

## **PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION**

**1.A. Target Area and Brownfields (i. Overview of Brownfield Challenges and Description of Target Areas):** Lakes Region Planning Commission (LRPC) is in central New Hampshire (NH) and serves 30 member communities in the Belknap, Carroll, Grafton, and Merrimack Counties which constitute the geographic boundaries for this application. The historic mill buildings that remain from early industrial growth pose environmental and public health risks throughout all our member communities, including our target communities of **Ashland, Franklin, and Laconia**. These small communities lack the resources to address the multifaceted impacts associated with the numerous brownfields present. LRPC has identified 108 potential sites (see section 4B) within the Lakes Region – 46 are within the target areas of Ashland, Franklin, and Laconia. All three communities are adjacent to a body of water and portions of downtown Franklin and Ashland are within a federally designated floodplain. Assessing brownfield sites in these communities is important to protecting the quality of NH's Lakes Region and the drinking water condition for those Massachusetts cities who use the Merrimack River for drinking water.

### **1.A.ii. Description of Priority Brownfields Sites:**

LRPC will provide throughout our 30 town region. LRPC plans to use this funding to initially focus on clean-up planning/assessment for **six (6)** EPA eligible locations formerly used for manufacturing, gasoline retail, and institution facilities. These locations include – **three (3) in Franklin, one (1) in Ashland, and two (2) buildings at the former Laconia State School property.**

**Franklin Target Area (Priority):** Franklin is home to several former mill buildings, built throughout the 1800's, that have the potential to contaminate the local area and water sources – including the Stevens Mill and Stanley Tool Mill (1.2-acres); two potential sites for this assessment funding. Some removal action has occurred at the Stanley Tool Mill under LRPC's Brownfields program, where several old saw blades were extracted because of their hazardous impact. Additional evaluation of soil, groundwater, and indoor air quality still need to be completed before moving into reuse planning due to potential contamination of its nearby water shed- Winnepesaukee River.

The third potential site in Franklin, Ciao Pasta, which in the past was a gasoline service garage. A Phase II brownfield assessment identified a chlorinated plume moving towards the Winnepesaukee River, and the source of this plume still has not been detected. Additional assessments may include evaluating drainage structures, indoor air sampling and vapor intrusion assessments, groundwater sampling, and cleanup planning. Ciao Pasta is a critical site for restoration because it sits at the south-west gateway into the city and plays into a larger Cumberland Farms redevelopment project. Continuing the assessment of Ciao Pasta, Stanley Tool Mill, and Stevens Mill is critical for returning these blighted buildings to beneficial reuse, improving the surrounding the downtown areas and improving the city's gateway at the intersection of NH Route 127.

**Laconia Target Area (Priority):** The former State School property has significant potential for economic development for the community, along with significant health risks that require mitigation. The 200-acre site has 25 abandoned buildings that used to be a mental health institution and later became a county prison. This proposal prioritizes two vacant structures on site – the *Warehouse* and *Keyes* buildings. The *Warehouse* consists of a single-story brick and wood-framed building with a partial basement. This 11,440 square foot building was constructed in 1950 for agricultural purposes. The building is in poor condition with extensive water damage and peeling potential lead-based paint, known to be a leading factor of lead poisoning for children in the state according to DHHS. The *Keyes* is a 1917 three-story concrete and brick building (16,154 square feet). This building is in generally poor condition with extensive water damage, mold, asbestos-containing materials, and peeling potential lead-based paint.

**Ashland Target Area (Priority):** Ashland's mill district includes large decaying buildings that are confirmed fire threats and sources of vandalism and blight. Arsenic, PFAS chemicals, petroleum, and hazardous building materials such as asbestos, lead-based paint, and PCB-containing materials have already been found in the LW Packard Mill, an old textile manufacturer located at 22 Mill Street. Since

the LW Packard Mill extends along the river, it poses risks to the environment and human health from deterioration. Several oil drums have already been removed from the site, with assistance from the EPA.

**1.B. Revitalization of the Target Area (i. Reuse Strategy & Alignment with Revitalization Plans):**

**Franklin:** The city is a designated IRS Opportunity Zone, and their Master Plan includes efforts to repurpose old buildings and contaminated properties. Franklin has established a Downtown Revitalization District, leveraging town funding sources and a tax increment financing district to support the planned redevelopment of the mill district once the assessments and cleanup planning are complete. Cumberland Farms is working with Franklin to develop the Ciao Pasta site into one of their convenience store locations. Redevelopment of the Ciao Pasta site is ready to move forward but is contingent upon continued assessment and remediation of identified subsurface contamination, primarily chlorinated volatiles in the groundwater. Cleanup planning will focus on mitigation of related indoor air quality issues and dissolved plume contamination at Ciao Pasta. Using these grant funds to complete the needed assessments will spur the reuse conversion into a Cumberland Farms which, in return, will enhance the transportation route into the community. Transforming this building and the surrounding area into a greenspace, welcome center, and parking hub right along the waterfront, will have a huge gateway impact.

At the east entry of the city, The Mill City Park initiative has received a grant to build a new white-water park that is expected to attract over 160,000 tourists per year for recreational activities. The white-water park is near the Stanley Tool Mill and Stevens Mill. The City of Franklin is working with stakeholders to find sustainable commercial redevelopment options that support the downtown master plan. A potential redevelopment option would be the construction of affordable housing units in the Stevens Mill upon completion of building assessments and cleanup of multiple underground storage tanks (UST).

Improving both entry ways into the city will bring the Main Street together and build a better transportation gateway.

**Laconia:** The Laconia State School's 2019 Redevelopment Master Plan envisions this property to be a sustainable, multipurpose community and agricultural hub with affordable housing, small businesses, crop land, and greenhouses for growing local food. The remaining 195+ acres still need to be assessed to determine the reuse potential of the buildings and land. These final assessments will be addressed in a stepwise approach by dividing the remaining acreage into smaller parcels and evaluating them over time.

**Ashland:** The Ashland Selectboard, Town Manager, and Ashland Economic Development Committee are all spearheading the brownfield efforts in Ashland, sparked by community interest to revive the mill district. LRPC will provide information and guidance to Ashland's stakeholders to help address their liability concerns with the property and understand any risks. Ashland is a small, rural community without a town planner. LRPC will fill that gap by supporting their Master Plan goals and community interests through our planning services. Afterwards, LRPC can outline specific cleanup needs and funding options to address those as necessitated by the selected redevelopment strategy. Reuse will include implementation of renewable energies, public parking/green area, and electric car charging stations.

**1.B.ii. Outcomes and Benefits of Reuse Strategy:**

**Franklin** has already completed three brownfield assessments in its downtown area. This grant will help the city 1) develop a reuse plan for the Stanley Tool Mill, 2) complete building assessments at the Stevens Mill for 140 affordable housing units, and 3) assist with the final cleanup planning of Ciao Pasta. Revitalizing these sites will reap direct economic benefits in the form of new business opportunities and improvements to blighted and underutilized properties.

The former **Laconia** State School, also a designated IRS Opportunity Zone, is largely underutilized and has great potential to be redeveloped for reuse. The State School Redevelopment Master Plan calls for a phased development approach. Buildings within the front 5-acres have been evaluated and

are ready for cleanup. This grant will support the continuation of hazardous building materials surveys, cleanup planning, and remedial action plan development for 2 structures on the remaining property – the *Warehouse* and *Keyes* building.

The Town of **Ashland** hosted a major economic development summit to generate support for the redevelopment of the L.W Packard Mill – which dominates more than 70,000 square feet of gross building space along the downtown area, much of which is vacant today. The Phase I and II assessments for the L.W Packard Mill are completed and there is opportunity to integrate hydropower into the revitalization plan. This grant will be used to support Ashland’s efforts to move into Phase III redevelopment planning, aiming to preserve the historical, architectural, and cultural assets in the downtown. The revival of the mill district should nurture new entrepreneurs, local businesses, medical facilities, and additional parking to draw in visitors and sustain existing residents.

LRPC will encourage municipalities to integrate renewable energy from wind, solar, or geothermal, and will work with the NHOPD, NHCDFR, USDA-RD, and Clean Energy NH to find viable programs and/or grant opportunities to achieve this. As the **sites** in our three focus areas move towards redevelopment, current energy efficiency measures will be incorporated as a way of creating healthier and more sustainable projects.

**1.C. Strategy for Leveraging Resources (i. Resources Needed for Site Reuse):** LRPC has a successful track record of leveraging multiple resources to provide follow-up support to our communities. This grant will fill critical gaps to stimulate additional cleanup funding for the priority sites in the target areas.

Funding used for community revitalization will come from several sources:

- NBRC – LRPC is a federally designated Local Development District (LDD) Northern Border Regional Commission funding area to assist agencies with applications and administer projects.
- NHDES, U.S. EPA, and LRPC assessment funds for TBA – both NHDES and EPA offer assessment and cleanup funding. LRPC will assist communities in applying for additional funds in support of priority redevelopment sites.
- CDFR – NH tax credits program for redevelopment and energy efficient buildings.
- Community Development Block Grant (CDBG) – LRPC is a registered grant writer and administrator for CDBG funds provided by CDFR.
  - Franklin and Laconia are currently receiving CDBG funds.
- Economic Development Administration (EDA) – public works grant program helps distressed communities revitalize, expand, and upgrade their physical infrastructure.

A combination of these funding sources will bring each target area site to completion – expanding over several years – from assessment, remediation, and eventual reuse. All our target areas have successfully leveraged funding from either EPA, NHDES, or both to augment previous LRPC assessment funds.

**1.C. ii. Use of Existing Infrastructure:** Almost all our target properties in **Ashland, Franklin, and Laconia**, will use existing buildings, power, water, and sewer infrastructure. The State School in Laconia is the only property that will need replacement of basic sewer & water pipelines, energy infrastructure, roads, broadband networks, fiber optics, and a multi-purpose recreation trail which NBRC funds will be used for.

## **2. COMMUNITY NEED**

**2.A.i. The Community’s Need for Funding:** Laconia and Franklin were designated as IRS Opportunity Zones because they are two of the most economically distressed communities in the state of NH with high poverty levels. New Hampshire homeowners pay the third-highest average property tax rate in the country. Both Laconia and Franklin have maintained a Tax Cap for over 10 years. At the same time, the state has reduced or withheld aid to municipalities and school districts. Together, these factors have forced these Cities to prioritize funding towards basic infrastructure, roads, schools, and public services,

leaving limited funding to cover projects like brownfield analysis; this grant will assist with filling that critical gap.

Our target communities have higher low-income populations and low median household incomes (MHI) relative to the county, state, and national averages. All 3 target areas have a MHI of below \$60,000 while the national average for MHI is \$69,560, indicating lower incomes than most of the county. Ashland has a poverty rate of 19.8% which is above the national average of 13.1%. Additionally, the New Hampshire state poverty average is 7.3% and all three target areas have poverty rates higher than this average.

Franklin's population is 8,695 and Ashland's population is 1,430, both having lower populations than 10,000 residents. Overall, the communities themselves have not grown significantly since 2000. In addition, poverty levels have risen in Ashland and Laconia, and all three target areas have a higher poverty rate than the state level of 7.3%. The combination of small populations, low median household income, and high poverty rates of each target community limits the community's ability to obtain funding and carry out environmental remediation and redevelopment efforts.

#### **2.A.ii. Threats to Sensitive Populations**

**(1) Health or Welfare of Sensitive Populations:** Old industrial facilities have left behind contaminated soil and groundwater, which have the potential to expose nearby residents and workers to toxic environments through vapor intrusion and drinking water. In NH, over 46% of its residents use private wells and there are no requirements for testing. The brownfield sites in the LRPC region pose severe human health hazards and adversely impact the health and welfare of sensitive populations. Trichloroethylene (TCE), a chemical associated with kidney, liver, and blood cancer was found to be present at both the Stanley Tool Mill and Ciao Pasta sites in Franklin. This has already been determined to be impacting ground water at the Ciao Pasta site and will continue to spread towards the Winnepesaukee River.

The sensitive populations most at risk from these sites are low-income individuals, people over 64 years old, and children under the age of 5. All 3 target areas have low-income populations averaging higher than the NH state average of 19% as well as Ashland being significantly higher than the national average of 30%. Laconia and Franklin's resident population of over 64 years old average higher at 22% and 23% respectively, than both the NH average and national average. Ashland's population of under 5 years old is higher at 14% than both the NH average and national average. All sensitive populations identified are at great health risk living near these locations.

This grant will help with continued risk assessments and proper mitigation of contaminated media at these sites to protect water resources and human health of sensitive populations in the target areas. Hazardous chemicals, like TCE, threaten groundwater quality, adjacent rivers, and population health, as approximately 47 community-scale water supplies are present within the target communities. Rural areas, like Ashland and the outer areas of Franklin and Laconia, depend on private water supplies which are susceptible to contamination from brownfield sites. Remediation of these sites will not only impact our regions water quality but will directly mitigate potential health risk hazards for our sensitive populations in these locations.

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

Many other brownfield sites in our region are confirmed to contain hazardous building materials, and exposure to asbestos, lead-based paint, PCBs, and other relict materials no longer used in modern construction. Exposure to these contaminants may lead to development issues, brain damage, liver issues and lung cancer for sensitive populations in our target communities.

The sensitive populations in our target communities are currently facing higher than average asthma and low life expectancy rates in their communities. Franklin, Laconia, and Ashland all have asthma prevalence rates above 10.7% and are all above 82<sup>nd</sup> percentile nationally. Low life expectancy



rates for Laconia and Franklin are above average nationally at 74.4% (87<sup>th</sup> percentile nationally) and 72.7% (93<sup>rd</sup> percentile nationally) respectively.

The **Franklin/Laconia** area is one of the highest risk areas for lead poisoning in children, which are likely being impacted by brownfield sites. The statewide rate of elevated blood lead levels was 3.6% among children screened; the rate in our target communities is approximately 13.1%. The combination of the age, poor housing quality, and percentage of individuals living below the poverty line, has designated both Franklin and Laconia as universal testing cities by the NH Department of Health and Human Services' Childhood Lead Poisoning Prevention Program. Identification and cleanup of these sites, with the help of EPA funds, should dramatically decrease additional risk factors due to exposure to hazardous chemicals present in the brownfield sites.

### **(3) Promoting Environmental Justice:**

Suspected brownfield sites are often converted into poorly maintained, lower-income housing facilities leading to significant environmental justice concerns for the area. Some of the most affordable housing in Laconia and Franklin is in the historic buildings along Main Street and Central Street. Likewise, the poverty levels in **Ashland** lead to dependence on housing in run-down homes. There is a considerable amount of subsidized Section 8 apartments, Low-Income Tax Credit (LIHTC) apartments, and public housing options in all our target areas. According to the EPA EJSCREEN, roughly 450 **Ashland** households, 3,600 **Franklin** households, and 4,400 **Laconia** households are considered low income or poverty stricken.

Sensitive populations like children under 5 and adults over 64 that reside in our target communities are at higher risk living in these historic buildings and Section 8 apartments because of the environmental justice concerns associated with the structures. EJSCREEN data shows that lead-paint indicators for homes predating 1960 in all target areas, well exceed the national average and warrant a concern for children under 5 and adults over the age of 64 being exposed to lead paint in their homes.

The NH Department of Health and Human Services (DHHS) has found that in New Hampshire, lifetime asthma rates in children are estimated to be 11.6%; the national average is 8.5%. Ashland has a high demographic of children under the age of 5 and therefore has a population that is sensitive to health risks that can affect small children. The L.W. Packard Mill is known to contain asbestos building materials that have lung damaging effects and could contribute to an increase in asthma rates for children under five living in Ashland.

EJSCREEN data also indicates that Laconia and Franklin exceed the national average for hazardous waste proximity and traffic proximity. Associate air pollution burdens like diesel particulate matter and air toxins are known to elevate respiratory and cancer risk. The cumulative health risks, along with the blight and economic impacts on the low-income populations in our target communities, constitute significant environmental injustice issues in the state and region.

The lack of investment in our target area downtowns and the presence of brownfields are key roadblocks to implementing redevelopment plans, leaving sensitive populations to be adversely affected. This grant will help plan for the clean-up of numerous contaminated sites, to create safe and affordable housing, making our communities healthier and cleaner for all citizen populations.

**2.B. Community Engagement (i. Project Involvement/ii. Project Roles):** LRPC has already jumpstarted the brownfields assessment process in our target areas where we have established on-going relationships with many of the important decision-makers and stakeholders. LRPC already has an Advisory Committee comprised of City/Town Heads and Community Partner Groups as well as the LRPC's Board of Directors, Executive Director and the to-be procured Qualified Environmental Professional (QEP). These Advisory Committee partners will have direct involvement in the identification of sites, site selection, cleanup needs, and future reuse of the brownfield sites. LRPC will continue to meet with municipal staff and community organizations in target communities, on a quarterly basis, to:

- Identify and prioritize additional sites,

- Conduct reuse planning and develop strategic plans,
- Conduct community engagement and outreach

The table below lists the partners for each of our target areas and their roles. Partners will likely only be involved in the decision-making of the sites in their community – however, collaboration opportunities may arise

Brownfields Advisory Committee Partners	Overall goals/Specific partner role in the project
<p>1) Judie Milner, <i>Franklin City Manager</i>/Seth Creighton, <i>Franklin Planning Director</i>  <a href="mailto:citymgr@franklinnh.org">citymgr@franklinnh.org</a>  <a href="mailto:screighton@franklinnh.org">screighton@franklinnh.org</a>            (603) 934-2341</p> <p>2) James Aberg, <i>Franklin Business &amp; Industrial Development Corporation</i>            (603) 455-6662</p> <p>3) Todd Workman, <i>Franklin Falls Downtown Development Authority &amp; PermaCity Life</i>  <a href="mailto:toddworkman1@gmail.com">toddworkman1@gmail.com</a></p> <p>4) Marty Pritchard – <i>Mill City Park at Franklin Falls</i></p>	<p>1) Assist with aligning redevelopment of Stanley Mill, Stevens Mill, and the former Ciao Pasta site with Franklin Master Plan goals. Help to identify more potential brownfield sites.</p> <p>2) Downtown Revitalization District, leveraging its dedicated funding sources and a tax increment financing district to support the planned redevelopment of the mill district once the assessments and cleanup planning are complete.</p> <p>3) Non-profit working to spark investment in downtown Franklin by partnering with local property owners, developers, and tenants. They will provide direct contact with area developers to involve them in the process of site selection, cleanup, and future reuse.</p> <p>4) Business owner and co-developer of Mill City Park, a whitewater rafting park – will provide input on the anticipated gateway needs (transportation/welcome center)</p>
<p>1) Scott Myers, <i>Laconia City Manager</i>/Rob Mora <i>Planning Director</i>  <a href="mailto:citymanager@laconianh.gov">citymanager@laconianh.gov</a>            (603) 527-1270  <a href="mailto:rmora@laconianh.gov">rmora@laconianh.gov</a> ; (603) 527-1264</p> <p>2) George Bald, <i>Chair of Lakeshore Redevelopment Planning Commission</i>  <a href="mailto:georgebald99@gmail.com">georgebald99@gmail.com</a>            (603) 724-4084</p> <p>3) Justin Slattery, <i>Belknap Economic Development Corp.</i>  <a href="mailto:justin@belknapedc.org">justin@belknapedc.org</a>            (603) 524-3057</p>	<p>1) Promote and assist with all regulatory needs to redevelop the New Hampshire Lakes Region Facility to meet new sustainable community objectives within the scope of its Master Plan.</p> <p>2) Bring completed assessment results to the Lakeshore RPC and spearhead activities to facilitate land use change for the Lakes Region Facility.</p> <p>3) Provide marketing, business counseling, finance, regulatory guidance, and loan program information for support of cleanup and redevelopment. Provide direct contact with area developers to help with site selection, clean-up, and future reuse.</p>
<p>Eli Badger, <b>Ashland</b> Selectboard &amp; Economic Development Committee  <a href="mailto:ebadger@ashland.nh.gov">ebadger@ashland.nh.gov</a>            (603) 968-4432</p>	<p>Identify qualifying brownfields within LW Packard Mill district and work with the property owners to allow them to be assessed by the program.</p>
<p><b>Community Partners</b></p>	<p><b>Overall goals/Specific role in the project</b></p>
<p>Property owners of brownfield sites</p>	<p>Assist with identification of sites and revitalizing efforts of privately-owned buildings.</p>
<p>Community stakeholders from target areas</p>	<p>Will be identified early in the process and invited to sponsored activities, community meetings, and hearings.</p>

	(i.e. – Lakes Region Partnership for Public Health, Pemigewasset River Local Advisory Group, Winnisquam Watershed Association, Lake Winnepesaukee Association)
Colby Sawyer College, Plymouth State University	Environmental science students may assist with assessment activities at public/advisory committee meetings

**2.B. Community Engagement (iii. Incorporating Community Input):** LRPC is committed to involving a variety of community groups – low-income and minority communities, disabled/medically impaired, grassroots organizations, and larger industry stakeholders. We will consider and respond to all input. Local input is an important part of all redevelopment phases – site selection, assessment, reporting, and developing remediation plans. LRPC will host at least 19 public meetings over the three-year grant period – see *Community Involvement Section in the Threshold Criteria attachment for more details*. Within the first year, LRPC will host:

- Up to two (2) public workshops during the site identification process to begin informing communities of the program, teach individuals how to nominate sites, and record any public concerns.
- One (1) public forum as part of a BAC meeting to determine public interest in the potential projects and address any public concerns.
- Quarterly (4) advisory meetings.

LRPC will routinely update its website to include site information, legal notices, brownfield educational materials, meeting details, program reports, and will provide an e-mail contact to submit comments or questions to the BAC. Information will also be available on municipal websites to encourage stakeholder engagement. Public meeting spaces will be handicapped accessible and language interpreters will be available upon request. Online meetings may be utilized to meet COVID-19 requirements. LRPC will use the virtual tools and non-digital approaches outlined in the *Socially Distant Engagement Ideas for EPA Brownfields Grant Applicants* resource guide.

**3. Description of Tasks/Activities and Outputs**

**3.a.i, a.iii, a.iv, a.v** – All the sites selected within the target areas will meet EPA’s eligibility requirements of hazardous locations and may include petroleum sites if new locations are determined as such. LRPC will move forward with immediate assessment activity of the sites identified in our target areas – **one (1) site in Ashland, three (3) sites in Franklin, two (2) sites in Laconia**. The table below describes the project implementation strategy for these priority sites using EPA grant funds:

<b>Task #1: Cooperative Agreement &amp; Oversight</b>
i. <b>Project Implementation</b> – LRPC will select a QEP. Conduct quarterly BAC meetings and as needed focus discussions. Identify additional priority sites and finalize partnership agreement in all 3 target areas. Work with Ashland stakeholders/partners to address property/liability barriers and draft a vision/reuse plan. Help target communities’ source more funding.
ii. <b>Anticipated Project Schedule</b> – Procure QEP and finalize partnership agreements within 1-year. Oversight is ongoing over 4-year grant period.
iii. <b>Task/Activity Lead</b> – LRPC staff/ project manager
iv. <b>Outputs</b> – hire QEP, update building material inventories BAC meeting minutes, ACRES reports, redevelopment plan (Master Plan addendum), GIS maps.
<b>Task #2: Community Engagement</b>
i. <b>Project Implementation</b> – Maintain BAC. Host public forums. Respond to local input. Collaborate with Ashland Selectboard & EDC to plan next steps for TBD reuse strategy.
ii. <b>Anticipated Project Schedule</b> – BAC and public meetings will start within first two months of the

award notice and will occur throughout the duration of the project.
iii. <b>Task/Activity Lead</b> – LRPC will lead engagement with resident and business populations.
iv. <b>Outputs</b> – Public meetings and workshops. Minutes from public and quarterly BAC meetings. Outreach materials/brochure(s). LRPC/Municipal website updates. Inventory lists/brownfield site maps. Phase I, II, and III status reports from QEP with community input.
<b>Task #3: Site Inventory Expansion and Selection</b>
i. <b>Project Implementation</b> – LRPC will work with QEP to pursue Phase I ESAs for target area priority sites.
ii. <b>Anticipated Project Schedule</b> – 10-2023 and on-going
<ul style="list-style-type: none"> <li>• <b>Outputs</b> – Planning meetings: Review over 40 eligible sites identified in initial inventory search</li> <li>• Identify 62 additional eligible sites identified during remainder of grant</li> <li>• Identify up to 6 brownfields sites with the highest redevelopment and community benefit potential in target area(s)</li> </ul>
<b>Task #4: Phase I, II and III Reuse Planning Activities – Remedial Action Plans (RAP)/Analysis of Brownfield Cleanup Alternative (ABCA) &amp; Area Wide Plans (AWP)</b>
i. <b>Project Implementation</b> – LRPC will work with QEP to develop Phase I, Phase II, Phase III RAP/ABCA for site clean-up and reuse planning (5 sites) and develop 1 AWP for Ashland.
ii. <b>Anticipated Project Schedule</b> – Initiate Phase I site assessments in all three target areas during year one. Each assessment takes about 4 - 6 weeks to complete. Depending on Phase I assessments in year one, follow up with Phase II assessments. Each assessment takes about 10 - 14 weeks. Complete all Phase II ESAs by year four. All Phase I ESAs will be completed by year three. Follow up on Phase II ESAs (as they are completed) with reuse planning activities. Phase III reuse planning takes about 10 – 14 weeks. Complete Ashland AWP by end of year two and implement by year four.
iii. <b>Task/Activity Lead</b> – LRPC will oversee QEP planning work by reviewing, responding, and approving Phase III outputs. LRPC reviews with involve community engagement.
iv. <b>Outputs</b> – Complete a total of 6 Phase I’s, 6 Phase II ESA reports for sites in Ashland, Franklin, Laconia, 14 RAP/ABCA, and 1 AWP

**3.a.ii**

LRPC has identified 108 potential sites with the Lakes Region- 46 are within the target areas of Ashland, Franklin, and Laconia. LRPC will appropriately distribute this brownfield award amongst these rural and urban communities based on; 1) sites identified and prioritized during community forums, 2) community funding and resources available to redevelop their blighted buildings, and 3) the type of assessments needed.

**3.b. Cost Estimates:**

According to a local engineering firm based out of Concord, NH, the Phase I ESA reports run at an average of \$4,000 each, Phase II ESA reports will cost \$33,664 each, Phase III RAP/ABCA reports cost \$8,000 each, AWP’s cost \$48,600. LRPC staff time dedicated to each task will vary, with several tasks running throughout the duration of the project. Personnel costs include the LRPC Indirect Cost Rate, approved by the state, and are as followed for the tasks listed below:

- **Task 1:** LRPC personnel will expend \$15000 for the full project duration (collaborating with partners, identifying new sites in target areas, attending meetings/conference(s), planning next steps)
  - **Travel:** Staff will be reimbursed using the most current federal mileage rate (\$0.625/mile) when traveling roundtrip (RT) to sites, relevant meetings, and trainings– unless conducted



virtually. Supplies may be purchased for in-person meetings. LRPC anticipates trips to our 3 target areas and trips to Concord, NH to meet with NHDES and procure QEP.

**Concord** – 8 trips to NHDES, 8 trips to QEP – 90 miles RT from LRPC @ \$0.625/mile = **(\$900/ 16 trips)**

**Ashland** – 1 site – 24 miles RT from LRPC @ \$0.625/mile = \$15/trip **(\$60/ 4 trips)**

**Franklin** – 3 sites – 50 miles RT from LRPC @ \$0.625/mile = \$32/ trip **(\$384/ 12 trips)**

**Laconia** – 2 sites – 20 miles RT from LRPC @ \$0.625/mile = \$13/ trip **(\$104/ 8 trips)**

- **Task 2:** LRPC personnel will expend \$15000 for the full project duration (community involvement planning, organizing public forums, committee meetings, maintaining website, creating materials).
- **Supplies** – printing costs/services, maps, refreshments for meetings. This will also include community meeting (room rental, media equipment, brochures), project updates \$ website, postage for community meeting flyers.
- **Task 3/Task4:** LRPC personnel will allocate \$20,725 during both the Phase III & Phase IV assessments (150 hrs. total) to review reports, gather input/meet with BAC, submit responses to QEP, and approve next steps.

**3.c. Measuring Environmental Results:** The BAC, community stakeholders, and public meetings will be tracked, an inventory of potential brownfield sites will be developed, and Phase I, II and III ESAs will be conducted. We will use ACRES and our work plan to track milestones. Quarterly meetings will be scheduled with our QEP to track site assessment progress. We hope to complete three Phase I reports and two Phase II reports within the first year. Success will be evaluated by task completion with the project timeline and the number of projects completed within the budget.

While some numbers may not be capable of a direct tabulation, there will be an attempt to identify the number of jobs created, funding leveraged through the economic reuse of sites, the number of acres made ready for reuse, acres of greenspace created for communities, and the minimized public exposure to contamination described in the reports. If we are not meeting our program targets, we will consult with our BAC and EPA Project Officer to correct our actions.

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

##### **A. Programmatic Capability (i. Organizational Capacity/ii. Organizational Structure/iii. Key Staff):**

This program has been, and will be, overseen by Jeffrey Hayes, Executive Director of LRPC, who specializes in environmental and redevelopment planning. Jeffrey has over 30 years of experience obtaining and managing similar contracts and grants and successfully closed the LRPCs most recent EPA Brownfields Assessment Grant in 2020. Carl Carder, LRPCs Financial Advisor, has 30 years of experience working at Citizens Bank and will oversee grant invoices in a timely manner. Tracey Secula, LRPCs Grant Administrator, has 15 years of grant writing experience and Matt Rose, LRPCs Solid Waste Planner, has successfully implemented a federal grant from USDA within the last year. Both may help with executing technical assistance. LRPC has experience hiring qualified contractors and our staff is familiar with federal regulations related to competitive procurement. With combined experience from our director and other LRPC staff, we ensure the program will be successfully implemented. The LRPC Executive Board, comprised of representatives from our Lakes Region municipalities, monitors the organizational budget on a monthly basis and will ensure timely completion of financial requirements for the grant.

**4.A.iv. Acquiring Additional Resources:** Executive Director, Jeff Hayes, is on the Board of Directors of the New Hampshire Business Finance Authority which is the State's largest alternative lender. LRPC works with 30 communities who voluntarily pay dues for redevelopment assistance. LRPC acts as the liaison between local communities, states, federal agencies, congressional offices, and non-profit

organizations to help stack resources. LRPC is in an ideal position to leverage additional funds if needed, and we have a significant record of past and ongoing commitments from towns, local companies, non-profits, and state/federal agencies.

**4.B.i Past Performance & Accomplishments:** LRPC has successfully managed a Brownfields Assessment Program since 2009. Three assessment grants have been completed in compliance with all grant requirements and objectives. Roughly 90% of grant funds were allocated towards environmental activities to move towards site revitalization. Outcomes and outputs were accurately reflected in ACRES at the time of this application submission.

- FY09 Cooperative Agreement #: BF96111801 - \$200,000 Hazardous Substance & \$200,000 Petroleum – Project Period from 08/03/2009 - 08/02/2012: 1. Accomplishments for this grant include completing eleven (11) Phase I ESAs, eight (8) Phase II ESAs, and cleanup planning at two (2) sites. These assessment activities led to the successful cleanup and redevelopment of seven (7) sites, supplemental assessment of two (2) sites by the NH DES, and redevelopment planning ongoing at two sites. This grant leveraged approximately \$50,000 in additional assessment funding, \$27,000 of cleanup funding, two successful \$200,000 EPA Brownfields Cleanup Grants, and \$1,184,000 in redevelopment. 2. Compliance: Project Closed, Complaint with Workplan, Schedule, Terms and Conditions of Grant, Reporting and Closing Grant, Grant Funds Remaining: \$0
- FY13 Cooperative Agreement #: BF96176301 - \$200,000 Hazardous Substance – Project Period from 10/01/2013 - 09/30/2016: 1. Accomplishments for this grant include the completion of four (4) Phase I ESAs, four (4) Phase II ESAs. Our total leveraged funds were equivalent to \$3,932,264 (received from a variety of resources). 2. Compliance: Project Closed, Complaint with Workplan, Schedule, Terms and Conditions of Grant, Reporting and Closing Grant, Grant Funds Remaining: \$0
- FY16 Cooperative Agreement # BF-00A00022 - \$200,000 Hazardous Substance and \$200,000 Petroleum - Project Period from 10/01/2016 through 9/30/2020: 1. Accomplishments for this grant include maintaining an advisory committee, selecting a QEP, and performing effective community outreach. Completed six (6) Phase I assessments for six sites and four (4) Phase II assessments. This grant leveraged a total of \$338,278.97 from a variety of sources. 2. Compliance: Project Closed, Complaint with Workplan, Schedule, Terms and Conditions of Grant, Reporting and Closing Grant, Grant Funds Remaining: \$0

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

LRPC became an official regional planning commission in 1970. Since this time, we have received 80-90% of our funding through federal and state grants and contracts.