



Grant Funding Strategy and Recommendations Report

70 Maple Street, East Longmeadow

Prepared for the Town of East Longmeadow

December 2024



Project Background

Site Overview

The property at 70 Maple Street in East Longmeadow, Massachusetts, was acquired by the town in June 2023 through a tax foreclosure process for \$100. This 4.1-acre site, previously used for industrial purposes, includes an 80,452-square-foot building and two smaller garages. The property, located in a mixed-use area, was originally developed in 1950 and used for manufacturing small engine components. After decades of industrial use, it became vacant in late 2014 and now requires significant remediation to prepare for redevelopment.



Figure 1. Bird's eye view, 70 Maple Street. Picture: Google Earth 2024

Environmental assessments of the site have revealed extensive contamination. Chlorinated volatile organic compounds (CVOCs), including tetrachloroethene (PCE) and trichloroethene (TCE), were detected in the soil and groundwater, primarily in two impacted areas: beneath the former building and near the southern portion of the property. Additionally, dense non-aqueous phase liquids (DNAPL) and extractable petroleum hydrocarbons (EPH) were identified. Polychlorinated biphenyls (PCBs) were also discovered, exceeding Massachusetts Contingency Plan thresholds. Immediate response actions, such as installing a Waterloo barrier and temporary fencing, have mitigated some hazards, but a large, contaminated soil stockpile remains stored within the building, awaiting proper disposal.

The site also contains hazardous building materials (HBMS), including asbestos, requiring abatement. Recent assessments estimate the cost of building abatement at approximately \$365,000. These materials must be addressed before the building can be demolished, which is another critical step in preparing the site for redevelopment.

To facilitate the cleanup and redevelopment process, several environmental and funding challenges must be addressed. Contaminated groundwater monitoring and remediation continue, with evidence of gradual improvement in conditions due to bioremediation within the barrier area. However, long-term monitoring and reporting are required until contamination levels meet acceptable standards.

The town's vision is to clean the site, demolish existing structures, and attract private developers through a request for proposals (RFP) process for housing or mixed-use development. Alternatively, the property could be transferred to a non-profit development entity to access funding not available to private developers and allow this entity to clean the site and prepare for its reuse. Achieving these redevelopment goals will require leveraging state and federal programs for site readiness, brownfields

assessment, and remediation funding to offset the significant costs involved in preparing the property for future use.

Westmass' Role

To help support and advance the Town of East Longmeadow's commitment to addressing environmental and redevelopment challenges at 70 Maple Street, Westmass was engaged to provide strategic planning guidance, focusing on cleanup and site preparation strategies for this municipally owned property.

Our work has included a comprehensive review of existing site assessments and environmental conditions, identification of knowledge gaps, and consultations with state and federal agencies, Qualified Environmental Professionals (QEPs) and contractors to develop cost estimates for remediation and demolition. The team has also compiled critical socioeconomic and health data to strengthen future grant applications and facilitate informed decision-making, included in this report.

Furthermore, Westmass has leveraged our experience in grant financing and public incentive programs to identify funding opportunities aligned with the town's goals. This includes evaluating resources such as the UConn Technical Assistance Program, EPA Brownfields Cleanup Grant, MassDevelopment's Brownfields Redevelopment Fund, and the MA One Stop for Growth program. As part of this effort, Westmass has provided tailored recommendations and a grant funding strategy, ensuring that the town can maximize available financial resources for the site's remediation and redevelopment.

In the following sections, Westmass is working to help set the stage for future grant applications and assist in defining the reuse potential and redevelopment opportunities for 70 Maple Street. This work serves as an early and important step toward transforming the site into a vibrant and tax-generating asset for the community.

Long-Term Site Vision

The Town of East Longmeadow envisions transforming the 70 Maple Street property from a contaminated industrial site into a revitalized community asset, aligning with broader economic development and housing goals. The town's primary objective is to thoroughly clean the site, including remediation of hazardous materials and contaminated soil, and demolish the existing structures to prepare for redevelopment. Once the site is cleared and deemed safe, the town plans to initiate a competitive Request for Proposals (RFP) process to attract private developers capable of implementing housing or mixed-use projects that contribute to the community's economic vitality and address local housing needs.

The RFP process will focus on identifying developers with the capacity to create projects that are not only economically viable but also align with the town's goals for sustainability, blight reduction, and alignment with ongoing community planning work. This could include market-rate or affordable housing options, potentially integrated with small-scale commercial or community-oriented spaces, designed to complement the surrounding neighborhood.

If direct redevelopment through the RFP process proves challenging- whether due to funding gaps, developer interest, or complexity of the required remediation—the town has an alternative strategy. The property could be transferred to a qualified non-profit development entity with experience in brownfield redevelopment. Non-profit development corporations have access to state and federal

funding streams that are unavailable to private, for-profit entities. These include programs for environmental cleanup, site preparation, and infrastructure development. By leveraging these resources, the non-profit entity could undertake the necessary remediation and prepare the site for redevelopment while maintaining alignment with the town's vision.

While the alternative approach could ensure the site is ultimately revitalized, the town has the capacity to manage the process directly to maintain greater control over the site's future use and alignment with community priorities. Regardless of the path chosen, the redevelopment of 70 Maple Street represents an opportunity to address a long-standing environmental challenge, stimulate economic development, and contribute to the overall vibrancy and livability of East Longmeadow.

Identified Cleanup and Site Preparation Costs

Assessment activities at the 70 Maple Street property have revealed several key activities and associated costs required to prepare the site for redevelopment. These costs are summarized below, based on data from environmental reports, consultation with Licensed Site Professionals (LSPs) familiar with the site, and contractor estimates.

Some of these cost estimates, particularly those related to environmental remediation, date back to 2018 and may not fully account for recent fluctuations in labor, materials, and disposal costs. Westmass engaged with the consultants who provided these original estimates to validate their accuracy and ensure alignment with current site conditions and regulatory requirements.

To account for potential pricing changes and looking ahead to future construction years, Westmass recommends applying a 15% escalator to most estimates, with up to 20% for environmental and remediation activities given their greater cost variability and longer timelines. This approach balances the need for financial preparedness with reasonable assumptions about inflationary trends and market conditions, reducing the risk of funding shortfalls and ensuring sufficient resources for the project's successful completion.

Cleanup Costs

1. PCB-Contaminated Soil Disposal:

- Approximately 450 tons of PCB-impacted soil are stockpiled on-site and require off-site disposal. The estimated cost for transportation and disposal is \$500 per ton, totaling **\$225,000**.
- Additional characterization sampling required by disposal facilities is estimated at **\$2,000**.
- Coordination and observation of disposal activities are estimated at **\$10,000**.
- **Total: \$237,000.**



Figure 2. Soil stockpile located within the building. Photo: Sean O'Donnell, August 2024

2. Excavation and Disposal of Additional Contaminated Soil:

- Approximately 300 tons of PCB- and extractable petroleum hydrocarbon (EPH)-contaminated soil require excavation and off-site disposal. Estimated costs include:
 - Excavation: **\$25,000**.
 - Disposal: **\$150,000**.
 - Post-excavation confirmation sampling: **\$2,000**.
 - Coordination and observation: **\$8,000**.
- **Total: \$185,000.**

3. Immediate Response Action (IRA) Completion:

- Final tasks include DNAPL and soil drum disposal, telemetry system installation for monitoring vapor intrusion mitigation systems, and preparation of an IRA Completion report.
- Estimated costs: **\$21,000**.

4. Temporary Solution Statement and Activity and Use Limitation (AUL):

- Preparation of a Temporary Solution Statement and an AUL to establish restrictions on redevelopment in specific areas.
- Estimated costs: **\$14,000**.

5. Long-Term MCP Monitoring and Reporting:

- Monitoring and reporting activities are expected to continue for approximately 10 years until a Permanent Solution is achieved. Costs include:
 - Annual groundwater sampling: **\$5,000/year**.
 - Maintenance of monitoring wells: **\$1,000/year**.
 - Reporting to MassDEP every five years: **\$5,000/report**.
- **Total for 10 years: \$70,000.**

Hazardous Building Material (HBM) Abatement Costs

- Updated costs for asbestos-containing materials (ACM) and hazardous materials abatement, including air sampling and closeout reporting:



Figure 3. Building Exterior (South View). Photo: Sean O'Donnell, August 2024

- ACM and hazardous material abatement: **\$325,000.**
- Scope of work preparation and on-site consultation: **\$40,000.**
- **Total: \$365,000.**

Demolition and Site Preparation Costs

1. Building Demolition:

- Comprehensive demolition of the site structures, including foundations, asphalt, and brush removal, as well as loaming and hydroseeding the site.
- Contractor estimate: **\$641,700.**

2. Decommissioning Water Supply Wells:

- Proper decommissioning and management of groundwater generated during the decommissioning process.
- Estimated cost: **\$25,000.**

Summary of Known Costs

Activity	Cost
PCB-Contaminated Soil Disposal	\$237,000
Excavation and Disposal of Additional Soil	\$185,000
IRA Completion	\$21,000
Temporary Solution Statement and AUL	\$14,000
Long-Term MCP Monitoring and Reporting	\$70,000
Hazardous Building Material Abatement	\$365,000
Building Demolition	\$641,700
Decommissioning Water Supply Wells	\$25,000
Subtotal Identified Costs	\$1,558,700
<i>20% Escalator</i>	\$311,740
Total	\$1,870,440

The total identified costs to clean and prepare the 70 Maple Street property for redevelopment are approximately \$1.87 million. These costs include addressing hazardous building materials, soil contamination, site demolition, and long-term monitoring obligations. This financial breakdown provides a clear roadmap for leveraging available grant programs and funding sources to ensure successful site redevelopment.

Key Funding and Resource Opportunities

This section outlines specific funding sources and programs to address various stages of the project.

Assessment and Evaluation <ul style="list-style-type: none">• MassDEP Waste Site Cleanup Program• EPA Region 1 Targeted Brownfields Assessment (TBA)• PVPC Community-Wide Assessment Program
Cleanup and Remediation <ul style="list-style-type: none">• EPA Brownfield Cleanup Grant• MassDevelopment Brownfield Redevelopment Fund
Site Planning and Preparation <ul style="list-style-type: none">• MassDevelopment Site Readiness Program• UConn TAB Municipal Assistance Program
Integrated Financing for Development <ul style="list-style-type: none">• District Improvement Financing

Assessment and Evaluation

MassDEP Waste Site Cleanup

The Massachusetts Department of Environmental Protection (MassDEP) Waste Site Cleanup program is a helpful resource for addressing contamination issues at properties like 70 Maple Street. This program provides a structured framework for the assessment, remediation, and long-term management of contaminated sites in compliance with the Massachusetts Contingency Plan (MCP). By leveraging this program, municipalities and developers can systematically address environmental liabilities while ensuring compliance with state regulations.

For 70 Maple Street, the Waste Site Cleanup program offers significant potential benefits as the town works toward site cleanup and redevelopment. Since the property is already under MassDEP oversight with Release Tracking Number (RTN) 1-17724, several program components are particularly relevant:

1. **Assessment and Characterization:** The program can guide additional assessments to fully characterize the extent and nature of contamination on-site. This includes addressing known issues such as chlorinated volatile organic compounds (CVOCs), polychlorinated biphenyls (PCBs), and dense non-aqueous phase liquids (DNAPL) contamination in soil and groundwater. These assessments can help ensure a comprehensive understanding of remediation needs and inform cleanup strategies.
2. **Immediate Response Actions (IRAs):** The Waste Site Cleanup program supports the development and implementation of Immediate Response Actions to address conditions posing imminent hazards. Previous IRAs at 70 Maple Street have included measures such as temporary fencing, sub-slab depressurization systems, and soil stockpile containment. Future IRAs could focus on resolving remaining contamination hotspots, including the PCB-impacted soil stockpile stored within the building.

3. **Funding Eligibility:** Municipalities undertaking cleanup activities under the MCP may qualify for state funding or reimbursement for specific tasks through programs like MassDevelopment's Brownfields Redevelopment Fund (discussed further below). MassDEP's active involvement helps align the site's remediation efforts with eligibility requirements, creating opportunities for financial support.
4. **Technical Assistance and Compliance:** MassDEP can provide technical guidance to ensure that all remediation activities comply with MCP standards and that the site progresses toward a "Temporary Solution" or "Permanent Solution" status. This support reduces the risk of project delays or noncompliance issues.

For this property, MassDEP's Waste Site Cleanup program will be instrumental in coordinating ongoing and future efforts between town officials and environmental professionals. Key tasks include ensuring proper off-site disposal of the PCB-impacted soil stockpile, continuing groundwater monitoring to track the progress of bioremediation, and finalizing Immediate Response Action Completion Reports for unresolved RTN conditions. These efforts will pave the way for the site to achieve a Temporary Solution, establishing a foundation for demolition and eventual redevelopment.

By including the Waste Site Cleanup program into the broader grant funding strategy, the town can enhance the site's readiness for redevelopment while mitigating environmental risks. Leveraging this program aligns the town's remediation efforts with state standards, showing a commitment to responsible environmental stewardship and positioning the project for successful funding and implementation.

EPA Targeted Brownfields Assessment (TBA):

The EPA Region 1 Targeted Brownfields Assessment (TBA) program offers municipalities and non-profit organizations technical assistance to evaluate and plan the remediation of brownfield sites. This program aims to reduce uncertainties related to site contamination, thereby facilitating redevelopment efforts.

Services Provided:

- Phase I Environmental Site Assessments (ESAs): Conducting historical investigations and site inspections to identify potential environmental concerns.
- Phase II ESAs: Performing sampling activities to determine the types and concentrations of contaminants present.
- Cleanup Planning: Developing remediation strategies and cost estimates based on future site use and redevelopment plans.

These services are delivered at no direct cost to eligible entities, with assessments typically valued between \$50,000 and \$100,000.

Eligible applicants include public entities such as municipalities and regional planning commissions, as well as non-profits partnering with public entities. Applicants must have redevelopment plans for the property and either own the site or have a clear path to ownership.

To pursue assistance through the TBA program, East Longmeadow should contact Katy Deng and Jim Byrne at EPA Region 1 to discuss the site's eligibility and straightforward application process.

Pioneer Valley Planning Commission's Community-Wide Assessment Program:

The Pioneer Valley Planning Commission (PVPC) recently secured a \$500,000 EPA Community-Wide Brownfields Assessment Grant to support environmental assessments for sites across the region. This funding provides critical resources for towns like East Longmeadow to advance redevelopment efforts by addressing environmental uncertainties that may hinder progress. PVPC has engaged Weston & Sampson to provide Qualified Environmental Professional (QEP) services under the grant, ensuring that sites benefiting from this program receive expert assessment and technical guidance.

For the 70 Maple Street property, this program can be used to supplement previous assessment efforts and fill remaining knowledge gaps. In correspondence with Eric Weiss, who is administering the grant for PVPC, Westmass has highlighted the site’s importance and potential for revitalization. PVPC plans to convene a Brownfields Advisory Committee meeting in early 2025 to discuss site selection and deployment of Phase I, Phase II, and other assessment activities. This provides a timely opportunity for the town to reiterate its support for including 70 Maple Street in the grant’s scope.

Securing assessment support through PVPC’s grant will further the town’s cleanup and redevelopment goals for 70 Maple Street by ensuring that all necessary data is available to inform decision-making and funding strategies. By coordinating with PVPC and Weston & Sampson, East Longmeadow can integrate this resource into the broader funding and cleanup plan, accelerating progress toward making the site redevelopment-ready.

Grant Summary Table

Funding Source	Agency	Recommended Contact	Application Details	Program Link
Waste Site Cleanup Program	Massachusetts Department of Environmental Protection (MassDEP)	Caprice Shaw Caprice.shaw@mass.gov	Contact Caprice Shaw for more information	https://www.mass.gov/guides/waste-site-cleanup-at-massdep
Targeted Brownfields Assessment (TBA)	Environmental Protection Agency, Region 1	Katy Deng Deng.katy@epa.gov	Accepted on rolling basis	https://www.epa.gov/brownfields/regi-on-1-targeted-brownfields-assessments-tbas
Community-Wide Assessment Program	Pioneer Valley Planning Commission	Eric Weiss eweiss@pvpc.org	TBA	TBA

Cleanup and Remediation

EPA Brownfield Cleanup Grant

The EPA Brownfields Cleanup Grant program provides critical funding to remediate contaminated properties, turning environmental liabilities into community assets. Designed to support local governments, non-profits, and other eligible entities, the program offers up to \$5 million per site to address environmental contamination (however, grant applications are often more competitive if the funding request is kept under \$1 million, with exceptions for large-scale and/or particular high-impact projects), with a focus on facilitating redevelopment and economic revitalization. For a municipally

owned property like 70 Maple Street, this program is recommended to tackle hazardous site conditions, particularly once a reuse vision is more clearly understood and articulated.

Unlike state funding, one of the grant's eligible uses is the abatement of hazardous building materials such as asbestos and lead-based paint. For 70 Maple Street, where these materials are present, funding from the program could offset the significant costs associated with building remediation and demolition preparation.

The program emphasizes leveraging cleanup activities to prepare properties for redevelopment. Grant funds could support site cleanup in a way that aligns with East Longmeadow's vision to convert the site for housing or mixed-use development.

A required component of the EPA Brownfields Cleanup Grant is public involvement in cleanup planning. The planned reuse planning work being led by UConn TAB will be very helpful in advancing this planning work. The grant could also provide resources to further engage the community in discussions about redevelopment plans, building trust and ensuring alignment with local priorities.

East Longmeadow, as a municipality, is an eligible applicant for this competitive grant program. To maximize the likelihood of funding, the town should prepare a strong application demonstrating the following:

- **Community Need:** Use socioeconomic and health data to illustrate the environmental and economic burdens the site imposes on the community.
- **Project Impact:** Highlight how cleanup will enable the town to achieve its redevelopment vision, create new housing opportunities, and stimulate economic activity.
- **Readiness:** Reference the progress made to date under the Massachusetts Contingency Plan (MCP), including completed assessments, Immediate Response Actions, and ongoing groundwater remediation. This demonstrates the town's commitment and preparation for cleanup.
- **Partnerships:** Showcase collaborations with key stakeholders, such as MassDEP, Westmass, UConn TAB, and Qualified Environmental Professionals (QEPs), to strengthen the project's technical and strategic foundation.

Securing an EPA Brownfields Cleanup Grant would provide a financial catalyst to address complex environmental challenges at 70 Maple Street. It would allow the town to advance cleanup activities without straining local budgets, accelerating progress toward site redevelopment. By removing the significant barriers posed by contamination and hazardous building materials, the grant would help transform a long-vacant industrial site into a safe, productive space aligned with the community's needs and vision.

MassDevelopment's Brownfield Redevelopment Fund:

MassDevelopment's Brownfield Redevelopment Fund provides grants or low-interest loans to municipalities, non-profits, and other eligible entities to assess, clean, and redevelop contaminated sites. For 70 Maple, this program offers a targeted solution to tackle soil and water contamination, paving the way for redevelopment in alignment with the town's long-term vision.

Through its fund, MassDevelopment can cover the costs of soil and groundwater cleanup, which are major barriers to redevelopment. MassDevelopment seeks to use these funds particularly on projects which seek to address blight and support commercial and affordable housing development, which may all be applicable to 70 Maple.

While MassDevelopment’s Brownfields Redevelopment Fund is versatile, it does have some limitations that must be considered in the funding strategy:

- **Exclusion of Hazardous Building Material (HBM) Costs:** The program does not fund the abatement of hazardous building materials, such as asbestos and lead-based paint. For 70 Maple Street, where these materials are present, other funding sources (e.g., EPA Brownfields Cleanup Grant) will need to be utilized for abatement costs.
- **Focus on Soil and Water:** Funding is limited to remediation activities for soil and groundwater contamination and cannot cover demolition or structural abatement.

MassDevelopment’s Brownfields Redevelopment Fund should be integrated into the overall funding strategy to address specific aspects of the property’s cleanup and readiness:

- **Remediation Funding:** The program can be used to fund groundwater treatment systems, soil excavation and removal, and other eligible remediation activities.
- **Leveraging Other Resources:** Combining this funding with complementary programs such as the EPA Brownfields Cleanup Grant and MassDEP Waste Site Cleanup efforts will maximize financial efficiency and ensure a comprehensive approach to site cleanup.

Grant Summary Table

Funding Source	Agency	Recommended Contact	Application Details	Program Link
Brownfield Cleanup Grant	Environmental Protection Agency	Jim Byrne Byrne.james@epa.gov	Applications typically due Fall each year	https://www.epa.gov/brownfields/marc-grant-application-resources
Brownfield Redevelopment Fund	MassDevelopment	David Bancroft DBancroft@Massdevelopment.com	Applications accepted on a rolling basis	https://www.massdevelopment.com/assets/document/grant-programs/Financing-Request-Brownfields-Site-Assment-Remediation-Grant.docx

Site Planning and Preparation

MassDevelopment Site Readiness Program:

MassDevelopment’s Site Readiness Program provides financial support to municipalities, regional economic development organizations, and other eligible entities to prepare key properties for

redevelopment. By funding predevelopment activities such as demolition, site preparation, and infrastructure improvements, the program helps transform underutilized properties into marketable sites that are attractive to developers.

The Site Readiness Program aligns well with the town's goals for 70 Maple Street, offering funding for essential predevelopment activities that will facilitate the property's transformation into a shovel-ready site. Key opportunities include:

- **Building Demolition:** The large industrial structure at 70 Maple Street must be demolished to prepare the site for redevelopment. The Site Readiness Program can cover demolition costs, including removing structural remnants and preparing the site for new construction.
- **Site Preparation:** The program can support activities like grading, utility installation, and stormwater management, ensuring the property meets the technical requirements for housing or mixed-use redevelopment.
- **Strategic Planning:** The program can fund feasibility studies, market analyses, or other planning efforts to further define redevelopment opportunities and ensure alignment with community and economic development goals.

MassDevelopment's Site Readiness Program can play a role in advancing the redevelopment of 70 Maple Street by addressing challenges that might otherwise deter private investment. Its strategic application can:

- **Bridge Funding Gaps:** Cover costs that are not eligible under other programs, such as demolition or specific site preparation needs, complementing grants like the EPA Brownfields Cleanup Grant and MassDevelopment's Brownfields Redevelopment Fund.
- **Accelerate Timelines:** Provide funding to complete critical predevelopment activities more quickly, ensuring the site is ready for the town's Request for Proposals (RFP) process for housing or mixed-use development.
- **Enhance Marketability:** Transforming the site into a shovel-ready property will significantly increase its attractiveness to developers, reducing perceived risks and encouraging investment.

Securing support from the Site Readiness Program will allow East Longmeadow to overcome one of the most significant hurdles to redevelopment—site preparation. By funding demolition and making the site pad-ready, the program can enable the town to present a site that is not only environmentally remediated but also physically prepared for new development.

UConn Technical Assistance to Brownfields (TAB) Municipal Assistance Program (MAP)

The University of Connecticut's Technical Assistance to Brownfields (TAB) Program offers the Municipal Assistance Program (MAP), a service-learning initiative that pairs UConn students and faculty with New England communities to address brownfield redevelopment challenges. Supported by the U.S. Environmental Protection Agency, the program provides technical assistance to advance the investigation, cleanup, and redevelopment of potentially contaminated sites, aiming to protect public health and promote environmental justice.

The MAP operates in alignment with UConn's academic calendar, offering three rounds annually:

- Fall Semester: Applications open in July, focusing on research for EPA brownfield grant proposals.
- Spring Semester: Applications open in November, emphasizing the development of brownfields inventories, data collection, technical document reviews, and evaluation of redevelopment options.
- Summer Semester: Applications open in May, continuing support for brownfields inventories, data collection, technical document reviews, and redevelopment evaluations.

Each project is led by a UConn student intern and overseen by the UConn TAB team, culminating in a summative report tailored to the community's specific needs.

The 70 Maple Street property has been accepted into the Spring 2025 MAP, scheduled from January to May 2025. During this period, UConn students and faculty will collaborate with the community to develop a comprehensive reuse plan for the site. Services provided will include a site reuse assessment, evaluating potential redevelopment options based on environmental, economic, and community factors. The project will also be helpful in developing resources to involve and inform the public throughout the redevelopment process.

Participation in the MAP offers several benefits for the 70 Maple Street project:

- Technical Expertise: Access to a multidisciplinary team with expertise in environmental pollution, remediation, urban planning, public health, and social work.
- Customized Deliverables: Receipt of a detailed report outlining findings and recommendations tailored to the site's specific context.
- Community Engagement: Assistance in developing strategies and materials to effectively involve the local community in the redevelopment process.
- Capacity Building: Enhancement of the municipality's ability to manage and advance brownfield redevelopment projects.

By engaging with UConn's MAP, the 70 Maple Street project stands to gain valuable insights and support, facilitating informed decision-making and strategic planning for the site's future use.

Grant Summary Table

Funding Source	Agency	Recommended Contact	Application Details	Program Link
Site Readiness Program	MassDevelopment	Amanda Gregoire AGregoire@Massdevelopment.com	Applications due each Spring through the Community One Stop for Growth	https://www.massdevelopment.com/products-and-services/real-estate/planning-and-predevelopment/site-readiness/
TAB Municipal Assistance Program	University of Connecticut	Randi Mendes randi.mendes@uconn.edu	Applications accepted up to three times per year. 70 Maple Street already accepted in Spring 2025 semester	https://tab.program.uconn.edu/municipal-assistance-program/

Integrated Financing for Development

District Improvement Financing (DIF):

District Improvement Financing (DIF) allows municipalities to fund public infrastructure improvements and development projects by leveraging the anticipated increase in property tax revenues generated by private investment within a defined district. By capturing the incremental tax growth in a designated area, DIF provides a powerful tool for communities to finance key redevelopment activities without imposing additional tax burdens on residents.

For 70 Maple Street, DIF offers a strategic mechanism to finance cleanup, demolition, and site preparation costs while aligning public investment with private redevelopment goals. By linking public infrastructure upgrades and site readiness activities directly to anticipated private development, either on the same site or nearby within the DIF district, DIF ensures that public expenditures are recouped over time through increased property tax revenues.

DIF revenues can be directed toward significant upfront costs, such as hazardous material abatement, site remediation, and demolition of the existing structures. DIF funds can also be used to support public infrastructure upgrades, such as utility connections, and stormwater management systems, that enhance the site's appeal to private developers and ensure long-term functionality.

To leverage DIF, East Longmeadow would need to designate the 70 Maple Street area as part of a DIF district. This involves:

- **Defining the District:** Identifying a geographic area that includes 70 Maple Street and other adjacent properties that are expected to benefit from redevelopment.
- **Developing a DIF Plan:** Creating a detailed plan outlining the proposed public improvements, estimated costs, and projected tax revenue growth from private investment. The plan would need approval from the town's governing body.
- **Capturing Incremental Revenues:** As redevelopment progresses and property values increase, the additional tax revenue (the "increment") generated within the DIF district is captured to repay the public investment.

The DIF program is a tool to integrate public and private investment, creating a virtuous cycle of redevelopment. For 70 Maple Street, DIF could:

- **Bridge Funding Gaps:** Provide a critical funding source for cleanup and infrastructure work that may not be covered by grants or other programs.
- **Align Incentives:** Tie public investments to clear redevelopment outcomes, ensuring that town expenditures directly support private sector growth.
- **Encourage Redevelopment:** Signal to developers that the town is committed to investing in the site, reducing perceived risks and encouraging private participation.

Incorporating DIF into the broader funding strategy could enhance the financial feasibility of redeveloping 70 Maple Street and strengthen the town's ability to attract private developers, making it a potential component of the site's transformation.

Implementation Steps

Short-Term Actions:

1. **Assessment and Continued Coordination with MassDEP:**
 - Continue coordination with MassDEP and Caprice Shaw, MassDEP Brownfields Coordinator (Western Region), to identify and address assessment gaps and cleanup needs.
2. **Reuse Visioning with UConn TAB:**
 - Collaborate with the UConn TAB Municipal Assistance Program through Spring 2025 to initiate reuse visioning and planning for the site.
3. **Secure Additional Assessment Funding as Needed:**
 - Based on knowledge gaps identified through MassDEP collaboration, pursue additional assessment funding through PVPC's Community-Wide Assessment Program.
 - Utilize EPA Region 1 Targeted Brownfields Assessment (TBA) as a backup funding source if PVPC resources are unavailable or insufficient.

Mid-Term Actions:

1. **EPA Brownfield Cleanup Grant:**
 - Prepare and submit an FY2026 EPA Brownfields Cleanup Grant application to address hazardous building material abatement and site cleanup needs.
2. **Demolition Funding:**
 - Pursue funding through MassDevelopment's Site Readiness Program to finance building demolition and site preparation.
3. **District Improvement Financing (DIF):**
 - In partnership with Westmass, begin exploring the feasibility of establishing a DIF district by identifying planned private investments in the surrounding area to fund cleanup and redevelopment efforts.

Long-Term Actions:

1. **RFP Process for Private Developers:**
 - Launch a competitive RFP process targeting private developers for housing or mixed-use redevelopment of the site.
2. **Partnership with Development Corporations:**
 - Explore partnerships with development corporations, such as Westmass, to create alternative implementation pathways if direct redevelopment proves challenging.

Recommendations and Next Steps

1. **Develop a Reuse Vision with UConn TAB:**

- Collaborate with the UConn TAB program to engage the community and establish a reuse vision that aligns with redevelopment goals for the property.

2. **Convene a Pre-Permitting Meeting with MassDEP:**

- Meet with MassDEP to clarify outstanding assessment and cleanup requirements, ensuring alignment with regulatory expectations.

3. **Apply for Additional Assessment Funding:**

- Submit applications to PVPC's Community-Wide Assessment Program for additional funding as needed and use EPA Region 1 TBA funding as a contingency.

4. **Apply for State Grants:**

- Apply to MassDevelopment's Site Readiness Program and Brownfields Remediation Program in Spring 2025 for demolition funding and eligible site cleanup funding, respectively.

5. **Prepare for EPA Brownfields Cleanup Grant Application:**

- If state grants are insufficient or unsuccessful, prepare an application for the FY2026 EPA Brownfields Cleanup Grant in Fall 2025.

6. **Evaluate DIF Feasibility:**

- Assess the viability of creating a DIF district to support financing for cleanup and redevelopment, especially in cases where other funding sources fall short.

7. **Outline RFP Timeline:**

- Develop a detailed timeline for the RFP process, ensuring it aligns with funding availability, assessment milestones, and project readiness.

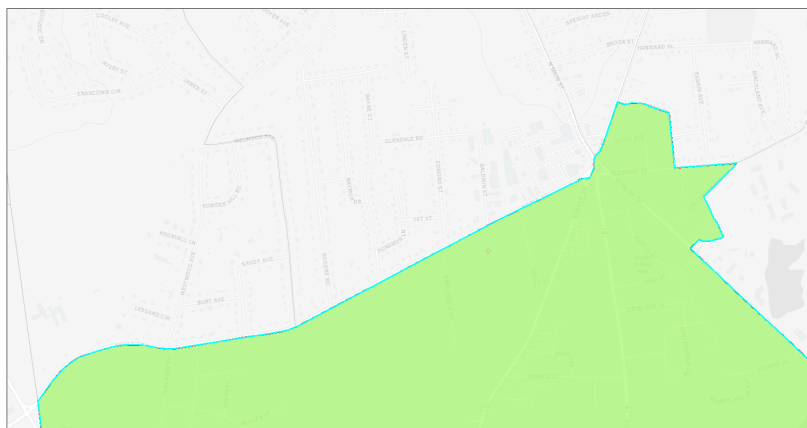


EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

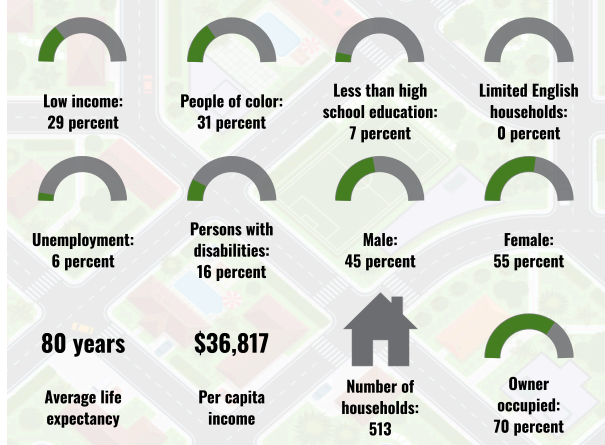
Hampden County, MA

Blockgroup: 250138134032
 Population: 1,430
 Area in square miles: 0.84



October 15, 2024
 Project 1
 Demographic Index (National Percentiles)
 Less than 50 percentile
 50 - 80 percentile
 Search Result (point)
 0 0.07 0.15 0.3 mi
 0 0.13 0.25 0.5 km
 Esri, HERE, City of Springfield, MA, Mapbox, Esri, HERE, Garmin, GeoTechnology, Inc., Intermap, iSBG, EPA

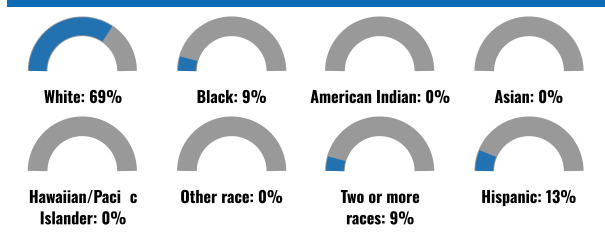
COMMUNITY INFORMATION



LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	94%
Russian, Polish, or Other Slavic	3%
Other Asian and Pacific Island	1%
Other and Unspecified	1%
Total Non-English	6%

BREAKDOWN BY RACE



BREAKDOWN BY AGE



LIMITED ENGLISH SPEAKING BREAKDOWN



Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau American Community Survey (ACS) 2018-2022. Life expectancy data comes from the Centers for Disease Control.

Report for Blockgroup: 250138134032

Report produced October 15, 2024 using EJScreen Version 2.3

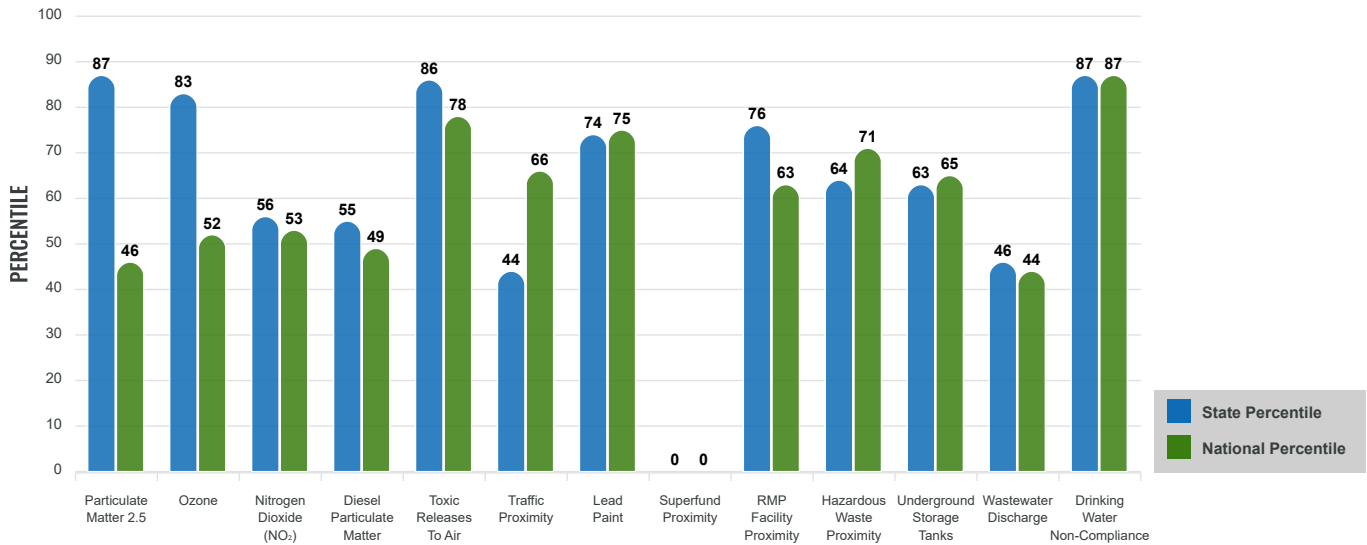
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

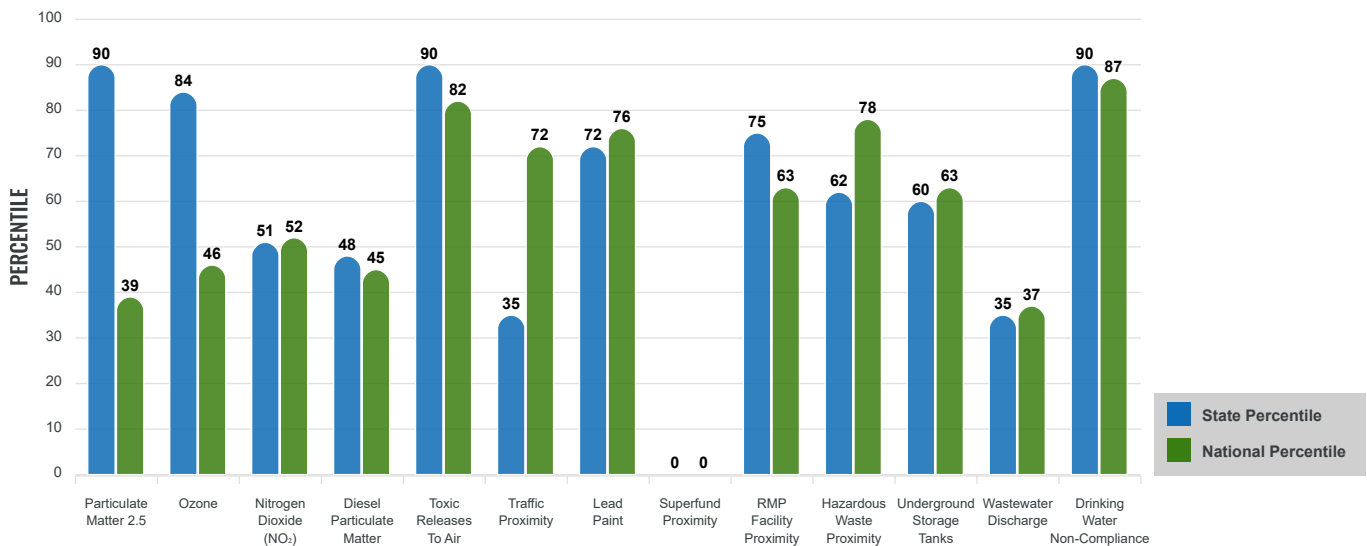
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low income, percent persons with disabilities, percent less than high school education, percent limited English speaking, and percent low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



Report for Blockgroup: 250138134032

Report produced October 15, 2024 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
ENVIRONMENTAL BURDEN INDICATORS					
Particulate Matter 2.5 (µg/m ³)	7.74	6.52	97	8.45	36
Ozone (ppb)	59	56.7	85	61.8	42
Nitrogen Dioxide (NO ₂) (ppbv)	7.3	8.8	39	7.8	47
Diesel Particulate Matter (µg/m ³)	0.128	0.176	36	0.191	39
Toxic Releases to Air (toxicity-weighted concentration)	8,200	2,800	97	4,600	91
Traffic Proximity (daily traffic count/distance to road)	2,000,000	6,100,000	25	1,700,000	72
Lead Paint (% Pre-1960 Housing)	0.66	0.51	66	0.3	84
Superfund Proximity (site count/km distance)	0	0.34	0	0.39	0
RMP Facility Proximity (facility count/km distance)	0.45	0.37	71	0.57	61
Hazardous Waste Proximity (facility count/km distance)	6.1	11	51	3.5	83
Underground Storage Tanks (count/km ²)	1.9	3.3	51	3.6	62
Wastewater Discharge (toxicity-weighted concentration/m distance)	7.3	760	26	700000	34
Drinking Water Non-Compliance (points)	10	3.2	93	2.2	93
SOCIOECONOMIC INDICATORS					
Demographic Index USA	1.17	N/A	N/A	1.34	50
Supplemental Demographic Index USA	1.49	N/A	N/A	1.64	47
Demographic Index State	1.37	1.19	67	N/A	N/A
Supplemental Demographic Index State	1.63	1.52	66	N/A	N/A
People of Color	31%	31%	59	40%	49
Low Income	29%	22%	72	30%	54
Unemployment Rate	6%	5%	63	6%	63
Limited English Speaking Households	0%	6%	0	5%	0
Less Than High School Education	7%	9%	60	11%	48
Under Age 5	5%	5%	60	5%	54
Over Age 64	15%	18%	43	18%	44

*Diesel particulate matter index is from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	1
Water Dischargers	2
Air Pollution	5
Brownfields	0
Toxic Release Inventory	1

Other community features within defined area:

Schools	1
Hospitals	0
Places of Worship	1

Other environmental data:

Air Non-attainment	Yes
Impaired Waters	No

Selected location contains American Indian Reservation Lands*	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community	No
Selected location contains an EPA IRA disadvantaged community	Yes

Report for Blockgroup: 250138134032

Report produced October 15, 2024 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	18%	17%	60	20%	36
Heart Disease	6.4	5.2	83	5.8	65
Asthma	11.4	11.2	63	10.3	80
Cancer	8.8	6.9	89	6.4	93
Persons with Disabilities	16.4%	12.1%	82	13.7%	71

CLIMATE INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	5%	12%	31	12%	40
Wildfire Risk	0%	0%	0	14%	0

CRITICAL SERVICE GAPS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	13%	9%	75	13%	62
Lack of Health Insurance	3%	3%	65	9%	19
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access Burden	No	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

Report for Blockgroup: 250138134032

Report produced October 15, 2024 using EJScreen Version 2.3

Location: Blockgroup: 250138134032
 Ring (buffer): 0-mile radius
 Description:

Summary of ACS Estimates		2018 - 2022
Population		1,430
Population Density (per sq. mile)		1,711
People of Color Population		439
% People of Color Population		31%
Households		513
Housing Units		541
Housing Units Built Before 1950		143
Per Capita Income		36,817
Land Area (sq. miles) (Source: SF1)		0.84
% Land Area		99%
Water Area (sq. miles) (Source: SF1)		0.00
% Water Area		1%

	2018 - 2022 ACS Estimates	Percent	MOE (±)
Population by Race			
Total	1,430	100%	389
Population Reporting One Race	1,127	79%	458
White	1,000	70%	251
Black	126	9%	163
American Indian	0	0%	14
Asian	0	0%	14
Pacific Islander	0	0%	14
Some Other Race	1	0%	2
Population Reporting Two or More Races	303	21%	314
Total Hispanic Population	187	13%	259
Total Non-Hispanic Population	1,243		
White Alone	991	69%	250
Black Alone	126	9%	163
American Indian Alone	0	0%	14
Non-Hispanic Asian Alone	0	0%	14
Pacific Islander Alone	0	0%	14
Other Race Alone	0	0%	14
Two or More Races Alone	126	9%	169
Population by Sex			
Male	650	45%	238
Female	780	55%	265
Population by Age			
Age 0-4	73	5%	59
Age 0-17	415	29%	214
Age 18+	1,015	71%	200
Age 65+	209	15%	78

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.
 N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS) 2018 - 2022

Location: Blockgroup: 250138134032
 Ring (buffer): 0-mile radius
 Description:

	2018 - 2022 ACS Estimates	Percent	MOE (±)
Population 25+ by Educational Attainment			
Total	901	100%	176
Less than 9th Grade	15	2%	38
9th - 12th Grade, No Diploma	52	6%	53
High School Graduate	212	24%	77
Some College, No Degree	112	12%	57
Associate Degree	68	8%	47
Bachelor's Degree or more	442	49%	133
Population Age 5+ Years by Ability to Speak English			
Total	1,357	100%	385
Speak only English	1,259	93%	333
Non-English at Home ¹⁺²⁺³⁺⁴	98	7%	84
¹ Speak English "very well"	83	6%	74
² Speak English "well"	0	0%	48
³ Speak English "not well"	15	1%	50
⁴ Speak English "not at all"	0	0%	48
³⁺⁴ Speak English "less than well"	15	1%	70
²⁺³⁺⁴ Speak English "less than very well"	15	1%	85
Limited English Speaking Households*			
Total	0	0%	28
Speak Spanish	0	0%	14
Speak Other Indo-European Languages	0	0%	14
Speak Asian-Pacific Island Languages	0	0%	14
Speak Other Languages	0	0%	14
Households by Household Income			
Household Income Base	513	100%	100
< \$15,000	94	18%	58
\$15,000 - \$25,000	47	9%	27
\$25,000 - \$50,000	57	11%	40
\$50,000 - \$75,000	36	7%	40
\$75,000 +	279	54%	98
Occupied Housing Units by Tenure			
Total	513	100%	100
Owner Occupied	359	70%	86
Renter Occupied	154	30%	53
Employed Population Age 16+ Years			
Total	1,062	100%	248
In Labor Force	649	61%	175
Civilian Unemployed in Labor Force	36	6%	35
Not In Labor Force	413	39%	138

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of anyrace.

N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS)

*Households in which no one 14 and over speaks English "very well" or speaks English only.

Location: Blockgroup: 250138134032

Ring (buffer): 0-mile radius

Description:

	2018 - 2022 ACS Estimates	Percent	MOE (±)
Population by Language Spoken at Home*			
Total (persons age 5 and above)	3,872	100%	485
English	3,628	94%	503
Spanish	12	0%	24
French, Haitian, or Cajun	5	0%	9
German or other West Germanic	0	0%	14
Russian, Polish, or Other Slavic	134	3%	175
Other Indo-European	12	0%	20
Korean	12	0%	21
Chinese (including Mandarin, Cantonese)	11	0%	17
Vietnamese	0	0%	14
Tagalog (including Filipino)	0	0%	14
Other Asian and Pacific Island	33	1%	52
Arabic	0	0%	14
Other and Unspecified	25	1%	63
Total Non-English	244	6%	699

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.
N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS) 2018 - 2022.
*Population by Language Spoken at Home is available at the census tract summary level and up.