

Executive Summary

In an area along the Blackstone River in the towns of Lincoln and Cumberland, Rhode Island, decades of landfill and industrial operations resulted in the contamination of soil and ground water. Cooperation among the U.S. Environmental Protection Agency (EPA), the Rhode Island Department of Environmental Management (RI DEM), and other stakeholders has resulted in the successful ongoing cleanup and reuse of parts of the Peterson/Puritan, Inc. Superfund site. Stakeholders recognized that the site could provide commercial and recreational opportunities as well as access to cultural and community resources.



Figure 1: View of the Ashton Mill redevelopment and the Blackstone River.

Today, the site's reuse and continued use shows how integrating remediation and redevelopment can create a wide range of opportunities for communities. Fifty commercial and industrial businesses, the Town of Cumberland's Animal Control Department, and the Blackstone River State Park and National Heritage Corridor are located on site. Careful planning among property developers, EPA and RI DEM also resulted in the redevelopment of a nearby historic mill property into a riverside loft apartment complex. This case study explores the site's cleanup and reuse, illustrating the positive impacts of Superfund redevelopment and continued use in action.

Positive Impacts

- Site businesses employ about 1,020 people, providing annual employment income of nearly \$43 million to the local community.
- In 2012, site properties generated over \$240,000 in tax revenues and had an estimated property value of over \$17.1 million.
- Remediation bolsters the Blackstone River State Park and National Heritage Corridor, providing the community and visitors with cultural and educational opportunities and resources.
- When completed, the Blackstone River Bikeway will extend 48 miles and serve more than one million people.
- The voluntary cleanup of the Ashton Mill property led to construction of the 214-unit residential complex called The River Lofts at Ashton Mill.
- The Ashton Mill development generated over \$214,000 in property tax revenues and had an estimated property value of \$13.7 million in 2012.
- In 2012, on-site business sales reached nearly \$52 million.

Introduction

Superfund site remediation results in restored value to site properties and surrounding communities. Reuse and continued use of a site property can revitalize a local economy with jobs, new businesses, tax revenues and local spending. This case study captures the on-site and community impacts of development and continued use at the Peterson/Puritan, Inc. Superfund site.

The 500-acre site is located along the Blackstone River in the towns of Cumberland and Lincoln, Rhode Island (Figure 2). The site encompasses a wide variety of land uses, including former and active industrial and commercial areas, state and local recreational areas, the Blackstone River, and a former landfill. The site also includes interspersed areas of undeveloped land, floodplain and wetlands. The site covers about two miles between the Ashton Dam to the north and the Pratt Dam to the south (Figure 3). The Blackstone River extends along the western and southern sides of the site. Mendon Road and wetlands, known locally as “New River,” bound the site to the east. Current land uses surrounding the site include industrial, commercial, residential and recreational uses. According to 2012 Census data, nearly 630,000 people live in Providence County.

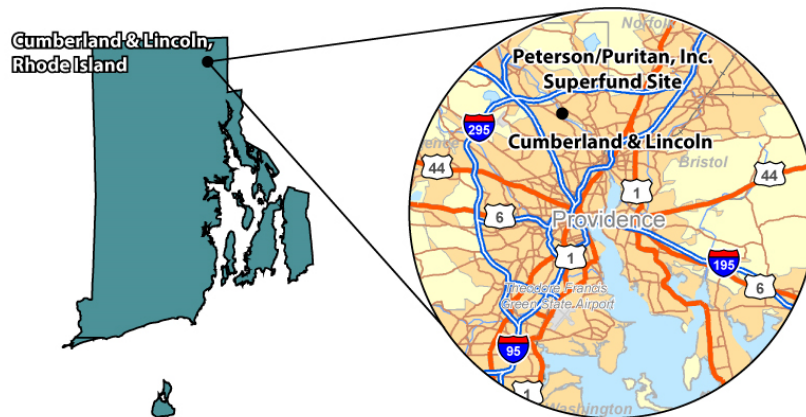


Figure 2: The site's location in Cumberland and Lincoln, Providence County, Rhode Island.

Site History

Historically, site operations included aerosol packaging, chemical manufacturing, warehousing and landfiling. Beginning in 1959, the former Peterson/Puritan, Inc. plant (also known as CCL Custom Manufacturing, or CCL) served as a packaging location for aerosol consumer products. A railroad tank car accident in 1974 released about 6,200 gallons of chemical solvent in the facility's tank farm. Past operations also included the disposal of chlorinated volatile organic compounds (VOCs) into a manhole and catch basins associated with the facility sewer system. In 1976, following a fire, the facility owner rebuilt the plant.

The former Pacific Anchor Chemical Company (PAC) facility, located immediately north of the CCL area, manufactured specialty chemicals for use in detergents, cosmetics, agriculture and food industries. Past PAC operations included the disposal of process wastes in three leach fields.

The former J. M. Mills Landfill sits about one mile south of the former Peterson/Puritan, Inc. and PAC facilities. The privately owned 74-acre landfill accepted mixed municipal, industrial and commercial wastes from 1954 to the mid-1980s. Landfill operations also included the disposal of hazardous substances, including hazardous waste and sewage sludge.

During routine sampling in 1979, the Rhode Island Department of Health (now RI DEM) discovered chlorinated VOCs in water collected from the Quinville well field and Lenox Street municipal well. Subsequent investigations by Peterson/Puritan, Inc. and EPA determined that site activities had contaminated soil and ground water. Contaminants of concern included VOCs, polychlorinated biphenyls (PCBs), polycyclic hydrocarbons (PAHs), phthalates and heavy metals such as arsenic. Areas of contamination are generally associated with the Peterson/Puritan, Inc. facility and tank farm, PAC leach fields and landfill operations.

In September 1983, EPA placed the site on the Superfund program’s National Priorities List (NPL).

Site Cleanup and Transformation

In 1990, EPA divided the site into two separate areas, known as operable units 1 and 2 (OU1 and OU2), to best address the different areas and types of contamination. OU1 addresses contaminated soil and ground water associated with the Peterson/Puritan, Inc. facility and the PAC leach field. OU2, located just south of OU1, addresses contamination associated with the J. M. Mills Landfill, the Nunes transfer station, an unnamed island and other areas.

OU1

In late 1993, EPA selected a cleanup plan for OU1. OU1 is about one mile long and includes multiple properties along the eastern side of the main Blackstone River channel (Figure 3). Completed cleanup activities in the CCL area in OU1 include digging up manhole and catch basin sediment and capping the tank farm area to enhance soil vapor extraction. Ongoing cleanup activities in this area include extracting and treating soil gas at the tank farm, pumping and treating the contaminated ground water plume emanating from the tank farm, and pumping ground water downgradient of the tank farm into the local sewer system.

Completed cleanup activities in the PAC area in OU1 include the excavation of the leach fields and treatment of contaminated soil. Monitored natural attenuation of contaminated ground water in this area is ongoing.

Potentially responsible parties (PRPs) completed most of these activities between the fall of 1995 and January

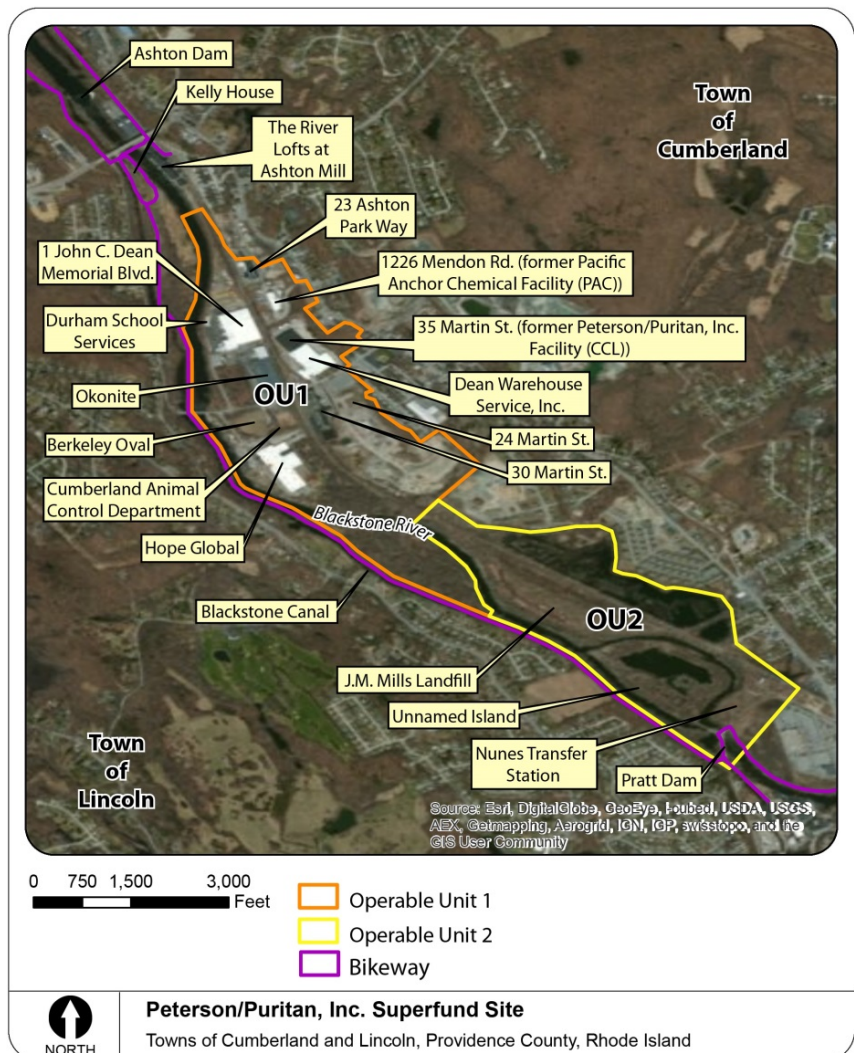


Figure 3: Site layout and business locations, 2014.

1997. Under EPA oversight, site PRPs continue to conduct the ground water cleanup and monitor ground water annually to ensure the effectiveness of the cleanup.

The contaminated ground water plume coming from the former CCL facility affects an area referred to as the CCL Downgradient Area. This area includes parts of the Blackstone River and the immediately adjacent Blackstone River State Park and Bikeway. Extraction wells contain the plume, preventing its migration toward the river and state park. Coordination among EPA and property and business owners allowed for installation of the extraction wells in well-chosen areas, enabling the continued use of the properties. The cleanup bolsters the water quality of the Blackstone River, resulting in increased interest in and recreational use of the river valley. The cleanup also played a key role in restoring community pride in the area as a whole.

Throughout the ongoing cleanup of OU1, EPA has held regular public information sessions to update the community. The EPA-led meetings serve as forums to address community questions, concerns and priorities. EPA, RI DEM and the PRPs worked together to clean up the site in a way that would protect public health and the environment, while making redevelopment and continued use possible. EPA scheduled cleanup activities to avoid unnecessary disruption of ongoing operations. The installation of treatment systems outside of existing buildings also allowed site businesses to stay open during cleanup. The successful ongoing cleanup of the contaminated source areas has helped enable the continued productive use of the site. Today, OU1 is home to about 50 commercial and industrial businesses, a Little League baseball park, the Town of Cumberland's Animal Control Department, and part of the Blackstone River State Park.

OU2

OU2 includes large undeveloped areas and extends about one mile along the eastern side of the Blackstone River. EPA believes the most contaminated OU2 parcel is the J. M. Mills Landfill property. OU2 also includes a 34-acre unnamed island in the Blackstone River, southeast of the landfill, and a former Nunes Transfer Station operation. Investigations have found buried wastes in portions of this parcel. In 1992, EPA removed drums from the J. M. Mills Landfill and fenced the area to restrict access. PRPs are currently investigating the nature and extent of contamination at the J. M. Mills Landfill, the Nunes Transfer Station, an unnamed island and surrounding areas.



Figure 4: Historical photo of the J. M. Mills Landfill.

In July 2002, the Rhode Island Department of Transportation conducted an investigation to determine the extent of former landfill operations along the Blackstone River and the floodplain compensation necessary for bikeway development. The investigation was part of the design for a segment of the Blackstone River Bikeway. EPA provided guidance to the state regarding its plan to address potential contamination in the proposed flood compensation area for the bikeway. This cooperation helped the state make informed cleanup decisions and complete the bikeway. Following additional studies, EPA will select a final cleanup plan for OU2.

Facilitating Redevelopment Outside Site Boundaries

Cooperation between EPA and site stakeholders also led to the deletion of a 19.8-acre part of OU2. In 2005, landowners hoped to redevelop the area, known as the Macklands and Berkeley properties, for residential purposes. Following environmental investigations, EPA, with concurrence from the state, determined that the two properties did not contain contamination associated with the site. In May 2005, EPA deleted them from the

NPL listing. The deletion of the properties from the NPL facilitated the successful redevelopment of the area. Today, the Berkeley Commons and River Run subdivisions are located there.

In December 2001, Forest City, a local developer, expressed interest in redeveloping the former Owens Corning Fiberglass Mill, known as Ashton Mill, into a 214-unit apartment complex. The mill, which Owens Corning operated from 1941 to 1984, is located immediately north of OU1. EPA, in partnership with Owens Corning, Industrial Factory Rentals, Inc. (the property owner at the time), Forest City and RI DEM, completed investigations in the area during the summer of 2002. Owens Corning and Forest City also volunteered to lead additional investigations at the same time, to determine if site-related contamination had affected the Ashton Mill area.

Based on investigation findings and the completion of state-supervised cleanup actions, EPA determined that the Ashton Mill property should not be considered part of the site. In October 2002, EPA issued a “comfort letter” to Forest City officially stating its findings. Successful cooperation among EPA, RI DEM, PRPs and developers resulted in the beneficial reuse of the Ashton Mill property. The voluntary investigations and cleanup actions by Owens Corning and Forest City expedited the successful redevelopment effort.

Local Impacts

Site cleanup has led to significant benefits for the local economy. By remaining open during cleanup, businesses at the site have continued to support jobs that generate revenues, income and local spending. Today, the site is the location of about 50 commercial and industrial businesses, riverside residential developments and the Town of Cumberland’s Animal Control Department. It also provides recreational and cultural opportunities, including the Blackstone River State Park and Bikeway. In addition to protecting people and the environment from the potentially adverse effects of contaminants, the cleanup contributes to the rehabilitation of the Blackstone River and to the preservation of a designated National Heritage Corridor. Railroad improvements on site are also bolstering rail business and providing area companies with new, efficient transportation options.

Several site businesses and other land uses are highlighted below.

30 Martin Street

Saylesville Properties, Inc. owns the historic brick building at 30 Martin Street. The property owner leases space to 24 small businesses, including a furniture manufacturing and repair business, a beauty salon, a dance school, a commercial printing operation, various manufacturing operations, and a construction company. The 30 Martin Street businesses employ 85 people and contribute over \$4.3 million in annual income to the local community.



Figure 5: View to the east from The River Lofts at Ashton Mill.



Figure 6: The 30 Martin Street building is home to 24 small businesses.

Estimated 2012 business sales for the 30 Martin Street businesses exceeded \$8.7 million. The boxes below list the businesses operating at 30 Martin Street.

Alpha Omega Instruments Corp.
Angel Art Studio
Celadon Road Inc.
Classic Cabinetry & Woodworking
Covalent Technologies, Inc.
Fancie Dancer School of Dance
Fox Point Wine & Spirits, Inc.
Fred & Friends
Great Atlantic Industries
J.M.S. Cutting & Sewing, Inc.
Jul's Ceramic Studio
Kline Kari Design

Madbury Road
Mossberg Reel, LLC
Multi Network Alliance
Patio World Imports, LLC
Professional Concepts
Ray's Foam, Inc.
Richard's Furniture Refinishing
Saylesville Properties, Inc.
Sewrite Mfg., Inc.
The Allied Group, Inc.
The Conference Exchange
Zebra Printing & Graphics, Inc.

1226 Mendon Road

The former PAC facility is located at 1226 Mendon Road. The property owner, Berkeley Acquisition Corporation, uses part of the area for parking and minor truck maintenance. Four other businesses lease space in the building, including Craters Freighters, Dotty's Decorating Studio, Inc., DjB Custom Crater, Inc. and Thrift Recycling Management. These businesses employ 15 people and contribute over \$673,000 in annual income to the local community. Estimated 2012 business sales for the 1226 Mendon Road businesses exceeded \$2 million.

The Okonite Company, Inc.

This electrical wire and cable insulation business operates at 45 Martin Street. It serves many industry markets, including electric utilities, oil and gas companies, pulp and paper facilities, military bases, railroads, and transit entities. Okonite cables can also be found at wind farms, solar farms and biofuel generating facilities. The property owner and EPA worked together to install ground water monitoring wells in places that would not affect facility operations. Today, the business employs 80 people and contributes over \$5 million in annual income to the local community.



Cumberland Animal Control Department and Berkeley Oval

In 2003, the Town of Cumberland purchased the property at 44 Martin Street and turned it into the Town's Animal Control Department. The Department offers shelter tours, pet adoption services, a video and book library, a classroom, and rabies clinics twice a year. It also provides educational services, presenting 30 to 50 school programs a year. The Department employs three people and provides an estimated \$109,000 in annual income. The Town also owns a Little League baseball park, known as the Berkeley Oval, next to the Animal Control Department building.



Figure 7: The former PAC facility (top) and Okonite Company, Inc. (bottom).

Hope Global and Novelty Bias Binding Company

In 1994, EPA entered into a prospective purchaser agreement (PPA) with Rhode Island Industrial Facilities Corporation (RIIFC) to help enable the purchase of the abandoned warehouse and property located at 50 Martin Street, and its lease to NFA Corporation. The PPA helps protect RIIFC and NFA from liability related to existing contamination, provided they take certain steps and exercise due care. Today, Hope Global and Novelty Bias Binding Company, both divisions of NFA Corporation, operate on the property. Both Hope Global and Novelty Bias Binding Company develop and manufacture engineered textiles for automotive, commercial, industrial and military use. Some of their products include seat tie-downs, parachute cord, shoelaces, apparel cords and weather stripping. These two businesses employ 530 people and contribute over \$18.2 million in annual income to the local community.



Figure 8: Entrance to Hope Global and Novelty Bias Binding Company.

24 Martin Street

The building at 24 Martin Street houses seven businesses, including construction, waste disposal and equipment leasing operations. The businesses employ 51 people and provide around \$3 million in annual income. Estimated 2012 business sales for the 24 Martin Street businesses exceeded \$5.2 million.



Figure 9: Rear view of the 23 Ashton Park Way facility.

23 Ashton Park Way

Located north of the former PAC facility, the building at 23 Ashton Park Way currently houses five businesses, including a realty company, a machine shop, an engineering business, and a water supply and irrigation system operation. Combined, the businesses employ over 70 people and contribute over \$2.6 million in annual income to the local community. Estimated 2012 sales for the 23 Ashton Park Way businesses were \$10.4 million.

Former Peterson/Puritan, Inc. Facility (CCL facility)

Cooperation between EPA and the facility owner allowed for continued operation of the aerosol manufacturing facility during cleanup. EPA carefully designed the remedy to operate safely with existing infrastructure and scheduled installation of the treatment system for a holiday weekend when the business was closed. Since the construction of the remedy, business decisions prompted CCL to move and sell the property. Today, the new owner Berkeley Acquisition Corporation operates Dean Warehouse Service, Inc. at the address, employing 25 people and contributing over \$1.1 million in annual income to the local community.



Figure 10: The former Peterson Puritan facility location is now home to Dean Warehouse Services and the Rhode Island Textile Company.

Dean Warehouse Services provides warehousing, transportation and logistics services. Berkeley Acquisition Corporation leases another part of the building to the Rhode Island Textile Company. The company

manufactures braided, knit and woven narrow fabrics. The business specializes in a variety of high-tech fibers, including Spectra, Nomex and Kevlar. This branch of the business employs three people and provides over \$97,000 in annual income to the local community.

Berkeley Acquisition Corporation and EPA are currently working together to investigate the possibility of a rail spur extension on the property. If approved, the rail extension could improve facility access for materials moved by rail, adding to the rail stock shipped by the Providence and Worcester Railroad.

Providence and Worcester Railroad

The Providence and Worcester Railroad is making a comeback in the Blackstone River Valley. The railroad supports freight shipments to local companies, some of which are located on site. The railroad is currently working with EPA to improve rail connections across the site. Investigations and surveys in OU2 by railroad operators determined the extent of landfill waste near the proposed rail improvements. Cooperation between EPA and the railroad is enabling construction of a second rail line across much of the site, providing a “siding,” or temporary parking area, for train cars. EPA oversight ensures that rail construction activities do not affect the protectiveness of the OU1 remedy, or impact future cleanup activities at OU2. The rail improvements bolster rail business in the area and provide local businesses with new, efficient transportation options. As construction of the second rail line nears completion, many local businesses are expressing interest in using the improved rail system within this industrial/commercial corridor in Cumberland.

1 John C. Dean Memorial Boulevard

SuperValu, a grocery warehousing operation, occupied the warehouse at 1 John C. Dean Memorial Boulevard until 1995. Under a Consent Decree, SuperValu has worked with other settling defendants to help clean up the site. Following cleanup, Berkeley Acquisition Corporation purchased the property in 1995. It leases space to three different businesses. The businesses include a pet food distribution business, a school bus transportation company and a baseball academy. Combined, the businesses employ 156 people and contribute over \$7.5 million in annual income to the local community. Estimated combined sales for the businesses in 2012 exceeded \$25 million.



Figure 11: Businesses at 1 John C. Dean Memorial Boulevard.

Altus Power Funds America LLC. has hired MEGAWATT Energy Solutions to install rooftop solar panel systems on one of the warehouses at 1 John C. Dean Memorial Boulevard. The installation is nearing completion. The 2,132-solar panel system will provide about 650,000 kilowatts of electricity per year to the grid. A similar system will occupy a rooftop at the former Peterson/Puritan facility. EPA evaluated the minor trenching necessary for the installations to make sure it would not affect on-going OU1 cleanup activities.



Figure 12: Rooftop MEGAWATT Energy Solutions solar panel installation.

The River Lofts at Ashton Mill

The Lonsdale Company built the Ashton Mill complex in 1867 to manufacture cotton goods. The mill closed in 1935. In 1941, Owens Corning purchased the property to manufacture fiberglass products. Developers restored the property in 2003. Today, the turn-of-the-century mill building is home to The River Lofts at Ashton Mill. The loft-style apartments sit along the Blackstone River. Close to nature, yet within a short commute of downtown Providence and Boston, the apartment complex provides the community with an upscale residential option previously unavailable in this industrialized area. The River Lofts at Ashton Mill employ about seven staff, contributing over \$242,000 in annual income to the local community. The Town of Cumberland estimated the value of the improved property at \$13.7 million in 2012. The development also generated over \$214,000 in 2012 property tax revenues. Although not considered part of the site, the successful redevelopment of the Ashton Mill property is the result of cooperation among EPA and local stakeholders. The “comfort letter” issued by EPA and cooperation between all parties involved ultimately resulted in the reuse of the property.

Blackstone River Valley National Heritage Corridor


Cleanup has helped bolster the Blackstone River and surrounding area, helping to restore community pride in the river and the area as a whole. Transforming a legacy of industrial pollution, reuse and restoration has helped repurpose parts of the site for recreational and cultural opportunities.

In 1986, the Blackstone River State Park became a key part of the larger Blackstone River Valley National Heritage Corridor. The corridor is a 46-mile network of parks and natural areas stretching from Providence to Worcester. It features a bikeway and incorporates nearly two dozen towns in two states. The Blackstone River Canoe Trail and Canal border the site to the west; community members and visitors are able to experience the National Heritage Corridor from the water. Boaters can head downstream on the river and then paddle back up through the canal.

The Blackstone River Bikeway is another popular recreation attraction that passes through the site. When completed, the bikeway will extend 48 miles from downtown Worcester, Massachusetts, to Providence, Rhode Island. The bikeway will be the region's premier recreational bicycle trail, connecting New England's second and third largest cities and serving more than one million people. An 11.5-mile, off-road segment of the bikeway next to the site is already open to the public.



Figure 13: Blackstone River State Park attractions.



The Mackland Farm/Kelly House property is a long, narrow island in the Blackstone River, located north of OU1 in the Heritage Corridor. This property is a key historical marker for the Blackstone Canal and a portion of the Blackstone River Park. The Kelly House, a small building dating back to the 1830s, sits on the property. From the 1940s to the early 1950s, a bridge connected the island with the former Owens Corning Ashton Plant. A small neighboring foundation of a past tenement house was filled with Owens Corning fiberglass (and other materials). As a part of a unique Chapter 11 bankruptcy settlement, EPA and RI DEM worked with Owens Corning. The company removed the landfilled material from the foundation, allowing RI DEM to make further improvements to the parcel, providing additional historical interpretation and restoring part of the property for recreational use. EPA evaluated information gathered on the Mackland Farm/Kelly House and Ashton Mill properties and concluded that no further actions under Superfund are anticipated.

Cooperation among RI DEM, the National Park Service, the Blackstone River Valley National Heritage Corridor and the Rhode Island Department of Transportation also led to the conservation and restoration of the Kelly House as a cultural and community asset. This former home of ship captain and mill owner Wilbur Kelley is now a museum that highlights the history and significance of transportation in the Blackstone Valley. Future opportunities for the area are also promising. As the bikeway nears completion, federal legislation is under consideration that would designate the Blackstone River Valley National Heritage Corridor as part of the U.S. national park system.

Property Value and Tax Revenue Impacts

In 2012, site properties generated over \$240,000 in tax revenues and had an estimated property value of over \$17.1 million¹.

Conclusion

Cooperation among EPA, RI DEM, business owners and PRPs has been critical to the successful ongoing cleanup and continued commercial use of parts of the site. EPA's carefully designed cleanup of OU1 protects public health and the environment while enabling businesses to remain open. The voluntary investigation and cleanup of nearby areas resulted in redevelopment of the once run-down Ashton Mill property and increased recreational use of the Blackstone River, canal, state park and National Heritage Corridor. The Blackstone River is an important natural, recreational and cultural resource for the region. Cleanup and reuse not only helps preserve the health of the river, but also helped reestablish local pride in the area. Today, these land uses support local economic growth, providing an estimated 1,020 jobs and nearly \$43 million in annual employee income. They also generate tax revenues and provide educational, cultural and recreational opportunities for visitors and area communities.



*For more information about EPA's Superfund Redevelopment Initiative (SRI), visit:
<http://www.epa.gov/superfund/programs/recycle>.*

¹ For more information regarding Cumberland and Lincoln tax values, see the town's tax assessor websites: <http://www.cumberlandri.org/Tax.htm> and <http://www.lincolnri.com/departments/taxassessor.asp>.



Reuse and the Benefit to Community Peterson/Puritan, Inc. Superfund Site

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Technical Appendix

Positive Impacts: Employment Information for On-site Jobs

The Dun & Bradstreet (D&B) database provided information on the number of employees and sales volume for on-site businesses. D&B provides information on businesses and corporations. It maintains a database of over 179 million companies globally and over 53 million professional contact names using a variety of sources, including public records, trade references, telecommunication providers, newspapers and publications, and telephone interviews. The Data Universal Numbering System (DUNS) number is a unique nine-digit identification number assigned by D&B to each business and its location within the D&B database for identifying each business. In instances where employment and sales volume for on-site businesses could not be identified, information was sought from the Manta database, which includes listings for millions of companies.

Positive Impacts: Wage and Income Information for On-site Jobs

The U.S. Bureau of Labor Statistics (BLS) provided wage and income information. The BLS is a governmental statistical agency that collects, processes, analyzes and disseminates essential statistical data to the American public, the U.S. Congress, and other federal agencies in the broad field of labor economics and statistics. The data provided by the BLS has high standards of accuracy and consistently high statistical quality, and impartiality in both subject matter and presentation.

The BLS Quarterly Census of Employment and Wages database provided average weekly wage data for each of the businesses located at the Peterson/Puritan, Inc. site. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses in Providence County. If not available at the county level, wage data were sought by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, higher level (less detailed) NAICS codes were used to obtain the wage data.

To determine the annual wages (mean annual) earned from jobs generated by each of the businesses located at the Peterson/Puritan, Inc. site, the average weekly wage figure was multiplied by the number of weeks in a year (52) and by the number of jobs (employees) for each of the businesses.

Table 1: Peterson/Puritan, Inc. Site Businesses: NAICS Code and Title, Average Weekly Wage, Employees, Annual Wages and Total Annual Wage per Employee

On-site Business	NAICS Code ^a	NAICS Title	Employees ^b	Average Weekly Wage (2012) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Wages ^d	Annual Sales (2012) ^e
Alpha Omega Instruments Corp.	334419	Other Electronic Component Manufacturing	5 ^f	\$799	\$41,548	\$207,740	\$1,000,000 ^f
Angel Art Studio	541430 ^g	Graphic Design Services	NA	\$890	\$46,280	NA	NA
Bio Waste LLC	562211	Hazardous Waste Treatment and Disposal	5	\$1,099	\$57,148	\$285,740	\$520,000
Celadon Road Incorporated	812112	Beauty Salons	2	\$374	\$19,448	\$38,896	\$60,000
Classic Cabinetry & Woodworking	337110	Wood Kitchen Cabinet & Countertop Manufacturing	1	\$755	\$39,260	\$39,260	NA
Covalent Technologies, Inc.	424690	Other Chemical and Allied Products Merchant Wholesalers	NA	\$1,437	\$74,724	NA	NA
Craters Freighters	488991 ^g	Packing and Crating	NA	\$713	\$37,076	NA	NA
Cumberland Town of Animal Shelter	541940	Veterinary Services	3	\$703	\$36,556	\$109,668	\$170,000
Dean Warehouse Services, Inc.	493110 ^g	General Warehousing and Storage	25	\$852	\$44,304	\$1,107,600	NA
Djb Custom Crater, Inc.	488991	Packing and Crating	2	\$713	\$37,076	\$74,152	\$150,000
Dotty's Decorating Studio Inc.	442210	Floor Covering Stores	11	\$944	\$49,088	\$539,968	\$1,800,000
Durham School Services	485410 ^g	School and Employee Bus Transportation	NA	\$390	\$20,280	NA	NA
Fancie Dancer School of Dance	611610	Fine Arts Schools	1	\$363	\$18,876	\$18,876	\$42,000
Fox Point Wine & Spirits, Inc.	424820	Wine and Spirit Merchant Wholesalers	1	\$1,184	\$61,568	\$61,568	\$130,000
Fred & Friends	453220 ^g	Gift, Novelty and Souvenir Stores	NA	\$339	\$17,628	NA	NA

On-site Business	NAICS Code ^a	NAICS Title	Employees ^b	Average Weekly Wage (2012) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Wages ^d	Annual Sales (2012) ^e
Great Atlantic Industries	339999 ^f	All Other Misc Manufacturing ^f	5 ^f	\$533	\$27,716	\$138,580	\$500,000 ^f
J.M.S. Cutting & Sewing, Inc.	423830 ^f	Industrial Machinery Merchant Wholesalers	1 ^f	\$1,024	\$53,248	\$53,248	\$1,000,000 ^f
Jul's Ceramic Studio	327110	Pottery, Ceramics, and Plumbing Fixture Mfg ^g	NA	\$866	\$45,032	NA	NA
Kline Kari Design	541990	All Other Professional, Scientific and Technical Services	1	\$995	\$51,740	\$51,740	\$56,000
Madbury Road	33712 ^g	Other Household and Institutional Furniture	NA	\$552	\$28,704	NA	NA
Manafort Brothers	23891 ^g	Site Preparation Contractors	NA	\$954	\$49,608	NA	NA
Mossberg Reel LLC	423510	Metal Service Centers and Other Metal Merchant Wholesalers	3	\$1,156	\$60,112	\$180,336	\$2,000,000
Multi Network Alliance	424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers	1	\$953	\$49,556	\$49,556	\$120,000
NFA Corp. ^h	3132	Fabric mills	500	\$661	\$34,372	\$17,186,000	NA
NFA Corp. ⁱ	3132	Fabric mills	30	\$661	\$34,372	\$1,031,160	NA
Northstar Equipment and Supply II LLC	532412	Other Heavy Machinery Rental and Leasing	10	\$1,162	\$60,424	\$604,240	\$1,300,000
P & C Leasing Co Inc.	532490	Other Machinery Rental and Leasing	1	\$924	\$48,048	\$48,048	\$1,000,000
Patio World Imports LLC	424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers	1	\$953	\$49,556	\$49,556	\$76,000
Pet Food Experts	424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers	150	\$953	\$49,556	\$7,433,400	\$24,900,000
Pfx Vet Connection	541940	Veterinary Services	3	\$703	\$36,556	\$109,668	\$110,000

On-site Business	NAICS Code ^a	NAICS Title	Employees ^b	Average Weekly Wage (2012) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Wages ^d	Annual Sales (2012) ^e
Professional Concepts	541990	All Other Professional, Scientific and Technical Services	1	\$995	\$51,740	\$51,740	\$57,000
Ray's Foam, Inc.	423220	Home Furnishing Merchant Wholesalers	3	\$1,172	\$60,944	\$182,832	\$360,000
Redwood Co.	236220	Commercial and Institutional Building Construction	4	\$1,314	\$68,328	\$273,312	\$420,000
Rhode Island Textile Co.	561990	All Other Support Services	3	\$622	\$32,344	\$97,032	\$210,000
Richard's Furniture Refinishing	811420	Reupholstery and Furniture Repair	1	\$575	\$29,900	\$29,900	\$50,000
Richmond Ready Mix Inc.	444190 ^f	Other Building Material Dealers ^f	1 ^f	\$951	\$49,452	\$49,452	NA
Saylesville Properties Inc.	561110	Office Administrative Services	2	\$1,065	\$55,380	\$110,760	\$310,000
Sewrite Mfg. Inc.	31499	All Other Textile Product Mills	6	\$567	\$29,484	\$176,904	\$490,000
Star Machine	NA	NA	NA	NA	NA	NA	NA
Swissline Products, Inc.	332710	Machine Shops	73	\$695	\$36,140	\$2,638,220	\$10,400,000
The Allied Group Inc.	236220	Commercial Building Construction	39	\$1,314	\$68,328	\$2,664,792	NA
The Conference Exchange	511199 ^f	All Other Publishers ^f	10 ^f	\$412	\$21,424	\$214,240	\$2,500,000 ^f
The Okonite Company Inc.	331420	Rolled, Drawn, Extruded and Alloyed Copper	80	\$1,240	\$64,480	\$5,158,400	NA
Thrift Recycling Management	453310	Used Merchandise Stores	2	\$570	\$29,640	\$59,280	\$110,000
Tony Realty Corporation	531210 ^g	Real Estate Agencies	NA	\$948	\$49,296	NA	NA
Upper Deck Baseball Academy	713990	All Other Amusement and Recreation Industries	3	\$297	\$15,444	\$46,332	\$150,000
Veolia Water	221310 ^g	Water Supply and Irrigation Systems	NA	\$977	\$50,804	NA	NA

On-site Business	NAICS Code ^a	NAICS Title	Employees ^b	Average Weekly Wage (2012) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Wages ^d	Annual Sales (2012) ^e
We Dispose, LLC	562211	Hazardous Waste Treatment and Disposal	30	\$1,099	\$57,148	\$1,714,440	\$2,000,000
White Materials Engineering	541330	Engineering services	NA	\$1,409	\$73,268	NA	NA
Zebra Printing & Graphics Inc.	323110 ^f	Commercial Lithographic Printing ^f	1 ^f	\$861	\$44,772	\$44,772	NA
TOTAL			1,021			\$42,931,408	\$51,991,000

^a NAICS code provided in D&B unless otherwise noted.

^b Employee data is from D&B, except where otherwise indicated.

^c Average weekly wage per employee is based upon BLS Average Weekly Wage data.

^d Total annual wage figures were derived by multiplying "Employees" by "Annual Wage (Mean Annual) per Employee."

^e Annual Sales values are from D&B unless otherwise indicated.

^f Value obtained from Manta.

^g NAICS code assumed using <http://www.census.gov/cgi-bin/sssd/naics/naicsrch>.

^h D&B lists this business name as NFA Corp. However, it operates as Hope Global.

ⁱ D&B lists this business name as NFA Corp. However, it operates as Novelty Bias Binding Company.

NA: Not available or not applicable.

Table 2: The River Lofts at Ashton Mill: NAICS Code and Title, Average Weekly Wage, Employees, Annual Wages and Total Annual Wage per Employee

On-site Business	NAICS Code ^a	NAICS Title	Employees ^b	Average Weekly Wage (2012) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Wages ^d	Annual Sales (2012) ^e
The River Lofts At Ashton Mill	531110	Lessors of Residential Buildings and Dwellings	7	\$667	\$34,684	\$242,788	\$500,000

^a NAICS code provided in D&B unless otherwise noted.

^b Employee data is from D&B, except where otherwise indicated.

^c Average weekly wage per employee is based upon BLS Average Weekly Wage data.

^d Total annual wage figures were derived by multiplying "Employees" by "Annual Wage (Mean Annual) per Employee."

^e Annual sales values are from D&B unless otherwise indicated.

Positive Impacts: Property Values and Local Tax Revenue Generated from Property Taxes

Property records accessible through Rhode Island’s online property records database (<http://www.crcpropertyinfo.com/crcdb/realdata.htm>) provided data on the most recently assessed values and taxes for property parcels at the Peterson Puritan site in September 2013. The Towns of Cumberland and Lincoln were not able to provide parcel information for all of the site parcels. Due to limited availability of town property records, the table below does not include information for all undeveloped site parcels. The table does include information for all site parcels occupied by active businesses.

Table 3. Property Values and Annual Tax Amount Paid for Site Parcels (2012)

Parcel ID No.	Address	Current Parcel Owner (2012)	Acreage	Total Market Value of Land and Improvements (2012)	Annual Tax ^a (2012)
SITE PROPERTIES IN CUMBERLAND (All addresses below are located in Cumberland, Rhode Island)					
058-0056-000	1226 Mendon Road (Former Pacific Anchor Chemical Facility, or PAC)	Berkeley Acquisition Corporation	7.3	\$597,500	\$9,327
034-0222-000	Martin Street	Providence & Worcester Railroad Co.	5.9	\$108,700	\$1,697
034-0249-000	Martin Street	Cumberland Town of Tax Sale	5.7	\$85,500	EXEMPT
034-0219-000	Martin Street	Saylesville Properties Inc.	0.1	\$26,100	\$407
034-0235-000	20 Martin Street	Berkeley Acquisition Corporation	1.3	\$169,500	\$2,646
034-0255-00A	24 Martin Street	Redwood Co. LLC	5.4	\$760,600	\$11,873
034-0255-00B	24 Martin Street	Macklands Realty Inc.	1.0	\$119,100	\$1,859
034-0100-000	25 Martin Street	Berkeley Acquisition Corporation	17.6	\$2,367,500	\$36,957
034-0256-000	25 Martin Street	Berkeley Acquisition Corporation	3.8	\$46,900	\$732
034-0188-000	30 Martin Street	Saylesville Properties Inc.	5.6	\$2,329,500	\$36,363

034-0236-000	32 Martin Street	Redwood Realty Realty II LLC	14.7	\$613,300	\$9,574
034-0190-000	35 Martin Street (Former Peterson/Puritan, Inc. Facility, or CCL)	Berkeley Acquisition Corporation	0.8	\$205,200	\$3,203
034-0220-000	36 Martin Street	Capital Investment Group LLC	2.9	\$91,500	\$1,428
034-0221-000	40 Martin Street (Cumberland Animal Control Department & Berkeley Oval)	Cumberland Animal Control	5.0	\$316,600	EXEMPT
034-0138-000	45 Martin Street (Okonite)	The Okonite Company	13.2	\$1,464,500	\$22,861
034-0247-000	45 Martin Street (Okonite)	The Okonite Company	3.5	\$32,800	\$512
034-0139-000	50 Martin Street (Hope Global)	Rhode Island Industrial Facilities	23.4	\$2,550,200	\$39,809
058-0057-A01/1	23 Ashton Park Way	Swissline Products Inc.	NA	\$352,300	\$5,499
058-0057-A02/2	23 Ashton Park Way	Tony realty Corp.	NA	\$503,400	\$7,858
058-0057-A03/3	23 Ashton Park Way	Swissline Products Inc.	NA	\$40,300	\$629
034-0252-000	1 John C. Dean Memorial Boulevard (Durham School Services & Warehouse Tenants)	Berkeley Acquisition Corporation	1.5	\$2,636,100	\$41,150
034-0234-000	65 John C. Dean Memorial Boulevard	Berkeley Acquisition Corporation	4.7	\$64,000	\$999
034-0254-000	75 John C. Dean Memorial Boulevard	Berkeley Acquisition Corporation	5.1	\$70,500	\$1,101
058-0069-000	95 John C. Dean Memorial Boulevard	Cumberland Town of Etal Conley Colleen	5	\$41,300	EXEMPT

014-0006-000	Along Blackstone River	Providence & Worcester Railroad Co.	2.6	\$48,800	\$762
015-0091-000	Riverview Drive	Providence & Worcester Railroad Co.	3.3	\$61,100	\$954
013-0028-000	Mendon Road	Providence & Worcester Railroad Co.	4.5	\$83,700	\$1,307
058-0090-000	Rear Mendon Road	Rhode Island State of DEM	3	\$198,000	EXEMPT
015-0092-000	Rear Mendon Road	Cumberland Water	6.7	\$83,200	EXEMPT
012-0012-000	44 Mendon Road	Town of Cumberland Etals JM Mills	5.5	\$213,800	EXEMPT
012-0018-000	120 Mendon Road	Cumberland Town of By Tax Sale	5.7	\$297,000	EXEMPT
012-0004-000	140 Mendon Road	Cumberland Town of Etals Third Mega LLC	0.9	\$85,500	EXEMPT
013-0106-000	150 Mendon Road	JM Mills Inc.	2.3	\$63,700	\$994
013-0109-000	28 Lenox Street	Cumberland Water	3.6	\$155,600	EXEMPT
014-0023-000	Southwest of Railroad Tracks	Cumberland Town of By Tax Sale	50	\$160,000	EXEMPT
SITE PROPERTIES IN LINCOLN (All addresses below are located in Lincoln, Rhode Island)					
13-073	Along Blackstone Canal	Rhode Island State of DEM	6.3	\$22,100	EXEMPT
05-093	Along Blackstone Canal	Rhode Island State of DEM	1.3	\$4,500	EXEMPT

23-190	Along Blackstone Canal	Lincoln Water Commission	0.4	\$1,300	EXEMPT
30-019	Along Blackstone River	Rhode Island State of DEM	2.1	\$7,500	EXEMPT
23-180	Lower River Road	Rhode Island State of DEM	10.4	\$36,300	EXEMPT
29-295	Lower River Road	Rhode Island State of DEM	9.6	\$33,600	EXEMPT
21-062	Rear Maria Street	Rhode Island State of DEM	4.0	\$1,400	EXEMPT
TOTAL				\$17,150,000	\$240,501
<p>^a <u>Cumberland Tax Values</u>: Annual tax amount paid calculated by multiplying the total market value of the land and improvements by the tax rate of 15.61 and dividing by 1,000. The Cumberland Tax Assessor's Office provided this information over the phone on September 25, 2013. On October 24, 2013, the Cumberland Tax Assessor's Office verified over the phone that town and state-owned parcels are exempt from paying property tax. NA: Not available or not applicable</p> <p><u>Lincoln Tax Values</u>: On September 24, 2013, the Lincoln Assessor's Office verified over the phone that town and state-owned parcels are exempt from property tax. NA: Not available or not applicable</p>					

Table 4. Property Values and Annual Tax Amount Paid for the River Lofts at Ashton Mill (2012)

Parcel ID No.	Address (Cumberland, Rhode Island)	Current Parcel Owner (2012)	Acreage	Total Market Value of Land and Improvements (2012)	Annual Tax Amount Paid ^a (2012)
058-0040-000	51 Front Street	FC Ashton Mill Lessor LLC	5.7	\$13,729,300	\$214,314
<p>^a Annual tax amount paid calculated by multiplying the total market value of the land and improvements by the tax rate of 15.61 and dividing by 1,000. The Cumberland Tax Assessor's Office provided this information over the phone on September 25, 2013.</p>					