

US EPA Brownfields Assessment Grant



Southern New Hampshire
Planning Commission

October 24, 2023

Brownfields Site Definition

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

(U.S. EPA Definition)



The Elliot at River's Edge in Manchester, a former Brownfields site

Benefits to Owners and Developers

- Federal funding for environmental assessments (FREE!)
- Identify recognized environmental conditions
- Reduce uncertainty of clean-up costs while accessing economic incentives such as loans, grants, and/or tax relief
- Reduce liability and risk through Phase I ESAs
- Facilitate property transfer
- Help leverage funding for environmental cleanup

Background

- SNHPC has been awarded more than \$1,000,000 since it's first EPA Assessment grant in 2007
 - Resulting in the redevelopment of former Brownfields sites such as River's Edge, and what is now Giorgio's Restaurant in Manchester, among many others.
- SNHPC awarded \$500,000 US Environmental Protection Agency Brownfields Assessment Grant for an anticipated performance period through September 2026.
- In September 2023, SNHPC entered a contract with Credere Associates, LLC who will be the Qualified Environmental Professional (QEP) for the grant.

SNHPC's Brownfields Program

- Grant award places a focus on applications which address equity and environmental justice.
- The SNHPC winning application placed an emphasis on addressing needs within the low-income and minority census tracts within the region, as a result portions of Manchester and Derry were identified as high priority areas.
- The grant also supports assessments of identified brownfields sites in all SNHPC communities.

Process

- Brownfields Advisory Committee (BAC) will provide local knowledge and guidance; allocate awarded grant funds with support from SNHPC and Qualified Environmental Professional (QEP) when applicable.
- BAC will consist of representatives from SNHPC municipalities, NH DES, US EPA, and the Regional Economic Development Center of Southern NH.

Process

SNHPC will work with the QEP, BAC, and property owners to:

- Conduct outreach to the public
- Inventory brownfields sites
- Conduct phase I and phase II environmental assessments
- Develop cleanup action plans
- Create comprehensive redevelopment plans for a few select sites that will be vetted with the public.
- Assist in obtaining additional funding for cleanup

QEP Selection

- Legal notice announcing RFP was run for two days in the Union Leader, posted on the SNHPC website.
- Responses from:
 - BETA Group
 - Fuss & O'Neill
 - Credere Associates
 - Sanborn Head & Associates
 - Verdantas
- Evaluation Committee:
 - Beverly Donovan, Derry Economic Development
 - Jodie Nazaka, Manchester Economic Development
 - Suzanne Nienaber, SNHPC
 - Cam Prolman, SNHPC

QEP Selection

- The Committee found that Credere Associates scored the highest for each evaluation criteria, is qualified to do the work, and their proposal was responsive to the scope of work detailed in the RFP.

Brownfields Proposal Review		Score (pts)
Demonstrated understanding and clarity of the scope of the project as outlined in the RFP and demonstrated ability to undertake the project in a constructive and effective manner.		10
Experience with projects of similar scope and implementing brownfields community-wide assessment grants		10
Qualifications of the firm, contractors and personnel to be assigned to this project.		10
Experience with NH DES and EPA Brownfields Program and documentation requirements, including ACRES database entry		10
Extend to which the proposed costs, and indicated level of effort, are supportive by the activity associated with each work task		10
Ability to communicate with the general public, property owners and towns in identifying sites, obtaining access agreements; conducting investigations and working to move sites to clean up and reuse		10
Quality of representative work samples and references		10
Other unique attributes and work products consultant can offer		10
TOTAL		80

Welcome (back), Credere!

Community **R**evitalization **E**conomic
Development **E**nvironmental
Remediation **E**ngineering

Project Manager: Judd Newcomb, LG,
PG

Credere Associates, LLC



Process – Site Nomination

- Sites are nominated by completing a short form and returning it to SNHPC. The SNHPC reviews and selects the nominations on a rolling basis, with guidance from the BAC where applicable.
- Brownfield sites are often abandoned, vacant, or under-used industrial or commercial properties.
- They can also be:
 - Former schools
 - Hospitals,
 - Multi-family residential properties,
 - Former gas stations, dry cleaners, warehouses, or car dealerships.

Process – Site Nomination



179 S. Willow – a former glass repair site, now an office building, used SNHPC Brownfields funds in 2017.

Process – Site Nomination



Giorgio's Restaurant in Manchester, a former Brownfields site.

After Nomination → Phase I ESA

Phase I Environmental Site Assessment (ESA) - *Preliminary environmental assessment to aid in the identification of potential or existing environmental contamination..*

- Search of historical and environmental records for the property and surrounding area
- Site visit
- Interviews with past and present owners, operators, and occupants of the property, local government officials, and other knowledgeable parties.

Phase I ESA → Phase II ESA

Phase II Environmental Site Assessment (ESA) - *Builds on the findings of the Phase I ESA by sampling and analyzing potentially impacted media.*

- Collection of soil, air, groundwater and / or building material samples.
- Goal is to determine the presence, type and distribution of petroleum and hazardous substances at the property.
- Can also include other services such as geophysical or geotechnical evaluations, historic preservation assessments, etc.

Analysis of Brownfields Cleanup Alternatives (ABCA) and Remedial Action Plan (RAP)

If contamination is identified, ABCA / RAP can be prepared to evaluate remedial measures to facilitate redevelopment.

- Assess options for clean-up
- Estimate cost of clean-up
- Identify institutional controls (e.g., deed restrictions)
- Integrates cleanup objectives with site redevelopment plans

Remediation / Clean-up and Redevelopment

- Once remedial measures have been selected, it is up to a developer to implement remedial measures and to redevelop the property.
- SNHPC funds are not currently available for remedial or redevelopment costs; however, other funding mechanisms are available.

Ongoing Work

- SNHPC & Credere are updating our Brownfields site inventory
 - Meeting with municipal representatives, including Economic Development leaders in Derry and Manchester
 - This work relies heavily on the local knowledge of our communities, including SNHPC Commissioners, municipal staff, residents, local organizations, and businesses.
 - Check out snhpc.org for more information on how to nominate a site and how to get involved!



Questions?

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