



## Narrative Information Sheet

### 1. Applicant Identification

City of Chelsea, Massachusetts  
500 Broadway  
Chelsea, MA 02150

### 2. Funding Requested

The City of Chelsea is seeking a **Community-Wide Assessment Grant** for **\$500,000**.

### 3. Location

The City of Chelsea is located in Suffolk County, Massachusetts on the northern shore of Boston Harbor. The priority sites are located at:

- 1 Forbes Street
- 291 Eastern Avenue
- 111 Eastern Avenue
- 110-200 Marginal Street
- 38 Marginal Street
- 1B-5 Winnisimmet Street

### 4. Target Area and Priority Site Property Information

The target area consists of 6 priority, underutilized properties within the shoreline and upland areas of Chelsea Creek and the Mystic River. These properties are located within Census Tracts:

- Tract 1605.02
- Tract 1601.03
- Tract 1602
- Tract 1603

### 5. Contacts

Project Director: Alexander Train  
Director, Housing and Community Development  
617.466.4192  
[atrain@chelseama.gov](mailto:atrain@chelseama.gov)



Chief Executive: Thomas G. Ambrosino  
City Manager  
617.466.4100  
[tambrosino@chelseama.gov](mailto:tambrosino@chelseama.gov)

Mailing Address: City Hall  
500 Broadway  
Chelsea, MA 02150

## 6. Population (2020 Decennial Census)

City Total: 40,787  
Target Area: 17,157

## 7. Other Factors

Information on the Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in a federally designated flood plain.	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	2-3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <a href="#">Section I.B.</a> , for priority site(s) within the target area(s).	2
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

8. **Letter from the State or Tribal Authority** – See attached.

9. **Releasing Copies of Applications** – N/A (no portion of this application is confidential)



Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

## Department of Environmental Protection

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

Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor

Beth A. Card  
Secretary

Martin Suuberg  
Commissioner

November 15, 2022

*Via Email*

Attn: Alexander Train, AICP, Director  
City of Chelsea  
Department of Housing and Community Development  
500 Broadway, Room 101  
Chelsea, MA 02150

**RE: STATE LETTER OF ACKNOWLEDGMENT**  
***City of Chelsea***  
***Brownfields Community-Wide Assessment Grant***

Dear Mr. Train:

I am writing to support the application submitted by the City of Chelsea under the Fiscal Year 2023 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant Program. We understand that the City is undertaking several assessment and redevelopment projects in the Chelsea Creek Waterfront Target Area. EPA funding will facilitate Brownfields redevelopment by providing funding to assess properties and conduct cleanup planning, and redevelopment planning at properties where actual and perceived contamination exist and that inhibit potential development within the target area(s).

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available resources and incentives. The Massachusetts Department of Environmental Protection (MassDEP), through our regional offices, provides technical support to Brownfield project proponents when regulatory issues arise. If this proposal is selected, MassDEP will work with our state and federal partners to support the City of Chelsea to help make this project a success.

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

Sincerely,

David Foss, CPG, LSP  
Statewide Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: Dorrie Paar, US EPA  
Joanne Fagan, MassDEP Northeast Regional Office  
Karl Allen, City of Chelsea

This information is available in alternate format. Call the MassDEP Diversity Office at 617-556-1139. TTY# MassRelay Service 1-800-439-2370  
MassDEP Website: [www.mass.gov/dep](http://www.mass.gov/dep)

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## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Target Area and Brownfields**

i. Overview of Brownfield Challenges and Description of Target Area: Chelsea, Massachusetts is located on the northern shore of Boston Harbor, directly across the Mystic River from the City of Boston's Charlestown neighborhood and directly across the Chelsea Creek (also known as the Chelsea River) from the East Boston Neighborhood. Chelsea was settled around 1624 as a trading outpost with the native inhabitants and was the first permanent European settlement on Boston Harbor. At the time the colonists arrived, it was a relatively quiet, bucolic area, comprised of salt marshes, tidal creeks, and rolling glacial hills suitable for fishing, farming, and grazing livestock. Beginning in the middle of the 19<sup>th</sup> century, industry took root along Chelsea's shoreline. The next century brought heavy industry, coal gasification, and oil terminals to Chelsea's coast. Several catastrophic fires left Chelsea in a cycle of disaster and renewal, none more so than a massive conflagration in April 1908 that destroyed most of Chelsea's downtown. Many residents with long family histories in, left Chelsea and were replaced by a waves of European, Russian, and Jewish immigrants. After World War II, urban renewal significantly changed the urban fabric of Chelsea, this time as the Mystic River Bridge and the Northeast Expressway bisected neighborhoods and displaced families and businesses. After another catastrophic fire in 1973, another exodus of Chelsea residents made room for the next great influx of immigrants, this time from the Caribbean and Latin America, including Puerto Rico, the Dominican Republic, and Central America; many fleeing the violent political upheavals of that region from the 1980s to today.

Today, Chelsea represents an epicenter for Environmental Justice in Massachusetts and a poster child for Brownfields possibilities. About 21% of Chelsea's roughly 41,000 residents live below the federal poverty level, including 28% of the children. Almost 1 in 3 Chelsea residents does not have a high school diploma or equivalent. Almost 1 in 2 residents were born outside the US. Over 70% of households speak a language other than English at home. The Latino population of the city is over 2 in 3 residents. For these residents, the great scars of industrialization remain. All the jet fuel for Logan International Airport, more than 70% of New England's heating fuel, and enough road salt to treat the roads of communities in Massachusetts and surrounding states enters the region along or across from the banks of this grant application's **Target Area, the Chelsea Creek waterfront** located along Marginal Street and Eastern Avenue from the Tobin Bridge at Route 1 to Crescent Street. The economic significance of the Target Area to maritime industry led Massachusetts to make Chelsea Creek and the Mystic River waterfronts Designated Port Areas (DPAs) in the late 1970s, prohibiting development that is not maritime-industrial.. The Target Area [*Census Tract (CT) 1605.02, Block Groups (BG) 2, 5 and 7; CT 1601.03 BG2; CT 1602 BG3 and CT 1603 BG1*] supports maritime, industrial/commercial, residential, and civic land uses.

Chelsea's environmental reality is further complicated by a warming planet. **Approximately 15% of Chelsea and the entire Target Area is within a FEMA-designated 100-year floodplain.** The Target Area includes approximately 145 acres of developed land subject to flooding by the 1% probability storm (current day). That zone expands to approximately 210 acres in 2070 flood projections. A sea level rise and coastal flooding study performed by Woods Hole Group and others indicate that by 2030, 35% of the city will be in a flood zone and nearly half of the city will be in a flood zone by 2070 based on the Boston Harbor Flood Risk Model. Flooding will engulf residential neighborhoods, oil terminals, current and former industrial facilities, an electric substation, and the elementary school complex. To mitigate these risks, Chelsea has identified this Target Area as a priority vulnerability area and has worked to position this district for a vibrant, climate resilient future for the underserved community that works and lives in and around the floodplain.

ii. Description of the Priority Brownfield Site(s): Chelsea's industrial history has resulted in **over 530 known contaminated release sites** with nearly half of the land along Chelsea Creek having environmental property restrictions in the form of institutional controls which signify the presence of known oil and/or hazardous substance contamination remaining after cleanup under the Massachusetts Contingency Plan (MCP), the state's Voluntary Cleanup Program. *The following Priority Sites have been selected by the community as having the greatest redevelopment potential that will achieve the community's vision for equitable and sustainable growth that provides opportunities for employment, affordable housing, and public access to the waterfront, while addressing flood mitigation and climate resiliency efforts and serving the City's vulnerable populations.* All of these sites require Phase I / II Environmental Site Assessments and Cleanup and Reuse planning activities.

## Chelsea, MA – Community Wide Assessment Grant - Narrative/Ranking Criteria

<i>Site</i>	<i>Historic/Current Use &amp; Size</i>	<i>Environmental Risk</i>	<i>Reuse Plan / Why the Site is a Priority</i>
<b>Former Forbes Lithograph</b> <i>1 Forbes St</i> <b>CT 1605.02, BG2</b>	Past: Lithograph factory (1886-1968) Industrial Park (post-1968) Current: Vacant/Wind turbine <b>17 acres, blg 100,000 sf</b>	Ink wastes, VOCs, Metals, PAHs	Reuse as affordable housing, open space, waterfront access and community programming space, which Chelsea desperately needs.
<b>New England Trawler</b> <i>291 Eastern Ave</i> <b>CT 1605.02, BG5</b>	Past: Manufacturing ; Current: vacant building, parking lot <b>1.6 acres blg 19,000 sf</b>	Asbestos, metals, Haz. Sub.	Reuse for commercial/ industrial purposes to support the port area. Productive reuse would support job creation.
<b>Amoco Petroleum</b> <i>111 Eastern Ave</i> <b>CT 1605.02, BG5</b>	Past: Amoco Petroleum Terminal; Current: Airport Parking. <b>20 acres</b>	Petroleum	Major commercial redevelopment for supporting port uses. Productive reuse of the property would support job creation
<b>Boston Hides &amp; Furs</b> <i>110-200 Marginal St</i> <b>CT 1601.03, BG2</b>	Past: furniture making, animal hide processing; Current: Vacant. <b>3.6 acres, blg 52,000 sf</b>	Metals (lead), asbestos	Reuse as light industrial. Productive reuse of the property would support job creation for Chelsea residents.
<b>Seagulls Auto Sales</b> <i>38 Marginal Street</i> <b>CT 1602, BG3</b>	Past: Auto salvage Current: Vacant land. <b>1 acre</b>	Petroleum, Haz. Sub.	Reuse as light industrial. Productive reuse of the property would support job creation.
<b>Fitzgerald Shipyard</b> <i>1A-5 Winnisimmet St</i> <b>CT 1603, BG1</b>	Past: Portion of Fitzgerald Shipyard. Current: Vacant <b>.06 acre, blg 9,000 sf</b>	Petroleum, Lead, PAHs	Mixed-use redevelopment with affordable housing and employment opportunities.

### **b. Revitalization of the Target Area**

i. Reuse Strategy and Alignment with Revitalization Plans: The goals of the city are to build an actionable, resilient, economically prosperous vision for the Target Area. This will require careful assessment of environmental due diligence and/or regulatory obligations and conditions and development of property remediation and reuse objectives that align with the City's economic priorities and the climate imperatives of the area. The City is primed to encourage redevelopment or acquire under-utilized properties to advance productive uses and resiliency improvements but must do so with the liability protections afforded a purchaser under brownfields regulations, to which this grant is critical to achieve.

The strategy for revitalization of the Target Area is to return climate vulnerable brownfields properties along Chelsea Creek to productive reuse. The City's recent modification of the **Chelsea Creek DPA** boundaries and the approval of its Municipal Harbor Plan and DPA Master Plan means that the area can be reinvigorated by job creation and economic growth while enhancing the way Chelsea residents interact with both the built and natural environments. For generations, the residents of Chelsea, a city more than half defined by its coastline, have been cut off from access to the water by heavy industry. The Target Area is also the subject of an FY23 Massachusetts **Municipal Vulnerability Preparedness (MVP) grant**. The goal of the MVP project is to build an actionable resilience vision for the northern portion of the Target Area. This will include assessment of existing conditions, a feasibility analysis, and development of design alternatives driven by a stakeholder visioning process. The design alternatives will address coastal flood vulnerability, stormwater impacts, and urban heat island effects through shoreline solutions.

Chelsea's Brownfields revitalization priorities build on the City's significant development studies and master plans, including: *Chelsea Creek Municipal Harbor Plan and DPA Master Plan, April 2022; Chelsea Hotel Study and Market Analysis, June 2018; Chelsea Open Space and Recreation Plan, 2017-2024; Chelsea Housing Analysis and Strategic Plan, 2017; and the MAPC Silver Line TOD Plan, 2016*. Another major initiative which positions this Target Area for climate resilient revitalization is that Chelsea secured ownership of 3 vacant state-owned parcels from Massachusetts Legislature. Redeveloping these unutilized parcels into public open space provides the city the opportunity to reimagine the intersection of Eastern Avenue and Marginal Street at the Chelsea Street Bridge as not only the regional freight route it is, but also as a key link in the community's broader plans for flood resilience, heat island mitigation, community connectivity, and safe pedestrian and multi-modal transportation. The City has revised its zoning ordinance to require all private development along its waterfront to provide continuous public access and an easement for flood mitigation where that would not directly conflict with maritime industrial uses.



## Chelsea, MA – Community Wide Assessment Grant - Narrative/Ranking Criteria

These efforts will be using findings and insights from the 2021 report commissioned by the Massachusetts Office of Coastal Zone Management, *Building Resilience in Massachusetts Designated Port Areas: Resilience for Water Dependent Industrial Users in the Chelsea Creek and Gloucester Inner Harbor Designated Port Areas*. The completion of major initiatives in the Target Area will position it now for meaningful growth that will better serve the community and regional needs. The EPA's Community Wide Assessment Grant opens an opportunity for increased public access to the waterfront, more jobs and considerations for climate resiliency, which aligns with and advances the local government's revitalization plans and community's priorities and vision for reuse.

**ii. Outcomes and Benefits of Reuse Strategy:** The City's reuse strategy and revitalization plans for the Target Area will stimulate economic growth and development in the Target Area, facilitate improvements to make the Target Area more resilient to the effects of climate change, and will also create opportunities for greater job density, affordable housing, and greenspace so area residents can safely access and connect with the waterfront and their natural environment in meaningful ways that have not been possible for generations of Chelsea families. Heavy industry and oil terminals have historically created a wide, impenetrable barrier between Chelsea residents and their waterfront, and contaminated the soils, water, sediment, and air that residents are exposed to. To the extent practical and safe, waterfront sites in the Target Area will be redeveloped to include public access and pathways/trails to enable residents to walk along Chelsea Creek, as well as fish for striped bass, bluefish, and other species. The city will require reuse plans and for redevelopment sites to have improved and sustainable approaches to flood resiliency and storm water management, consistent with our on-going MVP grant objectives. This is imperative to safeguard the region's current and future economic and industrial health. In addition, these measures will be essential in protecting Chelsea's natural resources and aid in creating a healthier, more biologically diverse coastline for some of the most environmentally underserved residents in Massachusetts. Identification, assessment, and remediation of contaminated sites in this upland and intertidal zone, will improve the quality of water and sediments in the Chelsea Creek and reduce the impact of future flooding events, which can further spread contamination and expose underserved and sensitive population. With coordinated efforts, this could one day lead to the reopening of shellfish beds, providing more opportunities for residents.

Industrial/Commercial redevelopments in support of maritime and other industries will also create jobs for Chelsea and area residents and increase tax revenue for the city. The sustainable redevelopment of this corridor will reduce impervious surface areas, industrial emissions, and heat island effects. The EPA Assessment Grant, in concert with the MVP grant, will allow Chelsea to re-envision the Eastern Avenue portion as a multi-functional and resilient corridor that is better integrated into the surrounding neighborhoods. The city will focus on maintaining the industrial character of this area, generating jobs, as well as enticements to utilize renewable energy sources. Recent visioning conducted by the city, with developer and public input, included affordable housing and a water taxi stop for the Forbes Lithograph site. The city also received a Green Communities designation from the Massachusetts Dept. of Energy Resources and is implementing a solar-powered micro-grid. The priority site at 1 Forbes Street contains a windmill that has never generated power due to the lack of an interconnection agreement prior to the developer declaring bankruptcy. With redevelopment of the parcel, the City hopes to see clean energy generated on-site. Elsewhere in the Target Area, the City is working with a developer to permit a large-scale battery storage complex. Such adaptations to renewable sources of energy will improve air quality regionally and within the City.

### c. Strategy for Leveraging Resources

**i. Resources Needed for Site Reuse:** Chelsea is eligible to access funding from many potential local, state and federal resources and the city will continuously scan the landscape for grant opportunities, diligently pursuing funding to deliver critical projects. This Assessment Grant will stimulate the availability of leveraged funds for assessment, remediation and subsequent reuse at Priority Site and Target Area.

Source	Purpose/Role	Amount	Status
MA MVP Grant	Flood Mitigation Design	\$300K	Secured. To be completed 6/30/23
MA MVP Grant	Climate Resilient Reuse Planning	\$550K	Secured. To be completed 6/30/24
EPA TBA / MassDev	Site Specific Assessment Activities	~\$100k	Potential. To be applied for if needed
EPA / MassDev	Cleanup Grants / Low Interest Loans	Up to \$2M	Potential. To be applied for if needed
MA Parks & Rec	Funds to acquire/develop parks & paths	Up to \$1M	Potential. To be applied for if needed
MA Housing	State tax credit housing development	Up to \$2M	Potential. To be applied for if needed
MA Brownfields	State tax credit eligible cleanup costs	Up to 50%	Potential. To be applied for if needed

## Chelsea, MA – Community Wide Assessment Grant - Narrative/Ranking Criteria

HUD / CDBG	Reuse & Redevelopment / Housing	\$\$\$	Potential. To be applied for if needed
Metropolitan Area Planning Council	Reuse – Nature based solutions Accelerating Climate Resilience Grant	\$150k	Potential. To be applied for if needed.
MassDOT Bottleneck Reduction	Intersection Redesign – Pearl and Maginal Streets	\$500K	Secured. To be completed 6/30/24
MassDOT Complete Routes to School	Intersection Construction	\$2.9M	Secured. To be completed 12/31/25
FEMA – BRIC Grant	Resilient infrastructure & hazard mitigation	\$60M	Potential. Construction of coastal barrier, resilient riverwalk, and a culvert storm surge control structure
US DOT Port Infrastructure Devel	Inundation Pathway Mitigation and Infrastructure Improvements	\$50M	Potential. To be applied for if needed.

ii. Use of Existing Infrastructure: The City will use existing infrastructure readily available at the Priority Sites, including water, sewer, storm water, gas, electricity, public transportation, and broadband to support the proposed redevelopment and reuse activities. The City will expand and enhance its network of sidewalks, mixed-use paths, and pedestrian amenities across the Target Area. In most instances, the existing infrastructure has the capacity to handle this expansion, as well as catalyze redevelopment. Where it does not, the City is committed to enhancing the infrastructure to address capacity and sea-level-rise issues. As the majority of the Target Area is located in the 100-year flood zone; the City intends to incorporate sustainable solutions as part of redevelopment to maximally mitigate climate change impacts. Chelsea, along with the neighboring City of Everett, has secured construction financing through FEMA’s Building Resilient Infrastructure Communities (BRIC) grant program for the construction of a coastal barrier, resilient riverwalk, and a culvert storm surge control structure. With that program on-track to construction, Chelsea is turning attention to the revitalization and climate resilience of the Target Area. The Target Area hosts a concentration of critical infrastructure, such as the sole electric substation powering East Boston and Chelsea; industrial facilities, including Gulf Oil; deep water shipping channel, truck routes, and public transit corridors; commercial enterprises, such as a recent hotel; and community infrastructure, such as the City’s elementary school complex. Consequently, inundation would result in interruptions to electrical service, commerce, energy supplies, and the economy. Future flood events would severely damage surrounding Environmental Justice neighborhoods and harm public health. Significant time and resources have been invested in planning for this Target Area ahead of the grant application, due to the high level of risk.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### a. Community Need

i. The Community’s Need for Funding: Chelsea is an Environmental Justice (EJ) community that trails the region in measures of wealth; it is one of the poorest communities in Massachusetts. The city lacks the resources to carry out environmental assessment, remediation and subsequent redevelopment in the Target Area without the assistance from EPA, given the considerable costs. With over half of the City’s operating budget derived from state aid, the City is heavily dependent upon federal and state grants for operations, capital projects, and service delivery. Despite its fiscal stewardship, the city is experiencing severe economic hardship as a direct result of the COVID-19 pandemic, compounding economic limitations. Reliant on state aid and tax revenue from hotels, restaurants, and airport-related industries, the city has been confronted by a precipitous decline in revenues. In 2020, the city faced a ***budget deficit of over \$14 million***. As time moved forward, 2021 saw a ***loss of over \$13 million in revenue***. This situation has only been compounded by the current economic climate on the brink of a recession. Chelsea residents, many of whom are living paycheck-to-paycheck, are confronted with rising inflation rates and rapidly escalating cost of necessities including rent, gas, food, and fuel, which creates a grimmer future for the City and its most marginalized residents. ***Over 19% of the population live below the Federal Poverty Level***, almost twice the 10.5% rate statewide. The rate is even higher for children at 28%. Over 84% of Chelsea residents have income below 5 times the Federal Poverty Level. ***Chelsea's per capita income of \$20,617 ranks it 347th for income of all 351 cities and towns in the state. Half of Chelsea's public-school students are from low-income families, almost twice the state rate of 27%, and Chelsea High's graduation rate in 2017 was just 60%, well below the state rate of 87.3%. Furthermore, approximately 20% of households rely on SNAP/food stamps in Chelsea, compared to the state average of 11.6%.***

## Chelsea, MA – Community Wide Assessment Grant - Narrative/Ranking Criteria

### ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Chelsea, in its entirety, is a diverse and vibrant EJ community that has been historically underserved. Almost 4 in 5 residents are people of color, with only 21.5% of residents identifying as not Hispanic or Latino White alone. Almost one half (47.1%) are foreign-born. Over 67% of residents (up from 28% in 2000) and 85% of public-school students are Latino, and 30% of Chelsea public school students are new immigrants from 24 countries. Approximately 70% of Chelsea residents speak a language other than English at home, a statistic that necessitates the creation and use of effective multilingual and highly visual communications, as well as meaningful and intentional civic engagement. There are significant environmental justice populations and neighborhoods classified as minority; minority and income; minority and English isolation; or minority, income and English isolation. Historically these underserved populations have been disparately impacted by industry, emissions, pollutants, and extreme urban heat as well as blight, lack of prosperity, and community disinvestment. Complicated by limited access to affordable health care, residents of Chelsea grapple with negative public health outcomes, including stigmas concerning mental health, high rates of asthma, cardiovascular disease, and respiratory illnesses. Furthermore, Chelsea has limited open space and lacks green infrastructure which can exacerbate physical and mental health problems. The impacts of climate change are anticipated to make these conditions worse over time, which could deleteriously effect some of the most vulnerable Chelsea residents, including children and women of childbearing age. This area is susceptible to flooding in both the present day and in future climate scenarios, and the city anticipates major economic impacts to Chelsea and the region if mitigation measures are not implemented. This will further burden municipal resources and services.

According to the Climate and Economic Justice Screening Tool, of the four census tracts in the Target Area, 2 are disadvantaged in 4 categories (clean transit, sustainable housing, legacy pollution, and workforce development) and 1 is disadvantaged in 5 categories (adding clean water and wastewater infrastructure). The EJSscreen tool does not fully reflect changes that were made in 2020 Block Group boundaries. This table contains the data that are available.

	2020 Census Tract.Block Group					
EJ Index (percentiles)	160502.2	160502.5	160502.7	160103.2	160200.3	160300.1
Particulate Matter 2.5	N/A	95 <sup>th</sup>	90 <sup>th</sup>	96 <sup>th</sup>	97 <sup>th</sup>	89 <sup>th</sup>
Ozone	N/A	86 <sup>th</sup>	79 <sup>th</sup>	90 <sup>th</sup>	89 <sup>th</sup>	71 <sup>st</sup>
Diesel Particulate Matter	N/A	95 <sup>th</sup>	90 <sup>th</sup>	97 <sup>th</sup>	98 <sup>th</sup>	88 <sup>th</sup>
Air Toxics Cancer Risk	N/A	94 <sup>th</sup>	88 <sup>th</sup>	97 <sup>th</sup>	98 <sup>th</sup>	85 <sup>th</sup>
Air Toxics Respiratory HI	N/A	95 <sup>th</sup>	89 <sup>th</sup>	98 <sup>th</sup>	98 <sup>th</sup>	84 <sup>th</sup>
Traffic Proximity	N/A	93 <sup>rd</sup>	82 <sup>nd</sup>	89 <sup>th</sup>	97 <sup>th</sup>	89 <sup>th</sup>
Lead Paint	N/A	88 <sup>th</sup>	84 <sup>th</sup>	98 <sup>th</sup>	99 <sup>th</sup>	87 <sup>th</sup>
Superfund Proximity	N/A	72 <sup>nd</sup>	64 <sup>th</sup>	77 <sup>th</sup>	79 <sup>th</sup>	59 <sup>th</sup>
RMP Facility Proximity	N/A	96 <sup>th</sup>	90 <sup>th</sup>	98 <sup>th</sup>	99 <sup>th</sup>	90 <sup>th</sup>
Hazardous Waste Proximity	N/A	95 <sup>th</sup>	90 <sup>th</sup>	98 <sup>th</sup>	99 <sup>th</sup>	88 <sup>th</sup>
Underground Storage Tanks	N/A	95 <sup>th</sup>	87 <sup>th</sup>	96 <sup>th</sup>	97 <sup>th</sup>	84 <sup>th</sup>
Wastewater Discharge	N/A	98 <sup>th</sup>	94 <sup>th</sup>	99 <sup>th</sup>	99 <sup>th</sup>	91 <sup>st</sup>

Chelsea was one of the first cities in the nation to experience the catastrophic impacts of COVID-19 pandemic. At its peak, Chelsea had the highest positivity rate in the state for months. As the early epicenter in Massachusetts, Chelsea had an infection rate equal to or surpassing most other regions in the nation. Factors such as the essential workforce, racial inequities, significant overcrowded, pre-existing health conditions, high rates of poverty, industrial pollution, and various other inequalities contributed to higher rates of infection, serious illness, and death. The city and its residents remain vulnerable to these inequities related to the social determinants of health. Approximately 80% of Chelsea's employed population work in occupations deemed "essential" by Governor Baker's stay-at-home order. This was significantly higher than neighboring cities (Boston 57%). In Massachusetts, essential workers have lower levels of education and are more likely to be immigrants, people of color, and female. Social distancing, remote work, and staying home to prevent the spread of COVID-19 were not options to the underserved communities. The remediation of long derelict parcels, which this grant will help to kick start, will



## Chelsea, MA – Community Wide Assessment Grant - Narrative/Ranking Criteria

improve the physical fabric of the city, provide uncongested gathering spaces for residents, and increase job opportunities, allowing people to stay in the community and addressing a primary social determinant of health, economic mobility and stability.

### (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Chelsea has worse health incomes than most communities in the state. In 2016, the premature mortality age-adjusted rate per 100,000 was 471.5 in Chelsea and 282.2 in Massachusetts. The age-adjusted death rate per 100,000 in Chelsea was 963.8 compared to 668.9 in Massachusetts. Diseases such as asthma, obesity, and various cardiovascular diseases. Among others, contribute to these outcomes in Chelsea. Despite the expansion of Medicaid by Massachusetts under the Affordable Care Act, the 2020 estimate of uninsured individuals in Chelsea was 6.4% compared with 2.7% across the state. These rates were even higher for the foreign-born population, 10.1% in Chelsea, compared with 5.8% state-wide. More than a half of Chelsea residents (55.8%) were covered by a public health plan, compare with just over one third (36.1%) across the Commonwealth. Health disparities make the Chelsea population more vulnerable to accidental discharges of pollutants during storm events and disasters. A key strategy of the City is to mitigate those accidents before they occur. The work that will be done under this grant is an important component of that work.

### (3) Promoting Environmental Justice

As a community that suffers from almost two centuries of unregulated or under-regulated industrial development, Chelsea has long been the host to noxious uses needed near an urban center, but unwelcome in most communities. This has been particularly true for uses requiring maritime access, such as fossil fuel transport. Chelsea, along with all of its community partners, actively promotes and advocates for environmental justice, locally, regionally, and nationally. These efforts include educational campaigns for residents and proactively seeking resources to improve the community through programs such as this one. We work with anyone who can help lift up our residents and create an environment where they can thrive. Essential to this work is meeting people where they are and helping them create and remain in a community they love.

Chelsea is blessed to have a robust network of community-based organizations that work cooperatively to improve the physical and social environment. An important partner is GreenRoots, an environmental justice organization. The organization's work includes: environmental planning; climate resiliency; civic engagement and organizing; and improving public health, air, and water quality. GreenRoots' mission encompasses community engagement and education; advocacy for transit justice, EJ, and economic equity; and to ensure local planning and policymaking represents the community.

## b. Community Engagement

i. Project Involvement / ii. Project Roles - Chelsea has a proven track record of strategic planning, regional coordination, public outreach, and careful oversight of grant projects. This experience, coupled with in-depth civic engagement experience, will lead to a successful program. Staff are deeply experienced with the unique approach and techniques required to perform projects in a dense, environmentally impaired, coastal urban area with underserved communities.

Name of Organization and Point of Contact	Specific involvement in the project or assistance provided
<b>GreenRoots Chelsea</b> <i>Roseann Bongiovanni, (617) 466-3076</i> <a href="mailto:Roseannb@greenrootschelsea.org">Roseannb@greenrootschelsea.org</a>	Brownfields Advisory Committee (BAC) Member, Community Engagement/Outreach/Coalition Building, EJ Issues. Social Media, Meeting Hosting, Site Selection and Cleanup / Reuse Planning
<b>Metropolitan Area Planning Council (MAPC)</b> <i>Marc Draisen, <a href="mailto:mdraisen@mapc.org">mdraisen@mapc.org</a> (617) 933-0701</i>	BAC Member, Site Identification, Selection, and Cleanup & Reuse planning, Renewable Energy Planning
<b>The Neighborhood Developers</b> (617) 545-8301 <i>Rafael Mares, <a href="mailto:rmares@tndinc.org">rmares@tndinc.org</a></i>	BAC. Site Identification, Selection, and Cleanup & Reuse planning. Affordable housing development & community building.
<b>North Suffolk Office of Resilience &amp; Sustainability</b> <i>Darya Mattes <a href="mailto:dmattes@chelseama.gov">dmattes@chelseama.gov</a></i>	BAC. Reuse planning. Works with 3 local municipalities to manage climate change resilience efforts for each community and regionally
<b>Mystic River Watershed Association (MyRWA)</b> <i>Sushant Bajracharya (781) 316-3438</i> <a href="mailto:sushant.bajracharya@mysticriver.org">sushant.bajracharya@mysticriver.org</a>	BAC Member, Inspire Youth and Community Engagement & input, Social Media, Site Selection and Cleanup/Reuse Planning to protect water quality, build climate resilience and open space/parks/paths,
<b>Mass Audubon, Nick Rossi</b> (781)259-2156	BAC Member, Land Protection Specialist, resilient shorelines and

## Chelsea, MA – Community Wide Assessment Grant - Narrative/Ranking Criteria

<a href="mailto:nrossi@massaudubon.org">nrossi@massaudubon.org</a>	community education
<b>Nature Conservancy</b> , Emma Gildesgame (617)532-8310 <a href="mailto:emma.gildesgame@mc.org">emma.gildesgame@mc.org</a>	BAC Member, Climate Adaptation Specialist, resilient shorelines and community education

ii. Incorporating Community Input - The project's community engagement strategy is built upon a strong foundation of stakeholder relationship building and community involvement in all aspects of environmental work. Chelsea has a long, successful history of engaging with our project partners on several projects throughout the city. Outreach to EJ populations through nonprofit partner organizations, with a focus on language access and inclusivity, is central to our brownfields program engagement plan. The City will work with GreenRoots to appeal to a broad range of stakeholders. GreenRoots has been an active participant and community liaison in previous City projects for over 15 years, including the current MVP grant. Having GreenRoots facilitate community engagement helps put key stakeholders (especially Spanish speakers) on an even footing with the project team, demonstrating respect for all viewpoints and fostering a collaborative spirit. The community engagement process seeks to empower local leaders and young residents to become ambassadors in their community. This approach involves *outreach and collaboration with local community organizations and youth groups, as well as programming with local school systems and neighborhood organizations*. GreenRoots also successfully works with business stakeholders in the Target Area on efforts to better integrate community input into practices and redevelopment projects.

To promote the program to Target Area residents and general community, the City will use a variety of electronic, in-person, hybrid and print methods. Notifications, including public meeting announcements, will be provided via *e-blasts, social media posts, community organizations, and press releases* in the local newspaper. A variety of methods is proposed to reach a range of stakeholders. *Strategic print materials and working with existing community organizations will help the team connect with underrepresented community members who may not use social media or have limited internet access*. All public meetings held in person will take place in a facility that is handicap accessible. This program will provide translation and interpretation services and the City will accommodate any communication or other barriers identified for both virtual and in-person meetings. **Websites:** City's website will be updated to include public meeting notices, meeting recordings, project updates, and reports. The City will solicit input and provide opportunity for community feedback. Partner organizations will also have information or links on their websites. **Information Repository:** City Hall will serve as the location for hard copies of all program-related documents for review by the public. **Meetings:** We anticipate a minimum of 3 meetings during the grant. Meetings will be held virtually and/or hosted in or near the target area and held outside of normal working hours to increase attendance. **Brochures & Flyers:** City will distribute Brownfield Program brochures at community organizations and a pdf of the brochure will be available on the City website and social media platforms. **E-Mail and Telephone:** City and project partners will utilize e-mail and telephone to announce and promote the program, communicate progress, solicit input and feedback, and advertise meetings. **Social Media:** City and partners will utilize Facebook, Instagram, Twitter to promote the program, communicate progress, advertise meetings, and highlight success.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **a. Description of Tasks/Activities and Outputs**

#### **i. Project Implementation / iii. Anticipated Project Schedule / iv. Task Activity Lead / v. Outputs:**

<b>TASK #1 – COOPERATIVE AGREEMENT (C.A.) OVERSIGHT</b>
<b>EPA-funded activities:</b> Manage C.A. oversight activities; EPA Reporting (ACRES, MBE/WBE, FFR and Quarterly Reports, Close Out); Procure and manage qualified environmental professional (QEP) per CFR; Maintain financial records and complete drawdowns; Maintain project files and information repository; project coordination with stakeholders; Site Eligibility Determination Forms; Compliance with Section 106 Historic Preservation Act, as applicable; Execute access agreements with private property owners; quarterly Brownfields Advisory Committee meetings, ensure program remains on schedule/budget. Attend National Brownfields Conference. <b>Non-EPA grant resources needed:</b> City will provide in-kind services of staff time for Cooperative Agreement oversight activities.
<b>Anticipated Project Schedule:</b> Competitively procure QEP 12/2023. Kick off program 01/2024. Quarterly Reports submitted within 30 days after end of each reporting period (Jan/April/July/Oct). Annual FFR and M/W/DBE reports submitted by October 30 of each grant year. ACRES updated when assessments are started/completed, new information available and other major milestones. Quarterly BAC meetings. Submit closeout report within 90 days of C.A. period.

## Chelsea, MA – Community Wide Assessment Grant - Narrative/Ranking Criteria

<b>Task/Activity Lead(s):</b> City will lead task in coordination with and assistance from the QEP, who will provide technical and programmatic assistance, including eligibility research and forms, QRs, ACRES, Section 106 assistance, etc.
<b>Output(s):</b> EPA Reporting (ACRES, 4 annual FFR & M/W/DBE reports, 16 QRs, Closeout Report, etc.), RFQ to procure QEP, grant drawdown requests, eligibility determinations, executed access agreements, 16 Brownfields Advisory Committee Meetings, general C.A. oversight, and attend National & local/regional Brownfields Conferences.
<b>TASK #2 - COMMUNITY ENGAGEMENT</b>
<b>EPA-funded activities:</b> City, with nonprofit partners, will lead efforts to inform and engage the Target Area community, with a focus on input into the site selection and cleanup/reuse planning of Priority Sites. Outreach materials will be prepared for posting on City’s website and social media platforms. Updates will be made to City’s website to include Assessment Program information. City will create promotional materials to publicize meetings and ensure the Target Area residents, underserved communities as well as broader community & stakeholders are fully engaged
<b>Non-EPA grant resources needed:</b> City will provide in-kind services in the form of staff time
<b>Anticipated Schedule:</b> Outreach activities will commence Spring 2024 and occur through 9/30/27. City anticipates up to three (3) public meetings: One (1) preassessment ~ Spring 2024, One (1) post-assessment/pre reuse planning Fall 2025/Winter 2026, and one (1) near completion of grant activities prior to Spring 2027.
<b>Task/Activity Lead(s):</b> City leads community engagement and translation activities. QEP and Engagement Contractor will assist City and provide outreach, technical support, and materials
<b>Output(s):</b> Engagement materials, flyers, website, public notices, public meeting presentation materials, email blasts, handouts, etc. Canvassing at neighborhood events. Coordination with project partners and stakeholder. Translation services. Three (3) public meetings. Engage Target Community, local schools, neighborhood groups and general public
<b>TASK #3 – PHASE I &amp; PHASE II ASSESSMENTS</b>
<b>EPA-funded activities:</b> City, with assistance from QEP and input from community, will compile a city-wide and Target Area brownfields inventory. Criteria used to prioritize and select sites for grant activities is anticipated to include perceived and/or actual environmental concerns and health risks, community input and needs, redevelopment interest or potential, and impact/benefits to underserved communities and sensitive populations. Phase I Environmental Site Assessments (ESAs) will be completed in accordance with current, EPA approved ASTM Standard Practice (E1527), and EPA’s “All Appropriate Inquiry” requirements. Site-specific Quality Assurance Project Plans (QAPPs) will be prepared and approved by EPA prior to Phase II activities. Phase II ESAs/ HBM surveys will be completed to confirm/dismiss presence of impacts in accordance with ASTM’s most current standard. QEP will conduct Phase II ESAs/HMB surveys, help enroll sites into the state’s voluntary cleanup program, if applicable, and prepare report(s) for regulatory compliance. <b>Non-EPA grant resources needed:</b> Although not anticipated, if additional assessment funds are needed, City will apply to MassDevelopment or EPA Targeted Brownfields Assessment (TBA) Program.
<b>Anticipated Project Schedule:</b> Commence Inventory and Phase I/II ESAs in Spring 2024. Activities will be conducted to maximize efficiencies and available resources, when feasible. Phase I/II expected to continue through 06/30/2027.
<b>Task/Activity Lead:</b> City will lead generation of inventory with assistance from QEP, community partners and input from Target Area residents and general public. QEP conducts Phase I/II ESAs and QAPPs. City reviews reports for accuracy/completeness. City will enroll sites into MA voluntary cleanup program, if applicable, with QEP assistance.
<b>Output(s):</b> Up to Four (4) Phase I ESAs and up to Four (4) QAPPs/Phase II ESAs. Enroll sites in VCP, if needed.
<b>TASK #4 – CLEANUP/REUSE PLANNING &amp; AREA WIDE PLANNING</b>
<b>EPA-funded activities:</b> Cleanup/reuse planning will be conducted in accordance with EPA’s Greener Remediation guidance and will consider climate resiliency. Phase II ESA data will be used to develop Analysis of Brownfields Cleanup Alternatives (ABCA)/Reuse Plans. Proposed alternatives will be evaluated based on cost, feasibility, and effectiveness in protecting human health and the environment. Task may also evaluate options for compliance under the MCP/state voluntary cleanup program, if applicable, identify response actions and/or land use restrictions to achieve regulatory closure. Reuse/Area Wide Planning activities for trail/path connections or market studies associated with brownfields reuse assessments may also be conducted. <b>Non-EPA grant resources needed:</b> City will provide in-kind services in the form of staff time for any additional planning activities beyond those that have been budgeted.
<b>Anticipated Project Schedule:</b> Autumn 2024 – Summer 2027. All tasks can be completed within 4 years.
<b>Task/Activity Lead(s):</b> QEP leads ABCA/Reuse Plans/Area Wide Planning activities. City reviews/approves reports.
<b>Output(s):</b> Up to two (2) ABCAs & Reuse Plans/Area Wide Planning related activities (market studies, etc.).

- ii. Identifying Additional Sites – As part of Task 3, an inventory of potential brownfields sites in the Target Area

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and within the city will be compiled. The same criteria the City used to select the initial Priority Sites will be used to identify, prioritize, and select additional sites for assessment and/or cleanup/reuse planning activities if additional grant funds remain after addressing the Target Area Priority Sites. Prioritization and selection criteria include perceived and actual environmental and health risks, community input and needs, redevelopment interest or potential, and impact/benefits to underserved communities and sensitive populations.

**b. Cost Estimates** - Chelsea is requesting \$500,000 to complete tasks above. Costs have been estimated based upon experience and estimates from QEPs. *The City is requesting no personnel, fringe, or equipment costs:* **Task 1 Travel:** Attend regional and national Brownfield Conferences – 1 attendee (travel, lodging, per diem @ \$2,500/pp x 3 conferences) = \$7,500; **Contractual:** QEP: QRs (16 @ \$350 ea. = \$5,600) + ACRES (~2 hrs/quarter x 16 qtrs @ \$150/hr = \$4,800) + General Programmatic Oversight Assistance (~4 hrs/mo. x 48 mo. x \$150/hour = \$28,800) + annual & closeout report assistance (~ 2 hrs/yr x 4 yrs @ ~\$150/hr = \$1,200) = \$40,400. **Task 2 Supplies:** \$1,000 (outreach materials): **Contractual:** QEP - Prepare presentation materials and attend 3 meetings (\$3,000 each = \$9,000) + general public engagement activities and generation of outreach materials (\$150x40hrs = \$6,000) = \$15,000; Engagement Contractor \$40,000, **Other:** Translation and interpretation \$2,000. **Task 3 Contractual:** QEP: Inventory @ \$7,000 + 4 Phase I ESAs @ \$31,000 (avg. \$7,750 ea.) + 4 QAPPs & Phase II ESAs @ \$280,000 (avg. \$70,000 ea.) = \$318,000. **Task 4 Contractual:** Up to two (2) ABCAs and Reuse Plans/AWP related activities (ave. \$35,000 ea.) = \$70,000.

Budget Categories		Project Tasks				Total
		<i>1.Cooperative Agreement Oversight</i>	<i>2.Community Engagement</i>	<i>3. Phase I / II Assessments</i>	<i>4. Cleanup &amp; Reuse / Area Wide Planning</i>	
Direct Costs	Personnel					-
	Fringe Benefits					-
	Travel	\$7,500				\$7,500
	Supplies		\$1,000			\$1,000
	Contractual	\$40,400	\$61,100	\$318,000	\$70,000	\$489,500
	Other		\$2,000			\$2,000
Total Direct Costs		\$47,900	\$64,100	\$318,000	\$70,000	\$500,000
Indirect Costs		-	-	-	-	-
Total Budget						

**c. Measuring Environmental Results** - The City's EPA approved work plan will be used to evaluate program progress and achievement of specific output and outcomes. With assistance from the QEP, the City will prepare quarterly reports and enter program measures into ACRES on a regular basis to track, measure and evaluate progress in achieving milestones and project results and ensure that grant funds are expended in a timely and efficient manner within 4 years. If a project is not on schedule, the issue will be documented in the quarterly report and corrective actions will be implemented immediately. The city will continue to update ACRES with project outcomes beyond the completion of the grant. In addition, Chelsea has internal project management and financial tools that have proven successful in past.

## **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **a. Programmatic Capability**

i. Organizational Capacity/ ii. Organizational Structure / iii. Description of Key Staff. The City has a proven record of effectively managing federal and state grant programs in compliance with all regulations and policies. In addition, the city has a strong, experienced, and dedicated team in place that understand all aspects of grant management and administration. Chelsea has sufficient capacity to undertake this project and deliver it on-time and on-budget and staff resources remain adequately available to work on this project without interruption. The City has the capacity and capability to manage all aspects of procurement, contract administration, accounting, record keeping, and the preparation of grant reimbursements and all financial management will conform to grant guidelines and state and federal regulations. To date, staff have successfully worked together to administer numerous federal and state grants and the City is confident they can ensure the timely and successful expenditure of funds and completion of all



## Chelsea, MA – Community Wide Assessment Grant - Narrative/Ranking Criteria

technical, administrative and financial requirements of the projects and grant. The grant will be managed by **Alexander Train, AICP, Director of Housing & Community Development**. Alex has 7 years of experience at the City of Chelsea and oversees the Department's community development program, including affordable housing, open space, infrastructure, and climate resiliency. Alex holds a Masters of Regional Planning from UMass Amherst. Alex will be supported by **Patricia Seigal, Finance Director**, Tricia has over 20 years of experience working in Finance for the City. Tricia will be responsible for the completion of all financial requirements under the grant, including annual FFR and MBE/WBE reports, and will submit payment requests monthly through the Automated Standard Application for Payments (ASAP.gov). Alex and Tricia have worked together at the City on a daily basis for 7 years and have strong working relationships with one another as well as across all the City's departments. In the event of staff turnover **City Manager, Thomas G. Ambrosino**, will be responsible for compliance and completion of Grant program activities. The Department of Housing & Community Development has significant organizational capacity and grant administration resources at its disposal, including professionals focused on grant and project management, economic development, sustainability, resiliency, civic design and engagement, small business development, and community preservation.

**ii. Acquiring Additional Resources** - Immediately upon grant award, the City will procure a QEP in full compliance with the procurement standards at 2 CFR Parts 200 & 1500, and 40 CFR Part 33 and Massachusetts competitive bidding requirements. The City will include all Cooperative Agreement terms and conditions of the grant with the RFP to streamline QEP contracting and ensure compliance with the grant. The selected QEP must demonstrate technical expertise and substantial and successful EPA Brownfields program management experience, a proven track record preparing Quality Assurance Project Plans (QAPPs), and a keen familiarity with ACRES reporting. The QEP must also demonstrate expertise preparing technical reports required for the project including Quality Assurance Project Plans (QAPPs), Phase I/II Environmental Site Assessments, and/or Massachusetts Contingency Plan (MCP) / VCP reports. Qualified MBE/WBE firms and/or subcontractors will be encouraged. Legal services, including access agreements, will be provided by the City Solicitor's office. Translation services that cannot be provided by the City in-kind, will be competitively procured in compliance with above.

### **b. Past Performance and Accomplishments**

<b>Grant</b>	<b>Amount</b>	<b>Status</b>
Brownfields Assessment FY1999	\$150,000	Closed, no funds remaining
Brownfield Cleanup FY2007	\$200,000	Closed, no funds remaining

#### **(1) Accomplishments**

Under the FY2014 grant, the City conducted an environmental assessment and devised a reuse plan for a derelict, underutilized properties in the urban renewal district, a priority development area. Inventorying, assessing, and developing site reuse plans for approximately 12 parcels, the project accelerated critical environmental characterization, a costly activity laden with risk for prospective commercial developers. By leveraging the EPA grant, the City catalyzed the development of a major 150 room hotel, adding to local tax revenues, anchoring jobs, and attracting visitors to Chelsea. Moreover, the project galvanized the development of productive uses in the vicinity of this parcel, resulting in the transformation of derelict, underutilized properties for commercial and mixed use redevelopment.

#### **(2) Compliance with Grant Requirements**

The City, including the project team, is adept at managing and administering federal grants, in parallel with timely project delivery. The City oversees a number of federal grants, including a Public Works Economic Development Grant through the U.S. Dept. of Commerce and the Community Development Block Grant Program. Presently, the City is not overseeing any open EPA grants. Staff, in collaboration with the Auditing Dept., Procurement Dept., and City Manager's Office, are highly qualified to implement the proposed project, in accordance with grant requirements, Uniform Guidance, and all local, state, and federal regulations. Internally, the City maintains a robust system of checks and balances to ensure the sound management and transparency of all federally funded initiatives.





CITY OF CHELSEA, MA  
Department of Housing and Community Development

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150  
Phone: 617.466.4180 · Fax: 617.466.4195

## MEMORANDUM

To: US EPA Brownfields Grant Program  
From: Alexander Train, Director, City of Chelsea Department of Housing and Community Development  
Re: Threshold Criteria – City of Chelsea Eligibility for EPA Brownfields Assessment Grants  
Date: November 22, 2022

### III.B THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

#### 1. Applicant Eligibility

In accordance with Section III.A of the EPA Grant Application Guidelines, the City of Chelsea is the responsible entity applying for this EPA Assessment Grant. The City qualifies for this grant as a “General Purpose Unit of Local Government”.

The City of was incorporated as a Town in 1739 and its organization changed to a City in 1857.

#### 2. Community Involvement

The project’s community engagement strategy is built upon a strong foundation of stakeholder relationship building and community involvement in all aspects of environmental work. Chelsea has a long, successful history of engaging with our project partners on several projects throughout the city. Outreach to EJ populations through nonprofit partner organizations, with a focus on language access and inclusivity, is central to our brownfields program engagement plan. The City will work with GreenRoots to appeal to a broad range of stakeholders. GreenRoots has been an active participant and community liaison in previous City projects for over 15 years, including the current MVP grant. Having GreenRoots facilitate community engagement helps put key stakeholders (especially Spanish speakers) on an even footing with the project team, demonstrating respect for all viewpoints and fostering a collaborative spirit. The community engagement process seeks to empower local leaders and young residents to become ambassadors in their community. This approach involves outreach and collaboration with local community organizations and youth groups, as well as programming with local school systems and neighborhood organizations. GreenRoots also successfully works with business stakeholders in the Target Area on efforts to better integrate community input into practices and redevelopment projects.

To promote the program to Target Area residents and general community, the City will use a variety of electronic, in-person, hybrid and print methods. Notifications, including public meeting announcements, will be provided via **e-blasts, social media posts, community organizations, and press releases** in the local newspaper. A variety of methods is proposed to reach a range of stakeholders. **Strategic print materials and working with existing community organizations will help the team connect with underrepresented community members who may not use social media or have limited internet access.** All public meetings held in person will take place in a facility that is handicap accessible. This program will provide translation and interpretation services and the City will accommodate any communication or other barriers identified for both virtual and in-person meetings.

#### 3. Expenditure of Existing Grant Funds

The City of Chelsea does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

#### 4. Named Subrecipients and Contractors

##### Contractors.

Not applicable. The City of not yet procured any services that will be provided under this grant. Upon award a Request for Proposals will be issued in full compliance with 2 CFR Part 200 and 2CFR Part 1500 as well as Massachusetts Procurement Law and Regulations

##### Named Subrecipients

Not applicable. The City of Chelsea does not have an agreement with any subrecipient.