacts is eliminated or controlled. The proposed cleanup plan is to selectively remove soil having high concentrations of PCBs and install an engineered control in the form of a cover system, consisting of an 18-inch clean soil cap underlain with a geotextile barrier, to prevent access to contaminated soils that pose the greatest potential exposure risk to future users of the Site. Institutional controls in the form of an Activity and Use Limitation (AUL) deed restriction will be required to prohibit disturbances to the cap to prevent potential exposure to impacted soils. The proposed remedial alternative will allow for future Site redevelopment and will attain and maintain a condition of “No Significant Risk” under the Massachusetts MCP; 310 CMR 40.0000 – the state of Massachusetts’ voluntary cleanup program (VCP) and achieve state and federal regulatory Site closure by effectively removing the contaminant exposure pathways from soil.

Description of Tasks/Activities and Outputs

Task #1 – Cooperative Agreement Oversight
<p>b. Project Implementation - EPA funded tasks/activities: Manage and conduct cooperative agreement (CA) oversight activities: Reporting (ACRES, FFR and Quarterly Reports, Close Out); Competitively procure and manage qualified environmental professional (QEP) and remediation contractors; Conduct financial reporting and drawdowns; Maintain project files; Project coordination with stakeholders; Ensure program remains on schedule and budget and in compliance with requirements such as Davis Bacon and BABA. Travel/attend National Brownfields Conference, as well we regional and local events. Non-EPA grant resources needed: City will perform CA oversight activities as in-kind services (in the form of staff time/salary, materials) for activities not budgeted as part of this task.</p>
<p>c. Anticipated Project Schedule: Task will be completed over four (4) year performance period. Complete procurement of QEP by December 31, 2026. Kick off program January 2027. Quarterly stakeholder mtgs. Quarterly ACRES reports will be submitted within 30 days of end of each quarter (Jan/April/July/Oct) and as project cleanup and redevelopment milestones are achieved and/or new information is available, and FFR reports annually by Oct. 30 each grant year. Monthly status check in meetings with City, QEP, EPA and MassDEP. Final closeout report will be submitted within 90 days after the end of the CA period.</p>
<p>d. Task/Activity Lead(s): City will lead CA oversight tasks to ensure compliance with Brownfields Programmatic Requirements. QEP will be City’s partner and provide technical support, updates to ACRES and annual reports, and general programmatic assistance.</p>
<p>e. Output(s): EPA Reporting (ACRES/FRR reports, 16 Quarterly Reports, Closeout Report), prepare Request For Qualifications for QEP & remedial contractor procurement, drawdown requests, 16 BAC Meetings, general CA oversight and attend the National Brownfields Conferences in 2027, as well as regional/local brownfield events. Monthly status mtgs with EPA, MassDEP, City and QEP.</p>
Task #2 - Community Outreach & Engagement
<p>b. Project Implementation - EPA funded tasks/activities: City will conduct extensive outreach & communication with Target Area residents & community stakeholders throughout project implementation. The City has an established website and online information repository for this project and will designate a Community Relations Spokesperson. The QEP, in collaboration with the City, will prepare a Community Involvement Plan (CIP) which will detail the steps to ensure adequate public notice and the opportunity for the community to provide input/feedback on the proposed cleanup/reuse plan and response to comments, etc. Reports and other materials will be posted to the project’s website. Public notice of the updated draft ABCA will be provided and presented at a public meeting with a 30-day comment period for members of the community to review and provide their input. Written responses to public comments will be provided and incorporated into the finalized CIP and ABCA. The City will closely coordinate with project partners to ensure target area community input on the proposed remediation and redevelopment. Non-EPA grant resources needed: The City will provide activities as in-kind services (staff time, mailings, postage, materials, etc.).</p>
<p>c. Anticipated Project Schedule: Activities are anticipated to commence Spring 2027 with generation of CIP and are expected to occur over the following approx. two years throughout project implementation, until after cleanup related field activities are completed. Outreach anticipated to be conducted at the following project milestones: 1) Spring 2027: Post CIP and present updated draft ABCA. 2) Fall / Winter 2027: Pre-cleanup and solicit feedback from the community regarding proposed redevelopment. 3) Spring/Summer 2028: During Cleanup to discuss status of remediation and reuse planning update. 4) Spring / Summer 2029: Post cleanup and next steps.</p>
<p>d. Task/Activity Lead(s): Town will lead community engagement activities including translation services for meetings and materials. QEP will be the City’s partner and generate the CIP and ABCA and provide technical expertise and support</p>

at meetings. Town and MassDEP will review deliverables to ensure compliance with state/federal programmatic requirements.

e. Output(s): Outreach materials, website updates, public notices, meeting presentation materials, social media posts. Four (4) public meetings held at key project milestones to share information, schedules, and solicit input and feedback.

Task #3 – Site Specific Cleanup Activities, Oversight and Cleanup Completion Reports

Project Implementation - EPA funded tasks/activities: QEP will prepare documentation required for cleanup implementation, including a Health and Safety Plan (HASP), Quality Assurance Project Plan (QAPP), Remediation / Engineering Plans & Specifications, and EPA / state VCP required documents and Remedial Action Plans. City will prepare a public bid package with support from QEP for the procurement of a cleanup contractor in accordance with state regulations. QEP will provide bid support to the City during competitive procurement process. Cleanup contractor will implement cleanup tasks with oversight from QEP. **Non- EPA grant resources needed:** City will provide in-kind services (staff time & materials) to conduct site specific cleanup related activities. If necessary, City will apply for supplemental funds from MassDevelopment, MassDEP and/or other resources.

c. Anticipated Project Schedule: *Spring / Summer 2027:* Generate cleanup plans, remediation / engineering designs and specifications, issue invitation for bids for cleanup contractor. *Fall/Winter 2027:* award cleanup contractor, secure permits. *Spring/Summer 2028:* Commence site remediation. *Fall / Winter 2028:* Complete site remediation related field tasks. As built survey, AUL, final documentation and Cleanup Completion report is anticipated in *Summer/Fall 2029.*

d. Task/Activity Lead(s): City will lead procurement of the cleanup contractor with QEP support. QEP will prepare ABCA, QAPP, EPA & State VCP reports, and remedial engineering plans & specifications; and provide bidding support. City will review deliverables to ensure compliance with state/federal Brownfields requirements. Cleanup contractor will obtain permits and implement specified cleanup tasks with QEP support / oversight. QEP will provide technical oversight, provide documentation for materials required to be disposed of off-site, and document remedial activities for compliance with applicable MassDEP/EPA standards & requirements. City and MassDEP will review deliverables to ensure compliance with state/federal regulatory and programmatic requirements and record AUL with the Registry of Deeds.

e. Output(s): HASP, QAPP, EPA & State VCP report(s), remedial engineering plans & specifications, bid documents, site remediation & restoration. Excavation and removal of up to 250 tons of PCB and metals impacted soil; import of 6,000 cy of clean soil (clean backfill) over 325,000 sq ft of BABA-compliant geotextile membrane / demarcation layer. Bills of Lading/Manifest, Remedial Action Plan, Status Reports, Cleanup Completion & Closure Report, AUL. Regulatory closure under state VCP through a Permanent Solution with Conditions. An additional 6.6 acres of space ready for municipal reuse that does not pose a threat to human health or environment.

f. Cost Estimates

The City is requesting \$4,000,000 to complete the tasks above. Costs have been estimated based upon past experience and estimates from environmental contractors and in consultation with the EPA’s Interim General Budget Development Guidance for Applicants and Recipients of EPA Financial Assistance guidelines. **Please note, no personnel, fringe, indirect, equipment, supply or other costs are requested.** **Task 1:** Travel: \$5,000 (registration, air fare and/or mileage, lodging, per diem = \$2,500 avg per conference X 2 conferences). Contractual: \$30,000 [General Cooperative Agreement oversight and programmatic assistance, monthly status meetings with Town, EPA and MassDEP, Quarterly Reports (16), ACRES updates, grant closeout reporting, compliance assistance with BABA, Section 106 Historic Preservation, etc. (~3.75hrs/mo x ~45mo @ ~\$176/hr average)]. **Task 2:** Contractual: \$30,000 [QEP (~\$3,500/mtg x 4 public meetings) + \$5,000 for CIP + \$9,000 draft and final ABCA, which will include a resiliency assessment to evaluate the extent to which current and forecasted extreme weather conditions pose a risk to the effectiveness of each site cleanup alternative + \$2,000 for production of outreach materials (~16hrs @ \$125/hr average)] **Task 3:** Contractual: \$341,130 [QEP: \$170,850 (976 hrs @ ~\$175/hr average) for: HASP, QAPP, Remediation / Engineering Design Plans & Specifications, including public bidding assistance, and EPA & MassDEP/VCP required remedial action plans and cleanup status related documents + \$69,000 (110 hours @ ~\$135/hr average + \$54,000 for survey subcontractor and fees) for existing conditions and final survey + \$86,280 (720 hrs @ ~\$120/hr average) for ~26 weeks of 3 days per week remediation oversight and construction administration services + \$15,000 for remedial design characterization & supplemental soil characterization (including disposal characterization)]; Construction: \$3,593,870 [\$248,370 in contractor costs (including mobilization / demobilization and site preparation expenses {i.e., erosion controls, debris removal, dust controls, wash pad, utilities/site trailer, windscreens, etc.}) + \$50,115 in site preparation and excavation (including clearing and grubbing, perimeter and hot spot excavation) + \$100,960 in impacted soil transportation, and disposal (250 tons PCB soil @ \$403/ton) + \$3,059,990 in cover system construction (\$173,250

for import of clean backfill {5,800cy @ ~\$30/cy} + \$211,050 for BABA-compliant geotextile demarcation barrier {327,500sf @ ~0.64/sf} + \$655,050 for gravel sub-base {14,825cy @ ~\$44.19/cy} + \$1,916,280 for asphalt installation {185,100sf @\$10.35/sf} + \$104,360 for loam and hydroseed) + \$134,435 for bond (@ approx. 4% cost)].

Budget Categories		Project Tasks (\$)				Total
		1 - Cooperative Agreement Oversight	2 - Community Engagement	3 - Site Specific Cleanup, Oversight & Reporting	4 - Administrative	
Direct Costs	Personnel					\$0
	Fringe Benefits					
	Travel	\$5,000				\$5,000
	Equipment					
	Supplies					
	Contractual	\$30,000	\$30,000	\$341,130		\$401,130
	Construction			\$3,593,870		\$3,593,870
	Other					
Total Direct Costs		\$35,000	\$30,000	\$3,935,000	\$0	\$4,000,000
Total Indirect Costs						
Total Budget		\$35,000	\$30,000	\$3,935,000	\$0	\$4,000,000

g. Plan to Measure and Evaluate Environmental Progress and Results

The City, in collaboration with the QEP, will closely monitor and evaluate project progress. Quarterly reporting and internal project management and tracking systems will be used to ensure that all funds are expended within the four-year grant period and in full compliance with federal requirements, including the Davis-Bacon Wage Act and the Build America, Buy America (BABA) Act. Project data and performance measures will be entered into ACRES and updated quarterly, documenting key outcomes such as construction jobs created, leveraged investment, acres of greenspace created for the community, and the volume of soil remediated. An established, EPA-approved work plan will guide project implementation, with progress assessed against defined milestones to ensure timely and effective use of grant resources. This approach has been successfully used on other grants and projects and has proven both efficient and reliable. If any component of the project falls behind schedule, the issue will be recorded in the quarterly report and corrective actions will be implemented immediately.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Structure / b. Description of Key Staff

The City has not encountered any adverse audit findings. The City has an excellent record of management and compliance on all grants. The City is ready to implement assessment grants and, if awarded, will seek approval to begin community outreach prior to Cooperative Agreement approval. Having managed previous grants, the City has a proven track record with successful outreach. OPED shall serve as the project lead. Senior Project Manager Wilson Darbin has experience with grant writing and has successfully undergone multiple EPA trainings. Wilson will oversee the performance of assessments under the EPA grants ensuring the timely and successful expenditure of funds and the completion of all technical, administrative, and financial requirements of grant. In Wilson’s tenure, he earned the City 2 Brownfields grants, \$500,000 through the Community-Wide Assessment program and \$5,000,000 through the Cleanup program. Amanda Pham, Director of Administration and Finance, will assist Wilson by managing and monitoring all financial transactions. Amanda has managed federal grant funds for the City for over 10 years, including HUD, EPA, and EDA funding. Brian Connors, Deputy Director of Economic Development, is our liaison between OPED and other City departments as well as the State. He will also serve as interim or replacement project manager in the event of project manager loss or re-assignment. Brian has over 15 years combined experience in directing EPA Brownfields programs in Lowell and Springfield. He currently provides a support role offering technical guidance and assistance for the BAC while overseeing the

performance of assigned directives. The City's Law Department and Office of Procurement will review and/or create contracts with QEP and provide legal assistance for access agreements. In terms of outreach and education, the City has successfully completed outreach and education programs for various project types including public open space and urban gardens. The hand-selected staff are skilled, knowledgeable professionals with extensive experience in community relations. The QEP selected will be procured on a competitive basis in accordance with City policies and procedures and Massachusetts law.

b. Acquiring Additional Resources

The City will hire a QEP/MassDEP-approved Licensed Site Professional (LSP) through a competitive, qualifications-based selection process, adhering to Town policies and Massachusetts law. LSP oversight is required to ensure work performed on brownfields sites is completed in accordance with state regulations. This process will comply with all relevant requirements under 2 CFR Part 200, 2 CFR Part 1500, 40 CFR Part 33, and EPA's Best Practice Guide for Procuring Services, Supplies, and Equipment. The EPA Cooperative Agreement Terms and Conditions will be included in the RFP and the final contract. Additionally, a qualified remedial contractor will be competitively procured to conduct cleanup activities at the Site in the same manner. The City emphasizes local hiring and procurement, aiming to utilize local workforce as much as possible and meet or exceed EPA's Fair Share goals. This priority will be clearly stated in the RFP. The City has experience with all these procurement requirements.

Past Performance and Accomplishments

d. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

The City of Springfield has received 14 EPA grants dating back to the program's inception in 1998. The City has successfully managed all grants to closure. The City has accomplished many projects with Brownfields funding in recent years, including: 2022 Community-Wide Assessment grant, (completion of six Phase I ESAs; three Phase II ESAs completed or in progress); 2019 Community-Wide Assessment Grant: Four (4) Phase I / Phase II ESAs have been completed; 2014 Petroleum and Hazardous Waste Assessment Grant: 6 Phase 1 ESAs and 1 Phase II ESA have been completed; 2011 Cleanup Grant: \$95 million cleanup, restoration and redevelopment of historic Union Station on Frank B. Murray Street in downtown Springfield. Union Station was completed in 2017, which integrated multiple transit modes (local and inter-city bus; Amtrak inter-city and planned New Haven, Hartford, Springfield commuter rail; and taxi, bicycle and pedestrian travel in one state-of-the-art transportation complex. The Union Station project won the Phoenix Award for Region 1 and the grand prize for best Brownfields redevelopment project in the Nation in 2017, awarded at the National Brownfields Conference in Pittsburgh, PA.

(2) Compliance with Grant Requirements

The City's compliance has remained consistent throughout the reward periods. Assessments were completed in accordance with all applicable state and federal regulations. Overall, programs completed in accordance with workplan, schedule and terms and conditions. All funds, with the exception of minor "leftover change" were expended by the end of the grant periods. The City prepared and submitted all quarterly reports, ACRES reporting, FFR, and status reports on time. Accomplishments, including leveraged funding, was entered into ACRES and updated regularly. Cleanup activities were complete and closure under the MA VCP.

The City currently has 2 Brownfields grants open: 2023 Community-Wise Assessment Grant (grant period from July 1, 2022-September 30, 2026) and 2025 Cleanup Grant (grant period from July 1, 2024-September 30, 2028). The City plans to expend all remaining funding on eligible activities by the end of the period of performance for both grants.

Threshold Criteria

1. Applicant Eligibility

- a) The City of Springfield, Massachusetts, Office of Planning and Economic Development (OPED), is an eligible applicant as a “General Purpose Units of Local Government” as defined under 40 CFR Part 31. The Mayor of the City of Springfield has designated OPED to represent the city for this grant application.
- b) The City of Springfield is not an organization exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

The proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The City of Springfield, MA, does not have an open Multipurpose Grant.

4. Site Ownership

The City of Springfield, MA is the current sole owner of the site, which was acquired through tax title in November 2009, as recorded in the Registry of Deeds in Hampden County Registry of Deeds, Springfield, Massachusetts, Book 18064 Page 584 (copy attached).

5. Basic Site Information

- a) The Site name is NS Tapley Street.
- b) The address of the site is NS Tapley Street, Springfield, MA 01109.

6. Status and History of Contamination at the Site

- a) Contamination: The Site is contaminated with Hazardous Materials and Petroleum.
- b) Operational History and Current Use: The Site was used as a scrap metal facility/junkyard from the 1940s through the early 2000s. It is currently vacant and not being used.
- c) Environmental Concerns: Documented releases of oil and hazardous materials (OHM) at the Site include polychlorinated biphenyls (PCBs), metals, and petroleum impacts to soil and groundwater.
- d) Nature and Extent of Contamination and How the Site Became Contaminated: Shallow soils (i.e., 0-3 feet below ground surface) across a majority of the Site are impacted with PCBs and metals at concentrations exceeding regulatory standards. The area of greatest PCB impacts in shallow soil is located in the southwestern portion of the Site.

Shallow soils in the northern portion of the site, nearest a freight rail right-of-way (ROW) are also impacted with petroleum constituents at concentrations exceeding regulatory standards. These impacts overlay a light non-aqueous phase liquid (LNAPL) plume.

Deeper petroleum impacts to soil associated with two LNAPL plumes are present in the northern (mentioned above) and western portion of the Site. In the northern portion of the Site, petroleum impacts to soil impacts and the LNAPL plume are present at the property boundary. LNAPL in these two areas has been measured at thicknesses greater than 0.5 inches.

Site groundwater is not impacted with COCs at concentrations exceeding regulatory standards, except for a limited area of groundwater in the southwestern portion of the Site that is impacted with dissolved cadmium and groundwater in the vicinity of the two LNAPL plumes.

The sources of impacts to soil and groundwater are unknown; however, they are likely attributable to historical scrap metal operations at the Site.

7. Brownfields Site Definition

The site meets the EPA's definition of Brownfield under CERCLA § 101(39) as described in the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k). Additionally, the site is not:

- listed or proposed for listing on the National Priorities List;
- subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or
- subject to the jurisdiction, custody, or control of the U.S. government. (Please refer to CERCLA §§ 101(39)(B)(ii), (iii), and (vii) and the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k).)

8. Environmental Assessment Required for Cleanup Grant Applications

The following ASTM International (ASTM) E1903 Phase II Environmental Site Assessment (ESA) or equivalent environmental assessment reports have been completed and developed in accordance with ASTM Standards and/or the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000; the state voluntary cleanup program):

- Phase II ESA, WjF Associates, August 1, 2018
- Phase II ESA, Weston & Sampson, May 1, 2019
- Phase I Initial Site Investigation (ISI), Weston & Sampson, September 1, 2022

9. Site Characterization

- i. Attached to this application is a current letter from the MassDEP supporting the City's application for the FY26 Cleanup Grant application and indicating:
 - a) That the site is eligible to be enrolled in the state voluntary response program.
 - b) That the site is currently enrolled in the state voluntary response program (under RTN 1-20792).
 - c) That there is a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin on the site, which will be supplemented by further pre-remediation characterization prior to April 2026 and funded by Brownfields Assessment Grant awarded to the Pioneer Valley Planning Commission (PVPC).

10. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

11. Sites Requiring a Property-Specific Determination

The site does not meet any of the criteria of special classes that require a "Property-Specific Determination" from the EPA to be eligible for funding. Although PCB impacts to soil are regulated by the EPA under 40 CFR 761 (the regulations authorized by the Toxic Substances Control Act [TSCA]), the Site cleanup is being done voluntarily and is not subject to any administrative, consent and/or enforcement orders under TSCA. The proposed cleanup approach intends to follow a Risk Based Cleanup Plan (RBCP) that will be developed according to the risk-based cleanup approach at 40 CFR 761.61(c), and approved by the EPA Region 1 PCB Coordinator.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

- a) Property Ownership Eligibility – Hazardous Substances Site: The City of Springfield is eligible

for a Brownfields Grant to address hazardous substances at this site because the City is exempt from CERCLA liability.

- i. Exemptions to CERCLA Liability
 - 3) Property Acquired Under Certain Circumstances by Units of State and Local Government
 - a) The parcel was acquired through tax taking due to delinquency.
 - b) The tax taking was finalized on November 9, 2009.
 - c) The disposal of hazardous substances at the Site occurred prior to the City of Springfield taking ownership.
 - d) The City of Springfield has not caused or contributed to any release of hazardous substances at the site, and:
 - e) The City of Springfield has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
 - iv. Sites with hazardous building material that is not released into the environment.

Not applicable. See response to 12.a.i. above.
- b) Property Ownership Eligibility – Petroleum Sites: The City of Springfield is eligible for a Brownfields Grant to address petroleum at this Site because the City is exempt from CERCLA liability.
 - i. Information Required for Petroleum Site Eligibility Determination
 - 1) Current and Immediate Past Owners: The City of Springfield is the current owner and the immediate past owner was Stansall LLC.
 - 2) Acquisition of Site: the City acquired the property through tax title November 9, 2009.
 - 3) No responsible Party: the City and immediate past owner did not dispense or dispose of petroleum.
 - 4) Cleaned up by a Person Not Potentially Liable: the City did not dispense or dispose of any petroleum or exacerbate the existing petroleum contamination on site and the City took reasonable steps with regard to the contamination on site.
 - 5) Judgements, Orders or Third-Party Suits: no responsible party, including the City of Springfield, is potentially liable for cleaning up the site.
 - 6) Subject to RCRA: The site is not subject to any order under the Solid Waste Disposal Act.
 - 7) Financial Viability of Responsible Parties: there is no viable responsible party so financial viability is not applicable.

13. Cleanup Authority and Oversight Structure

The Site is a known release site (RTN 1-20792) with the Massachusetts Department of Environmental Protection (MassDEP) and is currently enrolled in the state voluntary cleanup program (i.e., the MCP). A qualified environmental professional (QEP) and Massachusetts Licensed Site Professional (LSP) will oversee the cleanup. These QEP and LSP services will be solicited using competitive procurement practices and in accordance with all federal (2 CFR §200.317 through 200.327) and state requirements. The City of Springfield has established procedures for such procurement, including seeking statements of qualifications and price for comparison among multiple QEP/LSP consultants. Professionals with previous EPA Brownfields experience will be encouraged to compete. This technical expertise will be in place prior to beginning any cleanup activities. The QEP/LSP will comply with and submit all required state and federal requirements to ensure that the cleanup project protects human health and the environment. A QEP/LSP will also develop review and necessary design and institutional control plans, as needed.

The City of Springfield has ownership with complete access to the Site and does not expect to require access to adjacent or neighboring properties. If access becomes necessary for other properties, OPED

will work with the property owners to develop an acceptable access agreement for completing any necessary activities.

14. Community Notification

OPED published a public meeting notice and notice of intent to apply an EPA Cleanup grant and requested comments on the draft application and draft Analysis of Brownfield Cleanup Alternatives (ABCA) in The Republican, a local newspaper, on January 13, 2026. The draft application, ABCA, narrative and other documentation along with public meeting information was also posted on the OPED website at www.springfield-ma.gov/planning/ and on the City of Springfield's Development Services Division Facebook page at <https://www.facebook.com/SpringfieldDevelopmentServicesDivision/> on January 13, 2026.

The public meeting was held on January 21, 2026, at 4:00 pm at 70 Tapley Street in Springfield, Massachusetts. Information about the Site, draft application, and ABCA were presented, and residents were given the opportunity to comment and ask questions about the application as well as potential future uses of the remediated site. Assistance for non-English speaking and/or hearing-impaired residents was provided if requested at least three business days prior to the scheduled meeting.

PUBLIC COMMENT NOTES

Attached to the proposal are the following documents:

- a copy of the draft ABCA
- copy of the newspaper ad, Facebook post and City webpage post that demonstrates solicitation for comments on the application
- the comments or a summary of the comments received (no comments received);
- the City's response to those public comments (no comments received);
- meeting notes or summary from the public meeting; and
- meeting sign-in sheet/participant list.

15. Contractors and Named Subrecipients

- Contractors: Not applicable. Contractors will be selected in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 prior to award. OPED will follow public procurement best practices per the EPA's Best Practice Guide and the City of Springfield guidelines and ordinances, including equitable procurement regulations.
- Named Subrecipients: There are no named subrecipients. Not applicable.



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 21, 2026

[Via Email]

Attn: Wilson Darbin
City of Springfield – Office of Planning and Economic Development
70 Tapley Street, Springfield, MA 01104

RE: STATE LETTER OF ACKNOWLEDGMENT

***City of Springfield – Brownfields Cleanup Grant
NS Tapley Street, Springfield [RTN 1-20792]***

Dear Mr. Darbin:

The Massachusetts Department of Environmental Protection (MassDEP) acknowledges that the City of Springfield (the City) plans to conduct cleanup of the subject Brownfields site and is applying for an FY2026 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. Site cleanup would eliminate blight and address the hazard that the contamination poses to the children at the nearby high school and public park.

The City took ownership of the property through tax foreclosure, and the site is enrolled in the MassDEP waste site cleanup program. Two Release Tracking Numbers have been assigned to the site based on the detection of heavy metals, petroleum (including light non-aqueous phase liquid; LNAPL) and polychlorinated biphenyls (PCBs) in soil and groundwater at the site. Based upon information provided by the City (the applicant), there is a sufficient level of site assessment for remediation design and planning. Additional pre-remediation characterization is planned and will be completed prior to June 2026, supported by the Pioneer Valley Planning Commission EPA Community Wide Assessment Grant (CWAG; FY23).

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. 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 of Springfield 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: Brian Connors, City of Springfield
Katy Deng, US EPA Region 1
Caprice Shaw, MassDEP Western Regional Office