



CITY OF NEW BEDFORD
ADDENDUM #3

The City of New Bedford issues the following Addendum #3 for RFP #15171048

Cliftex Tank Site Brownfield Cleanup Consulting Services

March 27, 2015

This addendum is issued to provide bidders with additional information

USEPA Brownfields Cleanup Grant Application City of New Bedford Lot 208 Final Application: Attachment 3A

USEPA Brownfields Cleanup Grant Application City of New Bedford Lot 209 Final Application: Attachment 3B



Environmental Stewardship Department/
New Bedford Conservation Commission

City of New Bedford
JONATHAN F. MITCHELL, MAYOR

January 22, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

RE: Application for Brownfields Cleanup Grant

Dear Mr. West:

On behalf of the City of New Bedford, I am pleased to submit the grant proposal referenced above. In this transmittal letter, you will find the information required in the grant guidelines.

- a. Applicant Identification: City of New Bedford, Massachusetts, 133 William Street, New Bedford, MA 02740
- b. Applicant DUNS number: 075719187
- c. Funding Requested:
 - i) Grant type: Cleanup
 - ii) Federal Funds Requested: \$200,000 (cost-share waiver requested)
 - iii) Contamination: Petroleum
- d. Location: New Bedford (Bristol County), Massachusetts
- e. Manomet Street (not numbered), Assessor's Map 105 Lot 208, New Bedford, MA, 20740
- f. Contacts
 - i) Project Director:
Michele Paul, Director of Environmental Stewardship
phone: (508) 979-1487 fax: (508) 961-3045
email: michele.paul@newbedford-ma.gov
mailing address: 133 William Street, Room 304, New Bedford, MA 02740

133 William Street, Room 304, New Bedford, MA 02740
(508) 991-6188 Tel. • (508) 961-3045 Fax

ii) Chief Executive/Highest Ranking Elected Official:
Jonathan F. Mitchell, Mayor
phone: (508) 979-1410 fax (508) 991-6189
email: jon.mitchell@newbedford-ma.gov
mailing address: 133 William Street, New Bedford, MA 02740

g. Date Submitted: January 21, 2014

h. Project Period: October 1, 2014 to September 30, 2017

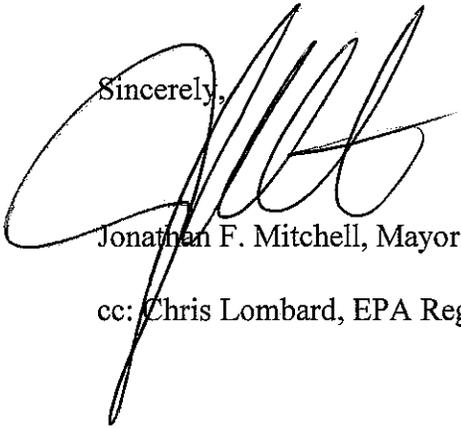
i. Population:

- i) general population of City of New Bedford: 95,072
- ii) N/A

j. The "Other Factors" Checklist is attached and identifies items that are applicable to this proposal.

Thank you for your consideration.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to be 'JFM', is written over the word 'Sincerely,' and extends down over the name 'Jonathan F. Mitchell, Mayor'.

Jonathan F. Mitchell, Mayor

cc: Chris Lombard, EPA Region 1 Brownfields Coordinator

V.B Ranking Criteria for Cleanup Grants - Narrative Proposal

1. Community Need

a. Targeted Community and Brownfields

Targeted Community – New Bedford Harbor, once the source of the region’s and much of the United States’ wealth through the historic whaling and fishing industries, became a source of contamination and a threat to public health during the industrial 1900s. In 1983, the EPA listed the Acushnet River/New Bedford Harbor on the National Priorities List after years of PCB releases to the waterway. In 1984, Sullivan’s Ledge (former industrial landfill) received the dubious distinction of becoming the second New Bedford PCB Superfund Site.

New Bedford, with an area of 20 square miles and a population of 95,072¹, is one of a handful of Massachusetts Gateway Cities: so-called due to their welcoming generations of immigrants to work in the once-booming factories. The *target community* resides in five census tracts (6504-6508) along the Acushnet River, housing about 17% of the City’s population and containing **30 known Brownfield sites** within just over ½ square mile. Low educational attainment, high poverty, and language barriers make this community vulnerable to the presence of *contamination in the neighborhood*. The Commonwealth of Massachusetts has identified each of these census tracts as home to Environmental Justice populations², exhibiting particular *vulnerability* based on minority population, language isolation, and/or income. Much of the former mill space in the community is vacant or underutilized, and has *become blighted*. Redevelopment of these locations has and will *continue to require cleanup*.

Demographic Information –

		Table 1 - Demographic Data*				
		Community**	New Bedford	Massachusetts	National	
Population		15,907	95,072	6,547,629	308,745,538	
Age 25+ less than 9th grade		22%	18%	5%	6%	
Age 25+ no H.S. diploma		40%	33%	11%	14%	
Ethnicity	Hispanic/Latino	20.7%	16.7%	9.6%	16.9%	
	African American	5.2%	6.4%	6.0%	13.1%	
	Portuguese	44.0%	33.0%	4.0%	0.4%	
	Foreign Born	24%	20%	15%	13%	
	<i>Language Barrier***</i>	18.8%	17.1%	8.7%	8.7%	
	Percent Minority	32.3%	28.6%	23.9%	26.7%	
Economics	Unemployment	17.3%	11.0%	8.1%	10.1%	
	Per Capita Income	\$ 19,294	\$ 21,558	\$ 35,051	\$ 27,319	
	Family Median Income	\$ 42,359	\$ 46,881	\$ 83,371	\$ 62,527	
	Poverty	Children (<18)	28.3%	32.2%	13.5%	22.2%
		Adults (18-64)	20.3%	18.9%	10.0%	14.6%
Elderly (65+)		17.7%	15.9%	9.3%	9.3%	

*U.S. Census Bureau (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>): accessed 12/12/13

** Census Tracts 6504, 6505, 6506, 6507, and 6508

*** Population over 5 years who report to speak English less than “very well”

¹ 2010 Census (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>)

² http://maps.massgis.state.ma.us/map_ol/ej.php

The densely urban target community along the Acushnet River has a substantial Guatemalan and Portuguese immigrant base. The industrial history of the working waterfront and decline of manufacturing has created a blue-collar community with significantly high unemployment and poverty rates among the elderly and children that are double that of the state as documented in Table 1.

Brownfields – The City’s history of electrical component manufacture, metal work, textile dyeing, and other industries has left a legacy of threat to human and environmental health, and severely impedes economic development. The New Bedford Harbor Superfund site ***borders the target community*** and remains ***highly contaminated with PCBs***, forcing the closure of all harbor fisheries and ***denying citizens access*** to the ***5-mile length*** of this important natural and cultural resource. While EPA continues to assess and remediate PCB impact in the harbor itself through the Superfund program, many of the once bustling textile mills along the shoreline have become ***vacant and blighted industrial waterfront***. Of the ***30 known brownfield sites in the target community***, 10 require additional assessment and cleanup prior to reuse³. One of these is a 9-acre former capacitor manufacturing facility with substantial residual PCB and chlorinated solvent contamination extending to the Acushnet River. Although the responsible party is undertaking assessment and cleanup, the process is projected to continue until at least 2018, leaving the neighborhood with fenced and vacant property that can neither be used for economic development nor public enjoyment. A 5-acre former waterfront ***plating facility lies derelict*** creating a substantial ***public safety risk*** and preventing public access to the waterfront.

The City is planning and has received funding to design and begin construction on a 1¼ mile Riverwalk pedestrian greenway along the upper portion of the Acushnet River to reconnect the target community with the river and each other. This Brownfields Cleanup Grant will provide funding to restore a key property ***at the midpoint of the target community*** along the proposed Riverwalk path. The ***Subject Site is adjacent to two 75,000-gallon #6 Fuel oil tanks*** formerly used by Cliftex Mills. Spills, overfills, and leaky piping have resulted in years of petroleum impact to the Subject Site. Cliftex Mill, as well as the adjacent Manomet Mill, have been repurposed as 55+ housing and assisted living, but the Site itself remains vacant and inaccessible, ***preventing elderly residents and the rest of the target community*** from enjoying the river and its potential recreational health benefits. Cleanup of the Site is imperative for the completion of the Riverwalk project.

Cumulative Environmental Issues – In addition to the two Superfund sites, the City discovered that the properties on which its only high school was constructed in 1970, and on which one of its middle schools was built in 2006, contained substantial PCB impact from years of former industrial dumping. The middle school was constructed after capping industrial waste several feet thick over the 11.5-acre campus. Collectively referred to as the Parker Street Waste Site (PSWS), this priority issue has resulted in assessment and remediation by the City on nearly 100 acres of city and private property, which is still in progress. Assessment and remediation of soil and groundwater has cost the City \$30M to date. An additional \$6M has been spent on hazardous material abatement and removal in the high school resulting from original construction material and fixtures containing PCBs above EPA action limits. Although this and the above Superfund sites are not the subject of this particular grant, these public health threats have had and continue

³ <http://public.dep.state.ma.us/SearchableSites2/Search.aspx>

to exact a *disproportionate emotional and financial toll* on the City's residents, its economy, and its self and perceived image.

According to the New Bedford Supervisor of Highways, there are over 300 miles of roads through the City. With only two major highways through the densely populated city, the roadways are congested, negatively impacting air quality. The Southeastern Regional Planning and Economic Development District (SRPEDD) implements federally-mandated transportation planning throughout 27 cities and towns in Southeastern Massachusetts. SRPEDD reports that of the "Top 100 Crash Locations" across the district, 17 are in New Bedford and 4 of these are located in the target community⁴ or **24% of New Bedford's crash-prone locations** in just 2.5% of its area. The Environmental Justice populations in the target community are **particularly vulnerable to these cumulative impacts** as language and educational barriers may inhibit the exchange of information about safety dangers and risk of exposure to Brownfield sites. They are also less likely to travel outside of their neighborhoods for recreation or social opportunities.

b. Impacts on Targeted Community

The Massachusetts Department of Public Health (MDPH) reported that the City of New Bedford exhibited the 3rd highest rate of low-weight births and the 5th highest teen birth rate among the state's 30 largest communities. The premature death rate in New Bedford the **highest in the entire Southeastern Massachusetts region** and is 40% higher than the state rate. This study also reported the 2005 rate of asthma emergency room visits for all ages **64% higher than the state average**⁵. The MDPH's Bureau of Environmental Health (BEH) reports that from 2007 to 2008, 16.9% of New Bedford's children enrolled in kindergarten through 8th grade had **asthma** compared to 10.8% statewide. BEH also reports that from 2000 to 2006, the standardized incidence ratio of **colorectal cancer among women in the target community** was twice that expected and reported this to be statistically significant⁶. MDPH also reports the rates of childhood obesity in New Bedford's elementary, middle school, and high school students are more than 18% greater than those statewide⁷. This underscores the community need for recreational opportunities for the City's youth to encourage healthy lifestyles as they grow. An inaccessible waterfront along a coastal community like New Bedford is a missed opportunity to fill this need.

The City's Health Director reports that there is little additional data available on a more detailed level (for the target community) than city-wide. Anecdotal information does support that the Environmental Justice populations in the **target community are disproportionately vulnerable to environmental health risks**. Although the river has been closed to fishing and shellfishing, and there has been a substantial effort to educate the public through multilingual signage, many in the immigrant community continue to collect seafood from the Acushnet. The overgrown nature of the site makes it difficult to monitor this activity and children of families in poverty are likely to eat a disproportionately high amount of fish from an area with the most elevated concentrations of PCBs and metals.

⁴ http://www.srpedd.org/crash_locations

⁵ <http://www.mass.gov/eohhs/docs/dph/research-epi/southeast-region-report.pdf>

⁶ <https://matracking.ehs.state.ma.us/mass/cgi-bin/cognos.cgi>

⁷ www.mass.gov/.../masschip/adol/...obese/eshscity-townnewbedford2010

c. Financial Need

i. Economic Conditions

New Bedford is identified as an “Economically Distressed Area” (EDA)⁸. As presented in Table 1, the median family income of ***\$46,881 in New Bedford is only 56% of the Massachusetts average of \$83,371*** and 75% of the national average of \$62,527. Over 21% of the population of the City lives below the poverty level, compared to 11% for the Commonwealth as a whole. ***Over 67% of students in the City’s public schools receive free lunch*** which is more than ***double the 32% statewide***⁹.

Recent regulatory changes have resulted in economic losses, threatening the fishing industry in New Bedford. Cod, haddock, and yellow-tail flounder are the most highly sought-after groundfish throughout New England, and three of the fourteen regulated species most severely restricted. The scallop industry has been one of the only fishing sectors remaining strong, bringing in 80% of fishing revenue in 2012, and employing more than 4,000 people. Scallop fleets, however, are only at sea for three months per year and NOAA is proposing a ***10% reduction in annual catch limits and a 30% reduction in allowable fishing days***¹⁰.

New Bedford is currently ***at its debt limit capacity*** with multiple water and sewer infrastructure projects design-ready to upgrade existing systems at a value of over \$200M. At least 10% of the City’s water distribution and sewer collection systems are ***over 100 years old***. As a coastal community, New Bedford is ***extremely vulnerable to the effects of climate change*** and must incorporate recently updated Federal Emergency Management Agency information into infrastructure upgrades. The Flood Insurance Reform Act of 2012 will result in substantial increases in private flood insurance rates as the flood zones proposed in the revised 2012 Flood Insurance Rate Maps have increased substantially with most of the increase in the densely populated south end of the City and in the target community and project area.¹¹

Manufacturing is still a major industry in New Bedford with 13% of employment in manufacturing (over 16% in the target community), compared to 10% in the state and 11% in the nation¹². The Massachusetts Department of Labor and Workforce Development projects that ***manufacturing in the New Bedford area will further decline by about 20% by the year 2020***¹³. The 242,000 square-foot Cliftex Mill, adjacent to the subject site, once employed 2,000 people in the 1980s and finally ceased operation in 2000. Parachute maker Niche Inc. ***laid-off over 400 New Bedford workers*** in April 2012¹⁴.

ii. Economic Effects of Brownfields

Assessment, remediation, mitigation and legal fees associated with PCB impacts at the New Bedford High School and Keith Middle School have incurred costs of over \$36 million. While these projects require continued expenditure, the ability of the City to fund them dwindles. Since

⁸ <http://www.mass.gov/eea/agencies/massdep/cleanup/programs/list-of-economically-distressed-areas.html>

⁹ <http://profiles.doe.mass.edu/profiles/student.aspx?orgcode=02010000&orgtypecode=5&leftNavId=305&>

¹⁰ Dyer, John; *Scallops giving New Bedford fishermen a welcome break*; Boston Globe 12/1/13

¹¹ FEMA Flood Insurance Reform Act of 2012 Fact Sheet, March 2013

¹² 2010 Census (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>)

¹³ http://lmi2.detma.org/Lmi/Industry_Projection.asp accessed 12/13/13

¹⁴ New Bedford Standard Times, May 7, 2012

2008, the value of residential property in the City has ***declined each year*** resulting in an overall ***decrease of 27%***. The overall value of commercial and industrial properties has also declined by 2%.

The continuing loss of manufacturing in the City has caused the City to take on a number of former mill properties through tax foreclosure, representing lost revenue as well as increased liability. Approximately ***36 acres of former industrial land*** is now owned by the City as a result of foreclosure. Assessment of similar fully-developed commercial and industrial properties indicates ***a loss of at least \$184,000 annually***. The afore-mentioned 5-acre plating facility is largely ***vacant and is structurally unsound***. Fires and other emergencies at locations like this pose extreme safety risks to public responders and often must be treated from a distance rather than risk sending personnel inside.

The City is moving forward aggressively in its Brownfields efforts and has completed redevelopment at formerly vacant and blighted sites that are critical to the economic future of New Bedford. These projects are producing significant benefits, but continued progress is reliant on the effective use of EPA's Cleanup Grants for projects such as the Subject Site – Lot 208.

2. Project Description and Feasibility of Success

a. Project Description

i) Existing Conditions

Map 105 Lot 208, the Site, is 50 feet west of the Acushnet River and is bound to the north by Lot 209, which contains two abandoned 75,000-gallon underground storage tanks containing 30,000 gallons of No. 6 fuel-oil. The ***vacant and blighted 0.22-acre Site*** is bound to the west by the former Cliftex Mill, now Cliftex Lofts – a market rate / affordable age 55+ housing complex. Former mill properties immediately south, Whaler's Cove, have also been redeveloped as 55+ and assisted living units. The Cliftex Lofts developer provided private funding to the City to complete Phase I and Phase II Environmental Site Assessments for the Site in the fall of 2011. The Phase I and II confirmed that the Site is impacted with No. 6 fuel oil released from USTs on the adjacent lot. Results indicated that that fuel oil impact was largely limited to soil. Non-aqueous phase liquid was also present in monitor wells on the site, but groundwater analysis indicated little dissolved-phase impact.

Historic industrial use has made the shoreline in this area inaccessible to the target community. The City is working to reconnect the community to this valuable resource area and ***cleanup of this fuel oil-impacted site is an integral piece*** of the City's plans to construct Riverwalk: an urban pedestrian greenway along this now residential and mixed-use stretch of the Acushnet River. Cliftex Lofts and Whaler's Cove were part of the implementation of the *Final District Development Action Plan: Upper Harbor District* which created a blueprint for the revitalization of this historic industrial area. In 2007 and 2008, the City and New Bedford Economic Development Council held ***community visioning sessions*** and developed a consensus-driven plan for the upper harbor area. Two of the strongest and most supported components of the plan were ***public access to the shoreline*** and ***adaptive reuse of historic mill buildings***.

The City will redevelop the Site as scenic space designed as a public gathering node along Riverwalk with plantings carefully selected to enhance the natural feel of the river's edge and to

tie in the surrounding three-story brick mill structures. The New Bedford Harbor Trustees Council has granted the City **\$2.9M for engineering and construction of Riverwalk**. The City has begun the existing conditions survey and David Waxler, a local retired attorney, has provided the City with countless hours at no cost, working with property owners along the project path.

ii) Proposed Cleanup Plan

To clean up the site, the City proposes to excavate and re-use contaminated soil associated with release from the adjacent UST system on Lot 209. UST system closure on Lot 209 is the subject of a separate cleanup grant, however even if that project were not funded, assessment activity indicates that past releases were the result of overfills and/or leaking piping. Remaining fuel oil in the USTs on Lot 209 is not anticipated to constitute a continuing source of impact and cleanup of the Lot 209 Site is not imperative to the success of a permanent cleanup at the subject Site Lot 208. Results of previous site investigations indicate little dissolved-phase impact to groundwater, although separate phase petroleum has been encountered at the groundwater interface at about 2-3 feet below grade. Impact to soil has been documented from the soil surface to a depth of ten feet. The effectiveness of dewatering will be evaluated, however previous work in the area suggests that the rate of recharge may make dewatering impracticable. Discussion with the cleanup contractor who provided remediation services on the adjacent Cliftex Lofts property during redevelopment confirmed that they were able to excavate and remove soil without dewatering in an appropriately-constructed staging area. Between 300 and 400 cubic yards of material (450-600 tons) on the subject Site are anticipated to require excavation for off-site reuse.

The City proposes incorporating **green remediation practices** by reusing Site soil as asphalt at a nearby batching facility. Contractor procurement language will include a requirement to incorporate a strategy to minimize fuel emission during the cleanup, **consistent with EPA's 2010 Superfund Green Remediation Strategy**. The City has already worked with environmental professionals to incorporate these practices into action on other sites in the community, and the New Bedford Director of Environmental Stewardship is a member of the MassDEP Green Remediation Workgroup.

All excavated areas will be backfilled with certified clean backfill. Disturbed areas will be stabilized to minimize the potential for erosion prior to redevelopment. Cleanup of the Site as proposed will provide the City the opportunity to redevelop this open space immediately – even prior to the start of Riverwalk construction. For a target community that has not been able to enjoy the Acushnet River in their lifetime, this will be a **real and tangible benefit** and will demonstrate that the community is undergoing a **positive and continuing transformation**.

b. Task Description and Budget Table

Task Descriptions

Task 1 – Cooperative Agreement Management and Oversight (\$5,500) – The City will procure qualified environmental professional and cleanup contractors, report progress on the project, and maintain financial records. The City estimates 60 hours of staff time at \$35/hour. Additional staff support will be provided to the Brownfields program at **no cost**. Attendance at educational workshops and conferences related to Brownfields and sustainable redevelopment (2 people to

Brownfield conference: airfare/lodging/per diem = 2*\$1,630 = \$3,260; 250 miles at \$0.55/mile) = total approx \$3,400.

Task 2 – Community Outreach (\$3,500) – The City estimates that 25 hours of qualified environmental professional time will be required for two public meetings and preparation at an average of \$100/hr. The remaining \$1,000 is for contracted translators and paid advertisements. The City’s environmental staff will prepare the Community Relations Plan, facilitate community outreach, participate in public meetings and prepare advertisements, press releases and printed materials *as part of the cost share* (estimated at \$5,000).

Task 3 - Report/ Plan Preparation (\$40,000) – The City will oversee the qualified environmental professional’s preparation of final Analysis of Brownfields Cleanup Alternatives documents, a Health and Safety Plan, a Quality Assurance Project Plan (QAPP) for approval by EPA and Release Abatement Measure (RAM) Plan for approval by MassDEP. These will be used to procure a cleanup contractor. The City will also oversee the preparation and submittal of permits to the Conservation Commission for the work subject to jurisdiction under the Massachusetts Wetlands Protection Act as well as any additional permits that may be required for dewatering. Closure reporting will be provided under Task 5.

Task 4 – Cleanup Implementation (\$135,000) - The City will contract with and oversee a qualified contractor to implement the work in accordance with the QAPP, RAM Plan, and any additional permits. Dewatering equipment and erosion controls will be put in place as necessary and impacted soil will be removed for off-site recycling and/or disposal. Confirmatory samples will be collected and analyzed to ensure that required endpoint concentrations have been met. The excavation will then be backfilled with compliant material. This task allocates \$95,000 for the cleanup contractor including soil recycling (estimated 600 tons at \$70/ton for transportation and disposal/recycling), \$20,000 for environmental professional oversight, and \$20,000 in laboratory charges and material costs. The City’s Department of Public Infrastructure crew is OSHA 40-hour trained and can provide *in-house service and equipment* if the cost share waiver is not approved (estimated in-kind value of \$35,000)

Task 5 – Post Cleanup Monitoring/Closure (\$16,000) - The environmental professional will conduct one round of post excavation groundwater monitoring to demonstrate the completeness of cleanup activities. The environmental professional will complete a RAM Completion Report and closure documentation with all requisite information for EPA, MassDEP and the Conservation Commission.

Table 2 - Budget Detail						
Budget Category	Project Tasks					
	1 – Cooperative Agreement	2 – Community Outreach	3 –Reporting and Permitting	4 – Cleanup Implemen- tation	5 – Post- Cleanup Monitoring /Closure	Totals
Travel	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Personnel	\$ 2,100	\$ -	\$ -	\$ -	\$ -	\$ 2,100
Fringe Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contractual	\$ -	\$ 3,500	\$ 40,000	\$ 135,000	\$ 16,000	\$ 194,500
Total Fed. Funding	\$ 5,500	\$ 3,500	\$ 40,000	\$ 135,000	\$ 16,000	\$ 200,000
Cost Share	\$ -	\$ 5,000	\$ -	\$ 35,000	\$ -	\$ 40,000
Total Budget	\$ 5,500	\$ 8,500	\$ 40,000	\$ 170,000	\$ 16,000	\$ 240,000

c. Ability to Leverage

The City obtained a **\$2.9M grant** (award # NA12NMF4630024) from the New Bedford Harbor Trustee Council to design and complete the Riverwalk project and is currently preparing the existing conditions plan. As mentioned in section 2.a.i, a local attorney has been providing **pro bono services** on the City’s behalf to obtain easements and to coordinate with the National Oceanographic and Atmospheric Administration (NOAA), the agency administering the grant.

New Bedford was the recipient of **\$20 million DOT grant** as part of the **Partnership for Sustainable Communities (PSC)** for the rehabilitation of dilapidated railway bridges critical for the transport of contaminated sediment and to facilitate commuter rail service **planned for construction in the Target Community**.

The developer of Cliftex Lofts has already **funded the assessment** necessary to complete the cleanup proposed in this grant application. The first phase of Cliftex Lofts is nearly 100% occupied and the second phase of the project is near completion with combined leveraging including awards of: \$1,296,0000 annually in federal low income tax credit; \$3,212,850 annually in state low income housing tax credits; \$4,330,000 of federal historic tax credits; \$2,600,000 of state historic tax credits; \$3,050,000 in City and State subordinate debt, which includes \$500,000 from the City of New Bedford HOME funds; \$300,000 of permanent debt; \$17,500,000 of construction debt; and owner equity in the form of a deferred developer fee.

3. Community Engagement and Partnerships

a. Plan for Involving and Communicating with the Targeted Community

Since 2007, the City has engaged residents in creating a vision for the area around the Site, culminating in the *Final District Development Action Plan: Upper Harbor District*. The City and New Bedford Economic Development Council held **community visioning sessions** and developed a consensus-driven plan for the upper harbor area. Two of the strongest and most supported components of the plan were **public access to the shoreline** and **adaptive reuse of historic mill buildings**.

The community has also been engaged in the City's efforts to secure funds to restore the shoreline area. In 2009, the City held a public meeting to discuss and seek input on the City's proposal to seek funds from the New Bedford Harbor Trustee Council to restore 11,600 linear feet of shoreline. The proposal enjoyed strong community support which was **instrumental in the successful securing of \$2.9M in funding**.

Recently the City partnered with EPA, MassDEP, and several other stakeholders to work with a portion of the target community to complete a community-wide planning study about ½ mile west of the subject site. Each meeting drew over 30 participants, more than half of whom were Spanish speakers. The City used headsets to enable **real-time translation** of presentation material. Community discussion in attendees' native language was encouraged after which groups reported out in their own language and the **City provided translation among the other groups**. Feedback from the community and other participants was extremely positive. The City plans to continue to perform community outreach to describe proposed cleanup activities, solicit input on cleanup plans, and communicate progress.

The City will hold **at least** one public meeting prior to and **one following** cleanup activity, and will report progress at key milestones to stakeholders in the interim. Summary reports will be translated into multiple languages and distributed. The City uses **social media** and its **website** to encourage participation and provide information¹⁵, posting final reports and factsheets. We recognize that some in the 55+ community do not utilize the internet and will post meeting notices, factsheets, and/or report summaries in **common areas** of Cliftex Lofts and Whaler's Cove. Prior to cleanup, the City **will visit both residential facilities** to solicit interest in holding public meetings at each facility.

Meetings will be held in the evenings at locations accessible by public transportation. Notice of the meetings will be published in local English and Portuguese newspapers. There is no Latino newspaper that serves the target community, but the use of flyers at commercial locations in the neighborhood, and outreach conducted by the Community Development Council has proven successful during the above described area-wide planning activity and will continue. In addition, the **Community Economic Development Center (CEDC)** is a strong advocate for the Guatemalan community and partnered with the City to solicit participation in the area-wide planning process. CEDC has committed to **continue this partnership throughout this cleanup process** as well.

¹⁵ <http://www.newbedford-ma.gov/Environmental/brownfields/brownfields.html>

During cleanup activity, the area will be secured to *protect* nearby residents and curious onlookers from the *excavation and equipment*. No one without proper OSHA certification will be allowed access to the site and all provisions of the Health and Safety Plan will be followed including provisions for *dust suppression and ambient air monitoring* to *ensure the health and safety of the target community*.

b. Partnerships with Government Agencies

MassDEP's Bureau of Waste Site Cleanup (BWSC) and the *New Bedford Conservation Commission* are the two primary agencies with regulatory jurisdiction. MassDEP's BWSC recognizes the importance of this cleanup project and is fully supportive of it. BWSC has a *privatized cleanup program* and commissions Licensed Site Professionals (LSPs) to oversee cleanups pursuant to the Massachusetts Contingency Plan (MCP). Previous site investigations, as well as the draft ABCA were completed by LSPs and fully comply with the provisions of the MCP. The Site is already part of MassDEP's *voluntary cleanup program* and work proposed through this grant application will be coordinated, managed, and documented by a contracted LSP. In addition, the City's Director of Environmental Stewardship is an LSP, having practiced private Brownfields redevelopment prior to serving as a City employee.

EPA has partnered with the City on Brownfield sites throughout the City since 2003¹⁶. EPA has also been an active partner relative to the Riverwalk project due to its proximity to the Acushnet River Superfund site. The City's Department of Environmental Stewardship and Department of Health meet with EPA's *Superfund and TSCA staff* regularly to track progress of the harbor cleanup and to exchange information on City projects associated with the Acushnet River and other PCB cleanups.

The project will require approval of the New Bedford Conservation Commission, as it is the body responsible to enforce the Massachusetts Wetland Protection Act. The Conservation Commission is also fully supportive of the project as it will lead to the restoration of this portion of the Acushnet River shoreline. The City and its contracted LSP will work with the Conservation Commission to ensure project implementation in a manner compliant with any and all conditions imposed by the Commission. The *City's Health Department Director* is directly involved with Brownfield projects throughout the City. The Health Department collaborated with the *Massachusetts Department of Public Health* (MDPH) to complete a blood serum study to evaluate potential impacts of PCBs on students, staff, and residents in the area of the previously described New Bedford High School and Keith Middle School. The Riverwalk project is consistent with the *Mass in Motion* project: a public-private collaboration by MDPH and a number of Massachusetts' cities¹⁷. The New Bedford Health Department administers the Mass in Motion program in the city with a primary focus on reducing childhood obesity through numerous policy, systems and environmental strategies. Riverwalk and other healthy community initiatives are included in New Bedford Mass in Motion's Community Action Plan in an effort to raise awareness of environmental changes needed for healthier communities.

¹⁶ <http://www.epa.gov/region1/brownfields/grants.html#2004>

¹⁷ <http://massinmotionnewbedford.org/mass-in-motion/>

c. Partnerships with Community Organizations

The City's key partners and their roles are described below. Support letters affirming their roles are included in Attachment iii).

- **The New Bedford Economic Development Council, Inc. (NBEDC)** is a 501c3 organization governed by a nine-member board of directors and consists of 250 successful leaders in the community, business, academia and government. NBEDC worked with the developers of Cliftex Lofts providing debt financing to the redevelopment project. In addition, NBEDC has helped to facilitate the Brownfields Task Force and will continue to support the City's efforts to communicate about the project, help to develop charettes, and seek private partners to expand leveraging opportunities.
- **The Community Economic Development Center (CEDC)** is located in the target community and is a strong voice for area residents, especially the minority community. CEDC helped to facilitate discussion among Spanish-speaking participants at Brownfields Area-Wide Planning meetings in the target community during the summer of 2012. CEDC's strong involvement in the community provided a great level of trust and comfort among many first time public participants. CEDC has committed to continuing its involvement as part of this project.
- **The Inter-Church Council of Greater New Bedford (ICC)** consists of member congregations, 22 of which are located in New Bedford and 5 within two miles of the Site. ICC has committed to assisting with project outreach by working with member congregations to include informational notices in bulletins and promote community involvement in the project.
- **The Northstar Learning Center** is a minority run 501c3 organization with a mandate to "provide individualized, strength-based, family-focused programs that help children, youth, and families realize their strengths and dreams" to the target community. Northstar has committed to conducting community outreach and organizational support for the administration of the grant.
- **Voices for a Healthy South Coast** seeks to build and support healthy lifestyles in South Coast communities. Voices for a Healthy South Coast has committed their organizational and community outreach capabilities for administering the grant, and will play an advocacy role to expedite the re-use of Sites near the river walk project.

4. Project Benefits

a. Health and/or Welfare and Environment

The project will provide significant health and welfare benefits to the target community in several ways. Cleanup of the Site will **reduce potential health impacts** to area residents resulting from potential exposure to contamination remaining on the site. Cleanup will also allow for the **equitable redevelopment** of the site as a key portion of the Riverwalk urban greenway, providing active recreational area as well as a social gathering spot for the over 55 community living adjacent to the site and the entire target community. The greenspace will ultimately **connect people back to the shoreline**, a resource that has been inaccessible for decades due to dense industrial development. Opening up the area will **increase safety, security, and visibility**, and minimize the opportunity for unauthorized fishing in the impacted Acushnet River.

During the cleanup, measures will be taken to **protect public health and safety**. Dust suppression and monitoring instruments will be utilized to ensure no impact to neighbors as a result of the cleanup work. All materials excavated will be transported to appropriately-permitted disposal facilities and pursuant to the applicable transportation requirements for the material. Trucks will be required to follow a prescribed haul route to major highways to transport material to recycling facilities or deliver clean material for backfill. All disturbed areas will be stabilized to prevent the potential for erosion or dust.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies, or Other Tools

The Cliftex Lofts and Whaler's Cove residential mill reuse projects have been strong examples of the City's commitment to infrastructure reuse and redevelopment. Mill reuse is a key objective of both the 2008 *Historic Mill Inventory* and the 2008 *Upper Harbor Action Plan*. The concept for Riverwalk as an urban greenway to link the communities along the Acushnet River came about through the Upper Harbor Community Vision process. The City is dedicated to continuing to implement the *Upper Harbor Action Plan* developed through this **open and public process**.

The City's 2007 Hicks-Logan-Sawyer District Master Plan spurred the adoption of an Interim Planning Overlay District to encourage redevelopment of brownfields mill sites. In anticipation of commuter rail service being extended to New Bedford from Boston, the City is undertaking transit-oriented development districts surrounding the future commuter rail stations, at one of which an Intermodal Center is planned.

The City is also committed to pursuing **sustainable energy** initiatives. There are 4.3 megawatts of solar facilities currently installed or under construction on Brownfields in the city and at its wastewater and water treatment plants. One of these installations is a 500-kilowatt facility on a portion of the New Bedford High School campus. This project has been incorporated into the Science Technology, Engineering, and Math (STEM) curriculum at the high school. The City has also **successfully marketed 28.5 acres of Brownfield property** to the Massachusetts Clean Energy Center (CEC) for construction of the New Bedford Marine Commerce Terminal for staging planned off-shore wind turbine projects. The 1,200 linear-foot bulkhead will provide for future use as a cargo terminal after off-shore wind farm construction is complete.

ii. Example of Efforts

The City has made substantial efforts to implement *the six livability principles*¹⁸. To *provide more transportation choices*, the City has capped a portion of a former rail yard in anticipation of the Commonwealth's extension of passenger rail service to New Bedford and is looking to redevelop a municipal building as a multimodal transportation facility. The City is *enhancing economic competitiveness* by redeveloping a former Brownfield to site the Marine Commerce Terminal. New Bedford partnered with Winn Development to *support the City's existing 55+ community* by repurposing Cliftex Mill to develop *equitable, affordable housing* and *prevent gentrification* by *leveraging \$7 million in state subsidies and state and federal tax credits*¹⁹. The Riverwalk project is underway to *support and value the community's vision of a healthy, safe, and walkable neighborhood*.

c. Economic and Community Benefits

i. Economic or Other Benefits

This project will result in both economic and non-economic benefits. Cleanup of this section of the planned Riverwalk will provide residents of the redeveloped mills, as well as the rest of the target community, with a *social opportunity* to meet and to access the river resource for *aesthetic enjoyment and recreation*. Development of Riverwalk will make the neighborhood more attractive, walkable, and livable as the path ties *mixed residential and commercial areas* including Market Basket – a grocery store built on the former Fairhaven Mills Brownfield site along the Acushnet River. This commercial redevelopment has already boosted the local economy by *adding jobs and adding to the tax base*, and cleanup of the subject Site will bring the riverfront vision closer to fruition.

ii. Job Creation Potential: Partnerships with Workforce Development Programs

The Marine Commerce Terminal on former Brownfields property is expected to create well over 200 permanent jobs in addition to temporary construction jobs. The New Bedford Workforce Investment Board (WIB) is working to develop training programs to provide area residents with the skills to fill these positions. The City will solicit bids from local contractors for *this cleanup project*, one of which is located 2 miles from the Site. This project will further the efforts to construct Riverwalk, enhance accessibility to the waterfront, and spur economic development and job creation.

¹⁸ <http://www.sustainablecommunities.gov/aboutUs.html>

¹⁹ <http://www.mass.gov/governor/pressoffice/pressreleases/2011/111028-cliftex-landing-launch.html>

5. Programmatic Capability and Past Performance

a. Programmatic Capability

The City has existing staff capable of managing all aspects of the grant, from procurement to oversight of contractors. The City's Environmental Stewardship Department employs a full-time Director and a full-time Environmental Planner. The Environmental Planner will serve as Project Manager and has extensive private practice *field experience on complex environmental assessment and remediation projects*. The Director is a *Massachusetts Licensed Site Professional* and has over 20 years experience in private practice including hands-on remediation experience. This real-world understanding of field conditions *increases the City's effectiveness* in oversight of contractors and environmental professionals.

The Environmental Stewardship Department also has a full time Administrative Specialist to oversee accounts payable, financial reporting and reimbursement requests. The City's full time Chief Procurement Officer is certified as a Massachusetts Certified Public Purchasing Official and has over 13 years of procurement experience in Massachusetts. The Chief Procurement Officer would manage the procurement of services under this grant. A Grants Auditor in the City's Auditing Department ensures full compliance with the terms of cooperative agreements between the City and granting agencies. The City has extensive experience procuring and overseeing professionals conducting assessment and cleanup under the state's voluntary cleanup program.

The City experiences very little turnover of professional positions. However, in the event of a vacancy of a key member of the project team, the City maintains up-to-date job descriptions, including requirements for education and professional experience that are used to advertise vacancies as they become available.

b. Audit Findings

The City has never received an adverse audit finding for any of the existing grants and has not been required to comply with special "high risk" terms and conditions under EPA regulations.

c. Past Performance and Accomplishments

i. Currently has/ever received Assessment and Cleanup Grants

1. **Compliance with Grant Requirements** – The City currently has one open Brownfields grant (BF 96164401). Some additional cleanup planning was completed to maximize remediation funding and this cleanup grant is on schedule to be expended by 2015. ACRES and quarterly reporting are up to date. This site is in a different community than the target community of this application and therefore, additional cleanup funds are warranted. The City recently completed cleanup activity under cooperative agreement BF 97181201 which is currently in the closeout process. About \$1,700 remained in the grant balance due to the City's ability to obtain additional funding to expand the cleanup and mitigation project²⁰. The City continues to work with the target community to finalize a reuse strategy for the site. ACRES and quarterly reporting (other than final in progress) are up to date. Nine sites have

²⁰ MassDevelopment provided \$97,900 in additional funding to address potential indoor air impacts.

been assessed and have undergone cleanup planning through two recent assessment grants (BF 97193601 and B2 96113401). Two of these sites have been cleaned up and redeveloped by the City as open park space and two have been or are being cleaned up through the above-specified cleanup grants. A private party has put another 10-acre site out to market for redevelopment. The City is seeking funding to complete cleanup on two other City-owned sites through this and another cleanup grant application. About \$25,000 remained as a balance on BF 97193601 because the majority of the sites assessed began as or became hazardous materials sites once assessment was completed. This City worked to expend the remaining petroleum assessment funds prior to the expiration of the Agreement.

2. Accomplishments – The two above referenced sites redeveloped as open park space include a **3-acre site along the Acushnet River** which will become the northern terminus of the Riverwalk project. The other 0.1-acre site in a dense urban community has been redeveloped as a **“Tot-Lot” for neighborhood children**.

The **6.5 acre former Fairhaven Mills** site was assessed and cleaned up under EPA FY03 assessment and cleanup grants. Now known as Riverside Landing, this commercial plaza includes Market Basket – **an employer of between 100 and 250 people**²¹, recently honored by the Southeastern Massachusetts Education Collaborative for their commitment to hire employees with disabilities.

The **former 25-acre Standard Times Field** was assessed through a Targeted Brownfields Assessment and cooperative agreement BF 98196001. About half of the site has been redeveloped for fish processing while the remainder will be incorporated into the Marine Commerce Terminal facility. Much of these accomplishments have been documented in ACRES although work on some sites began before ACRES’ implementation and under previous department direction. The City’s Environmental Stewardship Department will work with EPA to add this previous data into the ACRES system as a number of success stories can be highlighted.

ii. Has Not Received EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

Not Applicable

iii. Has Never Received Any Type of Federal or Non-Federal Assistance Agreements

Not Applicable

²¹http://lmi2.detma.org/lmi/employer_det.asp?gEmpID=403153031&gSICName=&astfips=25&aareatype=&aarea=075550

Attachment i)

Threshold Documentation (Section III. C of Guidelines)

1. *Applicant Eligibility*

a. *Eligible Entity*

The applicant is a General Purpose Unity of Local Government (municipality) and is therefore an eligible applicant

b. *Site Ownership*

The City acquired ownership of the property as a Tax Possession on November 21, 2011 as recorded in the Bristol County Registry of Deeds on November 23, 2011 in Book 10217 Page 90.

2. *Letter from State or Tribal Environmental Authority*

A letter from the Massachusetts Department of Environmental Protection acknowledging that the City intends to conduct cleanup activities and apply for a federal grant is contained in Attachment ii).

3. *Site Eligibility and Property Ownership Eligibility*

Site Eligibility

a. *Basic Site Information:*

(a) *Name of Site:* New Bedford Assessors Map 105 Lot 208

(b) *Address of Site (including zip code):* north side (rear) Manomet Street 02746

(c) *Current Owner of Site:* City of New Bedford

(d) *If you are not the current owner, date you plan to acquire ownership:* N/A

b. *Status and History of Contamination at the Site*

(a) *Contaminated by petroleum or hazardous substances:* Site is contaminated by petroleum.

(b) *Operational history and current use(s):* Historically, the Site was associated with the former Cliftex mill property at 194 Riverside Avenue until being subdivided in 2006. Former operations at the Cliftex mill included the production of textile products and storage. The Site is currently vacant.

(c) *Environmental concerns, if known:* The Site is undeveloped land and is adjacent to a property containing two abandoned 75,000-gallon No. 6 fuel oil concrete underground storage tanks (USTs). Approximately 30,000-gallons of fuel oil product remains in the tanks on the adjacent property.

(d) *How the site became contaminated/ nature and extent of contamination:* Separate phase petroleum has been detected in two monitoring wells installed on the Site. It is suspected that oil from the two tanks on the adjacent property has impacted the Site.

c. *Sites ineligible for funding:*

a) The Site is not listed or proposed for listing on the National Priorities List

b) The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA not subject to the jurisdiction, custody, or control of the United States government.

- c) The Site is not subject to the jurisdiction, custody, or control of the United States government.
- d. *Sites Requiring a Property-Specific Determination. The Site does not require a Property Specific Determination.*
- e. *Environmental Assessment Required for Cleanup Proposals*
The following reports have been prepared for the Site:
 - Phase I Environmental Site Assessment (ESA), October 2011
 - Phase II Limited Subsurface Investigation (LSI), November 21, 2011

Property Ownership Eligibility:

- a. CERCLA §107 Liability – The Applicant is not potentially liable for contamination as the City is eligible for liability protection as a local government entity that acquired the property through tax delinquency after meeting All Appropriate Inquiry requirements.
- b. Enforcement or Other Actions – There has been no state or federal enforcement action for the site and none is anticipated.
- c. Information on Liability and Defenses/Protections
 - i. Information on the Property Acquisition –
 - The City acquired the site as a Tax Possession.
 - The City acquired the site on November 21, 2011.
 - The City is the sole owner of the Site.
 - The City acquired the site from Norseman Properties
 - With the exception of an agreement for repayment of back taxes, the City has no relationship with the prior owner of the Site.
 - ii. Timing and/or Contribution Toward Hazardous Substances Disposal – Petroleum impact to the Site occurred prior to the City’s taking possession of the Site. The City neither arranged for disposal of petroleum or hazardous substances at the site nor transported petroleum or hazardous substances to the site at any time.
 - iii. Pre-Purchase Inquiry –
 - A Phase I Environmental Site Assessment (ESA) was completed on October 21 2011 and a Phase II Limited Subsurface Investigation (LSI) was completed on November 21, 2011.
 - Both the Phase I ESA and the Phase II LSI were completed by Goldman Environmental Consultants, Inc. (GEC). The Phase II LSI was submitted by Brian T. Butler, a Licensed Site Professional (LSP) and Vice President of GEC. The Commonwealth of Massachusetts commissions LSPs to implement and oversee assessment and cleanup activity pursuant to its Bureau of Waste Site Cleanup regulations.
 - Both the Phase I ESA and the Phase II LSI were completed within 180 days of the City’s taking possession of the site.
 - iv. Post-Acquisition Uses – The Site has remained vacant and has not been used since the City took possession of the Site in 2011.

v. Continuing Obligations –

- It appears that petroleum impact to the Site has resulted from operation and /or overfills of the concrete USTs on the abutting property. These tanks are no longer in operation and the City is working to remove or decommission these structures.
- The City plans to remove or decommission these structures after completely removing any residual material, thereby preventing any future release of material from these abutting structures onto the subject Site.
- The Site is vacant, overgrown, and is separated from the adjacent residentially repurposed mill by a fence.
- The City is committed to:
 1. Comply with any and all land-use restrictions that may be placed on the Site;
 2. Assist and cooperate with those completing the cleanup including providing access to the Site;
 3. Comply with information requests and administrative subpoenas that may be issued for the Site; and
 4. Provide all legally-required notices.

d. *Petroleum Sites* – The Massachusetts Department of Environmental Protection issued the City a Petroleum Eligibility Determination letter on December 20, 2013 – provided as Attachment xi.

4. *Cleanup Authority and Oversight Structure*

a. *Describe how you will oversee the cleanup at the site.*

The cleanup will be overseen by a State of Massachusetts Licensed Site Professional (LSP) under the guidelines of Massachusetts' response program, the Massachusetts Contingency Plan (MCP): 310 CMR 40.0000. The City will use procurement procedures which reflect applicable Massachusetts laws and regulations, provided that the procurements conform to applicable federal law and standards, to ensure that any needed technical expertise is in place prior to beginning cleanup activities.

b. *Plan to acquire access to neighboring properties, if necessary*

If necessary, the City will seek access from the owner of an abutting property where contamination from the release may have migrated. The City has extensive experience obtaining access to private property to conduct assessment and cleanup activities. The City uses a standard access agreement, and names the property owner as additional insured on contractor and environmental professional insurance policies. The access agreement includes commitment from the City to restore disturbed property to its original condition. The abutting property owner fully supports cleanup of the property as the Site will provide the residents of the redeveloped mill complex with open space and access to the Acushnet River.

5. *Cost Share*

a. *Statutory Cost Share*

- i) The City is requesting a hardship waiver of the cost share. In the event that this waiver is not granted however, the City is prepared to make the following commitments to meet the cost share through the provision of in-kind services. The City's environmental staff will prepare the Community Relations Plan, facilitate community outreach, participate in public meetings and prepare advertisements, press releases and printed materials **as part of the cost share**, estimated at \$5,000. The City intends to complete the Community Relations Plan even if the cost share waiver is granted. The City's Department of Public Infrastructure crew is OSHA 40-hour trained and can provide **in-house service and equipment** to participate in cleanup activity if the cost share waiver is not approved at an estimated in-kind value of \$35,000.
- ii) The "Hardship Waiver Request" is submitted as a separate Attachment viii).

6. *Community Notification*

- A copy of the draft ABCA is contained in Attachment iii).
- A copy of the ad and screen shot of the City's website demonstrating notification to the public and solicitation for comments on the proposal is contained in Attachment vi).
- A summary of the public meeting, comments received, and response to comments is contained in Attachment vi)

ATTACHMENT ii)

Letter from state environmental authority (Massachusetts Department of Environmental Protection) – (Section III.C.2 of Guidelines)



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

DEVAL L. PATRICK
Governor

RICHARD K. SULLIVAN JR.
Secretary

KENNETH L. KIMMELL
Commissioner

January 15, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

RE: STATE LETTER OF ACKNOWLEDGMENT
City of New Bedford, Applications for EPA Assessment and Cleanup Grant Funds

Dear Mr. West:

I am writing to support the proposals submitted by the City of New Bedford (the "City") under the Fiscal Year 2014 U.S. Department of Environmental Protection Agency (EPA) Brownfield Grant Programs. Funding from EPA will assist the City in the cleanup of petroleum at Lot 208 and Lot 209 of Map 105, off Manomet Street, to facilitate the redevelopment of these properties for productive reuse. The City is also seeking community-wide petroleum and hazardous materials assessment grants to facilitate the cleanup and redevelopment of other priority sites.

In 2008, Governor Deval Patrick and then Lieutenant Governor Timothy Murray created the Massachusetts Brownfield Support Team (BST) Initiative. This effort further concentrates financial, technical, and other resources at the state level to a select group of challenging, yet promising, Brownfield projects. MassDEP has worked closely with the City on a variety of Brownfields projects. For example, the City's Payne Cutlery and Former Elco Dress Site was chosen in November 2012 to be part of the third round of BST projects, which ensures any funding provided by EPA will be supported by a focused commitment of state and federal resources. If these proposals are selected, MassDEP will work with our state and federal partners to provide the support to the City that will be needed to help make these projects successes.

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

Sincerely,

Kerry Bowie
Brownfields Coordinator, MassDEP Commissioner's Office

ec: Michele Paul, LSP, Director of Environmental Stewardship, City of New Bedford
Raymond Holberger, Environmental Planner, City of New Bedford
Gerard Martin, Brownfields Coordinator, MassDEP, Southeast Regional Office
Angela Gallagher, Assistant Brownfields Coordinator, MassDEP, Southeast Regional Office

This information is available in alternate format. Call Michelle Waters-Ekanem, Diversity Director, at 617-292-5751. TDD# 1-866-539-7622 or 1-617-574-6868

MassDEP Website: www.mass.gov/dep

Printed on Recycled Paper

ATTACHMENT iii)

Letters of Support from Community Based Organizations identified in the community engagement and partnerships ranking criteria (Section V.B.3)



New Bedford Economic Development Council
Uniting New Bedford's economic strengths

1213 Purchase Street
3rd Floor
New Bedford, MA 02740
www.nbedc.org

December 17, 2013

City of New Bedford
Attn. Michele S.W. Paul
Dept. of Environmental Stewardship
133 William Street
New Bedford, MA 02740

RE: Brownfield Cleanup Grant Application

Dear Michele:

On behalf of the New Bedford Economic Development Council (NBEDC), I am committing our support and resources for the Brownfields Cleanup Grant application submitted by the City of New Bedford for the close out of the two 75,000-gallon fuel tanks, and the adjacent lot impacted by petroleum contamination formerly used by Cliftex Mills and now owned by the City of New Bedford. It is critical for this clean-p to happen as expeditiously as possible since the affected parcels are key to the future development of the river walk in the Upper Harbor—an area of more than \$100 million in new investment is mill redevelopment projects along the river's edge. The completion of the river walk and remediation of these parcels is key to maximizing existing development and attracting new private sector investment to this area of the city.

The NBEDC is a 501c3 organization governed by a nine-member board of directors and consists of a 250 successful leaders in the community, business, academia and government. In conjunction with the Mayor's Office, the NBEDC guides the agenda for the city's strategic economic development growth.

Our efforts to promote New Bedford to new and existing companies as a location for business growth and expansion are often focused on Brownfields. The NBEDC has demonstrated its ongoing commitment to working closely with the City to identify Brownfields and leverage resources to characterize site conditions and determine the best opportunities for reuse. This Brownfields partnership includes the successful redevelopment of the former Fairhaven Mills into a retail destination, the redevelopment of former industrial mills into new housing, and the potential use of such sites for future manufacturing associated with the emerging offshore wind industry.

The NBEDC is committed to facilitating the Brownfields Task Force, made up of representatives from community groups and business sector, who meet to identify Brownfields in New Bedford, prioritize sites for assessment, review assessment results, and position sites for reuse. The NBEDC will commit its staff to the administration of the cleanup grant and leverage private sector resources for the redevelopment of the lots.

The NBEDC strongly supports the City's application for a Brownfields cleanup Grant and looks forward to continuing to work with the City to continue to unlock the potential of these sites.

Best,

Derek Santos
Executive Director



January 16, 2013

Michele Paul
City of New Bedford
Department of Environmental Stewardship
133 William Street
New Bedford, MA 02740

Dear Michele:

The Community Economic Development Council of Southeastern Massachusetts (CEDC) wishes to support the City's application for an EPA Brownfield Cleanup Grant.

The CEDC was established as a Community Development Corporation in 1997. Our office is located in the neighborhood where the Brownfield redevelopment sites are located. The mission of the CEDC is to create a more just local economy by building bridges to resources, networks, and cooperative action for low and moderate-income members of our community.

The CEDC is interested in the redevelopment of brownfield sites in New Bedford to bring opportunities for jobs creation, small business development as well as an increase in the quality of life for neighborhood residents.

The leaking tanks and contaminated lots on the Acushnet riverfront near are in the neighborhood that we serve. Their cleanup and redevelopment would open up valuable and dearly needed greenspace for recreation in our community.

The CEDC will make the following commitments to the assessment process if the grant is awarded:

- Work to engage, inform and promote participation of neighborhood stakeholders, particularly limited English speaking residents and small business owners. More than 50% of neighborhood residents speak a language other than English as home.
- Carry out community outreach to solicit public participation for meetings for site selection and public information meetings. CEDC is in direct contact with

neighborhood residents and businesses through our programs and we will contact others by email lists and the distribution of flyers.

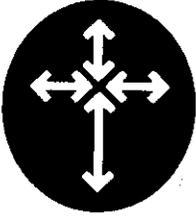
- Participate in committees to assist in the administration of the grant.
- Offer meeting space for public meetings and assistance with translation in public meetings.

The CEDC feels strongly that the cleanup grant will benefit the community we serve. We hope EPA gives the City's application careful consideration.

Sincerely,



Executive Director
Sincerely



Inter-Church Council of Greater New Bedford

412 County Street + New Bedford MA + 02740

508-993-6242 + 508-991-3158 facsimile

Web-Site: www.iccgnb.org

E-Mail: Connie@iccgnb.org

January 10, 2014

Michele Paul
Director - Department of Environmental Stewardship
City of New Bedford
133 William Street
New Bedford, MA 02740

Dear Ms. Paul:

The Inter Church Council of Greater New Bedford (ICCGNB) supports the City of New Bedford's application for an EPA Brownfields Cleanup Grant. As a council of 46 member churches we have many who are in the city of New Bedford including the areas of concern for this grant. Our mission and that of the non-member Faith Community partners is to help raise the quality of life and safety for our families and community. We are in the neighborhoods with outreach for many needs and environmental and brownfield issues would rank as a high concern for us.

Besides the obvious interest ICCGNB has in redeveloping the Riverside Ave. storage tank petroleum sites for health reasons, aesthetically and economically it is a win for our neighborhoods and the city. The potential expansion of green space reclaiming land lost to us and remaining unused with an inability for either business or recreation would be a potential bonanza for a community with high unemployment and striving to give opportunities for our youth. The completion of the overall Riverwalk project following the cleanup of the sites would create much needed recreational space for the communities we serve.

The ICCGNB will make the following commitments to the city's cleanup efforts if the grant is awarded:

- Carry out community outreach to solicit public participation for site selection and public information meetings. Outreach will include the use of church email lists, the distribution of flyers, and posting meeting announcements in bulletins;
- ICCGNB is willing to participate in committees to assist in the administration of the grant; and
- Assist any public and private support efforts to ensure the success of the grant.

The ICCGNB believes that the cleanup grant will benefit the community our churches serve and could dramatically improve the quality of life of south coast residents.

Sincerely,

Rev. David A. Lima
Executive Minister



NorthStar Learning Centers, Inc.

NorthStar Learning Centers, Inc.

Helping children, youth, and families realize their strengths and dreams

Executive Director's Office:

53 Linden Street
New Bedford, MA 02740
508-991-5907

Business Office and Enrollment:

53 Linden Street
New Bedford, MA 02740
508-984-3384

Early Childhood Centers:

725 Shawmut Avenue
New Bedford, MA 02746
508-996-8531

267 Samuel Barnet Blvd.
New Bedford, MA 02745
508-985-1915

SCHOONER School Age Program:

Ingraham Place
80 Rivet Street
New Bedford, MA 02744
774-992-0122

Youth and Adolescent Services:

53 Linden Street
New Bedford, MA 02740
508-984-3383

Ingraham Place
80 Rivet Street
New Bedford, MA 02744
774-992-0120

Primary Community Partners:

New Bedford Public Schools
Massachusetts 21st Century
Community Learning Centers

January 19, 2013

Raymond R. Holberger, Environmental Planner
Office of Environmental Stewardship
City of New Bedford
New Bedford City Hall
133 William St - Rm 304
New Bedford, MA 02740

Dear Mr. Holberger:

NorthStar Learning Centers is committed to actively supporting the City of New Bedford's proposed assessment, cleanup, and redevelopment of brownfield sites in New Bedford's urban North End. As a state-certified minority nonprofit, we have a strong interest in the reclamation and redevelopment of brownfield properties for economic, recreational or other public good because New Bedford's residents of color here as elsewhere have been subject to a disproportionate impact from environmental hazards and all too often have not been represented in the implementation of environmental regulations, practices and activities in our community. Our role as community partner in a four-year Boston University School of Public Health EPA STAR grant "Effects-Based Cumulative Risk Assessment in a Low-Income Urban Community near a Superfund Site" has brought home to us the importance of heightened awareness and involvement of people of color in the protection of public health and environmental issues.

The city's proposed cleanup of petroleum impacts associated with the large underground storage tanks on Riverside Ave would allow recreational space to be reclaimed from the industrial waterfront. The cleanup of these sites would allow for the establishment of the waterfront Riverwalk, which would provide alternative, non-motorized recreational and transit opportunities to community residents.

Beyond our commitment to support the grant application for the Riverside Ave petroleum impact cleanup project, we are prepared to be actively involved in its implementation. We recognize that for affected neighborhoods to really benefit from brownfields remediation and reuse, residents have to be meaningfully involved in cleanup and land reuse decisions. To this end, we are prepared to:

- Bring out residents in affected neighborhoods to public meetings to ensure their input in developing a consensus-based vision for a targeted area;

- Provide interpreters to include neighborhood residents who are not fluent in English in the decision-making process;
- Help facilitate the crucial consensus-building process to arrive at a unified vision regarding the potential reuse of a brownfield property;
- Assist in publicizing progress steps such as overcoming environmental cleanup challenges to lend hope and confidence to the community.

Again, we as a community-based, minority-led nonprofit organization are glad to have this opportunity to work with the city toward making New Bedford a cleaner, safer, more prosperous place to live.

Sincerely,

A handwritten signature in black ink that reads "Maria A. Rosario". The signature is written in a cursive style with a large initial "M".

Maria A. Rosario
Executive Director



January 16, 2014

Michele Paul
City of New Bedford
Department of Environmental Stewardship
133 William Street
New Bedford, MA 02740

Dear Michele:

Voices for a Healthy SouthCoast wishes to support the city of New Bedford's application for an EPA Brownfields Grant. Voices for a Healthy SouthCoast has been working in the community for the past four years to promote policy, environmental and systems changes around increasing resident's physical activity, better nutrition and tobacco prevention. Our coalition is very interested in the redevelopment of these brownfield sites to make the area accessible to the public; including the opportunity to promote physical activity with the enhancement of a waterfront pedestrian walk and bikeway.

The cleanup of petroleum contamination from the large underground storage tanks near Riverside Ave would allow recreational space to be reclaimed from the industrial waterfront. The cleanup of these sites would allow for the establishment of the waterfront Riverwalk, which would provide alternative, non-motorized recreational and transit opportunities to community residents.

Voices for a Healthy South Coast will make the following commitments to the assessment process if the grant is awarded:

- Carry out community outreach to solicit public participation for meetings for site selection and public information meetings. Outreach could include the use of email lists, the distribution of flyers, posting meeting announcements in newsletters.
- Participate in committees to assist in the administration of the grant.

Voices for a Healthy South Coast feels strongly that this grant will benefit the community we serve and could dramatically improve living conditions in the local community, and create a recreational opportunities for residents across the city and region.

We hope EPA gives the City's application careful consideration.

Sincerely,

Nancy LaRue Bonell, M.Ed.
Co-Coach, Voices for a Healthy SouthCoast
COO & VP, YMCA Southcoast

Donna M. Querim, RN, MS, JD
Co-Coach, Voices for a Healthy SouthCoast
Nurse Educator, Southcoast Physicians Group

ATTACHMENT iv)

Documentation indicating firm leveraged resources (Section V.B.2.b)



NOAA NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION UNITED STATES DEPARTMENT OF COMMERCE

NOAA Investment Award Notice

Title: Acushnet River Upland Riparian Restoration Project

DOC Bureau Disbursing Funds: National Oceanic and Atmospheric Administration (NOAA)

Grant Number and Type: NA12NMF4630024 - NOAA Grant - Competitive

Recipient: Scott W Lang New Bedford, City of (Inc.)

Recipient Contact: Scott W Lang

Recipient Address: 133 William St. Unit 208, New Bedford, MA, 02740-6132, USA

Telephone Number and Email Address: 508-979-1410

City/County/State: New Bedford - MA

State Congressional District: 4

Total Grant: \$2,908,340

Description:

Acushnet River Upland Riparian Restoration Project The New Bedford Harbor Riparian Restoration proposal involves the acquisition of an easement in the area from the top of bank of the Acushnet River landward 25 and extending 11,600 linear feet from Coggeshall Street north to Tarkiln Hill Road (the Project Area). Following acquisition, this coastal riparian zone or "corridor" shall berestored to native coastal habitat with native vegetation typical of New England upland coastal shrub and herbaceous communities. A pedestrian pathway will provide passive recreation such as walking, viewing scenic areas across the River, watching birds and other wildlife inhabiting the Project Area and the Acushnet River. Limited interpretive signs shall provide public education on the history of the Acushnet River and the benefits, values and sponsors of the restoration. The completed project will be protected by a conservation easement.



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SF-425A for Multiple Awards

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Grants File - NA12NMF4630025

Id: 2269373
Status: Accepted

Action:

Your Comments:

Attachments:

Grant Information					
CFDA Number:	11.463	Award Period:	04/01/2012 - 10/31/2016	Program Office:	Fisheries Habitat Conservation Program Office (HCPO)
Program Officer:	Steve Block	Program Officer Phone:	978-281-9127	Program Officer Email:	Steve.Block@noaa.gov
Total Federal Funding:	\$100,000.00	Total Non Federal Funding:	\$0.00	Multi-Year:	No
Organization Name:	New Bedford, City of (Inc.)	ASAP Recipient:	Yes	High Risk Recipient:	No
SF-425 Frequency:	Semi-Annual Cash Flow with Final Full Report	Progress Report Frequency:	Semi-Annually	Final Progress Report:	Comprehensive - a last interim report is required
Final Reports Due On:	01/29/2017	Project Title:	Palmer's Island Sanctuary and Interpretive Trail		
PIs - PDs:	None Designated	Closeout Date:	N/A		

Sub Documents

Type	ID	Title	Status
Award Package	2270387	Palmer's Island Sanctuary and Interpretive Trail	Accepted
Award File 0	2269374	Palmer's Island Sanctuary and Interpretive Trail	Accepted

Export options: [Excel](#)

Associated Documents

Type	ID	Title	Status	Program Officer
Organization Profile Change Request	2382266	New Bedford, City of (Inc.)	Complete	

Export options: [Excel](#)

Financial Reports

Type	ID	Period Start	Period End	Due Date	Status	Amount Requested
SF-425: Federal Financial Report - Cash Flow	2406170	09/30/2012	10/30/2012	10/30/2012	Not Delinquent	N/A

Export options: [Excel](#)

Progress Reports

Type	ID	Period Start	Period End	Due Date	Status
Performance Progress Report	2404366	04/01/2012	09/30/2012	10/30/2012	Not Delinquent

Export options: [Excel](#)



The Official Website of the Governor of Massachusetts

Governor Deval Patrick

Home > Press Office > Press Releases > Cliftex Lofts Launch

DEVAL PATRICK
GOVERNOR

TIM MURRAY
LIEUTENANT GOVERNOR

Media Contact

Kim Haberlin
Alec Loftus
Bonnie McGilpin
617-725-4025

Mary-Leah Assad (EOHED)
617-573-1102

For Immediate Release - October 28, 2011

GOVERNOR PATRICK LAUNCHES CLIFTEX LOFTS DEVELOPMENT PROJECT IN NEW BEDFORD

Investment in Gateway City to create more than 200 jobs and provide affordable housing for seniors

NEW BEDFORD – Friday, October 28, 2011 – Governor Deval Patrick today joined state and local officials in celebrating the launch of the first phase of the Cliftex Lofts development in New Bedford. The first phase of the project will rehabilitate a deteriorated mill building to create 76 affordable housing units for persons age 55 and older and will create more than 200 construction jobs. The Patrick-Murray Administration is supporting the housing development through \$6.9 million in state subsidies and state and federal tax credits.

"This development will provide a much needed boost in terms of jobs, economic development and affordable housing for seniors in the region," said Governor Patrick. "Revitalizing our Gateway Cities is a priority and we are pleased to support projects like Cliftex Lofts in New Bedford."

"Investing in our Gateway Cities is key to the economic future of the Commonwealth and will continue to make Massachusetts a better place to live for our residents," said Lieutenant Governor Timothy Murray. "With today's launch, we look forward to the continued development of Cliftex Lofts, which will create more affordable housing in the city of New Bedford and also support job creation and future community and economic development."

Construction is slated to begin later this year. The project will be funded with \$2.5 million in state subsidies and \$4.4 million in state and federal low income housing tax credits that will leverage private investments to fund the development.

"Cliftex is the anchor property for the city's near-North End waterfront revitalization. Its redevelopment will provide real jobs, which will help revive our local economy," said Mayor Scott W. Lang. "Further, this mill property will enhance the quality of life for city residents by improving housing options and developing another social and economic center for New Bedford."

"The Cliftex Lofts project brings more affordable housing options and economic development to New Bedford, which means the community will benefit in the long-term from the improved neighborhoods," said Senator Scott Brown. "I am pleased we are continuing to focus on investing in our Gateway Cities. This is yet another way we can turn our attention to practical housing solutions, small business growth and jobs."

"More and more people are looking for affordable housing options and finding that a place like New Bedford is the perfect community to live in," said Senator Mark Montigny. "The growth and development that continues to take place in New Bedford flies in the face of logic, given what is happening in the global economy. I can't speak highly enough about targeting investments in Gateway Cities, where just a little aid goes a long way."

"Development in New Bedford and other Gateway Cities is a team effort, requiring the city and state working together with federal agencies, private developers and investors," said Representative Antonio Cabral. "We are lucky to have a great ally in the Patrick-Murray Administration which understands the importance to all of Massachusetts of our cities' success."

"The Cliftex Lofts project is a prime example of the application of creative thinking that both the public and private sectors desperately need nowadays," said Representative Christopher Markey, who serves on the Legislature's Joint Committee on Housing. "The City of New Bedford is blessed to have very unique, durable former mills, and we should look to utilize them when possible. Not every mill can be saved, but there's no better symbol of the rebirth of New Bedford than redeveloping these buildings and providing both jobs and housing for our seniors. It honors our history and it invests in our future."

Today's celebration and kick-off of Cliftex Lofts highlights the Patrick-Murray Administration's commitment to investing in Gateway Cities like New Bedford. The Administration has implemented the following strategy to make all of the state's 24 Gateway communities centers of economic activity:

- Provide long-term investments in education, innovation and infrastructure, with special attention to the growth potential of each city's entrepreneurs and small businesses.
- Leverage the potential of each community's distinctive assets, including their educational, medical and cultural institutions and their historic buildings and neighborhoods.
- Connect Gateway Cities to other local, state and global centers of innovation and economic activity.

In keeping with this strategy, the Patrick-Murray Administration has made the following Gateway City investments: more than \$1 billion in active construction contracts through the Massachusetts Department of Transportation; \$13.5 million in

Gateway City Parks grants for projects in 24 cities; more than \$105 million in public safety grants for police and fire departments and non-profit agencies to maintain staffing levels and combat violence and more than \$17 million in workforce training funding since 2007.

###

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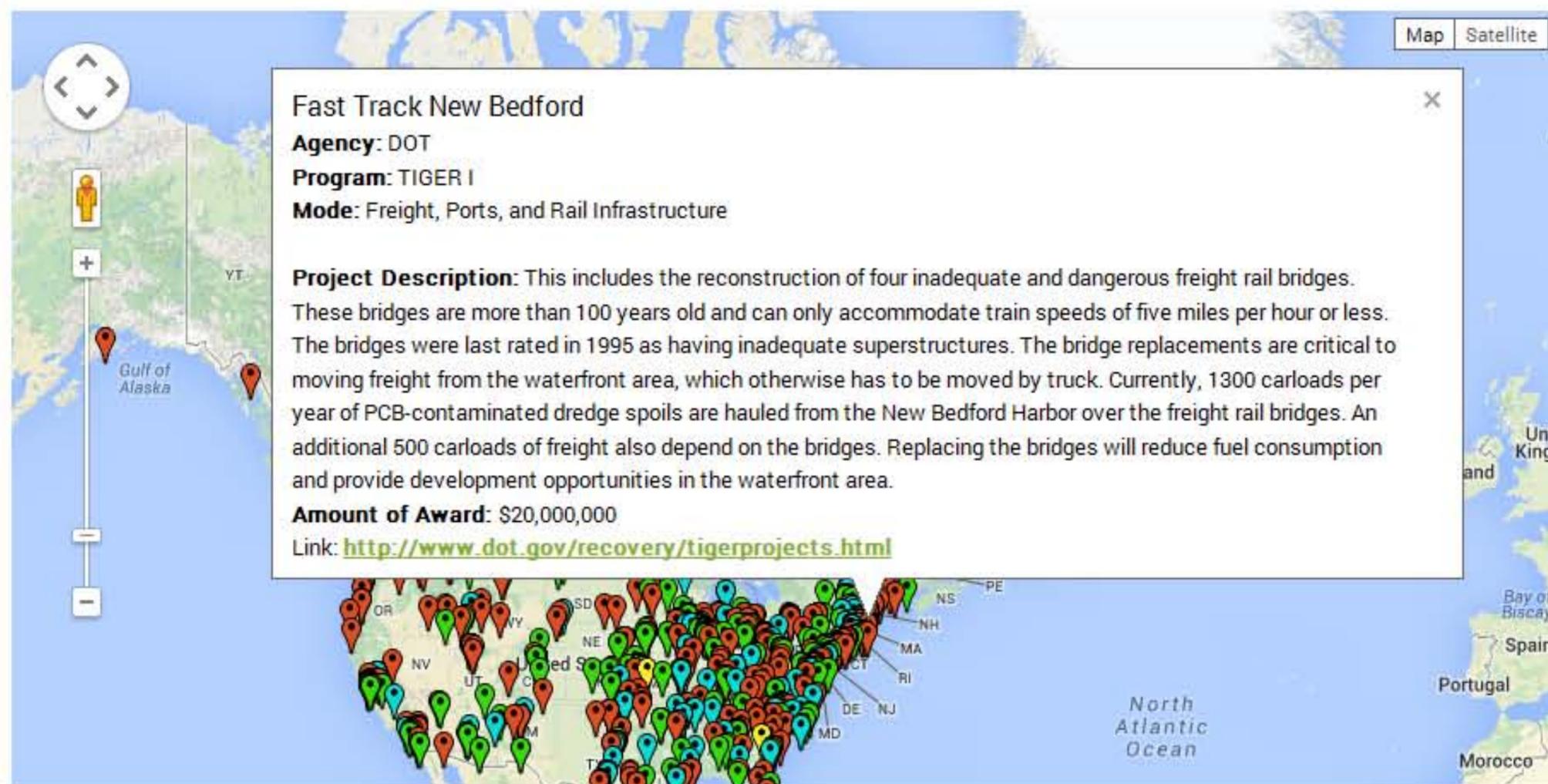
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In Your Community

Sustainable Communities Grants & Technical Assistance

Sustainable Communities Grants & Technical Assistance Since forming the Partnership for Sustainable Communities in 2009, HUD, DOT, and EPA have announced a series of grants and other assistance to communities across the country. The interactive map includes information on awards already made through Partnership programs. Click a pin to see a more detailed description of the project and links to more information. Click here to download the information in [spreadsheet](#), [map format](#), or [PDF](#) document.



Map Satellite

Fast Track New Bedford

Agency: DOT

Program: TIGER I

Mode: Freight, Ports, and Rail Infrastructure

Project Description: This includes the reconstruction of four inadequate and dangerous freight rail bridges. These bridges are more than 100 years old and can only accommodate train speeds of five miles per hour or less. The bridges were last rated in 1995 as having inadequate superstructures. The bridge replacements are critical to moving freight from the waterfront area, which otherwise has to be moved by truck. Currently, 1300 carloads per year of PCB-contaminated dredge spoils are hauled from the New Bedford Harbor over the freight rail bridges. An additional 500 carloads of freight also depend on the bridges. Replacing the bridges will reduce fuel consumption and provide development opportunities in the waterfront area.

Amount of Award: \$20,000,000

Link: <http://www.dot.gov/recovery/tigerprojects.html>

ATTACHMENT v)

Documentation of community notification, copies of ads, comments received, responses, meeting notes, sign in sheet (Section III.C.6)

Summary from the public meeting and comments received

The City scheduled a public meeting on January 16, 2014 from at 6:00 p.m. to 7:00 p.m. at the Wilks Branch of the New Bedford Public Library, 1911 Acushnet Avenue, New Bedford, MA to present an overview of the application and to receive questions or comments. In addition to notices in the Standard Times and OJornal, 40 meeting announcement fliers in English, Spanish, and Portuguese were posted in the Target Community at commercial establishments, Cliftex Lofts and Whalers Cove, and the Community Economic Development Center.

The meeting began at 6:03 p.m. In attendance were the Director and Environmental Planner from the City of New Bedford Department of Environmental Stewardship, and one member of the general public. The attendee indicated that he did read the draft cleanup application. He had no questions or suggestions but did state that he has and continues to be a strong proponent of the Riverwalk project and is in favor of projects like this that result in progress to that end. We discussed other assessment and cleanup efforts throughout the City and without there being any further questions, the meeting ended at 6:50 p.m.

The City received no additional comments on the proposed cleanup plan or application.



City of New Bedford

Jon Mitchell, Mayor

NEWS RELEASE

For Immediate Release:
January 8, 2014

New Bedford's intent to apply for two EPA Brownfield Cleanup Grants

The City of New Bedford, through its Environmental Stewardship Department, intends to apply for two EPA Brownfields Cleanup Grants on or about January 22, 2014. These grants will be used to close out two underground oil storage tanks formerly used in the operation of Cliftex Mills, as well as petroleum impacted soil. The tanks and impacted soil are on two city-owned properties and one grant will be submitted for each property.

Draft copies of the applications are available for review at the Wilks Library at 1911 Acushnet Avenue, New Bedford, as well as at the Department of Environmental Stewardship office at 133 William Street, Room 304, and on the Department of Environmental Stewardship webpage at:

<http://www.newbedford-ma.gov/Environmental/brownfields/brownfields.html>

There will also be a community meeting to provide information and to receive public comments on these proposed submittals at the Wilks Library at 1911 Acushnet Avenue, New Bedford, from 6:00 pm to 7:00 pm on Thursday January 16, 2014. Comments may also be submitted by email to michele.paul@newbedford-ma.gov or faxed to 508-961-3045.

For Further Information:
Michele Paul, Director
New Bedford Environmental Stewardship Dept
508 991-6188

SouthCoastTODAY
 Wednesday, January 8, 2014
 18° Forecast | Radar

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City to apply for Brownfield grant

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January 08, 2014 12:10 PM

NEW BEDFORD — The city is hoping to remove two underground oil storage tanks near the Cliftex Mills with the help from federal grants.

The Department of Environmental Stewardship announced today that it will be applying for two EPA Brownfields Cleanup Grants at the end of January. The grants will be used to close out two underground oil storage tanks used in the operation of Cliftex Mills and to clean up some petroleum-impacted soil.

The tanks and soil are on two city-owned properties and the city will apply for one grant per property.

The Department of Environmental Stewardship will hold a community meeting to receive public comments on the proposed grant applications on Thursday Jan. 16 at the Wilks Library at 1911 Acushnet Ave at 6 p.m.

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POPULAR TODAY

- 2 duck hunters die when skiff capsizes, 1 survives
- New Bedford's Andrew Nelson on 'Jeopardy!' tonight
- Long-awaited construction going on at Lincoln Park in Dartmouth
- Making a happy memory for Ruth the elephant
- Two hunters dead, third in fair condition after boat capsized in Westport River
- Suspect snatched cash from woman in New Bedford
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and the department's optimum is 300.

UMD to screen film on helping communities fight hunger

DARTMOUTH — UMass Dartmouth's SouthCoast Serves will screen the documentary "A Place at the Table" at the Star Store campus at 7 tonight as part of AHA! Night.

The screening is also a part of the anti-hunger campaign launched by SouthCoast Serves as part of its Martin Luther King Jr. Day of Service project. SouthCoast Serves "hopes to echo Dr. King's anti-poverty message by encouraging service and volunteerism around the issue of food security," a news release from the university said.

SouthCoast Serves is a collaborative of the Leduc Center for Civic Engagement that fosters community service and volunteerism.

Those interested in participating can: volunteer by "adopting a food project" by visiting www.volunteersouthcoast.org; watch "A Place at the Table" to learn about food insecurity and the hunger crisis in the United States; or participate in the art exhibit and auction between Jan. 20 and Feb. 2, spending one week at First Pilgrim Church in New Bedford and the second week at Fall River City Hall.

For more information, visit www.southcoastserve.org or e-mail dhealy@umassd.edu. For information on the Art Exhibit and Auction, contact aliciam@artworksforyou.org.

AUDITI GUHA

By **MICHAEL J. DECICCO**
CONTRIBUTING WRITER

ROCHESTER — Selectmen have signed the town's new facilities manager, Andrew Daniels, to a six-month contract with a \$28,000 salary.

Selectmen said Monday night that they chose that term because his contract will be renewed in July to align it with the start date of all other town employee contracts.

Daniels succeeds Michael Meunier as the operations manager of town facilities and he will earn a \$60,000 annual salary after July.

On Monday, Daniels told selectmen he has already visited the town's various

facilities and has received a to-do list from every one.

He said he plans to develop a maintenance request form for all facilities work to help set his project priorities and "keep busy," he said.

On another front, Town Administrator Richard LaCamera said Rochester school officials and the selectmen and the three Tritown Finance Committees will meet tonight to discuss the FY2015 budget.

He said he is concerned the budget may increase beyond what the towns will be able to afford. "We need to start communicating now," he said.

By **CHRISTOPHER G. SHOTT**
CONTRIBUTING WRITER

WAREHAM — At their first meeting of 2014, selectmen learned Tuesday that the New Year promises to be a difficult one.

Town Administrator Derek Sullivan submitted a self-titled "Budget Number 1" to selectmen, which he said incorporated broad estimates on revenues and expenditures for fiscal year 2015. Sullivan's bottom line on a town operating budget of more than \$58 million is a deficit of approximately \$2.4 million.

Since the town cannot operate at deficit, the shortfall for the next fiscal year would be covered by unspecified cuts in services and personnel.

In recent years, Wareham has incurred significant reductions in services and personnel to balance operating budgets.

Sullivan told selectmen that preparing the annual operating budget "is a process" and that Tuesday's submission is just the first to be considered by the board.

"This is not a true budget presentation," he said. "There will be many versions before we get to the final one."

Selectmen agreed to discuss Sullivan's projections in greater depth at their Jan. 14 meeting.

Sullivan said he will meet with the heads of all government departments in the town

NEW BEDFORD TO APPLY FOR BROWNFIELDS GRANT

NEW BEDFORD — The city is hoping to remove an underground oil storage tank near the Cliftex Mills with help from federal grants.

The Department of Environmental Stewardship announced Wednesday that it will be applying for two EPA Brownfields Cleanup Grants at the end of January.

One grant will be used to either remove or secure a 75,000-gallon underground fuel tank near the old Cliftex mills.

The other will be used to clean up any petroleum-impacted soil. The impacted area consists of two lots, each less than a quarter of an acre, located behind the recently-developed Cliftex lofts.

Michele Paul of the Department of Environmental Stewardship said the city took over ownership of the land where the fuel tank and contaminated soil

is located after the mills went out of business.

"In order for that new project to go forward, we needed to retain the tanks and deal with them ourselves," she said.

The Department of Environmental Stewardship will hold a community meeting to receive public comments on the proposed grant applications on Thursday, Jan. 16 at the Wilks Library at 1911 Acushnet Ave at 6 p.m.

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City of New Bedford
Jonathan F. Mitchell, Mayor

New Bedford Announces Intent to Apply For Two EPA Brownfield Cleanup Grants, Invites Public Comment on Grant Proposals

New Bedford, Massachusetts -- The City of New Bedford, through its Environmental Stewardship Department, intends to apply for two EPA Brownfields Cleanup Grants on or about January 22, 2014. These grants will be used to close out two underground oil storage tanks formerly used in the operation of Cliftex Mills, as well as petroleum impacted soil. The tanks and impacted soil are on two city-owned properties and one grant will be submitted for each property.

Draft copies of the applications are available for review at the Wilks Library at 1911 Acushnet Avenue, New Bedford, as well as at the Department of Environmental Stewardship office at 133 William Street, Room 304, and on the Department of Environmental Stewardship webpage at: <http://www.newbedfordma.gov/Environmental/brownfields/brownfields.html>

The Department of Environmental Stewardship will also hold a community meeting to provide information and to receive public comments on the proposed submittals at the Wilks Library at 1911 Acushnet Avenue, New Bedford, from 6:00 pm to 7:00 pm on Thursday January 16, 2014. Comments may also be submitted by email to michele.paul@newbedford-ma.gov or faxed to (508) 961-3045.

For further information, please contact Michele Paul, Director New Bedford Environmental Stewardship Department at (508) 991-6188.



22 Jan. 10, 2014

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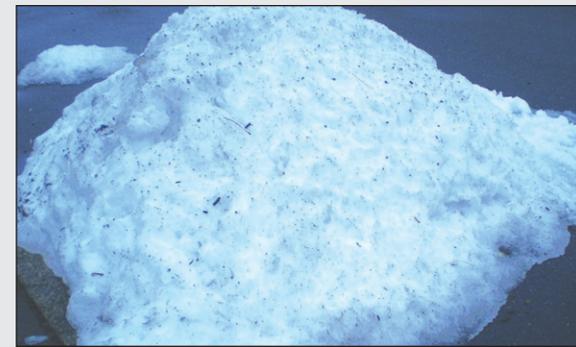


Foto de MFE

O dinheiro para o sal em tempo de neve sumiu-se

No início do Inverno com a queda de um pouco de neve, não faltou sal, o que é muito bom. Nesta última tempestade de neve houve ruas que não viram uma pitada de sal, o que é muito mau! Será que o dinheiro para o sal foi para outras coisas bem menos precisas?... Carrega Martelo!



Com a morte de Eusébio, houve vaga nos ataques ao Governo

Os portugueses estiveram tão consternados com a morte de Eusébio, que, por algumas horas não atacaram o Governo...

Carrega Martelo!

Foto de Lusa



Foto de Lusa

Tomba-Gigantes no futebol ainda acontece

No passado fim-de-semana dois clubes da Liga foram eliminados por dois clubes da II Liga, o que é próprio da Taça de Portugal... Os mais "pequenos" superam-se e os ditos "maiores" facilitam e pronto... Acabou-se para eles a Taça de Portugal este ano!... Carrega Martelo!

Carrega Martelo é uma rubrica de O Jornal registada, que está de regresso a estas páginas, incluindo fotos de eventos e indivíduos que são notícia e um pequeno comentário que faz "carregar" o martelo no assunto em questão.

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Public Meeting
EPA Brownfield Cleanup Grant Application
Thursday January 16, 2014, 6:00 pm to 7:00 pm
Wilks Library, 1911 Acushnet Avenue

The City of New Bedford, through its Environmental Stewardship Department, intends to apply for two EPA Brownfields Cleanup Grants on January 22, 2014. These grants will be used clean up two oil storage tanks formerly used in the operation of Cliftex Mills near Riverside Ave.

Please join us for this opportunity to discuss and provide input on this exciting project!

Reuniòn Pùblica
Solicitud de Subcidio de EPA Brownfield para limpieza
El jueves 16, de enero del 2014, de 6:00 pm a 7:00 pm
Biblioteca Wilks localizada en el 1911 Acushnet Avenue

La Ciudad de New Bedford, a través del Departamento de Manejo Ambiental, tiene la intención de solicitar dos subsidios de La Agencia de Protección del Medio Ambiente Brownfields para limpieza para enero 22 del 2014. Estos subsidios serán utilizados para limpiar dos tanques de almacenamiento de aceite utilizados anteriormente en la operación Molinos de Cliftex cerca de Riverside Ave.

¡Por favor únase a nosotros en esta oportunidad para discutir y aportar a este emocionante proyecto! Si usted quiere asistencia especial o un intérprete, puede llama a Mali Lim al City Hall Department of Community Services al 508-961-3136 o mándele un correo a Mali.Lim@newbedford-ma.gov.

Reunião Pùblica
EPA Brownfield Limpeza de pedido de subvenção
Quinta-feira 16 de janeiro de 2014, 6:00 - 7:00 da tarde
Biblioteca Wilks, 1911 Acushnet Avenue

A cidade de New Bedford, através de seu Departamento de Gestão Ambiental, pretende candidatar-se a duas bolsas de limpeza EPA Brownfields em cerca de 22 janeiro de 2014. Estas bolsas serão utilizados limpar dois tanques de armazenamento de óleo anteriormente utilizados na operação de Cliftex Mills perto de Riverside Ave.

Por favor, junte-se a nós por esta oportunidade de discutir e contribuir neste projeto emocionante! Se necessitar de assistência especial, como um intérprete de Espanhol ou Português, por favor contacte Mali Lim em New Bedford Serviços a Comunidade 508-961-3136 ou via e-mail em Mali.Lim@newbedford-ma.gov para providenciar assistência.



Wed. January 8, 2014

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 133 William Street
 New Bedford, MA 02740
www.newbedford-ma.gov
 Tel: 508-979-1400
 Fax: 508-991-6148
 Business Hours:
 Mon-Fri: 8 am - 4 pm

Brownfields Site Assessment Cleanup & Redevelopment

What is a Brownfield?

Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

New Bedford has developed an ambitious program aimed at assessing, cleaning up and redeveloping Brownfields. The Environmental Stewardship manages several environmental assessment and cleanup projects of City-owned Sites. Click on the links below for information on each site.

Draft Applications for Public Comment

- News Release regarding public meeting 1/16/14
- Draft Application for Lot 208 near Cliftex Mill (adjacent to underground storage tanks)
- Draft Application for Lot 209 near Cliftex Mill (containing underground storage tanks)

Sites Currently Being Assessed and/or Cleaned Up

- Former Dartmouth Finishing, 45 Cove Street
- Vacant Lot, Southeast Corner of Walnut and Pleasant Streets
- Vacant Lot, 478 to 480 Union Street
- 241 Duchaine Boulevard
- Former Dawson Brewery, 29 Brook Street
- Parker Street Waste Site
- Former Payne Cutlery/ Elco Dress site, Collette Street, Coffin Avenue and Phillips Avenue
- Former Reliable Truss Site, 246 River Road
- Former Aerovox Site, 740 Belleville Ave

133 William St - Rm 304 - New Bedford, MA 02740 - Tel: 508-991-6188 - Fax: 508-961-3045

Public Meeting
EPA Brownfield Cleanup Grant Application
Thursday January 16, 2014, 6:00 pm to 7:00 pm
Wilks Library, 1911 Acushnet Avenue

Attendees

Name Address email

Michele Paul New Bedford Dept of Env. Stewardship

Mark Lavallee 392 Herson St dingo.dad@comcast.net

Ray Holberg 49ville St ray.holberg@New Bedford
301

ATTACHMENT vi)

Draft Analysis of Brownfield Cleanup Alternatives (ABCA) (Section III.C.6.)

Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation

Former Cliftex Corporation Property

Map Lot 208, New Bedford, MA

MassDEP Release Tracking Number (RTN): 4-14112

Prepared by the City of New Bedford

I. Introduction & Background

a. Site Location

The subject property is located on Manomet Street in the City of New Bedford, Massachusetts and consists of the vacant 0.22-acre property identified on the New Bedford Assessors Map 105 as Lot 208 (herein referred to as “the Site”).

b. Previous Site Use(s) and any previous cleanup/remediation

The Site is undeveloped land previously part of the former Cliftex mill property at 194 Riverside Avenue. Former operations at the Cliftex mill included the production of textile products and storage. The Site was subdivided from the Cliftex property to facilitate the redevelopment of the mill structure as 55+ housing.

The Site abuts Lot 209 where two inactive 75,000-gallon concrete number 6 fuel oil bunkers/tanks remain from former Cliftex Mill operations. Both Lot 208 and Lot 209 are listed with the Massachusetts Department of Environmental Protection (MassDEP) as having been impacted by petroleum from the underground storage tank (UST) system. Several investigations including soil and groundwater sampling have been completed, and evaluations of soil remediation alternatives have been documented in regulatory report submittals previously prepared for the disposal site and submitted to the MassDEP. However, to date no soil or groundwater remediation or closure of the USTs or piping has been completed.

c. Site Assessment Findings

The two abandoned USTs were discovered on adjacent Lot 209 in September 1998. In November 1998, Lord Associates, on behalf of the Cliftex Corporation (the previous Site owner), conducted an assessment of the area around the tanks. The assessment revealed greater than one-half inch of non-aqueous phase liquid (NAPL) was present in a disposal site monitoring well. Further investigation indicated that fuel oil impacts were present along the south and east sides of the USTs, including portions Lot 208, at depths greater than 5 feet below grade.

In February and April/May 2001, Coler & Colantonio, Inc. (CCI) completed a subsurface investigation of the Site that included the advancement of 15 additional soil borings, the installation of 1 groundwater monitoring well, and soil and groundwater sampling. The investigation delineated the approximate extent of the fuel oil release and confirmed that soil impacts were generally located on Lot 209 along the downgradient southeast and eastern sides of the USTs between 5 and 12 feet below grade and on the subject Site at a similar depth interval.

In October 2011, GEC, on behalf of the City of New Bedford, completed a Phase I Environmental Site Assessment (ESA) and Limited Subsurface Investigation (LSI) for the disposal site. The Phase I ESA identified the two abandoned USTs and remaining product as the one Recognized Environmental Concern (REC) for the disposal site.

The GEC subsurface investigation included the advancement of 4 soil borings, installation of 3 groundwater monitoring wells, and soil and groundwater sampling and analysis for petroleum hydrocarbons and polychlorinated biphenyls. The investigation identified NAPL at two locations between 5 and 10 feet below grade on the subject Site in an area southeast of the USTs. Analysis of soil and groundwater samples identified concentrations of petroleum hydrocarbons above applicable MassDEP standards. Groundwater gauging identified NAPL in three monitor wells on the subject property.

d. Project Goal

Planned reuse of the site includes passive recreation. The site is along a 1¼-mile planned walkway along the Acushnet River, providing residents of this largely urban area with open space and access to this natural resource. Remediation will be focused on reducing potential exposure to contaminants for on-Site receptors, eliminating the NAPL source area on Lot 208, and preventing the further downgradient migration of NAPL to the Acushnet River.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

The cleanup will be overseen by a State of Massachusetts Licensed Site Professional (LSP) under the guidelines of the Massachusetts Contingency Plan (MCP): 310 CMR 40.0000. It is expected that remedial cleanup will be performed under a Release Abatement Measure (RAM) Plan. In addition, required regulatory documents prepared for this Site will be submitted to the MassDEP electronically and tracked under RTN 4-14112.

b. Cleanup Standards for major contaminants

To avoid the need for any use restrictions, the MassDEP standards for unrestricted use will be used as the cleanup standards. Should site-specific risk-based cleanup standards be deemed appropriate for compounds of concern however, the City is committed to maintain ownership and to manage long-term site conditions in accordance with state regulations.

c. Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, the MCP, and City by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. All applicable permits (e.g., notify before you dig, soil transport/disposal manifests) will be obtained prior to the work commencing, and all work will be conducted in accordance with the conditions for approval.

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternatives Considered

To address contamination at the Site, three different alternatives were considered, including:

- Alternative #1: No Action;

- Alternative #2: Excavation and Off-Site Re-use (recycling of material in a asphalt batching process is preferred); and
- Alternative #3: Steam Enhanced Product Recovery (SEPR).

b. Evaluation of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness

- Alternative #1: No Action is not effective in controlling or preventing the exposure to contamination at the Site nor in reducing the NAPL source area.
- Alternative #2: Excavation and Off-Site Re-use is an effective way to eliminate risk at the Site and the NAPL source area, since contamination will be removed and the exposure pathways will no longer exist.
- Alternative #3: SEPR is generally an effective way to eliminate risk at the Site and the NAPL source area, because free and residual NAPL are removed and the exposure pathways will no longer exist. The presence of the groundwater interface at about 2-3 feet below grade may greatly lessen the effectiveness of this alternative.

Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: Excavation and Off-Site Re-use requires coordination and planning but is not anticipated to be difficult to implement. This alternative requires environmental controls (e.g., dust suppression and monitoring) during cleanup activities and effort to minimize short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill). Ongoing monitoring and maintenance is not anticipated to be required following excavation and off-Site re-use.
- Alternative #3: SEPR is difficult to implement. This alternative requires mobilization and installation of temporary facilities for steam generation and product recovery. This alternative also requires close monitoring of field conditions throughout and following implementation to ensure that the NAPL recovery system is effectively controlling the off-Site migration. Field conditions may also require installation of hydraulic controls (i.e., groundwater depression, sheet piling). The rate of groundwater recharge may make this alternative impracticable.

Cost

- There will be no costs under Alternative #1: No Action.
- The estimated cost for Alternative #2: Excavation of 350-400 tons of soil and Off-Site Re-use is estimated at \$240,000.
- The estimated cost for Alternative #3: SEPR is estimated at \$250,000.

c. Recommended Cleanup Alternative

Alternative #1 or No Action will not reduce the site risk because the NAPL source area is not eliminated. Alternative #3: SERP, while potentially effective at reducing the NAPL source, has the potential to mobilize NAPL off-site, which given the proximity of a nearby surface water (i.e., the Acushnet River) could potentially exacerbate cleanup efforts. In addition, Alternative #3

requires installation of a temporary remediation system, additional hydraulic control measures (i.e., sheet-piling) and intensive operation, maintenance and monitoring.

Therefore, the recommended cleanup alternative is Alternative #2: Excavation with Offsite Re-use because it is the most cost effective alternative capable of reducing risk and permanently eliminating the NAPL source while having the smallest impact on the surrounding community and environment. Additionally, impacted soils excavated from the Site would be recycled at an asphalt batching facility (preferred re-use) and/or used as daily cover at a Massachusetts landfill (back-up re-use scenario).

Green and Sustainable Remediation Measures for Selected Alternative

The selected alternative is by definition sustainable as excavated material will be recycled as asphalt or re-used as daily cover. The City will seek to utilize a local asphalt batching facility to minimize fuel consumption required by transport. Should re-reuse in a landfill be necessary, the Greater New Bedford Refuse Management facility is located less than 10 miles from the site. The City will include idle-reduction requirements in its cleanup contractor solicitation and will work with the selected environmental professional/LSP to incorporate additional sustainable measures where applicable.

ATTACHMENT vii)

Documentation of non-profit status (Section III.C.1)

Not Applicable

ATTACHMENT viii)

***Documentation of applicant eligibility if other than a city, county, state, or tribe
(Section III.C.1)***

Not Applicable

ATTACHMENT ix)

Hardship Waiver Request (Section III.C.5)

The City of New Bedford is saddled with chronically high unemployment rates, low educational attainment, and a relatively unskilled labor force. According to the US Census ACS, New Bedford's unemployment rate was 11.0%, higher than both the Massachusetts average of 8.0% and the national average of 10.1%, with the target community the highest at 17.3 (2007-2011 5-Year ACS). Only 67% of the City's adult population has attained a high school diploma (60% in the target community) and 18% have less than a 9th grade education (22% in the target community). More than 17% of City residents over 5 years of age report to speak English less than "very well" which is double the state and national rates each at 8.7%. With a robust Portuguese community, nearly ¼ of City residents are foreign born. Immigrants' strong work ethic provided an asset to the thriving manufacturing industries in the "Gateway City" of New Bedford at the turn of the 20th century. The strong work ethic remains, but the city is now struggling to narrow the communication and skill gaps that still exist between its residents and the needs of the evolving economy.

New Bedford is identified as an "Economically Distressed Area" (EDA)²². In 2013, the Crittenton Women's Union, an organization based in Boston, MA, reported on the costs of basic needs in the state using a methodology called the Massachusetts Economic Independence Index 2013 (Mass. Index). The Mass. Index was used to estimate the income level required for various family types in different areas of the state to meet expenses including housing, utilities, food, transportation, child care, health care, clothing, essential personal and household items, and taxes without public or private assistance. The Mass. Index for New Bedford indicated that the cost of living for a single New Bedford adult in 2013 was \$24,276 while a family of two adults and two school-aged children would require \$60,204 (<http://www.liveworkthrive.org/site/calculator>). New Bedford's median family income of \$46,881 and the target community's median income of 42,359 clearly demonstrate a significant income shortfall for City residents, most especially in the target community.

More than 30% of children, 19% of adults, and 16% the elderly populations in the City live in poverty compared to national figures of 20%, 15%, and 9%. ***Over 67% of students in the City's public schools receive free lunch*** which is more than double the 32% statewide²³.

Recent regulatory changes have resulted in economic losses threaten the fishing industry in New Bedford. Cod, haddock, and yellow-tail flounder are the most highly sought-after groundfish throughout New England and three of the fourteen regulated species most severely restricted. The scallop industry has been one of the only fishing sectors remaining strong, bringing in 80% of fishing revenue in 2012, and employing more than 4,000 people. Scallop fleets, however, are only at sea for three months per year and NOAA is proposing a 10% reduction in annual catch limits and a 30% reduction in allowable fishing days²⁴.

²² <http://www.mass.gov/eea/agencies/massdep/cleanup/programs/list-of-economically-distressed-areas.html>

²³ <http://profiles.doe.mass.edu/profiles/student.aspx?orgcode=02010000&orgtypecode=5&leftNavId=305&>

²⁴ Dyer, John; *Scallops giving New Bedford fishermen a welcome break*; Boston Globe 12/1/13

New Bedford is currently at its debt limit capacity with multiple water and sewer infrastructure projects design-ready to upgrade existing systems at a value of over \$200M. At least 10% of the City's water distribution and sewer collection systems are over a century old.

This project has been a priority for the City for the past several years. Notwithstanding the City's resolve to clean up this property, given the City's current fiscal position, it is unclear as to whether the project would proceed if the cost share was not approved.

ATTACHMENT x)

Property-specific determination request if applicable (Section III.C.3.d)

Not applicable

ATTACHMENT xi)

Petroleum Eligibility Determination (Section III.C.3.i)



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

DEVAL L. PATRICK
Governor

RICHARD K. SULLIVAN JR.
Secretary

KENNETH L. KIMMELL
Commissioner

December 20, 2013

U.S. EPA New England
Brownfields Project Officer
Attn: Laurie O'Connor
5 Post Office Square, Suite 100
Mail Code: OSRR07-3
Boston, MA 02109-3912

Subject: **STATE PETROLEUM ELIGIBILITY DETERMINATION**
Map 105, Lots 208 and 209, Manomet Street, New Bedford

Dear Ms. O'Connor:

The Massachusetts Department of Environmental Protection (MassDEP) has been requested by the City of New Bedford, Massachusetts to make a determination as to whether the properties listed above (both lots hereinafter collectively known as "site" or "property") meet the definition of a Brownfield site and whether they are eligible to use U.S. Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant funding, which was received during the EPA's FY14 Petroleum Site Assessment grant round. The site is currently owned by the City of New Bedford, Massachusetts, which acquired the property via tax tile from Norseman Properties, LLC on November 23, 2011. Norseman Properties, LLC purchased the property from Cliftex Corporation via deed recorded with the Bristol County Registry of Deeds on January 24, 2003.

The property consists of two contiguous lots of vacant land known as Lots 208 and 209 on New Bedford Assessors' Map 105. The lots are located behind the former Cliftex Corporation property at 194 Riverside Drive. Cliftex Corporation is a former manufacturing facility that has been renovated into elderly residential units. Lot 209 contains two 75,000-gallon underground bunkers containing No. 6 fuel oil, which were formerly used during mill operations at 194 Riverside Drive. Lots 208 and 209 are no longer part of the mill complex/residential property, and the bunkers are no longer used. Soil boring and monitoring well installation have confirmed the presence of petroleum in the subsurface at Lots 208 and 209. Release Tracking Number (RTN) 4-14112 exists for the presence of petroleum in the subsurface at the site. The owner at the time that contamination occurred is likely

This information is available in alternate format. Call Michelle Waters-Ekanem, Diversity Director, at 617-292-5751. TDD# 1-866-539-7622 or 1-617-574-6868

MassDEP Website: www.mass.gov/dep

Printed on Recycled Paper

Cliftex Corporation. A Covenant Not to Sue, signed by Norseman Properties, LLC and the Commonwealth of Massachusetts Office of the Attorney General on November 22, 2003, asserts that Norseman Properties, LLC did not cause or contribute to the contamination at the site.

The address of the property is Manomet Street (behind 194 Riverside Drive). The City of New Bedford proposes excavation of the contaminated soil on the property with either off-site disposal or off-site recycling. The City intends to use the site for recreational open space for area residents and for public access to the Acushnet River.

EPA requires that MassDEP make a determination that any petroleum contaminated site seeking to use EPA Brownfield cleanup grant funding meets certain eligibility requirements. MassDEP is following EPA guideline criteria for eligibility determinations. After a review of MassDEP records and the information provided by the City of New Bedford for this property, MassDEP has determined that:

1. The subject property has been contaminated with petroleum or petroleum products from two 75,000 gallon underground bunkers containing No. 6 fuel oil. The property is a "relatively low risk" site as defined by EPA. The location is not currently being assessed or cleaned up using Leaking Underground Storage Tank (LUST) funds, nor is it subject to a response under the Oil Spill Act.
2. The City of New Bedford, Massachusetts has never conducted any activities or otherwise contributed to any potential historic petroleum contamination at this property.
3. EPA Brownfield funding will be used for assessment activities by a party (the City of New Bedford) that is not potentially liable for the petroleum contamination on this property.
4. There are no Judgments, Orders, or Third Party Suits that identify and require a responsible party to assess, investigate, or cleanup this property.
5. This property is not subject to any order under §9003(h) of the Resource Conservation and Recovery Act (RCRA).

I hope that this information is helpful, and please feel free to contact me directly at 617-556-1007 if you have any questions or concerns.

Sincerely,



Kerry Bowie
Brownfields Coordinator, MassDEP Commissioner's Office

cc: Michele Paul, LSP, Director of Environmental Stewardship, City of New Bedford
Gerard Martin, Brownfields Coordinator, MassDEP Southeast Regional Office
Angela Gallagher, Assistant Brownfields Coordinator, MassDEP Southeast Regional Office

ATTACHMENT xii)

Other Factors Checklist (Section IV.C.2.j)

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
	Project is focusing primarily on Phase II assessments	
x	Community demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	Page 8 and Attach iv
x	Community experienced manufacturing plant closures (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	Page 4
x	Recent (2008 or later) significant economic disruption (unrelated to natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	Page 4
x	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, applicant must attach documentation which demonstrates this connection to a HUD-DOT-EPA PSC grant.	Page 8 and Attach iv
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning Grant	
x	Community is implementing green remediation plans	Page 6
x	Climate Change (also add to "V.D Other Factors")	Page 4



Environmental Stewardship Department/
New Bedford Conservation Commission

City of New Bedford
JONATHAN F. MITCHELL, MAYOR

January 22, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

RE: Application for Brownfields Cleanup Grant

Dear Mr. West:

On behalf of the City of New Bedford, I am pleased to submit the grant proposal referenced above. In this transmittal letter, you will find the information required in the grant guidelines.

- a. Applicant Identification: City of New Bedford, Massachusetts, 133 William Street, New Bedford, MA 02740
- b. Applicant DUNS number: 075719187
- c. Funding Requested:
 - i) Grant type: Cleanup
 - ii) Federal Funds Requested: \$200,000 (cost-share waiver requested)
 - iii) Contamination: Petroleum
- d. Location: New Bedford (Bristol County), Massachusetts
- e. Manomet Street (not numbered), Assessor's Map 105 Lot 209, New Bedford, MA, 20740
- f. Contacts
 - i) Project Director:
Michele Paul, Director of Environmental Stewardship
phone: (508) 979-1487 fax: (508) 961-3045
email: michele.paul@newbedford-ma.gov
mailing address: 133 William Street, Room 304, New Bedford, MA 02740

133 William Street, Room 304, New Bedford, MA 02740
(508) 991-6188 Tel. • (508) 961-3045 Fax

ii) Chief Executive/Highest Ranking Elected Official:
Jonathan F. Mitchell, Mayor
phone: (508) 979-1410 fax (508) 991-6189
email: jon.mitchell@newbedford-ma.gov
mailing address: 133 William Street, New Bedford, MA 02740

g. Date Submitted: January 21, 2014

h. Project Period: October 1, 2014 to September 30, 2017

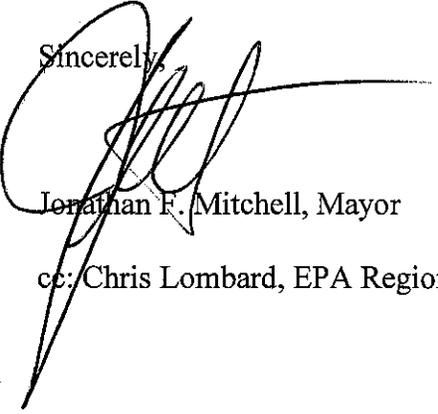
i. Population:

- i) general population of City of New Bedford: 95,072
- ii) N/A

j. The "Other Factors" Checklist is attached and identifies items that are applicable to this proposal.

Thank you for your consideration.

Sincerely,



Jonathan F. Mitchell, Mayor

cc: Chris Lombard, EPA Region 1 Brownfields Coordinator

V.B Ranking Criteria for Cleanup Grants - Narrative Proposal

1. Community Need

a. Targeted Community and Brownfields

Targeted Community – New Bedford Harbor, once the source of the region’s and much of the United States’ wealth through the historic whaling and fishing industries, became a source of contamination and a threat to public health during the industrial 1900s. In 1983, the EPA listed the Acushnet River/New Bedford Harbor on the National Priorities List after years of PCB releases to the waterway. In 1984, Sullivan’s Ledge (former industrial landfill) received the dubious distinction of becoming the second New Bedford PCB Superfund Site.

New Bedford, with an area of 20 square miles and a population of 95,072¹, is one of a handful of Massachusetts Gateway Cities: so-called due to their welcoming generations of immigrants to work in the once-booming factories. The *target community* resides in five census tracts (6504-6508) along the Acushnet River, housing about 17% of the City’s population and containing **30 known Brownfield sites** within just over ½ square mile. Low educational attainment, high poverty, and language barriers make this community vulnerable to the presence of *contamination in the neighborhood*. The Commonwealth of Massachusetts has identified each of these census tracts as home to Environmental Justice populations², exhibiting particular *vulnerability* based on minority population, language isolation, and/or income. Much of the former mill space in the community is vacant or underutilized, and has *become blighted*. Redevelopment of these locations has and will *continue to require cleanup*.

Demographic Information –

		Table 1 - Demographic Data*				
		Community**	New Bedford	Massachusetts	National	
Population		15,907	95,072	6,547,629	308,745,538	
Age 25+ less than 9th grade		22%	18%	5%	6%	
Age 25+ no H.S. diploma		40%	33%	11%	14%	
Ethnicity	Hispanic/Latino	20.7%	16.7%	9.6%	16.9%	
	African American	5.2%	6.4%	6.0%	13.1%	
	Portuguese	44.0%	33.0%	4.0%	0.4%	
	Foreign Born	24%	20%	15%	13%	
	Language Barrier***	18.8%	17.1%	8.7%	8.7%	
	Percent Minority	32.3%	28.6%	23.9%	26.7%	
Economics	Unemployment	17.3%	11.0%	8.1%	10.1%	
	Per Capita Income	\$ 19,294	\$ 21,558	\$ 35,051	\$ 27,319	
	Family Median Income	\$ 42,359	\$ 46,881	\$ 83,371	\$ 62,527	
	Poverty	Children (<18)	28.3%	32.2%	13.5%	22.2%
		Adults (18-64)	20.3%	18.9%	10.0%	14.6%
Elderly (65+)		17.7%	15.9%	9.3%	9.3%	

*U.S. Census Bureau (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>): accessed 12/12/13

** Census Tracts 6504, 6505, 6506, 6507, and 6508

*** Population over 5 years who report to speak English less than “very well”

¹ 2010 Census (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>)

² http://maps.massgis.state.ma.us/map_ol/ej.php

The densely urban target community along the Acushnet River has a substantial Guatemalan and Portuguese immigrant base. The industrial history of the working waterfront and decline of manufacturing has created a blue-collar community with significantly high unemployment and poverty rates among the elderly and children that are double that of the state as documented in Table 1.

Brownfields – The City’s history of electrical component manufacture, metal work, textile dyeing, and other industries has left a legacy of threat to human and environmental health, and severely impedes economic development. The New Bedford Harbor Superfund site ***borders the target community*** and remains ***highly contaminated with PCBs***, forcing the closure of all harbor fisheries and ***denying citizens access*** to the ***5-mile length*** of this important natural and cultural resource. While EPA continues to assess and remediate PCB impact in the harbor itself through the Superfund program, many of the once bustling textile mills along the shoreline have become ***vacant and blighted industrial waterfront***. Of the ***30 known brownfield sites in the target community***, 10 require additional assessment and cleanup prior to reuse³. One of these is a 9-acre former capacitor manufacturing facility with substantial residual PCB and chlorinated solvent contamination extending to the Acushnet River. Although the responsible party is undertaking assessment and cleanup, the process is projected to continue until at least 2018, leaving the neighborhood with fenced and vacant property that can neither be used for economic development nor public enjoyment. A 5-acre former waterfront ***plating facility lies derelict*** creating a substantial ***public safety risk*** and preventing public access to the waterfront.

The City is planning and has received funding to design and begin construction on a 1¼ mile Riverwalk pedestrian greenway along the upper portion of the Acushnet River to reconnect the target community with the river and each other. This Brownfields Cleanup Grant will provide funding to restore a key property ***at the midpoint of the target community*** along the proposed Riverwalk path. The ***Subject Site contains two 75,000-gallon #6 Fuel oil tanks*** formerly used by Cliftex Mills. Spills, overfills, and leaky piping have resulted in years of petroleum impact to the Subject Site. Cliftex Mill, as well as the adjacent Manomet Mill, have been repurposed as 55+ housing and assisted living, but the Site itself remains vacant and inaccessible, ***preventing elderly residents and the rest of the target community*** from enjoying the river and its potential recreational health benefits. Cleanup of the Site is imperative for the completion of the Riverwalk project.

Cumulative Environmental Issues – In addition to the two Superfund sites, the City discovered that the properties on which its only high school was constructed in 1970, and on which one of its middle schools was built in 2006, contained substantial PCB impact from years of former industrial dumping. The middle school was constructed after capping industrial waste several feet thick over the 11.5-acre campus. Collectively referred to as the Parker Street Waste Site (PSWS), this priority issue has resulted in assessment and remediation on nearly 100 acres of city and private property, which is still in progress. Assessment and remediation of soil and groundwater resulting from the PSWS has cost the City \$30M to date. An additional \$6M has been spent on hazardous material abatement and removal in the high school resulting from original construction material and fixtures containing PCBs above EPA action limits. Although this and the above Superfund sites are not the subject of this particular grant, these public health

³ <http://public.dep.state.ma.us/SearchableSites2/Search.aspx>

threats have had and continue to exact a *disproportionate emotional and financial toll* on the City's residents, its economy, and its self and perceived image.

According to the New Bedford Supervisor of Highways, there are over 300 miles of roads through the City. With only two major highways through the densely populated city, the roadways are congested, negatively impacting air quality. The Southeastern Regional Planning and Economic Development District (SRPEDD) implements federally-mandated transportation planning throughout 27 cities and towns in Southeastern Massachusetts. SRPEDD reports that of the "Top 100 Crash Locations" across the district, 17 are in New Bedford and 4 of these are located in the target community⁴ or *24% of New Bedford's crash-prone locations* in just 2.5% of its area. The Environmental Justice populations in the target community are *particularly vulnerable to these cumulative impacts* as language and educational barriers may inhibit the exchange of information about safety dangers and risk of exposure to Brownfield sites. They are also less likely to travel outside of their neighborhoods for recreation or social opportunities.

b. Impacts on Targeted Community

The Massachusetts Department of Public Health (MDPH) reported that the City of New Bedford exhibited the 3rd highest rate of low-weight births and the 5th highest teen birth rate among the state's 30 largest communities. The premature death rate in New Bedford the *highest in the entire Southeastern Massachusetts region* and is 40% higher than the state rate. This study also reported the 2005 rate of asthma emergency room visits for all ages *64% higher than the state average*⁵. The MDPH's Bureau of Environmental Health (BEH) reports that from 2007 to 2008, 16.9% of New Bedford's children enrolled in kindergarten through 8th grade had *asthma* compared to 10.8% statewide. BEH also reports that from 2000 to 2006, the standardized incidence ratio of *colorectal cancer among women in the target community* was twice that expected and reported this to be statistically significant⁶. MDPH also reports the rates of childhood obesity in New Bedford's elementary, middle school, and high school students are more than 18% greater than those statewide⁷. This underscores the community need for recreational opportunities for the City's youth to encourage healthy lifestyles as they grow. An inaccessible waterfront along a coastal community like New Bedford is a missed opportunity to fill this need.

The City's Health Director reports that there is little additional data available on a more detailed level (for the target community) than city-wide. Anecdotal information does support that the Environmental Justice populations in the *target community are disproportionately vulnerable to environmental health risks*. Although the river has been closed to fishing and shellfishing, and there has been a substantial effort to educate the public through multilingual signage, many in the immigrant community continue to collect seafood from the Acushnet. The overgrown nature of the site makes it difficult to monitor this activity and children of families in poverty are likely to eat a disproportionately high amount of fish from an area with the most elevated concentrations of PCBs and metals.

⁴ http://www.srpedd.org/crash_locations

⁵ <http://www.mass.gov/eohhs/docs/dph/research-epi/southeast-region-report.pdf>

⁶ <https://matracking.ehs.state.ma.us/mass/cgi-bin/cognos.cgi>

⁷ www.mass.gov/.../masschip/adol/...obese/eshscity-townnewbedford2010

c. Financial Need

i. Economic Conditions

New Bedford is identified as an “Economically Distressed Area” (EDA)⁸. As presented in Table 1, the median family income of ***\$46,881 in New Bedford is only 56% of the Massachusetts average of \$83,371*** and 75% of the national average of \$62,527. Over 21% of the population of the City lives below the poverty level, compared to 11% for the Commonwealth as a whole. ***Over 67% of students in the City’s public schools receive free lunch*** which is more than ***double the 32% statewide***⁹.

Recent regulatory changes have resulted in economic losses, threatening the fishing industry in New Bedford. Cod, haddock, and yellow-tail flounder are the most highly sought-after groundfish throughout New England, and three of the fourteen regulated species most severely restricted. The scallop industry has been one of the only fishing sectors remaining strong, bringing in 80% of fishing revenue in 2012, and employing more than 4,000 people. Scallop fleets, however, are only at sea for three months per year and NOAA is proposing a ***10% reduction in annual catch limits and a 30% reduction in allowable fishing days***¹⁰.

New Bedford is currently ***at its debt limit capacity*** with multiple water and sewer infrastructure projects design-ready to upgrade existing systems at a value of over \$200M. At least 10% of the City’s water distribution and sewer collection systems are ***over 100 years old***. As a coastal community, New Bedford is ***extremely vulnerable to the effects of climate change*** and must incorporate recently updated Federal Emergency Management Agency information into infrastructure upgrades. The Flood Insurance Reform Act of 2012 will result in substantial increases in private flood insurance rates as the flood zones proposed in the revised 2012 Flood Insurance Rate Maps have increased substantially with most of the increase in the densely populated south end of the City and in the target community and project area.¹¹

Manufacturing is still a major industry in New Bedford with 13% of employment in manufacturing (over 16% in the target community), compared to 10% in the state and 11% in the nation¹². The Massachusetts Department of Labor and Workforce Development projects that ***manufacturing in the New Bedford area will further decline by about 20% by the year 2020***¹³. The 242,000 square-foot Cliftex Mill, adjacent to the subject site, once employed 2,000 people in the 1980s and finally ceased operation in 2000. Parachute maker Niche Inc. ***laid-off over 400 New Bedford workers*** in April 2012¹⁴.

ii. Economic Effects of Brownfields

Assessment, remediation, mitigation and legal fees associated with PCB impacts at the New Bedford High School and Keith Middle School have incurred costs of over \$36 million. While these projects require continued expenditure, the ability of the City to fund them dwindles. Since

⁸ <http://www.mass.gov/eea/agencies/massdep/cleanup/programs/list-of-economically-distressed-areas.html>

⁹ <http://profiles.doe.mass.edu/profiles/student.aspx?orgcode=02010000&orgtypecode=5&leftNavId=305&>

¹⁰ Dyer, John; *Scallops giving New Bedford fishermen a welcome break*; Boston Globe 12/1/13

¹¹ FEMA Flood Insurance Reform Act of 2012 Fact Sheet, March 2013

¹² 2010 Census (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>)

¹³ http://lmi2.detma.org/Lmi/Industry_Projection.asp accessed 12/13/13

¹⁴ New Bedford Standard Times, May 7, 2012

2008, the value of residential property in the City has ***declined each year*** resulting in an overall ***decrease of 27%***. The overall value of commercial and industrial properties has also declined by 2%.

The continuing loss of manufacturing in the City has caused the City to take on a number of former mill properties through tax foreclosure, representing lost revenue as well as increased liability. Approximately ***36 acres of former industrial land*** is now owned by the City as a result of foreclosure. Assessment of similar fully-developed commercial and industrial properties indicates ***a loss of at least \$184,000 annually***. The afore-mentioned 5-acre plating facility is largely ***vacant and is structurally unsound***. Fires and other emergencies at locations like this pose extreme safety risks to public responders and often must be treated from a distance rather than risk send personnel inside.

The City is moving forward aggressively in its Brownfields efforts and has completed redevelopment at formerly vacant and blighted sites that are critical to the economic future of New Bedford. These projects are producing significant benefits, but continued progress is reliant on the effective use of EPA's Cleanup Grants for projects such as the Subject Site – Lot 209.

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions

Map 105 Lot 209, the Site, is 50 feet west of the Acushnet River and contains two abandoned 75,000-gallon underground storage tanks containing 30,000 gallons of No. 6 fuel-oil. The ***vacant and blighted 0.24-acre Site*** is bound to the west by the former Cliftex Mill, now Cliftex Lofts – a market rate / affordable age 55+ housing complex. Former mill properties immediately south, Whaler's Cove, have also been redeveloped as 55+ and assisted living units. The Cliftex Lofts developer provided private funding to the City to complete Phase I and Phase II Environmental Site Assessments for the Site in the fall of 2011. The Phase I and II confirmed that the ***Site is impacted with No. 6 fuel oil*** released from its USTs. Results indicated that that fuel oil impact was largely limited to soil. Non-aqueous phase liquid was also present in monitor wells on the site, but groundwater analysis indicated little dissolved-phase impact.

Historic industrial use has made the shoreline in this area inaccessible to the target community. The City is working to reconnect the community to this valuable resource area and ***cleanup of this fuel oil-impacted site is an integral piece*** of the City's plans to construct Riverwalk: an urban pedestrian greenway along this now residential and mixed-use stretch of the Acushnet River. Cliftex Lofts and Whaler's Cove were part of the implementation of the *Final District Development Action Plan: Upper Harbor District* which created a blueprint for the revitalization of this historic industrial area. In 2007 and 2008, the City and New Bedford Economic Development Council held ***community visioning sessions*** and developed a consensus-driven plan for the upper harbor area. Two of the strongest and most supported components of the plan were ***public access to the shoreline*** and ***adaptive reuse of historic mill buildings***.

The City will redevelop the Site as scenic space designed as a public gathering node along Riverwalk with plantings carefully selected to enhance the natural feel of the river's edge and to tie in the surrounding three-story brick mill structures. The New Bedford Harbor Trustees

Council has granted the City **\$2.9M for engineering and construction of Riverwalk**. The City has begun the existing conditions survey and David Waxler, a local retired attorney, has provided the City with countless hours at no cost, working with property owners along the project path.

ii. Proposed Cleanup Plan

To clean up the site, the City proposes to close the concrete bunker UST system on the Subject Site and to excavate and re-use contaminated soil. Closure of the UST system will first include removing material remaining in the bunkers, cleaning the bunkers, and removing associated piping. Should this initial activity indicate that the bunkers are structurally sound and that the release of petroleum has largely been the result of overfills and/or piping leaks, the bunkers may be able to be closed in place. The concrete would be broken to allow for drainage and the bunkers would be filled with clean fill.

If however, inspection of the cleaned bunkers reveals cracking or other structural deficiency, the concrete bunkers will be removed to allow access to material beneath. Results of previous site investigations indicate little dissolved-phase impact to groundwater, although separate phase petroleum has been encountered at the groundwater interface at about 2-3 feet below grade. Impact to soil has been documented from the soil surface to a depth of ten feet. The effectiveness of dewatering will be evaluated, however previous work in the area suggests that the rate of recharge may make dewatering impracticable. Discussion with the cleanup contractor who provided remediation services on the adjacent Cliftex Lofts property during redevelopment confirmed that they were able to excavate and remove soil without dewatering in an appropriately-constructed staging area. Between 200 and 300 cubic yards of material (300-450 tons) on the subject Site are anticipated to require excavation for off-site reuse. The City proposes incorporating **green remediation practices** by reusing Site soil as asphalt at a nearby batching facility. The City will also pursue crushing and reuse of the cleaned concrete (if not closed in-place) as backfill if appropriate. Contractor procurement language will include a requirement to incorporate a strategy to minimize fuel emission during the cleanup, **consistent with EPA's 2010 Superfund Green Remediation Strategy**. The City has already worked with environmental professionals to incorporate these practices into action on other sites in the community, and the New Bedford Director of Environmental Stewardship is a member of the MassDEP Green Remediation Workgroup.

All excavated areas will be backfilled with certified clean backfill. Disturbed areas will be stabilized to minimize the potential for erosion prior to redevelopment. Cleanup of the Site as proposed will provide the City the opportunity to redevelop this open space immediately – even prior to the start of Riverwalk construction. For a target community that has not been able to enjoy the Acushnet River in their lifetime, this will be a **real and tangible benefit** and will demonstrate that the community is undergoing a **positive and continuing transformation**.

b. Task Description and Budget Table

Task Descriptions

Task 1 – Cooperative Agreement Management and Oversight (\$5,500) – The City will procure qualified environmental professional and cleanup contractors, report progress on the project, and maintain financial records. The City estimates 60 hours of staff time at \$35/hour. Additional staff support will be provided to the Brownfields program at **no cost**. Attendance at educational

workshops and conferences related to Brownfields and sustainable redevelopment (2 people to Brownfield conference: airfare/lodging/per diem = 2*\$1,630 = \$3,260; 250 miles at \$0.55/mile) = total approx \$3,400.

Task 2 – Community Outreach (\$3,500) – The City estimates that 25 hours of qualified environmental professional time will be required for two public meetings and preparation at an average of \$100/hr. The remaining \$1,000 is for contracted translators and paid advertisements. The City’s environmental staff will prepare the Community Relations Plan, facilitate community outreach, participate in public meetings and prepare advertisements, press releases and printed materials **as part of the cost share** (estimated at \$5,000).

Task 3 - Report/ Plan Preparation (\$40,000) – The City will oversee the qualified environmental professional’s preparation of final Analysis of Brownfields Cleanup Alternatives documents, a Health and Safety Plan, a Quality Assurance Project Plan (QAPP) for approval by EPA and Release Abatement Measure (RAM) Plan for approval by MassDEP. These will be used to procure a cleanup contractor. The City will also oversee the preparation and submittal of permits to the Conservation Commission for the work subject to jurisdiction under the Massachusetts Wetlands Protection Act as well as any additional permits that may be required for dewatering. Closure reporting will be provided under Task 5.

Task 4 – Cleanup Implementation (\$135,000) - The City will contract with and oversee a qualified contractor to implement the work in accordance with the QAPP, RAM Plan, and any additional permits. Dewatering equipment and erosion controls will be put in place as necessary and impacted soil will be removed for off-site recycling and/or disposal. Confirmatory samples will be collected and analyzed to ensure that required endpoint concentrations have been met. The excavation will then be backfilled with compliant material. This task allocates \$95,000 for the cleanup contractor including tank removal/closure, soil recycling (estimated 450 tons at \$70/ton for transportation and disposal/recycling), \$20,000 for environmental professional oversight, and \$20,000 in laboratory charges and material costs. The City’s Department of Public Infrastructure crew is OSHA 40-hour trained and can provide **in-house service and equipment** if the cost share waiver is not approved (estimated in-kind value of \$35,000)

Task 5 – Post Cleanup Monitoring/Closure (\$16,000) - The environmental professional will conduct one round of post excavation groundwater monitoring to demonstrate the completeness of cleanup activities. The environmental professional will complete a RAM Completion Report and closure documentation with all requisite information for EPA, MassDEP and the Conservation Commission.

Table 2 - Budget Detail						
Budget Category	Project Tasks					
	1 – Cooperative Agreement	2 – Community Outreach	3 –Reporting and Permitting	4 – Cleanup Implemen- tation	5 – Post- Cleanup Monitoring /Closure	Totals
Travel	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Personnel	\$ 2,100	\$ -	\$ -	\$ -	\$ -	\$ 2,100
Fringe Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contractual	\$ -	\$ 3,500	\$ 40,000	\$ 135,000	\$ 16,000	\$ 194,500
Total Fed. Funding	\$ 5,500	\$ 3,500	\$ 40,000	\$ 135,000	\$ 16,000	\$ 200,000
Cost Share	\$ -	\$ 5,000	\$ -	\$ 35,000	\$ -	\$ 40,000
Total Budget	\$ 5,500	\$ 8,500	\$ 40,000	\$ 170,000	\$ 16,000	\$ 240,000

c. Ability to Leverage

The City obtained a **\$2.9M grant** (award # NA12NMF4630024) from the New Bedford Harbor Trustee Council to design and complete the Riverwalk project and is currently preparing the existing conditions plan. As mentioned in section 2.a.i, a local attorney has been providing **pro bono services** on the City’s behalf to obtain easements and to coordinate with the National Oceanographic and Atmospheric Administration (NOAA), the agency administering the grant.

New Bedford was the recipient of **\$20 million DOT grant** as part of the **Partnership for Sustainable Communities (PSC)** for the rehabilitation of dilapidated railway bridges critical for the transport of contaminated sediment and to facilitate commuter rail service **planned for construction in the Target Community**.

The developer of Cliftex Lofts has already **funded the assessment** necessary to complete the cleanup proposed in this grant application. The first phase of Cliftex Lofts is nearly 100% occupied and the second phase of the project is near completion with combined leveraging including awards of: \$1,296,0000 annually in federal low income tax credit; \$3,212,850 annually in state low income housing tax credits; \$4,330,000 of federal historic tax credits; \$2,600,000 of state historic tax credits; \$3,050,000 in City and State subordinate debt, which includes \$500,000 from the City of New Bedford HOME funds; \$300,000 of permanent debt; \$17,500,000 of construction debt; and owner equity in the form of a deferred developer fee.

3. Community Engagement and Partnerships

a. Plan for Involving and Communicating with the Targeted Community

Since 2007, the City has engaged residents in creating a vision for the area around the Site, culminating in the *Final District Development Action Plan: Upper Harbor District*. The City and New Bedford Economic Development Council held *community visioning sessions* and developed a consensus-driven plan for the upper harbor area. Two of the strongest and most supported components of the plan were *public access to the shoreline* and *adaptive reuse of historic mill buildings*.

The community has also been engaged in the City's efforts to secure funds to restore the shoreline area. In 2009, the City held a public meeting to discuss and seek input on the City's proposal to seek funds from the New Bedford Harbor Trustee Council to restore 11,600 linear feet of shoreline. The proposal enjoyed strong community support which was *instrumental in the successful securing of \$2.9M in funding*.

Recently the City partnered with EPA, MassDEP, and several other stakeholders to work with a portion of the target community to complete a community-wide planning study about ½ mile west of the subject site. Each meeting drew over 30 participants, more than half of whom were Spanish speakers. The City used headsets to enable *real-time translation* of presentation material. Community discussion in attendees' native languages was encouraged after which groups reported out in their own language and the *City provided translation among the other groups*. Feedback from the community and other participants was extremely positive. The City plans to continue to perform community outreach to describe proposed cleanup activities, solicit input on cleanup plans, and communicate progress.

The City will hold *at least* one public meeting prior to and *one following* cleanup activity, and will report progress at key milestones to stakeholders in the interim. Summary reports will be translated into multiple languages and distributed. The City uses *social media* and its *website* to encourage participation and provide information¹⁵, posting final reports and factsheets. We recognize that some in the 55+ community do not utilize the internet and will post meeting notices, factsheets, and/or report summaries in *common areas* of Cliftex Lofts and Whaler's Cove. Prior to cleanup, the City *will visit both residential facilities* to solicit interest in holding public meetings at each facility.

Meetings will be held in the evenings at locations accessible by public transportation. Notice of the meetings will be published in local English and Portuguese newspapers. There is no Latino newspaper that serves the target community, but the use of flyers at commercial locations in the neighborhood, and outreach conducted by the Community Development Council has proven successful during the above described area-wide planning activity and will continue. In addition, the *Community Economic Development Center (CEDC)* is a strong advocate for the Guatemalan community and partnered with the City to solicit participation in the area-wide planning process. CEDC has committed to *continue this partnership throughout this cleanup process* as well.

¹⁵ <http://www.newbedford-ma.gov/Environmental/brownfields/brownfields.html>

During cleanup activity, the area will be secured to *protect* nearby residents and curious onlookers from the *excavation and equipment*. No one without proper OSHA certification will be allowed access to the site and all provisions of the Health and Safety Plan will be followed including provisions for *dust suppression and ambient air monitoring* to *ensure the health and safety of the target community*.

b. Partnerships with Government Agencies

MassDEP's Bureau of Waste Site Cleanup (BWSC) and the *New Bedford Conservation Commission* are the two primary agencies with regulatory jurisdiction. MassDEP's BWSC recognizes the importance of this cleanup project and has been fully supportive of it. BWSC has a *privatized cleanup program* and commissions Licensed Site Professionals (LSPs) to oversee cleanups pursuant to the Massachusetts Contingency Plan (MCP). Previous site investigations, as well as the draft ABCA were completed by LSPs and fully comply with the provisions of the MCP. The Site is already part of MassDEP's *voluntary cleanup program* and work proposed through this grant application will be coordinated, managed, and documented by the contracted LSP. In addition, the City's Director of Environmental Stewardship is an LSP, having practiced private Brownfields redevelopment prior to current service as a City employee.

EPA has partnered with the City on Brownfield sites throughout the City since 2003¹⁶. EPA has also been an active partner relative to the Riverwalk project due to its proximity to the Acushnet River Superfund site. The City's Department of Environmental Stewardship and Department of Health meet with EPA's *Superfund and TSCA staff* regularly to track progress of the harbor cleanup and to exchange information on City projects associated with the Acushnet River and other PCB cleanups.

The project will require approval of the New Bedford Conservation Commission, as it is the body responsible to enforce the Massachusetts Wetland Protection Act. The Conservation Commission is also fully supportive of the project as it will lead to the restoration of this portion of the Acushnet River shoreline. The City and its contracted LSP will work with the Conservation Commission to ensure project implementation in a manner compliant with any and all conditions imposed by the Commission. The *City's Health Department Director* is directly involved with Brownfield projects throughout the City. The Health Department collaborated with the *Massachusetts Department of Public Health* (MDPH) to complete a blood serum study to evaluate potential impacts of PCBs on students, staff, and residents in the area of the previously described New Bedford High School and Keith Middle School. The Riverwalk project is consistent with the *Mass in Motion* project: a public-private collaboration by MDPH and a number of Massachusetts' cities¹⁷. The New Bedford Health Department administers the Mass in Motion program in the city with a primary focus on reducing childhood obesity through numerous policy, systems and environmental strategies. Riverwalk and other healthy community initiatives are included in New Bedford Mass in Motion's Community Action Plan in an effort to raise awareness of environmental changes needed for healthier communities.

¹⁶ <http://www.epa.gov/region1/brownfields/grants.html#2004>

¹⁷ <http://massinmotionnewbedford.org/mass-in-motion/>

c. Partnerships with Community Organizations

The City's key partners and their roles are described below. Support letters affirming their roles are included in Attachment iii).

- **The New Bedford Economic Development Council, Inc. (NBEDC)** is a 501c3 organization governed by a nine-member board of directors and consists of 250 successful leaders in the community, business, academia and government. NBEDC worked with the developers of Cliftex Lofts providing debt financing to the redevelopment project. In addition, NBEDC has helped to facilitate the Brownfields Task Force and will continue to support the City's efforts to communicate about the project, help to develop charettes, and seek private partners to expand leveraging opportunities.
- **The Community Economic Development Center (CEDC)** is located in the target community and is a strong voice for area residents, especially the minority community. CEDC helped to facilitate discussion among Spanish-speaking participants at Brownfields Area-Wide Planning meetings in the target community during the summer of 2012. CEDC's strong involvement in the community provided a great level of trust and comfort among many first time public participants. CEDC has committed to continuing its involvement as part of this project.
- **The Inter-Church Council of Greater New Bedford (ICC)** consists of member congregations, 22 of which are located in New Bedford and 5 within two miles of the Site. ICC has committed to assisting with project outreach by working with member congregations to include informational notices in bulletins and promote community involvement in the project.
- **The Northstar Learning Center** is a minority run 501c3 organization with a mandate to "provide individualized, strength-based, family-focused programs that help children, youth, and families realize their strengths and dreams" to the target community. Northstar has committed to conducting community outreach and organizational support for the administration of the grant.
- **Voices for a Healthy South Coast** seeks to build and support healthy lifestyles in South Coast communities. Voices for a Healthy South Coast has committed their organizational and community outreach capabilities for administering the grant, and will play an advocacy role to expedite the re-use of Sites near the river walk project.

4. Project Benefits

a. Health and/or Welfare and Environment

The project will provide significant health and welfare benefits to the target community in several ways. Cleanup of the Site will *reduce potential health impacts* to area residents resulting from potential exposure to contamination remaining on the site. Cleanup will also allow for the *equitable redevelopment* of the site as a key portion of the Riverwalk urban greenway, providing active recreational area as well as a social gathering spot for the over 55 community living adjacent to the site and the entire target community. The greenspace will ultimately *connect people back to the shoreline*, a resource that has been inaccessible for decades due to dense industrial development. Opening up the area will *increase safety, security, and visibility*, and minimize the opportunity for unauthorized fishing in the impacted Acushnet River.

During the cleanup, measures will be taken to *protect public health and safety*. Dust suppression and monitoring instruments will be utilized to ensure no impact to neighbors as a result of the cleanup work. All materials excavated will be transported to appropriately-permitted disposal facilities and pursuant to the applicable transportation requirements for the material. Trucks will be required to follow a prescribed haul route to major highways to transport material to recycling facilities or deliver clean material for backfill. All disturbed areas will be stabilized to prevent the potential for erosion or dust.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies, or Other Tools

The Cliftex Lofts and Whaler's Cove residential mill reuse projects have been strong examples of the City's commitment to infrastructure reuse and redevelopment. Mill reuse is a key objective of both the 2008 *Historic Mill Inventory* and the 2008 *Upper Harbor Action Plan*. The concept for Riverwalk as an urban greenway to link the communities along the Acushnet River came about through the Upper Harbor Community Vision process. The City is dedicated to continuing to implement the *Upper Harbor Action Plan* developed through this *open and public process*.

The City's 2007 Hicks-Logan-Sawyer District Master Plan spurred the adoption of an Interim Planning Overlay District to encourage redevelopment of brownfields mill sites. In anticipation of commuter rail service being extended to New Bedford from Boston, the City is undertaking transit-oriented development districts surrounding the future commuter rail stations, at one of which an Intermodal Center is planned.

The City is also committed to pursuing *sustainable energy* initiatives. There are 4.3 megawatts of solar facilities currently installed or under construction on Brownfields in the city and at its wastewater and water treatment plants. One of these installations is a 500-kilowatt facility on a portion of the New Bedford High School campus. This project has been incorporated into the Science Technology, Engineering, and Math (STEM) curriculum at the high school. The City has also *successfully marketed 28.5 acres of Brownfield property* to the Massachusetts Clean Energy Center (CEC) for construction of the New Bedford Marine Commerce Terminal for staging planned off-shore wind turbine projects. The 1,200 linear-foot bulkhead will provide for future use as a cargo terminal after off-shore wind farm construction is complete.

ii. Example of Efforts

The City has made substantial efforts to implement *the six livability principles*¹⁸. To *provide more transportation choices*, the City has capped a portion of a former rail yard in anticipation of the Commonwealth's extension of passenger rail service to New Bedford and is looking to redevelop a municipal building as a multimodal transportation facility. The City is *enhancing economic competitiveness* by redeveloping a former Brownfield to site the Marine Commerce Terminal. New Bedford partnered with Winn Development to *support the City's existing 55+ community* by repurposing Cliftex Mill to develop *equitable, affordable housing* and *prevent gentrification* by *leveraging \$7 million in state subsidies and state and federal tax credits*¹⁹. The Riverwalk project is underway to *support and value the community's vision of a healthy, safe, and walkable neighborhood*.

c. Economic and Community Benefits

i. Economic or Other Benefits

This project will result in both economic and non-economic benefits. Cleanup of this section of the planned Riverwalk will provide residents of the redeveloped mills, as well as the rest of the target community, with a *social opportunity* to meet and to access the river resource for *aesthetic enjoyment and recreation*. Development of Riverwalk will make the neighborhood more attractive, walkable, and livable as the path ties *mixed residential and commercial areas* including Market Basket – a grocery store built on the former Fairhaven Mills Brownfield site along the Acushnet River. This commercial redevelopment has already boosted the local economy by *adding jobs and adding to the tax base*, and cleanup of the subject Site will bring the riverfront vision closer to fruition.

ii. Job Creation Potential: Partnerships with Workforce Development Programs

The Marine Commerce Terminal on former Brownfields property is expected to create well over 200 permanent jobs in addition to temporary construction jobs. The New Bedford Workforce Investment Board (WIB) is working to develop training programs to provide area residents with the skills to fill these positions. The City will solicit bids from local contractors *for this cleanup project*, one of which is located 2 miles from the Site. This project will further the efforts to construct Riverwalk, enhance accessibility to the waterfront, and spur economic development and job creation.

¹⁸ <http://www.sustainablecommunities.gov/aboutUs.html>

¹⁹ <http://www.mass.gov/governor/pressoffice/pressreleases/2011/111028-cliftex-landing-launch.html>

5. Programmatic Capability and Past Performance

a. Programmatic Capability

The City has existing staff capable of managing all aspects of the grant, from procurement to oversight of contractors. The City's Environmental Stewardship Department employs a full-time Director and a full-time Environmental Planner. The Environmental Planner will serve as Project Manager and has extensive private practice *field experience on complex environmental assessment and remediation projects*. The Director is a *Massachusetts Licensed Site Professional* and has over 20 years experience in private practice including hands-on remediation experience. This real-world understanding of field conditions *increases the City's effectiveness* in oversight of contractors and environmental professionals.

The Environmental Stewardship Department also has a full time Administrative Specialist to oversee accounts payable, financial reporting and reimbursement requests. The City's full time Chief Procurement Officer is certified as a Massachusetts Certified Public Purchasing Official and has over 13 years of procurement experience in Massachusetts. The Chief Procurement Officer would manage the procurement of services under this grant. A Grants Auditor in the City's Auditing Department ensures full compliance with the terms of cooperative agreements between the City and granting agencies. The City has extensive experience procuring and overseeing professionals conducting assessment and cleanup under the state's voluntary cleanup program.

The City experiences very little turnover of professional positions. However, in the event of a vacancy of a key member of the project team, the City maintains up-to-date job descriptions, including requirements for education and professional experience that are used to advertise vacancies as they become available.

b. Audit Findings

The City has never received an adverse audit finding for any of the existing grants and has not been required to comply with special "high risk" terms and conditions under EPA regulations.

c. Past Performance and Accomplishments

i. Currently has/ever received Assessment and Cleanup Grants

1. **Compliance with Grant Requirements** – The City currently has one open Brownfields grant (BF 96164401). Some additional cleanup planning was completed to maximize remediation funding and this cleanup grant is on schedule to be expended by 2015. ACRES and quarterly reporting are up to date. This site is in a different community than the target community of this application and therefore, additional cleanup funds are warranted. The City recently completed cleanup activity under cooperative agreement BF 97181201 which is currently in the closeout process. About \$1,700 remained in the grant balance due to the City's ability to obtain additional funding to expand the cleanup and mitigation project²⁰. The City continues to work with the target community to finalize a reuse strategy for the site. ACRES and quarterly reporting (other than final in progress) are up to date. Nine sites have

²⁰ MassDevelopment provided \$97,900 in additional funding to address potential indoor air impacts.

been assessed and have undergone cleanup planning through two recent assessment grants (BF 97193601 and B2 96113401). Two of these sites have been cleaned up and redeveloped by the City as open park space and two have been or are being cleaned up through the above-specified cleanup grants. A private party has put another 10-acre site out to market for redevelopment. The City is seeking funding to complete cleanup on two other City-owned sites through this and another cleanup grant application. About \$25,000 remained as a balance on BF 97193601 because the majority of the sites assessed began as or became hazardous materials sites once assessment was completed. This City worked to expend the remaining petroleum assessment funds prior to the expiration of the Agreement.

2. Accomplishments – The two above referenced sites redeveloped as open park space include a **3-acre site along the Acushnet River** which will become the northern terminus of the Riverwalk project. The other 0.1-acre site in a dense urban community has been redeveloped as a **“Tot-Lot” for neighborhood children.**

The **6.5 acre former Fairhaven Mills** site was assessed and cleaned up under EPA FY03 assessment and cleanup grants. Now known as Riverside Landing, this commercial plaza includes Market Basket – **an employer of between 100 and 250 people**²¹, recently honored by the Southeastern Massachusetts Education Collaborative for their commitment to hire employees with disabilities

The **former 25-acre Standard Times Field** was assessed through a Targeted Brownfields Assessment and cooperative agreement BF 98196001. About half of the site has been redeveloped for fish processing while the remainder will be incorporated into the Marine Commerce Terminal facility. Much of these accomplishments have been documented in ACRES although work on some sites began before ACRES’ implementation and under previous department direction. The City’s Environmental Stewardship Department will work with EPA to add this previous data into the ACRES system as a number of success stories can be highlighted.

ii. Has Not Received EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

Not Applicable

iii. Has Never Received Any Type of Federal or Non-Federal Assistance Agreements

Not Applicable

²¹http://lmi2.detma.org/lmi/employer_det.asp?gEmpID=403153031&gSICName=&astfips=25&aareatype=&aarea=075550

Attachment i)

Threshold Documentation (Section III. C of Guidelines)

1. *Applicant Eligibility*

a. *Eligible Entity*

The applicant is a General Purpose Unity of Local Government (municipality) and is therefore an eligible applicant

b. *Site Ownership*

The City acquired ownership of the property as a Tax Possession on November 21, 2011 as recorded in the Bristol County Registry of Deeds on November 23, 2011 in Book 10217 Page 90.

2. *Letter from State or Tribal Environmental Authority*

A letter from the Massachusetts Department of Environmental Protection acknowledging that the City intends to conduct cleanup activities and apply for a federal grant is contained in Attachment ii).

3. *Site Eligibility and Property Ownership Eligibility*

Site Eligibility

a. *Basic Site Information:*

(a) *Name of Site:* New Bedford Assessors Map 105 Lot 209

(b) *Address of Site (including zip code):* north side (rear) Manomet Street 02746

(c) *Current Owner of Site:* City of New Bedford

(d) *If you are not the current owner, date you plan to acquire ownership:* N/A

b. *Status and History of Contamination at the Site*

(a) *Contaminated by petroleum or hazardous substances:* Site is contaminated by petroleum.

(b) *Operational history and current use(s):* Historically, the Site was associated with the former Cliftex mill property at 194 Riverside Avenue until being subdivided in 2006. Former operations at the Cliftex mill included the production of textile products and storage. The Site is currently vacant.

(c) *Environmental concerns, if known:* The Site is undeveloped land containing two abandoned 75,000-gallon No. 6 fuel oil concrete underground storage tanks (USTs)/bunkers. Approximately 30,000-gallons of fuel oil product remains in the tanks on the Subject Site.

(d) *How the site became contaminated/ nature and extent of contamination:* Separate phase petroleum has been detected in two monitoring wells installed on the Site. It is suspected that oil from the two tanks, overfills, or piping on the property has impacted the Site.

c. *Sites ineligible for funding:*

a) The Site is not listed or proposed for listing on the National Priorities List

b) The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA not subject to the jurisdiction, custody, or control of the United States government.

- c) The Site is not subject to the jurisdiction, custody, or control of the United States government.
- d. *Sites Requiring a Property-Specific Determination. The Site does not require a Property Specific Determination.*
- e. *Environmental Assessment Required for Cleanup Proposals*
The following reports have been prepared for the Site:
 - Phase I Environmental Site Assessment (ESA), October 2011
 - Phase II Limited Subsurface Investigation (LSI), November 21, 2011

Property Ownership Eligibility:

- a. CERCLA §107 Liability – The Applicant is not potentially liable for contamination as the City is eligible for liability protection as a local government entity that acquired the property through tax delinquency after meeting All Appropriate Inquiry requirements.
- b. Enforcement or Other Actions – There has been no state or federal enforcement action for the site and none is anticipated.
- c. Information on Liability and Defenses/Protections
 - i. Information on the Property Acquisition –
 - The City acquired the site as a Tax Possession.
 - The City acquired the site on November 21, 2011.
 - The City is the sole owner of the Site.
 - The City acquired the site from Norseman Properties
 - With the exception of an agreement for repayment of back taxes, the City has no relationship with the prior owner of the Site.
 - ii. Timing and/or Contribution Toward Hazardous Substances Disposal – Petroleum impact to the Site occurred prior to the City’s taking possession of the Site. The City neither arranged for disposal of petroleum or hazardous substances at the site nor transported petroleum or hazardous substances to the site at any time.
 - iii. Pre-Purchase Inquiry –
 - A Phase I Environmental Site Assessment (ESA) was completed on October 21 2011 and a Phase II Limited Subsurface Investigation (LSI) was completed on November 21, 2011.
 - Both the Phase I ESA and the Phase II LSI were completed by Goldman Environmental Consultants, Inc. (GEC). The Phase II LSI was submitted by Brian T. Butler, a Licensed Site Professional (LSP) and Vice President of GEC. The Commonwealth of Massachusetts commissions LSPs to implement and oversee assessment and cleanup activity pursuant to its Bureau of Waste Site Cleanup regulations.
 - Both the Phase I ESA and the Phase II LSI were completed within 180 days of the City’s taking possession of the site.
 - iv. Post-Acquisition Uses – The Site has remained vacant and has not been used since the City took possession of the Site in 2011.

v. Continuing Obligations –

- It appears that petroleum impact to the Site has resulted from operation and /or overfills of the concrete USTs on the property.
- The removal and/or decommissioning of the UST system will prevent any future release of material onto the subject Site.
- The Site is vacant, overgrown, and is separated from the adjacent residentially repurposed mill by a fence.
- The City is committed to:
 1. Comply with any and all land-use restrictions that may be placed on the Site;
 2. Assist and cooperate with those completing the cleanup including providing access to the Site;
 3. Comply with information requests and administrative subpoenas that may be issued for the Site; and
 4. Provide all legally-required notices.

d. *Petroleum Sites* – The Massachusetts Department of Environmental Protection issued the City a Petroleum Eligibility Determination letter on December 20, 2013 – provided as Attachment xi.

4. *Cleanup Authority and Oversight Structure*

a. *Describe how you will oversee the cleanup at the site.*

The cleanup will be overseen by a State of Massachusetts Licensed Site Professional (LSP) under the guidelines of Massachusetts' response program, the Massachusetts Contingency Plan (MCP): 310 CMR 40.0000. The City will use procurement procedures which reflect applicable Massachusetts laws and regulations, provided that the procurements conform to applicable federal law and standards, to ensure that any needed technical expertise is in place prior to beginning cleanup activities.

b. *Plan to acquire access to neighboring properties, if necessary*

If necessary, the City will seek access from the owner of an abutting property where contamination from the release may have migrated. The City has extensive experience obtaining access to private property to conduct assessment and cleanup activities. The City uses a standard access agreement, and names the property owner as additional insured on contractor and environmental professional insurance policies. The access agreement includes commitment from the City to restore disturbed property to its original condition. The abutting property owner fully supports cleanup of the property as the Site will provide the residents of the redeveloped mill complex with open space and access to the Acushnet River.

5. *Cost Share*

a. *Statutory Cost Share*

- i) The City is requesting a hardship waiver of the cost share. In the event that this waiver is not granted however, the City is prepared to make the following commitments to meet the cost share through the provision of in-kind services. The City's environmental staff will prepare the Community Relations Plan, facilitate

community outreach, participate in public meetings and prepare advertisements, press releases and printed materials *as part of the cost share*, estimated at \$5,000. The City intends to complete the Community Relations Plan even if the cost share waiver is granted. The City's Department of Public Infrastructure crew is OSHA 40-hour trained and can provide *in-house service and equipment* to participate in cleanup activity if the cost share waiver is not approved at an estimated in-kind value of \$35,000.

ii) The "Hardship Waiver Request" is submitted as a separate Attachment viii).

6. *Community Notification*

- A copy of the draft ABCA is contained in Attachment iii).
- A copy of the ad and screen shot of the City's website demonstrating notification to the public and solicitation for comments on the proposal is contained in Attachment iv).
- A summary of the public meeting, comments received, and response to comments is contained in Attachment iv)

ATTACHMENT ii)

Letter from state environmental authority (Massachusetts Department of Environmental Protection) – (Section III.C.2 of Guidelines)



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

DEVAL L. PATRICK
Governor

RICHARD K. SULLIVAN JR.
Secretary

KENNETH L. KIMMELL
Commissioner

January 15, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

RE: STATE LETTER OF ACKNOWLEDGMENT
City of New Bedford, Applications for EPA Assessment and Cleanup Grant Funds

Dear Mr. West:

I am writing to support the proposals submitted by the City of New Bedford (the "City") under the Fiscal Year 2014 U.S. Department of Environmental Protection Agency (EPA) Brownfield Grant Programs. Funding from EPA will assist the City in the cleanup of petroleum at Lot 208 and Lot 209 of Map 105, off Manomet Street, to facilitate the redevelopment of these properties for productive reuse. The City is also seeking community-wide petroleum and hazardous materials assessment grants to facilitate the cleanup and redevelopment of other priority sites.

In 2008, Governor Deval Patrick and then Lieutenant Governor Timothy Murray created the Massachusetts Brownfield Support Team (BST) Initiative. This effort further concentrates financial, technical, and other resources at the state level to a select group of challenging, yet promising, Brownfield projects. MassDEP has worked closely with the City on a variety of Brownfields projects. For example, the City's Payne Cutlery and Former Elco Dress Site was chosen in November 2012 to be part of the third round of BST projects, which ensures any funding provided by EPA will be supported by a focused commitment of state and federal resources. If these proposals are selected, MassDEP will work with our state and federal partners to provide the support to the City that will be needed to help make these projects successes.

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

Sincerely,

Kerry Bowie
Brownfields Coordinator, MassDEP Commissioner's Office

ec: Michele Paul, LSP, Director of Environmental Stewardship, City of New Bedford
Raymond Holberger, Environmental Planner, City of New Bedford
Gerard Martin, Brownfields Coordinator, MassDEP, Southeast Regional Office
Angela Gallagher, Assistant Brownfields Coordinator, MassDEP, Southeast Regional Office

This information is available in alternate format. Call Michelle Waters-Ekanem, Diversity Director, at 617-292-5751. TDD# 1-866-539-7622 or 1-617-574-6868

MassDEP Website: www.mass.gov/dep

Printed on Recycled Paper

ATTACHMENT iii)

Letters of Support from Community Based Organizations identified in the community engagement and partnerships ranking criteria (Section V.B.3)



New Bedford Economic Development Council
Uniting New Bedford's economic strengths

1213 Purchase Street
3rd Floor
New Bedford, MA 02740
www.nbedc.org

December 17, 2013

City of New Bedford
Attn. Michele S.W. Paul
Dept. of Environmental Stewardship
133 William Street
New Bedford, MA 02740

RE: Brownfield Cleanup Grant Application

Dear Michele:

On behalf of the New Bedford Economic Development Council (NBEDC), I am committing our support and resources for the Brownfields Cleanup Grant application submitted by the City of New Bedford for the close out of the two 75,000-gallon fuel tanks, and the adjacent lot impacted by petroleum contamination formerly used by Cliftex Mills and now owned by the City of New Bedford. It is critical for this clean-up to happen as expeditiously as possible since the affected parcels are key to the future development of the river walk in the Upper Harbor—an area of more than \$100 million in new investment is mill redevelopment projects along the river's edge. The completion of the river walk and remediation of these parcels is key to maximizing existing development and attracting new private sector investment to this area of the city.

The NBEDC is a 501c3 organization governed by a nine-member board of directors and consists of a 250 successful leaders in the community, business, academia and government. In conjunction with the Mayor's Office, the NBEDC guides the agenda for the city's strategic economic development growth.

Our efforts to promote New Bedford to new and existing companies as a location for business growth and expansion are often focused on Brownfields. The NBEDC has demonstrated its ongoing commitment to working closely with the City to identify Brownfields and leverage resources to characterize site conditions and determine the best opportunities for reuse. This Brownfields partnership includes the successful redevelopment of the former Fairhaven Mills into a retail destination, the redevelopment of former industrial mills into new housing, and the potential use of such sites for future manufacturing associated with the emerging offshore wind industry.

The NBEDC is committed to facilitating the Brownfields Task Force, made up of representatives from community groups and business sector, who meet to identify Brownfields in New Bedford, prioritize sites for assessment, review assessment results, and position sites for reuse. The NBEDC will commit its staff to the administration of the cleanup grant and leverage private sector resources for the redevelopment of the lots.

The NBEDC strongly supports the City's application for a Brownfields cleanup Grant and looks forward to continuing to work with the City to continue to unlock the potential of these sites.

Best,

Derek Santos
Executive Director



January 16, 2013

Michele Paul
City of New Bedford
Department of Environmental Stewardship
133 William Street
New Bedford, MA 02740

Dear Michele:

The Community Economic Development Council of Southeastern Massachusetts (CEDC) wishes to support the City's application for an EPA Brownfield Cleanup Grant.

The CEDC was established as a Community Development Corporation in 1997. Our office is located in the neighborhood where the Brownfield redevelopment sites are located. The mission of the CEDC is to create a more just local economy by building bridges to resources, networks, and cooperative action for low and moderate-income members of our community.

The CEDC is interested in the redevelopment of brownfield sites in New Bedford to bring opportunities for jobs creation, small business development as well as an increase in the quality of life for neighborhood residents.

The leaking tanks and contaminated lots on the Acushnet riverfront near are in the neighborhood that we serve. Their cleanup and redevelopment would open up valuable and dearly needed greenspace for recreation in our community.

The CEDC will make the following commitments to the assessment process if the grant is awarded:

- Work to engage, inform and promote participation of neighborhood stakeholders, particularly limited English speaking residents and small business owners. More than 50% of neighborhood residents speak a language other than English as home.
- Carry out community outreach to solicit public participation for meetings for site selection and public information meetings. CEDC is in direct contact with

neighborhood residents and businesses through our programs and we will contact others by email lists and the distribution of flyers.

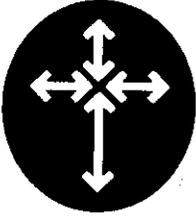
- Participate in committees to assist in the administration of the grant.
- Offer meeting space for public meetings and assistance with translation in public meetings.

The CEDC feels strongly that the cleanup grant will benefit the community we serve. We hope EPA gives the City's application careful consideration.

Sincerely,



Executive Director
Sincerely



Inter-Church Council of Greater New Bedford

412 County Street + New Bedford MA + 02740

508-993-6242 + 508-991-3158 facsimile

Web-Site: www.iccgnb.org

E-Mail: Connie@iccgnb.org

January 10, 2014

Michele Paul
Director - Department of Environmental Stewardship
City of New Bedford
133 William Street
New Bedford, MA 02740

Dear Ms. Paul:

The Inter Church Council of Greater New Bedford (ICCGNB) supports the City of New Bedford's application for an EPA Brownfields Cleanup Grant. As a council of 46 member churches we have many who are in the city of New Bedford including the areas of concern for this grant. Our mission and that of the non-member Faith Community partners is to help raise the quality of life and safety for our families and community. We are in the neighborhoods with outreach for many needs and environmental and brownfield issues would rank as a high concern for us.

Besides the obvious interest ICCGNB has in redeveloping the Riverside Ave. storage tank petroleum sites for health reasons, aesthetically and economically it is a win for our neighborhoods and the city. The potential expansion of green space reclaiming land lost to us and remaining unused with an inability for either business or recreation would be a potential bonanza for a community with high unemployment and striving to give opportunities for our youth. The completion of the overall Riverwalk project following the cleanup of the sites would create much needed recreational space for the communities we serve.

The ICCGNB will make the following commitments to the city's cleanup efforts if the grant is awarded:

- Carry out community outreach to solicit public participation for site selection and public information meetings. Outreach will include the use of church email lists, the distribution of flyers, and posting meeting announcements in bulletins;
- ICCGNB is willing to participate in committees to assist in the administration of the grant; and
- Assist any public and private support efforts to ensure the success of the grant.

The ICCGNB believes that the cleanup grant will benefit the community our churches serve and could dramatically improve the quality of life of south coast residents.

Sincerely,

Rev. David A. Lima
Executive Minister



NorthStar Learning Centers, Inc.

NorthStar Learning Centers, Inc.

Helping children, youth, and families realize their strengths and dreams

Executive Director's Office:

53 Linden Street
New Bedford, MA 02740
508-991-5907

Business Office and Enrollment:

53 Linden Street
New Bedford, MA 02740
508-984-3384

Early Childhood Centers:

725 Shawmut Avenue
New Bedford, MA 02746
508-996-8531

267 Samuel Barnet Blvd.
New Bedford, MA 02745
508-985-1915

SCHOONER School Age Program:

Ingraham Place
80 Rivet Street
New Bedford, MA 02744
774-992-0122

Youth and Adolescent Services:

53 Linden Street
New Bedford, MA 02740
508-984-3383

Ingraham Place
80 Rivet Street
New Bedford, MA 02744
774-992-0120

Primary Community Partners:

New Bedford Public Schools
Massachusetts 21st Century
Community Learning Centers

January 19, 2013

Raymond R. Holberger, Environmental Planner
Office of Environmental Stewardship
City of New Bedford
New Bedford City Hall
133 William St - Rm 304
New Bedford, MA 02740

Dear Mr. Holberger:

NorthStar Learning Centers is committed to actively supporting the City of New Bedford's proposed assessment, cleanup, and redevelopment of brownfield sites in New Bedford's urban North End. As a state-certified minority nonprofit, we have a strong interest in the reclamation and redevelopment of brownfield properties for economic, recreational or other public good because New Bedford's residents of color here as elsewhere have been subject to a disproportionate impact from environmental hazards and all too often have not been represented in the implementation of environmental regulations, practices and activities in our community. Our role as community partner in a four-year Boston University School of Public Health EPA STAR grant "Effects-Based Cumulative Risk Assessment in a Low-Income Urban Community near a Superfund Site" has brought home to us the importance of heightened awareness and involvement of people of color in the protection of public health and environmental issues.

The city's proposed cleanup of petroleum impacts associated with the large underground storage tanks on Riverside Ave would allow recreational space to be reclaimed from the industrial waterfront. The cleanup of these sites would allow for the establishment of the waterfront Riverwalk, which would provide alternative, non-motorized recreational and transit opportunities to community residents.

Beyond our commitment to support the grant application for the Riverside Ave petroleum impact cleanup project, we are prepared to be actively involved in its implementation. We recognize that for affected neighborhoods to really benefit from brownfields remediation and reuse, residents have to be meaningfully involved in cleanup and land reuse decisions. To this end, we are prepared to:

- Bring out residents in affected neighborhoods to public meetings to ensure their input in developing a consensus-based vision for a targeted area;

- Provide interpreters to include neighborhood residents who are not fluent in English in the decision-making process;
- Help facilitate the crucial consensus-building process to arrive at a unified vision regarding the potential reuse of a brownfield property;
- Assist in publicizing progress steps such as overcoming environmental cleanup challenges to lend hope and confidence to the community.

Again, we as a community-based, minority-led nonprofit organization are glad to have this opportunity to work with the city toward making New Bedford a cleaner, safer, more prosperous place to live.

Sincerely,

A handwritten signature in black ink that reads "Maria A. Rosario". The signature is written in a cursive style with a large initial "M".

Maria A. Rosario
Executive Director



January 16, 2014

Michele Paul
City of New Bedford
Department of Environmental Stewardship
133 William Street
New Bedford, MA 02740

Dear Michele:

Voices for a Healthy SouthCoast wishes to support the city of New Bedford's application for an EPA Brownfields Grant. Voices for a Healthy SouthCoast has been working in the community for the past four years to promote policy, environmental and systems changes around increasing resident's physical activity, better nutrition and tobacco prevention. Our coalition is very interested in the redevelopment of these brownfield sites to make the area accessible to the public; including the opportunity to promote physical activity with the enhancement of a waterfront pedestrian walk and bikeway.

The cleanup of petroleum contamination from the large underground storage tanks near Riverside Ave would allow recreational space to be reclaimed from the industrial waterfront. The cleanup of these sites would allow for the establishment of the waterfront Riverwalk, which would provide alternative, non-motorized recreational and transit opportunities to community residents.

Voices for a Healthy South Coast will make the following commitments to the assessment process if the grant is awarded:

- Carry out community outreach to solicit public participation for meetings for site selection and public information meetings. Outreach could include the use of email lists, the distribution of flyers, posting meeting announcements in newsletters.
- Participate in committees to assist in the administration of the grant.

Voices for a Healthy South Coast feels strongly that this grant will benefit the community we serve and could dramatically improve living conditions in the local community, and create a recreational opportunities for residents across the city and region.

We hope EPA gives the City's application careful consideration.

Sincerely,

Nancy LaRue Bonell, M.Ed.
Co-Coach, Voices for a Healthy SouthCoast
COO & VP, YMCA Southcoast

Donna M. Querim, RN, MS, JD
Co-Coach, Voices for a Healthy SouthCoast
Nurse Educator, Southcoast Physicians Group

ATTACHMENT iv)

Documentation indicating firm leveraged resources (Section V.B.2.b)



NOAA NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION UNITED STATES DEPARTMENT OF COMMERCE

NOAA Investment Award Notice

Title: Acushnet River Upland Riparian Restoration Project

DOC Bureau Disbursing Funds: National Oceanic and Atmospheric Administration (NOAA)

Grant Number and Type: NA12NMF4630024 - NOAA Grant - Competitive

Recipient: Scott W Lang New Bedford, City of (Inc.)

Recipient Contact: Scott W Lang

Recipient Address: 133 William St. Unit 208, New Bedford, MA, 02740-6132, USA

Telephone Number and Email Address: 508-979-1410

City/County/State: New Bedford - MA

State Congressional District: 4

Total Grant: \$2,908,340

Description:

Acushnet River Upland Riparian Restoration Project The New Bedford Harbor Riparian Restoration proposal involves the acquisition of an easement in the area from the top of bank of the Acushnet River landward 25 and extending 11,600 linear feet from Coggeshall Street north to Tarkiln Hill Road (the Project Area). Following acquisition, this coastal riparian zone or "corridor" shall berestored to native coastal habitat with native vegetation typical of New England upland coastal shrub and herbaceous communities. A pedestrian pathway will provide passive recreation such as walking, viewing scenic areas across the River, watching birds and other wildlife inhabiting the Project Area and the Acushnet River. Limited interpretive signs shall provide public education on the history of the Acushnet River and the benefits, values and sponsors of the restoration. The completed project will be protected by a conservation easement.



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[Advisories](#) >> [Search Awards](#) >> [Grants File - NA12NMF4630025](#)

Grants File - NA12NMF4630025

Id: 2269373
Status: Accepted

Action:

Your Comments:

Attachments:

Grant Information					
CFDA Number:	11.463	Award Period:	04/01/2012 - 10/31/2016	Program Office:	Fisheries Habitat Conservation Program Office (HCPO)
Program Officer:	Steve Block	Program Officer Phone:	978-281-9127	Program Officer Email:	Steve.Block@noaa.gov
Total Federal Funding:	\$100,000.00	Total Non Federal Funding:	\$0.00	Multi-Year:	No
Organization Name:	New Bedford, City of (Inc.)	ASAP Recipient:	Yes	High Risk Recipient:	No
SF-425 Frequency:	Semi-Annual Cash Flow with Final Full Report	Progress Report Frequency:	Semi-Annually	Final Progress Report:	Comprehensive - a last interim report is required
Final Reports Due On:	01/29/2017	Project Title:	Palmer's Island Sanctuary and Interpretive Trail		
PIs - PDs:	None Designated	Closeout Date:	N/A		

Sub Documents

Type	ID	Title	Status
Award Package	2270387	Palmer's Island Sanctuary and Interpretive Trail	Accepted
Award File 0	2269374	Palmer's Island Sanctuary and Interpretive Trail	Accepted

Export options: [Excel](#)

Associated Documents

Type	ID	Title	Status	Program Officer
Organization Profile Change Request	2382266	New Bedford, City of (Inc.)	Complete	

Export options: [Excel](#)

Financial Reports

Type	ID	Period Start	Period End	Due Date	Status	Amount Requested
SF-425: Federal Financial Report - Cash Flow	2406170	09/30/2012	10/30/2012	10/30/2012	Not Delinquent	N/A

Export options: [Excel](#)

Progress Reports

Type	ID	Period Start	Period End	Due Date	Status
Performance Progress Report	2404366	04/01/2012	09/30/2012	10/30/2012	Not Delinquent

Export options: [Excel](#)



The Official Website of the Governor of Massachusetts

Governor Deval Patrick

Home > Press Office > Press Releases > Cliftex Lofts Launch

DEVAL PATRICK
GOVERNOR

TIM MURRAY
LIEUTENANT GOVERNOR

Media Contact

Kim Haberlin
Alec Loftus
Bonnie McGilpin
617-725-4025

Mary-Leah Assad (EOHED)
617-573-1102

For Immediate Release - October 28, 2011

GOVERNOR PATRICK LAUNCHES CLIFTEX LOFTS DEVELOPMENT PROJECT IN NEW BEDFORD

Investment in Gateway City to create more than 200 jobs and provide affordable housing for seniors

NEW BEDFORD – Friday, October 28, 2011 – Governor Deval Patrick today joined state and local officials in celebrating the launch of the first phase of the Cliftex Lofts development in New Bedford. The first phase of the project will rehabilitate a deteriorated mill building to create 76 affordable housing units for persons age 55 and older and will create more than 200 construction jobs. The Patrick-Murray Administration is supporting the housing development through \$6.9 million in state subsidies and state and federal tax credits.

"This development will provide a much needed boost in terms of jobs, economic development and affordable housing for seniors in the region," said Governor Patrick. "Revitalizing our Gateway Cities is a priority and we are pleased to support projects like Cliftex Lofts in New Bedford."

"Investing in our Gateway Cities is key to the economic future of the Commonwealth and will continue to make Massachusetts a better place to live for our residents," said Lieutenant Governor Timothy Murray. "With today's launch, we look forward to the continued development of Cliftex Lofts, which will create more affordable housing in the city of New Bedford and also support job creation and future community and economic development."

Construction is slated to begin later this year. The project will be funded with \$2.5 million in state subsidies and \$4.4 million in state and federal low income housing tax credits that will leverage private investments to fund the development.

"Cliftex is the anchor property for the city's near-North End waterfront revitalization. Its redevelopment will provide real jobs, which will help revive our local economy," said Mayor Scott W. Lang. "Further, this mill property will enhance the quality of life for city residents by improving housing options and developing another social and economic center for New Bedford."

"The Cliftex Lofts project brings more affordable housing options and economic development to New Bedford, which means the community will benefit in the long-term from the improved neighborhoods," said Senator Scott Brown. "I am pleased we are continuing to focus on investing in our Gateway Cities. This is yet another way we can turn our attention to practical housing solutions, small business growth and jobs."

"More and more people are looking for affordable housing options and finding that a place like New Bedford is the perfect community to live in," said Senator Mark Montigny. "The growth and development that continues to take place in New Bedford flies in the face of logic, given what is happening in the global economy. I can't speak highly enough about targeting investments in Gateway Cities, where just a little aid goes a long way."

"Development in New Bedford and other Gateway Cities is a team effort, requiring the city and state working together with federal agencies, private developers and investors," said Representative Antonio Cabral. "We are lucky to have a great ally in the Patrick-Murray Administration which understands the importance to all of Massachusetts of our cities' success."

"The Cliftex Lofts project is a prime example of the application of creative thinking that both the public and private sectors desperately need nowadays," said Representative Christopher Markey, who serves on the Legislature's Joint Committee on Housing. "The City of New Bedford is blessed to have very unique, durable former mills, and we should look to utilize them when possible. Not every mill can be saved, but there's no better symbol of the rebirth of New Bedford than redeveloping these buildings and providing both jobs and housing for our seniors. It honors our history and it invests in our future."

Today's celebration and kick-off of Cliftex Lofts highlights the Patrick-Murray Administration's commitment to investing in Gateway Cities like New Bedford. The Administration has implemented the following strategy to make all of the state's 24 Gateway communities centers of economic activity:

- Provide long-term investments in education, innovation and infrastructure, with special attention to the growth potential of each city's entrepreneurs and small businesses.
- Leverage the potential of each community's distinctive assets, including their educational, medical and cultural institutions and their historic buildings and neighborhoods.
- Connect Gateway Cities to other local, state and global centers of innovation and economic activity.

In keeping with this strategy, the Patrick-Murray Administration has made the following Gateway City investments: more than \$1 billion in active construction contracts through the Massachusetts Department of Transportation; \$13.5 million in

Gateway City Parks grants for projects in 24 cities; more than \$105 million in public safety grants for police and fire departments and non-profit agencies to maintain staffing levels and combat violence and more than \$17 million in workforce training funding since 2007.

###

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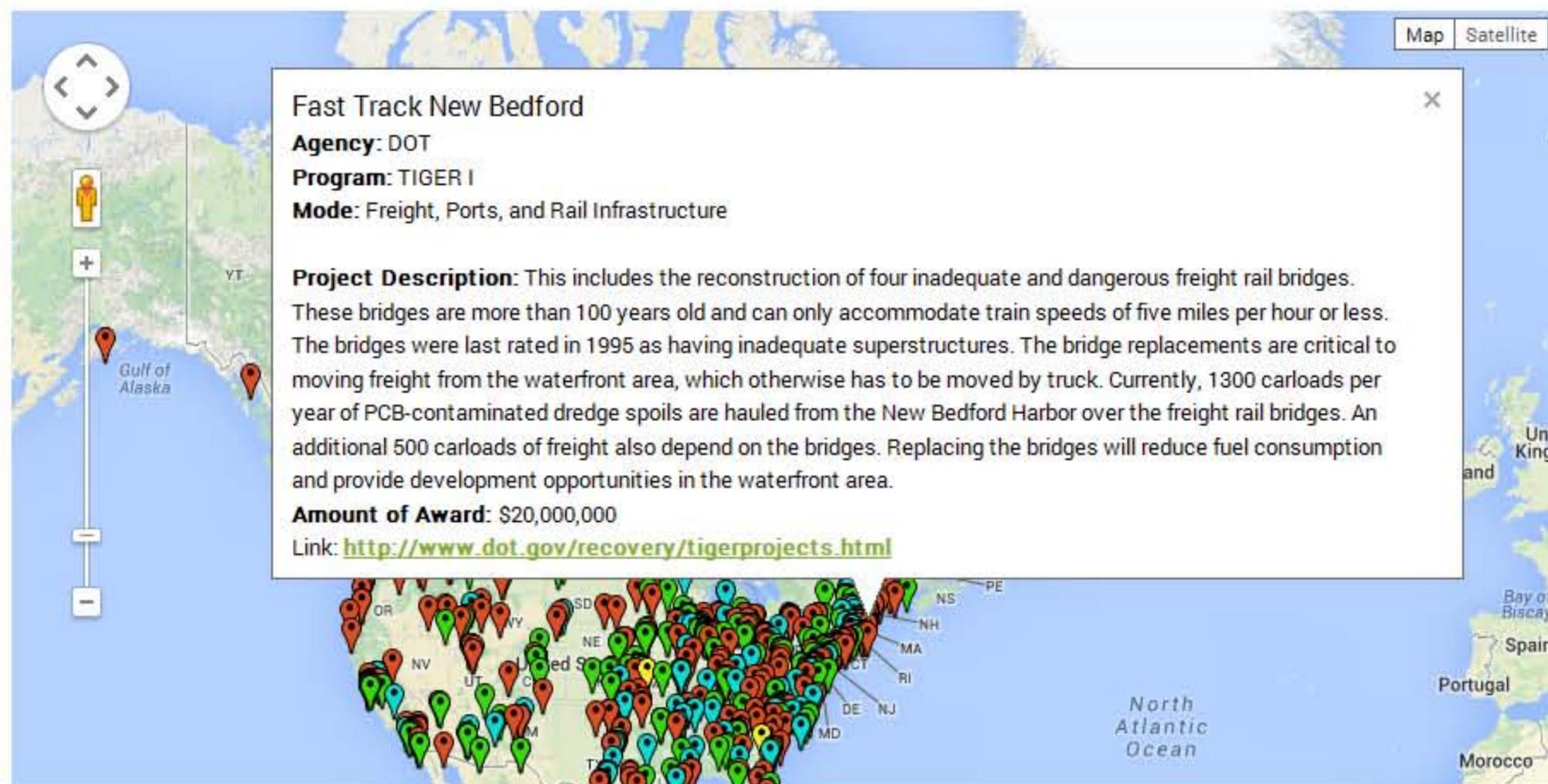
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In Your Community

Sustainable Communities Grants & Technical Assistance

Sustainable Communities Grants & Technical Assistance Since forming the Partnership for Sustainable Communities in 2009, HUD, DOT, and EPA have announced a series of grants and other assistance to communities across the country. The interactive map includes information on awards already made through Partnership programs. Click a pin to see a more detailed description of the project and links to more information. Click here to download the information in [spreadsheet](#), [map format](#), or [PDF](#) document.



Map Satellite

Fast Track New Bedford

Agency: DOT

Program: TIGER I

Mode: Freight, Ports, and Rail Infrastructure

Project Description: This includes the reconstruction of four inadequate and dangerous freight rail bridges. These bridges are more than 100 years old and can only accommodate train speeds of five miles per hour or less. The bridges were last rated in 1995 as having inadequate superstructures. The bridge replacements are critical to moving freight from the waterfront area, which otherwise has to be moved by truck. Currently, 1300 carloads per year of PCB-contaminated dredge spoils are hauled from the New Bedford Harbor over the freight rail bridges. An additional 500 carloads of freight also depend on the bridges. Replacing the bridges will reduce fuel consumption and provide development opportunities in the waterfront area.

Amount of Award: \$20,000,000

Link: <http://www.dot.gov/recovery/tigerprojects.html>

ATTACHMENT v)

Documentation of community notification, copies of ads, comments received, responses, meeting notes, sign in sheet (Section III.C.6)

Summary from the public meeting and comments received

The City scheduled a public meeting on January 16, 2014 from at 6:00 p.m. to 7:00 p.m. at the Wilks Branch of the New Bedford Public Library, 1911 Acushnet Avenue, New Bedford, MA to present an overview of the application and to receive questions or comments. In addition to notices in the Standard Times and OJournal, 40 meeting announcement fliers in English, Spanish, and Portuguese were posted in the Target Community at commercial establishments, Cliftex Lofts and Whalers Cove, and the Community Economic Development Center.

The meeting began at 6:03 p.m. In attendance were the Director and Environmental Planner from the City of New Bedford Department of Environmental Stewardship, and one member of the general public. The attendee indicated that he did read the draft cleanup application. He had no questions or suggestions but did state that he has and continues to be a strong proponent of the Riverwalk project and is in favor of projects like this that result in progress to that end. We discussed other assessment and cleanup efforts throughout the City and without there being any further questions, the meeting ended at 6:50 p.m.

The City received no additional comments on the proposed cleanup plan or application.



City of New Bedford

Jon Mitchell, Mayor

NEWS RELEASE

For Immediate Release:
January 8, 2014

New Bedford's intent to apply for two EPA Brownfield Cleanup Grants

The City of New Bedford, through its Environmental Stewardship Department, intends to apply for two EPA Brownfields Cleanup Grants on or about January 22, 2014. These grants will be used to close out two underground oil storage tanks formerly used in the operation of Cliftex Mills, as well as petroleum impacted soil. The tanks and impacted soil are on two city-owned properties and one grant will be submitted for each property.

Draft copies of the applications are available for review at the Wilks Library at 1911 Acushnet Avenue, New Bedford, as well as at the Department of Environmental Stewardship office at 133 William Street, Room 304, and on the Department of Environmental Stewardship webpage at:

<http://www.newbedford-ma.gov/Environmental/brownfields/brownfields.html>

There will also be a community meeting to provide information and to receive public comments on these proposed submittals at the Wilks Library at 1911 Acushnet Avenue, New Bedford, from 6:00 pm to 7:00 pm on Thursday January 16, 2014. Comments may also be submitted by email to michele.paul@newbedford-ma.gov or faxed to 508-961-3045.

For Further Information:
Michele Paul, Director
New Bedford Environmental Stewardship Dept
508 991-6188

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City to apply for Brownfield grant

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January 08, 2014 12:10 PM

NEW BEDFORD — The city is hoping to remove two underground oil storage tanks near the Cliftex Mills with the help from federal grants.

The Department of Environmental Stewardship announced today that it will be applying for two EPA Brownfields Cleanup Grants at the end of January. The grants will be used to close out two underground oil storage tanks used in the operation of Cliftex Mills and to clean up some petroleum-impacted soil.

The tanks and soil are on two city-owned properties and the city will apply for one grant per property.

The Department of Environmental Stewardship will hold a community meeting to receive public comments on the proposed grant applications on Thursday Jan. 16 at the Wilks Library at 1911 Acushnet Ave at 6 p.m.

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POPULAR TODAY

- 2 duck hunters die when skiff capsizes, 1 survives
- New Bedford's Andrew Nelson on 'Jeopardy!' tonight
- Long-awaited construction going on at Lincoln Park in Dartmouth
- Making a happy memory for Ruth the elephant
- Two hunters dead, third in fair condition after boat capsized in Westport River
- Suspect snatched cash from woman in New Bedford
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and the department's optimum is 300.

UMD to screen film on helping communities fight hunger

DARTMOUTH — UMass Dartmouth's SouthCoast Serves will screen the documentary "A Place at the Table" at the Star Store campus at 7 tonight as part of AHA! Night.

The screening is also a part of the anti-hunger campaign launched by SouthCoast Serves as part of its Martin Luther King Jr. Day of Service project. SouthCoast Serves "hopes to echo Dr. King's anti-poverty message by encouraging service and volunteerism around the issue of food security," a news release from the university said.

SouthCoast Serves is a collaborative of the Leduc Center for Civic Engagement that fosters community service and volunteerism.

Those interested in participating can: volunteer by "adopting a food project" by visiting www.volunteersouthcoast.org; watch "A Place at the Table" to learn about food insecurity and the hunger crisis in the United States; or participate in the art exhibit and auction between Jan. 20 and Feb. 2, spending one week at First Pilgrim Church in New Bedford and the second week at Fall River City Hall.

For more information, visit www.southcoasterves.org or e-mail dhealy@umassd.edu. For information on the Art Exhibit and Auction, contact aliciam@artworksforyou.org.

AUDITI GUHA

By **MICHAEL J. DECICCO**
CONTRIBUTING WRITER

ROCHESTER — Selectmen have signed the town's new facilities manager, Andrew Daniels, to a six-month contract with a \$28,000 salary.

Selectmen said Monday night that they chose that term because his contract will be renewed in July to align it with the start date of all other town employee contracts.

Daniels succeeds Michael Meunier as the operations manager of town facilities and he will earn a \$60,000 annual salary after July.

On Monday, Daniels told selectmen he has already visited the town's various

facilities and has received a to-do list from every one.

He said he plans to develop a maintenance request form for all facilities work to help set his project priorities and "keep busy," he said.

On another front, Town Administrator Richard LaCamera said Rochester school officials and the selectmen and the three Tritown Finance Committees will meet tonight to discuss the FY2015 budget.

He said he is concerned the budget may increase beyond what the towns will be able to afford. "We need to start communicating now," he said.

By **CHRISTOPHER G. SHOTT**
CONTRIBUTING WRITER

WAREHAM — At their first meeting of 2014, selectmen learned Tuesday that the New Year promises to be a difficult one.

Town Administrator Derek Sullivan submitted a self-titled "Budget Number 1" to selectmen, which he said incorporated broad estimates on revenues and expenditures for fiscal year 2015. Sullivan's bottom line on a town operating budget of more than \$58 million is a deficit of approximately \$2.4 million.

Since the town cannot operate at deficit, the shortfall for the next fiscal year would be covered by unspecified cuts in services and personnel.

In recent years, Wareham has incurred significant reductions in services and personnel to balance operating budgets.

Sullivan told selectmen that preparing the annual operating budget "is a process" and that Tuesday's submission is just the first to be considered by the board.

"This is not a true budget presentation," he said. "There will be many versions before we get to the final one."

Selectmen agreed to discuss Sullivan's projections in greater depth at their Jan. 14 meeting.

Sullivan said he will meet with the heads of all government departments in the town

NEW BEDFORD TO APPLY FOR BROWNFIELDS GRANT

NEW BEDFORD — The city is hoping to remove an underground oil storage tank near the Cliftex Mills with help from federal grants.

The Department of Environmental Stewardship announced Wednesday that it will be applying for two EPA Brownfields Cleanup Grants at the end of January.

One grant will be used to either remove or secure a 75,000-gallon underground fuel tank near the old Cliftex mills.

The other will be used to clean up any petroleum-impacted soil. The impacted area consists of two lots, each less than a quarter of an acre, located behind the recently-developed Cliftex lofts.

Michele Paul of the Department of Environmental Stewardship said the city took over ownership of the land where the fuel tank and contaminated soil

is located after the mills went out of business.

"In order for that new project to go forward, we needed to retain the tanks and deal with them ourselves," she said.

The Department of Environmental Stewardship will hold a community meeting to receive public comments on the proposed grant applications on Thursday, Jan. 16 at the Wilks Library at 1911 Acushnet Ave at 6 p.m.

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City of New Bedford
Jonathan F. Mitchell, Mayor

New Bedford Announces Intent to Apply For Two EPA Brownfield Cleanup Grants, Invites Public Comment on Grant Proposals

New Bedford, Massachusetts -- The City of New Bedford, through its Environmental Stewardship Department, intends to apply for two EPA Brownfields Cleanup Grants on or about January 22, 2014. These grants will be used to close out two underground oil storage tanks formerly used in the operation of Cliftex Mills, as well as petroleum impacted soil. The tanks and impacted soil are on two city-owned properties and one grant will be submitted for each property.

Draft copies of the applications are available for review at the Wilks Library at 1911 Acushnet Avenue, New Bedford, as well as at the Department of Environmental Stewardship office at 133 William Street, Room 304, and on the Department of Environmental Stewardship webpage at: <http://www.newbedfordma.gov/Environmental/brownfields/brownfields.html>

The Department of Environmental Stewardship will also hold a community meeting to provide information and to receive public comments on the proposed submittals at the Wilks Library at 1911 Acushnet Avenue, New Bedford, from 6:00 pm to 7:00 pm on Thursday January 16, 2014. Comments may also be submitted by email to michele.paul@newbedford-ma.gov or faxed to (508) 961-3045.

For further information, please contact Michele Paul, Director New Bedford Environmental Stewardship Department at (508) 991-6188.



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CARREGA MARTELO!

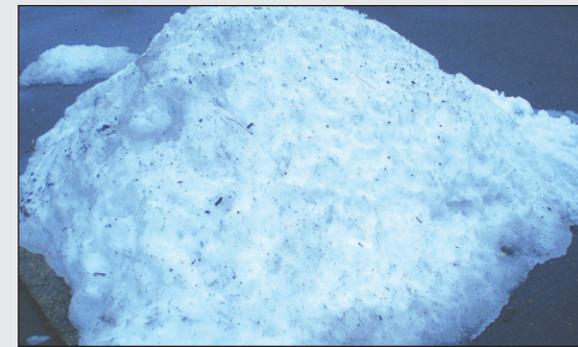


Foto de MFE

O dinheiro para o sal em tempo de neve sumiu-se

No início do Inverno com a queda de um pouco de neve, não faltou sal, o que é muito bom. Nesta última tempestade de neve houve ruas que não viram uma pitada de sal, o que é muito mau! Será que o dinheiro para o sal foi para outras coisas bem menos precisas?... Carrega Martelo!



Com a morte de Eusébio, houve vaga nos ataques ao Governo

Os portugueses estiveram tão consternados com a morte de Eusébio, que, por algumas horas não atacaram o Governo...

Carrega Martelo!

Foto de Lusa



Foto de Lusa

Tomba-Gigantes no futebol ainda acontece

No passado fim-de-semana dois clubes da Liga foram eliminados por dois clubes da II Liga, o que é próprio da Taça de Portugal... Os mais "pequenos" superam-se e os ditos "maiores" facilitam e pronto... Acabou-se para eles a Taça de Portugal este ano!... Carrega Martelo!

Carrega Martelo é uma rubrica de O Jornal registada, que está de regresso a estas páginas, incluindo fotos de eventos e indivíduos que são notícia e um pequeno comentário que faz "carregar" o martelo no assunto em questão.

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Public Meeting
EPA Brownfield Cleanup Grant Application
Thursday January 16, 2014, 6:00 pm to 7:00 pm
Wilks Library, 1911 Acushnet Avenue

The City of New Bedford, through its Environmental Stewardship Department, intends to apply for two EPA Brownfields Cleanup Grants on January 22, 2014. These grants will be used clean up two oil storage tanks formerly used in the operation of Cliftex Mills near Riverside Ave.

Please join us for this opportunity to discuss and provide input on this exciting project!

Reuniòn Pùblica
Solicitud de Subcidio de EPA Brownfield para limpieza
El jueves 16, de enero del 2014, de 6:00 pm a 7:00 pm
Biblioteca Wilks localizada en el 1911 Acushnet Avenue

La Ciudad de New Bedford, a través del Departamento de Manejo Ambiental, tiene la intención de solicitar dos subsidios de La Agencia de Protección del Medio Ambiente Brownfields para limpieza para enero 22 del 2014. Estos subsidios serán utilizados para limpiar dos tanques de almacenamiento de aceite utilizados anteriormente en la operación Molinos de Cliftex cerca de Riverside Ave.

¡Por favor únase a nosotros en esta oportunidad para discutir y aportar a este emocionante proyecto! Si usted quiere asistencia especial o un intérprete, puede llama a Mali Lim al City Hall Department of Community Services al 508-961-3136 o mándele un correo a Mali.Lim@newbedford-ma.gov.

Reunião Pùblica
EPA Brownfield Limpeza de pedido de subvenção
Quinta-feira 16 de janeiro de 2014, 6:00 - 7:00 da tarde
Biblioteca Wilks, 1911 Acushnet Avenue

A cidade de New Bedford, através de seu Departamento de Gestão Ambiental, pretende candidatar-se a duas bolsas de limpeza EPA Brownfields em cerca de 22 janeiro de 2014. Estas bolsas serão utilizados limpar dois tanques de armazenamento de óleo anteriormente utilizados na operação de Cliftex Mills perto de Riverside Ave.

Por favor, junte-se a nós por esta oportunidade de discutir e contribuir neste projeto emocionante! Se necessitar de assistência especial, como um intérprete de Espanhol ou Português, por favor contacte Mali Lim em New Bedford Serviços a Comunidade 508-961-3136 ou via e-mail em Mali.Lim@newbedford-ma.gov para providenciar assistência.



Wed. January 8, 2014

Home Environmental Stewardship / Conservation Commission Site Assessment & Cleanup Projects Links

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 Business Hours:
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Brownfields Site Assessment Cleanup & Redevelopment

What is a Brownfield?
 Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

New Bedford has developed an ambitious program aimed at assessing, cleaning up and redeveloping Brownfields. The Environmental Stewardship manages several environmental assessment and cleanup projects of City-owned Sites. Click on the links below for information on each site.

Draft Applications for Public Comment

- News Release regarding public meeting 1/16/14
- Draft Application for Lot 208 near Cliftex Mill (adjacent to underground storage tanks)
- Draft Application for Lot 209 near Cliftex Mill (containing underground storage tanks)

Sites Currently Being Assessed and/or Cleaned Up

- Former Dartmouth Finishing, 45 Cove Street
- Vacant Lot, Southeast Corner of Walnut and Pleasant Streets
- Vacant Lot, 478 to 480 Union Street
- 241 Duchaine Boulevard
- Former Dawson Brewery, 29 Brook Street
- Parker Street Waste Site
- Former Payne Cutlery/ Elco Dress site, Collette Street, Coffin Avenue and Phillips Avenue
- Former Reliable Truss Site, 246 River Road
- Former Aerovox Site, 740 Belleville Ave

133 William St - Rm 304 - New Bedford, MA 02740 - Tel: 508-991-6188 - Fax: 508-961-3045

Public Meeting
EPA Brownfield Cleanup Grant Application
Thursday January 16, 2014, 6:00 pm to 7:00 pm
Wilks Library, 1911 Acushnet Avenue

Attendees

Name Address email

Michele Paul New Bedford Dept of Env. Stewardship

Mark Lavallee 392 Herson St dingo.dad@comcast.net

Ray Holberg 49ville St ray.holberg@New Bedford
301

ATTACHMENT vi)

Draft Analysis of Brownfield Cleanup Alternatives (ABCA) (Section III.C.6.)

Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation

Former Cliftex Corporation Property

Map Lot 209, New Bedford, MA

MassDEP Release Tracking Number (RTN): 4-14112

Prepared by the City of New Bedford

I. Introduction & Background

a. Site Location

The subject property is located on Manomet Street in the City of New Bedford, Massachusetts and consists of the vacant 0.24-acre property identified on the New Bedford Assessors Map 105 as Lot 209 (herein referred to as “the Site”).

b. Previous Site Use(s) and any previous cleanup/remediation

The Site is undeveloped land previously part of the former Cliftex mill property at 194 Riverside Avenue. Former operations at the Cliftex mill included the production of textile products and storage. The Site was subdivided from the Cliftex property to facilitate the redevelopment of the mill structure as 55+ housing.

The Site contains two inactive 75,000-gallon concrete number 6 fuel oil bunkers/ tanks, remaining from former Cliftex Mill operations. Lot 209 is listed with the Massachusetts Department of Environmental Protection (MassDEP) as having been impacted by petroleum from the underground storage tank (UST) system. Several investigations including soil and groundwater sampling have been completed, and evaluations of soil remediation alternatives have been documented in regulatory report submittals previously prepared for the disposal site and submitted to the MassDEP. However, to date no soil or groundwater remediation or closure of the USTs or piping has been completed.

c. Site Assessment Findings

The two abandoned USTs were discovered on Lot 209 in September 1998. In November 1998, Lord Associates, on behalf of the Cliftex Corporation (the previous Site owner), conducted an assessment of the area around the tanks. The assessment revealed greater than one-half inch of non-aqueous phase liquid (NAPL) was present in a disposal site monitoring well. Further investigation indicated that fuel oil impacts were present along the south and east sides of the USTs at depths greater than 5 feet below grade.

In February and April/May 2001, Coler & Colantonio, Inc. (CCI) completed a subsurface investigation of the Site that included the advancement of 15 additional soil borings, the installation of 1 groundwater monitoring well, and soil and groundwater sampling. The investigation delineated the approximate extent of the fuel oil release and confirmed that soil impacts were generally located on Lot 209 along the downgradient southeast and eastern sides of the USTs between 5 and 12 feet below grade.

In October 2011, GEC, on behalf of the City of New Bedford, completed a Phase I

Environmental Site Assessment (ESA) and Limited Subsurface Investigation (LSI) for the disposal site. The Phase I ESA identified the two abandoned USTs and remaining product as the one Recognized Environmental Concern (REC) for the disposal site.

The GEC subsurface investigation included the advancement of 4 soil borings, installation of 3 groundwater monitoring wells, and soil and groundwater sampling and analysis for petroleum hydrocarbons and polychlorinated biphenyls. The investigation identified NAPL between 5 and 10 feet below grade in an area southeast of the USTs. Analysis of soil and groundwater samples identified concentrations of petroleum hydrocarbons above applicable MassDEP standards.

d. Project Goal

Planned reuse of the Site includes passive recreation. The Site is along a 1¼-mile planned walkway along the Acushnet River, providing residents of this largely urban area with open space and access to this natural resource. Remediation will be focused on reducing potential exposure to contaminants for on-Site receptors, eliminating the NAPL source area on Lot 209, and preventing the further downgradient migration of NAPL to the Acushnet River.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

The cleanup will be overseen by a State of Massachusetts Licensed Site Professional (LSP) under the guidelines of the Massachusetts Contingency Plan (MCP): 310 CMR 40.0000. It is expected that remedial cleanup will be performed under a Release Abatement Measure (RAM) Plan. In addition, required regulatory documents prepared for this Site will be submitted to the MassDEP electronically and tracked under RTN 4-14112.

b. Cleanup Standards for major contaminants

To avoid the need for any use restrictions, the MassDEP standards for unrestricted use will be used as the cleanup standards. Should site-specific risk-based cleanup standards be deemed appropriate for compounds of concern however, the City is committed to maintain ownership and to manage long-term site conditions in accordance with state regulations.

c. Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, the MCP, and City by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. All applicable permits (e.g., notify before you dig, soil transport/disposal manifests) will be obtained prior to the work commencing, and all work will be conducted in accordance with the conditions for approval.

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternatives Considered

To address contamination at the Site, three different alternatives were considered, including:

- Alternative #1: No Action;
- Alternative #2: UST Closure, Excavation and Off-Site Re-use (recycling of material in a asphalt batching process is preferred); and
- Alternative #3: UST Closure and Steam Enhanced Product Recovery (SEPR).

b. Evaluation of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness

- Alternative #1: No Action is not effective in controlling or preventing the exposure to contamination at the Site nor in reducing the NAPL source area.
- Alternative #2: UST Closure, Excavation and Off-Site Re-use is an effective way to eliminate risk at the Site and the NAPL source area, since contamination will be removed and the exposure pathways will no longer exist.
- Alternative #3: SEPR is generally an effective way to eliminate risk at the Site and the NAPL source area, because free and residual NAPL are removed and the exposure pathways will no longer exist. The presence of the groundwater interface at about 2-3 feet below grade may greatly lessen the effectiveness of this alternative.

Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: UST Closure, Excavation and Off-Site Re-use requires coordination and planning but is not anticipated to be difficult to implement. This alternative requires environmental controls (e.g., dust suppression and monitoring) during cleanup activities and effort to minimize short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill). Ongoing monitoring and maintenance is not anticipated to be required following excavation and off-Site re-use.
- Alternative #3: SEPR is difficult to implement. This alternative requires mobilization and installation of temporary facilities for steam generation and product recovery. This alternative also requires close monitoring of field conditions throughout and following implementation to ensure that the NAPL recovery system is effectively controlling the off-Site migration. Field conditions may also require installation of hydraulic controls (i.e., groundwater depression, sheet piling). The rate of groundwater recharge may make this alternative impracticable.

Cost

- There will be no costs under Alternative #1: No Action.
- The estimated cost for Alternative #2: Excavation of 600 tons of soil and Off-Site Re-use is estimated at \$240,000.
- The estimated cost for Alternative #3: SEPR with UST closure is estimated at \$300,000.

c. Recommended Cleanup Alternative

Alternative #1 or No Action will not reduce the site risk because the NAPL source area is not eliminated. Alternative #3: SERP, while potentially effective at reducing the NAPL source, has the potential to mobilize NAPL off-site, which given the proximity of a nearby surface water (i.e., the Acushnet River) could potentially exacerbate cleanup efforts. Alternative #3 also requires installation of a temporary remediation system, additional hydraulic control measures (i.e., sheet-piling) and intensive operation, maintenance and monitoring. In addition, Alternative #3 would first include the closure of the UST system and removal, at a minimum, of piping.

Therefore, the recommended cleanup alternative is Alternative #2: UST Closure Excavation with Offsite Re-use because it is the most cost effective alternative capable of reducing risk and permanently eliminating the NAPL source while having the smallest impact on the surrounding community and environment. UST closure will include removal of associated piping, providing direct access to impacted soil. If closure activities reveal that the bunker itself is structurally unsound and requires removal, this will also provide direct access to impacted soil. Soils excavated from the Site would be recycled at an asphalt batching facility (preferred re-use) and/or used as daily cover at a Massachusetts landfill (back-up re-use scenario). If the bunker cannot be closed in-place and backfilled, the cleaned concrete will be crushed and re-used as back-fill if appropriate.

Green and Sustainable Remediation Measures for Selected Alternative

The selected alternative is by definition sustainable as concrete tank material will be reused and excavated soil will be recycled as asphalt or re-used as daily cover. The City will seek to utilize a local asphalt batching facility to minimize fuel consumption required by transport. Should re-use in a landfill be necessary, the Greater New Bedford Refuse Management facility is located less than 10 miles from the site. The City will include idle-reduction requirements in its cleanup contractor solicitation and will work with the selected qualified environmental professional/LSP to incorporate additional sustainable measures where applicable.

ATTACHMENT vii)

Documentation of non-profit status (Section III.C.1)

Not Applicable

ATTACHMENT viii)

***Documentation of applicant eligibility if other than a city, county, state, or tribe
(Section III.C.1)***

Not Applicable

ATTACHMENT ix)

Hardship Waiver Request (Section III.C.5)

The City of New Bedford is saddled with chronically high unemployment rates, low educational attainment, and a relatively unskilled labor force. According to the US Census ACS, New Bedford's unemployment rate was 11.0%, higher than both the Massachusetts average of 8.0% and the national average of 10.1%, with the target community the highest at 17.3 (2007-2011 5-Year ACS). Only 67% of the City's adult population has attained a high school diploma (60% in the target community) and 18% have less than a 9th grade education (22% in the target community). More than 17% of City residents over 5 years of age report to speak English less than "very well" which is double the state and national rates each at 8.7%. With a robust Portuguese community, nearly ¼ of City residents are foreign born. Immigrants' strong work ethic provided an asset to the thriving manufacturing industries in the "Gateway City" of New Bedford at the turn of the 20th century. The strong work ethic remains, but the city is now struggling to narrow the communication and skill gaps that still exist between its residents and the needs of the evolving economy.

New Bedford is identified as an "Economically Distressed Area" (EDA)²². In 2013, the Crittenton Women's Union, an organization based in Boston, MA, reported on the costs of basic needs in the state using a methodology called the Massachusetts Economic Independence Index 2013 (Mass. Index). The Mass. Index was used to estimate the income level required for various family types in different areas of the state to meet expenses including housing, utilities, food, transportation, child care, health care, clothing, essential personal and household items, and taxes without public or private assistance. The Mass. Index for New Bedford indicated that the cost of living for a single New Bedford adult in 2013 was \$24,276 while a family of two adults and two school-aged children would require \$60,204 (<http://www.liveworkthrive.org/site/calculator>). New Bedford's median family income of \$46,881 and the target community's median income of 42,359 clearly demonstrate a significant income shortfall for City residents, most especially in the target community.

More than 30% of children, 19% of adults, and 16% the elderly populations in the City live in poverty compared to national figures of 20%, 15%, and 9%. ***Over 67% of students in the City's public schools receive free lunch*** which is more than double the 32% statewide²³.

Recent regulatory changes have resulted in economic losses threaten the fishing industry in New Bedford. Cod, haddock, and yellow-tail flounder are the most highly sought-after groundfish throughout New England and three of the fourteen regulated species most severely restricted. The scallop industry has been one of the only fishing sectors remaining strong, bringing in 80% of fishing revenue in 2012, and employing more than 4,000 people. Scallop fleets, however, are only at sea for three months per year and NOAA is proposing a 10% reduction in annual catch limits and a 30% reduction in allowable fishing days²⁴.

²² <http://www.mass.gov/eea/agencies/massdep/cleanup/programs/list-of-economically-distressed-areas.html>

²³ <http://profiles.doe.mass.edu/profiles/student.aspx?orgcode=02010000&orgtypecode=5&leftNavId=305&>

²⁴ Dyer, John; *Scallops giving New Bedford fishermen a welcome break*; Boston Globe 12/1/13

New Bedford is currently at its debt limit capacity with multiple water and sewer infrastructure projects design-ready to upgrade existing systems at a value of over \$200M. At least 10% of the City's water distribution and sewer collection systems are over a century old.

This project has been a priority for the City for the past several years. Notwithstanding the City's resolve to clean up this property, given the City's current fiscal position, it is unclear as to whether the project would proceed if the cost share was not approved.

ATTACHMENT x)

Property-specific determination request if applicable (Section III.C.3.d)

Not Applicable

ATTACHMENT xi)

Petroleum Eligibility Determination (Section III.C.3.i)



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

DEVAL L. PATRICK
Governor

RICHARD K. SULLIVAN JR.
Secretary

KENNETH L. KIMMELL
Commissioner

December 20, 2013

U.S. EPA New England
Brownfields Project Officer
Attn: Laurie O'Connor
5 Post Office Square, Suite 100
Mail Code: OSRR07-3
Boston, MA 02109-3912

Subject: **STATE PETROLEUM ELIGIBILITY DETERMINATION**
Map 105, Lots 208 and 209, Manomet Street, New Bedford

Dear Ms. O'Connor:

The Massachusetts Department of Environmental Protection (MassDEP) has been requested by the City of New Bedford, Massachusetts to make a determination as to whether the properties listed above (both lots hereinafter collectively known as "site" or "property") meet the definition of a Brownfield site and whether they are eligible to use U.S. Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant funding, which was received during the EPA's FY14 Petroleum Site Assessment grant round. The site is currently owned by the City of New Bedford, Massachusetts, which acquired the property via tax tile from Norseman Properties, LLC on November 23, 2011. Norseman Properties, LLC purchased the property from Cliftex Corporation via deed recorded with the Bristol County Registry of Deeds on January 24, 2003.

The property consists of two contiguous lots of vacant land known as Lots 208 and 209 on New Bedford Assessors' Map 105. The lots are located behind the former Cliftex Corporation property at 194 Riverside Drive. Cliftex Corporation is a former manufacturing facility that has been renovated into elderly residential units. Lot 209 contains two 75,000-gallon underground bunkers containing No. 6 fuel oil, which were formerly used during mill operations at 194 Riverside Drive. Lots 208 and 209 are no longer part of the mill complex/residential property, and the bunkers are no longer used. Soil boring and monitoring well installation have confirmed the presence of petroleum in the subsurface at Lots 208 and 209. Release Tracking Number (RTN) 4-14112 exists for the presence of petroleum in the subsurface at the site. The owner at the time that contamination occurred is likely

This information is available in alternate format. Call Michelle Waters-Ekanem, Diversity Director, at 617-292-5751. TDD# 1-866-539-7622 or 1-617-574-6868

MassDEP Website: www.mass.gov/dep

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Cliftex Corporation. A Covenant Not to Sue, signed by Norseman Properties, LLC and the Commonwealth of Massachusetts Office of the Attorney General on November 22, 2003, asserts that Norseman Properties, LLC did not cause or contribute to the contamination at the site.

The address of the property is Manomet Street (behind 194 Riverside Drive). The City of New Bedford proposes excavation of the contaminated soil on the property with either off-site disposal or off-site recycling. The City intends to use the site for recreational open space for area residents and for public access to the Acushnet River.

EPA requires that MassDEP make a determination that any petroleum contaminated site seeking to use EPA Brownfield cleanup grant funding meets certain eligibility requirements. MassDEP is following EPA guideline criteria for eligibility determinations. After a review of MassDEP records and the information provided by the City of New Bedford for this property, MassDEP has determined that:

1. The subject property has been contaminated with petroleum or petroleum products from two 75,000 gallon underground bunkers containing No. 6 fuel oil. The property is a "relatively low risk" site as defined by EPA. The location is not currently being assessed or cleaned up using Leaking Underground Storage Tank (LUST) funds, nor is it subject to a response under the Oil Spill Act.
2. The City of New Bedford, Massachusetts has never conducted any activities or otherwise contributed to any potential historic petroleum contamination at this property.
3. EPA Brownfield funding will be used for assessment activities by a party (the City of New Bedford) that is not potentially liable for the petroleum contamination on this property.
4. There are no Judgments, Orders, or Third Party Suits that identify and require a responsible party to assess, investigate, or cleanup this property.
5. This property is not subject to any order under §9003(h) of the Resource Conservation and Recovery Act (RCRA).

I hope that this information is helpful, and please feel free to contact me directly at 617-556-1007 if you have any questions or concerns.

Sincerely,



Kerry Bowie
Brownfields Coordinator, MassDEP Commissioner's Office

cc: Michele Paul, LSP, Director of Environmental Stewardship, City of New Bedford
Gerard Martin, Brownfields Coordinator, MassDEP Southeast Regional Office
Angela Gallagher, Assistant Brownfields Coordinator, MassDEP Southeast Regional Office

ATTACHMENT xii)

Other Factors Checklist (Section IV.C.2.j)

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
	Project is focusing primarily on Phase II assessments	
x	Community demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	Page 8 and Attach iv
x	Community experienced manufacturing plant closures (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	Page 4
x	Recent (2008 or later) significant economic disruption (unrelated to natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	Page 4
x	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, applicant must attach documentation which demonstrates this connection to a HUD-DOT-EPA PSC grant.	Page 8 and Attach iv
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning Grant	
x	Community is implementing green remediation plans	Page 6
x	Climate Change (also add to "V.D Other Factors")	Page 4